A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
WEDNESDAY, MAY 27, 2026

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 Wednesday, May 27, 2026 at 5:00 PM for the purpose of discussing the following items:

NOTE: If during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, the Weslaco City Commission will convene in such executive or closed session whether or not such item is posted as an executive session item at any time during the meeting when authorized by the provisions of the Texas Open Meetings Act.

Pursuant to Texas Government Code Section 551.127, on a regular, non-emergency basis, the Weslaco City Commission may attend and participate in the meeting remotely by telephonic conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

I. CALL TO ORDER

A. Certification of Public Notice.
B. Invocation.
C. Pledge of Allegiance.
D. Roll Call.

E. Mayoral recognition.
   1) Recognition of Ritmo de mi Tierra Folklorico Dance Studio
   2) Recognition National Correctional Officers "Jailers Week"
   3) Proclamation June 2026 as Wear Orange Month

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.

III. REPORTS

A. Report on Updates for Unified Development Ordinances and Impact Fees Attachment.

IV. PUBLIC HEARING

A. To solicit input on behalf of the City of Weslaco on a proposed Ordinance of the City of Weslaco, Texas extending the moratorium originally adopted by Ordinance No. 2024-26 on the acceptance, authorization, and approval of applications and plans for permits, plats, rezonings, and site plans for duplexes, triplexes, fourplexes, apartment complexes, and other multifamily residential developments within the corporate city limits and extraterritorial jurisdiction of the City of Weslaco for an additional one hundred twenty (120) days; adopting written findings under Section 212.1362(a)(2) of the Texas Local Government Code; adopting findings regarding the prospective application of House Bill 2559 of the 89th Texas Legislature, Regular Session (2025), under Section 311.022 of the Texas Government Code; ratifying the action of the City Commission taken on January 6, 2026; declaring the Ordinance an emergency measure under Sections 15 and 16 of the Charter of the City of Weslaco to be adopted on the day of its introduction by unanimous vote of the City Commission; providing for the incorporation of premises; providing conflict and severability clauses; and providing an effective date upon passage. (Staffed by City Manager / Planning and Code Enforcement Department.)

V. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine, and the Governing Body has been furnished with background and support material and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item(s) will be removed from the consent agenda by the Mayor, a Commission member or the City Manager and will be considered separately.

A. Approval of the Minutes of the Regular and Workshop Meeting on May 6, 2026. (Staffed by City Secretary's Department.) Attachment.

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

1) Ordinance 2026-12 adopting a mid-year budget amendment. (First reading held May 6, 2026; staffed by Finance Department.) Attachment.

C. Approval of the lease agreement with Weslaco Youth Football League from June 1st to July 18, 2026, for the use of Harlon Block Sports Complex Park East and West fields. (Staffed by Parks & Recreation Department.)

D. Approval of Resolution 2026-41 and agreement with TxDOT for the public event in the city limits of Weslaco requiring the closure of Farm to Market Rd 88 (Texas Blvd) between 2nd Street and 6th Street from 1:00 pm to 11:00 pm for a 4th of July drone show with a fireworks' finale event on July 4, 2026, allowing public consumption of alcohol on the street from US Business 83 Highway to 6th Street; waiving fees and ordinances associated with the event; approving support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department. (Staffed by Engineering Department.)

E. Approval of six-month extension for the Final Plat for Magnolia Ridge Subdivision being 29.00 acres out of Farm Tracts 655, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the intersection of Mile 6 ½ West and West 6th St. (Staffed by Planning & Code Enforcement Department.)

F. Approval of Inter-Local Contract No. 26-21-03 with the Lower Rio Grande Valley Development Council for a $30,000 Regional Solid Waste Grant to support improvements at the Southside Recycle Center, including recycling compactor site preparation, electrical work, and canopy installation. (Staffed by Grant Manager)

G. Approval to ratify the First Amendment to the Agreement between the City (owner) and MOR-WIL, LLC (contractor) for the Kansas and Los Torritos Drainage Improvements Project No. 2024-25-16. (Staffed by Grant Manager.) Attachment.

VI. APPOINTMENTS

A. Discussion and consideration on Resolution 2026-42 appointing member(s) to the Weslaco Recycling Task Force. (Staffed by City Secretary Department.) Attachment.

VII. OLD BUSINESS

A. Discussion and consideration to approve a contract with Inframark for operations and management of the City of Weslaco Water Treatment Plant, Wastewater Treatment Plants, and Lift Stations, following the award of RFP No. 2025-26-15. (This item was tabled May 6, 2026; Staffed by City Manager.)

VIII. NEW BUSINESS

A. Discussion and consideration on first and final reading of proposed Ordinance 2026-13 of the City of Weslaco, Texas extending the moratorium originally adopted by Ordinance No. 2024-26 on the acceptance, authorization, and approval of applications and plans for permits, plats, rezonings, and site plans for duplexes, triplexes, fourplexes, apartment complexes, and other multifamily residential developments within the corporate city limits and extraterritorial jurisdiction of the City of Weslaco for an additional one hundred twenty (120) days; adopting written findings under Section 212.1362(a)(2) of the Texas Local Government Code; adopting findings regarding the prospective application of House Bill 2559 of the 89th Texas Legislature, Regular Session (2025), under Section 311.022 of the Texas Government Code; ratifying the action of the City Commission taken on January 6, 2026; declaring the Ordinance an emergency measure under Sections 15 and 16 of the Charter of the City of Weslaco to be adopted on first and final reading the day of its introduction by unanimous vote of the City Commission; providing for the incorporation of premises; providing conflict and severability clauses; and providing an effective date upon passage. First and final reading of Ordinance 2026-13. (Staffed by City Manager / Planning and Code Enforcement Department.) Attachment.

B. Discussion and consideration to approve the Final Plat for Summerlin Phase 1 Subdivision being a 31.943-acre tract of land out of Farm Tract 245, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.) Attachment.

C. Discussion and consideration to approve the Final Plat for Bridge Heights Subdivision

being a 11.327-acre tract of land out of Farm Tract 758, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 110ft East of South Bridge and Mile 5 N Rd. (Staffed by Planning & Code Enforcement Department.) Attachment.

D. Discussion and consideration on Ordinance 2026-14 to schedule the meeting time for the Regular City Commission to be at 5:00 p.m. beginning June 2026 on the first and third Tuesday of the month. First reading of O2026-14. (Staffed by City Manager.)

E. Discussion and consideration to solicit proposals from qualified insurance carriers for employer-paid Group Life and AD&D Insurance. (Staffed by Human Resources Department.)

F. Discussion and consideration to solicit proposals from qualified insurance carriers for a Fully Funded plan to include Employee Assistance Program (EAP), Workers' Compensation Insurance, and Property & Casualty Insurance. (Staffed by Human Resources Department.)

G. Discussion and consideration to solicit proposals from qualified insurance carriers for 125-Cafeteria plan to include supplemental insurance products (dental, vision, short/long term disability, cancer, accident, hospital indemnity, critical illness, basic life & AD&D, and flexible spending account) for the City of Weslaco Employees at no cost to the City. (Staffed by Human Resources Department.)

H. Discussion and consideration to approve the purchase of a Palo Alto Networks Next-Generation Firewall (NGFW) with a three-year subscription and support service from vendor, Sequel Data Systems Inc., not to exceed $81,989.00 under TIPS-USA Contract #260105. (Staffed by IT Department.) Attachment.

I. Discussion and consideration to accept and file the Quarterly Investment Report for period ending March 31, 2026. (Staffed by Finance Department.) Attachment.

J. Discussion and consideration to accept and file the Financial Reports (unaudited) as of March 31, 2026, for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund. (Staffed by Finance Department.) Attachment.

K. Discussion and consideration to ratify the purchase orders issued to Texas Machine Shop and KOPPL Pipeline Services, Inc. for contract services associated with the emergency repairs to the Bridge Elevated Storage Tank. (Staffed by Utilities Department.) Attachment.

L. Discussion and consideration to approve the purchase and installation of new overhead doors for Fire Station No. 3 from Overhead Doors of South Texas to not exceed $69,900. (Staffed by Parks and Recreation Department) Attachment.

M. Discussion and consideration on Amendment No. 6 to the Professional Services Agreement with BSG Architects Inc. for $13,313 related to site design for the location

of alternate street lighting for the Mayor Joe V. Sanchez Public Library Project. (Staffed by Assistant City Manager.)

N. Discussion and consideration on HVAC Assessment Report for the Gene Braught Memorial Theater prepared by Halff Associates. (Staffed by Assistant City Manager.) Attachment.

O. Discussion and consideration of a Collaboration Agreement between South Texas Health Systems Emergency Medicine Residency program and the City of Weslaco Fire/EMS, including resident ride-outs and longitudinal EMS training opportunities. (Staffed by Fire Department.) Attachment.

P. Discussion and consideration of a Memorandum of Agreement between Knapp Medical Center and City of Weslaco through its Fire Dept./EMS for the development and implementation of the Community Healthcare Program. (Staffed by Fire Department.) Attachment.

Q. Discussion and consideration to award RFB No. 2025-26-30 for the Sugarcane Drive Re-Paving Project to Elite Paving and Grading, LLC in the amount of $408,345.50 as the lowest responsive and responsible bidder. (Staffed by Engineering Department.) Attachment.

R. Discussion and consideration to award RFB No. 2025-26-32 for the Baffle Rotor Replacement Project at the North and South Sewer Plants to Texas Machine Shop, LLC in the amount of $263,940 as the lowest responsive and responsible bidder. (Staffed by Engineering Department.) Attachment.

S. Discussion and consideration to award the South Border Manhole Rehabilitation Project to Southern Trenchless, LLC in the amount of $145,700 as the lowest responsive and responsible bidder. (Staffed by Engineering Department.) Attachment.

T. Discussion and consideration on Resolution 2026-43 authorizing the Mayor to execute agreements with TxDOT for runway improvements to the Weslaco Mid-Valley Airport, with total project costs of $10,526,316 that includes a 5% local match of $526,316. (Staffed by Grant Manager.) Attachment.

U. Discussion and consideration on Resolution 2026-44 authorizing the Mayor to execute agreements with TxDOT for hangar improvements at the Weslaco Mid-Valley Airport, with total project costs of $8,421,053 that includes a 5% local match of $421,053. (Staffed by Grant Manager.) Attachment.

IX. 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 or fact, exemplary damages.

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

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

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

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

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

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

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

C. Legal Consultation — Consultation with City Attorney regarding Cause No. C-5173-25-L, Julissa Rodriguez vs City of Weslaco and Miguel Ortiz, Jr. as authorized by Section §551.071 of the Texas Government Code.

D. Legal Consultation — Consultation with City Attorney regarding Civil Action No. M-26-100, Angel Adalberto Alanis Jr, vs Officer Pablo Ramirez, et al. as authorized by Section §551.071 of the Texas Government Code. Attachment.

E. Legal Consultation — Consultation with City Attorney regarding Cause No. C-5009-24-I; Eliana Santana vs City of Weslaco as authorized by Section §551.071 of the Texas Government Code. Attachment.

F. Legal Consultation — Consultation with the City Attorney regarding Senate Bill 1851 under Local Government Code Chapter 103 as authorized by Section §551.071 of the Texas Government Code.

G. Real Property — Discussion and consultation regarding the sale, purchase, exchange, lease or value of property located in the area of Michael Street of Fresno Subdivision, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Local Government Code.

H. Economic Development — Consultation with the City Attorney regarding financial offer or other incentives for Project Flour 2.0 as authorized by Section §551.087 of the Texas Local Government Code.

X. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

XI. ADJOURNMENT

I certify that the agenda **Notice of a Regular Meeting of the Weslaco City Commission** is true and correct; and that I posted the agenda on the bulletin board, a place convenient and readily accessible to the public on the 20th day of May 2026 on or before 5:00 pm in accordance with the Texas Open Meetings Act (Tex. Gov't Code 551-041 – 551.050) and Section 418.016 Texas Government Code.

/s/ Norma A. Cantu, City Secretary

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

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

Removed from Bulletin Board	Date:	Initials:

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

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

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

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

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-83
From:	
Subject: Certification of Public Notice.	
Background: Call to Order includes the following: A. Certification of Public Notice. B. Invocation. C. Pledge of Allegiance. D. Mayoral Recognition. E. Roll Call.	
Funding Source (budget code, if applicable)**:**	
Amount:	Term of Impact: / Identified in Current Budget:
Additional Action Prompted:	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
NORMA CANTU ADELAIDA VEGA Xavier Salinas	Created
City Manager Comments: Approve.	
Staff Recommendation: A. Mayor will Call to Order and certify Public Notice. B. Pastor Lee Ramirez of The Family Church.Church will lead the invocation. C. Mayor will lead Pledge of Allegiance; Mayor Pro-Tem may lead Texas Flag. D. Mayoral Recognition. E. City Secretary will call roll. Four or more Commissioners present constitute a Quorum; otherwise, no action may be taken.	
Attachments, if any:	
Responsibilities upon Approval:	

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-605	
From:		
Subject: Report on Updates for Unified Development Ordinances and Impact Fees		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
ADELAIDA VEGA REBEKAH DE LA FUENTE	Created/Initiated Final Approval	
City Manager Comments: Report only.		
Staff Recommendation:		
Attachments, if any: CommissionUpdate- UDO, Water and Wastewater Impact Fee Study – Capital Improvement Plan and Land Use Assumptions		
Responsibilities upon Approval:		

UDO and Impact Fee Update to City Commission

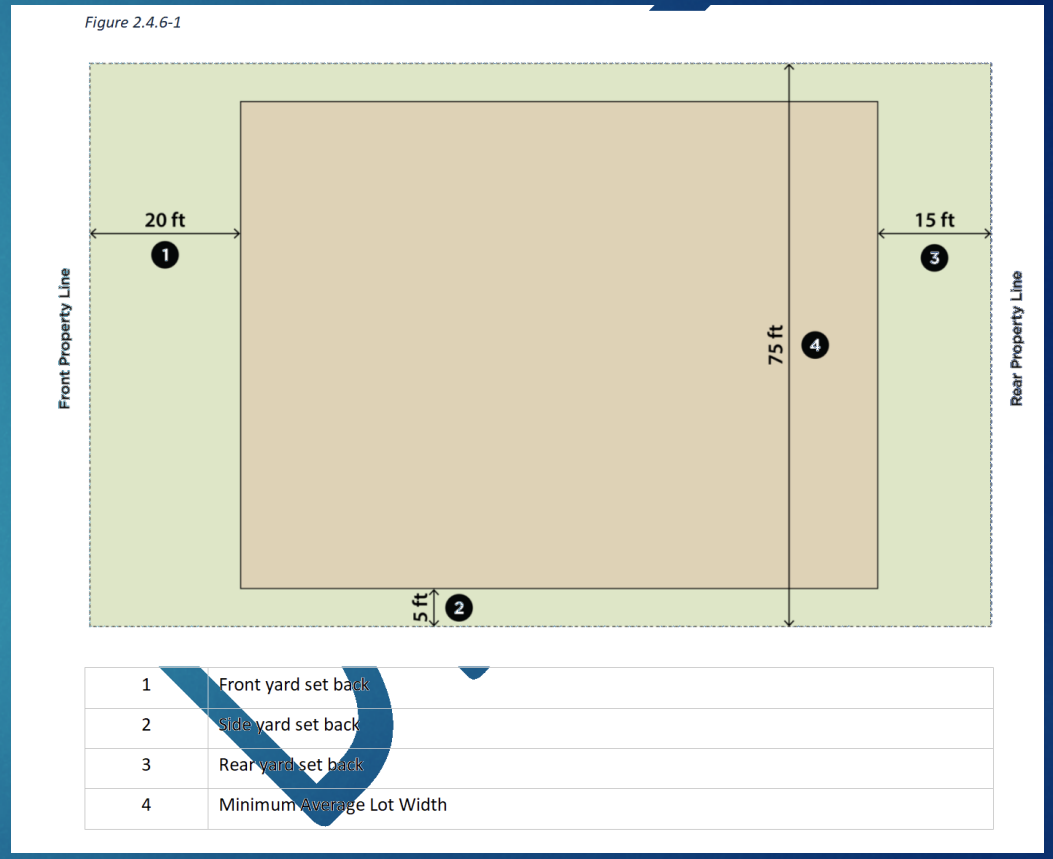
5.27.26

Goals for UDO Update

- Make it clear for contractors and streamline the processes for development
- Preserve downtown grid/character
- Encourage middle housing
- Increase density of housing options
- Honor the master plan
- Incorporate more stormwater/drainage guidance (developed in parallel)

UDO: Major Revisions

- Zoning Map update (from 1996)
  - New Zoning Districts: Public Service District and Patio Homes
- Clearer Design and Use standards
- Graphics to help describe requirements
- Process refinements (to match actual/desired processes)
- Updates to building code
- Significant re-organization to make information easier to find and more clear



UDO: Major Revisions

- Combined Multiple existing ordinances into one:
  - Zoning
  - Subdivision
  - Access Management
  - Sign
  - Landscaping and Buffering
  - Off-Street Parking
  - Sidewalks
  - Historic Preservation Council
- Created and Expanded on:
  - Lighting
  - Stormwater Management
  - Flood Hazard Prevention

UDO: Process

- May 13th thru June 2nd - P&Z review period for proposed UDO
- May 27th – P&Z UDO review workshop was held at noon
- Then:
  - September 2th- First hearing of UDO by P&Z
  - September 15th - First hearing of UDO by CC
  - October 20th – Final reading of UDO by CC

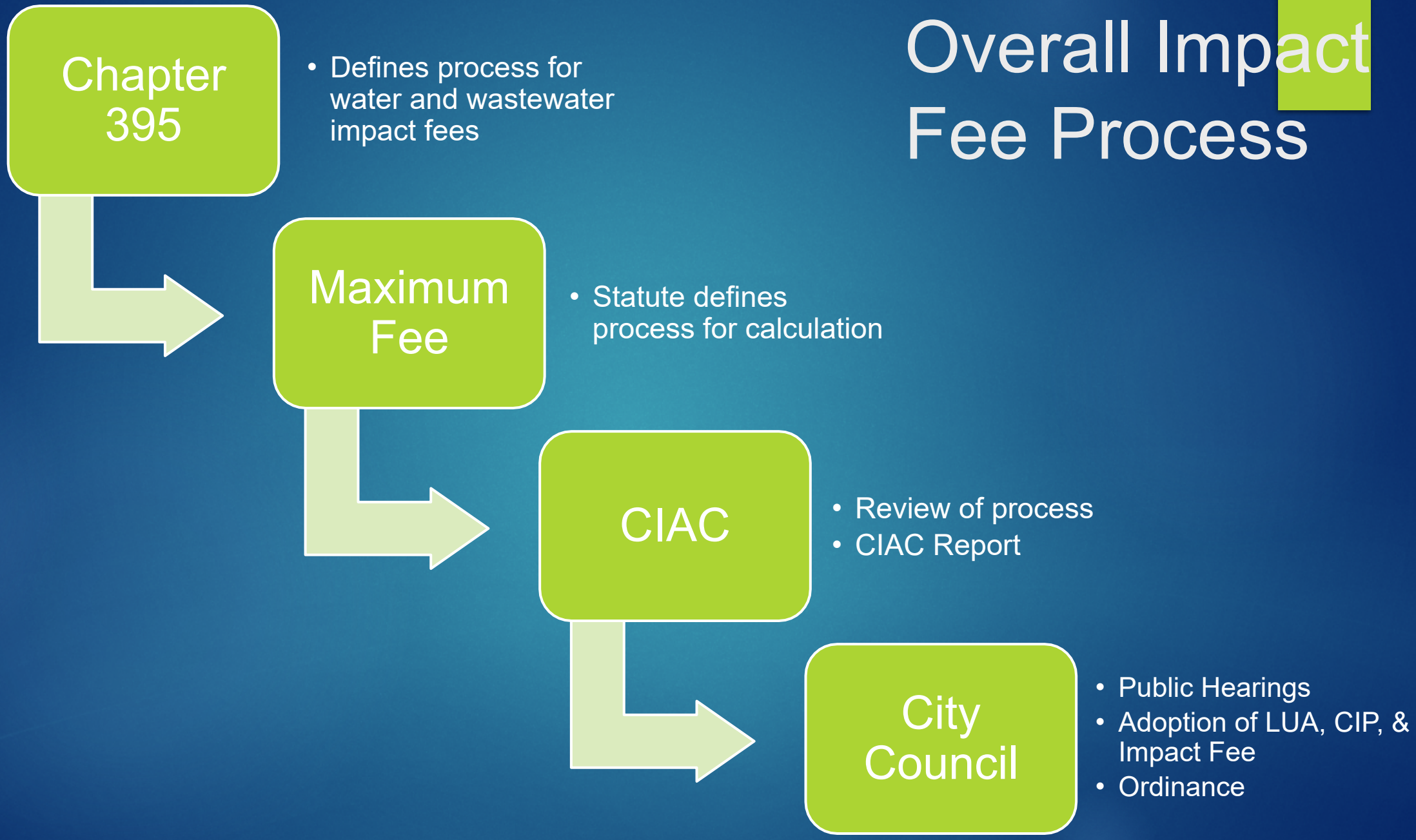
What is an Impact Fee?

A one-time, up-front payment levied on new or expanded development for some share of its capital costs being placed on the utility system

Intended to mitigate rate impacts arising from the capital cost of new development and help make growth pay for itself

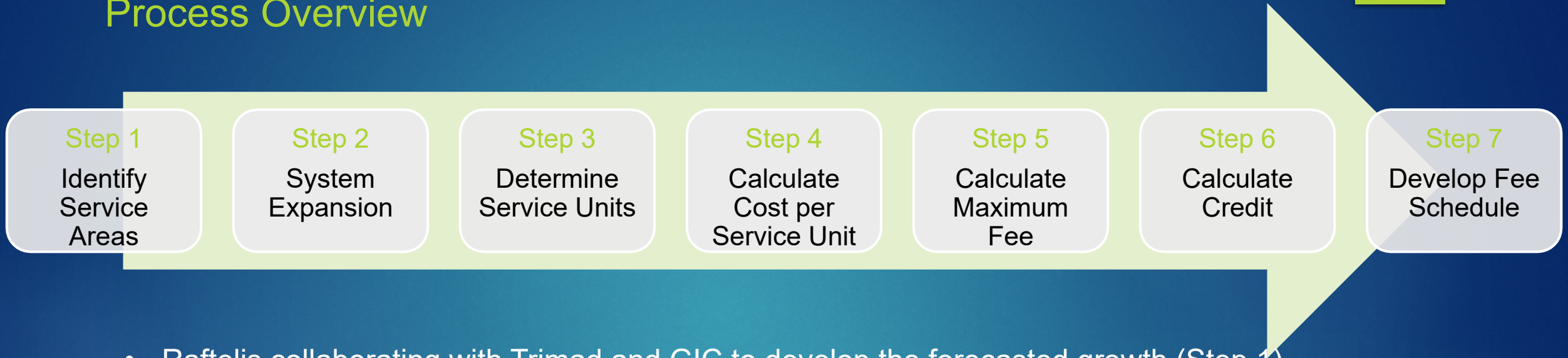
Impact Fees in Texas are statutorily addressed in Chapter 395 of the Local Government Code

Overall Impact Fee Process



Chapter 395 Requirements

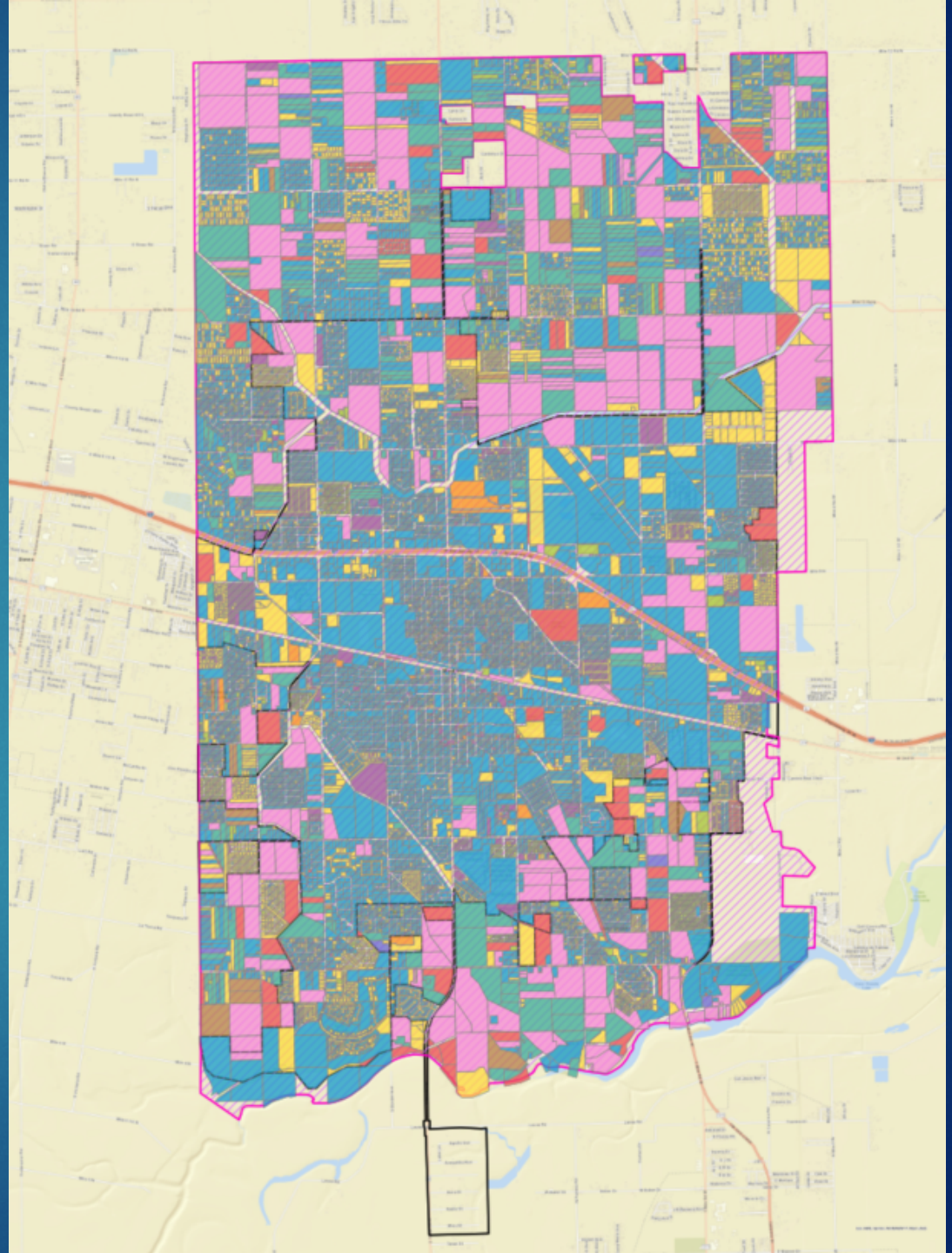
Process Overview



- Raftelis collaborating with Trimad and GIC to develop the forecasted growth (Step 1)
- The additional forecasted demand is the driving factor for determining the 10-Year Capital Improvement Plan (CIP) through 2034 (step two).
  - www.weslacotx.gov/UDO
- Raftelis utilizes the LUA and CIP to fulfill steps three through seven in our analysis.

Impact Fee

- Growth pays for growth
- Review of Water and Sewer Plant Capacity to support growth, as well as system capital plans
- Land Use Assumptions
- Calculation of rates to charge new development for their impact on the system.



Impact Fee: Process

- May 6th thru July 5th- CIP/LUA review period
- August 18th- Public Hearing for LUA/CIP Plans & Adoption of order setting the Impact Fee Hearing
- October 6th – Public Hearing & First reading of Impact Fees by CC
- October 20th – Final reading of Impact Fees by CC

CITY OF WESLACO

Water and Wastewater Impact Fee Study – Capital Improvement Plan and Land Use Assumptions

May 2026

RAFTELIS

GARCIA INFRASTRUCTURE CONSULTANTS, LLC

TRIMAD CONSULTANTS L.L.C.

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RAFTELIS

May 4, 2026

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

Subject: Water and Wastewater Impact Fee Study – Capital Improvement Plan and Land Use Assumptions

Dear Ms. de la Fuente:

The Raftelis team, including Raftelis, Garcia Infrastructure Consultants (GIC), and Trimad Consultants, is happy to provide you with the Capital Improvement Plan and Land Use Assumptions developed as part of the City of Weslaco's Impact Fee Study.

The Land Use Assumptions and Capital Improvement Plan were developed based on documents provided by the City and a capacity analysis completed by GIC and Trimad.

In accordance with the Texas Local Government Code, Chapter 395, Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Local Governments, this document is available to the public for review.

Sincerely,

Angie Flores

Angie Flores
Vice President

Contents

1. Introduction 1
2. Service Areas 1
3. Land Use Assumptions 4
4. Capital Improvement Fund 8
4.1. Water System 10
4.1.1. Water Capital Improvement Plan 11
4.2. Wastewater System 12
4.2.1. Wastewater Capital Improvement Plan 14
5. Conclusion 16

Tables

Table 1: Acreage by Land Use Type 7
Table 2: LUE Projection 8
Table 3: Existing Number of Water Connections and LUEs 8
Table 4: Existing Number of Wastewater Connections and LUEs 9
Table 5: Forecast Living Unit Equivalents 10
Table 6: Water Capital Improvement Plan 11
Table 7: Wastewater Capital Improvement Plan 14

Figures

Figure 1: Water Service Area 2
Figure 2: Wastewater Service Area 3
Figure 3: Land Use Assumptions for Water 5
Figure 4: Land Use Assumptions for Wastewater 6
Figure 5: Water Storage Capacity 10
Figure 6: North WWTP Capacity 13
Figure 7: South WWTP Capacity 13

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1. Introduction

The City of Weslaco (City) is completing an Impact Fee Study (Study) in accordance with Chapter 395 of the Texas Local Government Code (Chapter 395). As required in Chapter 395, the Raftelis team, including Raftelis, Garcia Infrastructure Consultants (GIC), and Trimad, developed the land-use assumptions and the capital improvement plan (CIP). The CIP identifies the projects required to support future growth over the 10-year period from 2026 to 2035. This report presents the land-use assumptions and the 10-year CIP.

The Raftelis team met with the Capital Improvement Advisory Committee (CIAC) to review the information provided and recommend approval of the land use assumptions and CIP. The design and service demand assumptions, as well as planning costs, were obtained in coordination with City staff.

2. Service Areas

An important aspect of the impact fee requirements is the creation of the service area. The service area dictates where the impact fee will be assessed. The service areas for the City of Weslaco are the same as the City's Certificates of Convenience and Necessity (CCN) for water and wastewater.

The Water Service Area is shown in **Figure 1** and the Wastewater Service Area is shown in **Figure 2**.

Figure 1: Water Service Area

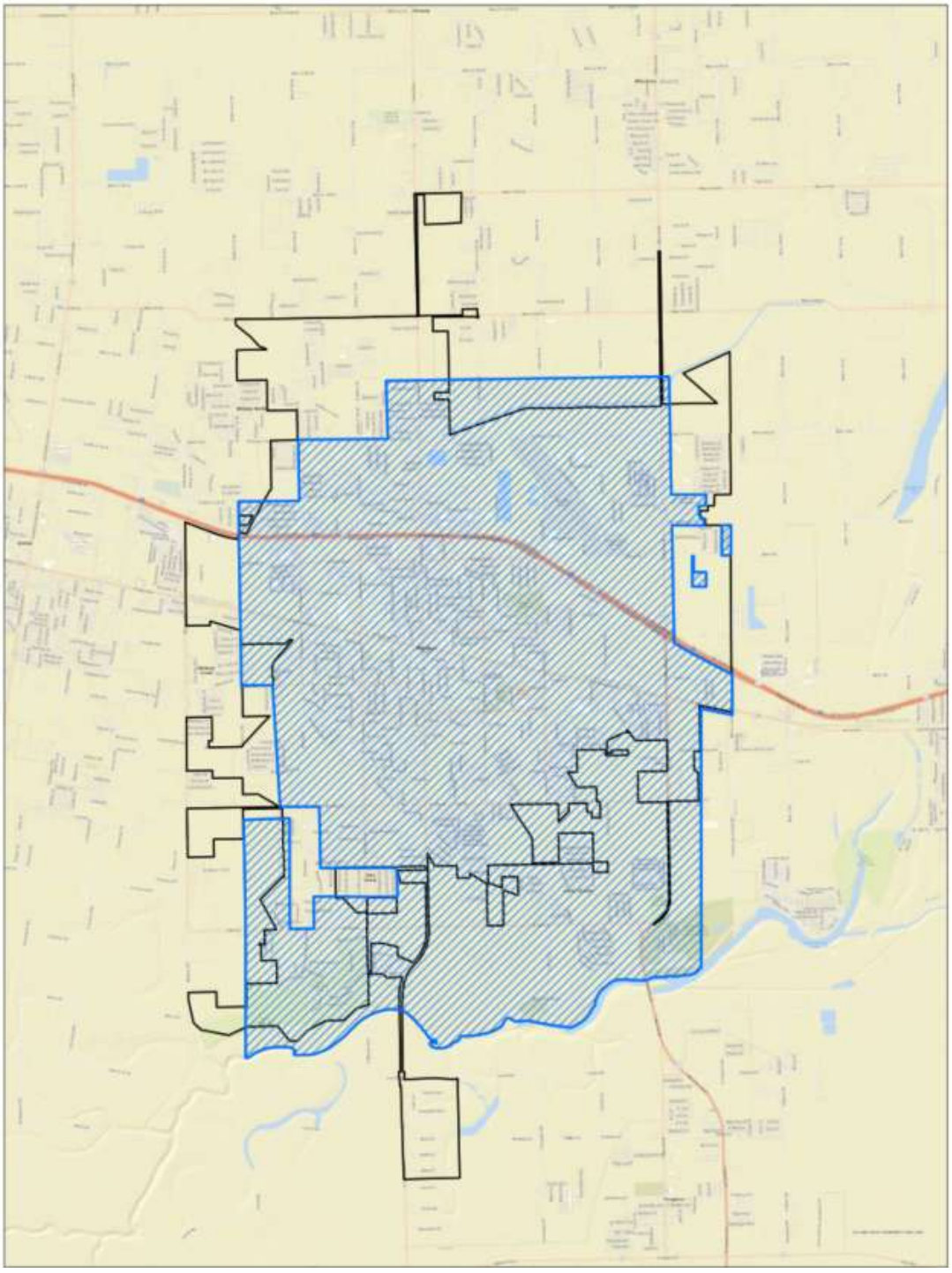
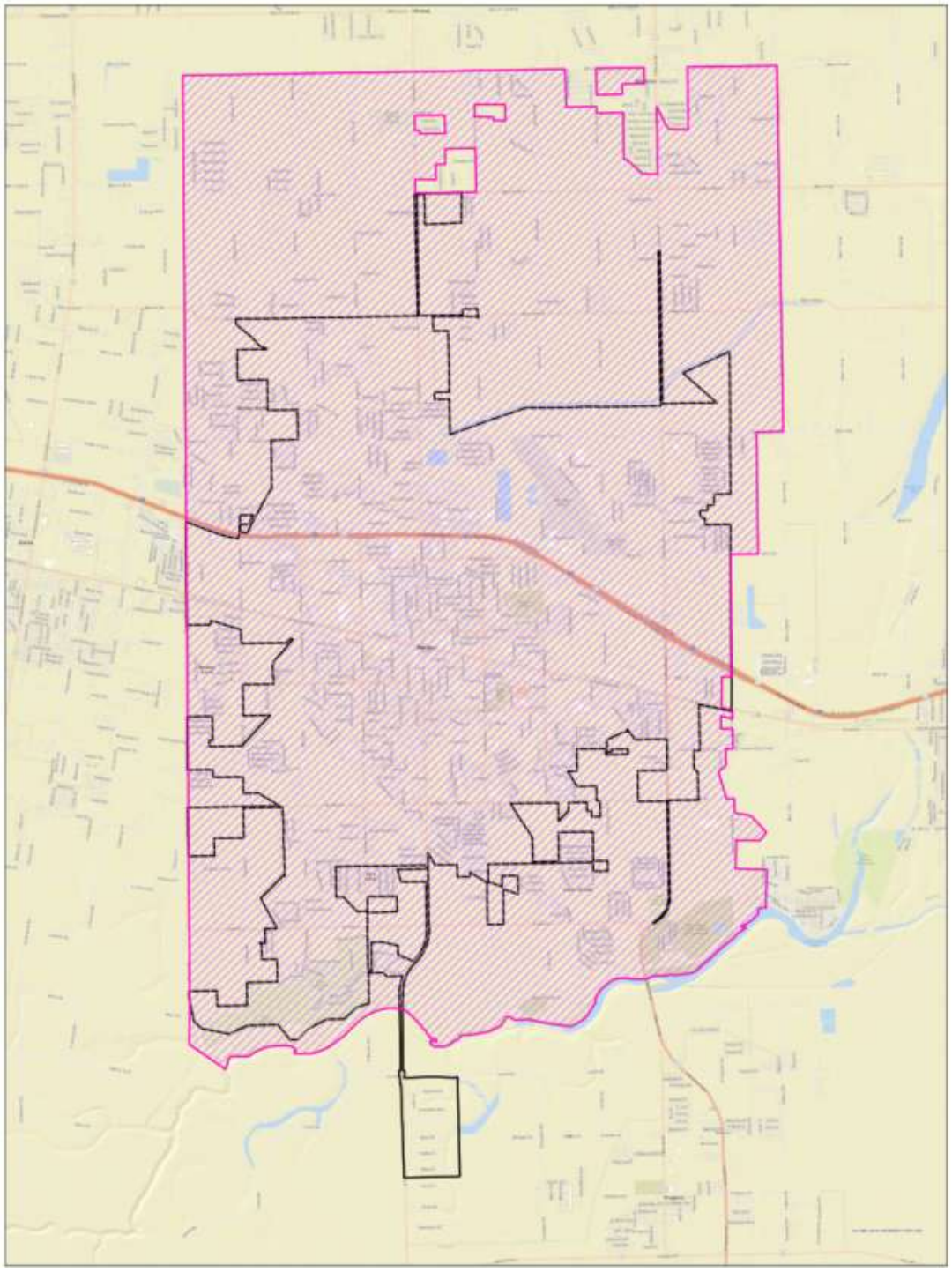


Figure 2: Wastewater Service Area



3. Land Use Assumptions

The land-use assumptions were used to develop growth projections for the City of Weslaco. In **Figure 3,** we show the parcels and land-use assumptions within the Water Service Area Boundary. In **Figure 4**, the land-use assumptions for wastewater are shown. Based on the legend, the types of land uses are shown.

Figure 3: Land Use Assumptions for Water

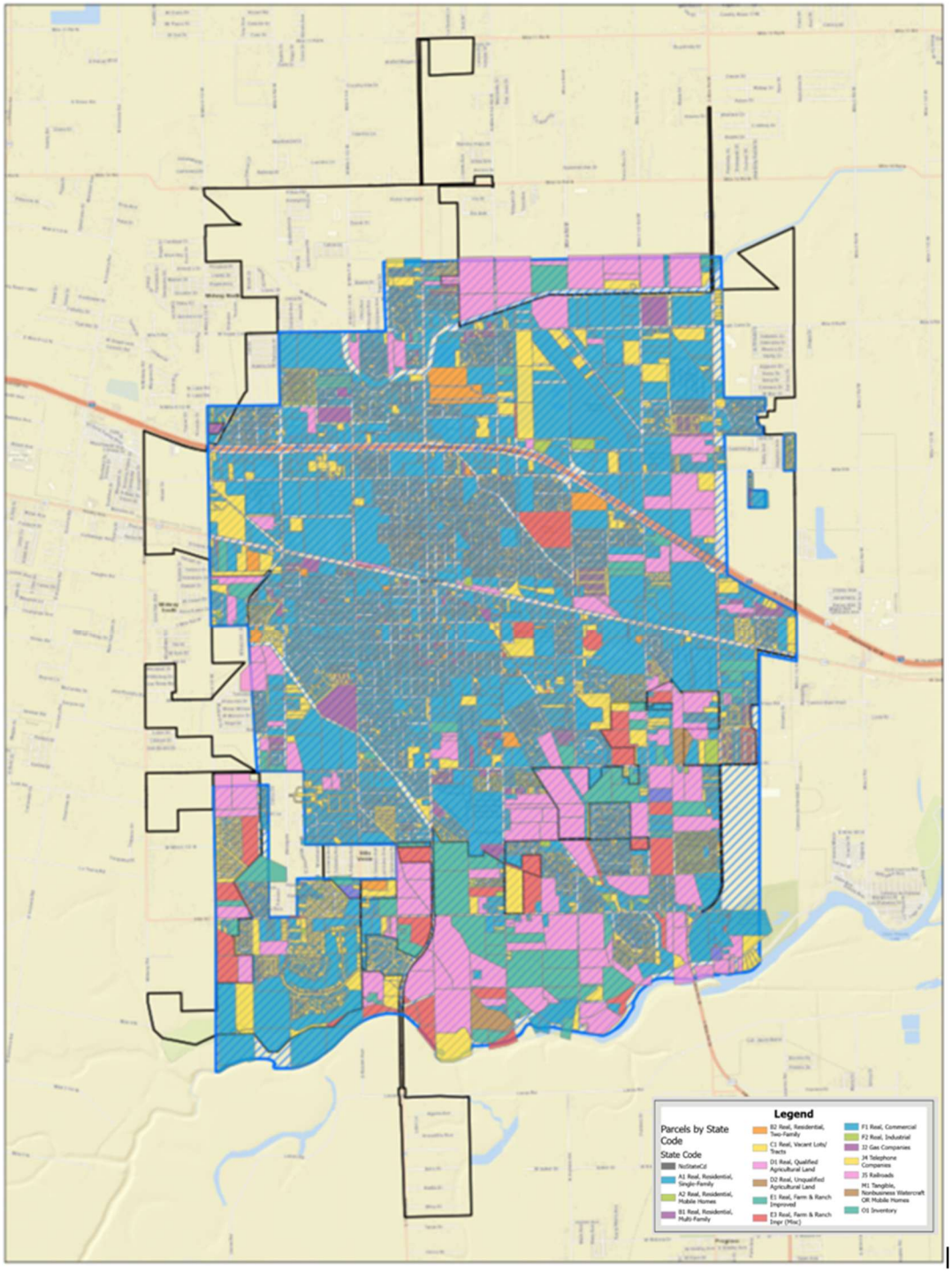
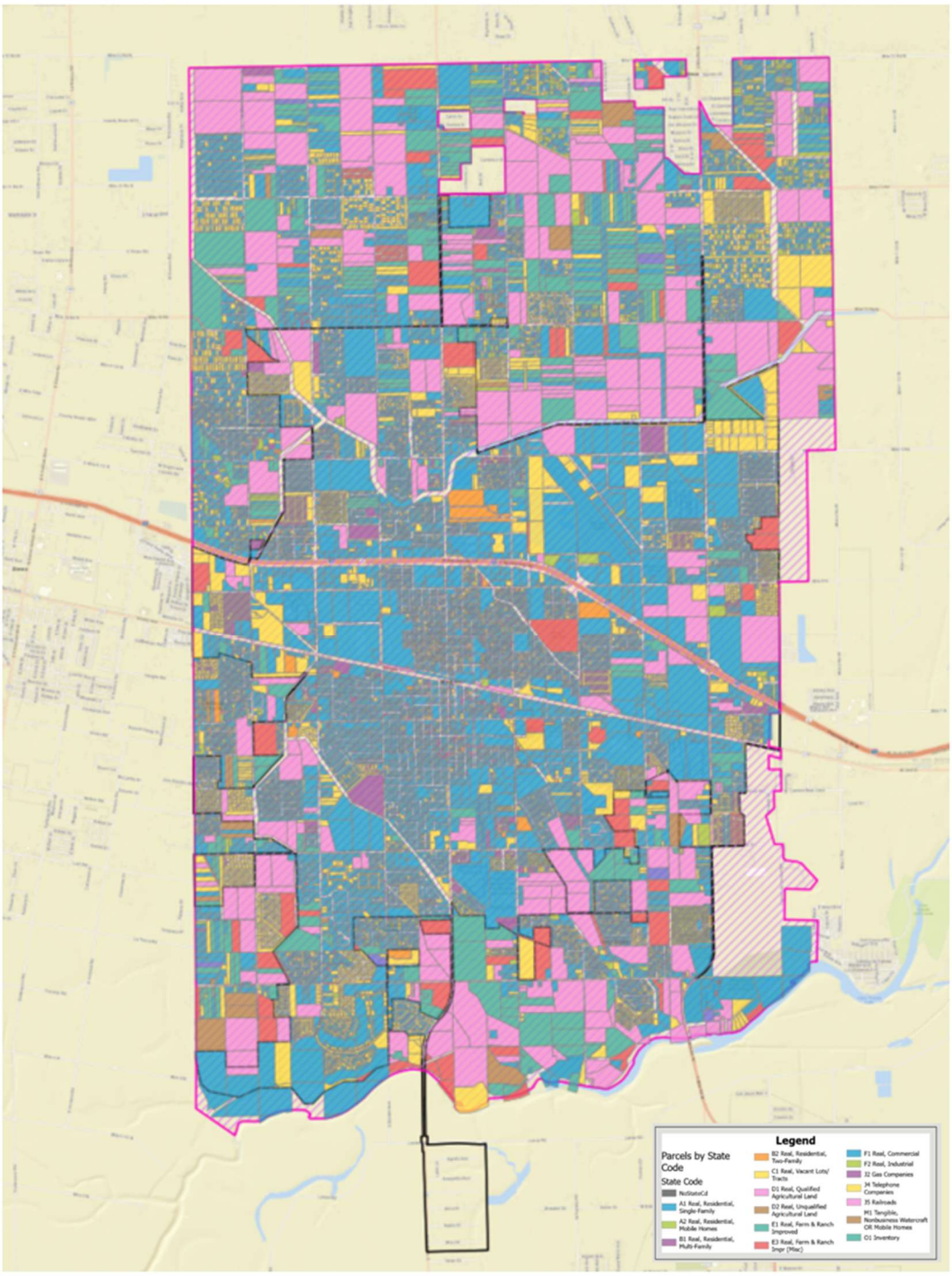


Figure 4: Land Use Assumptions for Wastewater



The land use type by acreage is shown in **Table 1**.

Table 1: Acreage by Land Use Type

Land Use Classification	Water Acres - CCN[1] ICL[2]	Water Acres – CCN OCL[3]	WW Acres – CCN ICL	WW Acres – CCN OCL
Single Family Residential	1,829	269	2,345	2,156
Multi-Family Residential	431	76	536	389
Vacant	995	207	1,439	1,008
Agriculture	1,341	2,122	2,111	5,967
Commercial	3,295	431	3,604	988
Industrial	33		33	
Other	17	5	18	12
Total	**7,941**	**3,110**	**10,086**	**10,520**

[1] Certificate of Convenience and Necessity

[2] Inside City Limits

[3] Outside City Limits

4. Capital Improvement Fund

Based on projected system growth, GIC and Trimad evaluated the existing facilities' capacity to determine the additional capacity required to serve future development. The analysis of the land-use assumptions and input from City staff indicates that 7,326 Water and 5,920 Wastewater Living Unit Equivalents will be added to the system over the next 10 years. A living unit equivalent represents a single-family household's service demand on the water system. The typical single-family household uses a 5/8" or ¾" meter. The 5/8" or ¾" meter represents one LUE. The LUE conversion factors are primarily based on standard AWWA meter equivalent ratios. Meters larger than 5/8" or ¾" are defined in terms of an equivalent factor. For example, a 2" meter has a conversion factor of 2.5 LUEs/meter, and a 3" meter has a conversion factor of 8 LUEs. The conversion factors and the number of meters are then used to determine the service demand for water and wastewater. This allows for an intuitive process for calculating correct impact fees for developments, especially those with meters larger than 5/8" or ¾".

Table 2 shows the forecasted LUE growth of the system.

Table 2: LUE Projection

	2025	2035	% Change
Water	17,550	24,876	42%
Wastewater	14,181	20,100	42%

The City's current number of LUEs is based on the city's existing number of connections. **Table 3** shows the existing number of water connections and living unit equivalents by water meter size.

Table 3: Existing Number of Water Connections and LUEs

Meter Size	LUEs per Meter	Meters in 2025	LUEs in 2025
3/4" 5/8"	1.00	12,837	12,837
1"	1.50	599	899
2"	2.50	455	1,138

3"	5.00	27	135
4"	8.00	28	224
5"	16.00	123	1,968
6"	25.00	10	250
8"	50.00	2	100
Total Water		**14,081**	**17,550**

Table 4 shows the existing number of wastewater connections and LUEs by water meter size.

Table 4: Existing Number of Wastewater Connections and LUEs

Meter Size	LUEs per Meter	Meters in 2025	LUEs in 2025
3/4" 5/8"	1.00	11,570	11,570
1"	1.50	288	432
2"	2.50	307	768
3"	5.00	8	40
4"	8.00	10	80
5"	16.00	76	1,216
6"	25.00	1	25
8"	50.00	1	50
Total Wastewater		**12,261**	**14,181**

Table 5 shows the starting and projected ending number of connections and LUEs during the 10-year period using the growth rate in **Table 2** above.

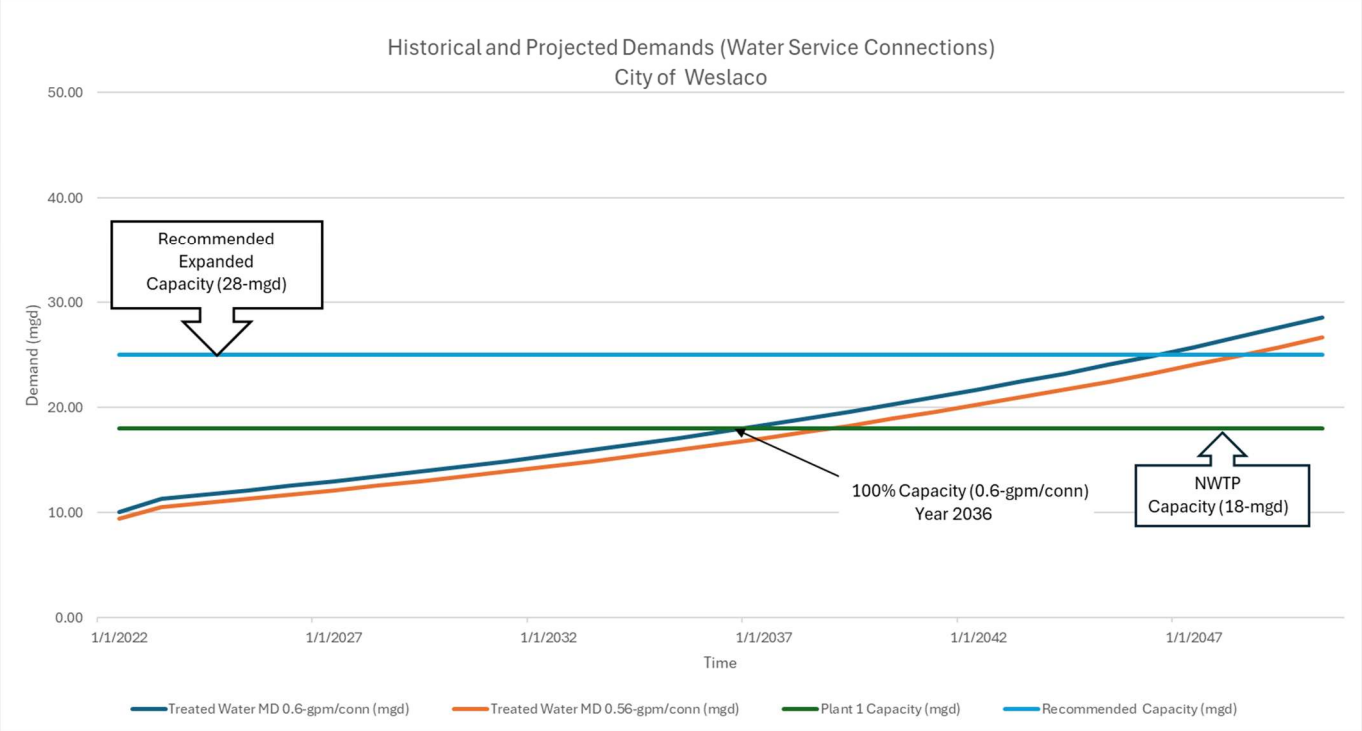
Table 5: Forecast Living Unit Equivalents

	2025		2035	
	Connections	**LUEs**	**Connections**	**LUEs**
Water	14,081	17,550	19,959	24,876
Wastewater	12,261	14,181	17,379	20,100

4.1. Water System

In 2015, the City expanded the original 10 mgd water treatment plant (WTP) by 8 mgd, bringing the total to 18 mgd. The original cost of the WTP expansion of 8 mgd totaled $28 million. Based on the capacity analysis completed by GIC, shown in **Figure 5**, the City's WTP has sufficient capacity to serve the forecasted growth. However, given projected growth, planning and design will likely need to begin at the end of the 10-year study period to add additional capacity. GIC and Trimad engineers identified projects to be completed within the study period to serve the future growth that are not related to the repair and replacement of existing assets and are shown in **Table 6**.

Figure 5: Water Storage Capacity



4.1.1. Water Capital Improvement Plan

The forecasted water improvements total $8,518,626 and are detailed in Phases A through C. The specific projects for the water CIP are shown in **Table 6**.

Table 6: Water Capital Improvement Plan

Description	Amount
PHASE A	
18-INCH WATER TRANSMISSION MAIN (MILE 5 N)	$1,006,000
STREET IMPROVEMENTS	$614,700
10% CONTINGENCY	$162,070
10% ENGINEERING FEES	$178,277
3.5% GEOTECHNICAL & CMT FEES	$62,396
PHASE A BUDGET AMOUNT:	**$2,023,443**
PHASE B	
18-INCH WATER TRANSMISSION MAIN (N. BORDER AVE.)	$1,455,300
STREET IMPROVEMENTS	$1,723,060
10% CONTINGENCY	$317,836
10% ENGINEERING FEES	$349,619
3.5% GEOTECHNICAL & CMT FEES	$122,366
PHASE B BUDGET AMOUNT:	**$3,968,182**
PHASE C	
0.75 MG COMPOSITE ELEVATED STORAGE TANK UPGRADES	$2,000,000

10% CONTINGENCY	$200,000
12.5% ENGINEERING FEES	$250,000
3.5% GEOTECHNICAL & CMT FEES	$77,000
PHASE C BUDGET AMOUNT:	**$2,527,000**
TOTAL PROJECT AMOUNT:	**$8,518,626**

4.2. Wastewater System

The City owns and operates two wastewater treatment plants (WWTP) in the North and South regions to more efficiently serve customers. In 2018, the City constructed 2.7 mgd of additional capacity at the existing 1.8 mgd North WWTP, increasing capacity to 4.5 mgd. The expansion of the North WWTP totaled $16.7 million. Based on the capacity analysis completed by GIC, shown in **Figure 6**, the City's North WWTP has sufficient capacity to serve the forecasted growth. The South WWTP has a current permitted capacity of 2.5 mgd, which brings the total capacity of the two plants to 7.0 mgd. Based on the capacity analysis completed by GIC, shown in **Figure 7**, the South WWTP reaches 75% capacity in 2032. Texas state regulations require a utility to begin constructing additional capacity once 75% of its plant capacity is reached. The City plans to complete a 2.0 mgd expansion of the South WWTP to meet projected demand requirements over the study period, bringing the total capacity to 4.5 mgd. Construction costs for the 2.0 mgd expansion are estimated to be $33.0 million

Additionally, GIC and Trimad engineers identified improvement projects for both North and South WWTPs that do not include the repair or replacement of existing assets. Identified improvement projects are outlined in **Table 7**.

Figure 6: North WWTP Capacity

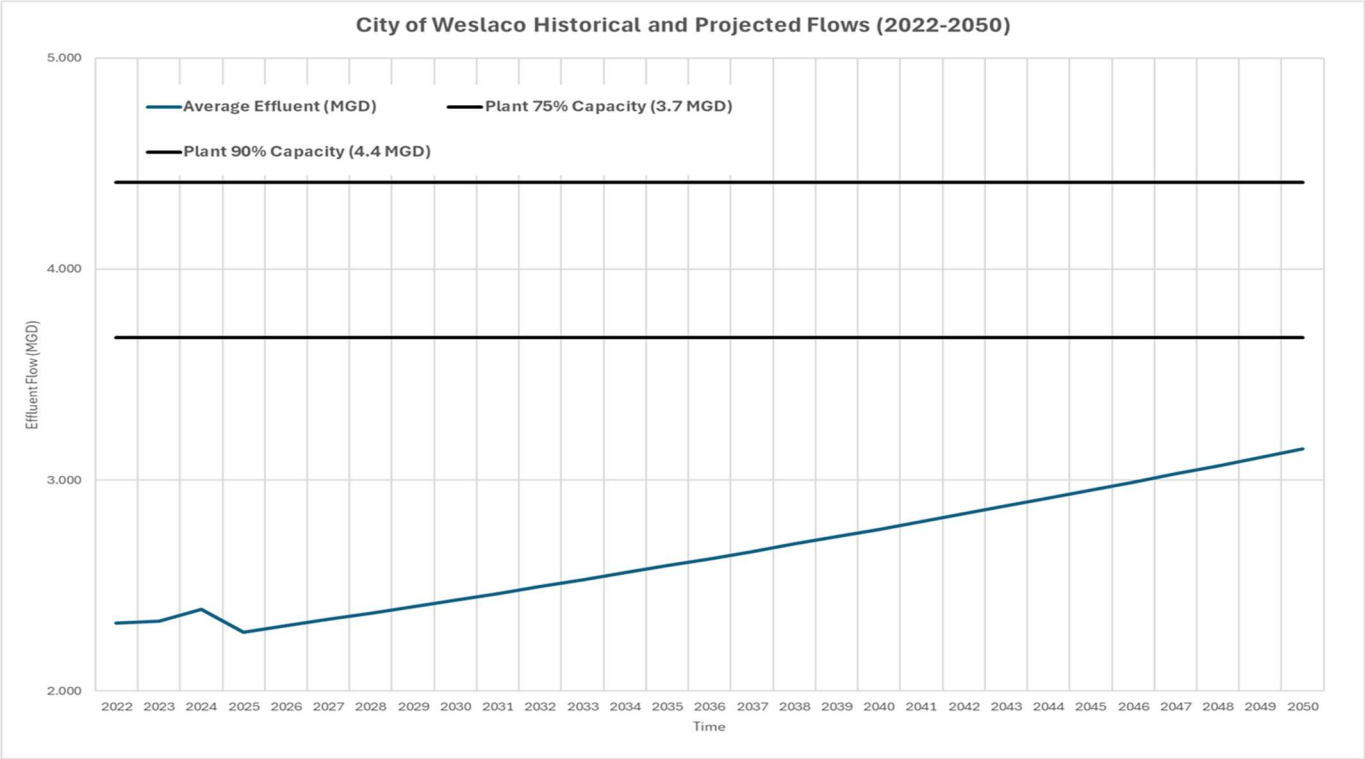
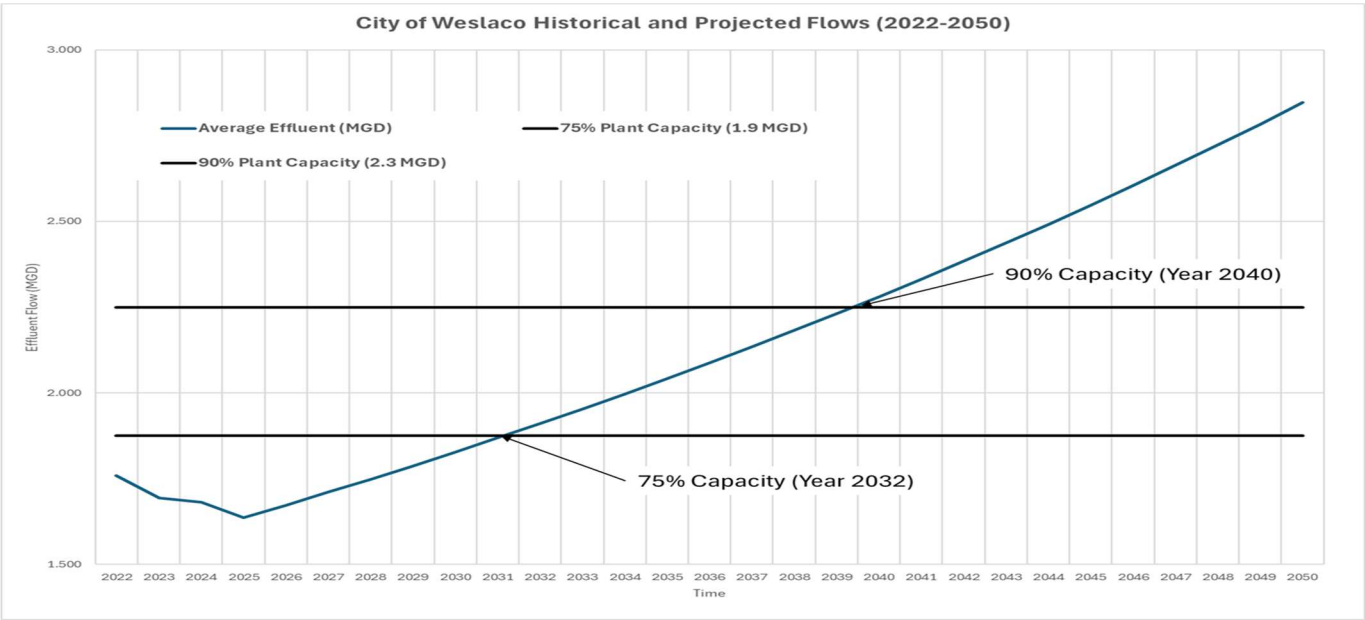


Figure 7: South WWTP Capacity



4.2.1. Wastewater Capital Improvement Plan

The forecasted wastewater treatment improvement total $9,197,200. The specific improvement costs are shown in **Table 7**.

Table 7: Wastewater Capital Improvement Plan

Description	Amount
PHASE A (FROM MILE 11 N TO SOUTH OF EXPRESSWAY 83)	
PROPOSED 18" SS-L	$2,070,330
PROPOSED 24" SS-L	$2,536,200
LIFT STATION No. 41 IMPROVEMENTS	$1,266,000
10% CONTINGENCY	$587,253
ENGINEERING FEES	$587,253
GEOTECHNICAL & CMT FEES	$293,626
TOTAL PROJECT BUDGET AMOUNT	**$2,800,200**
PHASE B (FROM MILE 11 N TO SOUTH OF EXPRESSWAY 83)	
PROPOSED 30" SS-L	$2,346,220
LIFT STATION No. 51 IMPROVEMENTS	$3,562,000
10% CONTINGENCY	$590,822
ENGINEERING FEES	$590,822
GEOTECHNICAL & CMT FEES	$295,411
TOTAL PROJECT BUDGET AMOUNT	**$3,562,000**
PHASE C (FROM EXPRESSWAY 83 TO LEVEE)	

PROPOSED 24" SS-L	$1,887,840
ELIMINATION OF LIFTSTATION No. 44	$60,000
ELIMINATION OF LIFTSTATION No. 45	$60,000
LIFT STATION No. 43 IMPROVEMENTS	$1,360,000
10% CONTINGENCY	$336,784
ENGINEERING FEES	$336,784
GEOTECHNICAL & CMT FEES	$168,392
TOTAL PROJECT BUDGET AMOUNT	**$1,480,000**
PHASE D (FROM EXPRESSWAY 83 TO LEVEE)	
PROPOSED 24" SS-L	$1,699,600
LIFT STATION No. 35 IMPROVEMENTS	$1,355,000
ELIMINATION OF LIFTSTATION No. 34	$60,000
10% CONTINGENCY	$311,460
ENGINEERING FEES	$311,460
GEOTECHNICAL & CMT FEES	$155,730
TOTAL PROJECT BUDGET AMOUNT	**$1,355,000**
GRAND TOTAL PROJECT BUDGET AMOUNT	**$9,197,200**

5. Conclusion

The Land Use Assumption and Capital Improvement Plans in this report will form the basis for the Impact Fee Calculation. The Capital Improvement Advisory Committee has reviewed the land uses and CIPs for reasonableness as required by Chapter 395.

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-652

From:

Subject:
To solicit input on behalf of the City of Weslaco on a proposed Ordinance of the City of Weslaco, Texas extending the moratorium originally adopted by Ordinance No. 2024-26 on the acceptance, authorization, and approval of applications and plans for permits, plats, rezonings, and site plans for duplexes, triplexes, fourplexes, apartment complexes, and other multifamily residential developments within the corporate city limits and extraterritorial jurisdiction of the City of Weslaco for an additional one hundred twenty (120) days; adopting written findings under Section 212.1362(a)(2) of the Texas Local Government Code; adopting findings regarding the prospective application of House Bill 2559 of the 89th Texas Legislature, Regular Session (2025), under Section 311.022 of the Texas Government Code; ratifying the action of the City Commission taken on January 6, 2026; declaring the Ordinance an emergency measure under Sections 15 and 16 of the Charter of the City of Weslaco to be adopted on the day of its introduction by unanimous vote of the City Commission; providing for the incorporation of premises; providing conflict and severability clauses; and providing an effective date upon passage. (Staffed by City Manager / Planning and Code Enforcement Department.)

Background:
The proposed extension would continue enforcement of the moratorium on the acceptance, authorization, and approval of applications and plans for development, including permits, plats, rezonings, and site plans, for duplexes, triplexes, fourplexes, apartment complexes, and other multifamily residential developments within the corporate city limits and extraterritorial jurisdiction of the City of Weslaco for new projects, in accordance with Chapter 212 and 311 of the Texas Local Government Code.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

If item previously considered, provide date and action by Commission:
An extension to the moratorium was previously approved by the City Commission on January 6, 2026 for the original moratorium established on September 23, 2024

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the public hearing appeared in the Monitor on May 9, 2026

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

REBEKAH DE LA FUENTE	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Xavier Salinas	New

City Manager Comments:

Approve to solicit public comments.

Staff Recommendation:

Staff recommends public comments be solicited on behalf of this item

Attachments, if any:

Responsibilities upon Approval:

Staff recommends approval

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-88
From:	
Subject: Approval of the Minutes of the Regular and Workshop Meeting on May 6, 2026. (Staffed by City Secretary's Department.) Attachment.	
Background: Record of Commission action for the workhop and regular meeting on May 6, 2026.	
Funding Source (budget code, if applicable)**:**	
Amount:	Term of Impact: / Identified in Current Budget:
Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
NORMA CANTU ADELAIDA VEGA Xavier Salinas	Created
City Manager Comments: Approve subject to any comments from the governing body.	
Staff Recommendation: Approve.	
Attachments, if any: Record, 260506 minutes	
Responsibilities upon Approval: Execute and retain.	

RECORD OF WORKSHOP
WESLACO CITY COMMISSION
WEDNESDAY, MAY 6, 2026

On the 6th day of May 2026 at 4:04 p.m., the City Commission of the City of Weslaco, Texas convened in a Workshop in the Legislative Chamber Room located at 255 S. Kansas Avenue with the following members present:

PRESENT:	Mayor	Adrian Gonzalez
	Mayor Pro Tem	Pete Garcia Jr.
	Commissioner	Letty Lopez
	Commissioner	Israel Gonzalez Jr.
	Commissioner	Josh Pedraza
	Commissioner	Adrian Farias
ABSENT:	Commissioner	JP Rodriguez
STAFF PRESENT:	Xavier Salinas	City Manager
	Norma A. Cantu	City Secretary
	Benjamin Castillo	City Attorney

Also present: Omar Rodriguez Asst. City Manager, Antonio Lopez, Asst. City Manager/Fire Chief, Aida Vega, Deputy City Secretary, Sonia Flores, Asst. Finance Director, Peter Hermida, City Engineer, Robert Lopez, Police Chief, Nick Castillo, Public Works Director, Marco A. Ortiz, Sanitation Director, David Arce, Utilities Director, Eddie Serna, Parks & Recreation Director, Arnold Becho, Library Director, Krista Cheramie, Animal Care Services, Rick Mendoz, IT Director, Celine Pardo, Municipal Court, Magali Vega, Media Director, Lucio Garza, Inframark and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Gonzalez called the meeting to order and certified the public notice of the meeting as properly posted Thursday, April 30, 2026.

B. Roll Call.

Norma A. Cantu, City Secretary, conducted roll call to show attendees.

II. NEW BUSINESS

A. Discussion and presentation on Airport Marketing.

Xavier Salinas, City Manager, introduced Lori Waldrich, who specialized in branding and marketing and focused exclusively on general aviation airports.

Ms. Waldrich provided her background and qualifications, noting her 30 years of experience in branding work, was a licensed pilot. Stated her focus was on helping general aviation airports

establish intentional brands to drive grow, economic development, and community engagement and went over the following assessment:

Airport Overview

Mid Valley Airport is positioned between McAllen and Harlingen, featuring a 6,000-foot runway, RNAV approaches, private cargo, international aviation, military activity, a customs/international terminal, one flight school, and roughly equal jet and piston activity. She noted that the airport is marginally self-sufficient, which she characterized as uncommon and commendable compared to most general aviation airports she works with.

Current Brand Assessment

The airport does not yet have an intentional brand; a sign and a logo exist but no clearly defined positioning — no articulated statement of what the airport is, who it serves, or where it is headed; distinguished between an "accidental" or "inherited" brand (one that forms on its own through others' perceptions) and an intentional brand that the airport controls; stated the airport's positioning relative to competitors is currently undefined, and that its history, economic significance, and community role are largely absent from public-facing materials; the airport's online presence (web page) is embedded within the City's website rather than existing as a standalone site and can limit a pilot's ability to efficiently research the airport; highlighted on the airport's Google Business Profile — carrying a 4.7-star rating across 20 reviews — as an unmanaged but positive asset, noting that no staff member is currently monitoring or responding to reviews. The airport's Facebook page, with 296 followers, was described as an untapped marketing tool and noted the absence of an organized event calendar.

Strategic Opportunities

Ms. Waldrich identified several strategic opportunities for the airport, including becoming an iconic and preferred destination for aviators; differentiating from competing airports; leveraging the airport's international features, customs presence, and foreign trade zone; increasing self-sufficiency through greater frequency of use; and connecting with schools, colleges, and STEM programs to attract younger demographics; emphasized the importance of timing branding work to coincide with the planned facility expansions — including the new terminal and FBO — so that a ribbon cutting could launch both simultaneously. The concept of a restaurant on the airport field was voiced by Mayor Gonzalez. Ms. Waldrich stated restaurants reliably attract both pilots and community members, generating fuel sales and broader airport revenue.

Proposed Scope and Fees

Ms. Waldrich outlined a two-phase engagement. Phase 1, Brand Development, consists of a one-time flat fee of $24,500, covering brand positioning, logo redesign, tagline development, a standalone website (noting that the domain flymidvalley.com is available), Google Business Profile management, social media setup, print collateral, and an event strategy. Marketing would

be structured as a monthly subscription of $1,000 per month for 12 months, covering regular social media posts, website maintenance, event marketing materials, and on-call design and consulting services. She noted that outside costs such as web hosting, printing, and travel expenses are not included in these fees. Terms are negotiable, with a typical structure of half down and the balance upon delivery for Phase 1.

Randy Summers, Airport Board Chairman, expressed appreciation for the presentation, noting that the board had met with Ms. Waldrich at multiple aviation conferences over the past two to three years and had been consistently impressed with her work. Xavier Salinas noted that the airport currently has no history of intentional marketing, and that this presentation was intended to inform the Commission as budget season approaches,

B. Discussion and presentation on Library Construction.

Arnold Becho, Library Director, stated the project architect, Bob Simpson, Halff Engineers representatives Gabriel Benavazos and Leah Sandoval along with construction foreman Jerry Garcia of NM Contracting were in attendance.

Bob Simpson reported that the library project is approximately 80 percent complete, with 77 percent of the contract value paid to date; building is fully enclosed and dried in; exterior work included a TPO roof (95% complete), an EIFS wall system (nearly complete), an aluminum curtain wall system (nearly complete), and the east parking lot (80% complete). East-west colonnades with bench seating are under construction. On the interior, drywall, ceilings, and wall finishes are approximately 75 percent complete; ceramic tile in restrooms are 30 percent complete; and suspended light fixture installation is approximately 50 percent complete. All HVAC duct work is complete and awaiting startup, and electrical systems have been wired. Furniture, fixtures, and equipment are in off-site storage awaiting delivery.

Stated a significant delay was the delivery and installation of an AEP electrical transformer, required to energize the building's new electrical system. Without power, critical subsequent work — including HVAC startup, testing and balancing, building climatization, and the acid-etched concrete flooring process (a 30-day process that cannot begin until the building is climate-controlled) cannot proceed and stated AEP had estimated delivery in six weeks to two months. Staff stated the easement required by AEP for the new transformer contributed to the delay and confirmed it has been acquired and an ongoing issue with Frontier Communications, whose overhead cables remain on-site, creating visual and logistical complications. Bob Simpson added that unforeseen underground conditions in the old alley — including old pipes and the need to relocate utility lines also contributed to delays.

The construction cost was originally awarded as $9,571,600. Change Order No. 1 deducted bid alternates of $427,308, resulting in a current contract sum of $9,144,292. Change Orders No. 2 and No. 3 extended the substantial completion date, primarily due to unforeseen foundation remnants on-site and rain days. The original contingency allowance of $200,000 has been drawn

down to a remaining balance of $66,538.73, with $133,461.27 expended to date. The current substantial completion date in the contract is March 31, 2026.

Bob Simpson stated Halff Engineers had completed an assessment of the Gene Braught Theater's air conditioning system. Xavier Salinas stated the initial assessment findings suggest the scope of work will be significantly more extensive than anticipated. The report will be provided for their review, and back at the next meeting for a full discussion and presentation by Halff Engineers.

The commission did not convene in the closed session portion of the agenda.

III. EXECUTIVE SESSION

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

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

C. Legal Consultation — Consultation with City Attorney regarding Military Highway Water Supply Corporation as authorized by Section §551.071 of the Texas Government Code.

At 5:02 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the workshop as open to the public.

IV. ADJOURNMENT

Commissioner Pedraza seconded by Commissioner Lopez moved to adjourn the workshop meeting of May 6, 2026 at 5:03 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

_____

Adrian Gonzalez, **MAYOR**

ATTEST:

_____

Norma A. Cantu, **CITY SECRETARY**

MINUTES OF REGULAR MEETING
WESLACO CITY COMMISSION
MAY 6, 2026

On Wednesday, April 15, 2026, at 5:03 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:

PRESENT:	Mayor	Adrian Gonzalez
	Mayor Pro Tem	Pete Garcia Jr.
	Commissioner	Letty Lopez
	Commissioner	Adrian Farias
	Commissioner	Israel Gonzalez Jr.
	Commissioner	Josh Pedraza
	Commissioner	JP Rodriguez
ABSENT:	None	
STAFF PRESENT:	Xavier Salinas	City Manager
	Norma A. Cantu	City Secretary
	Benjamin Castillo	City Attorney

Also present: Omar Rodriguez, Asst. City Manager, Antonio Lopez, Asst. City Manager/Fire Chief, Aida Vega, Deputy City Secretary, Asst. Finance Director, Joe Pedraza, Asst. Director of Planning and Code Enforcement, Peter Hermida, City Engineer, Eddie Serna, Parks and Recreation Director, Luz Galindo, HR Director, Robert Lopez, Police Chief, Nick Castillo, Public Works Director, Arnoldo Becho, Library Director, Celine Pardo, Court Clerk, Rick Mendoza, IT Director, Magaly Vega, Media Director, Krista Cheramie, Animal Care Services Director, George Quilantan and Lucio Garza, Inframark and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Gonzalez called the meeting to order and certified the public notice of the meeting as properly posted Thursday, April 30, 2026.

B. Invocation.

Pastor Dr. Steven Parker, First Baptist Church led the invocation.

C. Pledge of Allegiance.

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

D. Roll Call.

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

E. Mayoral recognition.

1) Proclamation National Small Business Week

Mayor Gonzalez along with the City Commission proclaimed May 3-9, 2026 as "National Small Business Week".

2) Proclamation Municipal City Clerks Week - May 3-9, 2026

Mayor Gonzalez along with the City Commission proclaimed May 3-9, 2026 as "Municipal Clerks Week".

3) Proclamation Stroke Awareness Month

Mayor Gonzalez along with the City Commission proclaimed the month of May 2026 as "Stroke Awareness Month".

4) Recognition of Weslaco East High School Regiment Indoor Winds

Mayor Gonzalez along with the City Commission recognized Weslaco East High School Regiment Indoor Winds for their exceptional dedication to musical excellence, discipline and teamwork in their competitive performance.

5) Recognition — Memorial Day Remembrance — Gunner's Mate First Class (GM1) Noe Hernandez.

Mayor Gonzalez along with the City Commission honored the life and legacy of Gunner's Mate First Class Noe Hernandez who served this nation with honor, courage, unwavering dedication and ultimate sacrifice as a member of the United States Navy.

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.

None.

III. REPORTS

A. Engineering project updates. (Staffed by Engineering Department.)

Peter Hermida, City Engineer, provided an extensive overview of active projects managed by the Engineering Department stating that currently overseeing 41 active projects, categorized as follows: 13 civil projects, 17 water and wastewater projects, 7 traffic projects, and 4 mechanical/electrical/plumbing (MEP); noted other departmental functions such as development reviews, GIS mapping, interagency coordination, or compliance work were daily ongoing activity and not part of the active projects.

The project workflow begins with budget approval, through scope development, procurement, engineering firm selection via the on-call rotation list, field investigations, coordination with other departments and external agencies for the preparation of shovel-ready plans for those projects to secure competitive grant funding and accelerating community-driven infrastructure improvements.

Reported active Civil Projects included Hurricane Drive Reconstruction bid opening scheduled for the following week, Cottonwood Drainage design plans 90% complete, Pike Boulevard Reconstruction design plans 30% complete, 18th Street re-paving design 90%; Fire Station No. 4 topography and data being collected; Kansas/Los Doritos Drainage Project RDF construction 90% complete with trunk line construction approximately 50% complete, Cornerstone Drainage Project construction 70% complete; Westgate Village design 50% complete, Pedestrian Connection bid to be awarded, Paisano Drainage Project design paused pending FEMA response for potential funding; Pleasant View Drive Repaving 100% complete; PD Shooting Range Geotechnical Study being done and Pleasantview drainage design options being done.

Reported the Water and Wastewater Projects included citywide infrastructure assessment, Sludge Management Analysis at South WWTP, Lift Station Rehabilitations for No. 20 and 2 design, cost and timeline active; Bridgewater Tower Assessment working on scope; North Water Plant Reservoir Rehabilitation design 30%, CDBG Grant gathering information to submit; Manhole Rehabilitation South Border bid opening May 19; Lift Station 26 rehab coordinating with contractor. Inframark-managed projects included Lift Station No. 10 (80% complete, pending power box installation); bar screen installation (50% complete); auto-gate repair (just completed); inflow/effluent elbow replacement and blower maintenance at South Plant (both approximately 10%; UV Module Rehabilitation pending award; Baffle Rotor Replacement bid opening May 19 and Lift Stations 39 and 16 Pump Design pending scope.

Reported the active traffic projects included a citywide street condition that will help prioritize rehabilitation and reconstruction and goal is to integrate the results into a GIS dashboard; 18th Street and Westgate intersection study 50% complete; camera equipment deployed; Pike and Vo Tech Roundabout design 90% complete; 18th Street and Milanos intersection study 35% complete; Airport and 6th Signal Improvement pending deliverables to contractor for completion;

Westgate is HSIP-Funded Signal Improvements (TxDOT AFA) pending and processing through TxDOT; Expressway Lighting Fixture Maintenance city is contractually responsible for lighting fixture maintenance from mile 2.5 to Midway and pending scope of work with awarded engineer.

Mechanical, Electrical, Plumbing projects included Fire Station No. 3 Generator and Transfer Switch design underway; quote recently received; Harlon Block Sportplex Electrical/Irrigation Upgrades coordinating with Parks Department; North WWTP Power Generator Rehabilitation scope pending; as-builts and field data needed and City Hall Generator and Transfer Switch design underway to ensure backup power for city systems during outages.

In response to the Commission, Xavier Salinas stated the reservoir rehabilitation project's readiness relative to HB 500 grant requirements that the Texas Water Development Board did not require 100% design completion but that a more advanced design improves scoring competitiveness, and noted the funding cap increased to $21 million; the Paisano drainage project's funding was originally slated for bond funds but was paused to pursue a potential FEMA match that could reduce the city's cost to 20%, freeing bond funds for other projects; regards to the Cornerstone Drainage Project's completion timeline given the approaching hurricane season, Peter Hermida confirmed that daily coordination with the Hidalgo County Irrigation District was ongoing, and that irrigation district personnel would be assisting with excavation and staff would provide an assessment and cost estimate for the deteriorating drainage headwall north of John Knox Village along Border Avenue. Peter Hermida acknowledged the headwall is still functioning and suggested it could be considered during the upcoming budget discussions beginning in June. A related drainage need at the south cemetery crossing was also noted as being under design coordination with the Parks Department.

B. Clean Sweep update. (Staffed by Code Enforcement Division.)

Joe Pedraza, Asst. Planning and Code Enforcement Director, presented a report on the Clean Sweep event held on April 18th at South Texas College. The event was advertised through flyers, podcasts, and radio spots on local stations beginning approximately three to four weeks prior.

The event ran from 8:00 AM to 12:00 PM, with vehicles queued along Border Avenue and directed to disposal containers on Weslaco Avenue. Staff acknowledged some minor negative public feedback related to the line being closed approximately 30 minutes early; in response, residents who did not make it through were directed to Public Works the following week. Collection totals were 39 tons of trash and debris and 9.9 tons of tires (approximately 800 tires). Staff recognized the volunteers and departments that participated, including the Planning and Code Enforcement Department, Police Department, Sanitation Department, Public Works Department, Family Church, Weslaco East High School Football, the First Offenders Program, and Weslaco Fire/EMS and introduced Marco Ortiz, the new Sanitation Director, who was present at the Clean Sweep as Marco Ortiz briefly addressed the Commission, expressing appreciation and committing to having the sanitation department fully capable of managing future events in-house.

Joe Pedraza further reported that logistics involving brush trucks caused some traffic backup due to the city not yet having sufficient roll off containers to handle the volume without outside contractor support. Staff indicated that this would be reviewed for future events.

Commissioner Rodriguez inquired whether identification was required of participants. Staff confirmed that IDs were required, though the city did not turn away residents for minor reasons. A small number of individuals confirmed to be county residents with large loads were turned away.

IV. CONSENT AGENDA

All items listed under the Consent Agenda are considered to be routine, and the Governing Body has been furnished with background and support material and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item(s) will be removed from the consent agenda by the Mayor, a Commission member or the City Manager and will be considered separately.

A. Approval of the Minutes of the Workshop and Regular Meeting on April 15, 2026. (Staffed by City Secretary Department.)

B. Approval to renew the application for participation in the annual Texas Law Enforcement Support Office (LESO) Program. (Staffed by Police Department.)

C. Approval to use and transfer State Asset Forfeiture Fund (Fund 201) into the department's overtime budget in the amount of $9,000. (Staffed by Police Department.)

D. Approval to continue the Interlocal Cooperation Agreement between The County of Hidalgo, Texas, and the City of Weslaco regarding the MVCPA Auto Task Force Grant with a match not to exceed $300,000 from general funds for overtime, professional contract services, travel, and equipment. (Staffed by Police Department.)

E. Approval of Resolution 2026-38 to apply for the FY2027 SB 224 Catalytic Converter Grant to purchase equipment, fund overtime, and software recurring costs. (Staffed by Police Department.)

F. Approval of the landowners' petition from Ramona Medrano for the release of property located in the City's Extraterritorial Jurisdiction described as a 2.312-acre of land out of Farm Tract 283, West Tract Subdivision, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)

G. Approval of the landowners' petition from Rancho Nuevo, LLC, Michael Eric Carter, Managing Partner, for the release of property located in the City's Extraterritorial Jurisdiction is described as 12.03 acres of land out of a portion of Farm Tract 719, Block 176, West Tract Subdivision, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)

H. Approval of the landowners' petition from Jose A. and Norma A. Buenrostro for the release of property located in the City's Extraterritorial Jurisdiction described as a 5-acre tract

of land out of Farm Tract 92, The West Tract Subdivision, Hidalgo County, Texas. (Staffed by Planning and Code Enforcement Department.)

I. Approval to renew the Summer Seamless Food Program, accepting meals at no charge from Weslaco Independent School District Food Services Department for distribution to school age children within the 2026 Summer Reading Program, at Gibson Park, Judge Gilbert Garza Park, and at Harlon Block Park. (Staffed by Library Department.)

J. Approval to authorize staff to issue a Request for Proposals (RFP) for a mechanic to provide services at the Airport. (Staffed by Airport Department.)

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

V. OLD BUSINESS

A. Discussion and consideration to approve an amended lease agreement with Chris De Leon at Mid Valley Airport. (This item was tabled April 15, 2025;staffed by City Manager.)

Xavier Salinas, City Manager, and the City Attorney, requested that this item be moved to closed session for legal consultation.

There was no objection.

VI. NEW BUSINESS

A. Discussion and consideration to approve Resolution 2026-39 and the Buyout of Service Agreement between the City of Weslaco and North Alamo Water Supply Company (NAWSC) for Milanos Estates Subdivision Phase IV. (Staffed by Planning & Code Enforcement Department.)

Joe Pedraza stated this was an 86-lot single-family residential subdivision recorded as Milano's Estates Phase IV; development had been removed from the City's Extraterritorial Jurisdiction but would remain connected to city water and sanitary sewer services. The developer reimbursed the city for the associated NAWSC buyout costs totaling $110,183.76. Staff recommended approval of the resolution required to finalize the transfer of service to the city.

Commissioner Farias seconded by Commissioner Pedraza moved to approve Resolution 2026-39 and the Buyout of Service Agreement between the City of Weslaco and North Alamo Water Supply Company (NAWSC) for Milanos Estates Subdivision Phase IV as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration on Ordinance 2026-12 adopting a mid-year budget amendment. First reading of Ordinance 2026.12. (Staffed by Finance Department.)

Sonia Flores, Asst. Finance Director, presented first reading of Ordinance 2026-12, outlining adjustments identified at the midpoint of the current fiscal year. Key components of the

amendment included updates to revenue projections based on collection trends and grant-related revenues, reallocation of funds between departments, and appropriation for unanticipated expenditures. Specific items driving unbudgeted costs included the creation of the Public Utilities Director and Sanitation Director positions, overtime across several departments, the purchase of two garbage collection trucks, the purchase of a refurbished ambulance (on the evening's agenda), the second and final payment on a refurbished fire truck, and emergency capital expenditures for machinery maintenance and other supplies. The fiscal impact to the General Fund was a negative impact of $494,096, Water/Wastewater (combined): negative impact of $123,052, Solid Waste: negative impact of $98,095, Airport: negative impact of $49,600, Debt Service Fund: positive impact of $2,195,000, due to increased property tax collections. All funds combined (including special and enterprise funds): net positive of approximately $1,395,000. The major operating funds only (General, Water, Wastewater, Solid Waste, Airport) had net negative of approximately $777,000. Staff recommended approval of Ordinance 2026-12.

Commissioner Pedraza expressed concern regarding overtime expenditures and could an internal audit of the overtime be provided. Xavier Salinas stated staff is exploring options such as flex scheduling options for departments could be feasible and noted that the city's many community events, school activities, and other public obligations require significant staffing from Police, Fire, and EMS, and that each such event can be costly and will be looked at closely with all departments and staff indicated an overtime report could be provided upon request.

Commissioner Rodriguez commented on some factors that resulted in a negative impact was the creation of the new director's positions and voiced carefulness in creating position not in the budget. Omar Rodriguez, Asst. City Manager, stated these positions are funded through the water and wastewater enterprise funds and do not affect the General Fund, and that when these positions were presented it was advised they would reflect through the mid-year budget amendment.

Commissioner Lopez departed the meeting at 6:20 p.m. prior to the vote.

Commissioner Farias seconded by Commissioner Rodriguez moved to approve Ordinance 2026-12 adopting a mid-year budget amendment on first reading as presented. The motion carried; Mayor Gonzalez was present and voting.

C. Discussion and consideration to approve a contract with Inframark for operations and management of the City of Weslaco Water Treatment Plant, Wastewater Treatment Plants, and Lift Stations, following the award of RFP No. 2025-26-15. (Staffed by City Manager.)

Omar Rodriguez, Asst. City Manager requested that this item be tabled to the next meeting, as Inframark was still reviewing the contract.

Commissioner Rodriguez seconded by Commissioner Gonzalez Jr. moved to table as presented. The motion carried; Mayor Gonzalez was present and voting.

D. Discussion and consideration of Resolution 2026-40 for closure of Westbound US Business 83 and outside lane Northbound International Blvd (FM 1015) for the Mustang Stampede 5k and After Party Event scheduled Saturday, June 20, 2026, from 5:00 p.m. to 8:00 p.m. and approve any related documents as required by the Texas Department of Transportation. (Staffed by City Manager.)

Xavier Salinas presented the request for road closures for the Mustang Stampede 5K and After Party event scheduled for Saturday, June 20, 2026, from 5:00 p.m. to 8:00 p.m. was received; the Police Department had reviewed and approved the route plan. Staff recommended approval.

In response to Mayor Pro Tem Garcia Jr. staff stated this was needed because the closures involved TxDOT right-of-way.

Commissioner Gonzalez Jr. seconded by Commissioner Farias moved to approve Resolution 2026-40 as presented. The motion carried; Mayor Gonzalez was present and voting.

E. Discussion and consideration to authorize Heffner Design Group to provide a building assessment of the Service Center and former Parks & Recreation office located at Isaac Rodriguez Park. (Staffed by Assistant City Manager.)

Omar Rodriguez stated Andrew Heffner, Heffner Design Group, was in attendance to report on assessment of the service center at Isaac Rodriguez Park.

Andrew Heffner stated a preliminary structural and systems assessment of the existing service center at Isaac Rodriguez Park was conducted in coordination with the structural engineer, MEP engineers, and himself (landscape architect). Reported the foundation is in good condition. Any observed cracks are cosmetic and can be repaired with epoxy or grout. The structural system was found to be a steel frame with steel pipe columns and double-angle steel trusses in good condition. The roof structure is wood and would need to be replaced with metal if the building is converted to an open-air pavilion. The HVAC units are at or beyond expected service life and use outdated refrigerants. Electrical panels, lighting, and branch circuits appear original and present safety and reliability concerns. Plumbing shows corrosion inconsistent with modern standards. Restrooms appear largely ADA compliant but would require detailed review against current standards. There is no fire suppression system, which is appropriate given the approximately 300-person occupancy load, but fire exit signage is absent. The site is generally in good condition with no known history of flooding, adequate accessible parking with minor ramp upgrades needed, and a shaded plaza to the west that could serve as an extension of the facility.

Andrew Heffner noted that the critical next step is defining the intended future use of the building, as that determination drives the scope and cost of any renovation.

Discussion from the commission centered on two potential uses: (1) restoring the building as an enclosed, rentable event center, like its historical use for weddings, quinceañeras, and community gatherings; and (2) converting it to an open-air pavilion. Commissioner Lopez recalled the

building's extensive prior use as an affordable community venue and strongly advocated for the enclosed option. Commissioner Pedraza agreed that the building represents a genuine community need and supported obtaining cost estimates for both options.

Xavier Salinas proposed directing Heffner Design Group to prepare a formal proposal with cost estimates for both scenarios as an enclosed renovation and open-air pavilion — and to expand the scope to include the adjacent former Parks and Recreation office building, which could serve as parks offices or support space. The consensus from the commission this master plan approach would allow both options to be weighed during the summer budget process and allow staff to pursue any applicable grant opportunities.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve and direct Heffner Design Group to provide cost estimates for both an enclosed and open-air concept for the service center and include a cost estimate for the renovation of the former Parks and Recreation office. The motion carried; Mayor Gonzalez was present and voting.

F. Discussion and consideration to approve funding in the Fiscal Year 2025-2026 Budget in the amount of $45,000 to fund the City's pro rata share of initial operational costs of the Rio Grande Valley Public Utility Agency (RGVPUA). (Staffed by Assistant City Manager.)

Omar Rodriguez explained that this item was incorporated into the mid-year budget amendment approved earlier in the meeting, appropriate for the City's pro-rata share of initial operational costs for the Rio Grande Valley Public Utility Agency in the amount of $45,000. Stated that the funding is contingent on all participating cities contributing equally and that the city's interlocal agreement includes several protective contingencies. Staff recommended approval.

Commissioner Pedraza asked whether the recent change in leadership in San Benito could affect participation. Benjamin Castillo, City Attorney, confirmed that a withdrawal would require action by the full governing body, not the Mayor alone, and that the contingency provisions in the agreement protect the city if any participant withdraws.

Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to approve $45,000 in funding contingent on all member cities participating as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

G. Discussion and consideration to approve Allowance Expenditure Authorization #11 in the amount of $6,630 for the Mayor Joe V. Sanchez New Library Project. (Staffed by Assistant City Manager.)

Omar Rodriguez explained that this allowance expenditure was for the replacement and returns of air devices for the study room and for painting of access panels. The cost of $6,630 will be drawn from the project's existing contingency allowance and will not affect the overall contract amount. Staff recommended approval.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Pedraza moved to approve Allowance Expenditure Authorization #11 in the amount of $6,630 as presented. The motion carried; Mayor Gonzalez was present and voting.

H. Discussion and consideration regarding the Professional Consultant Agreement with M-5 Texas Enterprises LLC, Armando A. Martinez for administration and operation of the Mid-Valley Airport. (Staffed by Assistant City Manager.)

Omar Rodriguez stated the previously approved consulting agreement with M-5 Texas Enterprises LLC — Armando A. Martinez — for the administration and operation of Mid-Valley Airport had reached the approved term and had expired as of May 5th. Staff recommended approval extending the contract terms through calendar year end, December 31, 2026 to allow continued airport operations oversight while the recruitment process for a permanent Airport Director continues.

Xavier Salinas reported that three finalist candidates were identified from 18 total applicants, but two declined to participate in scheduled interviews even when a Zoom option was offered, and the one candidate interviewed

The Commissioners expressed strong appreciation for the operational improvements achieved under Armando Martinez's tenure over the past three months, including receipt of over $26 million in airport grants, establishment of a Hertz rental car agreement, development of a SWAT plan, and integration of fire/EMS and law enforcement training with airport operations that included the complexity of the role — involving FAA compliance, TxDOT Aviation, grant management, CBP coordination, and lease administration.

In response to Commissioner Rodriguez, Xavier Salinas stated once the Airport Director was hired and it was before December 31st the agreement included a 30-day termination clause, allowing the city to transition at any point.

Commissioner Farias seconded by Gonzalez Jr. moved to approve the extension of the consulting agreement with M-5 Texas Enterprises LLC through December 31, 2026 as presented. The motion carried 5-ayes; Commissioner Rodriguez against the motion; Mayor Gonzalez was present and voting.

I. Discussion and consideration on the Consulting Agreement with Ares Services Incorporated dba the Olympus Group. (Staffed by Assistant City Manager.)

Omar Rodriguez presented the recommendation to renew the consulting agreement with Ares Services Incorporated dba The Olympus Group, represented by consultant Rigoberto Villarreal for state and federal legislative advocacy services. The agreement, initiated in February 2025, is proposed for a two-year renewal at $10,000 per month. Staff recommended approval.

Staff and Mayor Gonzalez highlighted the consultant's role in facilitating access to legislative committees in Austin and Washington D.C., including the Governor's office, TxDOT committees, ways and means committees, and federal offices. The consultant's coordination was credited as

instrumental in securing the $26 million in airport grant funding and in advancing a major FEMA application for the Southwest Wastewater Treatment Plant and the Paisano drainage project and noted the consultant's recent coordination securing a direct meeting with U.S. Senator Cornyn to advocate for pending FEMA applications.

Commissioner Gonzalez Jr. seconded by Commissioner Farias moved to approve the renewal of the consulting agreement with Ares Services Incorporated dba The Olympus Group as presented. The motion carried; Mayor Gonzalez was present and voting.

J. Discussion and consideration to approve the purchase of a new refurbished ambulance from Monaco Global Sales in the amount not to exceed $95,000. (Staffed by Fire Department.)

Antonio Lopez, Fire Chief, presented the request to purchase a refurbished Type 3 ambulance from Monaco Global Sales, a Weslaco-based vendor, at a cost not to exceed $95,000; explained that the department had recently experienced two medic units being simultaneously out of service, reducing available units to the operational minimum. The refurbished unit — a gasoline-powered vehicle with only 23 to 26 miles on the chassis was inspected and found to be in excellent condition. Staff recommended approval as a new comparable unit would cost between $275,000 and $350,000, making this refurbished option a significant value. The unit is intended to serve as a reserve ambulance but is expected to see active primary service given the department's current fleet maintenance demands and increasing call volume and noted maintenance and warranty work would be handled locally.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Gonzalez Jr. moved to approve the purchase of a refurbished ambulance from Monaco Global Sales in an amount not to exceed $95,000 as presented. The motion carried; Mayor Gonzalez was present and voting.

K. Discussion and consideration to declare old and expired Fire and EMS equipment as surplus, such as end-of-life bunker gear, helmet, pants, boots, coats, fire hoses and EMS medical equipment. (Staffed by Fire Department.)

Antonio Lopez stated the department's annual spring assessment and equipment is done to identify items as having reached manufacturer end-of-life or being damaged beyond serviceable use — including bunker gear, helmets, pants, boots, coats, fire hoses, and EMS medical equipment. Staff recommended declaration as those surplus items and stated that several local governments and sister cities in Mexico had expressed interest in receiving usable surplus items.

Commissioner Pedraza seconded by Mayor Pro Tem Garcia Jr. moved to declare the listed fire and EMS equipment as surplus as presented. The motion carried; Mayor Gonzalez was present and voting.

L. Discussion and consideration to donate the declared surplus of Fire and EMS equipment such as end-of-life bunker gear, helmet, pants, boots, coats, fire hoses and EMS medical equipment to different governmental entities. (Staffed by Fire Department.)

Antonio Lopez requested to donate the declared surplus fire and EMS equipment to appropriate governmental entities that could extend its useful life for emergency response purposes. Staff recommended approval.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Pedraza moved the donation of the declared surplus fire and EMS equipment as presented. The motion carried; Mayor Gonzalez was present and voting.

M. Discussion and consideration on renewal of the agreement with Armando Martinez dba M-5 Texas Enterprises LLC Consulting Services for the Fire Department. (Staffed by Fire Department.)

Antonio Lopez stated the renewal of the consulting agreement with Armando Martinez dba M-5 Texas Enterprises LLC for advanced EMS training services included the necessary certifications for fire personnel was PHTLS (Prehospital Trauma Life Support), PALS (Pediatric Advanced Life Support), and ACLS (Advanced Cardiac Life Support), and noted the certifications are mandated for all paramedics — a standard above what most agencies require. Staff recommended approval.

In response to the commission, Antonio Lopez explained that the consultant coordinates training logistics, manages protocol testing, provides curriculum for the department's community paramedicine program, and assists in credentialing paramedics through an advanced paramedicine attachment; 90% of Weslaco firefighters hold the advanced paramedic designation, and that the consultant enables faster credentialing turnaround (approximately two weeks versus two to three months through a college) and emphasized that if these services were handled in-house, it would require two to three additional staff members. The trainings occur monthly, with as many as three in a two-week period, and those sessions are held at various locations including fire stations, City Hall, this chamber, and facilities at the Lower Rio Grande Valley Development Council, as the department lacks a dedicated training space. Commissioner Rodriguez confirmed that training hours are reported to the Texas Commission on Fire Protection and are also tracked for ISO compliance. Staff also stated they would be looking into the integration of airport emergency response training into the program, with two cohorts of airport firefighting certification already completed among approximately 12 firefighters.

Commissioner Farias seconded by Commissioner Gonzalez Jr. moved to approve the renewal of the consulting agreement with Armando Martinez dba M-5 Texas Enterprises LLC as presented. The motion carried; Mayor Gonalez was present and voting.

N. Discussion and consideration to ratify the purchase of gym equipment not to exceed $3,000 using state asset forfeiture funds. (Staffed by Police Department.)

Robert Lopez, Police Chief, requested to ratify the purchase of replacement gym equipment not to exceed $3,000 using State Asset Forfeiture funds. Staff stated the department's existing treadmill was no longer usable. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner moved to approve and ratify the purchase of replacement gym equipment not to exceed $3,000 using State Asset Forfeiture funds as presented. The motion carried; Mayor Gonzalez was present and voting.

O. Discussion and consideration to award RFB No. 2025 26 26 for the UV Module Rehabilitation and Installation at the Southwest Wastewater Treatment Plant (SWWTP) to Texas Machine Shop Pump Services, LLC in the amount of $72,496.94. (Staffed by Engineering Department.)

Peter Hermida stated bids three bids were received and evaluated. Texas Machine Shop Pump Services, LLC submitted the lowest and most responsive and responsible bid at $72,496.94 to rehabilitate and reinstall critical UV disinfection infrastructure damaged in the prior year. Staff recommended approval to award Texas Machine Shop Pump Services.

Commissioner Pedraza raised concern about the significant discrepancy between the three bids — $72,496, $194,000, and $271,000 — and referenced past experiences with a low bid that generated substantial change orders. The City Attorney confirmed that any change orders would be brought to the Commission for approval and noted that the Commission retains the authority to decline change orders not initiated by the city.

Commissioner Pedraza and seconded by Commissioner Rodriguez moved to approve Texas Machine Shop Pump Services LLC in the amount of $72,496.94, with the condition that no change orders shall be approved unless initiated by the city as presented. The motion carried; Mayor Gonzalez was present and voting.

P. Discussion and consideration to award RFB No. 2025 26 20 for the Pedestrian Connection 2022 Sidewalk Reconstruction Project on Bridge Avenue to Fuerza Construction, LLC in the amount of $312,000. (Staffed by Engineering Department.)

Peter Hermida stated three bids were received and evaluated. Fuerza Construction, LLC was determined to be the lowest and most responsive bidder at $312,000. The project involved reconstructing and connecting gaps in sidewalks along North Bridge Avenue from Pike Boulevard to just north of the new police station and includes reconstruction of an existing pedestrian bridge section. Staff advised that a negative change order will be brought to the Commission at a later date to remove the section of sidewalk adjacent to the bridge between Agostadero Street, due to ongoing utility work in that corridor. He also acknowledged the need to sequence this project carefully given other planned improvements on North Bridge Avenue, including a future waterline

replacement and potential road resurfacing. The project is grant-funded with the city responsible for a 20% match, and the grant expires on December 31, 2026 — necessitating timely action. The grant was originated under a 2022 interlocal agreement with the Lower Rio Grande Valley Development Council. Staff recommended approval.

Commissioner Pedraza and seconded by Commissioner Rodriguez moved to award Fuerza Construction, LLC in the amount of $312,000 as presented. The motion carried; Mayor Gonzalez was present and voting.

Q. Discussion and consideration of the Kansas/Los Torritos Drainage Improvements Change Order No. 2 in the amount of $239,046.57 associated with the re-routing of an existing 18-inch waterline. (Staffed by Engineering Department.)

Peter Hermida explained that during construction of the Kansas/Los Torritos Drainage Improvements project, the contractor uncovered an existing 18-inch asbestos concrete transmission line — larger than the 8-inch line indicated in the original project documents — within the project limits. This waterline serves as a critical transmission line connecting existing water towers throughout the city. Because of its size, material, and location relative to the project's drainage box culverts, the line must be safely rerouted using new PVC piping, additional valves, and bypass infrastructure to maintain system integrity while construction continues.

Change Order No. 2 in the amount of $239,046.57 covers the excavation, pipe installation, valve placement, and site restoration required for this rerouting. The contractor had already begun ordering the necessary valves and the work is expected to take approximately one to one and a half months once materials arrive and will be performed as a night operation to minimize risk to the water distribution system. Staff recommended approval.

Mayor Gonzalez stressed the importance of coordination with health, fire, EMS, and other stakeholders before the cutover, given the sensitivity of interrupting a major transmission line. Staff confirmed that multiple site meetings had already been held with those departments.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve Change Order No. 2 in the amount of $239,046.57 as presented. The motion carried; Mayor Gonzalez was present and voting.

R. Discussion and consideration to approve airport leases at Mid-Valley Airport. (Staffed by Airport Department.)

Armando Martinez, Airport Consultant, reported that staff had completed a comprehensive effort to standardize and formalize lease agreements for all tenants at Mid-Valley Airport. He explained that previously, inconsistent and informal lease arrangements had prevented many tenants from being billed or making payments. With all leases now streamlined to a uniform format, the city can begin collecting monthly revenue from airport tenants.

Commissioner Pedraza seconded by Commissioner Rodriguez moved to approve the airport leases at Mid-Valley Airport the uniform format for leases as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VII. EXECUTIVE SESSION

At 7:45 p.m. Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to convene the regular meeting into executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

At 8:25 p.m. Mayor Gonzalez stated the City Commission had completed its Executive Session and reconvened the regular meeting as open to the public.

VIII. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

V. OLD BUSINESS

A. Discussion and consideration to approve an amended lease agreement with Chris De Leon at Mid Valley Airport. (This item was tabled April 15, 2025;staffed by City Manager.)

Upon returning from Executive Session, Mayor Gonzalez called for a motion to remove the item from the table.

Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to remove the item from the table. The motion carried; Mayor Gonzalez was present and voting.

Xavier Salinas recommended approval of the amended lease agreement with Chris De Leon at Mid Valley Airport.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve the amended lease agreement with Chris De Leon at Mid-Valley Airport as presented. The motion carried unanimously.

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

No action.

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

No action.

C. Legal Consultation — Consultation with City Attorney regarding Military Highway Water Supply Corporation as authorized by Section §551.071 of the Texas Government Code.

No action.

IX. ADJOURNMENT

Commissioner Farias seconded by Commissioner Pedraza moved to adjourn the regular meeting of May 6, 2026 at 8:26 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

_____

Adrian Gonzalez, **MAYOR**

ATTEST:

_____

Norma A. Cantu, City Secretary

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-634	
From:		
Subject: Ordinance 2026-12 adopting a mid-year budget amendment. (First reading held May 6, 2026; staffed by Finance Department.)		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Ordinance - Final Reading Ordinance - First Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
ADELAIDA VEGA Rosalinda Cavazos Xavier Salinas	Created	
City Manager Comments: Approve as recommended by staff.		
Staff Recommendation:		
Attachments, if any: 050626 O2026-12 Mid Year Amendment, EXHIBIT A GENERAL FUND, EXHIBIT B CIP AND ENTERPRISE FUNDS, EXHIBIT C - SMALL FUNDS, O2026-12 Mid-year budget amendment		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

Date: **April 30, 2026**

To: **Mayor & City Commission**

CC: **Xavier Salinas, City Manager**
Omar Rodriguez, Assistant Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

From: **Rosie Cavazos, Finance Director**

Re: **Ordinance 2026-12 Mid Year Budget Amendment**

The City Commission on September 16, 2025, approved ordinance 2025-19 adopting the City of Weslaco's 2025-2026 fiscal year budget. As the City has now reached the mid-point of the fiscal year, it is necessary to amend the original budget to address operational adjustments, funding reallocations, and other financial revisions.

While staff has kept the Commission informed of some of these items throughout the fiscal year, formal budget amendments are required to incorporate these adjustments into the adopted budget and maintain compliance with budgetary and financial reporting standards.

Ordinance 2025-12 proposes amendments across several City funds. A summary of changes includes:

- **General Fund:** Revenue increase of $1,302,739, while expenditures increased by $1,796,835, resulting in a proposed use of $494,096 from fund balance reserves.
    - Major factors include overtime costs for Building Maintenance, Parks, and Streets. Remaining funding is utilized to help offset insurance expenses, grant-related revenues and expenditures and increased daily supply costs.
- **Water and Wastewater Funds (Combined):** Net expenditures exceed revenues by $123,052 due to infrastructure and equipment needs.
    - Primary factors include the creation of the Public Utilities Director position and emergency capital expenditures necessary to preserve our system infrastructure and maintain operational.
- **Solid Waste Fund:** Net negative impact of $98,095 to fund balance
    - Main drivers include the creation of the Sanitation Director position and the purchases of two garbage collection trucks.
- **Airport Fund:** Net negative impact of $49,600.
    - Increases are primarily related to operational supplies and machinery maintenance.
- **Boys & Girls Club Fund:** $50,142 in revenue and $50,475 in expenditures.
    - The new building costs are being fronter by the City and reimbursed through federal earmark funds.

- **Capital Improvement Fund (CIP):** $195,000 in additional capital project expenditures.
    - Funding will help support additional street related projects and projects assigned to the newly hired engineering firms.

Detailed line-item amendments are outlined in Exhibits A, B, and C attached to the ordinance.

Staff recommends approval of Ordinance and Budget Amendment.

Account Number	Dept / Function	Description	DEBIT	CREDIT
101-4000-401100	REVENUE	CURRENT ADVALOREM TAX		$ 450,332
101-4000-414020	REVENUE	MAGIC VALLEY ELEC		20,300
101-4000-414100	REVENUE	FRANCHISE TEXAS GAS SERVICE		10,000
101-4000-422010	REVENUE	SUBDIVISION FEES		10,000
101-4000-422024	REVENUE	BOARD OF ADJ & APPEALS		5,000
101-4000-422205	REVENUE	WRECKER PERMITS		2,500
101-4000-422300	REVENUE	OTHER PERMITS		15,000
101-4000-431390	REVENUE	PUBLIC INFORMATION REQUEST		2,000
101-4000-435240	REVENUE	REV-DEMO & CLNG VCNT LOTS		25,000
101-4000-439010	REVENUE	OVER/UNDER		100
101-4000-451256	REVENUE	DEPLOYEMENT - STATE REIMB		82,582
101-4000-460300	REVENUE	INTEREST ON INVESTMENTS		250,000
101-4000-472100	REVENUE	ROYALTIES		250
101-4000-473810	REVENUE	INSURANCE CLAIM PAYMENTS		20,000
101-4000-473820	REVENUE	SETTLEMENT PROCEEDS		800
101-4000-492010	REVENUE	PROCEEDS SLAE OF ASSETS		230,000
101-4000-490100	REVENUE	TRANSFER FROM OTHER FUNDS		93,875
101-5100-522520	CCO	MEMBERSHIP & SUBSCRIPTION	22,500	
101-5100-522440	CCO	POSTAGE	100	
101-5100-544012	CCO	CLOTHING & LINEN	500	
101-5100-544045	CCO	OTHER SUPPLIES	6,500	
101-5101-522043	CMO	TRAVEL & TRAINING	5,000	
101-5101-548050	CMO	EQUIPMENT-NON CAPITALIZED	2,500	
101-5103-533011	CSO	ELECTIONS		25,000
101-5103-550100	CMO	CAPITAL OUTLAY	28,675	
101-5103-544045	CSO	OTHER SUPPLIES	1,500	
101-5109-544001	HR	OFFICE SUPPLIES	1,000	
101-5109-544026	HR	EDUCATIONAL SUPPLIES	2,000	
101-5110-510080	BLDG MAINT	OVERTIME	40,000	
101-5110-522043	BLDG MAINT	TRAVEL & TRAINING	2,500	
101-5110-522240	BLDG MAINT	ADVERTISING	500	
101-5110-522300	BLDG MAINT	EQUIPMENT RENTAL	2,000	
101-5110-522626	BLDG MAINT	MAINT-BUILDING	50,000	
10-5110-522628	BLDG MAINT	MAINT-OTHER	4,000	
101-5110-522639	BLDG MAINT	MAINT-RADIOS	500	
101-5110-522651	BLDG MAINT	MAINT-ELEVATOR	8,000	
101-5110-544012	BLDG MAINT	CLOTHING & LINEN	1,000	
101-5110-544045	BLDG MAINT	OTHER SUPPLIES	2,000	
101-5111-548050	IT	EQUIPMENT-NON CAPITALIZED	2,500	
101-5120-510080	MUNICIPAL COURT	OVERTIME	1,000	
101-5120-544012	MUNICIPAL COURT	CLOTHING & LINEN	500	
101-5120-544045	MUNICIPAL COURT	OTHER SUPPLIES	500	
10-5125-533027	LAW	SPECIAL CASES	5,000	
101-5125-533028	LAW	SPECIAL CASES-HOSPITAL BOARD		60,000
101-5125-533029	LAW	MUNICIPAL COURT PROESECUTOR	60,000	
101-5202-510080	POLICE	OVERTIME	29,261	
101-5202-511140	POLICE	FICA TAX	1,815	
101-5202-511150	POLICE	SS TAX	424	
101-5202-511160	POLICE	WORKERS COMP INSURANCE	816	
101-5202-511120	POLICE	PENSION CONTRIBUTION	2,683	
101-5202-522080	POLICE	INSURANCE & BONDS	29,000	
101-5202-522240	POLICE	ADVERTISING	1,000	
101-5202-533010	POLICE	PROFESSIONAL SERVICES	2,000	
101-5202-544026	POLICE	EDUCATIONAL SUPPLIES	3,597	
101-5202-548050	POLICE	EQUIPMENT-NON CAPITALIZED	3,400	
101-5202-554130	POLICE	COMPUTER HARDWARE/SOFTWAR	13,300	
101-5202-554131	POLICE	TOOLS & EQUIPMENT	197,300	
101-5202-554240	POLICE	VEHICLES	109,690	
101-5202-522044	POLICE	LEOSE TRAVEL	10,500	

Account Number	Dept / Function	Description	DEBIT	CREDIT
101-5206-510080	FIRE	OVERTIME	250,000	
101-5206-511140	FIRE	FICA TAX	15,500	
101-5206-511150	FIRE	MEDICARE TAX	3,625	
101-5206-511160	FIRE	WORKERS COMP INSURANCE	12,500	
101-5206-511120	FIRE	PENSION CONTRIBUTION	30,000	
101-5206-522080	FIRE	INSURANCE & BONDS	1,000	
101-5206-522636	FIRE	MAINT-VEHICLES	2,000	
101-5206-522810	FIRE	OTHER SERIVCES	4,000	
101-5206-544045	FIRE	OTHER SUPPLIES	1,000	
101-5206-550100	FIRE	CAPITAL OUTLAY	321,348	
101-5206-554131	FIRE	TOOLS & EQUIPMENT	112,000	
101-5208-522810	EMS	OTHER SERVICES	55,000	
101-5208-554240	EMS	VEHICLES	107,000	
101-5210-522010	ANIMAL CARE	COMMUNICATIONS	4,200	
101-5304-510080	STREETS	OVERTIME	35,000	
101-5304-522624	STREETS	MAINT-STREETS & IMPV	30,000	
101-5304-522628	STREETS	MAINT-OTHER	1,500	
101-5304-522634	STREETS	MAINT-MACHINERY	15,000	
101-5304-522810	STREETS	OTHER SERVICES	15,000	
101-5304-544001	STREETS	OFFICE SUPPLIES	1,000	
101-5304-544045	STREETS	OTHER SUPPLIES	4,000	
101-5307-522810	DRAIN DITCH	OTHER SERVICES	3,000	
101-5340-510080	FLEET MAINT	OVERTIME	7,000	
101-5350-522010	ENGINEERING	COMMUNICATIONS	500	
101-5350-522440	ENGINEERING	POSTAGE	100	
101-5350-544024	ENGINEERING	INKS PENS & DRAFTING PAPER	500	
101-5404-510080	PARKS	OVERTIME	60,000	
101-5404-522043	PARKS	TRAVEL & TRAINING	500	
101-5404-522320	PARKS	COPYING EXPENSES	500	
101-5404-522636	PARKS	MAINT-VEHICLES	7,000	
101-5404-522810	PARKS	OTHER SERVICES	11,000	
101-5404-527510	PARKS	FIREWORKS DISPLAY	17,500	
101-5404-544001	PARKS	OFFICE SUPPLIES	2,000	
101-5404-544012	PARKS	CLOTHING & LINEN	3,000	
101-5404-544020	PARKS	MINOR TOOLS	500	
101-5410-522520	LIBRARY	MEMBERSHIP & SUBSCRIPTION	200	
101-5410-522810	LIBRARY	OTHER SERVICES	1,000	
101-5511-522080	PCE	INSURANCE & BONDS	1,000	
101-5511-522520	PCE	MEMBERSHIP & SUBSCRIPTION	1,000	
101-5511-544012	PCE	CLOTHING & LINEN	2,800	
101-5511-544042	PCE	CODE BOOK -CODIFICATION	1,500	
101-5511-544045	PCE	OTHER SUPPLIES	500	
			1,796,835	1,302,739
		IMPACT ON FUND BALANCE		**$ (494,096)**

Account	Department	Description	DEBIIT	CREDIT
		410 - CIP FUND		
410-5350-533010	ENGINEERING	PROFESSIONAL SERVICES	$ 150,000	
410-5304-550100	STREETS	CAPITAL OUTLAY	45,000	
			-	
			195,000	-
		Impact on Fund Balance	**$ (195,000)**	

Account	Department	Description	DEBIIT	CREDIT
		501- WATER FUND		
501-4000-476350	REVENUE	WATER RIGHTS COST PARTICIPATION	$ -	$ 130,000
501-5312-510010	WATER TREATMENT	EXEMPT WAGES	17,351	
501-5312-511100	WATER TREATMENT	GROUP HEALTH INSURANCE	1,243	
501-5312-511120	WATER TREATMENT	PENSION CONTRIBUTION	1,735	
501-5312-511140	WATER TREATMENT	FICA TAX	1,076	
501-5312-511150	WATER TREATMENT	MEDICARE TAX	252	
501-5312-522240	WATER TREATMENT	ADVERTISING	500	
501-5312-522628	WATER TREATMENT	MAINT-OTHER	10,000	
501-5312-544016	WATER TREATMENT	MOTOR FUEL	5,000	
501-5316-544001	WATER TREATMENT	OFFICE SUPPLIES	2,000	
501-5312-544012	WATER TREATMENT	CLOTHING & LINENS	500	
501-5312-522043	WATER TREATMENT	TRAVEL & TRAINING	2,000	
501-5312-550100	WATER TREATMENT	CAPITAL OUTLAY	30,000	
501-5314-510010	WATER DISTRIBUTION	EXEMPT WAGES	9,900	
501-5314-510020	WATER DISTRIBUTION	NON-EXEMPT WAGES		9,900
501-5314-522440	WATER DISTRIBUTION	POSTAGE		
501-5314-522520	WATER DISTRIBUTION	MEMBERSHIP & SUBSCRIPTIONS	6,200	
501-5314-522628	WATER DISTRIBUTION	MAINT-OTHER	1,000	
501-53314-522636	WATER DISTRIBUTION	MAINT-VEHICLES	10,000	
501-5314-522649	WATER DISTRIBUTION	MAINT-FIRE HYDRANTS	3,000	
501-5314-522810	WATER DISTRIBUTION	OTHER SERVICES	4,000	
501-5314-533100	WATER DISTRIBUTION	PROFESSIONAL SERVICES	10,000	
501-5314-544012	WATER DISTRIBUTION	CLOTHING & LINENS	3,000	
501-5314-544020	WATER DISTRIBUTION	MINOR TOOLS	3,000	
501-5315-510080	METER TECHS	OVERTIME	1,200	
501-5315-522080	METER TECHS	INSURANCE &BONDS	2,400	
501-5315-552642	METER TECHS	MAINT-METERS	13,000	
501-5315-544045	METER TECHS	OTHER SUPPLIES	1,000	
501-5316-522080	UB	INSURANCE &BONDS	4,000	
501-5316-522440	UB	POSTAGE	20,000	
501-5316-544045	UB	OTHER SUPPLIES	500	
501-5316-548050	UB	EQUIPMENT - NON CAPITALIZED	1,000	
			164,857	139,900
		Impact on Fund Balance	**$ (24,957)**	

508- WASTEWATER FUND				
508-4000-478910	REVENUE	MISC. REVENUE	$ -	$ 40,000
508-5322-510010	WW TREATMENT	EXEMPT WAGES	16,901	
508-5322-511100	WW TREATMENT	GROUP HEALTH INSURANCE	1,211	
508-5322-511120	WW TREATMENT	PENSION CONTRIBUTION	1,690	
508-5322-511140	WW TREATMENT	FICA TAX	1,048	
508-5322-511150	WW TREATMENT	MEDICARE TAX	245	
508-5322-522080	WW TREATMENT	INSURANCE & BONDS	2,000	
508-5322-522628	WW TREATMENT	MAINT-OTHER	20,000	
508-5322-553120	WW TREATMENT	IMPROVEMENTS	50,000	
508-5324-510010	WW COLLECTION	EXEMPT WAGES	9,900	
508-5324-510020	WW COLLECTION	NON-EXEMPT WAGES		9,900
508-5324-522628	WW COLLECTION	MAINT-OTHER	1,000	
508-5324-522636	WW COLLECTION	MAINT-VEHICLES	8,000	
508-5324-522640	WW COLLECTION	MAINT-ALLOWANCE	25,000	
508-5324-533010	WW COLLECTION	PROFESSIONAL SERVICES	5,500	
508-5324-544012	WW COLLECTION	CLOTHING & LINEN	1,500	
508-5324-544020	WW COLLECTION	MINOR TOOLS	2,000	
508-5324-544045	WW COLLECTION	OTHER SUPPLIES	2,000	
			147,995	49,900
		Impact on Fund Balance	**$ (98,095)**	

540 - SOLID WASTE FUND				
540-4000-433660	REVENUE	RECYCLING	$ -	$ 10,000
540-4000-433615	REVENUE	ROLL-OFF FEES		$ 40,000
540-4000-433660	REVENUE	RECYCLING		5,000
540-4000	REVENUE	OTHER FINANCING SOURCES		700,000
540-5330-510020	COLLECTION	EXEMPT WAGES	22,812	-
540-5330-522520	COLLECTION	MEMBERSHIP & SUBSCRIPTION	40,000	
540-5330-522634	COLLECTION	MAINT-MACHINERY	125,000	
540-5330-544001	COLLECTION	OFFICE SUPPLIES	1,000	
540-5330-544012	COLLECTION	CLOTHING & LINENS	3,000	
540-5330-553120	COLLECTION	IMPROVEMENTS		100,000
540-5330-554240	COLLECTION	VEHICLES	700,000	-
540-5332-522010	TRANSFER STATION	COMMUNICATIONS	1,000	
540-5332-544012	TRANSFER STATION	CLOTHING & LINENS	1,000	
540-5332-544026	TRANSFER STATION	EDUCATIONAL SUPPLIES	1,000	
540-5332-554131	TRANSFER STATION	TOOLS & EQUIPMENT	30,000	
540-5336-544001	BRUSH	OFFICE SUPPLIES	1,000	
540-5336-544020	BRUSH	MINOR TOOLS	900	
540-5336-544045	BRUSH	OTHER SUPPLIES	2,000	
			928,712	855,000
		Impact on Fund Balance	**$ (73,712)**	

	550 - AIRPORT FUND			
540-4000-435570	SALES - TAXABLE	**$**	**-**	4,900
550-5520-522050	MISC EXPENSE		15,000	
550-5520-522626	MAINT-BUILDING		10,000	
550-5520-522628	MAINT-OTHER		5,000	
550-5520-522632	MAINT-APPARATUS		5,000	
550-5520-522636	MAINT-VEHICLES		1,000	
550-5520-522810	OTHER SERVICES		9,000	
550-5520-544010	SUPPLIES FOR RESALE		5,000	
550-5520-544012	CLOTHING & LINEN		2,500	
550-5520-544025	CHEMICALS		2,000	
			54,500	4,900
	Impact on Fund Balance		**(49,600)**	

Account	Department	Description	DEBIIT	CREDIT
BOYS & GIRLS CLUB				
102-4000-478910	REVENUE	MISCELLANEOUS REVENUE		$ 50,142
102-5404-522810	EXPENSE	OTHER SERVICES	1,000	
102-5404-533010	EXPENSE	PROFESSIONAL SERVICES	49,475	
			$ -	$ -
			50,475	50,142
		Impact on Fund Balance	**$ (333)**	
COURT ADMINISTRATION				
105-5120-550110	EXPENSE	EQUIPMENT	$ 35,000	$ -
			35,000	-
		Impact on Fund Balance	**$ (35,000)**	
SEIZURES ACCOUNT				
201-4000-441510		CONFISCATED PROPERTY	**$ -**	15,000
201-4000-460100		INTEREST EARNED		1,500
201-5202-548050		EQUIPMENT - NON CAPITALIZED	1,357	
			1,357	16,500
		Impact on Fund Balance	**15,144**	
FORFEITURES ACCOUNT				
202-4000-460100		CONFISCATED PROPERTY	**$ -**	25,000
202-4000-460100		INTEREST EARNED	-	15,000
202-5202-522043		TRAVEL & TRAINING	950	
202-5800-580000		TRANSFER TO OTHER FUNDS	93,875	
			94,825	40,000
		Impact on Fund Balance	**(54,825)**	
301 - INTEREST & SINKING				
301-4000-401100		CURRENT ADVALOREM TAX	$ -	2,200,000
301-4000-401200		DELINQUENT ADVALOREM TAX		10,000
301-4000-401900		INTEREST & PENATLY ON TAX		10,000
301-4000-460100		INTEREST EARNED		25,000
301-4000-460300		INTEREST ON INVESTMENTS		50,000
301-5700-566210		BOND INTEREST	$ 100,000	
			100,000	2,295,000
		Impact on Fund Balance	**2,195,000**	

302 - 2019 INTEREST & SINKING				
302-4000-401100	CURRENT ADVALOREM TAX	**$**	**-**	100,000
	DELINQUENT ADVALOREM TAX			5,000
	INTEREST & PENATLY ON TAX			2,000
			-	107,000
	Impact on Fund Balance		**107,000**	

502-WATER/SEWER PROJECTS				
502-5322-553120	CAPITAL OUTLAY IMPROVEMENTS	$	-	180,160
502-5322-553125	CAPITAL OUTLAY IMPROVEMENTS		180,160	-
			180,160	180,160
	Impact on Fund Balance		**-**	

602- BUILDING DEPRECIATION FUND				
602-4000-471100	PROPERTY RENTAL	**$**	**-**	103,812
602-5110-522626	MAINT-BUILDING		-	
			-	103,812
	Impact on Fund Balance		**103,812**	

ORDINANCE 2026-12

AN ORDINANCE AMENDING ORDINANCE NUMBER 2025-19, APPROVING AND ADOPTING A BUDGET FOR THE CITY OF WESLACO, TEXAS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, FINDING NEED TO AMEND THE 2025-2026 MUNICIPAL BUDGET; TO WIT; GENERAL FUND, $1,796,835 IN EXPENDITURES & $1,302739, IN REVENUE; WATER/WASTER NET COMBINED, ($123,052) IN REVENUES OVER EXPENDITURES; SOLID WASTE FUND BY $928,712 IN EXPENDITURES AND $855,000 IN REVENUE; AIRPORT BY $4,900 AND $54,500 IN EXPENDITURES AND REVENUE RESPECTIVELY; BOYS & GIRLS CLUB FUND INCREASE REVENUE BY $50,142 AND $50,475 IN EXPENDITURES; CIP FUND $0 IN REVENUES, AND $195,000 IN EXPENDITURES; ARPA FUND $0 IN REVENUES AND $0 IN EXPENDITURES;PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE, AND ORDAINING OTHER MATTERS WITH RESPECT TO THE SUBJECT MATTER HEREOF.

WHEREAS, the City Commission of the City of Weslaco utilized diligent thought and attention to the preparation of the 2025-2026 budget; and

WHEREAS, unusual and unforeseen conditions have arisen during the fiscal year which have, or will require, the expenditure of additional funds constituting an emergency expenditure; and

WHEREAS, Section 102.009 of the Texas Local Government Code authorizes the City to amend its budget in such a manner as to provide for emergency expenditures as an amendment to the original budget in a case of grave public necessity to meet an unusual and unforeseen condition; and

WHEREAS, the City Commission finds the amendments in the line items identified in the attached Exhibits are reasonable, necessary, and for municipal purposes.

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

SECTION 1. FINDINGS. The City Commission finds the statements made in the preamble above are true.

SECTION 2. BUDGET LINE ITEMS. The City Commission approves the budget amendments in the attached Exhibit as such change is necessary to meet an unusual and unforeseen condition as the result of an emergency.

SECTION 3. BUDGET TOTAL. The City Commission further finds the amended budget line items identified in such Exhibit will not cause the total expenditures in the budget to exceed the total amount of estimated revenue.

SECTION 4. APPROVAL. The 2025-2026 Official Budget, adopted by Ordinance 2025-19, is hereby reallocated, revised, amended and approved as set forth in the attached Exhibits.

SECTION 5. AUTHORIZATION. The City Manager is authorized to undertake action to execute such transfers in accordance with state law, and file, or cause to be filed, a true and correct copy of this Ordinance, with the attached budget amendment, with the City Secretary.

SECTION 6. SEVERABILITY CLAUSE. It is the intent of the City Commission that each sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be deemed severable and, should any such sentence, paragraph, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to affect the validity of those provisions of the Ordinance left standing.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect upon final reading.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 6th day of May 2026.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 27th day of May 2026.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Benjamin Castillo, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-645	
From:		
Subject: Approval of the lease agreement with Weslaco Youth Football League from June 1st to July 18, 2026, for the use of Harlon Block Sports Complex Park East and West fields. (Staffed by Parks & Recreation Department.)		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
NORMA CANTU ANTONIO LOPEZ Xavier Salinas	Created	
City Manager Comments: Approve as recommended by staff.		
Staff Recommendation:		
Attachments, if any: WYFL, WYFL Lease		
Responsibilities upon Approval:		

WESLACO YOUTH FOOTBALL LEAGUE

P.O. Box 1261; Weslaco, Texas 78599; Phone (956) 463-3127
TAX ID # 74-2801742

April 20, 2026

City of Weslaco Parks and Recreation Dept.
Attn: Mr. Eddie Serna, Director
255 S. Kansas Ave.
Weslaco, TX 785960

Re: 2025 Summer Flag/ 7 on 7 Season- Request for Use of Harlon Block

City of Weslaco Parks and Recrdation:

The Weslaco Youth Football League board and community would like to thank our City of Weslaco Commissioners, City Manager and Parks & Rec director and staff for their continued support of our youth football program. Your generosity and consideration have allowed us to grow from 250+ registered youth to over 500 registered youth over the course of the last 7 years.

It is once again time for our Summer Flag/7 on 7 Football program and we are respectfully requesting the use of Harlon Block Park for practices and games during the period of June 1, 2026 thru July 18, 2026, Monday-Saturday for our Weslaco Youth Football League teams. Our program utilizes the center open area of the park on the east and west side of the center treeline. If you have any additional questions please do not hesitate to reach out to one of our executive board members. I have included our contact information below for your records.

Thank you for your support!!

Respectfully yours,

Belinda Ibarra, President (956)463-3127
Al Ibarra, Vice President (956)200-3972

STATE OF TEXAS *

COUNTY OF HIDALGO * **LEASE AGREEMENT**

CITY OF WESLACO *

On this 27th day of May 2026 THE CITY OF WESLACO, a home rule Municipal Corporation located in Hidalgo County, Texas hereinafter referred to as "CITY" and the WESLACO YOUTH FOOTBALL LEAGUE hereinafter referred to as "LEAGUE" enter into this agreement as follows:

1. The CITY leases to the "LEAGUE" certain real property and improvements physically located in the Harlon Block Sports Complex, described as Fields East and West located at 1020 West 18th Street, Weslaco, Texas as described in Exhibit "A", hereinafter referred to as the lease premises.
2. The Term of this lease shall be for a period beginning June 1st, 2026, and ending July 18th, 2026, hereinafter referred to as the lease term.

In consideration of the lease of the property and improvements described in Exhibit "A" and Exhibit "B", the "CITY" and "LEAGUE" agree as follows:

1. The "LEAGUE" will not construct any permanent buildings or improvements on the lease premises.
2. The "LEAGUE" will not sublet the leased property or assign this lease to any other party without the written consent of the "CITY."
3. The "LEAGUE" agrees and understands that lease premises will be used exclusively for "LEAGUE" activities.
4. The "LEAGUE" will hold the "CITY" harmless for any type of injury or harm sustained by any person involved in "LEAGUE" activity on the lease premises.
5. The "LEAGUE" will maintain liability insurance in a sufficient amount to protect the "CITY'S" interest and said insurance shall name the "CITY" as an additional insured with the requirement that said insurance provider shall provide the "CITY" notice of any cancellation of said insurance policy.
6. The "LEAGUE" will be entitled to possession of the lease premises immediately upon execution of this agreement.

7. The "LEAGUE" will provide a schedule of "LEAGUE" activities to the City at least two (2) weeks prior to start of such activities.
8. The "LEAGUE" is responsible for expenses for any "LEAGUE" activities including but not limited to out of town games, play-offs, or tournaments. "CITY" is not responsible for any expenses or maintenance of the "LEAGUE".
9. The "LEAGUE" is obligated to assist the city in providing a clean complex for participants and spectators. If "LEAGUE" does not maintain a clean complex "CITY" staff and equipment will clean and maintain the lease premises and "LEAGUE" is obligated to reimburse "CITY" for costs of such services at that "CITY" employees rate of pay plus any fringe benefits.
10. There shall be no parking of automobiles or other vehicles in any area other than areas designated for such purpose by "CITY". The "LEAGUE" is responsible for ensuring there is **NO PARKING ON GRASS ISLANDS OR ANY OTHER GRASS AREAS** of the lease premises.
11. The "LEAGUE" will provide the "CITY" and accounting of all monies collected in registration fees, concession stand revenues and expenses incurred in operating its activities. This accounting must be prepared by a certified public accountant and must be prepared in accordance with accepted accounting principles. The accounting will be due on or before December 31, 2023. The "CITY" may at any time demand such accounting and failure to do so will result in an automatic termination of this agreement.
12. The "LEAGUE" shall be responsible for the registration of individual participants and for the accounting of registration fees for each participant and will hold the "CITY" harmless from any claims arising out of any improprieties or acts of embezzlement, fraud or theft of "LEAGUE" funds.
13. The "LEAGUE" will be responsible for any and all expenses incurred in obtaining officials necessary for conducting "LEAGUE" activities.
14. The "LEAGUE" is responsible for scheduling all games and providing adult supervision at all scheduled football games and practices and will hold the "CITY" harmless for any claims arising out of inappropriate acts by any of the "LEAGUE'S" employees, volunteers or contractors.
15. The "CITY" shall have the right to decide when the football fields are unplayable due to current or anticipated weather conditions and the "LEAGUE" must abide by any "CITY" decisions concerning cancellation or rescheduling of "LEAGUE" activities.

16. The "LEAGUE" will provide it's By – Laws, Organization structure, officers, and appropriate contact phone numbers to the "CITY" for the purpose of addressing or directing public inquires to the proper authorities regarding "LEAGUE" activities.
17. The "LEAGUE" shall report any necessary repairs or potential hazards to the Parks and Recreation Department immediately. However, the reporting of these hazards does not in way, shape or form make the "CITY" liable for any injuries or damages resulting from said hazards.
18. The "CITY" will maintain the football fields, including mowing and marking. Maintenance scheduling will be determined by "CITY" upon receipt of written practice and league games schedules.
19. The "CITY" is under no obligation and undertakes no responsibility to obtain sponsors for "LEAGUE" activities.
20. "CITY" employees are NOT be allowed to participate in "LEAGUE" activities as officers, board members, bookkeepers, or in any other official capacity.
21. The "LEAGUE" will remove all sponsor signs on or before August 3, 2026.

22. The "LEAGUE" affirms that the person signing this agreement on behalf of the "LEAGUE" is authorized to execute this agreement with the "CITY".

23. The person signing on behalf of the "LEAGUE" will receive one (1) "CITY" issued key for the concession stands and lights and this key may not be duplicated by the "LEAGUE".

24. The "CITY" may cancel this agreement without cause by providing thirty "30" days written notice to the "LEAGUE" by personal delivery to the person signing this agreement of behalf of "LEAGUE".

(SIGNATURE PAGE NEXT)

In WITNESS WHEREOF, the undersigned hereby execute this lease agreement on the ___ day of _____2026.

ATTEST:

_____
Norma A. Cantu, City Secretary

CITY OF WESLACO

_____
Adrian Gonzalez, Mayor

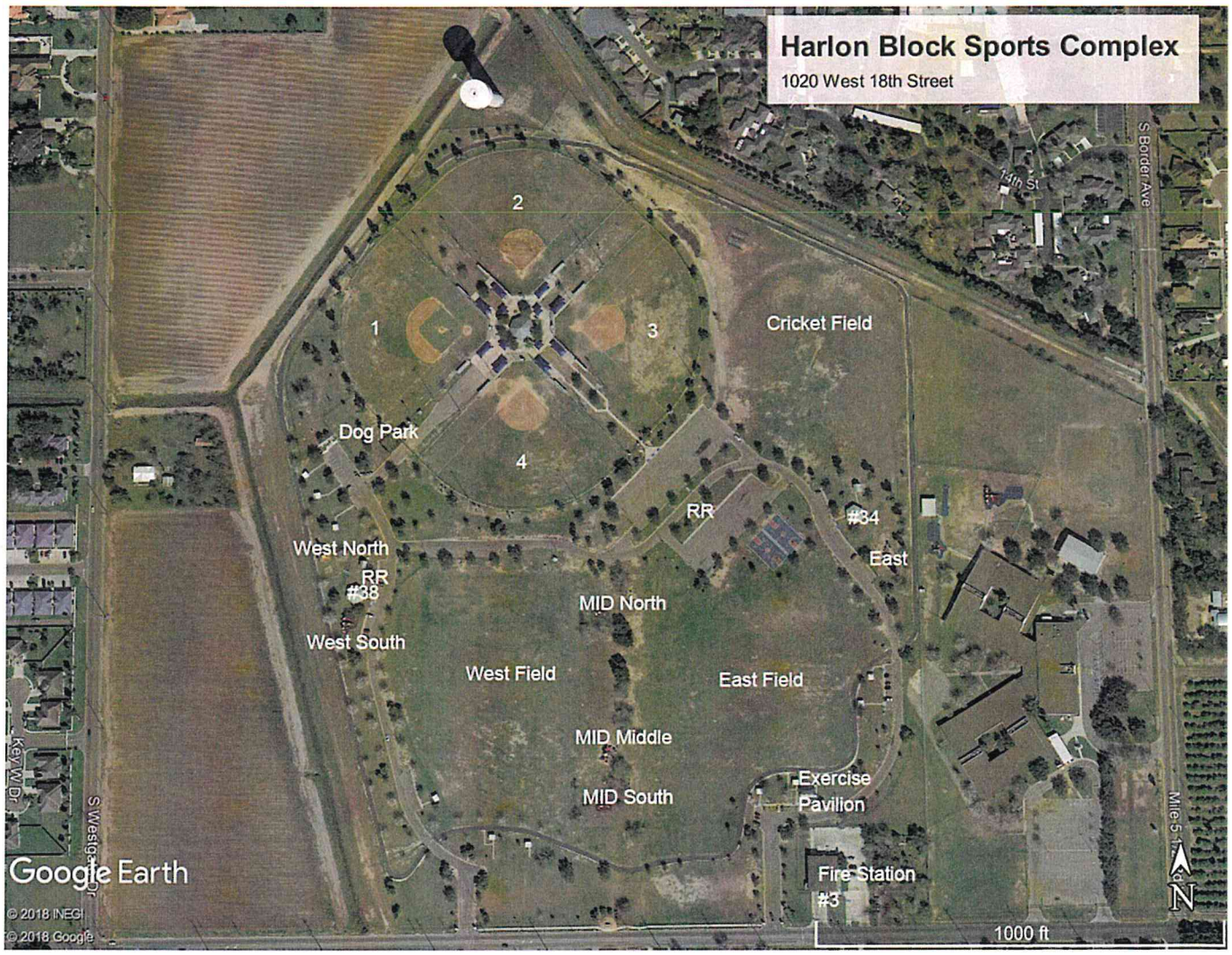
APPROVED AS TO FORM:

_____
Ben Castillo, City Attorney

WESLACO YOUTH FOOTBALL LEAGUE

_____
Belinda Ibarra, President

EXHIBIT "A"


Harlon Block Sports Complex
1020 West 18th Street
2
1
3
4
Cricket Field
Dog Park
RR
#84
East
West North
RR
#38
MID North
West South
West Field
East Field
MID Middle
MID South
Exercise
Pavilion
Fire Station
#3
18th St
S Border Ave
Key W Dr
S Westgate Dr
Mile 5
Google Earth
© 2018 INEGI
© 2018 Google
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Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-647
From:	
Subject: Approval of Resolution 2026-41 and agreement with TxDOT for the public event in the city limits of Weslaco requiring the closure of Farm to Market Rd 88 (Texas Blvd) between 2nd Street and 6th Street from 1:00 pm to 11:00 pm for a 4th of July drone show with a fireworks' finale event on July 4, 2026, allowing public consumption of alcohol on the street from US Business 83 Highway to 6th Street; waiving fees and ordinances associated with the event; approving support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department. (Staffed by Engineering Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature Resolution	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ADELAIDA VEGA PETER HERMIDA Xavier Salinas	Created
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation:	
Attachments, if any: R2026-41 TXDot Closure 4th of July 2026	
Responsibilities upon Approval:	

RESOLUTION NO. 2026-41

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

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

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

That the closure of Farm to Market Rd 88 (Texas Blvd) between 2nd Street and 6th Street from 1:00 pm to 11:00 pm for a 4th of July drone show with a fireworks' finale event on July 4, 2026.

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

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

PASSED AND APPROVED this 27th day of May 2026 by the City Commissioners of the City of Weslaco, Texas.

CITY OF WESLACO

_____
ADRIAN GONZALEZ, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Benjamin Castillo, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-655

From:
REBEKAH DE LA FUENTE

Subject:
Approval of six-month extension for the Final Plat for Magnolia Ridge Subdivision being 29.00 acres out of Farm Tracts 655, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located on the intersection of Mile 6 ½ West and West 6th St. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed one hundred and ten (110) lot subdivision is located inside the City of Weslaco. Final Plat is set to expire on May 6, 2026. This is the 2nd extension. The project is about 98% completed. Pending final connections required by North Alamo Water Supply. The Engineering Department has provided an email.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

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

The Planning and Zoning Commission recommended approval of the six-month extension request at their regular meeting of May 6, 2026.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Xavier Salinas	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval of the six-month extension.

Attachments, if any:
Magnolia Ridge 2nd ext- Memo, magonlia extension letter, engineering -email, Magnolia Ridge- Areial

Responsibilities upon Approval:

Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

M E M O

TO: Mayor and City Commission

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

RE: Magnolia Ridge – 2nd Six-Month Extension

DATE: May 11, 2026

The proposed one hundred and ten (110) lot subdivision is located inside the City of Weslaco. Final Plat approval expired on May 6, 2026. This is the second 6-month extension for the subdivision. City staff has reviewed and approved the construction plans and pre-construction meeting was held and a Notice to Proceed was issued. The developer is 98% complete and is pending the final connections required by North Alamo Water Supply. Planning and Zoning Commission recommend approval of the six-month extension.

Thank you,

Rebekah de la Fuente, CFM

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET, DO6NNA, TEXAS. 78537 PH. (956) 784-0218
FIRM NO. F-9050

April 29, 2026

To: Rebekah M. de la Fuente
Planning Director
City of Weslaco

Re: **MAGNOLIA RIDGE SUBDIVISION**

Please use this letter to request an extension for the subdivision process, we are working on the construction of the streets in order to finalize all the construction

thanks

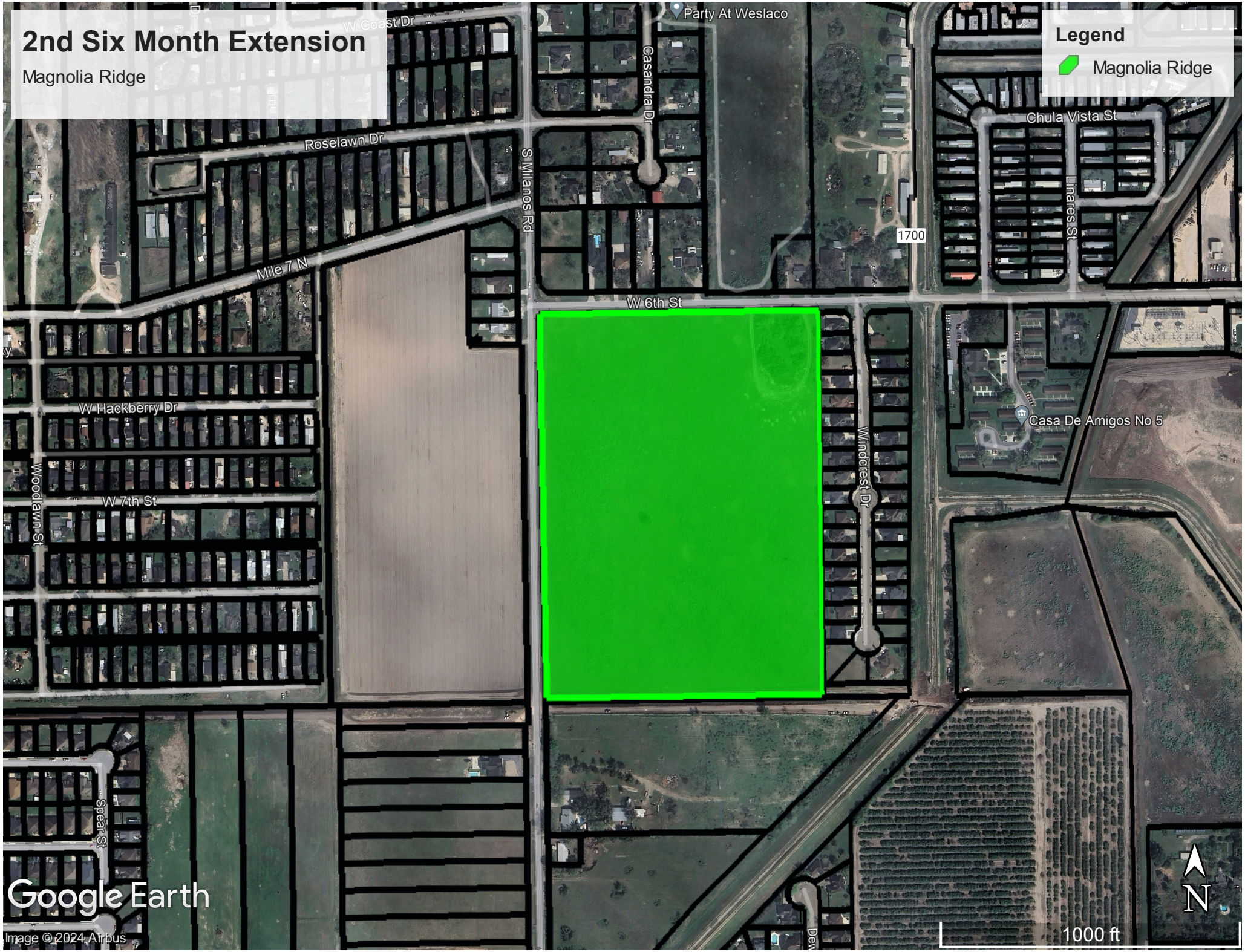
Jaime Cantu, P.E.

From: Joe Mondragon
To: Flor Acuna
Cc: Jeremy Anciso; Peter Hermida; Rebekah M. De La Fuente
Subject: Magnolia Ridge Subdivision – Project Status Update and Extension Request
Date: Thursday, April 30, 2026 8:57:10 AM
Attachments: image001.png
image003.png

Good Morning,
I am writing to provide an update on the Magnolia Ridge Subdivision project. At this time, the project is approximately 98% complete. The remaining work primarily consists of final connections required by North Alamo Water Supply. Please let me know if any additional information or documentation is needed.

Thank you,

Joe Mondragon
Construction Inspector
Engineering Department
"CITY ON THE GROW"
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 973-4002 Ext. 6675
Cell: (956) 532-8798
Fax: (956) 973-3128
jmondragon@weslacotx.gov


2nd Six Month Extension
Magnolia Ridge
Legend
Magnolia Ridge
Party At Weslaco
W Coast Dr
Casandra Dr
Roselawn Dr
S Milanos Rd
Chula Vista St
Linares St
1700
Mile 7 N
W 6th St
W Hackberry Dr
Windcrest Dr
Casa De Amigos No 5
Woodlawn St
W 7th St
Spear St
Google Earth
Image © 2024 Airbus
N
1000 ft

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-650
From: Gabriel Perez	
Subject: Approval of Inter-Local Contract No. 26-21-03 with the Lower Rio Grande Valley Development Council for a $30,000 Regional Solid Waste Grant to support improvements at the Southside Recycle Center, including recycling compactor site preparation, electrical work, and canopy installation. (Staffed by Grant Manager)	
Background:	
Funding Source (budget code, if applicable)**:**	
Amount: / Term of Impact: / Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
Gabriel Perez Xavier Salinas Xavier Salinas	Created
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation: Staff recommends approval of Inter-Local Contract No. 26-21-03 with the Lower Rio Grande Valley Development Council for the Regional Solid Waste Grants Program in the amount of $30,000.00 to support improvements at the Southside Recycle Center.	
Attachments, if any: LRGVDC Regional SWGP Acceptance Memo, LRGVDC & City of Weslaco Contract 26-21-03	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

To:	Mayor Adrian Gonzalez & Weslaco City Commission
Through:	Xavier Salinas, City Manager
From:	Gabriel Perez, MPA, Grant Manager
Date:	June 2nd, 2026
Subject:	Approval of Inter-Local Contract No. 26-21-03 with the Lower Rio Grande Valley Development Council for the Regional Solid Waste Grants Program

Item Explanation:

The City of Weslaco has been awarded funding through the Lower Rio Grande Valley Development Council's Regional Solid Waste Grants Program under Inter-Local Contract No. 26-21-03. The contract provides the City with a maximum reimbursement amount of $30,000.00 for eligible project expenses, with a contract term beginning May 1, 2026, and ending May 31, 2027.

Grant funds will be used to support improvements at the Southside Recycle Center, located at 2900 S. Border Avenue, Weslaco, Texas. The project includes site preparation for the installation of an existing City-owned recycling compactor, including construction of a concrete pad, electrical work, and installation of a canopy to protect equipment and recyclable materials from weather-related damage and contamination.

These improvements will enhance recycling operations and support the expansion of recycling services to additional schools, businesses, and community members. The project budget includes $10,032.00 for equipment/canopy, $13,392.00 for concrete construction, and $6,576.00 for electrical work, for a total grant award of $30,000.00.

Staff Recommendation:

Staff recommends approval of Inter-Local Contract No. 26-21-03 with the Lower Rio Grande Valley Development Council for the Regional Solid Waste Grants Program in the amount of $30,000.00 to support improvements at the Southside Recycle Center.

Lower Rio Grande Valley Development Council
Inter-Local Contract
CONTRACT SIGNATURE PAGE

Contract Name:	**REGIONAL SOLID WASTE GRANTS PROGRAM**	
Contract Number:	26-21-03	
Performing Party:	City of Weslaco	
Maximum Amount: **$ 30,000.00**	Effective Date: May 1, 2026	Expiration Date: May 31, 2027

The Lower Rio Grande Valley Development Council (LRGVDC), and the named Performing Party, a governmental body, agency, or political subdivision of: The United States, the State of Texas, or another State, enter this Agreement (Contract) to cooperatively conduct authorized governmental functions and activities under the laws of the State of Texas.

The Parties agree as follows: (a) to be effective, the Contract must be signed by an authorized official of the LRGVDC and the Performing Party; (b) this Contract consists of all documents specified in the list of Contract Documents following this page; and (c) as authorized by LRGVDC, Performing Party will conduct Contract Activities as part of its own authorized governmental functions and LRGVDC will reimburse Allowable Cost subject to the Texas Grant Management Standards (TxGMS) and this Contract.

Parties to the Contract:	**Lower Rio Grande Valley Development Council (LRGVDC)**	**City of Weslaco**
By (Authorized Signature):		
Printed Name:	Manuel Cruz	Adrian Gonzalez
Title:	Executive Director	Mayor
Date of Signature:		
Contract Manager Name:	Melisa Gonzales-Rosas	Gabriel Perez
Contact Numbers:	(956) 682-3841	(956) 805-4330
Finance Representative:	Crystal Balboa	Rosalinda Cavazos

Intergovernmental Cooperative Agreement
CONTRACT DOCUMENTS

The entire Contract between LRGVDC and Performing Party is composed of the Contract Documents listed on this page and marked by an "X." A listed document includes all amendments. The terms "Contract" and "Grant Agreement" include all the Contract Documents. In the event of a conflict of terms, the Contract Documents as amended control in the descending order of the list, subject to provisions in the Special Terms and Conditions, if any. All contract provisions, however, are subject to control by the latest amendment and most specific provision and by the applicable state and federal laws, rules, and regulations.

X	Contract Signature Page
X	Contract Activities
X	Contract Reporting
X	Special Terms & Conditions
X	General Terms and Conditions
X	Project Representatives and Records Location
X	Attachment A – Performing Party Budget
X	Attachment B –Work Program & Tasks
X	Attachment C – Schedule of Major Deliverables

LOWER RIO GRANDE VALLEY DEVELOPMENT COUNCIL
Inter-Governmental Cooperative Agreement

CONTRACT ACTIVITIES

1. INTRODUCTION
The purpose of this Agreement is to define the scope of services for implementation of the Regional Solid Waste Management Plan (RSWMP) goals and objectives. It is understood the obligations identified within this document apply to each pass-through recipient as well as the PERFORMING PARTY.

2. DESCRIPTION OF ACTIVITIES
The PERFORMING PARTY agrees to follow Regional Solid Waste Grants Program Administrative Procedures identified in this Agreement and in the Work Program & Tasks, Attachment B, in performance of the deliverables identified within this Agreement.

I. QUALIFYING CONDITIONS

3. Eligibility. Only those local and regional political subdivisions located within the State of Texas as set forth in this Article are eligible to receive funding from the PERFORMING PARTY for an implementation project. Federal entities are not eligible to receive funds under this Agreement. Eligible entities include the following:

3-1. Cities.
3-2. Counties.
3-3. Public schools and school districts (do not include Universities or post secondary educational institutions).
3-4. Other general and special law districts created in accordance with state law, and with the authority and responsibility for water quality protection or municipal solid waste management, to include river authorities.
3-5. Regional Planning Commissions, Regional Councils of Governments, Regional Area Councils, Regional Development Councils, or Regional Associations of Governments.

II. SPECIFICATIONS AND STANDARDS FOR PERFORMANCE

4. Contract Amendments: This document may be changed by amendment as provided for in the General Terms and Conditions. PERFORMING PARTY must submit a formal budget amendment for budget changes that result in greater than 10% (ten percent) of the PERFORMING PARTY's fiscal year (FY) budget. PERFORMING PARTY has prior authorization to conduct budget category changes for less than 10% (ten percent) of the PERFORMING PARTY's FY budget. All budget category changes and/or amendments must be reflected in Request for Reimbursement Reports. PERFORMING PARTY shall ensure Budget forms (Attachment A) reflect all changes and amendments.

5. Contract Documents: The working documents, presented in order of preference, are:

5.1. This LRGVDC Grant Agreement.
5.2. Performing Party's Budget Form (Attachment A).
5.3. Work Program & Tasks - (Attachment B).
5.4. Schedule of Major Deliverables (Attachment C).

III. CONTRACT FUNDING

6. Budget Category Expense Standards and Adjustments. The budget for this Agreement shall be derived from the PERFORMING PARTY's Application documents (Attachment B). Following review and approval by the LRGVDC, the budget and the completed Application forms submitted by the PERFORMING PARTY, and all approved amendments, shall be incorporated into this Agreement as updates to Attachment A. Budget amendments are necessary when budget category adjustments exceed 10% (ten percent) of the FY total budget, adjustments less than 10% (ten percent) shall be reported on Requests for Reimbursement. All negative budget categories should be adjusted prior to submitting the Request.

6-1. The PERFORMING PARTY shall not incur expenses in excess of the budget category amounts shown in each fiscal year's budget column.
6-2. Amendments to the budget contained in Attachment A shall consist of a signed letter of request submitted by a PERFORMING PARTY representative with signatory authority, addressed to the LRGVDC Project Representative, with copy of an amended Budget Form and supporting reason(s) for the request.

7. **Budget Category Expense Records and Documentation**. The PERFORMING PARTY shall maintain expenditure documentation to show the work was performed and that the expense was, in fact, incurred. Expense documentation should support reasonable expenditure necessary to this Agreement. Expense record documentation shall be conducted per the TxGMS. Budget category expenses not addressed in the following will be administered per the General Terms and Conditions of this Agreement.

7-1. Supplies. Expenses included under the Supplies expense category of the budget set forth in Attachment A, shall be for non-construction related costs for goods and materials having a unit acquisition cost of less than $10,000, excluding shipping, handling, freight, tax, etc. Such expenditures shall generally relate to the routine purchase of office supplies (paper, pencils, and staplers) or other goods which are consumed by the PERFORMING PARTY in a relatively short period of time, in the regular performance of the general activities funded under this Agreement.

7-1-1. Supplies expenditure documentation to be maintained by the PERFORMING PARTY includes receipts or purchase orders (if issued) or invoices marked paid, and canceled checks.

7-2. Equipment. Expenses included under the Equipment expense category of the budget set forth in Attachment A, shall be for non-construction related, tangible, personal property having a unit acquisition cost of $10,000, or more with an estimated useful life of over one year.

7-2-1. PERFORMING PARTY must seek LRGVDC prior approval for purchase of additional equipment, and such equipment must be placed on the Authorized Equipment Expense list in Attachment A.

7-2-2. Equipment expenditure documentation to be maintained by the PERFORMING PARTY includes receipts, purchase orders (if issued) or invoices marked paid and canceled checks.

7-2-3. Subject to the obligations and conditions set forth in the state law and TxGMS, Title to equipment acquired under this contract will vest upon acquisition in the performing party. Vehicles and other equipment purchased through this contract shall be used exclusively for the activities authorized by the contract for the useful life of the vehicles and other equipment purchased.

7-3. Contractual. Expenses included under the Contractual expense category of the budget set forth in Attachment A, shall be for costs for professional services or tasks provided by a firm or individual who is not employed by the performing party as set forth in the Article.

7-3-1. No expenses included under the contractual expense category of the budget set forth in Attachment B shall be allowed under this Agreement unless the contractor and the contract amount are approved ahead of time by the LRGVDC and included on the list of authorized contractual expenses in Attachment A.

7-3-2. The PERFORMING PARTY shall maintain evidence that the contract price is reasonable and necessary. As applicable under state law and regulations for the activity or service being contracted for, this evidence may take the form of bid tab sheets or other form of evaluation of competitive price offers or competitive proposals, and/or a cost analysis or price analysis under the TxGMS.

7-3-3. No expenses included under the contractual expenses category of the budget set forth in Attachment A shall be allowed under this Agreement unless such contract's scope of work has been approved ahead of time, in writing, by the LRGVDC.

7-3-4. Any amendment to a PERFORMING PARTY subcontract authorized for reimbursement under this Agreement, whether or not such subcontract required LRGVDC pre-approval, which will result in or require substantive changes to any of the tasks required to be performed under this Agreement, as set forth in this Agreement, must be approved in writing by the LRGVDC.

7-3-5. All applicable laws and regulations concerning competitive bidding, competitive proposals, and contracting for services shall be followed.

7-4. Other Expenses. All expenses under the "Other" expense categories of the budget set forth in Attachment A shall be in connection with the tasks and activities to be performed under this Agreement. Expenses not falling under the main expense categories may be included under the "Other" expense category if appropriate for the proposed project as set forth in this Article.

7-4-1. No expenses under the "Other" expense category including computer hardware or software purchases not included under the Equipment expense category, e.g., controlled assets costing less than $5,000, shall be eligible for reimbursement under this Agreement unless approved ahead of time by the LRGVDC and included on the list of authorized "Other" expenses in Attachment A. Subcategories of "Other" expenses for which prior authorization is not required, are set forth in this Article.

7-4-1-1. Books and reference materials.

7-4-1-2. Dues and membership fees for the PERFORMING PARTY's affiliation with organizations and associations which directly relate to the performance of activities under this Agreement (dues for individual employee affiliation to particular organizations or professional associations, unless listed in Attachment A to this Agreement, must be pre-approved individually, in writing, by the LRGVDC).

7-4-1-3. Subscriptions, only insomuch as they relate directly to the performance of activities under this Agreement.
7-4-1-4. Postage, telephone, Fax, and utilities expenses.
7-4-1-5. Printing and reproduction expenses.
7-4-1-6. Advertising and public notices.
7-4-1-7. Repair and maintenance costs.
7-4-1-8. Office furniture, not falling under the definition of equipment under this Article.
7-4-1-9. Space and equipment rentals.
7-4-1-10. Signs.
7-4-1-11. Additional Other expenses listed in Attachment A to this Agreement.
7-4-1-12. Creation/graphic design of brochures and pamphlets for education and outreach to promote reducing waste/recycle and responsible municipal solid waste management practices and planning.

7-4-2. The PERFORMING PARTY shall ensure that expenditures charged under the "Other" expense category are not also included within the expenses reimbursed through the Indirect Costs allocation, Central Services Cost allocation, or the Internal Services fund.

7-5. Additional Expense Records. If requested by the LRGVDC, the PERFORMING PARTY agrees to provide to the LRGVDC the additional expense records and documentation materials, appropriate for the expense, for the time period requested by the LRGVDC. The LRGVDC will provide reasonable time for the PERFORMING PARTY to comply with a request for additional records. The LRGVDC will allow the PERFORMING PARTY reasonable time to respond to any findings of noncompliance or other problems identified by the records review.

8. REIMBURSEMENT PAYMENT METHOD. The PERFORMING PARTY shall submit a Request for Reimbursement, which shall include attached legible copies of invoices issued by the subcontractor or vendor providing the products or services that substantiates the incurred expenditure amount. In addition, all requests for reimbursement of expenditures must be itemized and described in such a way that the acquired item can be readily matched to pre-acquisition approvals.

8-1. The PERFORMING PARTY must submit the Request for Reimbursement if costs have been incurred. They should be submitted with the required progress reports and results reports. However, LRGVDC is not liable for any costs incurred by the PERFORMING PARTY in the performance of this agreement, which have not been billed to LRGVDC within fifteen days following termination of this agreement.

8-2. The LRGVDC reserves the right to suspend payment of funds awarded under this contract due to incomplete, incorrect, or inconsistent reports or tasks required under this contract until the PERFORMING PARTY satisfactorily completes, revises, or corrects such services or reports. The LRGVDC also reserves the right to require reimbursement of any overpayments determined as a result of any audit or inspection of records kept by the PERFORMING PARTY concerning the contract supported tasks to be performed.

8-3. All expenditures under the equipment, construction, or contractual, budget categories must be approved in advance by the LRGVDC. Further, for any other category expenses not specifically spelled out in the contract, the PERFORMING PARTY shall obtain prior written approval from LRGVDC for that expense.

8-4. If the PERFORMING PARTY does not have a current indirect cost rate approved in accordance with Texas Grant Management Standards (TxGMS), the LRGVDC may negotiate a lump sum indirect cost charges that do not exceed the charges established using the Indirect Cost Consumption Table provided in the TxGMS.

IV. CONTRACT ACTIVITIES

9. The work identified herein is subject to the guidelines as directed in Attachment B, the Work Program and these guidelines may be updated and or amended throughout the timeline of this document as deemed necessary by the LRGVDC.

10. A project or service funded under this program must promote cooperation between public and private entities and may not be otherwise readily available or create a competitive advantage over a private industry that provides recycling or solid waste services. The PERFORMING PARTY agrees to perform the following activities as prescribed in this document and as outlined in Attachment B.

V. REPORTING REQUIREMENTS

11. Detailed records that are not required to be submitted with the reports referred to in this section must be kept at the designated location for records access.

11-1. The PERFORMING PARTY shall maintain and submit to LRGVDC mileage records (if a vehicle was purchased) on the use of the vehicle originally purchased for the program along with quarterly Progress Report.

11-2. The PERFORMING PARTY shall comply with any reasonable request by the LRGVDC for additional information on activities conducted (which includes taking pictures and site visits to location of project) in order for the LRGVDC to adequately monitor the PERFORMING PARTY's progress in completing the requirements of and adhering to the provisions of this contract.

11-3. Payments (reimbursements) required under this contract may be withheld by the LRGVDC until such time as any past due progress reports are received.

11-4. The PERFORMING PARTY's failure to comply with the requirements of this Article shall constitute a breach of this contract.

11-5. The PERFORMING PARTY shall prepare and submit to the LRGVDC the Pass-Through Grant Progress and Results Report **quarterly**, concerning performance under this contract documenting accomplishments and units of work performed under Attachment B: Work program of this agreement. The PERFORMING PARTY's progress reports contain descriptions of activities for the LRGVDC to ensure that the provisions of this contract are being complied with. The PERFORMING PARTY results report will include quantifiable measurements or reasonable estimations of the project outcomes.

11-6. All progress and results reports shall be submitted within 10 days after the end of the month for the term of this contract so that LRGVDC may submit a consolidated report to TCEQ.

11-7. The PERFORMING PARTY shall prepare and submit to the LRGVDC, the Pass-Through Grant Request for Reimbursement as necessary with appropriate supporting documentation.

VI. CLOSE-OUT PROGRESS AND RESULTS REPORT

12. The PERFORMING PARTY will submit a closeout progress and results report with the final requests for payment under this contract. The closeout report will include the cumulated information from previous progress and closeout reports. The closeout report must be submitted within 15 days of the ending date of this contract. The PERFORMING PARTY shall certify in writing to the LRGVDC, through the final progress report, the satisfactory completion of all activities and deliverables required under this contract.

VII. FOLLOW-UP SUMMARY RESULTS REPORT

13. The PERFORMING PARTY shall submit periodic follow-up summary results reports according to Attachment C: Schedule of Major Deliverables. The PERFORMING PARTY shall document the results of the grant-funded project and provide those results to the LRGVDC for use of evaluating program effectiveness and for providing regional results information to TCEQ. The results reporting documentation and reporting requirements shall specifically cover reporting on results during the term of the contract and continue to document, the results of the project activities for the life of the program or activity.

VIII. OTHER REPORTS

14-1. The PERFORMING PARTY shall provide LRGVDC with a reasonable number of photographs of the project activities for documentation purposes such as inclusion in a report to the State Legislature.

14-2. The PERFORMING PARTY shall occasionally present an oral report to the LRGVDC Solid Waste Advisory Committee during the committee's meetings regarding the status of the project implementation. LRGVDC will notify the PERFORMING PARTY one week in advance of such requests for oral reports. Note that the committee typically meets quarterly see Attachment C.

IX. SPECIAL TERMS AND CONDITIONS

15-1. Statutory Authority. The Statutory Authority for this Contract is the General Appropriations Act for the 2026-27 Biennium (89th Legislature Regular Session), Method of Financing, General Revenue Fund Dedicated, Waste Management Account No. 549, and Texas Health and Safety Code § 361.014(b).

15-2. **Availability of Funds.** The source of the funds provided by the TCEQ is the Solid Waste Disposal and Transportation Fees, as stated in Texas Health and Safety Code § 361.013 and the Municipal Solid Waste Disposal Account, as listed in Texas Health and Safety Code § 361.014(d). The parties agree that TCEQ's obligations under this Contract are contingent upon the continued availability of sufficient funds in the Municipal Solid Waste Disposal Account. TCEQ may terminate this contract if funds become unavailable due to lack of fees collected, legislative changes, or demands upon the funds described above that are necessary to protect the health and safety of the public. The *Performing Party* shall place this notice in all subgrants and contracts.

15-3. *Performing Party* agrees to perform activities described in this Contract, which may be a modification of the proposal submitted to TCEQ.

15-4. Local and regional political subdivisions that are subject to the payment of state solid waste disposal fees and whose fee payments are in arrears, as determined by the TCEQ, are not eligible to receive subgrant or contract funding from the *Performing Party*. The *Performing Party* shall allow a potential subgrant or contract applicant that is listed as being in arrears in its fee payments the opportunity to provide documentation of payment of the fees owed the state. If the potential applicant provides the *Performing Party* with documentation of payment of the fees, such as a canceled check or receipt from the state, the *Performing Party* may consider that applicant to be eligible to receive subgrant or contract funding under this Contract.

15-5. The Performing Party is responsible for ensuring that subrecipients and contractors have all necessary permits, meet all other legal requirements to perform the activities, are qualified to perform the activities, and are not in arrears on any penalties owed to TCEQ.

15-6. Local and regional political subdivisions that are barred from participating in state contracts by the Texas Comptroller of Public Accounts (CPA) under the provisions of § 2155.077, Texas Government Code, and Title 34 Texas Administrative Code (TAC) § 20.585, CPA Regulations, are not eligible to receive subgrants or contracts from the *Performing Party*.

15-7. The activities funded under this Contract, both projects conducted by the *Performing Party* or as a part of a subgrant, shall be in accordance with all provisions of this Contract, all applicable federal, state and local laws, rules, regulations, and guidelines. The main governing requirements include, but are not limited to, the following standards.

- **15-7-1.** Texas Health and Safety Code Chapters §361, §363, and §364
- **15-7-2.** TCEQ Rules Title 30 TAC §330, Subchapter O.
- **15-7-3.** TCEQ Rules Title 30 TAC Chapter 14.
- **15-7-4.** The Uniform Grant and Contract Management Act, Texas Government Code, §§783.001 et seq and the Texas Grant Management Standards (TxGMS) issued by CPA.
- **15-7-5.** General Appropriations Act, 89th Legislature Regular Session, including Article IX, Part 4.
- **15-7-6.** Chapter 391 of the Texas Local Government Code and related rules.

X. GENERAL TERMS AND CONDITIONS

16. CONTRACT PERIOD

16-1. Contract Period. The Contract begins on the Effective Date and ends on the Expiration Date as provided on the Signature Page of this Contract (Contract Period). If no Effective Date is provided, the Effective Date of the Contract is the date of last signature. If no Expiration Date is provided, the Expiration Date is July 31 of the same Fiscal Year in which the Contract is signed.

16-2. Renewal and Extension Period. The Contract may be extended by notice of LRGVDC beyond expiration of a Contract Period for up to 90 (ninety) days (Extension Period) during which the parties may agree on a written amendment to extend the Contract for a longer period. Renewals and extensions do not extend any other deadlines or due dates other than the expiration of the Contract Period.

17. DEFINITIONS

17-1. "Include." The word "include" and all forms such as "including" shall be construed to introduce a non-exhaustive list. The parties agree include is a term of enlargement and does not limit the scope of the preceding noun.

18. FUNDS

18-1. **Availability of Funds**. This Contract and all claims, suits or obligations arising under or related to this Contract are subject to the receipt and availability of funds appropriated by the Texas Legislature for the purposes of this Contract or the respective claim, suit or obligation, as applicable.

18-1-1. Performing Party will ensure that this clause concerning the availability of funds received indirectly by subcontractors through Performing Party is included in any subcontract it awards.

18-2. **Amount Limits on Funds**. The maximum reimbursement is shown on the Contract Signature Page.

18-3. **Grants**. If this agreement was entered under the LRGVDC authority to award grants, LRGVDC is providing financial assistance to the recipient to undertake its own project.

18-4 Payment from Current Revenues. As required by Tex. Gov't Code §791.011(d)(3), each Party paying for the performance of governmental functions or services under this Contract shall make those payments from current revenues available to the paying Party.

19. ALLOWABLE COSTS

19-1. **Conforming Activities**. LRGVDC will reimburse the Performing Party for Allowable Costs incurred and paid by the Performing Party in performance of conforming Contract Activities. Allowable Costs are those costs for conforming Contract Activities that are reasonable, necessary, actual, and authorized by this Contract and a Notice to Proceed. Contract Activities must be authorized in writing to be eligible for reimbursement.

19-2. **TxGMS**. Allowable Costs are restricted to costs that comply with the Texas Grant Management Standards (TxGMS) and applicable state and federal rules and law. The parties agree that all the requirements of the TxGMS apply to this Contract, including the criteria for Allowable Costs.

20. REIMBURSEMENT

20-1. **Contract for Reimbursement**. The Contract Documents describe the activities to be conducted by the Performing Party for reimbursement by LRGVDC.

20-2. **Reimbursement Request Deadline.** Grant recipients have one year to expense project funds. If no funds are expended within the first six months, the Solid Waste Advisory Committee (SWAC) will convene to decide further action of the project. Funds will be de-obligated if 90% of funds are not expensed within ten (10) months. Performing Party shall submit final requests for payment to LRGVDC prior to **May 31, 2027.**

20-3. **Reimbursement Requests**. Performing Party shall invoice LRGVDC to request reimbursement for its Allowable Costs for performing the Contract Activities. Performing Party's invoice shall conform to LRGVDC's reimbursement requirements.

20-4. **Supporting Records**. Upon request, Performing Party shall submit records and documentation to LRGVDC as appropriate for the review and approval of reimbursing costs. At a minimum, Performing Party shall submit supporting records with its invoices; LRGVDC may reject invoices without appropriate supporting documentation. LRGVDC has the right to request additional documentation. Performing Party shall maintain records subject to the terms of this Contract.

20-5. **Conditional Payments**. Reimbursements are conditioned on the Contract Activities being performed in compliance with the Contract. Performing Party shall return payment to LRGVDC for either overpayment or activities undertaken that are not compliant with the Contract Activities. This does not limit or waive any other LRGVDC remedy.

20-6. **Historically Underutilized Businesses**. Performing Party shall include, with its invoicing, reports on the use of Historically Underutilized Businesses.

21. AMENDMENTS

Changes to the Contract may only be made by a written amendment, signed and agreed to by the Parties.

22. CONTRACT INTERPRETATION

22-1. Interpretation of Time. All days are calendar days, unless stated otherwise. Days are counted to exclude the first and include the last day of a period. If the last day of the period is a Saturday or Sunday, or a state or federal holiday, it is omitted from the computation.

22-2. State, Federal Law. This Contract is governed by and interpreted under the laws of the State of Texas, as well as applicable federal law.

22-3. Severability. If any provision of this Contract is held to be invalid, illegal or unenforceable, the remainder of the Contract shall be construed to conform to the intent of the parties.

23. PERFORMING PARTY'S RESPONSIBILITIES

23-1. Performing Party's Responsibility for the Contract Activities. Performing Party undertakes performance of the Contract Activities as its own project and does not act in any capacity on behalf of the LRGVDC nor as a LRGVDC agent, employee or vendor of goods or services. Performing Party agrees that the Contract Activities are furnished and performed at Performing Party's sole risk as to the means, methods, design, processes, procedures and performance of the Contract Activities.

23-2. Independent Contractor. Nothing in this agreement shall create an employee-employer relationship between Performing Party and LRGVDC. The parties agree that the Performing Party is an independent contractor.

23-3. Performing Party's Responsibility for Subcontractors. All acts and omissions of Subcontractors, Suppliers and other persons and organizations performing or furnishing any of the Contract Activities under a direct or indirect contract with Performing Party shall be considered to be the acts and omissions of Performing Party.

23-4. No Third-Party Beneficiary. The LRGVDC does not assume any duty to exercise any of its rights and powers under the Contract for the benefit of third parties. Nothing in this Contract shall create a contractual relationship between LRGVDC and any of Performing Party's subcontractors, suppliers or other persons or organizations with a contractual relationship with the Performing Party.

24. PERFORMING PARTY PERFORMANCE EVALUATION

Performance evaluations are a part of the LRGVDC review performing party and may be a factor in the selection of future contracts. The LRGVDC may provide this information to state agencies and upon request, to others. Performing Party consents to the disclosure of any information or opinion in the evaluations.

25. CONFLICT OF INTEREST

The Performing Party shall timely notify the LRGVDC in writing of any actual, apparent, or potential conflict of interest regarding the Performing Party or any related entity or individual. No entity or individual with any actual, apparent, or potential conflict of interest shall take part in the performance of any portion of the Contract Activities, nor have access to information regarding any portion of the Contract Activities. Performing Party agrees that LRGVDC has sole discretion to determine whether a conflict exists, and that a conflict of interest is grounds for termination for cause.

26. INTELLECTUAL PROPERTY

26-1. Third Party Intellectual Property. Unless specifically waived, Performing Party must obtain all Intellectual Property licenses expressly required in the Contract Activities, or incident to the use or possession of the intellectual property. Performing Party shall obtain and furnish to LRGVDC: documentation on the use of such Intellectual Property, and a perpetual, irrevocable, enterprise-wide license to reproduce, publish, otherwise use, or modify such Intellectual Property and associated user documentation, and to authorize others to reproduce, publish, otherwise use, or modify such Intellectual Property for LRGVDC non-commercial purposes, and other purposes of the State of Texas.

26-2. Grant of License. Performing Party grants to LRGVDC a nonexclusive, perpetual, irrevocable, enterprise-wide license to reproduce, publish, modify or otherwise use for any non-commercial LRGVDC purpose any preexisting intellectual property belonging to the Performing Party that is incorporated into the Contract Activities, intellectual property created under this Contract, and associated user documentation.

27. TIME DELAYS

27-1. Time is of the Essence. Performing Party's timely performance is a material term of this Contract.

27-2. Delays. Where Performing Party's performance is delayed, except by *Force Majeure* or act of the LRGVDC, LRGVDC may withhold or suspend reimbursement, terminate the Contract, or enforce any of its other rights.

28. TERMINATION

28-1. Termination for Cause. LRGVDC may, upon 10 (ten) days written notice and the opportunity to cure, terminate this Contract for cause if Performing Party materially fails to comply with the Contract Documents including any one or more of the following acts or omissions: nonconforming Contract Activities, existence of a conflict of interest, failure to provide evidence of required insurance coverage and failure to comply with HUB requirements in law or this Contract. Termination for cause does not prejudice LRGVDC's other remedies authorized by this Contract or by law.

28-2. Termination for Convenience. LRGVDC may, upon 10 (ten) days written notice, terminate this Contract for convenience. Termination shall not prejudice any other right or remedy of LRGVDC or the Performing Party. Performing Party may request reimbursement for: conforming Contract Activities and timely, reasonable costs directly attributable to termination. Performing Party shall not be paid for: work not performed, loss of anticipated profits or revenue, consequential damages or other economic loss arising out of or resulting from the termination.

28-3. If, after termination for cause, it is determined that the Performing Party had not materially failed to comply with the Contract Documents, the termination shall be deemed to have been for the convenience of the LRGVDC.

29. INSURANCE AND INDEMNIFICATION

29-1. Insurance. Unless prohibited by law, the Performing Party shall require its contractors and suppliers to obtain and maintain during the Contract Term adequate insurance coverage sufficient to protect the Performing Party and the LRGVDC from all claims and liability for injury to persons and for damage to property arising from the Contract, whether caused by the Performing Party or by the contractor(s) or by anyone directly or indirectly employed by either. Unless specifically waived by the LRGVDC, sufficient coverage shall include Workers Compensation and Employer's Liability Insurance, Commercial Automobile Liability Insurance, and Commercial General Liability Insurance.

29-2. Indemnification. To the extent authorized by law, the performing party shall require all contractors performing contract activities on behalf of performing party to indemnify, defend, and hold harmless the lrgvdc and performing party and their officers, employees and representatives from and against all losses, liabilities, damages, and other claims of any type arising from the performance of the contract activities by the performing party or its contractors, suppliers and agents, including those arising from a defect in design, workmanship, materials, or from infringement of any patent, trademark or copyright; or from a breach of applicable laws, regulations, safety standards or directives. The defense of the lrgvdc shall be subject to the authority of the office of the attorney general of texas to represent the lrgvdc. This covenant survives the termination of the contract. Performing party obligation to require contractor indemnification under this section shall be deemed satisfied by contract provisions requiring indemnification to the fullest extent permitted by tex. Ins. Code Ch. 151 and other applicable law.

30. DISPUTES, CLAIMS, REMEDIES

30-1. **Payment not a Release.** Neither payment by LRGVDC nor any other act or omission other than an explicit written release constitutes a release of Performing Party from liability under this Contract.

30-2. **Schedule of Remedies available to the LRGVDC.** In accordance with §2261, Texas Government Code, the following Schedule of Remedies applies to this contract. In the event of Performing Party's nonconformance, LRGVDC may:

30-2.1. Issue notice of nonconforming performance;

30-2.2. Reject nonconforming performance and request corrections without charge to the LRGVDC;

30-2.3. Reject a reimbursement request or suspend further payments, or both, pending accepted revision of the nonconformity;

30-2.4. Suspend all or part of the Contract Activities or payments, or both, pending accepted revision of the nonconformity;

30-2.5. Demand restitution and recover previous payments where performance is subsequently determined nonconforming;

30-2.6. Terminate the contract without further obligation for pending or further payment by the LRGVDC and receive restitution of previous payments.

30-3. Opportunity to Cure. The Performing Party will have reasonable opportunity to cure its nonconforming performance, if possible, under the circumstances.

30-4. **Cumulative Remedies.** Remedies are cumulative: the exercise of any remedy under this Contract or applicable law does not preclude or limit the exercise of any other remedy available under this Contract or applicable law.

31. FINANCIAL RECORDS, ACCESS, AND AUDITS

31-1. **Audit of Funds.** The Performing Party understands that acceptance of funds under this Contract acts as acceptance of the authority of the State Auditor's Office, or any successor agency, to conduct an audit or investigation in connection with those funds. Performing Party further agrees to fully cooperate with the State Auditor's Office or its successor in the conduct of the audit or investigation, including providing all records requested. Performing Party shall ensure that this clause concerning the authority to audit funds received indirectly by subcontractors through Contractor and the requirement to cooperate is included in any subcontract it awards.

31-2. **Financial Records.** Performing Party shall establish and maintain financial records including records of costs of the Contract Activities in accordance with generally accepted accounting principles. Upon request Performing Party shall submit records in support of reimbursement requests. Performing Party shall allow access during business hours to its financial records by LRGVDC and other state agencies for the purpose of inspection and audit. Records shall be maintained for a minimum of 3 (three) years beyond the expiration or earlier termination of this Contract, and 3 (three) years after the end of any litigation or claims process, including appeals.

32. INDIRECT COST RATE

32-1. **Authority for Indirect Cost Rates**. The Performing Party shall comply with the TxGMS relating to Indirect Cost Rates. In the event an audit changes the indirect cost rate, Performing Party agrees to waive additional indirect costs, or in the alternative, contribute the difference between the contract indirect rate and audited indirect rate.

32-2. **Indirect Cost Rate of Contract Activities**. The cost of services provided to LRGVDC by another agency may include allowable direct costs of the service plus a pro rata share of indirect costs, if authorized by the budget. A standard indirect cost allowance equal to 10% (ten percent) of the direct salary and wage cost of the activity may be used in lieu of determining the actual indirect costs of the activity, if any indirect cost rate is approved.

33. SOVEREIGN IMMUNITY

The parties agree that this Contract does not waive any sovereign immunity to which either party is entitled by law.

34. MISCELLANEOUS

34-1. **Assignment.** No delegation of the obligations, rights, or interests in the Contract, and no assignment of payments by Performing Party will be binding on LRGVDC without its written consent, except as restricted by law. No assignment will release or discharge the Performing Party from any duty or responsibility under the Contract.

34-2. **Venue.** Performing Party agrees that the Contract is being performed or administered in Cameron, Hidalgo, and Willacy County Region. This provision does not waive sovereign immunity.

34-3. **Publication.** Performing Party agrees to notify LRGVDC 5 (five) days prior to the publication or advertisement of information related this Contract; provided, however, that nothing in this Section shall delay, limit, or otherwise affect Performing Party's compliance with the Texas Public Information Act, Tex. Gov't Code Ch. 552, or any other statutory disclosure obligation, and no notice under this Section shall be required for any disclosure made in response to a request under such statutory authority. Performing Party agrees not to use the LRGVDC logo or a LRGVDC graphic as an advertisement or endorsement without an agreement signed by the appropriate LRGVDC authority.

34-4. **Waiver.** With the exception of an express, written document signed with authority by LRGVDC, no act or omission will constitute a waiver or release of Performing Party's obligation to perform conforming Contract Activities. No waiver on one occasion, whether expressed or implied, shall be construed as a waiver on any other occasion. The making of a payment does not constitute acceptance of the invoiced Contract Activities nor does it constitute a waiver of the LRGVDC's claims against the Performing Party or its sureties.

34-5. LRGVDC relies on Performing Party to perform all Contract Activities in conformity with all applicable laws, regulations, and rules and obtain all necessary permits and licenses.

34-6. **Survival of Obligations.** Except where a different period is specified in this agreement or applicable law, all representations, indemnifications, and warranties made in, required by or given in accordance with the Contract Documents, as well as all continuing obligations indicated in the Contract Documents, will survive for 4 (four) years beyond the termination or completion of the Agreement; or after the end of a proceeding which was brought under the contract or if LRGVDC has notified Performing Party of an on-going proceeding. A proceeding includes any litigation, legal proceeding, permit application, State Office of Administrative Hearings proceeding, or similar activity listed in a LRGVDC notice to the Performing Party.

34-7. **Release of Claims.** As a condition to final payment or settlement, or both, the Performing Party shall execute and deliver to the LRGVDC a release of all claims against the LRGVDC for payment under this contract.

34-8. **Legal Fees Prohibited.** This money shall be spent on administrative fees and projects as approved by LRGVDC. The funds under this Agreement may not be used for legal representation, or any other fees associated with hiring an attorney.

PROJECT REPRESENTATIVES/RECORDS LOCATION

ARTICLE 35.1 LRGVDC PROJECT REPRESENTATIVE

The individual named below is the LRGVDC Project Representative, who is authorized to give and receive communications and directions on behalf of the LRGVDC. All communications including all payment requests must be addressed to the LRGVDC Project Representative or his or her designee.

Melisa Gonzales-Rosas
Name
Director of Community & Economic Development
Title
Lower Rio Grande Valley Development Council
301 West Railroad
Weslaco, Texas 78596
Phone: (956) 682-3481 ext. 163
Email: melisa.gonzales@lrgvdc.org

ARTICLE 35.2 PERFORMING PARTY PROJECT REPRESENTATIVE

The individual named below is the PERFORMING PARTY Project Representative, who is authorized to give and receive communications and directions on behalf of the PERFORMING PARTY. All communications to the PERFORMING PARTY will be addressed to the PERFORMING PARTY Project Representative or his or her designee.

For Financial Matters:

Rosalinda Cavazos
Name
Finance Director
Title
255 South Kansas Avenue
Weslaco, Texas 78596
Phone: (956) 968-3181
Email: rpalomo@weslacotx.gov

For Contractual Matters:

Honorable Adrian Gonzalez
Name
Mayor
Title
255 South Kansas Avenue
Weslaco, Texas 78596
Phone: (956) 580-8662
Email: agonzalez@weslacotx.gov

ARTICLE 35.3 DESIGNATED LOCATION FOR RECORDS ACCESS AND REVIEW

The PERFORMING PARTY designates the physical location indicated below for record access and review pursuant to any applicable provision of this contract:

Gabriel E. Perez
Name
Grant Manager
Title
255 South Kansas Avenue
Weslaco, Texas 78596
Phone: (956) 805-4330
Email: Gperez@weslacotx.gov

Attachment A:

PERFORMING PARTY BUDGET

BUDGET CATEGORY	FUNDING AMOUNT
Supplies – N/A	$ 0.00
Equipment – Canopy to protect equipment and recyclable materials from weather related damage and to reduce contamination of cardboard	$ 10,032.00
Construction – Concrete to provide a stable and level foundation that supports weight of compactor	$ 13,392
Contractual – Electrical needed at south side location	$ 6,576
Other – N/A	$ 0.00
Total Funding	**$ 30,000.00**

Attachment B:

WORK PROGRAM & TASKS

GOAL: **The City of Weslaco is proposing to install an existing city owned recycling compactor at the Southside Recycle Center. Therefore, the City of Weslaco will use the grant funds to construct a concrete pad which will be built on 2900 S. Border Avenue Weslaco, Tx.**

Objective 1: **City of Weslaco will obtain quotes for the concrete pad and electrical work and canopy installation.**

1) Task/Deliverable: The City of Weslaco will follow their procurement policy procedures to make purchases.

2) Task/Deliverable: The City of Weslaco will select vendors to install concrete pad and contract an electrical vendor to install all required electrical connections necessary for operation of recycling compactor that belongs to the city. This installation will improve recycling operations and support expansion of recycling services to additional schools and businesses within the community.

3) Task/Deliverable: Equipment will be placed in the City of Weslaco's inventory. Equipment is to be labeled with TCEQ & LRGVDC logos.

Objective 2: **Report on the Progress and results of the program**

1) Task/Deliverable: The Project Coordinator will measure and document monthly the following: number of persons served, total amount (in pounds) of waste collected for disposal, amount of materials collected for recycling/reuse, amount of brush/yard, glass, metal/aluminum, plastic, cardboard, paper, C&D debris, white goods, amount of oil (in gallons) total amount of oil filters, tires, and/or electronics. The documented information should be included in the Pass-Through Grant Progress & Results Reports provided to the city by the LRGVDC with supporting documentation. Please attach copies of the scale tickets of the market that collected your recyclables.

   Completion Time Frame: Submit the **Pass -Through Grant Progress & Results Reports quarterly basis**, on the 10 day of the month for the term of the contract so that the LRGVDC may submit a consolidated report to TCEQ.

   Request for Reimbursement will be submitted in the Pass-Through Grant Request for Reimbursement forms, when necessary, with supporting documentation.

2) Task/Deliverable: The Project Coordinator will submit Follow-up Reports using the Pass-Through Grant Progress & Results Reports forms a year after contract ends.

3) Task/Deliverable: City of Weslaco will present an oral report to the LRGVDC Solid Waste Advisory Committee (SWAC) to inform them on the status of project.

Attachment C:

FY 2026/2027 Schedule of Deliverables for Solid Waste Grant

Deliverables	Due Date
1. Contract Term	May 1, 2026 – May 31, 2027
2. Solid Waste Advisory Committee (SWAC)	Meets quarterly, therefore you will be notified one week in advance to be present to give an oral report on project status.
3. Pass -Through Grant Progress & Results Reports Due Quarterly Must be emailed to: bsalinas@lrgvdc.org	**Due Quarterly** December 10, 2026 March 10, 2027 June 10, 2027 September 10, 2027
4. Reimbursements Report Due as Necessary Must be emailed to: bsalinas@lrgvdc.org	**As Necessary** If no funds are expended within the first six months, the Solid Waste Advisory Committee (SWAC) will convene to decide further action of the project. Funds will be de-obligated if 90% of funds are not expensed within ten (10) months. Performing Party shall submit final requests for payment to LRGVDC prior to **May 31, 2027**
5. TCEQ Results & Follow up Results Must be emailed to: bsalinas@lrgvdc.org	**Due Once a Year** Results due to TCEQ – December 30, 2027 Follow up due to TCEQ – October 15, 2028 *Ensure Project Coordinator maintains Progress & Results Reports after contract ends because TCEQ will ask for follow-up results.

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-665

From:
Gabriel Perez

Subject:
Approval to ratify the First Amendment to the Agreement between the City (owner) and MOR-WIL, LLC (contractor) for the Kansas and Los Torritos Drainage Improvements Project No. 2024-25-16. (Staffed by Grant Manager.)

Background:

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

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

Gabriel Perez	Created/Initiated
Xavier Salinas	New
Xavier Salinas	

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
MEMO - Regarding Amendment 1, First Amendment Ctract 051326

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

To:	Mayor Adrian Gonzalez & Weslaco City Commission
Through:	Xavier Salinas, City Manager
From:	Gabriel Perez, MPA, Grant Manager
Date:	May 27th, 2026
Subject:	Ratification of First Amendment to Agreement Between Owner and Contractor for the Kansas and Los Torritos Drainage Improvements Project

Item Explanation:

Consideration and possible action to ratify the acceptance and execution of the First Amendment to the Agreement Between Owner and Contractor for the Kansas and Los Torritos Drainage Improvements Project, Project No. 2024-25-16, between the City of Weslaco, Texas and MOR-WIL, LLC.

The original Agreement was entered into with an effective date of April 24, 2025 for the Kansas and Los Torritos Drainage Improvements Project. The project is funded in whole or in part with federal financial assistance administered through the Federal Emergency Management Agency (FEMA). As a result, certain federal contract provisions are required to be incorporated into the Agreement.

The First Amendment adds Article 11 – Federal Contract Provisions to the Agreement, which includes federally required contract terms related to administrative and legal remedies, termination provisions, equal employment opportunity, Davis-Bacon Act requirements, Copeland "Anti-Kickback" Act requirements, Contract Work Hours and Safety Standards Act requirements, Clean Air Act and Federal Water Pollution Control Act compliance, suspension and debarment, anti-lobbying certification, procurement of recovered materials, telecommunications and video surveillance restrictions, and domestic preference requirements.

Ratification of this amendment confirms the City's acceptance of the required federal provisions and ensures the Agreement remains compliant with applicable federal funding requirements. Except as modified by the First Amendment, all other terms and conditions of the original Agreement remain in full force and effect.

Recommendation:

Staff recommends that the Mayor and City Commission ratify the acceptance and execution of the First Amendment to the Agreement Between Owner and Contractor with MOR-WIL, LLC.

FIRST AMENDMENT TO
AGREEMENT BETWEEN OWNER AND CONTRACTOR

(Project No. 2024-25-16 — Kansas and Los Torritos Drainage Improvements Project)

THIS FIRST AMENDMENT TO AGREEMENT BETWEEN OWNER AND CONTRACTOR (this *"Amendment"*) is made and entered into effective as of _____, 2026 (the *"Amendment Effective Date"*), by and between the **City of Weslaco, Texas**, a Texas home-rule municipality (*"OWNER"*), and **MOR-WIL, LLC**, a Texas limited liability company (*"CONTRACTOR"*). OWNER and CONTRACTOR are each a *"Party"* and collectively the *"Parties."*

RECITALS

WHEREAS, the Parties entered into that certain Agreement Between Owner and Contractor with an Effective Date of April 24, 2025, for the Kansas and Los Torritos Drainage Improvements Project (the *"Agreement"*); and

WHEREAS, the Project is funded in whole or in part with federal financial assistance administered through the Federal Emergency Management Agency, and federal regulations and statutes require certain contract provisions to be included in agreements supported by such funding; and

WHEREAS, the Parties wish to amend the Agreement to incorporate the contract provisions required by 2 C.F.R. § 200.216, 2 C.F.R. § 200.322, 2 C.F.R. § 200.323, 2 C.F.R. Part 200, Appendix II, the Davis-Bacon Act (40 U.S.C. §§ 3141 *et seq.*), the Copeland "Anti-Kickback" Act (40 U.S.C. § 3145), and Executive Order 11246, as amended;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Recitals; Defined Terms.

The Recitals set forth above are true and correct and are incorporated into this Amendment as if fully set forth herein. Capitalized terms used but not defined in this Amendment shall have the meanings given to them in the Agreement.

2. Addition of Article 11 — Federal Contract Provisions.

The Agreement is hereby amended by adding the following new Article 11 immediately following Article 10 of Document 00500:

ARTICLE 11 — FEDERAL CONTRACT PROVISIONS

11.01 Application. The provisions set forth in this Article 11 are required by federal law and regulation to be included in this Agreement because the Project is funded in whole or in part with federal financial assistance. These provisions apply notwithstanding any other provision of the Contract Documents to the contrary, and shall be deemed incorporated into all subcontracts at every tier in accordance with their terms.

To the extent any provision of this Article 11 conflicts with any other provision of the Contract Documents, the provisions of this Article 11 shall control with respect to federal compliance obligations only.

11.02 Administrative, Contractual, or Legal Remedies (2 C.F.R. Part 200, Appendix II(A)). In addition to any other rights and remedies available at law, in equity, or under the Contract Documents, OWNER may pursue all administrative, contractual, and legal remedies in instances in which CONTRACTOR violates or breaches the terms of this Agreement, including without limitation: (a) withholding payment in whole or in part; (b) recovery of damages, costs, and attorneys' fees; (c) suspension or termination of this Agreement, in whole or in part; (d) imposition of sanctions and penalties as authorized by applicable law; and (e) referral to appropriate federal, state, or local authorities for investigation or enforcement. The exercise of any one remedy shall not preclude the exercise of any other remedy. CONTRACTOR shall be afforded an opportunity to be heard and to seek administrative review of any sanction or penalty imposed under this Section, in accordance with applicable law.

11.03 Termination for Cause and for Convenience (2 C.F.R. Part 200, Appendix II(B)).

(a) Termination for Cause. OWNER may terminate this Agreement, in whole or in part, for cause upon written notice to CONTRACTOR if CONTRACTOR: (i) fails to perform the Work within the time specified in the Contract Documents or any authorized extension; (ii) fails to make adequate progress so as to endanger performance; (iii) fails to comply with any material term, condition, or requirement of the Contract Documents or applicable law; (iv) becomes insolvent or files for bankruptcy; or (v) otherwise materially breaches the Agreement. The notice shall specify the basis for termination, the manner in which performance is to be terminated, and the effective date of termination.

(b) Termination for Convenience. OWNER may terminate this Agreement, in whole or in part, for OWNER's convenience upon written notice to CONTRACTOR specifying the manner in which performance is to be terminated and the effective date of termination. Upon termination for convenience, CONTRACTOR shall be entitled to compensation for Work satisfactorily performed and accepted prior to the effective date of termination, plus reasonable demobilization costs, but shall not be entitled to anticipatory profits or consequential damages with respect to Work not performed.

(c) Settlement. The Parties shall negotiate in good faith a settlement of any termination, including any costs allowable under 2 C.F.R. Part 200, Subpart E, and may agree to liquidate any termination claim by written modification of this Agreement.

11.04 Equal Employment Opportunity (2 C.F.R. Part 200, Appendix II(C); Executive Order 11246, as amended; 41 C.F.R. § 60-1.4). During the performance of this Agreement, CONTRACTOR agrees as follows:

(1) CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training,

including apprenticeship. CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

(2) CONTRACTOR will, in all solicitations or advertisements for employees placed by or on behalf of CONTRACTOR, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, sexual orientation, gender identity, or national origin.

(3) CONTRACTOR will not discharge or in any other manner discriminate against any employee or applicant for employment because such employee or applicant has inquired about, discussed, or disclosed the compensation of the employee or applicant or another employee or applicant. This provision shall not apply to instances in which an employee who has access to the compensation information of other employees or applicants as a part of such employee's essential job functions discloses the compensation of such other employees or applicants to individuals who do not otherwise have access to such information, unless such disclosure is in response to a formal complaint or charge, in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or is consistent with CONTRACTOR's legal duty to furnish information.

(4) CONTRACTOR will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of CONTRACTOR's commitments under this Section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) CONTRACTOR will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

(6) CONTRACTOR will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to its books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

(7) In the event of CONTRACTOR's noncompliance with the nondiscrimination clauses of this Agreement or with any of the said rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended in whole or in part and CONTRACTOR may be declared ineligible for further government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

(8) CONTRACTOR will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. CONTRACTOR will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such

provisions, including sanctions for noncompliance; provided, however, that in the event CONTRACTOR becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, CONTRACTOR may request the United States to enter into such litigation to protect the interests of the United States.

11.05 Davis-Bacon Act (2 C.F.R. Part 200, Appendix II(D); 40 U.S.C. §§ 3141–3144 and 3146–3148; 29 C.F.R. Part 5).

(a) CONTRACTOR shall comply with the Davis-Bacon Act, 40 U.S.C. §§ 3141–3144 and 3146–3148, as supplemented by Department of Labor regulations at 29 C.F.R. Part 5 ("Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction").

(b) CONTRACTOR shall pay all laborers and mechanics employed or working upon the site of the Work wages at rates not less than the prevailing wages specified in the wage determination made by the Secretary of Labor and incorporated into the Contract Documents, and shall pay such wages not less often than once a week.

(c) The current prevailing wage determination issued by the United States Department of Labor applicable to this Project is incorporated into the Contract Documents by reference. The award of any subcontract under this Agreement shall be conditioned upon the subcontractor's acceptance of the wage determination.

(d) CONTRACTOR shall comply with all reporting, recordkeeping, and posting requirements set forth in 29 C.F.R. Part 5, including the posting of the applicable wage determination at the Site in a prominent and accessible place where it can be easily seen by workers.

(e) OWNER shall report all suspected or reported violations of this Section to the Federal Emergency Management Agency. A breach of this Section may be grounds for termination of this Agreement and for debarment as a contractor or subcontractor as provided in 29 C.F.R. § 5.12.

(f) CONTRACTOR shall include the substance of this Section in all subcontracts and shall be responsible for the compliance of any subcontractor or lower-tier subcontractor with the requirements of this Section.

11.06 Copeland "Anti-Kickback" Act (2 C.F.R. Part 200, Appendix II(D); 18 U.S.C. § 874; 40 U.S.C. § 3145; 29 C.F.R. Part 3).

(a) CONTRACTOR shall comply with 18 U.S.C. § 874, 40 U.S.C. § 3145, and the requirements of 29 C.F.R. Part 3 ("Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"), which are incorporated by reference into this Agreement.

(b) CONTRACTOR and any subcontractor are prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled.

(c) CONTRACTOR shall insert in any subcontracts the substance of this Section and such other clauses as the Federal Emergency Management Agency may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower-tier

subcontracts. CONTRACTOR shall be responsible for the compliance by any subcontractor or lower-tier subcontractor with the requirements of this Section.

(d) A breach of this Section may be grounds for termination of this Agreement and for debarment as a contractor or subcontractor as provided in 29 C.F.R. § 5.12. OWNER shall report all suspected or reported violations to the Federal Emergency Management Agency.

11.07 Contract Work Hours and Safety Standards Act (2 C.F.R. Part 200, Appendix II(E); 40 U.S.C. §§ 3702 and 3704). Where applicable, the following provisions apply to this Agreement, and CONTRACTOR shall include them in all subcontracts:

(a) Overtime Requirements. No contractor or subcontractor contracting for any part of the Work that may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic in any workweek in which he or she is employed on such Work to work in excess of forty (40) hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

(b) Violation; Liability for Unpaid Wages; Liquidated Damages. In the event of any violation of the clause set forth in subsection (a), the contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States for liquidated damages, computed with respect to each individual laborer or mechanic, including watchpersons and guards, employed in violation of the clause set forth in subsection (a), in the sum currently set forth in 29 C.F.R. § 5.5(b)(2), as adjusted for inflation, for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required.

(c) Withholding for Unpaid Wages and Liquidated Damages. OWNER shall, upon its own action or upon written request of an authorized representative of the United States Department of Labor, withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other federal contract with the same prime contractor, or any other federally assisted contract subject to the Contract Work Hours and Safety Standards Act that is held by the same prime contractor, such sums as may be administratively determined to be necessary to satisfy the liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in subsection (b).

(d) Subcontracts. CONTRACTOR or subcontractor shall insert in any subcontracts the clauses set forth in subsections (a) through (d) of this Section, and a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. CONTRACTOR shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in subsections (a) through (d) of this Section.

11.08 Clean Air Act (2 C.F.R. Part 200, Appendix II(G); 42 U.S.C. § 7401 *et seq.*).

(a) CONTRACTOR agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

(b) CONTRACTOR agrees to report each violation to OWNER and understands and agrees that OWNER will, in turn, report each violation as required to assure notification to the Federal

Emergency Management Agency and the appropriate Environmental Protection Agency Regional Office.

(c) CONTRACTOR agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with federal assistance provided by the Federal Emergency Management Agency.

11.09 Federal Water Pollution Control Act (2 C.F.R. Part 200, Appendix II(G); 33 U.S.C. § 1251 *et seq.*).

(a) CONTRACTOR agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. § 1251 et seq.

(b) CONTRACTOR agrees to report each violation to OWNER and understands and agrees that OWNER will, in turn, report each violation as required to assure notification to the Federal Emergency Management Agency and the appropriate Environmental Protection Agency Regional Office.

(c) CONTRACTOR agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with federal assistance provided by the Federal Emergency Management Agency.

11.10 Suspension and Debarment (2 C.F.R. Part 200, Appendix II(H); 2 C.F.R. Parts 180 and 3000).

(a) This Agreement is a covered transaction for purposes of 2 C.F.R. Part 180 and 2 C.F.R. Part 3000. As such, CONTRACTOR is required to verify that none of CONTRACTOR's principals (defined at 2 C.F.R. § 180.995) or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

(b) CONTRACTOR must comply with 2 C.F.R. Part 180, Subpart C and 2 C.F.R. Part 3000, Subpart C, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

(c) This certification is a material representation of fact relied upon by OWNER. If it is later determined that CONTRACTOR did not comply with 2 C.F.R. Part 180, Subpart C and 2 C.F.R. Part 3000, Subpart C, in addition to remedies available to OWNER, the federal government may pursue available remedies, including but not limited to suspension and/or debarment.

(d) CONTRACTOR agrees to comply with the requirements of 2 C.F.R. Part 180, Subpart C and 2 C.F.R. Part 3000, Subpart C while this Agreement is in effect, and to include a provision requiring such compliance in its lower tier covered transactions.

11.11 Byrd Anti-Lobbying Amendment (2 C.F.R. Part 200, Appendix II(I); 31 U.S.C. § 1352). Contractors that apply or bid for an award of $100,000 or more shall file the certification required under 31 U.S.C. § 1352. Each tier certifies to the tier above that it will not and has not used federally appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any federal agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-federal funds that takes place in connection with obtaining any federal award. Such disclosures shall be forwarded from tier to tier up to the

recipient, who in turn shall forward the certification(s) to the awarding agency. CONTRACTOR shall include the language of this Section in all subcontracts and shall require all subrecipients to certify and disclose accordingly.

11.12 Byrd Anti-Lobbying Certification. Concurrently with the execution of this Amendment, CONTRACTOR shall execute and deliver to OWNER the Certification Regarding Lobbying attached hereto as **Exhibit A** and incorporated herein by reference. CONTRACTOR's execution and delivery of **Exhibit A** is a material inducement to OWNER to enter into this Amendment.

11.13 Procurement of Recovered Materials (2 C.F.R. § 200.323). In the performance of this Agreement, CONTRACTOR shall comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, 42 U.S.C. § 6962, and the regulatory provisions in 40 C.F.R. Part 247. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds $10,000 or the value of the quantity acquired in the preceding fiscal year exceeded $10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery; and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

11.14 Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment (2 C.F.R. § 200.216).

(a) CONTRACTOR is prohibited from obligating or expending funds under this Agreement to procure or obtain; extend or renew a contract to procure or obtain; or enter into a contract (or extend or renew a contract) to procure or obtain equipment, services, or systems that use covered telecommunications equipment or services as a substantial or essential component of any system, or as critical technology as part of any system. As described in Public Law 115-232, Section 889, covered telecommunications equipment or services means: (i) telecommunications equipment produced by Huawei Technologies Company or ZTE Corporation (or any subsidiary or affiliate of such entities); (ii) for the purpose of public safety, security of government facilities, physical security surveillance of critical infrastructure, and other national security purposes, video surveillance and telecommunications equipment produced by Hytera Communications Corporation, Hangzhou Hikvision Digital Technology Company, or Dahua Technology Company (or any subsidiary or affiliate of such entities); (iii) telecommunications or video surveillance services provided by such entities or using such equipment; or (iv) telecommunications or video surveillance equipment or services produced or provided by an entity that the Secretary of Defense, in consultation with the Director of the National Intelligence or the Director of the Federal Bureau of Investigation, reasonably believes to be an entity owned or controlled by, or otherwise connected to, the government of a covered foreign country.

(b) CONTRACTOR shall include the substance of this Section in all subcontracts and other contractual instruments under this Agreement.

11.15 Domestic Preferences for Procurements (2 C.F.R. § 200.322).

(a) As appropriate and to the extent consistent with law, CONTRACTOR should, to the greatest extent practicable under this Agreement, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States. This includes, but is not limited to, iron, aluminum, steel, cement, and other manufactured products.

(b) For purposes of this Section: (i) "Produced in the United States" means, for iron and steel products, that all manufacturing processes, from the initial melting stage through the application of coatings, occurred in the United States; and (ii) "Manufactured products" means items and construction materials composed in whole or in part of non-ferrous metals such as aluminum; plastics and polymer-based products such as polyvinyl chloride pipe; aggregates such as concrete; glass, including optical fiber; and lumber.

(c) CONTRACTOR shall include the substance of this Section in all subcontracts and other contractual instruments under this Agreement.

11.16 Severability of Federal Provisions. If any provision of this Article 11 is held invalid, illegal, or unenforceable, such invalidity shall not affect the validity or enforceability of the remaining provisions of this Article 11 or the Agreement, and this Article 11 shall be construed to give effect to the federal compliance requirements to the maximum extent permitted by law.

3. Ratification.

Except as expressly modified by this Amendment, all terms, conditions, and provisions of the Agreement remain in full force and effect and are hereby ratified and confirmed. In the event of any conflict between the terms of this Amendment and the Agreement, the terms of this Amendment shall control.

4. Effective Date and Application.

This Amendment shall be effective as of the Amendment Effective Date set forth above and shall apply to all Work performed under the Agreement, including Work performed prior to the Amendment Effective Date, to the extent permitted by applicable federal law and regulation.

5. Counterparts; Electronic Signatures.

This Amendment may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Signatures delivered by electronic means (including PDF and recognized e-signature platforms) shall have the same force and effect as original signatures.

6. Authority.

Each Party represents and warrants that the individual executing this Amendment on its behalf is duly authorized to do so and that this Amendment is binding on and enforceable against such Party in accordance with its terms.

IN WITNESS WHEREOF, the Parties have executed this Amendment to be effective as of the Amendment Effective Date.

OWNER:

CITY OF WESLACO, TEXAS

_____

Adrian Gonzalez, Mayor

Date: _____

ATTEST:

_____

Norma A. Cantu, City Secretary

APPROVED AS TO FORM:

_____

Ben Castillo, City Attorney

O'Hanlon, Demerath & Castillo

CONTRACTOR:

MOR-WIL, LLC

A. Garza

Albert Garza III, Authorized Signatory

Date: 05/13/2026

ATTEST:

Name: Alejandra Arredondo

Title: Administrative Manager

EXHIBIT A

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, *"Disclosure Form to Report Lobbying,"* in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

The Contractor, **MOR-WIL, LLC**, certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the Contractor understands and agrees that the provisions of 31 U.S.C. § 3801 *et seq.*, apply to this certification and disclosure, if any.

MOR-WIL, LLC

A. Garza

Signature of Authorized Representative

Printed Name: Albert Garza III

Title: Authorized Signatory

Date: 05/13/2026

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-603	
From:		
Subject: Discussion and consideration on Resolution 2026-42 appointing member(s) to the Weslaco Recycling Task Force. (Staffed by City Secretary Department.)		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Resolution		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
ADELAIDA VEGA ADELAIDA VEGA Xavier Salinas	Created	
City Manager Comments: Approve as recommended by the governing body.		
Staff Recommendation: Approve the nominee as recommended.		
Attachments, if any: Board App - Leticia Gonzalez-Aleman rec'vd 05.04.26_Redacted, R2026-42 appt Weslaco Recyling Task Force		
Responsibilities upon Approval: Execute, retain and notify the nominee and appropriate department.		

APPLICATION TO SERVE ON BOARD & COMMITTEES

NAME: Leticia Gonzalez-Aleman DATE: 5-4-26

HOME ADDRESS: [redacted]

(X) Inside City Limits ( ) Outside City Limits

MAILING ADDRESS: Saa

TELEPHONE: (Residence) _____ (Cell) [redacted]

E-MAIL ADDRESS: [redacted]

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

Retired (Education)

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:

Weslaco EDC for about 3 years maybe 4. Was replaced in 2013 by that current City Commission. Served as Member, Secretary and eventually President for a short while.

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

AMBULANCE ADVISORY BOARD _____	ECONOMIC DEVELOPMENT CORPORATION____
ANIMAL SHELTER ADVISORY BOARD____	MAYOR JOE V. SANCHEZ PUBLIC LIBRARY____
BOARD OF ADJUSTMENTS - BUILDING____	PARKS & RECREATION ADVISORY BOARD____
BOARD OF ADJUSTMENTS - ZONING____	PLANNING & ZONING COMMISSION____
CITIZENS DRAINAGE ADVISORY BOARD____	WESLACO AIRPORT COMMITTEE____
CIVIL SERVICE BOARD____	WESLACO RECYCLING TASK FORCE ✓
HOTEL OCCUPANCY TAX ADVISORY BOARD____	CAPITAL IMPROVEMENTS COMMITTEE____
TAX INCREMENT REINVESTMENT ZONE (TIRZ)____	BEAUTIFICATION COMMITTEE____

RETURN FORM & DISCLOSURE FORM TO:

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

RECEIVED
MAY 4 2026
BY: CSD

FOR OFFICE USE ONLY

APPOINTED TO: _____

DATE: _____

PUBLIC ACCESS ___ YES
X NO

REV 08/2025

APPLICATION TO SERVE ON BOARD & COMMITTEES

BOARD MEMBER ELECTION ON DISCLOSURE

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

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

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

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

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

☑ **I DO NOT** elect public access to my:
- ☑ home address
- ☑ home telephone number or cell phone number
- ☑ personal email address

Applicant's Signature

May 4, 2026
Date

Leticia Gonzalez-Aleman
Applicant's Printed Name

REV 08/2025

RESOLUTION NO. 2026-42

A RESOLUTION APPOINTING MEMBER(S) TO THE WESLACO RECYCLING COMMITTEE TASK FORCE

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

WHEREAS, after public meetings, all recommendations are required to be submitted to the Weslaco City Commission for approval; and

WHEREAS, the composition of members is seven (7) citizens wishing to serve their community and shall serve without compensation.

WHEREAS, members will serve a two-year term for a total of no more than six (6) years in accordance with Ordinance 2022-44; and

WHEREAS, whereas there exists vacancies for members and appointments/reappointments are needed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, THAT the following member(s) is/are appointed to serve on the Weslaco Recycling Committee Task Force.

NAME	TERM ENDING
_____	05/27/2028

PASSED AND APPROVED on this 27th day of May, 2026.

CITY OF WESLACO

_____
Adrian Gonzalez, **MAYOR**

ATTEST:

_____
Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

_____
Benjamin Castillo, **CITY ATTORNEY**

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-657
From:	
Subject: Discussion and consideration to approve a contract with Inframark for operations and management of the City of Weslaco Water Treatment Plant, Wastewater Treatment Plants, and Lift Stations, following the award of RFP No. 2025-26-15. (This item was tabled May 6, 2026; Staffed by City Manager.)	
Background:	
Funding Source (budget code, if applicable)**:**	
Amount: / Term of Impact: / Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ADELAIDA VEGA Xavier Salinas Xavier Salinas	Created
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation:	
Attachments, if any:	
Responsibilities upon Approval:	

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-653

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration on first and final reading of proposed Ordinance 2026-13 of the City of Weslaco, Texas extending the moratorium originally adopted by Ordinance No. 2024-26 on the acceptance, authorization, and approval of applications and plans for permits, plats, rezonings, and site plans for duplexes, triplexes, fourplexes, apartment complexes, and other multifamily residential developments within the corporate city limits and extraterritorial jurisdiction of the City of Weslaco for an additional one hundred twenty (120) days; adopting written findings under Section 212.1362(a)(2) of the Texas Local Government Code; adopting findings regarding the prospective application of House Bill 2559 of the 89th Texas Legislature, Regular Session (2025), under Section 311.022 of the Texas Government Code; ratifying the action of the City Commission taken on January 6, 2026; declaring the Ordinance an emergency measure under Sections 15 and 16 of the Charter of the City of Weslaco to be adopted on first and final reading the day of its introduction by unanimous vote of the City Commission; providing for the incorporation of premises; providing conflict and severability clauses; and providing an effective date upon passage. First and final reading of Ordinance 2026-13. (Staffed by City Manager / Planning and Code Enforcement Department.)

Background:
The proposed extension would continue enforcement of the moratorium on the acceptance, authorization, and approval of applications and plans for development, including permits, plats, rezonings, and site plans, for duplexes, triplexes, fourplexes, apartment complexes, and other multifamily residential developments within the corporate city limits and extraterritorial jurisdiction of the City of Weslaco for new projects, in accordance with Chapter 212 and 311 of the Texas Local Government Code.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature
Ordinance - First Reading
Ordinance - Final Reading

If item previously considered, provide date and action by Commission:

An extension to the moratorium was previously approved by the City Commission on January 6, 2026 for the original moratorium established on September 23, 2024

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Notice of the public hearing appeared in the Monitor on May 9, 2026

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

REBEKAH DE LA FUENTE	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Xavier Salinas	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval of the extension to the moratorium

Attachments, if any:
Moratorium_Extension- May 2026, O2026-13 Moratorium Extension

Responsibilities upon Approval:
Staff will enforce the moratorium as outlined

Extension of Temporary Moratorium

Agenda

- Applicability
- Purpose
- Enactment
- Duration
- Extension
- Exceptions and Exemptions
- Waivers

Applicability

The City hereby extends the temporary moratorium enacted on September 23, 2024, on the acceptance and processing of certain applications and issuance of particular permits and other forms of municipal authorizations related to specific construction and land development activities.

This extension of the temporary moratorium applies to all city zoning district uses within the City limits and ETJ.

Unless a Project falls within an Exception, this temporary moratorium applies the City's acceptance, review, approval, and issuance of Duplexes, triplexes, fourplexes and apartment complexes and multi-family residential development permits in the City limits and ETJ.

Duration

The duration of the extension of this temporary moratorium shall be for a period of one hundred and twenty (120) days effective until September 24, 2026

Exceptions

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

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

2. Ongoing Projects. The temporary moratorium does not apply to any Projects that are currently, actively in progress and have not expired. The provisions do not apply to any completed application or plan for development for a Permit, plat, verification, rezoning, site plan, approved water/wastewater plan, or new or revised certificate of occupancy for Property Development that were filed prior to September 23, 2024. New Permits applied for as part of a previously approved Project may proceed once an exception is applied for and approved as described herein.

Exceptions

3. **Grandfathered Projects.** The temporary moratorium extension shall not apply to Projects that are grandfathered as provided by state law. Property owners asserting grandfathered rights under Texas Local Government Code Chapter 245 must apply claiming an exception to this temporary moratorium to the planning department. If a Grandfathered Development Status has been finalized by staff on or after September 23, 2024, then a new request is not required to meet this exception. New permits applied for as part of a previously vested Project may proceed once an exception is applied for and approved as described herein.

4. **Development Agreement.** Property owners with a negotiated approval granted by the City Commission providing for construction standards, platting, water, wastewater, and development rules pursuant to Texas Local Government Code Chapter 212, Subchapter G may apply for an exception in accordance with City policy. New Permits applied for as part of a Development Agreement Project may proceed once an exception is applied for and approved.

Waivers

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

WORK PLAN INITIATIVES

- Drainage – FIF and FMA from TWDB for:
  - Pablo Pena Park (RDF)-
    - 90% Complete
  - Kansas/Los Torritos-
    - Contractor is relocating sewerlines on Bridge and is receiving material for the 18” Waterline transmission bypass and is approximately 50% complete with the project.

WORK PLAN INITIATIVES

- SWWTP
  - Clean Water SRF for plant expansion
  - Capacity Study by Cruz Hogan
  - $10 million Bond was awarded to the City for plant expansion
- Review of Water / Wastewater Infrastructure Assessment
  - City is meeting with Ambiotec on reinstating their city wide assessment, first meeting occurred on May 11, staff is pending their scope and estimate to amend the contract.

WORK PLAN INITIATIVES

- Subdivision Ordinance, Review of Building Codes, Impact Fees, Water Rights, Zoning Ordinance, Land Use Assessment(LUA) Plan and CIP Plan
    - GLO Grant awarded to City
    - Commission approved the contract with Raftelis on April 2, 2025
    - Bi-weekly meetings are held with staff and consultants
    - CIAC meeting was held May 5, 2026
    - Committee accepted the CIP & LUA Plan and posted on website on May 6th required for 60-day review

WORK PLAN INITIATIVES

- Subdivision Ordinance, Review of Building Codes, Impact Fees, Water Rights, Zoning Ordinance, Land Use Assessment(LUA) Plan and CIP Plan
    - Upcoming Dates:
        - May 13th thru June 2nd - P&Z review period for proposed UDO
        - June 11th- UDO Webinar
        - July 5th- CIP/LUA review period ends
        - August 18th- Public Hearing for LUA/CIP Plans & Adoption of order setting the Impact Fee Hearing
        - September 2th- First hearing of UDO by P&Z
        - September 15th - First hearing of UDO by CC
        - October 6th – Public Hearing & First reading of Impact Fees by CC
        - October 20th – Final reading of Impact Fees & UDO by CC

ORDINANCE NO. 2026-13

AN ORDINANCE OF THE CITY OF WESLACO, TEXAS ("CITY") EXTENDING THE MORATORIUM ORIGINALLY ADOPTED BY ORDINANCE NO. 2024-26 ON THE ACCEPTANCE, AUTHORIZATION, AND APPROVAL OF APPLICATIONS AND PLANS FOR PERMITS, PLATS, REZONINGS, AND SITE PLANS FOR DUPLEXES, TRIPLEXES, FOURPLEXES, APARTMENT COMPLEXES, AND OTHER MULTIFAMILY RESIDENTIAL DEVELOPMENTS WITHIN THE CORPORATE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF WESLACO; ADOPTING WRITTEN FINDINGS UNDER SECTION 212.1362(a)(2) OF THE TEXAS LOCAL GOVERNMENT CODE; ADOPTING FINDINGS REGARDING THE PROSPECTIVE APPLICATION OF HOUSE BILL 2559 OF THE 89TH TEXAS LEGISLATURE UNDER SECTION 311.022 OF THE TEXAS GOVERNMENT CODE; RATIFYING THE ACTION OF THE CITY COMMISSION TAKEN ON JANUARY 6, 2026; DECLARING THIS ORDINANCE AN EMERGENCY MEASURE UNDER SECTIONS 15 AND 16 OF THE CHARTER OF THE CITY OF WESLACO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING CONFLICT AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on September 23, 2024, the City Commission adopted Ordinance No. 2024-26, enacting a moratorium on the acceptance, authorization, and approval of applications and plans for development for permits, plats, rezonings, and site plans for duplexes, triplexes, fourplexes, apartment complexes, and other multifamily residential developments within the corporate city limits and extraterritorial jurisdiction of the City for new projects (the "Moratorium"); and

WHEREAS, the Moratorium has been continuously in effect since September 23, 2024, having been extended by the City Commission on multiple occasions, most recently by action of the City Commission at a public hearing held January 6, 2026, at which the City Commission, by unanimous vote, extended the Moratorium for an additional 120-day period; and

WHEREAS, the underlying problems that necessitated the original adoption of the Moratorium continue to exist, including the inadequacy of the City's existing water supply, wastewater treatment, and related public infrastructure capacity to support additional multifamily residential development, and the inadequacy of the City's existing development regulations to address the impacts of such development on public facilities and services; and

WHEREAS, since adoption of Ordinance No. 2024-26, the City has made substantial and continuing progress in alleviating the problems identified above, including without limitation: (i) completion of the Cleckler-Heald regional drainage facility project; (ii) substantial progress on improvements at Pablo Pena Park; (iii) ongoing expansion of the South Wastewater Treatment Plant; (iv) engagement of Raftelis Financial Consultants, Inc. to lead a coordinated update of the City's Land Use Assumptions, Capital Improvements Plan, and impact fee program under Chapter 395 of the Texas Local Government Code; (v) preparation of a new Unified Development

Ordinance to replace the City's existing subdivision, zoning, and sign regulations; and (vi) ongoing participation in the Rio Grande Valley Public Utility Agency for regional water utility cooperation; and

WHEREAS, the City Commission has determined that further extension of the Moratorium is necessary to maintain the status quo while the City completes the regulatory and infrastructure work described above, and to prevent the acceptance of additional applications for multifamily residential development that would exacerbate the existing inadequacies of the City's water and wastewater infrastructure and the City's existing regulatory framework; and

WHEREAS, Section 212.1362(a) of the Texas Local Government Code authorizes the City to extend the Moratorium for renewable periods after complying with notice and hearing requirements applicable to the adoption of a moratorium, and after adopting written findings as required by Section 212.1362(a)(2); and

WHEREAS, notice of the public hearing on the proposed extension of the Moratorium was published in The Monitor, a newspaper of general circulation in the City of Weslaco, on May 12, 2026, in accordance with Section 212.1361 of the Texas Local Government Code; and

WHEREAS, a duly noticed public hearing was held by the City Commission on May 27, 2026, at which all interested persons were given an opportunity to be heard concerning the proposed extension of the Moratorium; and

WHEREAS, House Bill 2559 of the 89th Texas Legislature, Regular Session (2025), enacted amendments to Subchapter E of Chapter 212 of the Texas Local Government Code, including the enactment of Section 212.1362(b)(1), which provides that a municipality may not adopt a moratorium that exceeds an aggregate of 180 days; and

WHEREAS, House Bill 2559 took effect September 1, 2025, and contains no express savings or transition clause; and

WHEREAS, Section 311.022 of the Texas Government Code provides that "a statute is presumed to be prospective in its operation unless expressly made retrospective"; and

WHEREAS, the City Commission finds that, in the absence of express retroactivity language in House Bill 2559, the substantive limitations enacted by House Bill 2559, including but not limited to the 180-day aggregate cap in Section 212.1362(b)(1) of the Texas Local Government Code, do not apply to the Moratorium originally adopted by Ordinance No. 2024-26 prior to the effective date of House Bill 2559, or to any extension of that Moratorium, including this Ordinance; and

WHEREAS, the City Commission further finds that the action taken at the public hearing held January 6, 2026 was intended to extend the Moratorium for an additional 120-day period, and the City Commission desires to ratify, confirm, and adopt such action by this Ordinance to the extent it may be deemed procedurally insufficient under applicable law; and

WHEREAS, Section 16 of the Charter of the City of Weslaco defines an "emergency measure" as "an ordinance or resolution for the immediate preservation of the public peace,

property, health or safety, or providing for the usual daily operating of a municipal department in which the emergency is set forth and defined as a preamble thereto"; and

WHEREAS, the City Commission finds that the immediate adoption and effectiveness of this Ordinance is necessary for the immediate preservation of the public peace, property, health, and safety of the residents of the City of Weslaco, in order to: (i) prevent the lapse of the existing Moratorium during the City's ongoing infrastructure remediation and regulatory development efforts; (ii) avoid the acceptance of additional applications for multifamily residential development that would exacerbate the existing inadequacies of the City's water and wastewater infrastructure; and (iii) preserve the City's ability to complete and adopt the Unified Development Ordinance, the Land Use Assumptions, the Capital Improvements Plan, and the impact fee program necessary to address those inadequacies; and

WHEREAS, the City Commission therefore declares this Ordinance to be an emergency measure within the meaning of Sections 15 and 16 of the Charter of the City of Weslaco, to be passed on the day of its introduction by unanimous vote of the City Commission; and

WHEREAS, all notices and hearings required by Subchapter E of Chapter 212 of the Texas Local Government Code, the Texas Open Meetings Act, the Charter of the City of Weslaco, and other applicable law have been provided and conducted in accordance with such laws; and

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

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

SECTION 1. FINDINGS OF FACT.

The foregoing recitals are hereby incorporated into this Ordinance by reference as legislative findings of fact as if expressly set forth herein.

SECTION 2. EXTENSION OF MORATORIUM.

The Moratorium originally adopted by Ordinance No. 2024-26 is hereby extended for a definite period of one hundred twenty (120) days from the effective date of this Ordinance, unless terminated earlier by action of the City Commission or further extended in accordance with applicable law.

SECTION 3. WRITTEN FINDINGS UNDER SECTION 212.1362(a)(2).

The City Commission, having held a duly noticed public hearing and having considered the evidence presented, hereby adopts the following written findings as required by Section 212.1362(a)(2) of the Texas Local Government Code:

A. Identification of the Problem. The City's existing infrastructure capacity for water supply, wastewater treatment, and related public facilities is inadequate to support the current and projected pace of multifamily residential development within the corporate city limits and extraterritorial jurisdiction of the City. In addition, the City's existing development regulations, including its subdivision, zoning, and related ordinances, do not adequately address the impacts of

such development on public facilities and services. The City currently lacks an adopted impact fee program under Chapter 395 of the Texas Local Government Code, an adopted Land Use Assumptions document, an adopted Capital Improvements Plan, and a comprehensive Unified Development Ordinance, all of which are necessary to ensure that the costs of public infrastructure are equitably allocated and that future development is properly regulated.

B. Reasonable Progress. Since adoption of Ordinance No. 2024-26, the City has made substantial and continuing progress in alleviating the problems identified above, including without limitation: (i) completion of the Cleckler-Heald regional drainage facility project; (ii) substantial progress on improvements at Pablo Pena Park; (iii) ongoing expansion of the South Wastewater Treatment Plant; (iv) engagement of Raftelis Financial Consultants, Inc. to lead a coordinated update of the City's Land Use Assumptions, Capital Improvements Plan, and impact fee program under Chapter 395 of the Texas Local Government Code; (v) preparation of a new Unified Development Ordinance to replace the City's existing subdivision, zoning, and sign regulations; and (vi) ongoing participation in the Rio Grande Valley Public Utility Agency for regional water utility cooperation.

C. Definite Duration. The renewal period adopted by this Ordinance is a definite period of one hundred twenty (120) days from the effective date of this Ordinance, after which the extension adopted by this Ordinance shall expire unless further extended in accordance with applicable law.

D. Evidence Problem Will Be Resolved Within Extended Duration. Based on (i) the schedule prepared by Raftelis Financial Consultants, Inc. for completion of the Land Use Assumptions, Capital Improvements Plan, impact fee program, and Unified Development Ordinance, (ii) the City's substantial and ongoing investment in water and wastewater infrastructure, including the ongoing expansion of the South Wastewater Treatment Plant, and (iii) the regulatory progress already made since adoption of Ordinance No. 2024-26, the City Commission finds that the regulatory inadequacy that constitutes the principal problem requiring extension of the Moratorium will be substantially resolved within the one hundred twenty (120) day duration of this extension. Specifically, within the one hundred twenty (120) day period:

1. The Land Use Assumptions and Capital Improvements Plan will be completed and made publicly available pursuant to the public availability requirements of Section 395.043 of the Texas Local Government Code;
2. The proposed Unified Development Ordinance will be substantially drafted and ready for first reading;
3. The Capital Improvements Advisory Committee will be convened pursuant to Section 395.058 of the Texas Local Government Code;
4. Public hearings on the Land Use Assumptions, Capital Improvements Plan, and impact fees will be scheduled in accordance with Sections 395.044 and 395.047 of the Texas Local Government Code; and
5. Construction of related public infrastructure improvements, including ongoing expansion of the South Wastewater Treatment Plant, will continue.

The City Commission acknowledges that final adoption of certain of the regulatory instruments described above may occur shortly after the expiration of the one hundred twenty (120) day duration of this extension, but finds that the substantial completion of the regulatory framework within the extended duration constitutes resolution of the problem within the meaning of Section 212.1362(a)(2)(D) of the Texas Local Government Code.

SECTION 4. PROSPECTIVE APPLICATION OF HOUSE BILL 2559.

The City Commission finds and declares that, pursuant to Section 311.022 of the Texas Government Code, and in the absence of express retroactivity language in House Bill 2559 of the 89th Texas Legislature, Regular Session (2025), the substantive limitations enacted by House Bill 2559, including but not limited to the 180-day aggregate cap in Section 212.1362(b)(1) of the Texas Local Government Code, do not apply to the Moratorium originally adopted by Ordinance No. 2024-26 on September 23, 2024, prior to the effective date of House Bill 2559, or to any extension thereof, including this Ordinance.

SECTION 5. RATIFICATION OF JANUARY 6, 2026 ACTION.

A. The City Commission expressly finds and declares that, at the public hearing held January 6, 2026, the City Commission intended to extend the Moratorium originally adopted by Ordinance No. 2024-26 for an additional 120-day period.

B. The City Commission hereby ratifies, confirms, and adopts the action taken at the January 6, 2026 public hearing as a valid extension of the Moratorium, effective as of January 6, 2026.

C. To the extent that the action taken at the January 6, 2026 public hearing may be deemed procedurally insufficient under Subchapter E of Chapter 212 of the Texas Local Government Code, the Charter of the City of Weslaco, or any other applicable law, this Ordinance shall be deemed a curative ordinance ratifying such action and rendering the Moratorium continuously valid and effective from January 6, 2026 through the effective date of this Ordinance.

D. The City Commission further finds that the Moratorium has at all times since September 23, 2024 been in continuous effect by virtue of its original adoption and the various extensions thereof, including without limitation the action taken at the January 6, 2026 public hearing.

SECTION 6. CONTINUATION OF ORDINANCE NO. 2024-26.

Except as expressly modified by this Ordinance, all terms, definitions, applicability provisions, exemptions, waiver procedures, enforcement provisions, and other provisions of Ordinance No. 2024-26 shall continue in full force and effect during the extension period adopted by this Ordinance. The Moratorium as extended by this Ordinance shall apply to all property and applications described in Section 3 of Ordinance No. 2024-26, subject to the exemptions and waiver procedures set forth in Sections 5 and 6 of Ordinance No. 2024-26.

SECTION 7. EMERGENCY MEASURE.

This Ordinance is hereby declared to be an emergency measure within the meaning of Sections 15 and 16 of the Charter of the City of Weslaco. The emergency, as set forth in the recitals to this Ordinance, requires the immediate preservation of the public peace, property, health, and

safety of the residents of the City of Weslaco. This Ordinance is being passed on the day of its introduction by unanimous vote of the City Commission, in accordance with Section 15 of the Charter.

SECTION 8. CONFLICTS.

In the case of any conflict between the provisions of this Ordinance and any other ordinance of the City, the provisions of this Ordinance shall control, except that this Ordinance shall be construed in harmony with Ordinance No. 2024-26 wherever possible.

SECTION 9. SEVERABILITY.

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

SECTION 10. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon passage as an emergency measure under Sections 15 and 16 of the Charter of the City of Weslaco.

SECTION 11. PROPER NOTICE & MEETING.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice and public hearing were also provided as required by Subchapter E of Chapter 212 of the Texas Local Government Code, including without limitation Section 212.1361.

PASSED AND APPROVED on the day of its introduction at a public meeting of the City Commission of the City of Weslaco, Texas, held this 27th day of May, 2026, by unanimous vote of the City Commission, as an emergency measure under Sections 15 and 16 of the Charter of the City of Weslaco.

CITY OF WESLACO

_____
Adrian Gonzalez, MAYOR

ATTEST:

_____
Norma A. Cantu, CITY SECRETARY

APPROVED AS TO FORM:

_____
Benjamin Castillo, CITY ATTORNEY

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-519

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Summerlin Phase 1 Subdivision being a 31.943-acre tract of land out of Farm Tract 245, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed one hundred and seven (107) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X". Variances for the development were approved by the City Commission as part of the development agreement associated with the establishment of the TIRZ.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended of the final plat request at their regular meeting of May 6, 2026.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Xavier Salinas	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval of Final Plat.

Attachments, if any:
Summerlin PH I- Memo, summerlin phase 1- Application, Drainage Report and Legal Documents, Summerlin PH I- Aerial, 25223_SUMMERLIN PHASE 1 SUBDIVISION_02-25-2026

Responsibilities upon Approval:

Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

M E M O

TO: Mayor and City Commission

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

RE: Summerlin Phase 1 - Final Plat

DATE: May 11, 2026

The proposed one hundred seven (107) lot subdivision is located outside the City of Weslaco; however, the developer will be petitioning for voluntary annexation upon approval of the Final Plat. The subdivision will be served by water and sanitary sewer services provided by the City of Weslaco. All variances associated with this development were previously approved by the City Commission in accordance with the TIRZ Development Agreement. The developer has addressed and complied with all staff comments. The Planning and Zoning Commission has recommended approval of the Final Plat.

Thank you,

Rebekah de la Fuente, CFM

PAR-001008-2026

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. CANC MAR 25 2026

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: Summerlin Phase I

Location: Northwest of the intersection of Mile 11 North Rd/FM 88

Legal Description: 32.943 acres o/o Farm Tracts 245 The West and Adams Tracts

Is subdivision inside city limits? ☑ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: N/A

Existing Land Use: Open Proposed Land Use: Residential

Number of Lots Proposed: 107 Gross Acreage: 32.943

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: BLJDD LTD/BARLIN LTD Telephone: c/o (956) 381-0981

Address: 107 Laurel Drive Fax:

City: Weslaco State: TX Zip: 78596 E-mail: c/o mario@meldenandhunt.com

ENGINEER INFORMATION

Name: Telephone: Melden & Hunt, Inc. Address: 115 W. McIntyre Street

(956) 381-0981 Fax: (956) 381-1839

City: State: Edinburg, TX Zip: 78541 E-mail: mario@meldenandhunt.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: NAWSC

☒ YES ☐ NO Wastewater Provision: LIFT STATION

☒ YES ☐ NO Electric Company: MVEC

☒ YES ☐ NO Phone Utility CHARTER	☒ YES ☐ NO Gas Utility	☒ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☒ YES ☐ NO Drainage District HCDD#1	☒ YES ☐ NO Irrigation District HCCID#9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **rdelafuente@weslacotx.gov**
_____PDF copy of all documents submitted (emailed or USB)
_____ Planning Review fee **$300 + $25/lot for residential (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01 - 10 acres, $400 + $400 (10 acres or greater) for commercial, industrial, or apartment.**, Fire Review fee **$100.00**
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal
- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

__X__ **Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **rdelafuente@weslacotx.gov**
__X__ PDF copy of all documents submitted (emailed or USB)
__X__ Planning Review fee **$300 + $25/lot for residential (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01 - 10 acres, $400 + $400 (10 acres or greater) for commercial, industrial, or apartment.**, Fire Review fee **$100.00**
__X__ One 11" X 17" reduced copy of plat

__X__ Plat Layout
- __X__ Existing & Proposed Easements
- __X__ Existing & Proposed ROW____Existing & Proposed Drainage Easements
- __X__ Contours
- __X__ Flood Zones
- __X__ Adjoiners
- __X__ Existing & Proposed street names

__X__ Utility Layout
- __X__ Existing & Proposed Utilities
- __X__ Proposed Fire Hydrants
- __X__ Adjoiners
- __X__ Street names

__X__ Drainage plans and calculations with engineer's seal
- __X__ Elevations
- __X__ Flood directional arrows
- __X__ Detention areas
- __X__ Street names

__X__ Proof of ownership of the property
__N/A__ If septic tank system required, submit soil evaluation report
__X__ Water Rights associated with the property
__X__ Tax Receipt for all taxing entities showing that taxes are paid in full
__X__ Number of fire hydrants proposed for subdivision

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

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

SUBMITTALS REQUIRED FOR FINAL (City Commission)

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

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING

_____ Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____ Material Testing are obtained by the city, developer will pay the full cost of the proposal
_____ $85.00 per hour inspection fee to be billed monthly
_____ Traffic Impact Analysis (If required)
_____ Notice of Intent
_____ SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING

_____ Electronic file of final plat and as-builds
_____ Reproducible plat to be recorded with all required signatures
_____ Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____ Tax certificates
_____ Memo from engineering inspector releasing subdivision
_____ Water Rights shall be paid prior to recordation at $2,896.81 per acre ft
_____ 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: BLJDD LTD/BARLIN LTD

Owner Signature: (See attached owner's authorization) Date: _____

Melden & Hunt, Inc. c/o Mario A. Reyna, P.E. is the authorized agent

Authorized Agent Signature: _____ Digitally signed by Mario A. Reyna, P.E. DN: C=US, E=mario@meldenandhunt.com, O="Melden & Hunt, Inc.", CN="Mario A. Reyna, P.E." Date: 2026.02.23 14:01:41-06'00' Date: _____

Authorized Agent Printed Name: Mario A. Reyna

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

PLAN CORRECTIONS REPORT PAR-000982-2026
FOR CITY OF WESLACO

PLAN ADDRESS: Summerlin Phase 1
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 01/22/2026 **SQUARE FEET:** 0.00 **DESCRIPTION:** SUMMERLIN PHASE 1 (Outside City Limits to be annexed)

EXPIRATION DATE: 01/22/2027 **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Engineer	MARIO REYNA	MELDEN & HUNT INC	W 115 McIntyre St Edinburg, TX 78541
Owner		BLJDD LTD/BARLIN LTD	107 Laurel Dr Weslaco, TX

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Requires Re-submit	Felix Salazar email: fsalazar@weslacotx.gov
Building Review - Planning v.2 Building Review - Planning	Requires Re-submit	Felix Salazar email: fsalazar@weslacotx.gov
Building Review - Planning v.3 Building Review - Planning	Approved	Felix Salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Engineering v.2 Review conducted by the engineering department	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Engineering v.3 Review conducted by the engineering department	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Fire Review v.1 Review by the fire department	Requires Re-submit	Mike Swinnea email: mswinnea@weslacotx.gov
Fire Review v.2 Review by the fire department	Requires Re-submit	Mike Swinnea email: mswinnea@weslacotx.gov
Fire Review v.3 Review by the fire department	Approved with Comments	Mike Swinnea email: mswinnea@weslacotx.gov
Planning/Zoning v.1 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.2 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.3 Review conducted by the planning and zoning department	Approved with Comments	Kayla Arevalo email: karevalo@weslacotx.gov
Police v.1 Review conducted by the police department	Not Required	System Administrator Ph: 444 email: admin@energov.com
Public Works v.1 Public Works	Requires Re-submit	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov
Public Works v.2 Public Works	Requires Re-submit	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov
Public Works v.3 Public Works	Approved	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov

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

Approved as submitted with notes - Approved as submitted with notes with notes
Comment: On final walk-through, all cul-de-sacs shall have an approved marked fire lane with curb painted red. Shall have 4 inch stenciling every 10 to 12 feet to state "NO PARKING FIRE LANE" in white.

Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt). - Access roads shall be 26' minimum with hydrant unobstructed, 20' without hydrant unobstructed. All weather surface road that supports the imposed loads of fire apparatus shall be in place (concrete or asphalt).
Comment: These widths are actual road driving surfaces. General Note

General Condition - Planning approved w/comments
Comment: 1. Proposed street names need to be aligned with existing streets. Developer must provide letter from 911 addressing of approved street names
2. Traffic Plan- must include Signs & sidewalks, cluster box layout, pre-cut for ramps (if any

General Condition - 3rd Review of Phase 1
Comment: Sheet 3/7
1. Steel casing under main streets.

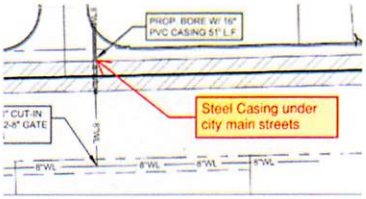
Sheet 4/7
2. Use city logo on super cover details
3. Extend Line to and through towards south

Sheet 5/7
4. As per various meetings, we will require a lift station area map, proposed plan to service the area and to size the lift station wet well depth to service the area.
General notes.
5. Provide a master plan for the sewer line for all three Phases. Ensure sewer lines are properly sized to accommodate all phasing's.
Guillermo Frausto

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

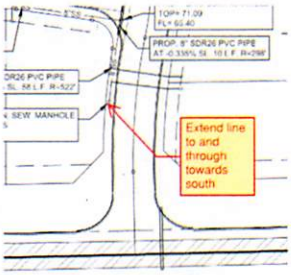
Sheet 3/7

1. Steel casing under main streets.



Sheet 4/7

2. Use city logo on super cover details
3. Extend Line to and through towards south



Sheet 5/7

4. As per various meetings, we will require a lift station area map, proposed plan to service the area and to size the lift station wet well depth to service the area.

General notes.

5. Provide a master plan for the sewer line for all three Phases. Ensure sewer lines are properly sized to accommodate all phasing's.

FIRM NAME: MELDEN & HUNT, INC.
TBPELS FIRM #F1435
TITLE: SUMMERLIN PHASES 1-3 SUBDIVISION
PREPARED BY: MARIO A. REYNA, P.E
DATE: January 14, 2026
REVISED: February 11, 2026
REVISED: February 20, 2026

2-20-26

INDEX

1. Drainage Statement
2. Drainage Calculations
3. Weighted "C" Calculation
4. Table of concentration
5. Location Map
6. Subdivision Plat
7. Paving & Drainage Layout
8. Drainage Areas Layout
9. USGS Topographical Map
10. Rainfall Intensity Table
11. USDA Soils Map
12. USDA Soils Legend & Description
13. FEMA FIRM with site location

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ
TBPELS Firm # F-1435
TBPELS # 10096900

Drainage Statement
Summerlin Phases 1-3 Subdivision
Project #25223.00 Date: January 14, 2026 Revised: February 20, 2026

SUMMERNLIN PHASES 1-3 SUBDIVISION A tract of land containing 107.306 acres situated in the City of Weslaco, Hidalgo County, Texas, being a part or portion out of Farm Tracts 238, 239, 244 and 245, The West and Adams Tracts Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records. This subdivision lies in Zone "X" (Unshaded), which is defined as areas determined to be outside 500-year floodplain. Community Panel No. 480334 0450 C; Map Revised: June 6, 2000, Revised to Reflect LOMR: May 30, 2022. The property is located Northwest of the intersection of W. Mille 11 and N. FM 88. The property is currently open with a proposed use of 404 residential lots and 19 common areas, currently inside the City of Weslaco, Texas.

The soils in this area (25) Hidalgo fine sandy loam, (28) Hidalgo sandy clay loam, and (48) Racombes sandy clay loam, these soils belong to hydrologic group "B" having a moderate infiltration rate when thoroughly wet. (See excerpts from "Soil Survey of Cameron County, Texas").

Existing runoff is in a northerly direction, with a runoff of 24.71 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 167.65 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 142.94 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 48". The proposed storm system shall discharge in part into proposed Detention Ponds within the site, which will discharge into the existing Hidalgo & Cameron County Irrigation District No. 9 Ditch, maintained by Hidalgo County Drainage District No. 1.

In accordance with the City of Weslaco drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 743,151 cubic feet of detention will be provided between the proposed Detention Ponds.

☐ REJECTED
☑ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☑ TO CITY
☑ DISCHARGE PERMIT REQUIRED
☑ DISTRICT FACILITY
☐ CITY FACILITY
☐ OTHER HCCID9

H.C.D.D. NO. 1

3-2-26
DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Mario A. Reyna, P.E. #117368

2-20-26
Date

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

DRAINAGE REPORT

PROJECT NAME: **SUMMERLIN PHASES 1-3** # of Lots: **404**
PROJECT NUMBER: 25045
DATE: February 20, 2026

I. Existing Condition-10 year

Ex. Area: 4,674,233.391 sf
107.306 ac

Int. Coeff. "k" 0.213 Table 3-2
Kμ 3.28
Length 3380 ft
Velocity 0.270582 ft/sec

Slope : 0.15 %
tc : 208.19 min
Rainfall Intensity (10yr) 1.152 in/hr
c factor 0.200
Q peak existing condition: 24.71 cfs

II. Future Condition-50 year

Future area: 4,674,233.39 sf
107.31 ac
Slope : 0.15 %
tc : 66.50 min
Rainfall Intensity (50yr) 3.811 in/hr
c factor 0.410
Q future cond. = Aci = i * = 167.65 * 0.41
43.9953097 i

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	12.477	548.93	164679	24.71	53011	111668
10	0.17	10.253	451.08	270650	24.71	56718	213932
15	0.25	8.761	385.44	346899	24.71	60425	286474
25	0.42	6.864	301.98	452976	24.71	67839	385136
35	0.58	5.697	250.64	526347	24.71	75253	451093
45	0.75	4.899	215.53	581939	24.71	82667	499272
55	0.92	4.316	189.88	626616	24.71	90082	536535
65	1.08	3.869	170.22	663850	24.71	97496	566354
75	1.25	3.514	154.60	695698	24.71	104910	590788
85	1.42	3.226	141.93	723837	24.71	112324	611513
95	1.58	2.986	131.37	748809	24.71	119738	629071
105	1.75	2.782	122.39	771088	24.71	127152	643936
115	1.92	2.608	114.74	791704	24.71	134566	657138
125	2.08	2.456	108.05	810394	24.71	141980	668413
135	2.25	2.323	102.20	827829	24.71	149395	678434
145	2.42	2.205	97.01	843984	24.71	156809	687175
155	2.58	2.100	92.39	859228	24.71	164223	695006
165	2.75	2.006	88.25	873720	24.71	171637	702084
175	2.92	1.920	84.47	886945	24.71	179051	707894
185	3.08	1.843	81.08	900025	24.71	186465	713560
195	3.25	1.772	77.96	912128	24.71	193879	718249
205	3.42	1.707	75.10	923730	24.71	201293	722436
215	3.58	1.647	72.46	934738	24.71	208708	726030
225	3.75	1.592	70.04	945547	24.71	216122	729426
235	3.92	1.541	67.80	955934	24.71	223536	732399

245	4.08	1.493	65.68	965569	24.71	230950	734620
255	4.25	1.448	63.71	974690	24.71	238364	736326
265	4.42	1.407	61.90	984232	24.71	245778	738454
275	4.58	1.368	60.19	993062	24.71	253192	739870
285	4.75	1.331	58.56	1001338	24.71	260606	740731
295	4.92	1.297	57.06	1009996	24.71	268021	741975
305	5.08	1.264	55.61	1017664	24.71	275435	742230
315	5.25	1.233	54.25	1025253	24.71	282849	742405
325	5.42	1.204	52.97	1032922	24.71	290263	742659
335	5.58	1.177	51.78	1040828	24.71	297677	743151
345	5.75	1.150	50.59	1047308	24.71	305091	742217
355	5.92	1.125	49.49	1054238	24.71	312505	741732
365	6.08	1.102	48.48	1061774	24.71	319919	741855
375	6.25	1.079	47.47	1068096	24.71	327334	740763
385	6.42	1.057	46.50	1074220	24.71	334748	739473
395	6.58	1.037	45.62	1081268	24.71	342162	739107
405	6.75	1.017	44.74	1087260	24.71	349576	737685
415	6.92	0.998	43.91	1093292	24.71	356990	736302
425	7.08	0.980	43.12	1099443	24.71	364404	735039
435	7.25	0.962	42.32	1104643	24.71	371818	732825
445	7.42	0.946	41.62	1111242	24.71	379232	732010
455	7.58	0.930	40.92	1116997	24.71	386647	730350
465	7.75	0.914	40.21	1121907	24.71	394061	727846
475	7.92	0.899	39.55	1127226	24.71	401475	725751
485	8.08	0.885	38.94	1133033	24.71	408889	724144
495	8.25	0.871	38.32	1138101	24.71	416303	721798
505	8.42	0.857	37.70	1142431	24.71	423717	718713
515	8.58	0.845	37.18	1148740	24.71	431131	717608
525	8.75	0.832	36.60	1153029	24.71	438545	714484
535	8.92	0.820	36.08	1158045	24.71	445960	712085
545	9.08	0.808	35.55	1162426	24.71	453374	709053
555	9.25	0.797	35.06	1167640	24.71	460788	706852
565	9.42	0.786	34.58	1172273	24.71	468202	704071
575	9.58	0.775	34.10	1176325	24.71	475616	700709
585	9.75	0.765	33.66	1181340	24.71	483030	698310
600	10	0.750	33.00	1187833	24.71	494151	693681
630	10.5	0.722	31.76	1200715	24.71	516394	684322
690	11.5	0.673	29.59	1224990	24.71	560878	664112
720	12	0.651	28.62	1236463	24.71	583121	653343
750	12.5	0.630	27.72	1247540	24.71	605363	642177
780	13	0.611	26.89	1258250	24.71	627606	630644
810	13.5	0.593	26.10	1268619	24.71	649848	618771
840	14	0.577	25.37	1278670	24.71	672090	606580
870	14.5	0.561	24.68	1288426	24.71	694333	594093
900	15	0.546	24.04	1297903	24.71	716575	581328
930	15.5	0.532	23.43	1307121	24.71	738817	568304
960	16	0.519	22.85	1316094	24.71	761060	555034
990	16.5	0.507	22.30	1324836	24.71	783302	541534
1020	17	0.495	21.79	1333360	24.71	805544	527816
1050	17.5	0.484	21.30	1341679	24.71	827787	513892
1080	18	0.473	20.83	1349803	24.71	850029	499774
1110	18.5	0.463	20.39	1357742	24.71	872272	485470
1140	19	0.454	19.96	1365505	24.71	894514	470991
1170	19.5	0.445	19.56	1373101	24.71	916756	456344
1200	20	0.436	19.17	1380537	24.71	938999	441538
1230	20.5	0.427	18.81	1387821	24.71	961241	426580
1260	21	0.419	18.45	1394961	24.71	983483	411477
1290	21.5	0.412	18.11	1401961	24.71	1005726	396235

1320	22	0.404	17.79	1408829	24.71	1027968	380861
1350	22.5	0.397	17.48	1415569	24.71	1050211	365359
1380	23	0.390	17.18	1422187	24.71	1072453	349735
1410	23.5	0.384	16.89	1428688	24.71	1094695	333993
1440	24	0.378	16.61	1435077	24.71	1116938	318139

Storage Required:	743,151	cf
Storage Required:	17.060	Ac.-Ft.
w/ release rate of:	24.71	cfs
Storage / Ac. Development:	0.159	Ac.Ft. per Ac.
Storage / Lot:	1839.482167	cf per lot

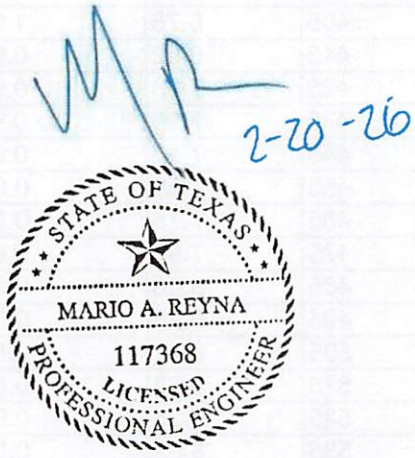


TABLE I

TIME OF CONCENTRATION DETERMINATION

SUMMERLIN PHASES 1-3

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#1	Overland & Gutter	0.410	156		17.3			147.50	1.7	1.4	18.8
D.A.#1-D.A.#2	Pipe Flow	0.410						36.43	3.0	0.2	19.0
D.A.#2	Overland & Gutter	0.410	142		15.8			147.50	1.7	1.4	17.2
D.A.#2-D.A.#4	Pipe Flow	0.410						258.02	3.0	1.4	20.4
D.A.#3	Overland & Gutter	0.410	139		15.4			285.75	1.7	2.8	18.2
D.A.#3-D.A.#4	Pipe Flow	0.410						39.00	3.0	0.2	20.6
D.A.#4	Overland & Gutter	0.410	180		20.0			310.00	1.7	3.0	23.0
D.A.#4-S.M.#2	Pipe Flow	0.410						284.69	3.0	1.6	24.6
D.A.#5	Overland & Gutter	0.410	156		17.3			306.00	1.7	3.0	20.3
D.A.#5-D.A.#6	Pipe Flow	0.410						39.00	3.0	0.2	24.8
D.A.#6	Overland & Gutter	0.410	116.5		12.9			273.75	1.7	2.7	15.6
D.A.#6-S.M.#3	Pipe Flow	0.410						173.11	3.0	1.0	25.8
D.A.#7	Overland & Gutter	0.410	179.5		19.9			278.75	1.7	2.7	22.7
D.A.#7-D.A.#8	Pipe Flow	0.410						35.00	3.0	0.2	26.0
D.A.#8	Overland & Gutter	0.410	140		15.6			239.25	1.7	2.3	17.9
D.A.#8-S.M.#3	Pipe Flow	0.410						302.60	3.0	1.7	19.6
S.M.#3	Overland & Gutter	0.410	116.5		12.9			273.75	1.7	2.7	15.6
S.M.#3-D.A.#10	Pipe Flow	0.410						350.00	3.0	1.9	17.6

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA
FLOWRATE DETERMINATION
SUMMERLIN PHASES 1-3

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#1	1.325	0.410	18.8	25	6.101	3.31				
D.A.#1-D.A.#2	1.325	0.410	19.0	25	6.070	3.30	24.00	0.021%	0.174%	3.0
D.A.#2	0.695	0.410	17.2	25	6.349	1.81				
D.A.#2-D.A.#4	2.020	0.410	20.4	25	5.863	4.86	24.00	0.046%	0.174%	1.7
D.A.#3	1.134	0.410	18.2	25	6.183	2.87				
D.A.#3-D.A.#4	1.134	0.410	20.6	25	5.833	2.71	24.00	0.014%	0.174%	2.6
D.A.#4	2.486	0.410	23.0	25	5.522	5.63				
D.A.#4-S.M.#2	5.640	0.410	24.6	25	5.337	12.34	30.00	0.091%	0.129%	5.2
D.A.#5	1.866	0.410	20.3	25	5.874	4.49				
D.A.#5-D.A.#6	1.866	0.410	24.8	25	5.313	4.06	24.00	0.032%	0.174%	4.1
D.A.#6	1.383	0.410	15.6	25	6.628	3.76				
D.A.#6-S.M.#3	3.249	0.410	25.8	25	4.791	6.38	24.00	0.080%	0.174%	3.4
D.A.#7	2.651	0.410	22.7	25	5.566	6.05				
D.A.#7-D.A.#8	2.651	0.410	26.0	25	5.188	5.64	24.00	0.062%	0.174%	5.6
D.A.#8	1.572	0.410	17.9	25	6.238	4.02				
D.A.#8-S.M.#3	4.223	0.410	19.6	25	5.981	10.36	30.00	0.064%	0.129%	3.7
S.M.#3		0.410	15.6	25	6.628	0.00				
S.M.#3-D.A.#10	7.472	0.410	17.6	25	6.291	19.27	36.00	0.084%	0.101%	0.0

FORMULA FOR INTENSITY $I = \frac{b}{(Tc + d)^e}$
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MA

TABLE I

TIME OF CONCENTRATION DETERMINATION

SUMMERLIN PHASES 1-3

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#9	Overland & Gutter	0.410	179.5		19.9			282.00	1.7	2.8	22.7
D.A.#9-D.A.#10	Pipe Flow	0.410						39.00	3.0	0.2	26.2
D.A.#10	Overland & Gutter	0.410	118		13.1			296.25	1.7	2.9	16.0
D.A.#10-S.M.#2	Pipe Flow	0.410						324.88	3.0	1.8	28.0
S.M.#2	Overland & Gutter	0.410	180		20.0			310.00	1.7	3.0	23.0
S.M.#2-OUTFALL	Pipe Flow	0.410						156.18	3.0	0.9	28.9
D.A.#11	Overland & Gutter	0.410	236.5		26.3			237.75	1.7	2.3	28.6
D.A.#11-D.A.#12	Pipe Flow	0.410						39.00	3.0	0.2	29.1
D.A.#12	Overland & Gutter	0.410	118		13.1			212.75	1.7	2.1	15.2
D.A.#12-D.A.#14	Pipe Flow	0.410						349.72	3.0	1.9	17.1
D.A.#13	Overland & Gutter	0.410	130		14.4			145.50	1.7	1.4	15.9
D.A.#13-D.A.#14	Pipe Flow	0.410						39.00	3.0	0.2	17.4
D.A.#14	Overland & Gutter	0.410	114		12.7			163.00	1.7	1.6	14.3
D.A.#14-D.A.#17	Pipe Flow	0.410						205.56	3.0	1.1	30.2
D.A.#15	Overland & Gutter	0.410	131.5		14.6			185.00	1.7	1.8	16.4
D.A.#15-D.A.#16	Pipe Flow	0.410						35.26	3.0	0.2	30.4
D.A.#16	Overland & Gutter	0.410	128.75		14.3			184.75	1.7	1.8	16.1
D.A.#16-D.A.#17	Pipe Flow	0.410						181.65	3.0	1.0	31.4

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA
FLOWRATE DETERMINATION
SUMMERLIN PHASES 1-3

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#9	2.010	0.410	22.7	25	5.562	4.58				
D.A.#9-D.A.#10	2.010	0.410	26.2	25	5.165	4.26	24.00	0.035%	0.174%	4.2
D.A.#10	1.348	0.410	16.0	25	6.558	3.62				
D.A.#10-S.M.#2	10.830	0.410	28.0	25	4.984	22.13	42.00	0.048%	0.082%	3.3
S.M.#2		0.410	23.0	25	5.522	0.00				
S.M.#2-OUTFALL	16.470	0.410	28.9	25	4.902	33.10	48.00	0.053%	0.069%	0.0
D.A.#11	2.426	0.410	28.6	25	4.928	4.90				
D.A.#11-D.A.#12	2.426	0.410	29.1	25	4.882	4.86	24.00	0.046%	0.174%	4.5
D.A.#12	1.110	0.410	15.2	25	6.708	3.05				
D.A.#12-D.A.#14	3.536	0.410	17.1	25	6.363	9.22	30.00	0.051%	0.129%	2.8
D.A.#13	0.861	0.410	15.9	25	6.584	2.32				
D.A.#13-D.A.#14	0.861	0.410	17.4	25	6.327	2.23	24.00	0.010%	0.174%	2.1
D.A.#14	0.661	0.410	14.3	25	6.890	1.87				
D.A.#14-D.A.#17	5.058	0.410	30.2	25	4.780	9.91	30.00	0.058%	0.129%	1.7
D.A.#15	1.072	0.410	16.4	25	6.485	2.85				
D.A.#15-D.A.#16	1.072	0.410	30.4	25	4.763	2.09	24.00	0.009%	0.174%	2.6
D.A.#16	1.086	0.410	16.1	25	6.539	2.91				
D.A.#16-D.A.#17	2.158	0.410	31.4	25	4.677	4.14	24.00	0.034%	0.174%	2.7

FORMULA FOR INTENSITY $I = \frac{b}{(Tc + d)^e}$

USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MA

TABLE I

TIME OF CONCENTRATION DETERMINATION

SUMMERLIN PHASES 1-3

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#17	Overland & Gutter	0.410	129		14.3			251.00	1.7	2.5	16.8
D.A.#17-D.A.#18	Pipe Flow	0.410						35.00	3.0	0.2	31.6
D.A.#18	Overland & Gutter	0.410	9		1.0			245.00	1.7	2.4	3.4
D.A.#18-OUTFALL	Pipe Flow	0.410						67.23	3.0	0.4	32.0
D.A.#19	Overland & Gutter	0.410	183		20.3			334.00	1.7	3.3	23.6
D.A.#19-D.A.#20	Pipe Flow	0.410						39.00	3.0	0.2	32.2
D.A.#20	Overland & Gutter	0.410	143		15.9			297.25	1.7	2.9	18.8
D.A.#20-D.A.#22	Pipe Flow	0.410						416.24	3.0	2.3	34.5
D.A.#21	Overland & Gutter	0.410	133.75		14.9			290.25	1.7	2.8	17.7
D.A.#21-D.A.#22	Pipe Flow	0.410						39.00	3.0	0.2	17.9
D.A.#22	Overland & Gutter	0.410	128		14.2			286.00	1.7	2.8	17.0
D.A.#22-D.A.#24	Pipe Flow	0.410						507.80	3.0	2.8	37.4
D.A.#23	Overland & Gutter	0.410	122.5		13.6			280.00	1.7	2.7	16.4
D.A.#23-D.A.#24	Pipe Flow	0.410						39.00	3.0	0.2	37.6
D.A.#24	Overland & Gutter	0.410	127		14.1			293.00	1.7	2.9	17.0
D.A.#24-D.A.#26	Pipe Flow	0.410						470.22	3.0	2.6	40.2
D.A.#25	Overland & Gutter	0.410	131		14.6			158.50	1.7	1.6	16.1
D.A.#25-D.A.#26	Pipe Flow	0.410						39.00	3.0	0.2	16.3

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA
FLOWRATE DETERMINATION
SUMMERLIN PHASES 1-3

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#17	1.455	0.410	16.8	25	6.421	3.83				
D.A.#17-D.A.#18	8.671	0.410	31.6	25	4.661	16.57	36.00	0.062%	0.101%	3.5
D.A.#18	0.228	0.410	3.4	25	10.328	0.97				
D.A.#18-OUTFALL	8.899	0.410	32.0	25	4.630	16.89	42.00	0.028%	0.082%	0.9
D.A.#19	1.775	0.410	23.6	25	5.454	3.97				
D.A.#19-D.A.#20	1.775	0.410	32.2	25	4.613	3.36	24.00	0.022%	0.174%	3.6
D.A.#20	1.353	0.410	18.8	25	6.097	3.38				
D.A.#20-D.A.#22	3.128	0.410	34.5	25	4.434	5.69	24.00	0.063%	0.174%	3.1
D.A.#21	1.265	0.410	17.7	25	6.269	3.25				
D.A.#21-D.A.#22	1.265	0.410	17.9	25	6.234	3.23	24.00	0.020%	0.174%	3.0
D.A.#22	1.864	0.410	17.0	25	6.382	4.88				
D.A.#22-D.A.#24	6.257	0.410	37.4	25	4.236	10.87	30.00	0.070%	0.129%	4.5
D.A.#23	0.769	0.410	16.4	25	6.497	2.05				
D.A.#23-D.A.#24	0.769	0.410	37.6	25	4.222	1.33	24.00	0.003%	0.174%	1.9
D.A.#24	1.766	0.410	17.0	25	6.389	4.63				
D.A.#24-D.A.#26	8.792	0.410	40.2	25	4.057	14.63	36.00	0.048%	0.174%	4.2
D.A.#25	0.848	0.410	16.1	25	6.541	2.27				
D.A.#25-D.A.#26	0.848	0.410	16.3	25	6.502	2.26	24.00	0.010%	0.174%	2.1

FORMULA FOR INTENSITY $I = \frac{b}{(Tc + d)^e}$
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MA

TABLE I

TIME OF CONCENTRATION DETERMINATION

SUMMERLIN PHASES 1-3

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#26	Overland & Gutter	0.410	200		22.2			177.25	1.7	1.7	24.0
D.A.#26-OUTFALL	Pipe Flow	0.410						192.76	3.0	1.1	25.0
D.A.#27	Overland & Gutter	0.410	165		18.3			338.00	1.7	3.3	21.6
D.A.#27-D.A.#28	Pipe Flow	0.410						35.00	3.0	0.2	40.4
D.A.#28	Overland & Gutter	0.410	135		15.0			301.50	1.7	3.0	18.0
D.A.#28-OUTFALL	Pipe Flow	0.410						151.73	3.0	0.8	41.2
D.A.#29	Overland & Gutter	0.410	149		16.6			312.00	1.7	3.1	19.6
D.A.#29-D.A.#30	Pipe Flow	0.410						35.00	3.0	0.2	41.4
D.A.#30	Overland & Gutter	0.410	152		16.9			293.00	1.7	2.9	19.8
D.A.#30-D.A.#32	Pipe Flow	0.410						382.02	3.0	2.1	21.9
D.A.#31	Overland & Gutter	0.410	163		18.1			290.75	1.7	2.9	21.0
D.A.#31-D.A.#32	Pipe Flow	0.410						39.00	3.0	0.2	22.1
D.A.#32	Overland & Gutter	0.410	134.75		15.0			261.00	1.7	2.6	17.5
D.A.#32-D.A.#34	Pipe Flow	0.410						606.11	3.0	3.4	44.8
D.A.#33	Overland & Gutter	0.410	147.75		16.4			295.75	1.7	2.9	19.3
D.A.#33-D.A.#34	Pipe Flow	0.410						39.00	3.0	0.2	45.0
D.A.#34	Overland & Gutter	0.410	111		12.3			313.00	1.7	3.1	15.4
D.A.#34-S.M.#9	Pipe Flow	0.410						270.08	3.0	1.5	46.5

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA
FLOWRATE DETERMINATION
SUMMERLIN PHASES 1-3

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#26	1.682	0.410	24.0	25	5.412	3.73				
D.A.#26-OUTFALL	11.322	0.410	25.0	25	5.291	24.56	42.00	0.060%	0.082%	3.4
D.A.#27	2.055	0.410	21.6	25	5.697	4.80				
D.A.#27-D.A.#28	2.055	0.410	40.4	25	4.046	3.41	24.00	0.023%	0.174%	4.4
D.A.#28	1.887	0.410	18.0	25	6.229	4.82				
D.A.#28-OUTFALL	3.942	0.410	41.2	25	3.996	6.46	24.00	0.082%	0.174%	4.4
D.A.#29	2.697	0.410	19.6	25	5.977	6.61				
D.A.#29-D.A.#30	2.697	0.410	41.4	25	3.984	4.41	24.00	0.038%	0.174%	6.1
D.A.#30	2.022	0.410	19.8	25	5.955	4.94				
D.A.#30-D.A.#32	4.719	0.410	21.9	25	5.666	10.96	30.00	0.071%	0.129%	4.5
D.A.#31	1.788	0.410	21.0	25	5.788	4.24				
D.A.#31-D.A.#32	1.788	0.410	22.1	25	5.638	4.13	24.00	0.033%	0.174%	3.9
D.A.#32	1.187	0.410	17.5	25	6.298	3.06				
D.A.#32-D.A.#34	7.694	0.410	44.8	25	3.800	11.99	36.00	0.032%	0.101%	2.8
D.A.#33	1.735	0.410	19.3	25	6.020	4.28				
D.A.#33-D.A.#34	1.735	0.410	45.0	25	3.789	2.69	24.00	0.014%	0.174%	3.9
D.A.#34	1.303	0.410	15.4	25	6.670	3.56				
D.A.#34-S.M.#9	10.732	0.410	46.5	25	3.713	16.34	42.00	0.026%	0.082%	3.3

FORMULA FOR INTENSITY $I = \frac{b}{\quad e}$

USING THE RATIONAL METHOD, AS PER

"TXDOT BRIDGE HYDRAULIC MANUAL"

TABLE I

TIME OF CONCENTRATION DETERMINATION

SUMMERLIN PHASES 1-3

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#35	Overland & Gutter	0.410	127		14.1			255.75	1.7	2.5	16.6
D.A.#35-D.A.#36	Pipe Flow	0.410						39.00	3.0	0.2	46.7
D.A.#36	Overland & Gutter	0.410	166		18.4			287.25	1.7	2.8	21.3
D.A.#36-S.M.#9	Pipe Flow	0.410						332.61	3.0	1.8	48.6
S.M.#9	Overland & Gutter	0.410	111		12.3			313.00	1.7	3.1	15.4
S.M.#9-OUTFALL	Pipe Flow	0.410						63.97	3.0	0.4	48.9
D.A.#37	Overland & Gutter	0.410	122		13.6			206.00	1.7	2.0	15.6
D.A.#37-D.A.#38	Pipe Flow	0.410						35.00	3.0	0.2	49.1
D.A.#38	Overland & Gutter	0.410	135.5		15.1			239.00	1.7	2.3	17.4
D.A.#38-OUTFALL	Pipe Flow	0.410						80.57	3.0	0.4	17.8
D.A.#39	Overland & Gutter	0.410	238		26.4			319.00	1.7	3.1	29.6
D.A.#39-D.A.#40	Pipe Flow	0.410						39.00	3.0	0.2	29.8
D.A.#40	Overland & Gutter	0.410	145		16.1			297.75	1.7	2.9	19.0
D.A.#40-S.M.#10	Pipe Flow	0.410						542.22	3.0	3.0	52.1
D.A.#41	Overland & Gutter	0.410	186		20.7			301.00	1.7	3.0	23.6
D.A.#41-D.A.#42	Pipe Flow	0.410						35.00	3.0	0.2	52.3
D.A.#42	Overland & Gutter	0.410	220.5		24.5			286.00	1.7	2.8	27.3
D.A.#42-D.A.#44	Pipe Flow	0.410						244.68	3.0	1.4	53.7

FORMULA FOR TIME OF CONCENTRATION $T_c = \frac{L}{\quad}$

"TXDOT BRIDGE HYDRAULIC MA (Tc + d)

TABLE IA
FLOWRATE DETERMINATION
SUMMERLIN PHASES 1-3

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#35	1.538	0.410	16.6	25	6.451	4.07				
D.A.#35-D.A.#36	1.538	0.410	46.7	25	3.702	2.33	24.00	0.011%	0.174%	3.7
D.A.#36	1.825	0.410	21.3	25	5.748	4.30				
D.A.#36-S.M.#9	3.363	0.410	48.6	25	3.614	4.98	24.00	0.049%	0.174%	3.9
S.M.#9		0.410	15.4	25	6.670	0.00				
S.M.#9-OUTFALL	14.095	0.410	48.9	25	3.598	20.79	54.00	0.011%	0.059%	0.0
D.A.#37	1.136	0.410	15.6	25	6.638	3.09				
D.A.#37-D.A.#38	1.136	0.410	49.1	25	3.589	1.67	24.00	0.005%	0.174%	2.8
D.A.#38	1.739	0.410	17.4	25	6.320	4.51				
D.A.#38-OUTFALL	2.875	0.410	17.8	25	6.247	7.36	24.00	0.106%	0.174%	4.1
D.A.#39	2.854	0.410	29.6	25	4.839	5.66				
D.A.#39-D.A.#40	2.854	0.410	29.8	25	4.820	5.64	24.00	0.062%	0.174%	5.2
D.A.#40	1.773	0.410	19.0	25	6.063	4.41				
D.A.#40-S.M.#10	4.627	0.410	52.1	25	3.457	6.56	24.00	0.084%	0.174%	4.0
D.A.#41	2.351	0.410	23.6	25	5.452	5.26				
D.A.#41-D.A.#42	2.351	0.410	52.3	25	3.449	3.32	24.00	0.022%	0.174%	4.8
D.A.#42	1.960	0.410	27.3	25	5.053	4.06				
D.A.#42-D.A.#44	4.311	0.410	53.7	25	3.393	6.00	24.00	0.070%	0.174%	3.7

FORMULA FOR INTENSITY I = b

USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANUAL" (Vx60)

TABLE I

TIME OF CONCENTRATION DETERMINATION

SUMMERLIN PHASES 1-3

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#43	Overland & Gutter	0.410	214		23.8			300.00	1.7	2.9	26.7
D.A.#43-D.A.#44	Pipe Flow	0.410						35.00	3.0	0.2	53.9
D.A.#44	Overland & Gutter	0.410	91		10.1			122.00	1.7	1.2	11.3
D.A.#44-S.M.#10	Pipe Flow	0.410						150.82	3.0	0.8	54.7
S.M.#10	Overland & Gutter	0.410	119.75		13.3			290.25	1.7	2.8	16.2
S.M.#10-D.A.#46	Pipe Flow	0.410						28.45	3.0	0.2	54.9
D.A.#45	Overland & Gutter	0.410	140		15.6			309.00	1.7	3.0	18.6
D.A.#45-D.A.#46	Pipe Flow	0.410						39.00	3.0	0.2	55.1
D.A.#46	Overland & Gutter	0.410	119.75		13.3			290.25	1.7	2.8	16.2
D.A.#46-D.A.#48	Pipe Flow	0.410						597.04	3.0	3.3	58.4
D.A.#47	Overland & Gutter	0.410	110.75		12.3			283.00	1.7	2.8	15.1
D.A.#47-D.A.#48	Pipe Flow	0.410						39.00	3.0	0.2	58.6
D.A.#48	Overland & Gutter	0.410	213.5		23.7			317.00	1.7	3.1	26.8
D.A.#48-OUTFALL	Pipe Flow	0.410						248.20	3.0	1.4	60.0
D.A.#49	Overland & Gutter	0.410	149		16.6			311.75	1.7	3.1	19.6
D.A.#49-D.A.#50	Pipe Flow	0.410						39.00	3.0	0.2	60.2
D.A.#50	Overland & Gutter	0.410	105.5		11.7			280.00	1.7	2.7	14.5
D.A.#50-S.M.#12	Pipe Flow	0.410						188.95	3.0	1.0	61.3

USING THE RATIONAL METHOD, AS PER e
"TXDOT BRIDGE HYDRAULIC MA (Tc + d)

TABLE IA
FLOWRATE DETERMINATION
SUMMERLIN PHASES 1-3

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#43	2.824	0.410	26.7	25	5.112	5.92				
D.A.#43-D.A.#44	2.824	0.410	53.9	25	3.385	3.92	24.00	0.030%	0.174%	5.4
D.A.#44	0.178	0.410	11.3	25	7.548	0.55				
D.A.#44-S.M.#10	7.313	0.410	54.7	25	3.352	10.05	30.00	0.060%	0.129%	0.5
S.M.#10		0.410	16.2	25	6.533	0.00				
S.M.#10-D.A.#46	11.940	0.410	54.9	25	3.346	16.38	42.00	0.027%	0.082%	0.0
D.A.#45	1.713	0.410	18.6	25	6.131	4.31				
D.A.#45-D.A.#46	1.713	0.410	55.1	25	3.338	2.34	24.00	0.011%	0.174%	4.0
D.A.#46	1.805	0.410	16.2	25	6.533	4.83				
D.A.#46-D.A.#48	15.458	0.410	58.4	25	3.215	20.37	42.00	0.041%	0.082%	4.4
D.A.#47	1.440	0.410	15.1	25	6.730	3.97				
D.A.#47-D.A.#48	1.440	0.410	58.6	25	3.207	1.89	24.00	0.007%	0.174%	3.6
D.A.#48	2.535	0.410	26.8	25	5.101	5.30				
D.A.#48-OUTFALL	19.433	0.410	60.0	25	3.159	25.17	48.00	0.031%	0.069%	4.9
D.A.#49	1.916	0.410	19.6	25	5.977	4.70				
D.A.#49-D.A.#50	1.916	0.410	60.2	25	3.152	2.48	24.00	0.012%	0.174%	4.3
D.A.#50	1.524	0.410	14.5	25	6.849	4.28				
D.A.#50-S.M.#12	3.440	0.410	61.3	25	3.116	4.40	24.00	0.038%	0.174%	3.9

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE I

TIME OF CONCENTRATION DETERMINATION

SUMMERLIN PHASES 1-3

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#51	Overland & Gutter	0.410	125.5		13.9			253.50	1.7	2.5	16.4
D.A.#51-D.A.#52	Pipe Flow	0.410						35.00	3.0	0.2	61.5
D.A.#52	Overland & Gutter	0.410	127		14.1			269.50	1.7	2.6	16.8
D.A.#52-S.M.#12	Pipe Flow	0.410						195.92	3.0	1.1	62.6
S.M.#12	Overland & Gutter	0.410	105.5		11.7				1.7	0.0	11.7
S.M.#12-S.M.#13	Pipe Flow	0.410						203.90	3.0	1.1	63.7
D.A.#53	Overland & Gutter	0.410	175.75		19.5			215.00	1.7	2.1	21.6
D.A.#53-D.A.#54	Pipe Flow	0.410						35.00	3.0	0.2	63.9
D.A.#54	Overland & Gutter	0.410	175.75		19.5			240.00	1.7	2.4	21.9
D.A.#54-S.M.#13	Pipe Flow	0.410						234.91	3.0	1.3	23.2
S.M.#13	Overland & Gutter	0.410	171.5		19.1				1.7	0.0	19.1
S.M.#13-D.A.#56	Pipe Flow	0.410						162.57	3.0	0.9	64.6
D.A.#55	Overland & Gutter	0.410	113		12.6			280.00	1.7	2.7	15.3
D.A.#55-D.A.#56	Pipe Flow	0.410						39.00	3.0	0.2	64.8
D.A.#56	Overland & Gutter	0.410	171.5		19.1			314.00	1.7	3.1	22.1
D.A.#56-OUTFALL	Pipe Flow	0.410						304.66	3.0	1.7	66.5

FORMULA FOR INTENSITY $I = \frac{b}{(Tc + d)^e}$
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MA

TABLE IA
SUMMERLIN PHASES 1-3
SUMMERLIN PHASES 1-3

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#51	1.311	0.410	16.4	25	6.484	3.49				
D.A.#51-D.A.#52	1.311	0.410	61.5	25	3.110	1.67	24.00	0.005%	0.174%	3.2
D.A.#52	1.614	0.410	16.8	25	6.428	4.25				
D.A.#52-S.M.#12	2.925	0.410	62.6	25	3.075	3.69	24.00	0.027%	0.174%	3.9
S.M.#12		0.410	11.7	25	7.447	0.00				
S.M.#12-S.M.#13	6.365	0.410	63.7	25	3.039	7.93	36.00	0.014%	0.101%	0.0
D.A.#53	1.236	0.410	21.6	25	5.698	2.89				
D.A.#53-D.A.#54	1.236	0.410	63.9	25	3.033	1.54	30.00	0.001%	0.129%	2.6
D.A.#54	2.144	0.410	21.9	25	5.667	4.98				
D.A.#54-S.M.#13	3.380	0.410	23.2	25	5.504	7.63	24.00	0.114%	0.174%	4.6
S.M.#13		0.410	19.1	25	6.059	0.00				
S.M.#13-D.A.#56	9.745	0.410	64.6	25	3.011	12.03	36.00	0.033%	0.101%	0.0
D.A.#55	1.344	0.410	15.3	25	6.689	3.69				
D.A.#55-D.A.#56	1.344	0.410	64.8	25	3.004	1.66	24.00	0.005%	0.174%	3.4
D.A.#56	1.813	0.410	22.1	25	5.634	4.19				
D.A.#56-OUTFALL	12.902	0.410	66.5	25	2.954	15.62	42.00	0.024%	0.082%	3.8

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	3034805.293	69.670	24.384
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.000	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0.000	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.5	0.000	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0.000	0.000	0.000
Business Districts:	0.75	0.000	0.000	0.000
Industrial				
Light areas	0.75	0.000	0.000	0.000
Heavy areas	0.75	0.000	0.000	0.000
Railroad yard areas	0.2	0.000	0.000	0.000
Roof/Building areas	0.75	0.000	0.000	0.000
Parks, cemeteries	0.1	0.000	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	1038911.273	23.850	7.155
Grassland	0.25	0.000	0.000	0.000
Cultivated	0.2	0.000	0.000	0.000
Woodlands	0.15	0.000	0.000	0.000
Streets				
Asphalt	0.9	600516.825	13.786	12.407
Concrete	0.9	0.000	0.000	0.000
Drives and walks	0.9	0.000	0.000	0.000
Total:		4674233.391	107.306	43.947
Weighted "c":			**0.410**	

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

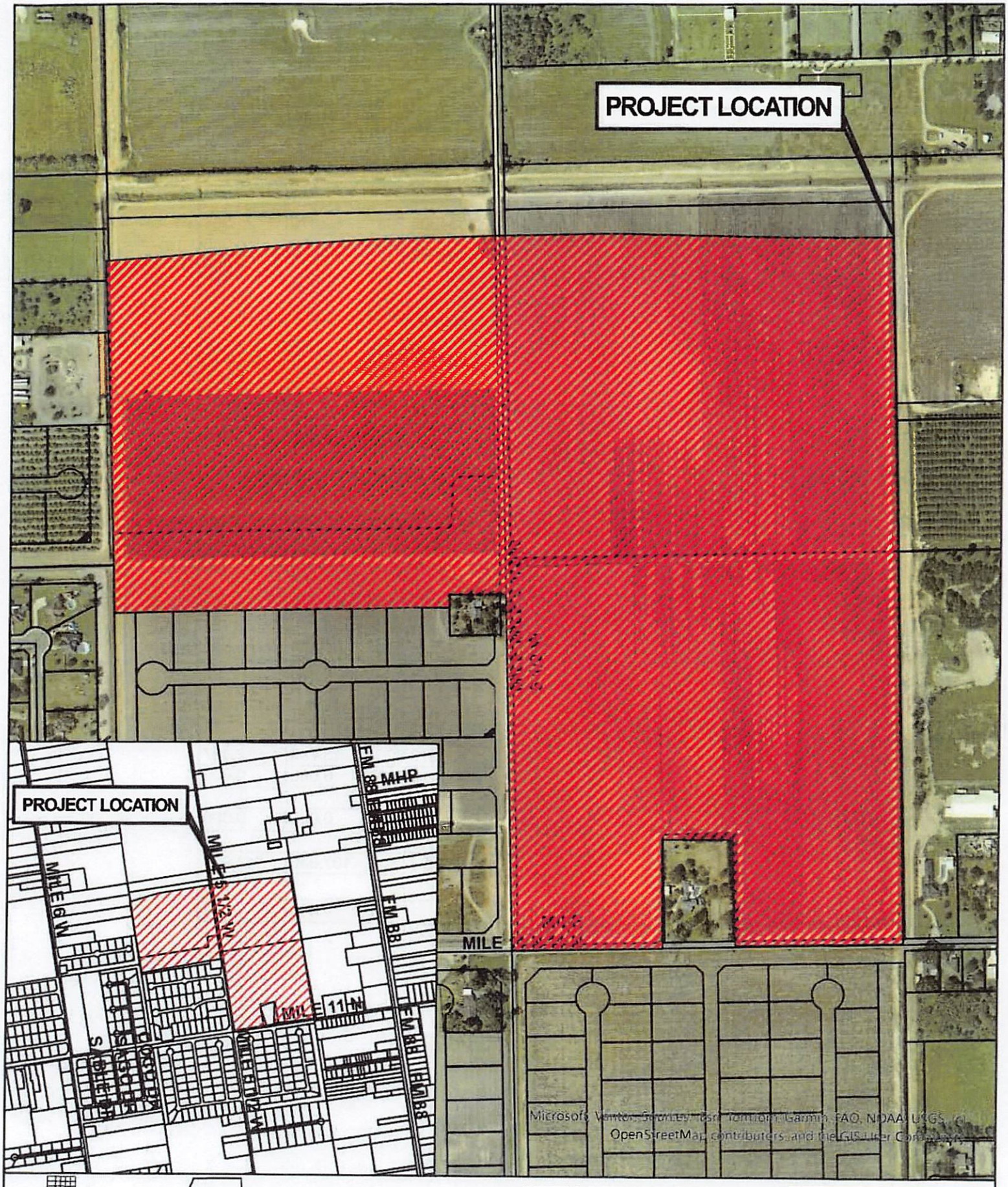
C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)



SUMMERLIN SUBDIVISION MASTER PLAN
HIDALGO COUNTY, TEXAS

LOCATION MAP

MELDEN & HUNT INC.
CONSULTANTS · ENGINEERS · SURVEYORS

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

DATE: 01-13-2023
JOB NO: 2523.00
DRAWN BY: AURORA

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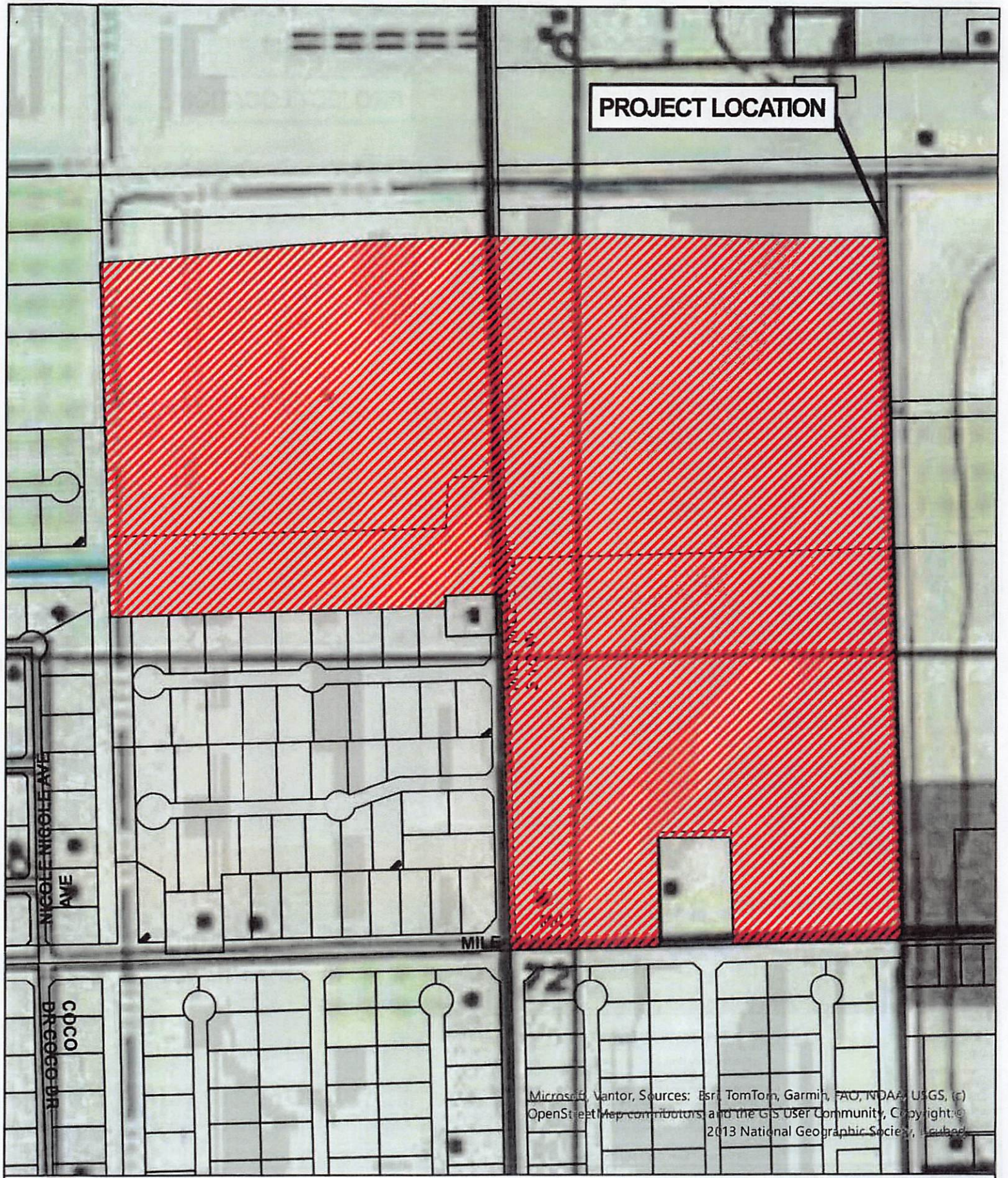

SUMMERLIN SUBDIVISION MASTER PLAN
HIDALGO COUNTY, TEXAS

USGS MAP

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
DATE: 01/12/2025
JOB NO: 25223.00
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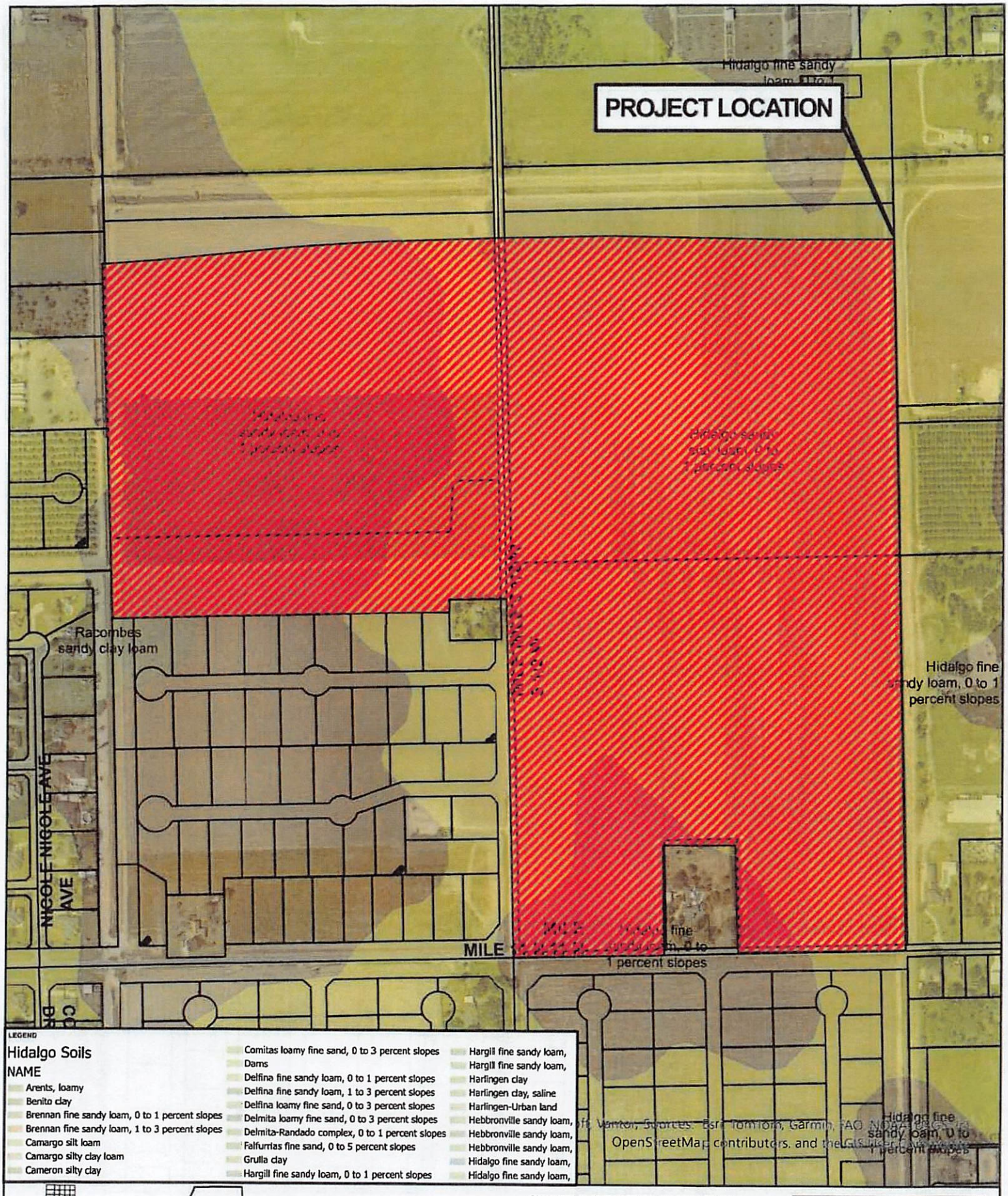

SUMMERLIN SUBDIVISION MASTER PLAN
HIDALGO COUNTY, TEXAS

SOIL MAP

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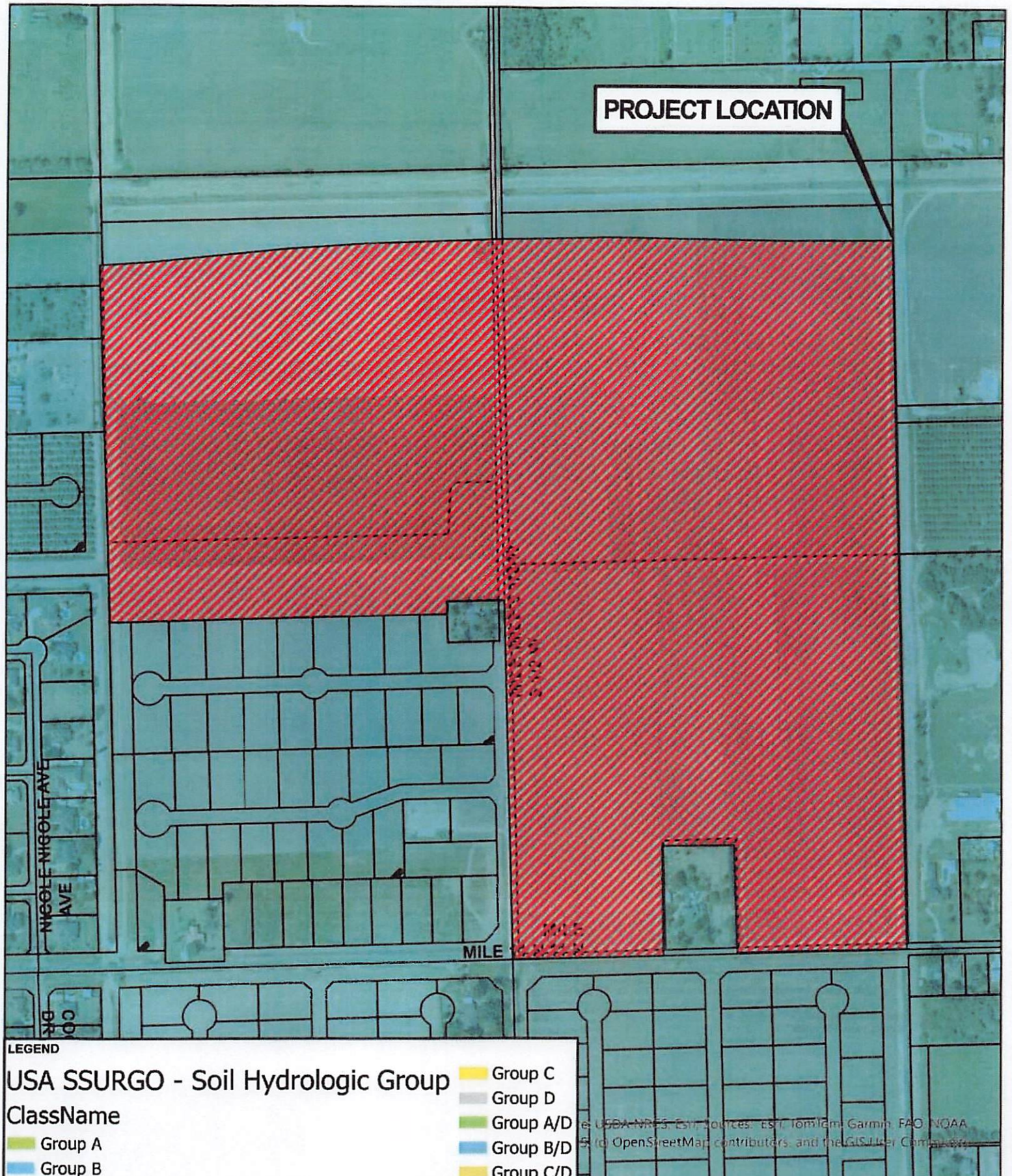

SUMMERLIN SUBDIVISION MASTER PLAN
HIDALGO COUNTY, TEXAS

HYDROLOGIC SOIL MAP

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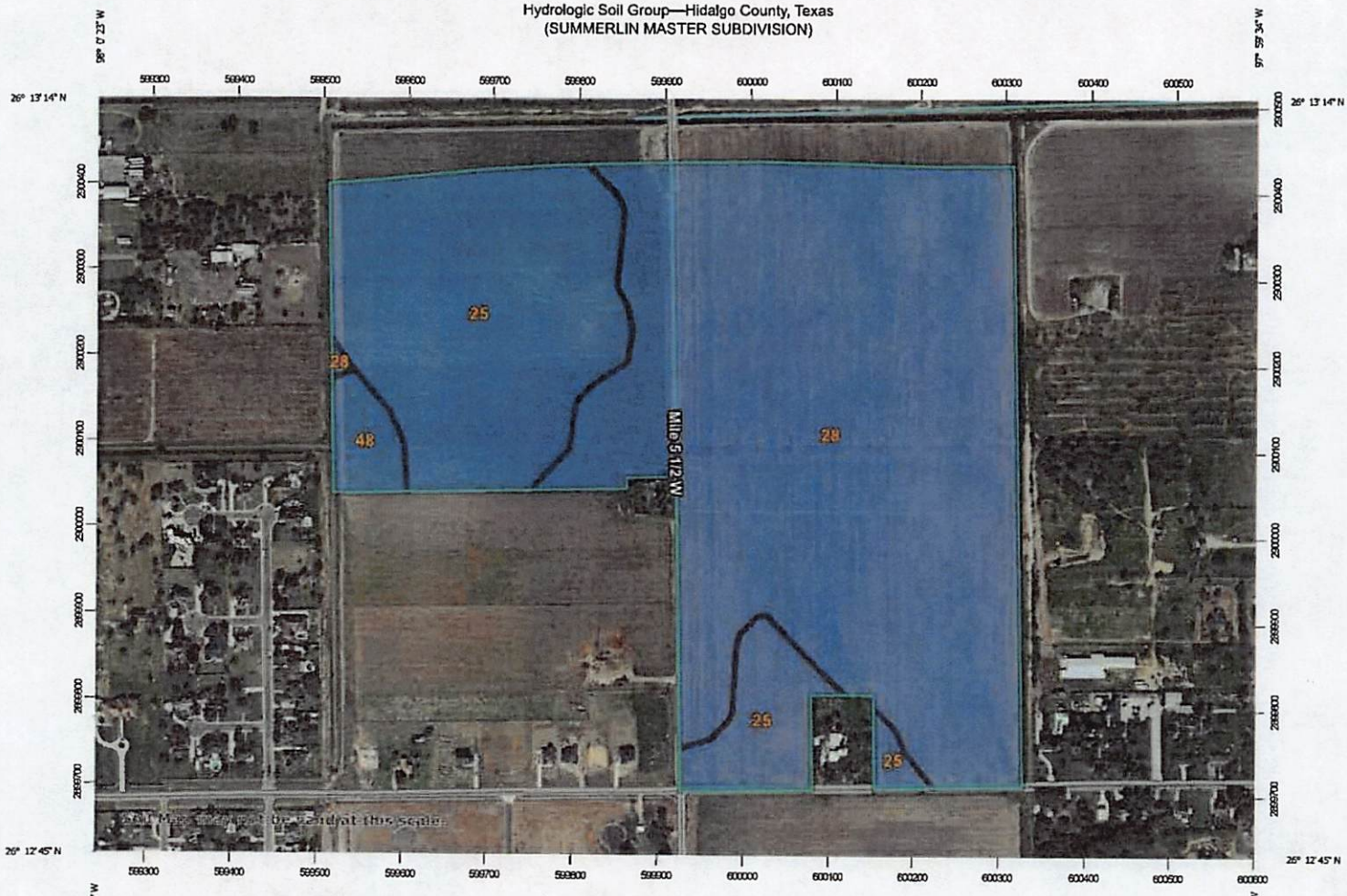
Hydrologic Soil Group—Hidalgo County, Texas
(SUMMERLIN MASTER SUBDIVISION)



Hydrologic Soil Group—Hidalgo County, Texas
(SUMMERLIN MASTER SUBDIVISION)

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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 24, Sep 4, 2025

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	B	32.8	30.6%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	72.1	67.2%
48	Racombes sandy clay loam, 0 to 1 percent slopes	B	2.4	2.3%
Totals for Area of Interest			107.3	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

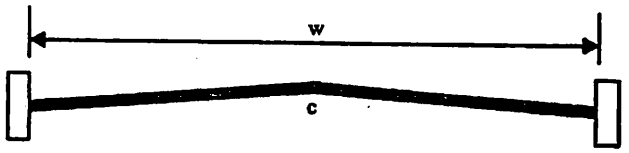
Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

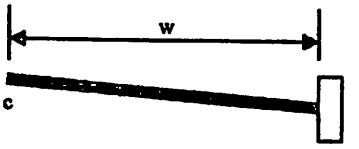
Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Street Velocities and Capacities Flowing Curb Full
Manning's n = 0.018





	Local Street		Local Street		Collector Street		Secondary Street (half-section)		Primary Street (half-section)	
	w = 30'		w = 40'		w = 44'		w = 24'			
Slope %	c = 4" wp = 31.16 A = 12.45 r = 0.40		c = 4" wp = 41.17 A = 16.67 r = 0.405		c = 5" wp = 45.17 A = 16.50 r = 0.365		c = 6" wp = 24.66 A = 7.92 r = 0.32		c = 9" wp = 28.52 A = 8.12 r = 0.28	
	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs	V ft/sec	Q cfs
0.10	1.42	17.68	1.43	23.81	1.33	22.01	1.22	9.66	1.12	9.09
0.15	1.74	21.66	1.74	29.17	1.63	26.96	1.50	11.88	1.37	11.12
0.20	2.00	2490	2.02	33.68	1.89	31.13	1.73	13.70	1.58	12.83
0.25	2.24	27.89	2.26	37.66	2.11	34.80	1.93	15.29	1.77	14.37
0.30	2.46	30.63	2.47	41.25	2.31	38.13	2.12	16.79	1.94	15.75
0.35	2.65	32.99	2.67	44.56	2.50	41.18	2.29	18.14	2.09	16.97
0.40	2.84	35.36	2.86	47.64	2.67	44.02	2.44	19.32	2.24	18.19
0.45	3.01	37.47	3.03	50.53	2.83	46.69	2.59	20.51	2.37	19.24
0.50	3.17	39.47	3.19	53.26	2.98	49.22	2.73	21.62	2.50	20.30
0.55	3.32	41.33	3.35	55.86	3.13	51.62	2.87	22.73	2.62	21.27
0.60	3.47	43.20	3.50	58.34	3.27	53.92	2.99	23.68	2.74	22.25
0.65	3.61	44.94	3.64	60.72	3.40	56.12	3.12	24.71	2.86	23.14
0.70	3.75	46.62	3.78	63.02	3.53	58.24	3.23	25.58	2.96	24.04
0.75	3.88	48.31	3.91	66.23	3.65	60.28	3.35	26.53	3.06	24.85
0.80	4.01	49.92	4.04	67.37	3.77	62.26	3.46	27.40	3.16	25.66
0.85	4.13	51.42	4.17	69.44	3.89	64.17	3.56	28.20	3.26	26.47
0.90	4.25	52.91	4.29	71.45	4.00	66.03	3.67	29.07	3.35	27.20
0.95	4.37	54.41	4.40	73.41	4.11	67.84	3.77	29.86	3.44	27.93
1.00	4.48	55.78	4.52	75.31	4.22	69.61	3.86	30.57	3.53	28.66
1.50	5.49	68.35	5.53	92.25	5.17	85.25	4.73	37.46	4.33	35.16
2.00	6.34	78.93	6.39	106.52	5.97	98.44	5.46	43.24	5.00	40.60
2.50	7.09	88.27	7.14	119.09	6.67	110.06	6.11	48.39	5.59	45.39
3.00	7.76	96.61	7.83	130.46	7.31	120.56	6.69	52.98	6.12	49.59
3.50	8.39	104.46	8.45	140.91	7.89	130.22	7.23	57.26	6.61	53.67
4.00	8.97	111.68	9.04	150.64	8.44	139.21	7.73	61.22	7.07	57.41
4.50	9.51	118.40	9.58	159.78	8.95	147.66	8.20	64.94	7.50	60.90
5.00	10.02	124.75	10.10	168.42	9.43	155.65	8.64	68.43	7.90	64.15
5.50	10.51	130.85	10.60	176.64	9.89	163.24	9.06	71.76	8.29	67.31
6.00	10.98	136.70	11.07	184.49	10.33	170.50	9.46	74.92	8.65	70.24
6.50	11.43	143.30	11.52	192.03	10.76	177.46	9.85	78.01	9.01	73.16
7.00	11.86	147.66	11.95	199.28	11.16	184.16	10.22	80.94	9.35	75.92
7.50	12.28	152.89	12.37	206.27	11.55	190.63	10.58	83.79	9.68	78.60
8.00	12.68	157.85	12.78	213.04	11.93	196.88	10.93	86.57	9.99	81.12
8.50	13.07	162.72	13.17	219.59	12.30	202.94	11.26	89.18	10.30	83.64
9.00	13.45	167.45	13.55	225.96	12.66	208.82	11.59	91.79	10.60	86.07
9.50	13.82	172.06	13.93	232.15	13.00	214.54	11.91	94.33	10.89	88.43
10.00	14.18	176.54	14.29	238.18	13.34	220.12	12.22	96.78	11.17	90.70

Appendix 1.0

HIDALGO COUNTY RAINFALL INTENSITY TABLES

based on "NOAA Atlas 14 Precipitation-Frequency Atlas of the United States, Vol. 11 Version 2.0:Texas"

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

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
1	7.109	9.484	11.251	13.548	15.264	16.907
2	6.690	8.934	10.609	12.798	14.442	16.030
3	6.322	8.449	10.043	12.136	13.713	15.250
4	5.996	8.019	9.541	11.546	13.062	14.551
5	5.704	7.635	9.091	11.017	12.477	13.921
6	5.442	7.289	8.686	10.539	11.948	13.349
7	5.205	6.976	8.319	10.106	11.467	12.828
8	4.989	6.692	7.985	9.710	11.027	12.351
9	4.792	6.432	7.680	9.348	10.624	11.913
10	4.611	6.193	7.399	9.015	10.253	11.508
11	4.445	5.973	7.141	8.707	9.910	11.133
12	4.291	5.770	6.901	8.422	9.591	10.785
13	4.149	5.581	6.679	8.157	9.295	10.460
14	4.016	5.406	6.472	7.910	9.019	10.157
15	3.892	5.242	6.279	7.679	8.761	9.873
16	3.777	5.089	6.099	7.463	8.518	9.606
17	3.669	4.946	5.929	7.260	8.291	9.355
18	3.567	4.811	5.770	7.069	8.076	9.119
19	3.471	4.684	5.620	6.889	7.874	8.896
20	3.381	4.564	5.478	6.719	7.683	8.684
21	3.296	4.451	5.344	6.558	7.502	8.484
22	3.215	4.344	5.217	6.406	7.330	8.294
23	3.138	4.243	5.097	6.261	7.167	8.113
24	3.066	4.146	4.983	6.124	7.012	7.941
25	2.997	4.054	4.874	5.993	6.864	7.778
26	2.931	3.967	4.771	5.868	6.724	7.621
27	2.868	3.884	4.672	5.749	6.589	7.472
28	2.809	3.804	4.578	5.635	6.461	7.329
29	2.752	3.728	4.487	5.526	6.338	7.192
30	2.697	3.656	4.401	5.422	6.220	7.060
31	2.645	3.586	4.318	5.322	6.107	6.934
32	2.594	3.519	4.239	5.226	5.998	6.813
33	2.546	3.455	4.163	5.134	5.894	6.697
34	2.500	3.394	4.090	5.045	5.794	6.585
35	2.456	3.335	4.019	4.960	5.697	6.477

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
36	2.413	3.278	3.952	4.878	5.604	6.374
37	2.372	3.223	3.887	4.799	5.515	6.274
38	2.332	3.170	3.824	4.722	5.428	6.177
39	2.294	3.119	3.763	4.649	5.345	6.084
40	2.257	3.070	3.705	4.578	5.264	5.993
41	2.222	3.023	3.648	4.509	5.186	5.906
42	2.188	2.977	3.593	4.443	5.111	5.822
43	2.154	2.933	3.541	4.379	5.038	5.740
44	2.122	2.890	3.489	4.316	4.968	5.661
45	2.091	2.848	3.440	4.256	4.899	5.584
46	2.061	2.808	3.392	4.198	4.833	5.510
47	2.032	2.769	3.345	4.141	4.769	5.438
48	2.004	2.731	3.300	4.086	4.706	5.368
49	1.976	2.694	3.257	4.033	4.646	5.300
50	1.950	2.659	3.214	3.981	4.587	5.233
51	1.924	2.624	3.173	3.931	4.529	5.169
52	1.899	2.590	3.133	3.882	4.474	5.107
53	1.874	2.558	3.094	3.835	4.420	5.046
54	1.850	2.526	3.056	3.788	4.367	4.987
55	1.827	2.495	3.019	3.743	4.316	4.929
56	1.805	2.465	2.983	3.700	4.266	4.873
57	1.783	2.436	2.948	3.657	4.217	4.818
58	1.762	2.407	2.914	3.615	4.170	4.765
59	1.741	2.379	2.880	3.575	4.124	4.713
60	1.721	2.352	2.848	3.535	4.079	4.662
65	1.627	2.227	2.698	3.351	3.869	4.425
70	1.544	2.115	2.564	3.187	3.682	4.215
75	1.469	2.015	2.444	3.041	3.514	4.025
80	1.402	1.924	2.336	2.908	3.363	3.854
85	1.342	1.843	2.238	2.788	3.226	3.699
90	1.286	1.768	2.149	2.679	3.100	3.557
95	1.236	1.700	2.067	2.578	2.986	3.427
100	1.190	1.638	1.992	2.486	2.880	3.307
105	1.147	1.580	1.923	2.401	2.782	3.196
110	1.108	1.527	1.859	2.322	2.692	3.093

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.8385	0.8215	0.8123	0.802	0.7952	0.789
b=	62.336	79.151	92.23	110	123.47	137.99
d=	12.322	12.233	12.329	12.6	12.858	13.318

Prepared By Melden & Hunt, Inc.

Appendix 1.0 (cont.)

HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

based on "NOAA Atlas 14 Precipitation-Frequency Atlas of the United States, Vol. 11 Version 2.0:Texas"

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

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
115	1.071	1.477	1.799	2.249	2.608	2.998
120	1.037	1.431	1.744	2.180	2.530	2.909
125	1.005	1.388	1.692	2.117	2.456	2.826
130	0.975	1.348	1.643	2.057	2.388	2.748
135	0.948	1.311	1.598	2.001	2.323	2.674
140	0.921	1.275	1.555	1.948	2.263	2.605
145	0.897	1.242	1.515	1.898	2.205	2.540
150	0.874	1.210	1.477	1.851	2.151	2.479
155	0.852	1.180	1.441	1.807	2.100	2.420
160	0.831	1.152	1.407	1.765	2.052	2.365
165	0.811	1.125	1.375	1.725	2.006	2.313
170	0.793	1.100	1.344	1.687	1.962	2.263
175	0.775	1.076	1.315	1.651	1.920	2.215
180	0.758	1.053	1.287	1.616	1.881	2.170
185	0.742	1.031	1.260	1.583	1.843	2.127
190	0.726	1.010	1.235	1.552	1.807	2.085
195	0.712	0.990	1.211	1.522	1.772	2.046
200	0.698	0.970	1.188	1.493	1.739	2.008
205	0.684	0.952	1.165	1.465	1.707	1.971
210	0.671	0.934	1.144	1.439	1.676	1.936
215	0.659	0.918	1.123	1.414	1.647	1.903
220	0.647	0.901	1.104	1.389	1.619	1.871
225	0.635	0.886	1.085	1.366	1.592	1.840
230	0.624	0.871	1.067	1.343	1.566	1.810
235	0.614	0.856	1.049	1.321	1.541	1.781
240	0.604	0.842	1.032	1.300	1.516	1.753
245	0.594	0.829	1.016	1.280	1.493	1.726
250	0.584	0.816	1.000	1.260	1.470	1.700
255	0.575	0.803	0.985	1.241	1.448	1.675
260	0.566	0.791	0.970	1.223	1.427	1.651
265	0.558	0.779	0.956	1.205	1.407	1.628
270	0.549	0.768	0.942	1.188	1.387	1.605
275	0.541	0.757	0.929	1.172	1.368	1.583
280	0.533	0.746	0.916	1.156	1.349	1.562
285	0.526	0.736	0.903	1.140	1.331	1.541

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
290	0.519	0.726	0.891	1.125	1.314	1.521
295	0.512	0.716	0.879	1.110	1.297	1.501
300	0.505	0.707	0.868	1.096	1.280	1.483
305	0.498	0.698	0.857	1.082	1.264	1.464
310	0.492	0.689	0.846	1.069	1.249	1.446
315	0.485	0.680	0.836	1.055	1.233	1.429
320	0.479	0.672	0.825	1.043	1.219	1.412
325	0.473	0.663	0.815	1.030	1.204	1.395
330	0.467	0.655	0.806	1.018	1.190	1.379
335	0.462	0.648	0.796	1.006	1.177	1.364
340	0.456	0.640	0.787	0.995	1.163	1.348
345	0.451	0.633	0.778	0.984	1.150	1.334
350	0.446	0.626	0.769	0.973	1.138	1.319
355	0.440	0.619	0.761	0.962	1.125	1.305
360	0.436	0.612	0.753	0.952	1.113	1.291
365	0.431	0.605	0.744	0.942	1.102	1.278
370	0.426	0.599	0.736	0.932	1.090	1.265
375	0.421	0.592	0.729	0.922	1.079	1.252
380	0.417	0.586	0.721	0.913	1.068	1.239
385	0.412	0.580	0.714	0.904	1.057	1.227
390	0.408	0.574	0.707	0.895	1.047	1.215
395	0.404	0.568	0.700	0.886	1.037	1.203
400	0.400	0.562	0.693	0.877	1.027	1.192
405	0.396	0.557	0.686	0.869	1.017	1.180
410	0.392	0.552	0.679	0.860	1.007	1.169
415	0.388	0.546	0.673	0.852	0.998	1.158
420	0.384	0.541	0.667	0.844	0.989	1.148
425	0.381	0.536	0.660	0.837	0.980	1.138
430	0.377	0.531	0.654	0.829	0.971	1.127
435	0.373	0.526	0.648	0.822	0.962	1.118
440	0.370	0.521	0.642	0.814	0.954	1.108
445	0.367	0.517	0.637	0.807	0.946	1.098
450	0.363	0.512	0.631	0.800	0.938	1.089
455	0.360	0.507	0.626	0.793	0.930	1.080
460	0.357	0.503	0.620	0.787	0.922	1.071

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.8385	0.8215	0.8123	0.802	0.7952	0.789
b=	62.336	79.151	92.23	110	123.47	137.99
d=	12.322	12.233	12.329	12.6	12.858	13.318

Prepared By Melden & Hunt, Inc.

Appendix 1.0 (cont.)

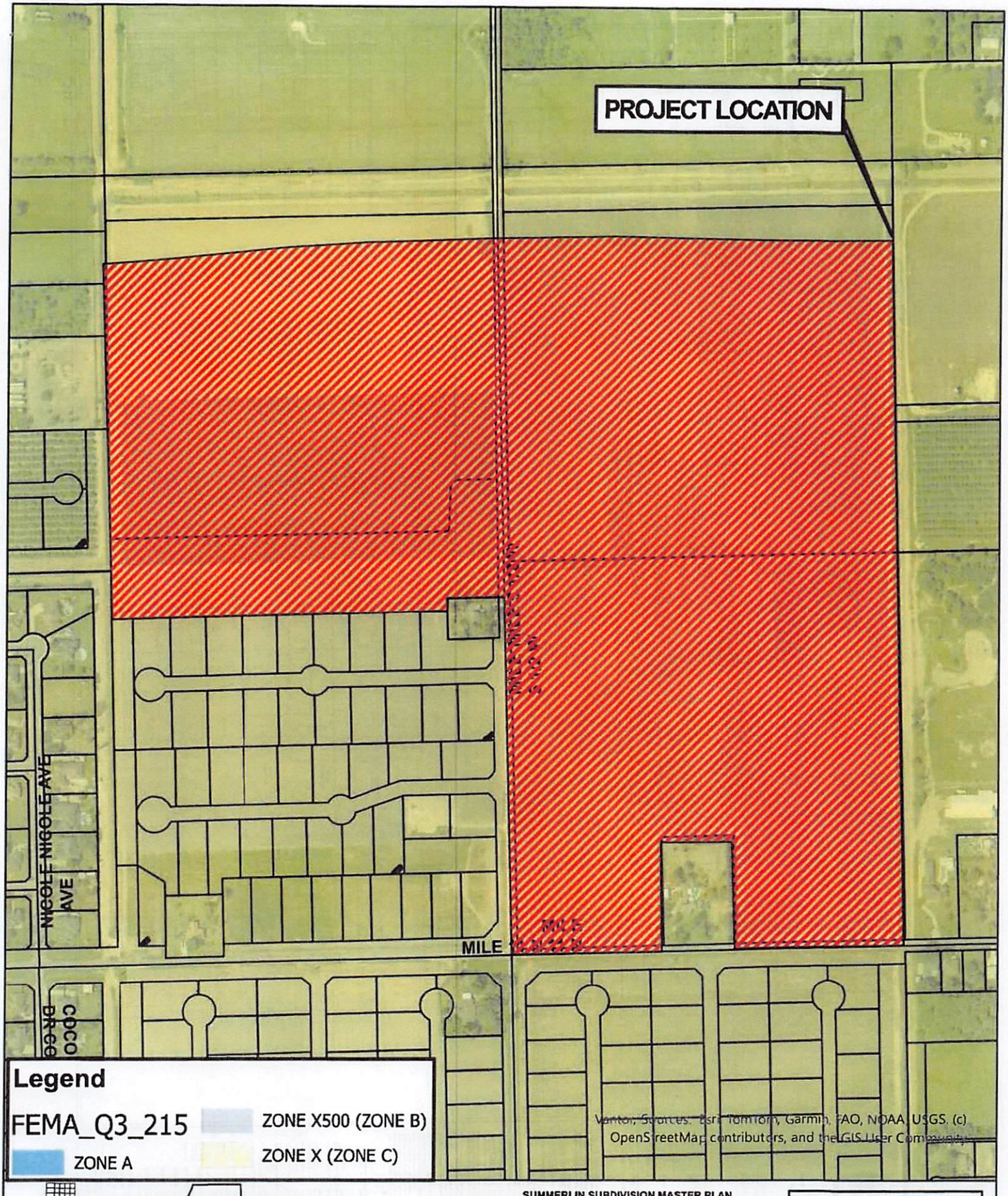
HIDALGO COUNTY RAINFALL INTENSITY TABLES (cont.)

based on "NOAA Atlas 14 Precipitation-Frequency Atlas of the United States, Vol. 11 Version 2.0:Texas"

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

TIME	2 yr.	5 yr.	10 yr.	25 yr.	50 yr.	100 yr.
465	0.354	0.499	0.615	0.780	0.914	1.062
475	0.348	0.490	0.605	0.767	0.899	1.045
485	0.342	0.482	0.595	0.755	0.885	1.028
495	0.336	0.474	0.585	0.743	0.871	1.012
505	0.331	0.467	0.576	0.731	0.857	0.997
515	0.325	0.460	0.567	0.720	0.845	0.982
525	0.320	0.453	0.559	0.709	0.832	0.967
535	0.315	0.446	0.550	0.699	0.820	0.953
545	0.311	0.439	0.542	0.689	0.808	0.940
555	0.306	0.433	0.534	0.679	0.797	0.927
565	0.301	0.427	0.527	0.670	0.786	0.914
575	0.297	0.421	0.520	0.661	0.775	0.902
585	0.293	0.415	0.513	0.652	0.765	0.890

where:	2yr	5yr	10yr	25yr	50yr	100yr
e=	0.8385	0.8215	0.8123	0.802	0.7952	0.789
b=	62.336	79.151	92.23	110	123.47	137.99
d=	12.322	12.233	12.329	12.6	12.858	13.318



Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

SUMMERLIN SUBDIVISION MASTER PLAN
HIDALGO COUNTY, TEXAS

FEMA MAP

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CONSULTANTS · ENGINEERS · SURVEYORS

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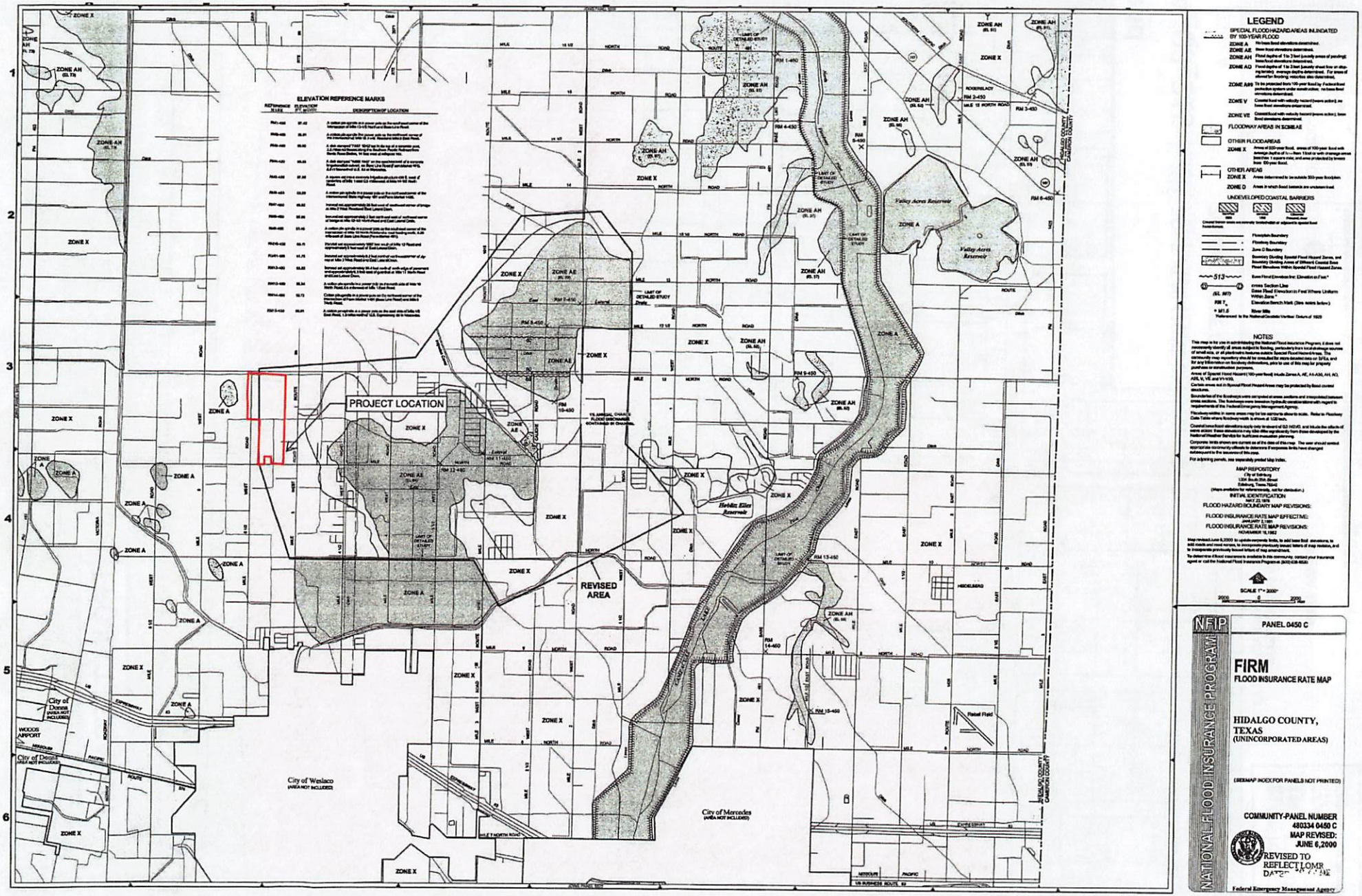
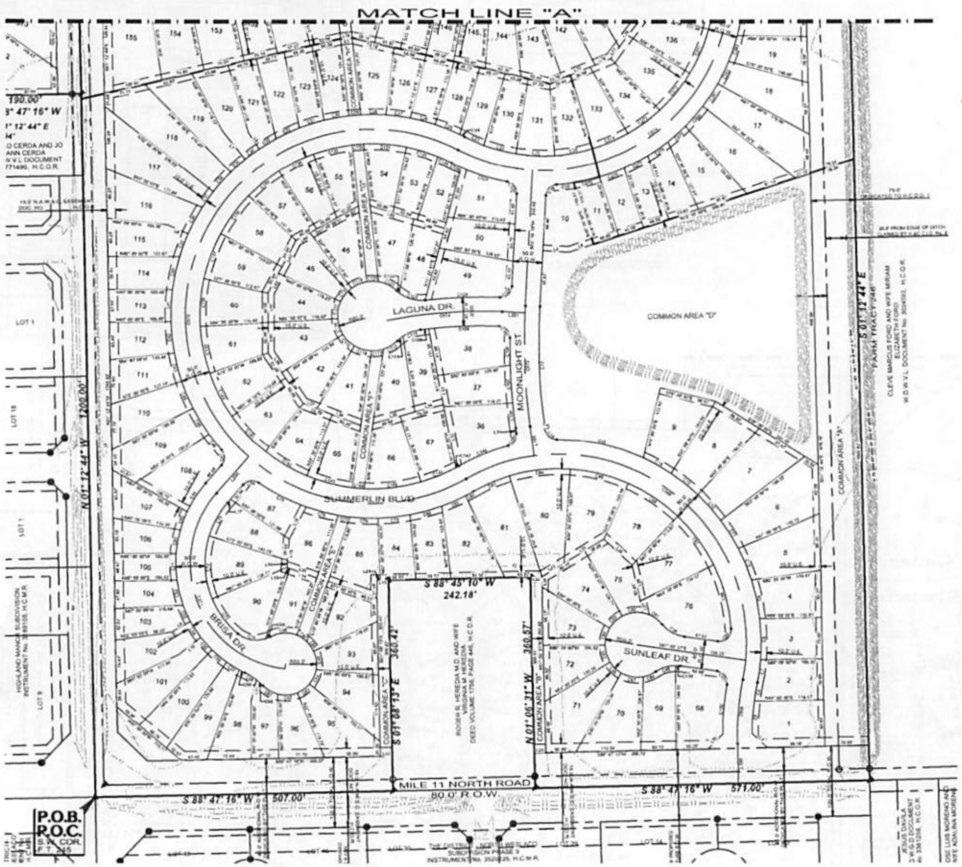

PROJECT LOCATION
REVISED AREA
ELEVATION REFERENCE MARKS
City of Donna
City of Weslaco
City of Mercedes
Valley Acres Reservoir
Heldis Elec Reservoir
WODOS AIRPORT
LEGEND
NOTES
MAP REPOSITORY
FLOOD INSURANCE RATE MAP EFFECTIVE:
FLOOD INSURANCE RATE MAP REVISIONS:
SCALE 1" = 2000'
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0450 C
FIRM
FLOOD INSURANCE RATE MAP
HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)
COMMUNITY-PANEL NUMBER
480334 0450 C
MAP REVISED:
JUNE 6,2000
REVISED TO REFLECT LOMR
Federal Emergency Management Agency



SUMMERLIN PHASES 1-3 SUBDIVISION

PLAT OF

A TRACT OF LAND CONTAINING 107.306 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF FARM TRACTS 238, 239, 244 AND 245, THE WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 107.306 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACTS 238, 239, 244 AND 245, WEST AND ADAMS TRACT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, WHICH SAID 107.306 ACRES WERE CONVEYED BLJDD, LTD BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2590709 AND WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3047995 AND TO BARLIN LTD BY VIRTUE OF AN EXCHANGE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2232307, HIDALGO COUNTY OFFICIAL RECORDS; SAID 107.306 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

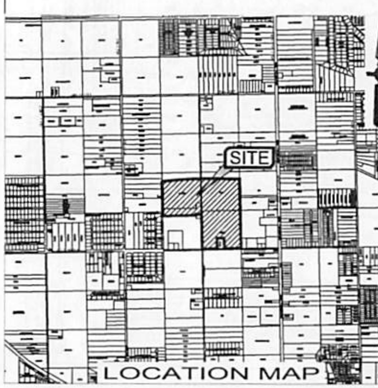
BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF SAID FARM TRACT 245, FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 01° 12' 44" W ALONG THE WEST LINE OF SAID FARM TRACT 245, A DISTANCE OF 1,200 FEET TO A NAIL SET AT THE WEST LINE OF FARM TRACT 245, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, S 88° 47' 16" W AT A DISTANCE OF 15.00 FEET PASS A NO. 4 REBAR SET ON WEST RIGHT-OF-WAY LINE OF N. MILE 5 ½ WEST ROAD, CONTINUING A TOTAL DISTANCE OF 190.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 01° 12' 44" E A DISTANCE OF 44.04 FEET TO A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF LOT 19, HIGHLAND MANOR PHASE 3 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3583679, HIDALGO COUNTY MAP RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 88° 47' 16" W AT A DISTANCE OF 330.00 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF LOT 17 AND THE NORTHEAST CORNER OF LOT 16, AT A DISTANCE OF 450.00 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF LOT 16 AND THE NORTHEAST CORNER OF LOT 15, AT A DISTANCE OF 810.00 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF LOT 13 AND THE NORTHEAST CORNER OF LOT 12, AT A DISTANCE OF 930.00 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF LOT 12 AND THE NORTHEAST CORNER OF LOT 11, AT A DISTANCE OF 1,050.00 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF LOT 11, ALL LOTS OUT OF SAID HIGHLAND MANOR PHASE 3 SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 1,130.00 FEET TO A POINT WITHIN A DRAIN DITCH, FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 01° 12' 44" W ALONG THE WEST LINES OF SAID FARM TRACTS 238 & 239, AT A DISTANCE OF 164.04 FEET PASS THE NORTHWEST CORNER OF SAID FARM TRACT 238 AND THE SOUTHWEST CORNER OF SAID FARM TRACT 239, CONTINUING A TOTAL DISTANCE OF 1,180.09 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
6. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 02° 36' 21", A RADIUS OF 8,162.82 FEET, AN ARC LENGTH OF 371.26 FEET, A TANGENT OF 185.66 FEET, AND A CHORD THAT BEARS N 84° 44' 01" E AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR SET AT THE EAST RIGHT-OF-WAY LINE OF A DRAIN DITCH CLAIMED BY HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, CONTINUING A TOTAL DISTANCE OF 371.23 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 05° 15' 23", A RADIUS OF 8,036.94 FEET, AN ARC LENGTH OF 737.52 FEET, A TANGENT OF 369.02 FEET, AND A CHORD THAT BEARS N 86° 04' 22" E A DISTANCE OF 737.26 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, N 88° 46' 43" E AT A DISTANCE 198.26 FEET PASS A NO. 4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF N. MILE 5 ½ WEST ROAD, AT A DISTANCE OF 213.26 FEET PASS THE EAST LINE OF SAID FARM TRACT 239 AND THE WEST LINE OF SAID FARM TRACT 244, AT A DISTANCE OF 228.26 FEET PASS A NO. 4 REBAR SET AT THE EAST RIGHT-OF-WAY LINE OF N. MILE 5 ½ WEST ROAD, CONTINUING A TOTAL DISTANCE OF 440.06 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
9. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 03° 29' 40", A RADIUS OF 8,365.08 FEET, AN ARC LENGTH OF 500.73 FEET, A TANGENT OF 250.44 FEET, AND A CHORD THAT BEARS S 89° 23' 05" E A DISTANCE OF 50.66 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
10. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 03° 24' 50", A RADIUS OF 8,495.75 FEET, AN ARC LENGTH OF 506.43 FEET, A TANGENT OF 253.29 FEET, AND A CHORD THAT BEARS S 89° 22' 42" E A DISTANCE OF 506.26 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
11. THENCE, N 88° 47' 31" E A DISTANCE OF 86.66 FEET TO THE EAST LINE OF SAID FARM TRACT 244, FOR THE NORTHEAST CORNER OF THIS TRACT;
12. THENCE, S 01° 12' 44" E AT A DISTANCE OF 1,090.03 FEET PASS THE SOUTHEAST CORNER OF SAID FARM TRACT 244 AND THE NORTHEAST CORNER OF SAID FARM TRACT 245, AT A DISTANCE OF 2,350.03 FEET PASS A NO. 4 REBAR SET AT THE NORTH RIGHT-OF-WAY LINE OF MILE 11 NORTH, CONTINUING A TOTAL DISTANCE OF 2,370.03 FEET TO A NAIL SET, FROM WHICH A COTTON PICKER SPINDLE FOUND BEARS N 48° 36' 34" E A DISTANCE OF 1.39 FEET, AT THE SOUTHEAST CORNER OF SAID FARM TRACT 245, FOR THE SOUTHEAST CORNER OF THIS TRACT;
13. THENCE, S 88° 47' 16" W ALONG THE SOUTH LINE OF SAID FARM TRACT 245 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH ROAD, A DISTANCE OF 571.00 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, N 01° 06' 31" W ALONG THE EAST LINE OF A TRACT CONVEYED TO ROGER R. HEREDIA M.D. AND WIFE VIRGINIA M. HEREDIA, BY VIRTUE OF DEED RECORDED IN VOLUME 1756, PAGE 446, HIDALGO COUNTY DEED RECORDS, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 59° 06' 53" E A DISTANCE OF 0.54 FEET, AT THE NORTH RIGHT-OF-WAY LINE OF MILE 11 NORTH, CONTINUING A TOTAL DISTANCE OF 360.57 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, S 88° 45' 10" W ALONG THE NORTH LINE OF SAID TRACT CONVEYED TO ROGER R. HEREDIA M.D. AND WIFE VIRGINIA M. HEREDIA, A DISTANCE OF 242.18 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, S 01° 08' 13" E ALONG THE WEST LINE OF SAID TRACT CONVEYED TO ROGER R. HEREDIA M.D. AND WIFE VIRGINIA M. HEREDIA, AT A DISTANCE OF 340.42 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF MILE 11 NORTH, CONTINUING A TOTAL DISTANCE OF 360.42 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;
17. THENCE, S 88° 47' 16" W ALONG THE SOUTH LINE OF SAID FARM TRACT 245 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH, A DISTANCE OF 507.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 107.306 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS:

1. BUILDING SETBACKS:
   FRONT: 25'
   REAR: 20% OF LOT DEPTH NOT TO EXCEED 25'
   SIDE: 5'
   SIDE CORNER: 12'
   CUL-DE-SAC: 20'
2. FLOOD ZONE DESIGNATION:
   THIS SUBDIVISION LIES MOSTLY IN FLOOD ZONE "X" (UNSHADED). FLOOD ZONE "X" (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
   COMMUNITY-PANEL NUMBER: 480334 0450 C, MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 30, 2022.
3. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST NOT BE LOWER THAN 75.60 OR 18" ABOVE TOP OF CURB AT CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
4. BENCHMARK NOTES:
   BENCH MARK: SQUARE CUT SET ON THE TOP OF CURB INLET
   NORTHING: EASTING: ELEVATION:
5. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
6. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS. THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 743,151 CUBIC-FEET (17.060 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
7. STORM WATER POLLUTION PREVENTION PLAN PRIOR TO BUILDING.
8. A 5-FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
9. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
10. STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
11. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
12. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
13. COMMON AREAS, PRIVATE STREETS, AND DETENTION PONDS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF WESLACO.
14. ALL INTERIOR LOT CORNERS ARE SET BY No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT.
15. COMMON AREA "F" WILL BE USED FOR LIFT STATION. LIFT STATION TO BE DEDICATED TO THE CITY OF WESLACO.
16. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
17. TRAFFIC CONTROL AND STREET SIGNS TO BE PROVIDED FOR BY THE DEVELOPER.
18. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H. & C.C.I.D. NO. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H. & C.C.I.D. NO. 9.
19. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/ HOA.
20. DRAINAGE OUTPARCELS CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.
21. NO ACCESS OFF OF MILE 11 FOR LOTS 1, 68-71, 95-99 AND MILE 5 ½ FOR LOTS 100-107, 109-118, 155, 200, 231-240, 258-259, 372-386, 403
22. CONCRETE MONUMENTS TO BE SET AT SUBDIVISION CORNERS.
23. THE DEVELOPER SHALL SIGN AND RECORD A PRIVATE STREET AGREEMENT ON A FORM ESTABLISHED BY THE CITY OF WESLACO AFTER CONSULTATION WITH THE CITY ATTORNEY.
24. ANY/ALL FENCES ABUTTING DRAIN DITCH TO BE PLACED WITHIN INDIVIDUALS LOT AS TO NOT IMPEDE WITH MAINTENANCE OF DITCH R.O.W.
25. DEVELOPMENT HAS WORKING DETENTION OF XX.XX EXCEEDING 50-YR STORM.

SCALE 1"=100'



LEGEND & ABBREVIATIONS

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- B-B - BACK OF CURB TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- Sq. Ft. - SQUARE FEET
- G.W.D. - GENERAL WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- T.E. - TECHNOLOGY EASEMENT

DRAWN BY: J.L.G.	DATE: 01/13/2026
REVISED BY:	DATE:
SURVEYED, CHECKED:	DATE:
FINAL CHECK:	DATE:

MELDEN & HUNT INC.
TEXAS REGISTER F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

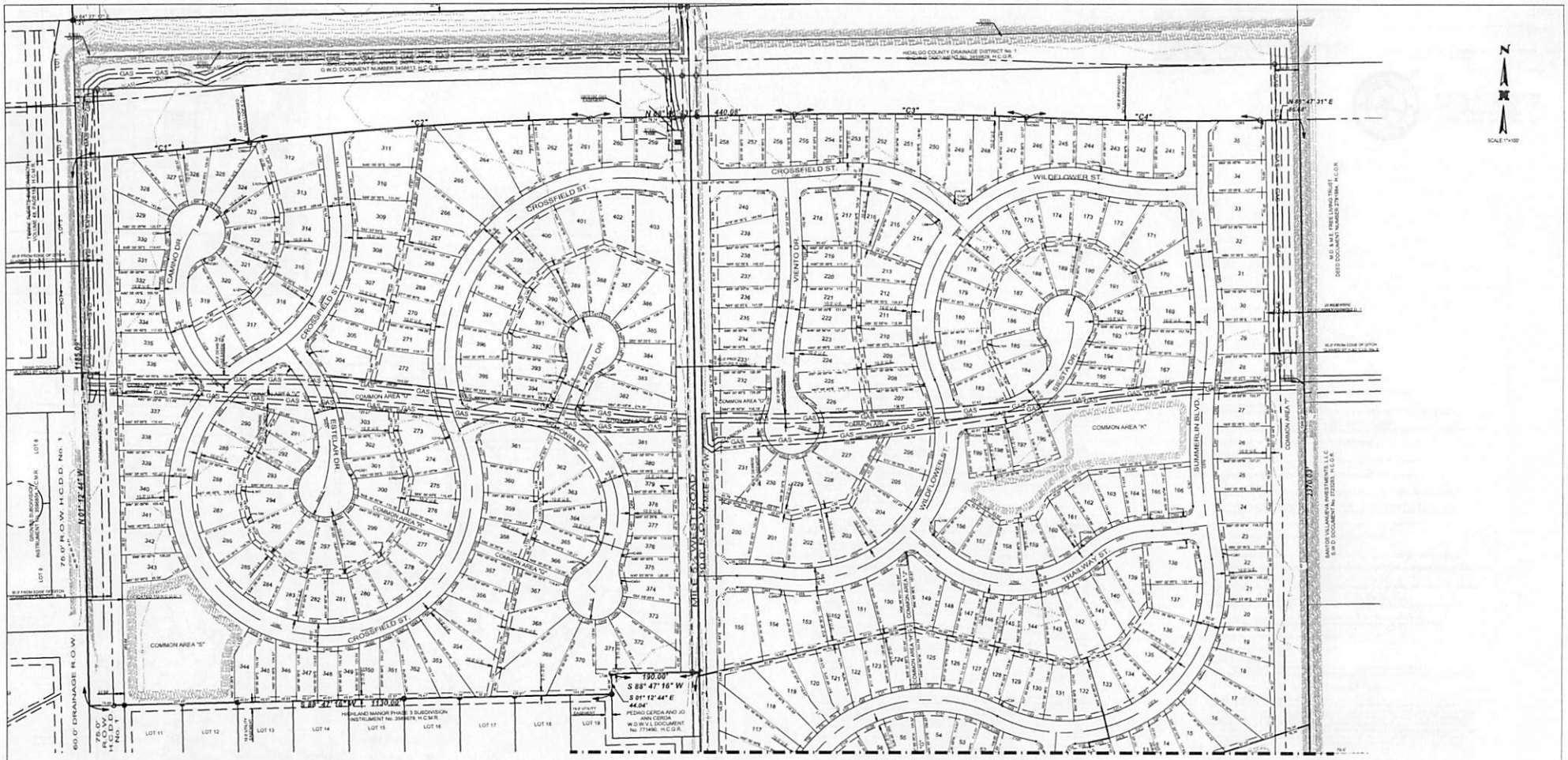
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

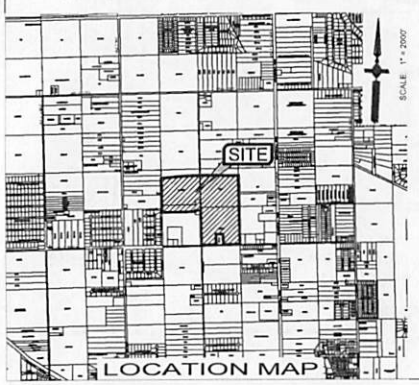
ON: ________ AT ________ AM/PM

INSTRUMENT NUMBER ________
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ________ DEPUTY

SHEET 1 OF 17





LEGEND & ABBREVIATIONS

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DRAWN BY:	J.L.G.	DATE	01/13/2009
REVISED BY:		DATE	
SURVEYED, CHECKED		DATE	
FINAL CHECK		DATE	

SUMMERLIN PHASES 1-3 SUBDIVISION

PLAT OF

A TRACT OF LAND CONTAINING 107.306 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF FARM TRACTS 238, 239, 244 AND 245, THE WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SUMMERLIN PHASES 1-3 SUBDIVISION

PLAT OF

A TRACT OF LAND CONTAINING 107.308 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF FARM TRACTS 238, 239, 244 AND 245, THE WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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

ON: ____________ AT ____________ AM/PM

INSTRUMENT NUMBER ____________
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ____________ DEPUTY

SUMMERLIN PHASES 1-3 SUBDIVISION

PLAT OF

A TRACT OF LAND CONTAINING 107.306 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF FARM TRACTS 228, 229, 244 AND 245, THE WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS

Lot Area Table		
Lot #	SQ. FT.	Area
[illegible]	[illegible]	[illegible]

Lot Area Table		
Lot #	SQ. FT.	Area
[illegible]	[illegible]	[illegible]

Lot Area Table		
Lot #	SQ. FT.	Area
[illegible]	[illegible]	[illegible]

Lot Area Table		
Lot #	SQ. FT.	Area
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Lot Area Table		
Lot #	SQ. FT.	Area
[illegible]	[illegible]	[illegible]

Lot Line Table		
Line #	Length	Direction
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Lot Line Table		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

Lot Line Table		
Line #	Length	Direction
[illegible]	[illegible]	[illegible]

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

DATED THIS ________ DAY OF ______________, 20______

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID9.
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. HCCID9 WILL NOT BE RESPONSIBLE FOR THE STORMDRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

APPROVED THIS THE ________ DAY OF ______________, 20______

____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

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

______________________________ ______________
MAYOR, CITY OF WESLACO DATE

______________________________ ______________
SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS SUMMERLIN PHASES 1-3 SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

______________________________ ______________
A TEXAS LIMITED LIABILITY COMPANY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED [illegible] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ________ DAY OF ______________, 20______

____
NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

DATED THIS THE____DAY OF______________ 20____

TEXAS REGISTRATION F-1435

____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 03-15-21
ENGINEERING JOB No. 20223.00

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

DATED THIS THE ____ DAY OF ______________ 20____

____
ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 10-29-2020
T-1277 PGS. 16-25
SURVEY JOB # 20661.00
F-1435

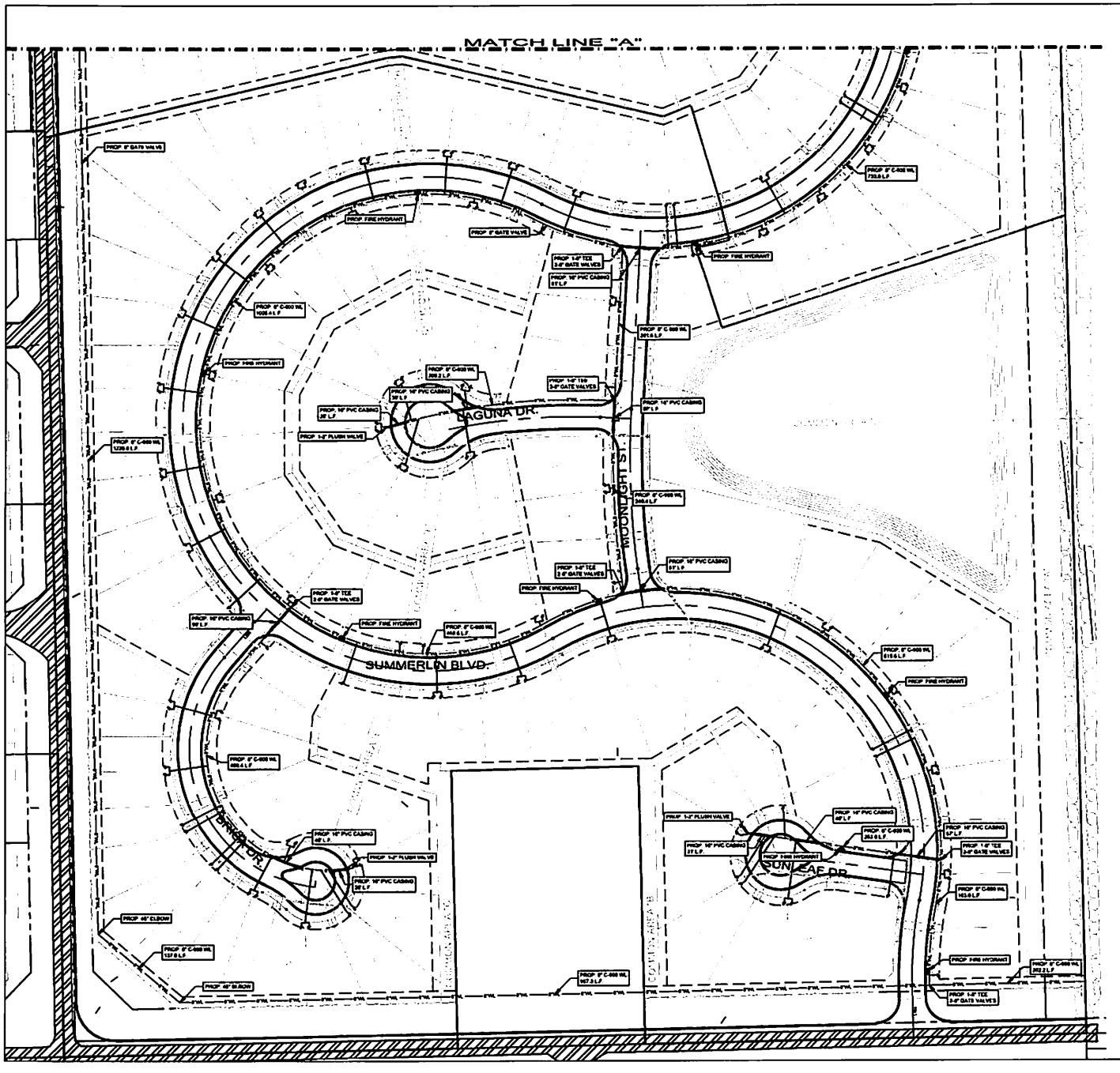
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: ______________ AT ______________ AM/PM

INSTRUMENT NUMBER______________
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY______________________ DEPUTY

DRAWN BY: J.L.G. DATE: 01/13/2226
REVISED BY: ________ DATE: ________
SURVEYED, CHECKED: ________ DATE: ________
FINAL CHECK: ________ DATE: ________



N

SCALE 1" = 60'

LEGEND (Existing)

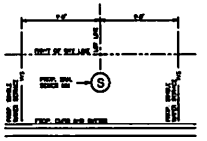
12"WL POTABLE WATER LINE

LEGEND (PROPOSED) PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL 8"WL WATER LINE
- 8"SS 8"SS SEWER LINE
- 24"SD 24"SD STORM LINE
- IRR IRR IRRIG. LINE

NOTES

1. SANITARY SEWER LINE AND SERVICES SHALL CROSS UNDER WATER LINE
2. ENCASE SANITARY SEWER SERVICES THAT CROSS OVER WATER LINE
3. RE-USE WATERLINE MATERIAL SHALL BE C-900 DR 18
4. ALL STREET CROSSING WATER SERVICES TO BE STEEL ENCASED WITH 2" THICK CASING (SEE SHEET 06)



CENTER OF ALL DOMESTIC WATER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF SANITARY SEWER MANHOLES AND CENTER OF SANITARY SEWER & REUSE WATER LINES & SERVICES

WATER SERVICES AT SANITARY SEWER MANHOLE

JOB No. 25223

HALFF & HALFF INC

SUMMERLIN PHASES 1-3
SUBDIVISION
WESLACO, TEXAS

WATER LAYOUT

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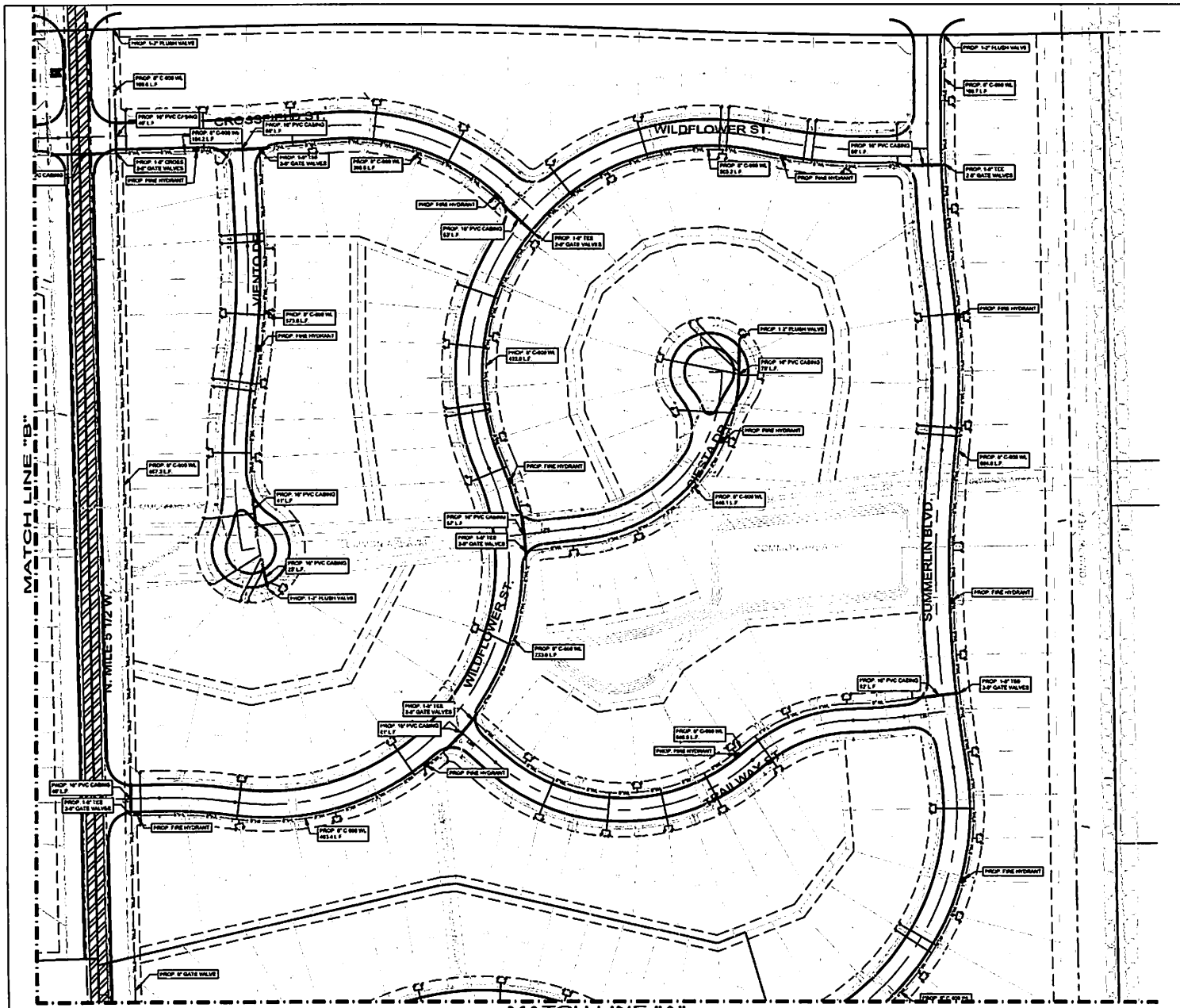
File Name: 25223

SHEET 5 OF 17



N

SCALE: 1" = 60'

LEGEND (Existing)

12"WL — POTABLE WATER LINE

LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL — 8"WL — WATER LINE
- 8"SS — 8"SS — SEWER LINE
- 24"SD — 24"SD — STORM LINE
- IRR — IRR — IRRIG LINE

NOTES

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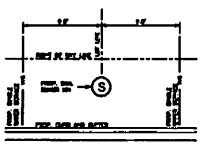
2. ENCASE SANITARY SEWER SERVICES THAT CROSS OVER WATER LINE
3. RE-USE WATERLINE MATERIAL SHALL BE C-900 OR 18
4. ALL STREET CROSSING WATER SERVICES TO BE STEEL ENCASED WITH 2" THICK CASING (SEE SHEET 05)



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WATER SERVICES AT SANITARY SEWER MANHOLE

JOB No 25223

DATE | BY | REVISION

GOLDEN & HUNT, INC. CONSULTANTS ENGINEERS SURVEYORS

DES. TECH: JUAN G
PROJECT MGR: MARIO REYNA
CHECK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DANIEL A. REYNA, P.E. 117980 ON 10/31/2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

SUMMERLIN PHASES 1-3
SUBDIVISION
WESLACO, TEXAS

WATER LAYOUT

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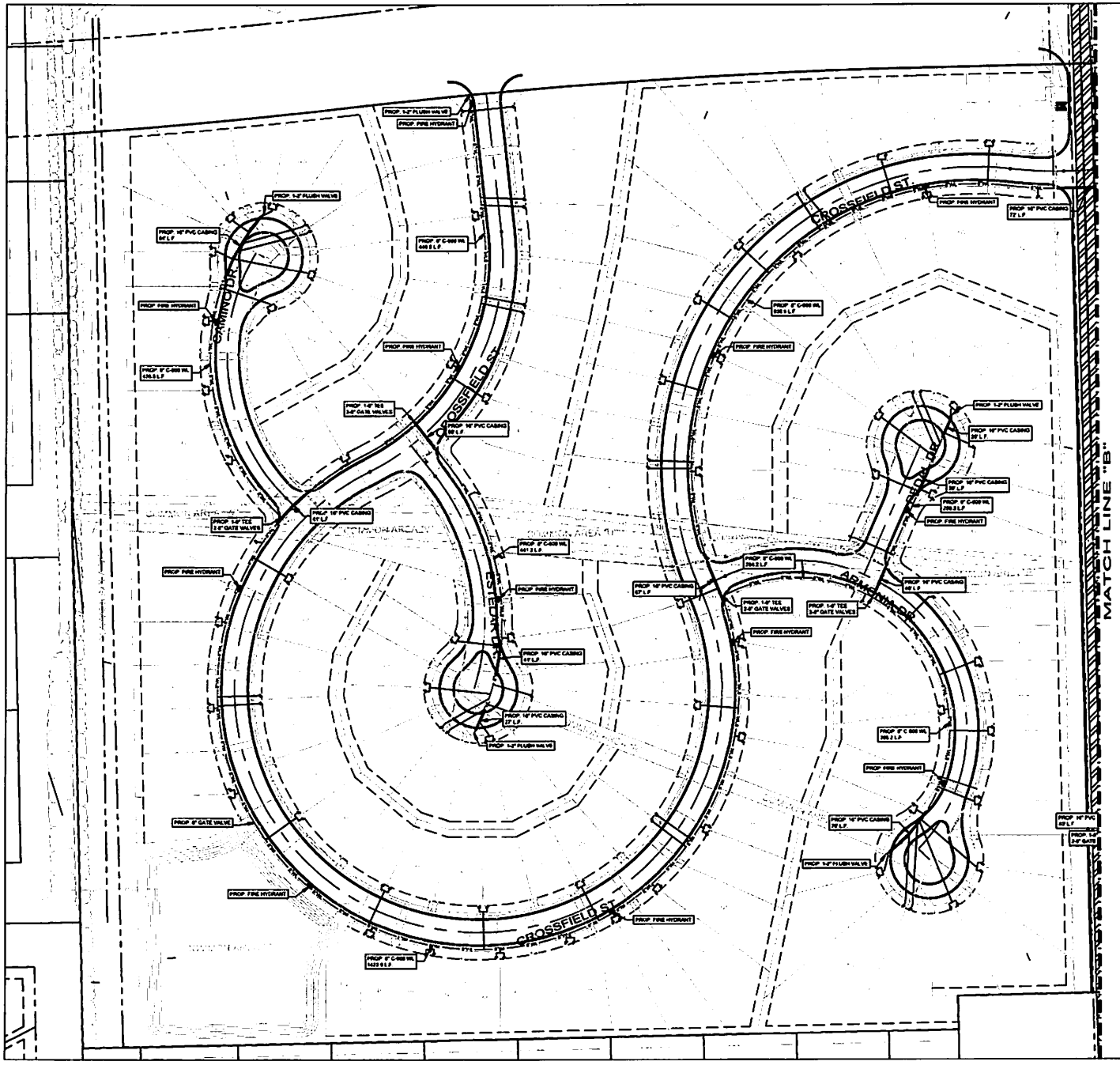
File Name: 25223



N

SCALE 1" = 60'

LEGEND (Existing)

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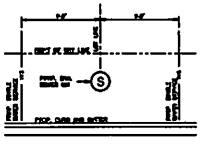
- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL — 8"WL — WATER LINE
- 8"SS — 8"SS — SEWER LINE
- 24"SD — 24"SD — STORM LINE
- IRR — IRR — IRR — IRRIG LINE

NOTES

1. SANITARY SEWER LINE AND SERVICES SHALL CROSS UNDER WATER LINE
2. ENCASE SANITARY SEWER SERVICES THAT CROSS OVER WATER LINE
3. RE-USE WATERLINE MATERIAL SHALL BE C-900 DR 18
4. ALL STREET CROSSING WATER SERVICES TO BE STEEL ENCASED WITH 2" THICK CASING (SEE SHEET 06)



CENTER OF ALL DOMESTIC WATER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF SANITARY SEWER MANHOLES AND CENTER OF SANITARY SEWER & REUSE WATER LINES & SERVICES

WATER SERVICES AT SANITARY SEWER MANHOLE

JOB No. 25223

NO.	REVISION	DATE	BY

HALDEN & HUNT, INC.
CONSULTING ENGINEERS AND SURVEYORS
115 W. MONTROSE | EDINBURG, TX. 78541
PH. (956) 381-0981 | FAX (956) 381-1839
ESTABLISHED 1947 | www.haldenandhunt.com
TBPE F-2300 TBPLS 10018100

ENG. TECH: JUAN G.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

THE DOCUMENTS ARE MADE AVAILABLE FOR THE PURPOSE OF VISUAL REVIEW AND AS AN INSTRUMENT OF SERVICE ONLY. THEY ARE NOT TO BE USED FOR BIDDING OR PERMIT PURPOSES

SUMMERLIN PHASES 1-3
SUBDIVISION
WESLACO, TEXAS

WATER LAYOUT

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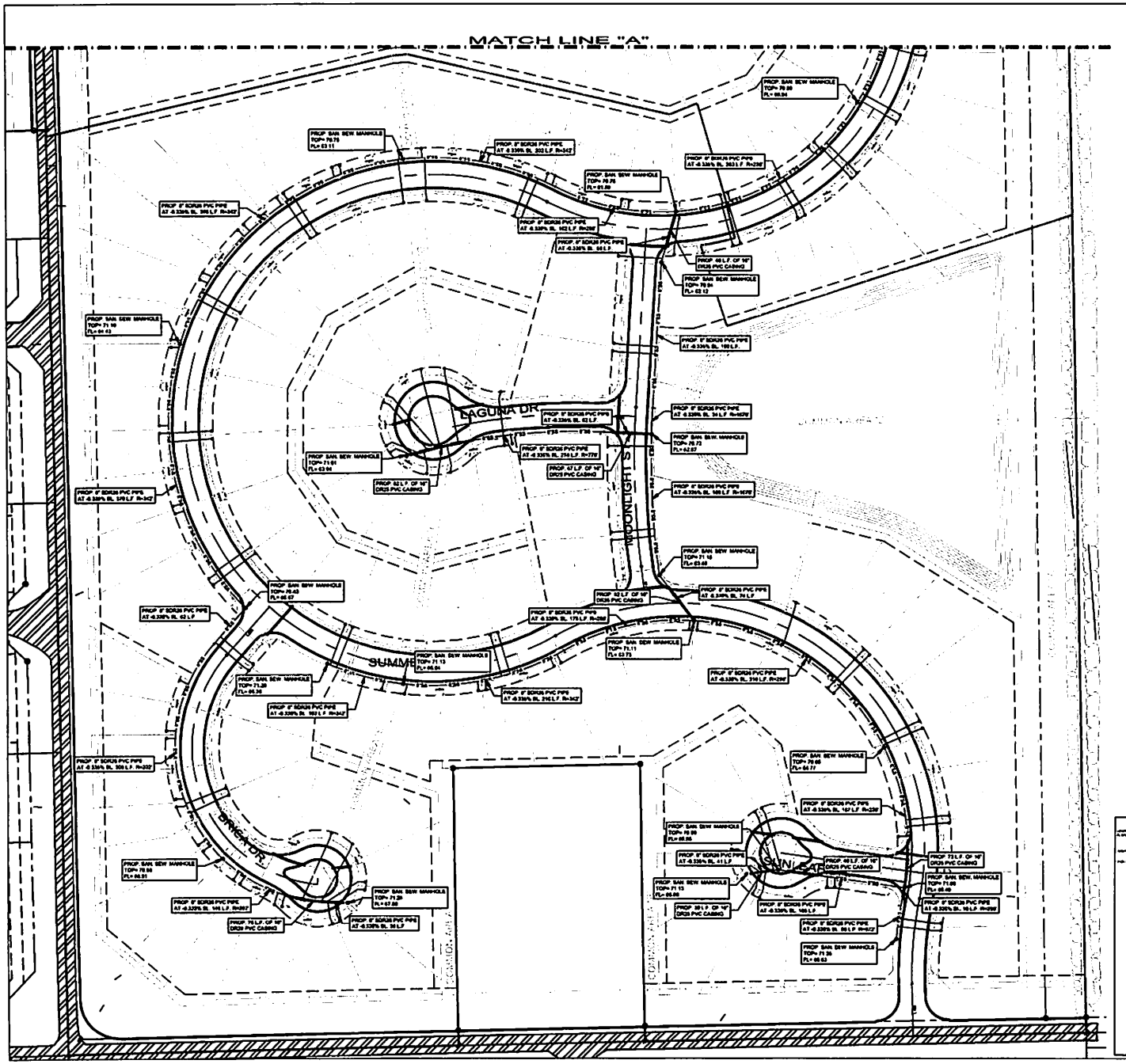
File Name: 25223

SHEET 7 OF 17



N

SCALE 1" = 60'

LEGEND (Existing)

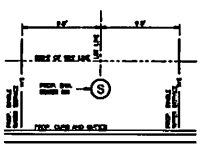
12"W — POTABLE WATER LINE

LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL — 8"WL — WATER LINE
- 8"SS — 8"SS — SEWER LINE
- 24"SD — 24"SD — STORM LINE
- IRR — IRR — IRR — IRRIG. LINE

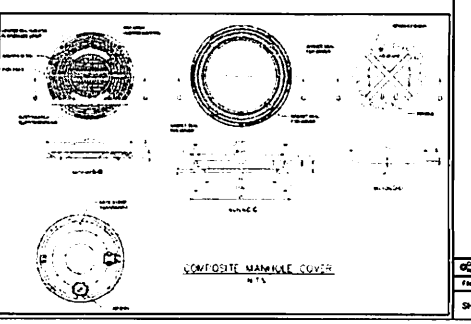
NOTES

1. SANITARY SEWER LINE AND SERVICES SHALL CROSS UNDER WATER LINE
2. ENCASE SANITARY SEWER SERVICES THAT CROSS OVER WATER LINE
3. RE-USE WATERLINE MATERIAL SHALL BE C-900 DR 18
4. ALL STREET CROSSING WATER SERVICES TO BE STEEL ENCASED WITH 2" THICK CASING (SEE SHEET 06)



CENTER OF ALL DOMESTIC WATER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF SANITARY SEWER MANHOLES AND CENTER OF SANITARY SEWER & REUSE WATER LINES & SERVICES

WATER SERVICES AT SANITARY SEWER MANHOLE



JOB No 25223

REVISION | BY | DATE

KELOTH & HUNT, INC.

DESIGN ENGINEERS • SURVEYORS

119 W. MORRILTYPE. • EDINBURG, TX. 78541
PH: (956) 383-4084 • FAX: (956) 383-1088
TBPE No. F-2800 TBPLS No. 10018800

DES. TECH: JUAN O.
PROJECT ENG: MARIO REYNA
T-NOTA:
1. RELEASE DATE:
1. RELEASE DATE:
1. RELEASE DATE:
SCALE:

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SUMMERLIN PHASES 1-3
SUBDIVISION
WESLACO, TEXAS

SANITARY SEWER LAYOUT

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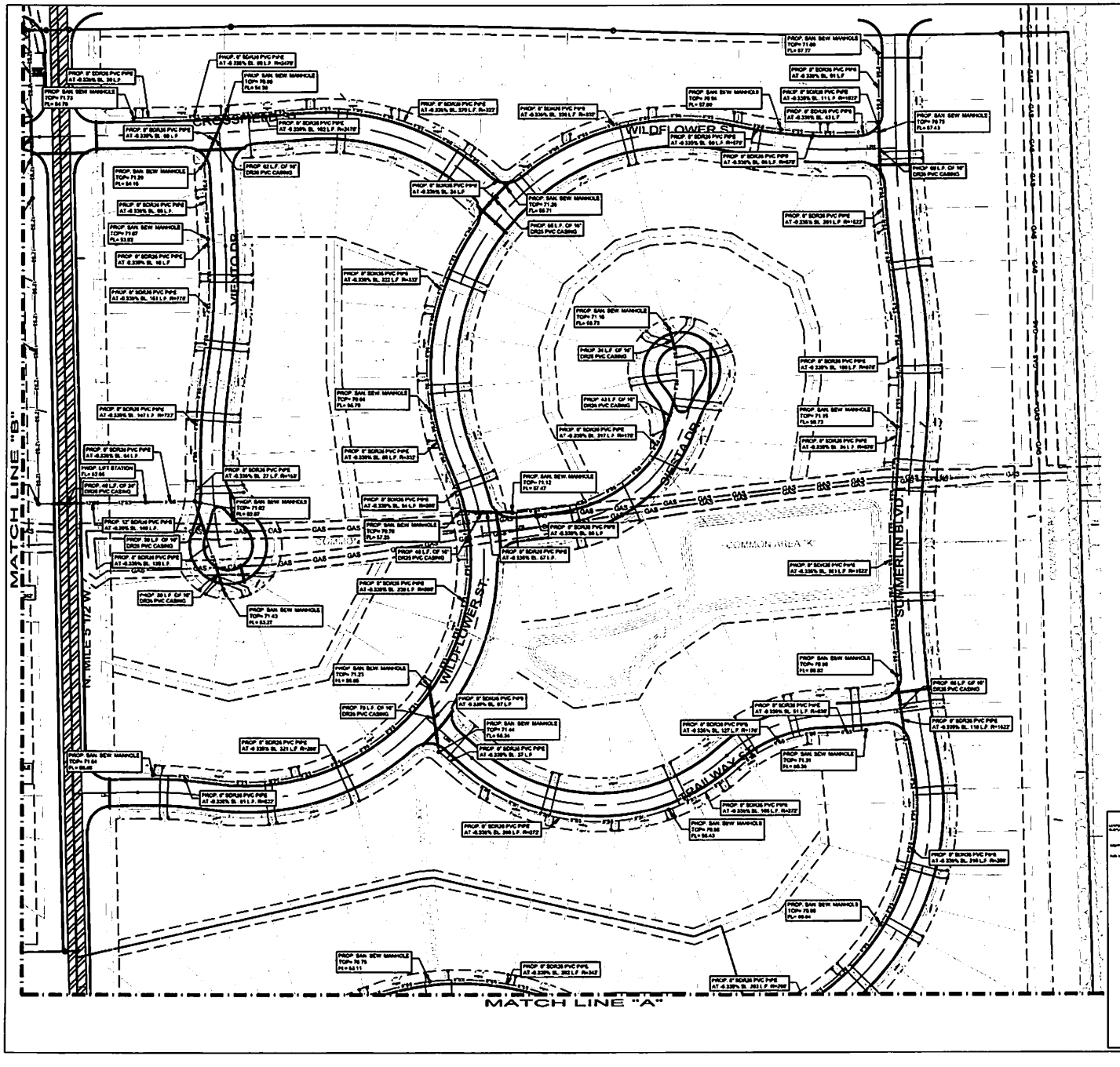
File Name: 25223

SHEET 8 OF 17



SCALE:1" = 60'

LEGEND (Existing)

12"W — POTABLE WATER LINE

LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL — 8"WL — WATER LINE
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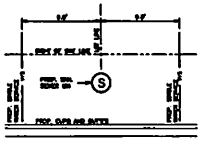
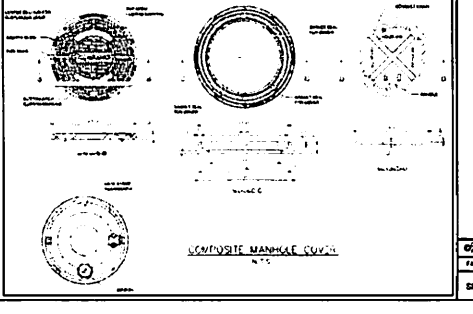


CENTER OF ALL DOMESTIC WATER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF SANITARY SEWER MANHOLES AND CENTER OF SANITARY SEWER & REUSE WATER LINES & SERVICES

WATER SERVICES AT SANITARY SEWER MANHOLE



COMPOSITE MANHOLE COVER

JOB No. 25223

GOLDEN & HUTT LLC
CIVIL ENGINEERING & SURVEYING
115 W. MONTE CRISTO | EDINBURG, TX. 78541
PH: (956) 381-0981 | FAX: (956) 381-1839
TBPE FIRM NO. F-2553 TBPLS FIRM NO. 10041500

DES. TECH: JUAN G.
PROJECT MGR: MARIO REYNA
1. WORK
1. RELEASE DATE
2. RELEASE DATE
3. RELEASE DATE
SCALE

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SUMMERLIN PHASES 1-3
SUBDIVISION
WESLACO, TEXAS

SANITARY SEWER LAYOUT

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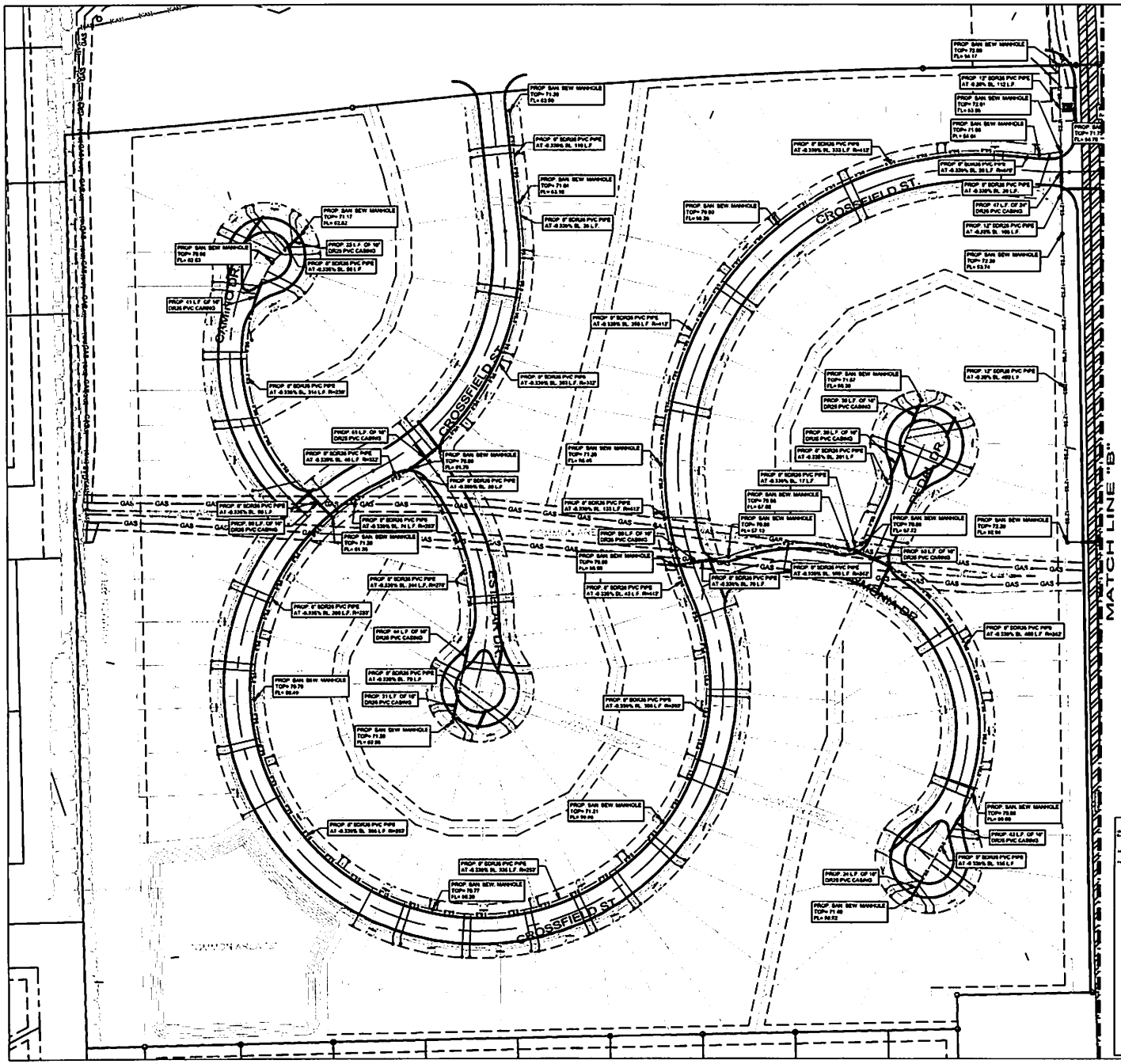
File Name: 25223



JOB No
25223

GBI HOLDEN & HUITT INC
CIVIL ENGINEERING SURVEYING

ENG TECH JUAN O
PROJECT ENG MARIO REYNA
T.BOOK
1. RELEASE DATE
2. RELEASE DATE
3. RELEASE DATE
SCALE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF HARRIS A. HUTTS, P.E. 117780 ON 10/15/2021 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES

SUMMERLIN PHASES 1-3
SUBDIVISION
WESLACO, TEXAS

SANITARY SEWER LAYOUT

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File Number 25223

SHEET 10 OF 17

DRAINAGE AREAS

SUMMERLIN PHASES 1-3
SUBDIVISION
WESLACO, TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA P.E. 117388 ON 12 JUNE 2024. IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES

ENG TECH: JUAN O
PROJECT ENG: MARIO REYNA
1 BOOK
1 RELEASE DATE
2 RELEASE DATE
3 RELEASE DATE
SCALE

NO	REVISION	DATE	BY

Reyna & Hunt PC
CIVIL ENGINEERING & SURVEYING CONSULTANTS
118 W. MAPLE TREE - E. CRANDALL, TX 75114
PH: (903) 361-0881 - FAX: (903) 361-1636
STATE REG. NUMBER F-11737

JOB No. 25223

Drawing Date: 6/12/2024 10:19:39 AM
File Name: 25223
SHEET 11 OF 17

SCALE: 1" = 100'

MATCH LINE "A"

Drainage Area 1
57737.071 SF
1.325 AC

Drainage Area 2
30290.450 SF
0.695 AC

Drainage Area 3
49400.409 SF
1.134 AC

Drainage Area 4
108276.063 SF
2.486 AC

Drainage Area 5
61297.439 SF
1.408 AC

Drainage Area 6
60222.160 SF
1.383 AC

Drainage Area 7
115468.627 SF
2.651 AC

Drainage Area 8
68460.023 SF
1.572 AC

Drainage Area 9
87564.670 SF
2.010 AC

Drainage Area 10
58718.516 SF
1.348 AC

Drainage Area 11
105682.732 SF
2.426 AC

Drainage Area 12
48359.187 SF
1.110 AC

Drainage Area 13
37500.077 SF
0.861 AC

Drainage Area 14
28778.328 SF
0.661 AC

Drainage Area 15
46825.757 SF
1.075 AC

Drainage Area 16
47227.493 SF
1.084 AC

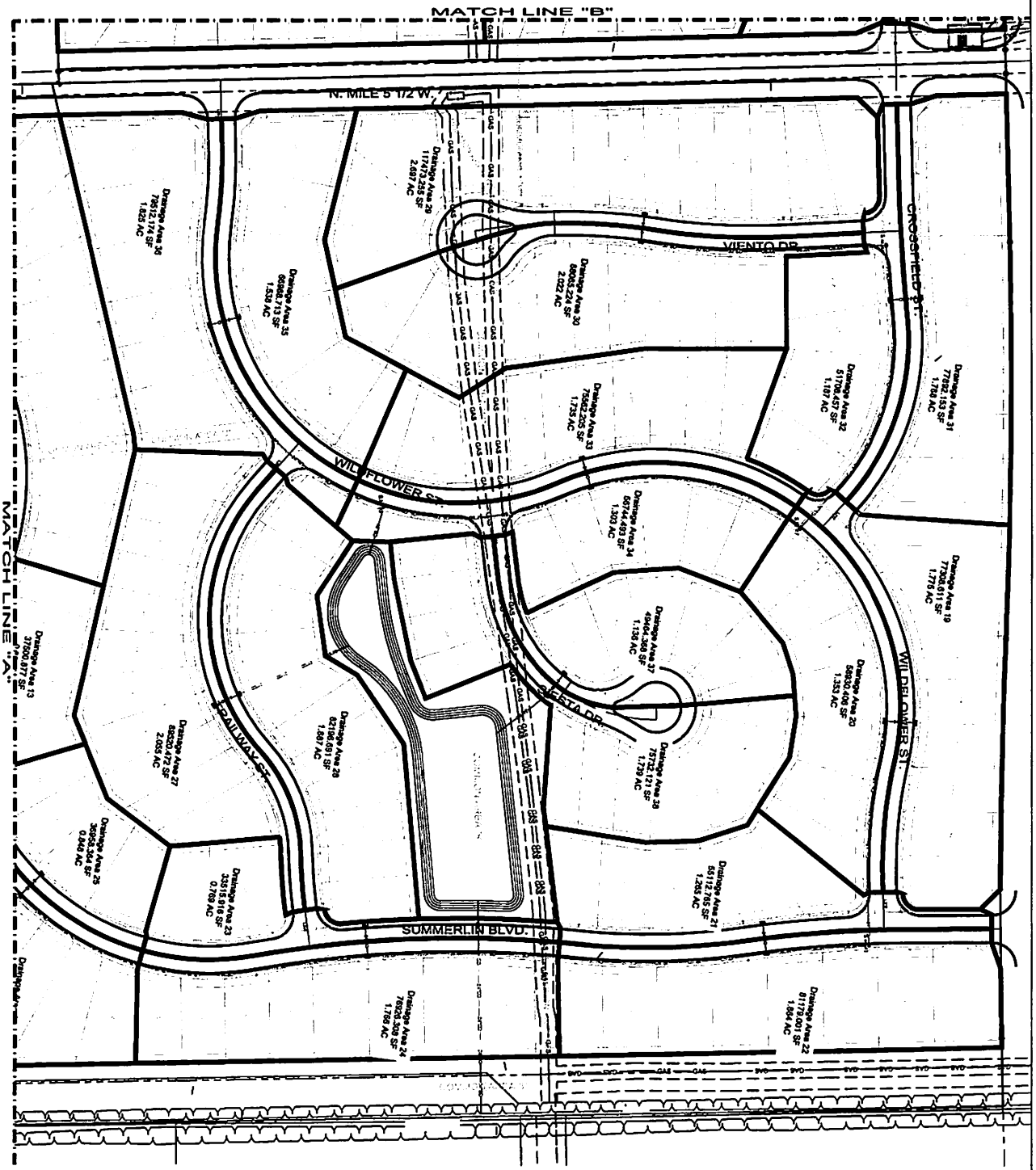
Drainage Area 17
63376.125 SF
1.455 AC

Drainage Area 18
9940.686 SF
0.228 AC

Drainage Area 25
36953.366 SF
0.848 AC

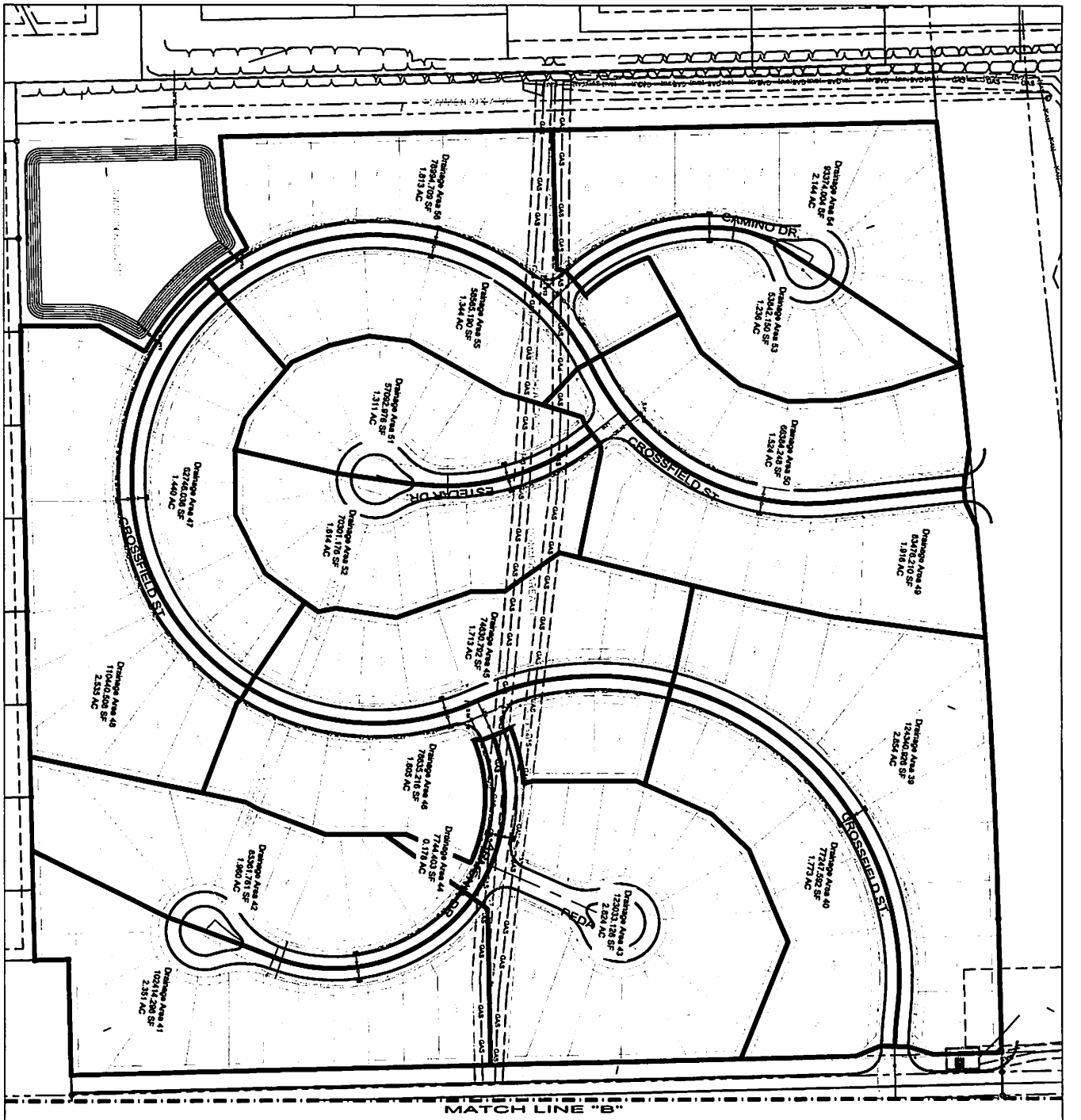
Drainage Area 26
72252.606 SF
1.659 AC

SUNLEAF DR.
MOONLIGHT
LAGUNA DR.
SUMMERLIN BLVD.
DRIVE TER.

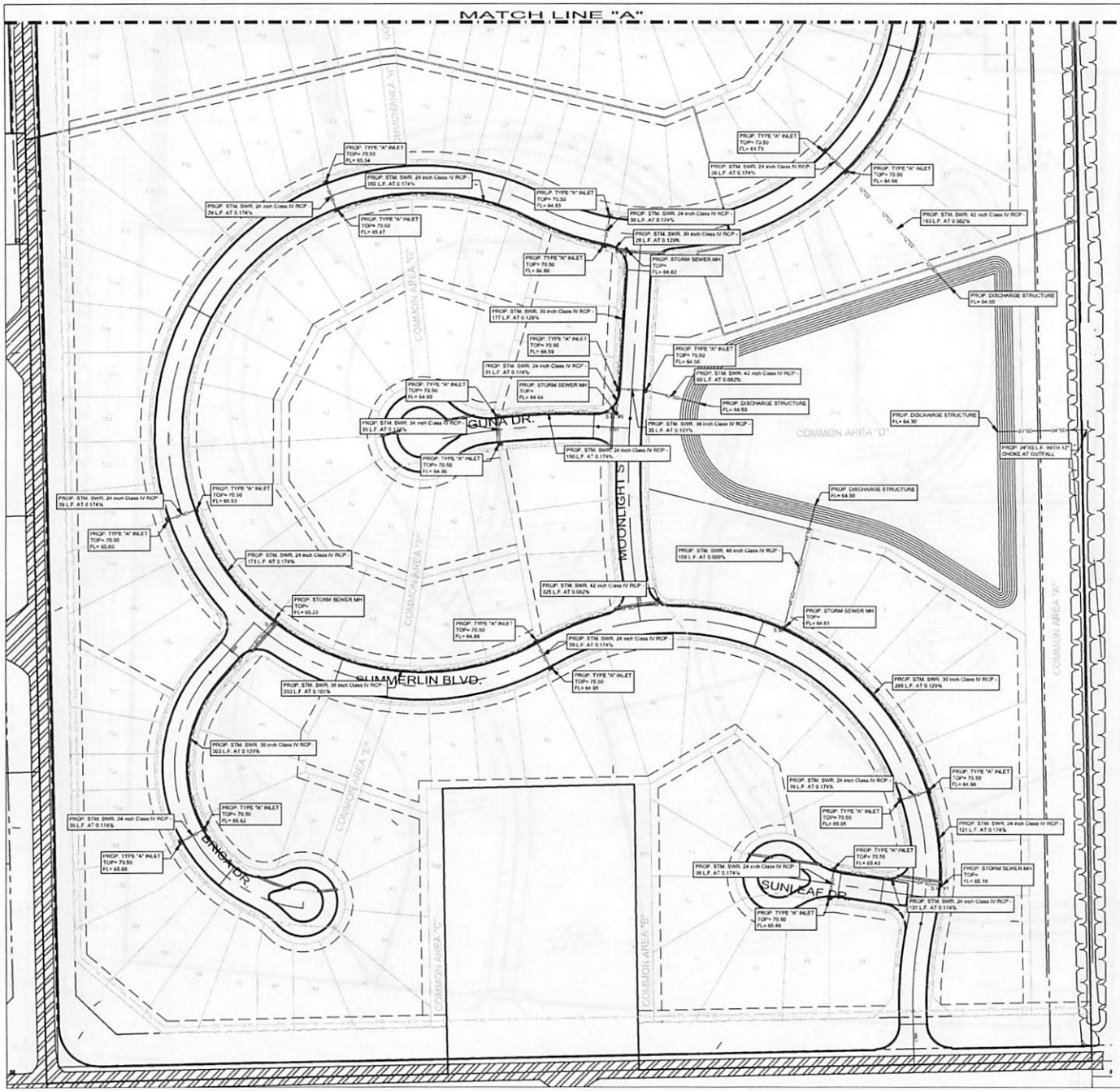


SHEET 12 OF 17	DRAINAGE AREAS	SUMMERLIN PHASES 1-3 SUBDIVISION WESLACO, TEXAS	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117588 ON FEBRUARY 12, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES	ENG TECH JUAN G PROJECT ENG MARIO REYNA T-BOOK 1 RELEASE DATE 2 RELEASE DATE 3 RELEASE DATE SCALE	HELDEN & HUNT, INC. CONSULTANTS & ENGINEERS & SURVEYORS 115 W. McINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX (956) 381-1839 ESTABLISHED 1947

JOB No. 25223



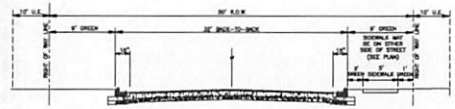
SHEET 13 OF 17	DRAINAGE AREAS	SUMMERLIN PHASES 1-3 SUBDIVISION WESLACO, TEXAS	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117386 ON FEBRUARY 13, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES	ENG TECH: JUAN G. PROJECT ENG: MARIO REYNA T-BOOK: 1. RELEASE DATE: 2. RELEASE DATE: 3. RELEASE DATE: SCALE:	REVISION / DATE / BY HALDEN & HUNT, INC. CONSULTANTS & ENGINEERS & SURVEYORS 118 W. McINTYRE - EDINBURG, TX. 78541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.haldenandhunt.com TBPE No. 455 TBPLS No. 10018000
					JOB No. 25223



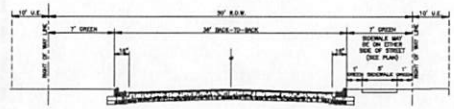
SCALE: 1" = 60'

LEGEND

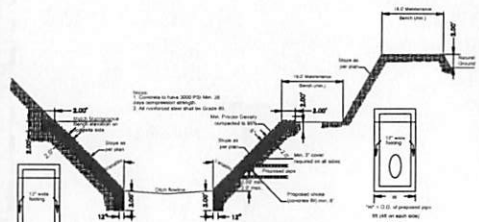
- PROPERTY LINE
- 8"SS — 8"SS — PROPOSED WASTEWATER LINE
- W — W — PROPOSED WATERLINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- 24"SD — 24"SD — PROPOSED 24" STORM DRAIN LINE
- TYPE "A" INLET
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED SINGLE WASTEWATER SERVICE



RESIDENTIAL STREET SECTION



RESIDENTIAL STREET SECTION



H.C.D.D. #1 STORM DISCHARGE STRUCTURE
N.T.S.

JOB No. 25223

NO.	DATE	BY	REVISION

MELDEN & HUNT INC.
CONSULTANTS ■ ENGINEERS ■ SURVEYORS
115 W. MONTTRIL • BOERNE, TX. 78006
PH: (830) 981-0461 • FAX: (830) 981-1839
FIRM No. 10000800 EST NO. 0246-01 • www.meldenandhunt.com

ENG. TECH: JUAN G.
PROJECT ENG: MARIO REYNA
T. BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

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SUMMERLIN PHASES 1-3
SUBDIVISION
WESLACO, TEXAS

STORM LAYOUT

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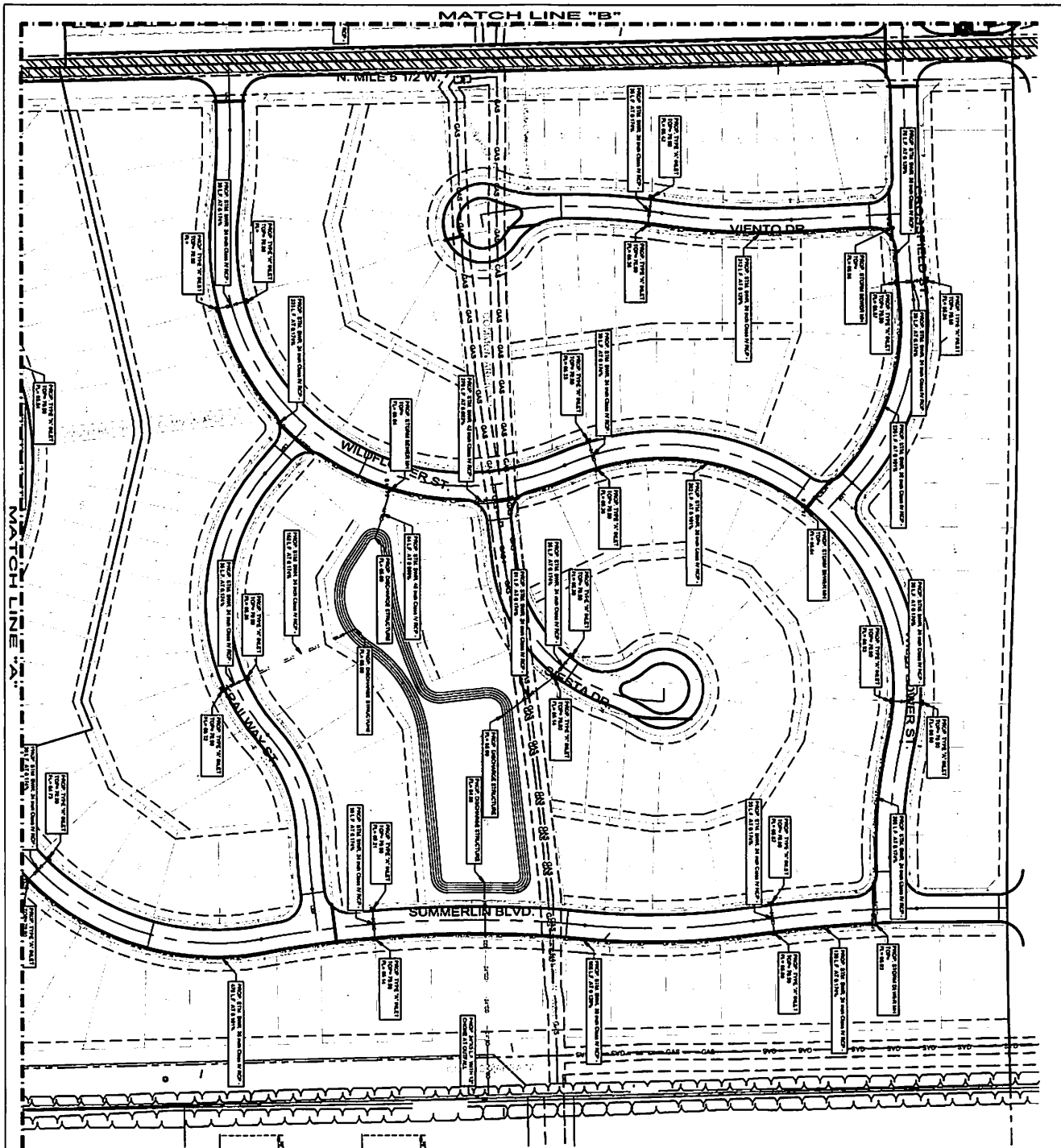
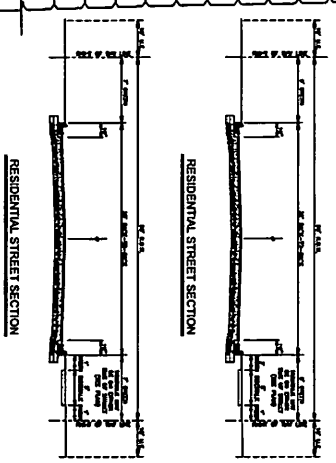
File Name: 25223





LEGEND

SCALE: 1" = 40'

STORM LAYOUT

SUMMERLIN PHASES 1-3
SUBDIVISION
WESLACO, TEXAS

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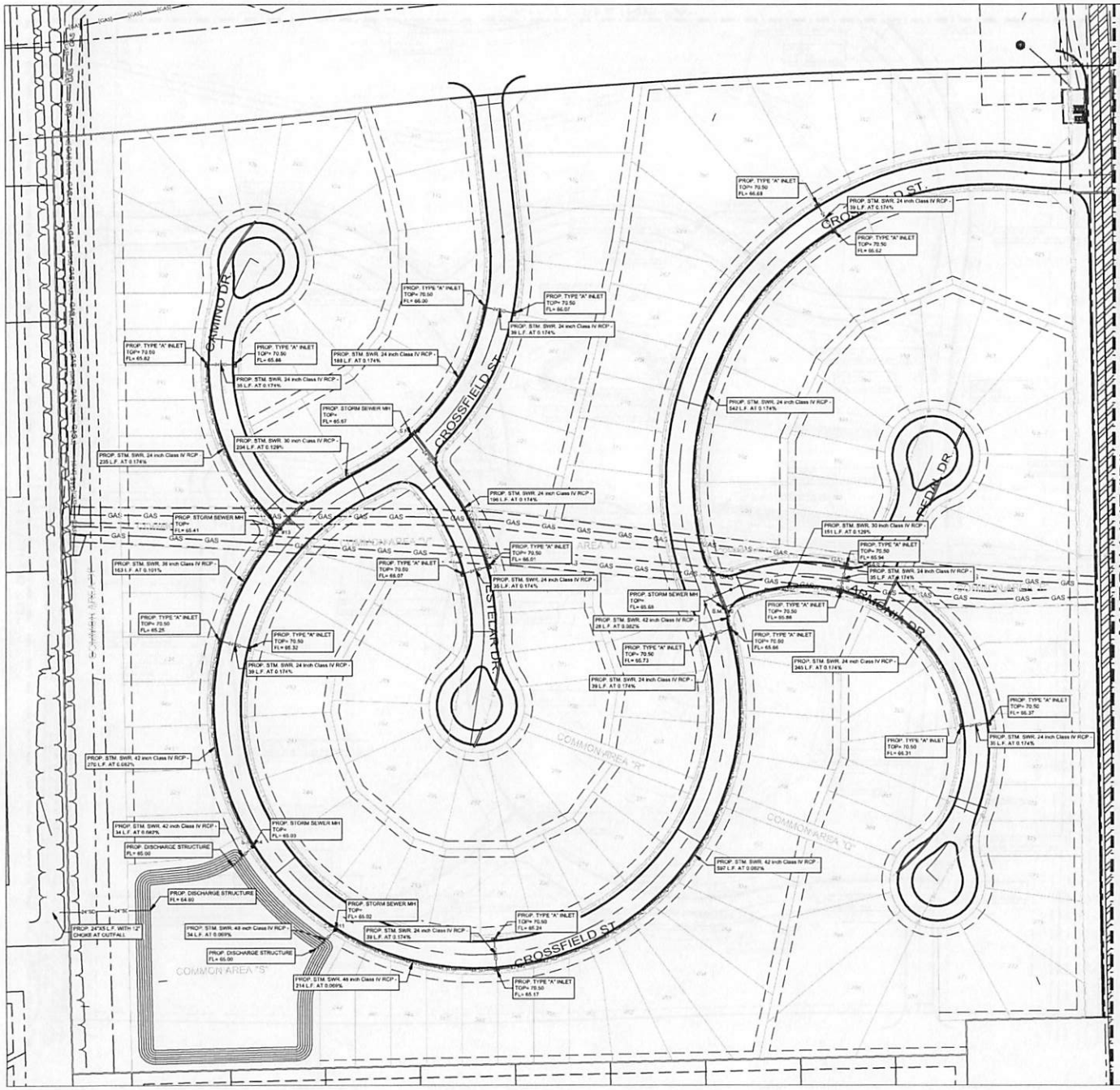
ENG TECH JUAN G
PROJECT ENG. MARIO REYNA
T-BOOK
1. RELEASE DATE
2. RELEASE DATE
3. RELEASE DATE
SCALE

REVISION	DATE	BY

HALDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
118 W. McINTYRE • EDINBURG, TX 78541
PH: (956) 381-0981 • FAX: (956) 381-1839
ESTABLISHED 1947 • www.haldenandhunt.com

JOB No. 25223

SHEET 15 OF 17



SCALE 1" = 60'

LEGEND

- PROPERTY LINE
- 8"SS — PROPOSED WASTEWATER LINE
- W — PROPOSED WATERLINE
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
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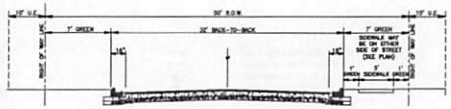
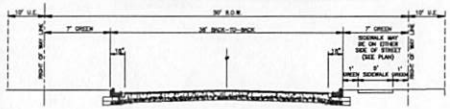


RESIDENTIAL STREET SECTION



RESIDENTIAL STREET SECTION

JOB No. 25223

KELDEN & HUNT INC
CONSULTANTS ■ ENGINEERS ■ SURVEYORS
115 W. MURRAY DR. - EDINBURG, TX. 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
EST. NO. F-000220 EST. NO. 10013900

ENG. TECH: JUAN G.
PROJECT ENG: MARIO REYNA
E-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

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SUMMERLIN PHASES 1-3
SUBDIVISION
WESLACO, TEXAS

STORM LAYOUT

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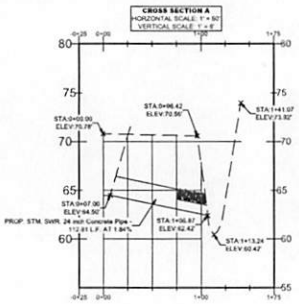
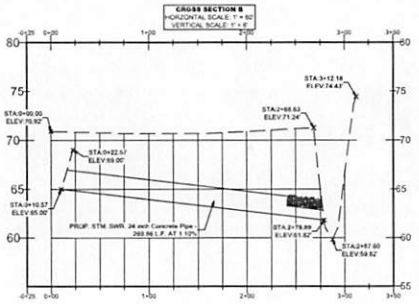
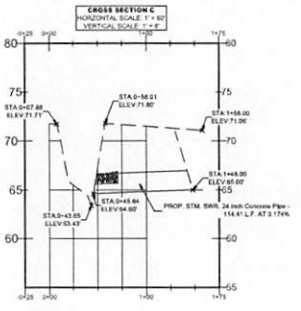
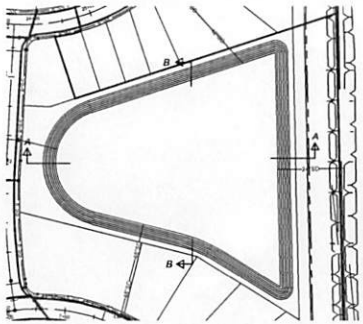
File Name: 25223

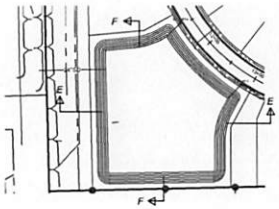
SHEET 16 OF 17

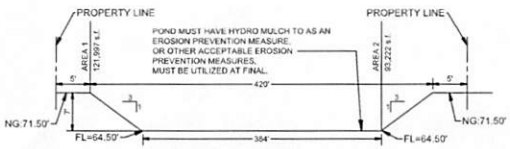






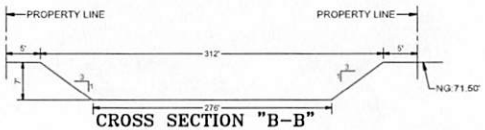




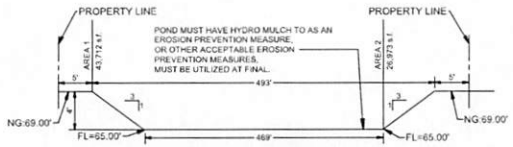


CROSS SECTION "A–A"
N.T.S.

AREA(1) 121,997 + AREA(2) 93,222=215,219 / 2=107,609.5X7=753,266.5 C.F.

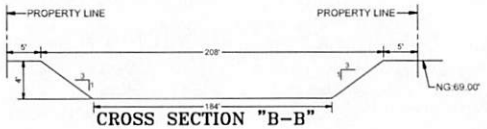


CROSS SECTION "B–B"

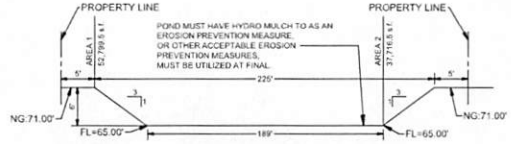


CROSS SECTION "A–A"
N.T.S.

AREA(1) 43,712 + AREA(2) 26,973=70,685 / 2=35,342.5X4=141,370 C.F.

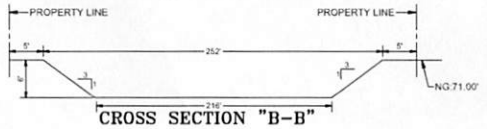


CROSS SECTION "B–B"



CROSS SECTION "A–A"
N.T.S.

AREA(1) 52,799.5 + AREA(2) 37,716.5=90,516 / 2=45,258X6=271,548 C.F.



CROSS SECTION "B–B"

MASTER:

DETENTION REQUIRED:	743,151 CF.
DETENTION PROVIDED:	1,166,184 CF.

JOB No. 25223

MELDEN & HUNT INC.
CONSULTING ■ ENGINEERING ■ SURVEYING
115 W. McINTYRE - EDINBURG, TX. 78541
P.O. BOX 1984 - EDINBURG, TX. 78540-1984
PH: (956) 383-1941 - FAX: (956) 383-4626
TBPE Firm No. 2313 TBPLS Firm No. 10018500

NO.	DATE	BY	REVISION

ENG. TECH: JUAN G.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117268 ON 04/14/2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES

SUMMERLIN PHASES 1-3
SUBDIVISION
WESLACO, TEXAS

DRAINAGE AREAS

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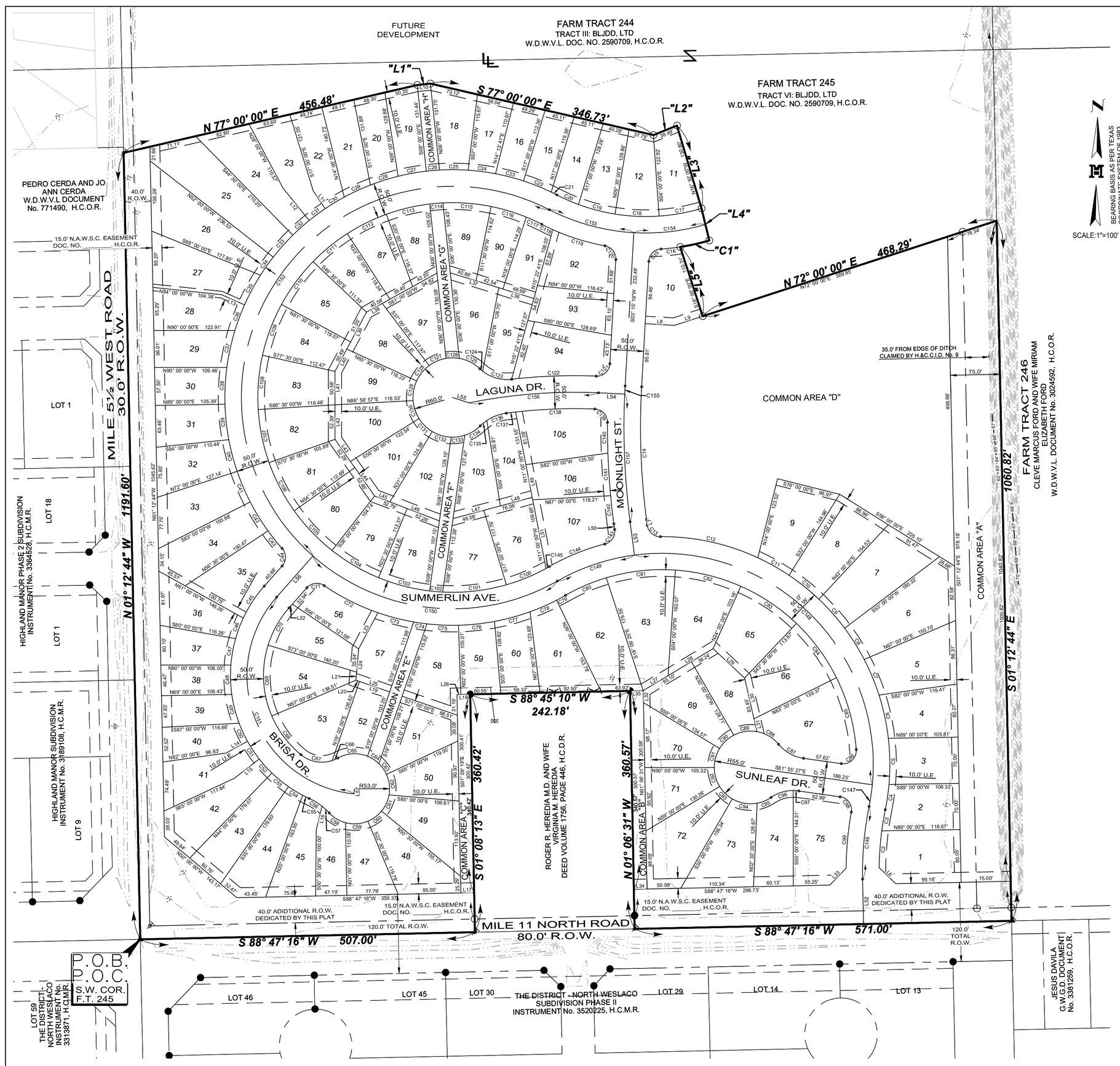
File Name: 25223

SHEET 17 OF 17

SUMMERLIN PHASE 1 SUBDIVISION

PLAT OF

A TRACT OF LAND CONTAINING 32.943 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF FARM TRACT 245, THE WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS



N

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM, NAD83, TEXAS SOUTH ELEVATION DATUM AS PER NAVD 88 (GEOID 20/18)

SCALE:1"=100'

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 32.943 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACT 245, WEST AND ADAMS TRACT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, WHICH SAID 32.943 ACRES WERE CONVEYED BLJDD, LTD BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2590709, HIDALGO COUNTY OFFICIAL RECORDS, SAID 32.943 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF SAID FARM TRACT 245, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 01° 12' 44" W ALONG THE WEST LINE OF SAID FARM TRACT 245 AND WITHIN THE RIGHT-OF-WAY OF MILE 5 ½ WEST ROAD, A DISTANCE OF 1,191.60 FEET TO A NAIL SET AT THE WEST LINE OF FARM TRACT 245, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, N 77° 00' 00" E AT A DISTANCE OF 23.58 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF N. MILE 5 ½ WEST ROAD, CONTINUING A TOTAL DISTANCE OF 456.48 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, N 84° 07' 52" E A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 77° 00' 00" E A DISTANCE OF 346.73 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 68° 00' 00" E A DISTANCE OF 38.49 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 16° 30' 00" E A DISTANCE OF 130.80 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, S 13° 38' 43" E A DISTANCE OF 50.06 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 07° 30' 51", A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 45.25 FEET, A TANGENT OF 22.66 FEET, AND A CHORD THAT BEARS S 77° 34' 24" W A DISTANCE OF 45.21 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, S 18° 00' 00" E A DISTANCE OF 110.31 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 72° 00' 00" E AT A DISTANCE OF 413.90 FEET PASS A NO. 4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF A DRAIN DITCH CLAIMED BY HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, CONTINUING A TOTAL DISTANCE OF 468.29 FEET TO THE EAST LINE OF SAID FARM TRACT 245, FOR THE NORTHEAST CORNER OF THIS TRACT;
11. THENCE, S 01° 12' 44" E AT A DISTANCE OF 1,040.82 FEET PASS A NO. 4 REBAR SET AT THE NORTH RIGHT-OF-WAY LINE OF MILE 11 NORTH, CONTINUING A TOTAL DISTANCE OF 1,060.82 FEET TO A NAIL SET, FROM WHICH A COTTON PICKER SPINDLE FOUND BEARS N 48° 36' 34" E A DISTANCE OF 1.39 FEET, AT THE SOUTHEAST CORNER OF SAID FARM TRACT 245, FOR THE SOUTHEAST CORNER OF THIS TRACT;
12. THENCE, S 88° 47' 16" W ALONG THE SOUTH LINE OF SAID FARM TRACT 245 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH ROAD, A DISTANCE OF 571.00 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, N 01° 06' 31" W ALONG THE EAST LINE OF A TRACT CONVEYED TO ROGER R. HEREDIA M.D. AND WIFE VIRGINIA M. HEREDIA, BY VIRTUE OF DEED RECORDED IN VOLUME 1756,PAGE 446, HIDALGO COUNTY DEED RECORDS, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 39° 06' 53" E A DISTANCE OF 0.54 FEET, AT THE NORTH RIGHT-OF-WAY LINE OF MILE 11 NORTH, CONTINUING A TOTAL DISTANCE OF 360.57 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 88° 45' 10" W ALONG THE NORTH LINE OF SAID TRACT CONVEYED TO ROGER R. HEREDIA M.D. AND WIFE VIRGINIA M. HEREDIA, A DISTANCE OF 242.18 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, S 01° 08' 13" E ALONG THE WEST LINE OF SAID TRACT CONVEYED TO ROGER R. HEREDIA M.D. AND WIFE VIRGINIA M. HEREDIA, AT A DISTANCE OF 340.42 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF MILE 11 NORTH, CONTINUING A TOTAL DISTANCE OF 360.42 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 88° 47' 16" W ALONG THE SOUTH LINE OF SAID FARM TRACT 245 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH, A DISTANCE OF 507.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.943 ACRES GROSS, OF WHICH 0.495 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH, 0.404 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 5 ½ WEST AND 1.235 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, LEAVING A NET OF 30.809 ACRES OF LAND, MORE OR LESS.

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

DATED THIS _____ DAY OF _____, 20_____.

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

_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

APPROVED THIS THE _____ DAY OF _____, 20_____.

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

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

_____ _____
MAYOR, CITY OF WESLACO DATE

_____ _____
SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS SUMMERLIN PHASES 1-3 SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

_____ _____
BARLIN, LTD., A TEXAS LIMITED LIABILITY COMPANY DATE
BARRY W. DICKERSON
107 LAUREL AVENUE
WESLACO, TEXAS 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED BARRY W. DICKERSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULLY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20_____.

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE____DAY OF_____, 20____.

TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 03-15-21
ENGINEERING JOB No. 25223.00

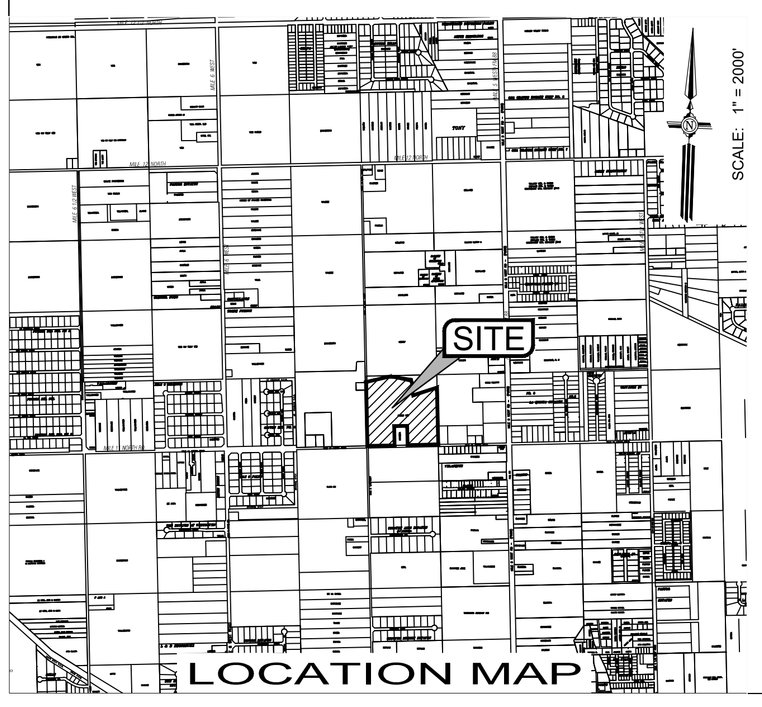
STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____ 20 _____.

_____
ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No.6238
STATE OF TEXAS

DATE SURVEYED: 10-29-2025
T- 1277, PGS. 18-25
SURVEY JOB # 25581.08
F-1435



LEGEND & ABBREVIATIONS

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- B-B - BACK OF CURB TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- Sq. Ft. - SQUARE FEET
- G.W.D. - GENERAL WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- T.E. - TECHNOLOGY EASEMENT

DRAWN BY:	J.L.G. DATE 02/17/2026
REVISED BY:	A.A. DATE 04/17/2026
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE

COUNTY COURT COUNTY OF HIDALGO, TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

MELDEN & HUNT INC.
TEXAS REGISTER F-1435
TBPLS No. 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

C:\Land Development\Projects\2025\Summerlin Subdivision Roads\ Development\Autocad files\25223_Phase 1-3.dwg, 4/20/2026 9:17:38 AM, DWG To PDF.pc3

Lot Area Table		
Lot #	SQ. FT.	Area
1	9522.44	0.219
2	7853.51	0.180
3	7341.75	0.169
4	8163.02	0.187
5	10070.72	0.231
6	13297.15	0.305
7	12165.60	0.279
8	10714.73	0.246
9	9868.00	0.227
10	7636.80	0.175
11	6574.34	0.151
12	6617.80	0.152
13	6327.20	0.145
14	5592.20	0.128
15	5191.34	0.119
16	5174.51	0.119
17	5506.87	0.126
18	7026.72	0.161
19	6054.14	0.139
20	5965.95	0.137
21	6268.10	0.144
22	6597.90	0.151
23	7477.24	0.172
24	9574.62	0.220
25	13940.55	0.320
26	12618.55	0.290
27	9760.20	0.224
28	7497.16	0.172
29	6460.72	0.148
30	6033.23	0.139
31	6290.59	0.144
32	7295.23	0.167
33	8610.56	0.198
34	9859.93	0.226
35	9236.94	0.212
36	7070.88	0.162
37	5515.33	0.127
38	4801.75	0.110
39	5091.64	0.117
40	5632.74	0.129
41	7402.04	0.170
42	9333.30	0.214
43	8332.33	0.191
44	8522.13	0.196
45	7470.46	0.171
46	5477.93	0.126
47	6142.62	0.141
48	8962.93	0.206
49	8027.84	0.184
50	6557.75	0.151
51	8287.01	0.190
52	5332.58	0.122
53	8762.49	0.201
54	8526.55	0.196
55	6999.22	0.161
56	6049.08	0.139
57	6571.33	0.151
58	8584.83	0.197
59	6155.13	0.141
60	6621.57	0.152

Lot Area Table		
Lot #	SQ. FT.	Area
61	9034.44	0.207
62	11969.64	0.275
63	12460.28	0.286
64	10693.10	0.245
65	9163.59	0.210
66	10304.86	0.237
67	12541.05	0.288
68	6294.24	0.144
69	8594.23	0.197
70	7072.31	0.162
71	6891.32	0.158
72	10870.11	0.250
73	9691.06	0.222
74	7821.37	0.180
75	11101.63	0.255
76	8038.08	0.185
77	8373.39	0.192
78	7354.94	0.169
79	7375.61	0.169
80	7422.37	0.170
81	7417.18	0.170
82	7518.45	0.173
83	7681.62	0.176
84	7746.00	0.178
85	7641.66	0.175
86	6171.90	0.142
87	6225.96	0.143
88	6031.18	0.138
89	6278.67	0.144
90	5646.92	0.130
91	5169.85	0.119
92	8150.65	0.187
93	7184.54	0.165
94	10148.25	0.233
95	6582.76	0.151
96	7007.38	0.161
97	7233.72	0.166
98	7105.14	0.163
99	7055.77	0.162
100	7430.34	0.171
101	7231.26	0.166
102	6773.64	0.156
103	6686.43	0.153
104	6320.24	0.145
105	9845.64	0.226
106	7195.80	0.165
107	9608.42	0.221
C.A. "A"	74212.66	1.704
C.A. "B"	6011.53	0.138
C.A. "C"	6008.31	0.138
C.A. "D"	169489.37	3.891
C.A. "E"	4376.73	0.100
C.A. "F"	4740.66	0.109
C.A. "G"	4709.72	0.108
C.A. "H"	2630.01	0.060

Lot Line Table		
Line #	Length	Direction
"L1"	20.00'	N84° 07' 52"E
"L2"	38.49'	N68° 00' 00"E
"L3"	130.80'	S16° 30' 00"E
"L4"	50.06'	S13° 38' 43"E
"L5"	110.31'	S18° 00' 00"E
L6	35.15'	N45° 53' 13"W
L7	8.74'	N07° 28' 44"W
L8	44.34'	N86° 44' 41"W
L9	45.00'	S72° 00' 00"W
L10	20.00'	S84° 07' 52"W
L11	32.65'	S34° 00' 00"E
L12	62.80'	N39° 00' 00"W
L13	38.34'	N66° 00' 00"W
L14	36.94'	N61° 00' 00"E
L15	47.44'	S52° 00' 00"W
L16	36.74'	S13° 30' 00"W
L17	20.00'	N88° 47' 16"E
L18	20.00'	S88° 45' 10"W
L19	48.33'	N71° 00' 00"W
L20	5.69'	N71° 00' 00"W
L21	12.27'	N05° 00' 00"E
L22	7.73'	S41° 24' 38"W
L23	61.94'	N28° 00' 00"E
L24	47.82'	S05° 00' 00"W
L25	54.02'	S71° 00' 00"E
L26	5.89'	S88° 45' 10"W
L27	43.81'	N59° 00' 00"E
L28	79.53'	N59° 00' 00"E
L29	65.35'	S47° 00' 00"E
L30	63.25'	S13° 00' 00"E
L31	20.21'	S13° 00' 00"E
L32	18.41'	N01° 06' 31"W
L33	35.54'	N44° 04' 53"E
L34	20.00'	N88° 47' 17"E
L35	20.00'	S88° 45' 10"W
L36	55.43'	N73° 00' 00"W
L37	76.96'	N73° 00' 00"W
L38	27.41'	S61° 00' 00"W
L39	63.34'	S28° 00' 00"W
L40	38.20'	S28° 00' 00"W
L41	50.58'	S00° 00' 00"E
L42	52.39'	S00° 00' 00"E
L43	40.79'	S35° 00' 00"E
L44	63.96'	S35° 00' 00"E
L45	24.79'	S69° 00' 00"E
L46	80.26'	S69° 00' 00"E
L47	74.16'	N75° 00' 00"E
L48	49.98'	N75° 00' 00"E
L49	54.20'	S11° 00' 00"E
L50	8.74'	S07° 28' 44"E
L51	105.93'	S11° 00' 00"E
L52	67.35'	S01° 14' 50"E
L53	50.95'	S07° 28' 44"E
L54	39.74'	N87° 22' 45"W
L55	26.07'	S72° 03' 02"E
L56	82.89'	S41° 24' 38"W
L57	7.69'	S05° 41' 28"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	45.25'	345.00'	007° 30' 51"	N77° 34' 24"E'	45.21'	22.66
C2	55.77'	475.00'	006° 43' 38"	N4° 08' 58"E'	55.74'	27.92
C3	32.50'	475.00'	003° 55' 13"	N9° 28' 23"E'	32.49'	16.26
C4	38.57'	345.00'	006° 24' 18"	N8° 13' 50"E'	38.55'	19.30
C5	70.12'	345.00'	011° 38' 43"	N0° 47' 41"W	70.00'	35.18
C6	67.10'	345.00'	011° 08' 36"	N12° 11' 20"W'	66.99'	33.65
C7	58.59'	345.00'	009° 43' 51"	N22° 37' 33"W'	58.52'	29.37
C8	55.68'	345.00'	009° 14' 51"	N32° 06' 55"W'	55.62'	27.90
C9	58.82'	345.00'	009° 46' 09"	N41° 37' 25"W'	58.75'	29.48
C10	57.94'	345.00'	009° 37' 20"	N51° 19' 10"W'	57.87'	29.04
C11	54.17'	345.00'	008° 59' 44"	N60° 37' 42"W'	54.11'	27.14
C12	152.17'	345.00'	025° 16' 15"	N77° 45' 42"W'	150.94'	77.34
C13	28.94'	20.00'	082° 55' 05"	N48° 56' 17"W'	26.48'	17.67
C14	201.40'	1,075.00'	010° 44' 03"	N2° 06' 43"W'	201.11'	101.00
C15	28.94'	20.00'	082° 55' 05"	N44° 42' 52"E'	26.48'	17.67
C16	29.16'	345.00'	004° 50' 35"	N83° 45' 07"E'	29.15'	14.59
C17	65.44'	295.00'	012° 42' 35"	N79° 44' 26"E'	65.31'	32.85
C18	67.04'	295.00'	013° 01' 13"	S87° 23' 40"E'	66.89'	33.66
C19	57.27'	295.00'	011° 07' 22"	S75° 19' 22"E'	57.18'	28.72
C20	35.91'	295.00'	006° 58' 32"	S66° 16' 26"E'	35.89'	17.98
C21	9.48'	345.00'	001° 34' 30"	S63° 34' 25"E'	9.48'	4.74
C22	45.20'	345.00'	007° 30' 22"	S68° 06' 50"E'	45.16'	22.63
C23	43.87'	345.00'	007° 17' 10"	S75° 30' 36"E'	43.84'	21.97
C24	41.80'	345.00'	006° 56' 28"	S82° 37' 25"E'	41.77'	20.92
C25	43.41'	345.00'	007° 12' 32"	S89° 41' 55"E'	43.38'	21.73
C26	20.01'	345.00'	003° 19' 21"	N85° 02' 08"E'	20.00'	10.01
C27	43.39'	345.00'	007° 12' 22"	N79° 46' 17"E'	43.36'	21.72
C28	44.09'	345.00'	007° 19' 19"	N72° 30' 26"E'	44.06'	22.07
C29	43.60'	345.00'	007° 14' 27"	N65° 13' 33"E'	43.57'	21.83
C30	33.75'	345.00'	005° 36' 20"	N58° 48' 10"E'	33.74'	16.89
C31	30.11'	345.00'	005° 00' 00"	N53° 30' 00"E'	30.10'	15.06
C32	33.23'	345.00'	005° 31' 08"	N48° 14' 26"E'	33.22'	16.63
C33	44.73'	345.00'	007° 25' 45"	N41° 45' 59"E'	44.70'	22.40
C34	33.39'	345.00'	005° 32' 45"	N35° 16' 44"E'	33.38'	16.71
C35	51.22'	345.00'	008° 30' 22"	N28° 15' 11"E'	51.17'	25.66
C36	41.44'	345.00'	006° 52' 54"	N20° 33' 33"E'	41.41'	20.74
C37	57.39'	345.00'	009° 31' 54"	N12° 21' 09"E'	57.33'	28.76
C38	55.78'	345.00'	009° 15' 49"	N2° 57' 18"E'	55.72'	27.95
C39	54.11'	345.00'	008° 59' 10"	N6° 10' 11"W	54.05'	27.11
C40	49.73'	345.00'	008° 15' 31"	N14° 47' 32"W	49.69'	24.91
C41	50.28'	345.00'	008° 21' 02"	N23° 05' 48"W'	50.24'	25.19
C42	51.66'	345.00'	008° 34' 45"	N31° 33' 42"W'	51.61'	25.88
C43	34.06'	345.00'	005° 39' 22"	N38° 40' 46"W'	34.04'	17.04
C44	28.94'	20.00'	082° 55' 05"	N0° 02' 54"W	26.48'	17.67
C45	58.02'	205.00'	016° 12' 54"	N33° 18' 11"E'	57.82'	29.20
C46	33.39'	205.00'	009° 19' 52"	N20° 31' 49"E'	33.35'	16.73
C47	40.61'	205.00'	011° 20' 56"	N10° 11' 25"E'	40.54'	20.37
C48	44.71'	205.00'	012° 29' 48"	N1° 43' 58"W	44.62'	22.45
C49	45.16'	205.00'	012° 37' 16"	N14° 17' 30"W	45.07'	22.67
C50	30.05'	205.00'	008° 23' 52"	N24° 48' 04"W	30.02'	15.05
C51	32.20'	205.00'	009° 00' 00"	N33° 30' 00"W	32.17'	16.13
C52	28.78'	205.00'	008° 02' 35"	N42° 01' 18"W	28.75'	14.41
C53	32.66'	205.00'	009° 07' 41"	N50° 36' 26"W	32.62'	16.36
C54	25.04'	205.00'	006° 59' 50"	N58° 40' 11"W	25.02'	12.53
C55	10.78'	205.00'	003° 00' 48"	N63° 40' 30"W	10.78'	5.39
C56	23.00'	100.00'	013° 10' 34"	N58° 35' 37"W	22.95'	11.55
C57	14.80'	100.00'	008° 28' 45"	N47° 45' 58"W	14.79'	7.41
C58	29.27'	53.00'	031° 38' 45"	N59° 20' 58"W	28.90'	15.02
C59	34.53'	53.00'	037° 19' 57"	S86° 09' 41"W	33.93'	17.90
C60	25.94'	53.00'	028° 02' 49"	S53° 28' 18"W	25.69'	13.24
C61	27.25'	53.00'	029° 27' 45"	S24° 43' 00"W	26.95'	13.94
C62	31.86'	53.00'	034° 26' 42"	S7° 14' 13"E'	31.38'	16.43
C63	19.81'	53.00'	021° 24' 49"	S35° 09' 59"E	19.69'	10.02
C64	20.74'	53.00'	022° 25' 04"	S57° 04' 55"E'	20.60'	10.50
C65	46.67'	53.00'	050° 27' 20"	N86° 28' 53"E'	45.18'	24.97
C66	8.97'	50.00'	010° 16' 44"	N66° 23' 35"E'	8.96'	4.50
C67	50.48'	50.00'	057° 51' 05"	S79° 32' 30"E'	48.37'	27.63
C68	74.10'	155.00'	027° 23' 26"	S36° 55' 15"E'	73.39'	37.77
C69	109.76'	155.00'	040° 34' 19"	S2° 56' 23"E'	107.48'	57.29
C70	65.10'	155.00'	024° 03' 52"	S29° 22' 42"W	64.62'	33.04
C71	28.94'	20.00'	082° 55' 05"	S82° 52' 11"W	26.48'	17.67
C72	91.38'	345.00'	015° 10' 34"	N63° 15' 34"W	91.11'	45.96
C73	56.13'	345.00'	009° 19' 20"	N75° 30' 30"W	56.07'	28.13
C74	20.37'	345.00'	003° 22' 57"	N81° 51' 39"W	20.36'	10.19
C75	47.67'	345.00'	007° 54' 58"	N87° 30' 36"W	47.63'	23.87
C76	54.99'	345.00'	009° 08' 00"	S83° 57' 55"W	54.94'	27.56
C77	55.82'	345.00'	009° 16' 16"	S74° 45' 47"W	55.76'	27.97
C78	43.80'	345.00'	007° 16' 29"	S66° 29' 25"W	43.77'	21.93
C79	15.42'	345.00'	002° 33' 40"	S61° 34' 20"W	15.42'	7.71
C80	67.37'	295.00'	013° 05' 03"	S66° 50' 01"W	67.22'	33.83
C81	105.88'	295.00'	020° 33' 55"	S83° 39' 30"W	105.32'	53.52
C82	102.46'	295.00'	019° 54' 02"	N76° 06' 32"W	101.95'	51.75
C83	101.75'	295.00'	019° 45' 46"	N56° 16' 38"W	101.25'	51.39
C84	102.49'	295.00'	019° 54' 23"	N36° 26' 33"W	101.98'	51.77
C85	113.68'	295.00'	022° 04' 45"	N15° 26' 59"W	112.98'	57.55
C86	35.77'	20.00'	102° 29' 09"	N46° 49' 58"E'	31.19'	24.91
C87	44.34'	60.00'	042° 20' 33"	S60° 45' 11"E'	43.34'	23.24
C88	38.63'	55.00'	040° 14' 32"	S59° 42' 10"E'	37.84'	20.15
C89	36.03'	55.00'	037° 31' 44"	N81° 24' 42"E'	35.38'	18.69
C90	29.85'	55.00'	031° 06' 02"	N47° 05' 49"E'	29.49'	15.30

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C91	30.35'	55.00'	031° 37' 15"	N15° 44' 11"E'	29.97'	15.57
C92	30.33'	55.00'	031° 35' 59"	N15° 52' 25"W	29.95'	15.56
C93	27.07'	55.00'	028° 11' 43"	N45° 46' 16"W	26.79'	13.81
C94	39.05'	55.00'	040° 40' 48"	N80° 12' 32"W	38.24'	20.39
C95	22.77'	55.00'	023° 43' 05"	S67° 35' 31"W	22.61'	11.55
C96	35.80'	60.00'	034° 11' 04"	S72° 49' 31"W	35.27'	18.45
C97	8.54'	60.00'	008° 09' 29"	N86° 00' 12"W	8.54'	4.28
C98	32.06'	20.00'	091° 50' 16"	N36° 00' 19"W	28.73'	20.65
C99	85.38'	525.00'	009° 19' 05"	N5° 15' 16"E'	85.29'	42.78
C100	64.96'	295.00'	012° 37' 01"	S67° 38' 50"W	64.83'	32.61
C101	97.59'	295.00'	018° 57' 16"	S83° 25' 59"W	97.15'	49.25
C102	20.03'	295.00'	003° 53' 28"	N85° 08' 39"W	20.03'	10.02
C103	80.08'	295.00'	015° 33' 11"	N75° 25' 19"W	79.83'	40.29
C104	81.77'	295.00'	015° 52' 57"	N59° 42' 15"W	81.51'	41.15
C105	83.33'	295.00'	016° 11' 03"	N43° 40' 15"W	83.05'	41.94
C106	82.54'	295.00'	016° 01' 49"	N27° 33' 49"W	82.27'	41.54
C107	82.55'	295.00'	016° 02' 02"	N11° 31' 53"W	82.29'	41.55
C108	82.56'	295.00'	016° 02' 06"	N4° 30' 12"E'	82.29'	41.55
C109	82.55'	295.00'	016° 02' 01"	N20° 32' 15"E'	82.28'	41.55
C110	80.88'	295.00'	015° 42' 32"	N36° 24' 31"E'	80.63'	40.70
C111	67.01'	295.00'	013° 00' 52"	N50° 46' 13"E'	66.86'	33.65
C112	66.12'	295.00'	012° 50' 31"	N63° 41' 55"E'	65.98'	33.20
C113	67.70'	295.00'	013° 08' 56"	N76° 41' 38"E'	67.55'	34.00
C114	20.01'	295.00'	003° 53' 10"	N85° 12' 41"E'	20.00'	10.01
C115	73.45'	295.00'	014° 15' 56"	S85° 42' 46"E'	73.26'	36.92
C116	55.60'	295.00'	010° 47' 56"	S73° 10' 50"E'	55.52'	27.88
C117	25.72'	295.00'	004° 59' 42"	S65° 17' 01"E'	25.71'	12.87
C118	18.68'	345.00'	003° 06' 08"	S64° 20' 14"E'	18.68'	9.34
C119	82.94'	345.00'	013° 46' 28"	S72° 46' 32"E'	82.74'	41.67
C120	28.94'	20.00'	082° 55' 05"	S38° 12' 13"E'	26.48'	17.67
C121	31.08'	20.00'	089° 02' 16"	S47° 46' 27"W	28.05'	19.67
C122	128.24'	825.00'	008° 54' 23"	S87° 50' 24"W	128.11'	64.25
C123	46.76'	60.00'	044° 39' 01"	N74° 17' 17"W	45.58'	24.64
C124	5.64'	60.00'	005° 23' 04"	N49° 16' 15"W	5.64'	2.82
C125	35.32'	60.00'	033° 43' 28"	N63° 26' 27"W	34.81'	18.19
C126	20.21'	60.00'	019° 17' 48"	N89° 57' 04"W	20.11'	10.20
C127	27.99'	60.00'	026° 43' 33"	S67° 02' 15"W	27.73'	14.25
C128	30.27'	60.00'	028° 54' 21"	S39° 13' 18"W	29.95'	15.46
C129	30.67'	60.00'	029° 17' 32"	S10° 07' 21"W	30.34'	15.68
C130	28.82'	60.00'	027° 31' 25"	S18° 17' 07"E'	28.55'	14.69
C131	28.24'	60.00'	026° 57' 58"	S45° 31' 49"E'	27.98'	14.39
C132	30.25'	60.00'	028° 53' 24"	S73° 27' 30"E'	29.93'	15.46
C133	20.90'	60.00'	019° 57' 26"	N82° 07' 05"E'	20.79'	10.56
C134	27.57'	60.00'	026° 19' 31"	N58° 58' 36"E'	27.33'	14.03
C135	12.88'	70.00'	010° 32' 45"	N51° 05' 13"E'	12.87'	6.46
C136	31.76'	70.00'	025° 59' 41"	N69° 21' 26"E'	31.49'	16.16
C137	14.28'	775.00'	001° 03' 21"	N82° 52' 56"E'	14.28'	7.14
C138	120.09'	775.00'	008° 52' 43"	N87° 50' 58"E'	119.97'	60.17
C139	30.75'	20.00'	088° 04' 44"	S43° 40' 18"E'	27.81'	19.34
C140	46.52'	1,125.00'	002° 22' 10"	S0° 49' 01"E'	46.52'	23.26
C141	64.63'	1,125.00'	003° 17' 29"	S3° 38' 50"E'	64.62'	32.32
C142	42.92'	1,125.00'	002° 11' 09"	S6° 23' 10"E'	42.92'	21.46
C143	28.94'	20.00'	082° 55' 05"	S33° 58' 48"W	26.48'	17.67
C144	91.21'	345.00'	015° 08' 51"	S67° 51' 55"W	90.94'	45.87
C145	5.39'	295.00'	001° 02' 50"	S60° 48' 55"W	5.39'	2.70
C146	110.66'	500.00'	012° 40' 49"	S5° 05' 35"W	110.43'	55.56
C147	33.21'	320.00'	005° 56' 47"	N8° 27' 36"E'	33.20'	16.62
C148	575.07'	320.00'	102° 57' 56"	N45° 59' 46"W	500.75'	402.05
C149	124.15'	320.00'	022° 13' 46"	S71° 24' 23"W	123.38'	62.87
C150	397.20'	320.00'	071° 07' 08"	S84° 08' 56"E'	372.19'	228.76
C151	394.96'	180.00'	125° 43' 10"	S21° 26' 57"E'	320.36'	351.14
C152	926.02'	320.00'	165° 48' 12"	S34° 18' 44"W	635.09'	2,569.72
C153	133.81'	320.00'	023° 57' 31"	S74° 45' 55"E'	132.84'	67.90
C154	109.68'	320.00'	019° 38' 15"	N83° 26' 12"E'	109.14'	55.38
C155	12.18'	1,100.00'	000° 38' 05"	S2° 56' 17"W	12.18'	6.09
C156	197.27'	800.00'	014° 07' 42"	S85° 33' 23"W	196.77'	99.14
C157	193.90'	1,100.00'	010° 05' 59"	S2° 25' 45"E'	193.65'	97.20

SUMMERLIN PHASE 1 SUBDIVISION

PLAT OF

A TRACT OF LAND CONTAINING 32.943 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF FARM TRACT 245, THE WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS

GENERAL PLAT NOTES & RESTRICTIONS:

1. BUILDING SETBACKS:
   FRONT: 20'
   REAR: 10'
   SIDE: 5'
   SIDE CORNER: 10'

2. FLOOD ZONE DESIGNATION:
   THIS SUBDIVISION LIES MOSTLY IN FLOOD ZONE "X" (UNSHADED). FLOOD ZONE "X" (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER: 480334 0450 C, MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 30, 2022.

3. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST NOT BE LOWER THAN 75.60 OR 18" ABOVE TOP OF CURB AT CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

4. BENCHMARK NOTES:
   BENCH MARK: SQUARE CUT SET ON THE TOP OF CURB INLET.
   NORTHING: EASTING: ELEVATION:

5. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

6. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 191,564 CUBIC-FEET (4.398 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

7. STORM WATER POLLUTION PREVENTION PLAN PRIOR TO BUILDING.

8. A 5-FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

9. A 5-FT. SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

10. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

11. STREET LIGHT MUST BE LOCATED EVERY 300 FEET.

12. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

13. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

14. COMMON AREAS, PRIVATE STREETS, AND DETENTION PONDS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF WESLACO.

15. ALL INTERIOR LOT CORNERS ARE SET BY No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT.

16. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

17. TRAFFIC CONTROL AND STREET SIGNS TO BE PROVIDED FOR BY THE DEVELOPER.

18. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H. & C.C.I.D. NO. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H. & C.C.I.D. NO. 9.

19. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/ HOA.

20. DRAINAGE OUTPARCELS CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.

21. NO ACCESS OFF OF MILE 11 FOR LOTS 1, 43-48, 72-75 AND MILE 5 ½ FOR LOTS 25-42.

22. CONCRETE MONUMENTS TO BE SET AT SUBDIVISION CORNERS.

23. ANY/ALL FENCES ABUTTING DRAIN DITCH TO BE PLACED WITHIN INDIVIDUALS LOT AS TO NOT IMPEDE WITH MAINTENANCE OF DITCH R.O.W.

24. DEVELOPMENT HAS WORKING DETENTION OF 465,913 CF(10.696 AC.-FT) EXCEEDING 50-YR STORM.

DRAWN BY: J.L.G. DATE 02/17/2026
REVISED BY: A.A DATE 04/17/2026
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

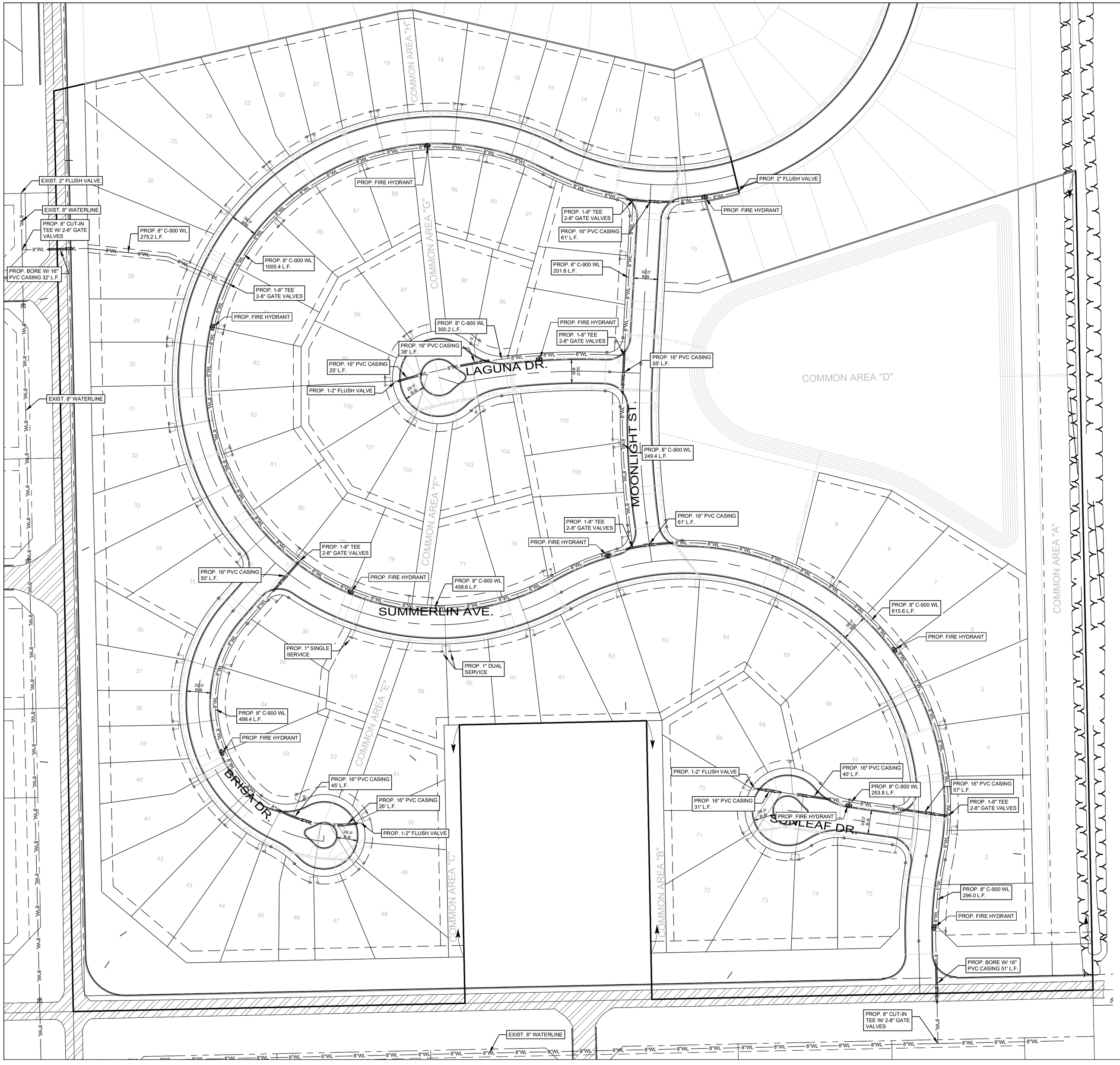
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

M:\Land Development\Resident Jeff\Projects\23233 Summerlin Subdivision Rhodes Development\Autocad files\23233_Phase 1.1.dwg, 4/20/2026 9:18:17 AM, DWG To PDF.pc3



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SCALE:1" = 60'

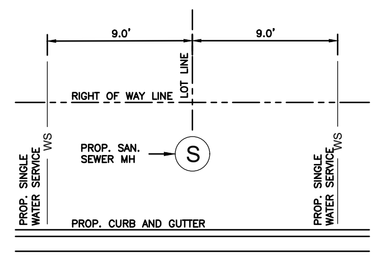
LEGEND (Existing)

12"WL — POTABLE WATER LINE

LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL 8"WL WATER LINE
- 8"SS 8"SS SEWER LINE
- 24"SD 24"SD STORM LINE
- IRR IRR IRR IRRIG. LINE

NOTES:
1. SANITARY SEWER LINE AND SERVICES SHALL CROSS UNDER WATER LINE
2. ENCASE SANITARY SEWER SERVICES THAT CROSS OVER WATER LINE
3. RE-USE WATERLINE MATERIAL SHALL BE C-900 DR 18
4. ALL STREET CROSSING WATER SERVICES TO BE STEEL ENCASED WITH 2" THICK CASING (SEE SHEET 06)



CENTER OF ALL DOMESTIC WATER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF SANITARY SEWER MANHOLES AND CENTER OF SANITARY SEWER & REUSE WATER LINES & SERVICES.

WATER SERVICES AT SANITARY SEWER MANHOLE

JOB No. 25223

REVISION:	DATE	BY

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

ENG. TECH: JUAN G.
PROJECT ENG: MARIO REYNA
T.BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

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SUMMERLIN PHASE 1
SUBDIVISION
WESLACO, TEXAS

WATER LAYOUT

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File Name: 25223

SHEET 3 OF 7

M:\Land Development\Subdivisions\25223-Summerlin Subdivision Rhodes, Development\Autocad files\25223-Phase 1.dwg 4/2/2026 9:19:08 AM, DWG To PDF.pc3

MATCH LINE "A"

PROP. SAN. SEW. MANHOLE TOP= 70.89 FL= 60.94

PROP. SAN. SEW. MANHOLE TOP= 70.75 FL= 63.11

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 202 L.F. R=342'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 283 L.F. R=298'

PROP. SAN. SEW. MANHOLE TOP= 70.76 FL= 61.89

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 396 L.F. R=342'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 162 L.F. R=298'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 68 L.F.

PROP. 48 L.F. OF 16" DR25 PVC CASING

PROP. SAN. SEW. MANHOLE TOP= 70.94 FL= 62.12

PROP. SAN. SEW. MANHOLE TOP= 71.10 FL= 64.43

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 190 L.F.

LAGUNA DR

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 62 L.F.

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 34 L.F. R=1078'

PROP. SAN. SEW. MANHOLE TOP= 70.72 FL= 62.87

PROP. SAN. SEW. MANHOLE TOP= 71.01 FL= 63.94

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 258 L.F. R=778'

PROP. 47 L.F. OF 16" DR25 PVC CASING

PROP. 82 L.F. OF 16" DR25 PVC CASING

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 370 L.F. R=342'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 168 L.F. R=1078'

MOONLIGHT ST

PROP. SAN. SEW. MANHOLE TOP= 71.18 FL= 63.48

PROP. 52 L.F. OF 16" DR25 PVC CASING

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 74 L.F.

PROP. SAN. SEW. MANHOLE TOP= 70.43 FL= 65.67

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 62 L.F.

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 175 L.F. R=298'

PROP. SAN. SEW. MANHOLE TOP= 71.11 FL= 63.73

SUMMERLIN PHASE 1

PROP. SAN. SEW. MANHOLE TOP= 71.13 FL= 65.04

PROP. 4" SINGLE SERVICE

PROP. SAN. SEW. MANHOLE TOP= 71.28 FL= 65.38

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 216 L.F. R=342'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 310 L.F. R=298'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 102 L.F. R=342'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 308 L.F. R=202'

PROP. SAN. SEW. MANHOLE TOP= 70.65 FL= 64.77

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 187 L.F. R=298'

PROP. SAN. SEW. MANHOLE TOP= 70.99 FL= 65.95

BRISA DR.

SUNLEAF DR

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 41 L.F.

PROP. 40 L.F. OF 16" DR25 PVC CASING

PROP. 73 L.F. OF 16" DR25 PVC CASING

PROP. SAN. SEW. MANHOLE TOP= 71.09 FL= 65.40

PROP. SAN. SEW. MANHOLE TOP= 70.68 FL= 66.91

PROP. SAN. SEW. MANHOLE TOP= 71.13 FL= 66.09

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 146 L.F. R=202'

PROP. SAN. SEW. MANHOLE TOP= 71.25 FL= 67.50

PROP. 30 L.F. OF 16" DR25 PVC CASING

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 165 L.F.

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 10 L.F. R=298'

PROP. 76 L.F. OF 16" DR25 PVC CASING

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 30 L.F.

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 58 L.F. R=522'

PROP. SAN. SEW. MANHOLE TOP= 71.35 FL= 65.63

COMMON AREA "D"

COMMON AREA "A"

COMMON AREA "B"

COMMON AREA "C"

COMMON AREA "E"

COMMON AREA "F"

COMMON AREA "G"

COMMON AREA "H"

SCALE:1" = 60'

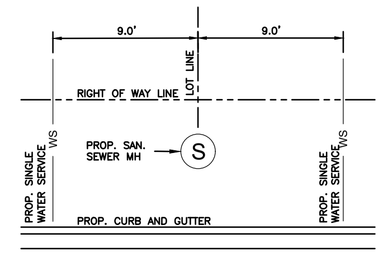
LEGEND (Existing)

12"WL — POTABLE WATER LINE

LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)

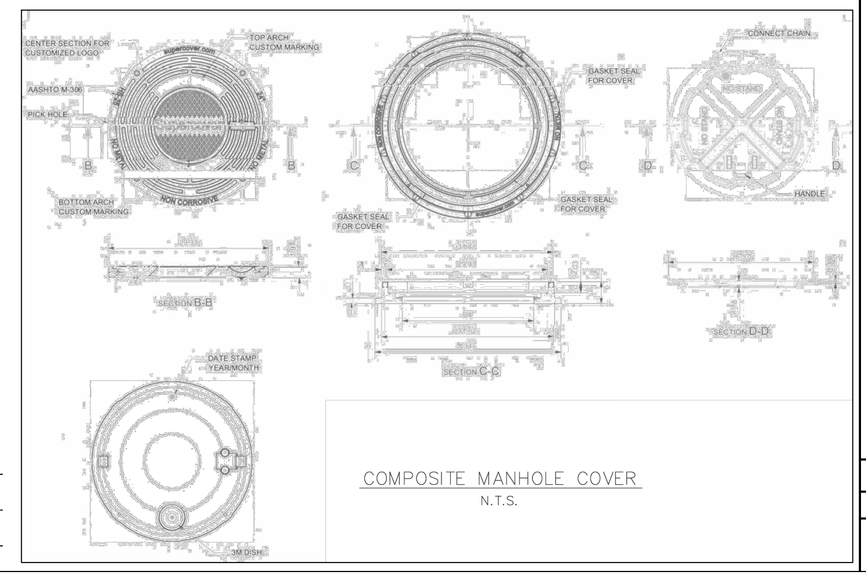
- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL — 8"WL — WATER LINE
- 8"SS — 8"SS — SEWER LINE
- 24"SD — 24"SD — STORM LINE
- IRR — IRR — IRR — IRRIG. LINE

NOTES:
1. SANITARY SEWER LINE AND SERVICES SHALL CROSS UNDER WATER LINE
2. ENCASE SANITARY SEWER SERVICES THAT CROSS OVER WATER LINE
3. RE-USE WATERLINE MATERIAL SHALL BE C-900 DR 18
4. ALL STREET CROSSING WATER SERVICES TO BE STEEL ENCASED WITH 2" THICK CASING (SEE SHEET 06)



CENTER OF ALL DOMESTIC WATER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF SANITARY SEWER MANHOLES AND CENTER OF SANITARY SEWER & REUSE WATER LINES & SERVICES.

WATER SERVICES AT SANITARY SEWER MANHOLE



COMPOSITE MANHOLE COVER
N.T.S.

JOB No. 25223

BY	DATE	REVISION

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
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TBPLS No. 10096900

ENG. TECH: JUAN G.
PROJECT ENG.: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
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SUMMERLIN PHASE 1
SUBDIVISION
WESLACO, TEXAS

SANITARY SEWER LAYOUT

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File Name: 25223

SHEET 4 OF 7

PROP. SAN. SEW. MANHOLE TOP= 70.99 FL= 54.38

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 270 L.F. R=322'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 102 L.F. R=278'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 69 L.F.

PROP. 62 L.F. OF 16" DR25 PVC CASING

PROP. SAN. SEW. MANHOLE TOP= 71.29 FL= 54.15

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 98 L.F.

PROP. SAN. SEW. MANHOLE TOP= 71.07 FL= 53.82

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 10 L.F.

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 161 L.F. R=778'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 147 L.F. R=722'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 64 L.F.

PROP. LIFT STATION FL= 52.66

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 27 L.F. R=153'

PROP. SAN. SEW. MANHOLE TOP= 71.02 FL= 52.87

PROP. 39 L.F. OF 16" DR25 PVC CASING

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 120 L.F.

PROP. 29 L.F. OF 16" DR25 PVC CASING

PROP. SAN. SEW. MANHOLE TOP= 71.43 FL= 53.27

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 24 L.F.

PROP. SAN. SEW. MANHOLE TOP= 71.26 FL= 55.71

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 326 L.F. R=332'

PROP. SAN. SEW. MANHOLE TOP= 70.94 FL= 57.00

PROP. SAN. SEW. MANHOLE TOP= 71.69 FL= 57.77

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 91 L.F.

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 11 L.F. R=1522'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 43 L.F.

PROP. SAN. SEW. MANHOLE TOP= 70.75 FL= 57.43

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 59 L.F. R=578'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 85 L.F. R=578'

PROP. 69 L.F. OF 16" DR25 PVC CASING

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 201 L.F. R=1522'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 186 L.F. R=878'

PROP. SAN. SEW. MANHOLE TOP= 71.15 FL= 58.73

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 24 L.F. R=878'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 301 L.F. R=1522'

PROP. SAN. SEW. MANHOLE TOP= 70.59 FL= 59.82

PROP. 65 L.F. OF 16" DR25 PVC CASING

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 118 L.F. R=1522'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 218 L.F. R=298'

PROP. SAN. SEW. MANHOLE TOP= 70.89 FL= 60.94

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 283 L.F. R=298'

PROP. SAN. SEW. MANHOLE TOP= 70.75 FL= 63.11

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 202 L.F. R=342'

"COMMON AREA "H"

MATCH LINE "A"

N

SCALE:1" = 60'

LEGEND (Existing)

12"WL — POTABLE WATER LINE

LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL — 8"WL — WATER LINE
- 8"SS — 8"SS — SEWER LINE
- 24"SD — 24"SD — STORM LINE
- IRR — IRR — IRR — IRRIG. LINE

NOTES:
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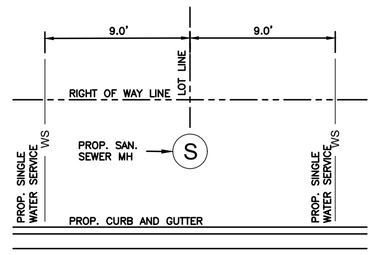
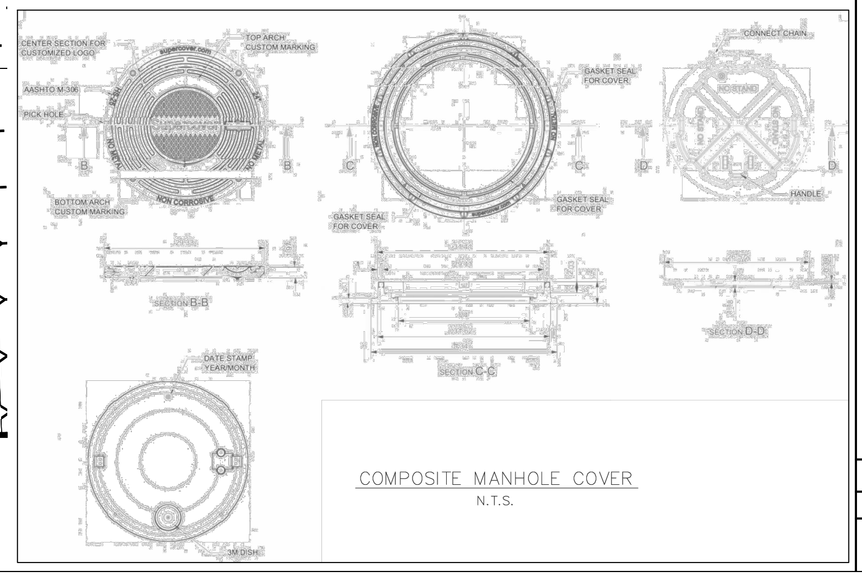


CENTER OF ALL DOMESTIC WATER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF SANITARY SEWER MANHOLES AND CENTER OF SANITARY SEWER & REUSE WATER LINES & SERVICES.

WATER SERVICES AT SANITARY SEWER MANHOLE



COMPOSITE MANHOLE COVER
N.T.S.

JOB No. 25223

REVISION: | DATE: | BY:

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

ENG. TECH: JUAN G.
PROJECT ENG: MARIO REYNA
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SUMMERLIN PHASE 1
SUBDIVISION
WESLACO, TEXAS

SANITARY SEWER LAYOUT

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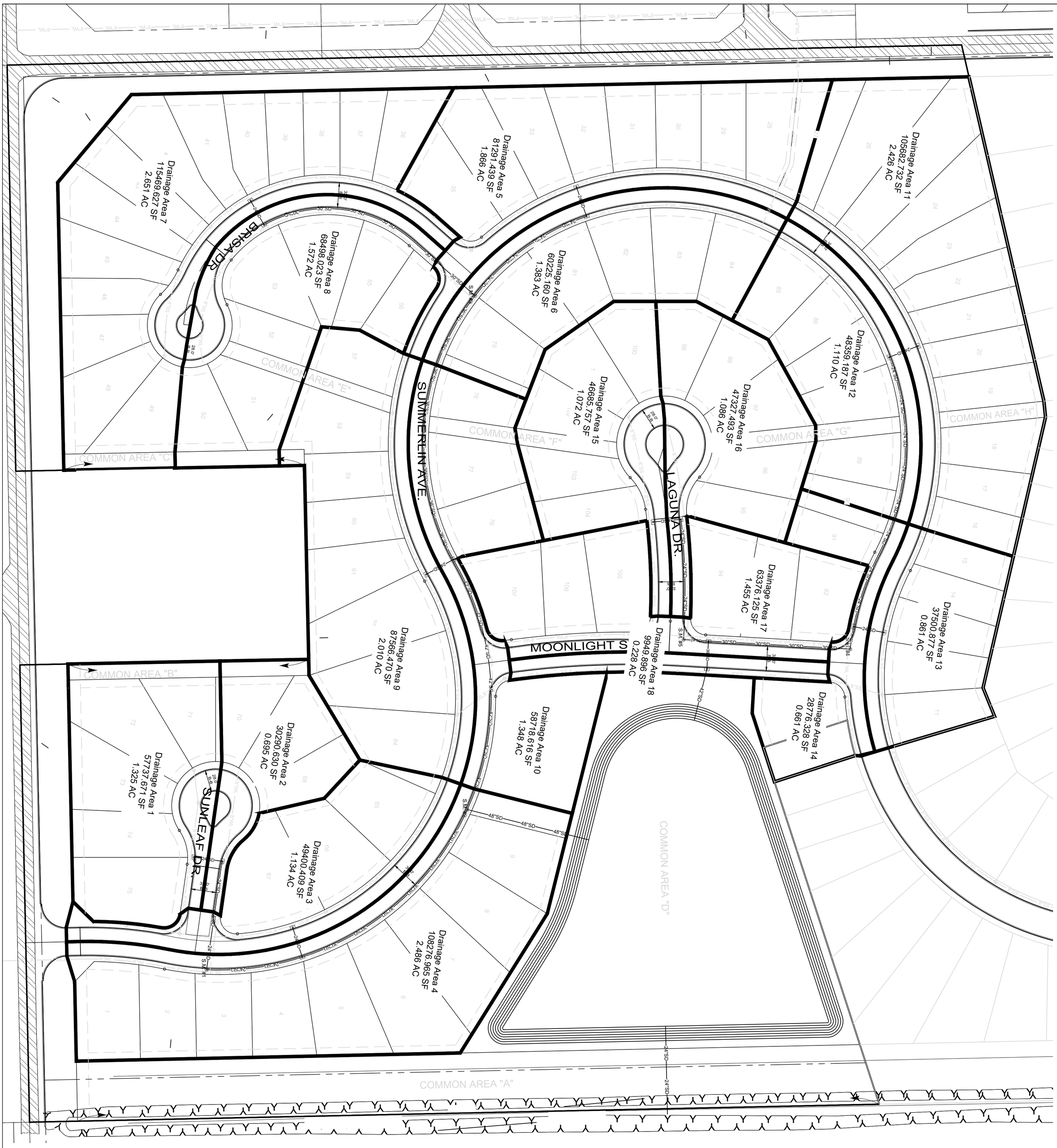
File Name: 25223

SHEET 5 OF 7



SCALE: 1" = 60'

N

DRAINAGE AREAS

SUMMERLIN PHASE 1
SUBDIVISION
WESLACO, TEXAS

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SHEET 6 OF 7

File Name: 25223

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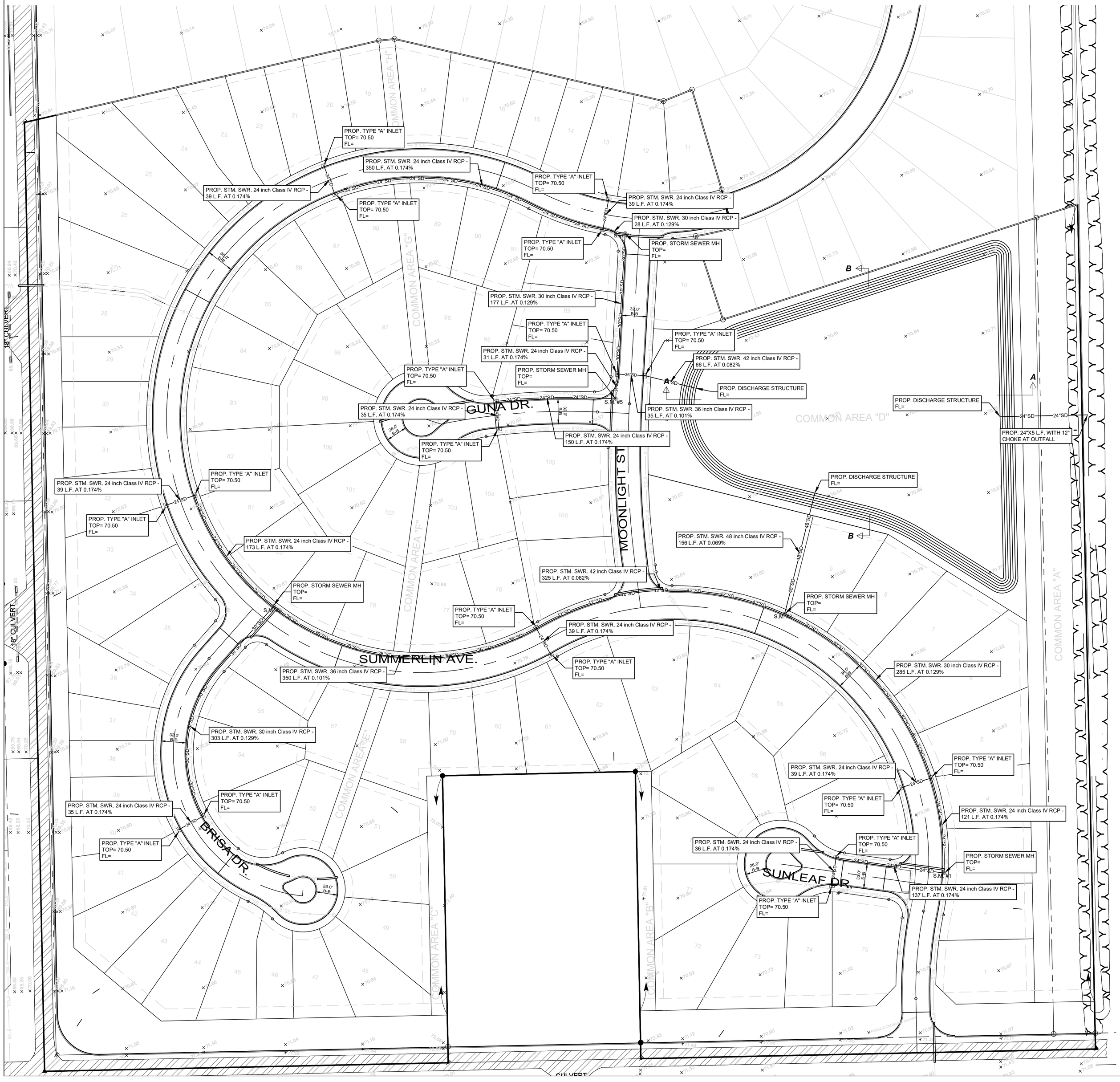
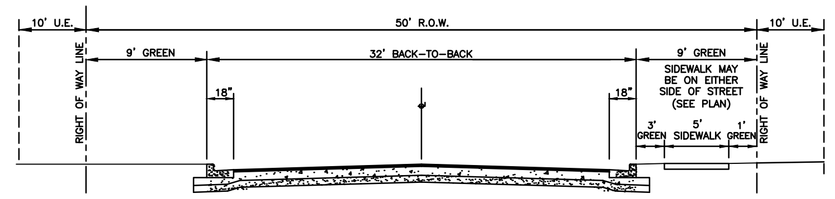


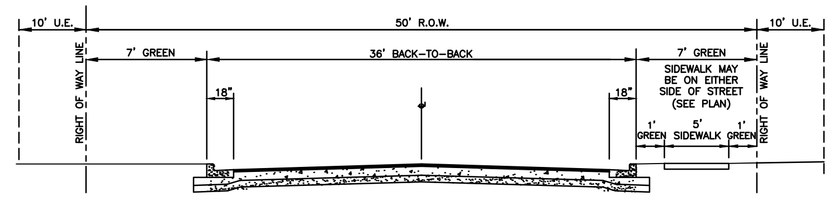
LEGEND

- PROPERTY LINE
- 8"SS — 8"SS — PROPOSED WASTEATER LINE
- W — W — PROPOSED WATERLINE
- 60.00 — PROPOSED CONTOUR LINE
- 78.00 — EXISTING CONTOUR LINE
- 24"SD — 24"SD — PROPOSED 24" STORM DRAIN LINE
- TYPE "A" INLET
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SINGLE WATER SERVICE
- S — PROPOSED SINGLE WASTEWATER SERVICE

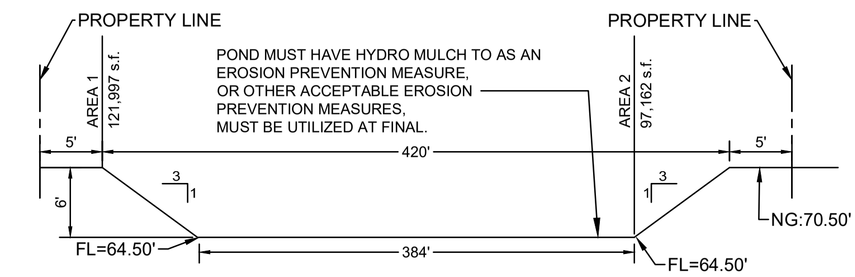
SCALE:1" = 60'



RESIDENTIAL STREET SECTION

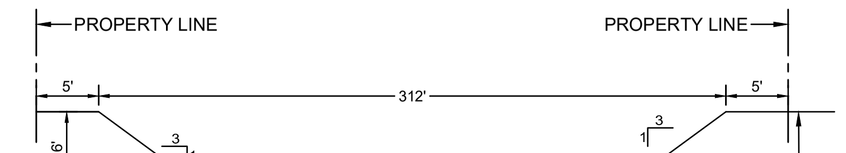


RESIDENTIAL STREET SECTION



CROSS SECTION "A–A"
N.T.S.

AREA(1) 121,997 + AREA(2) 97,162=219,159 / 2=109,579.5X6=657,477 C.F.



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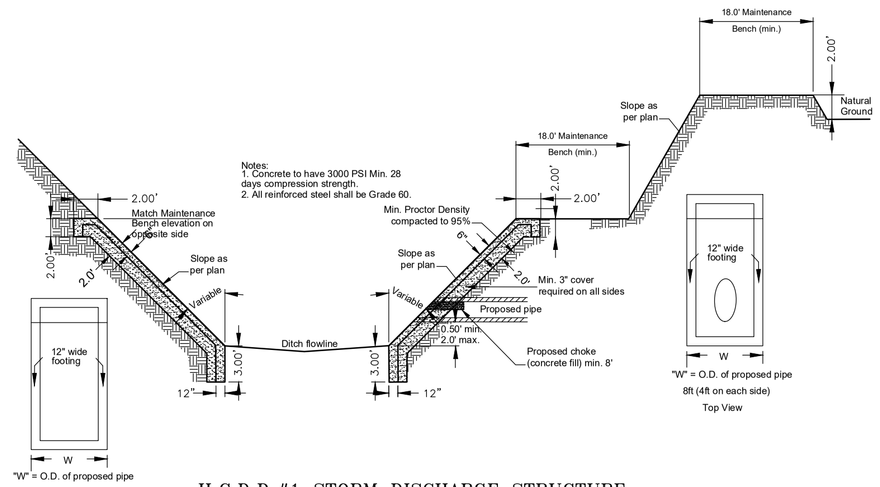

H.C.D.D.#1 STORM DISCHARGE STRUCTURE
N.T.S.

DETENTION REQUIRED:	191,564 CF.
DETENTION PROVIDED:	657,477 CF.

JOB No. 25223

REVISION:	DATE	BY

MELDEN & HUNT INC
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SUMMERLIN PHASE 1
SUBDIVISION
WESLACO, TEXAS

STORM LAYOUT

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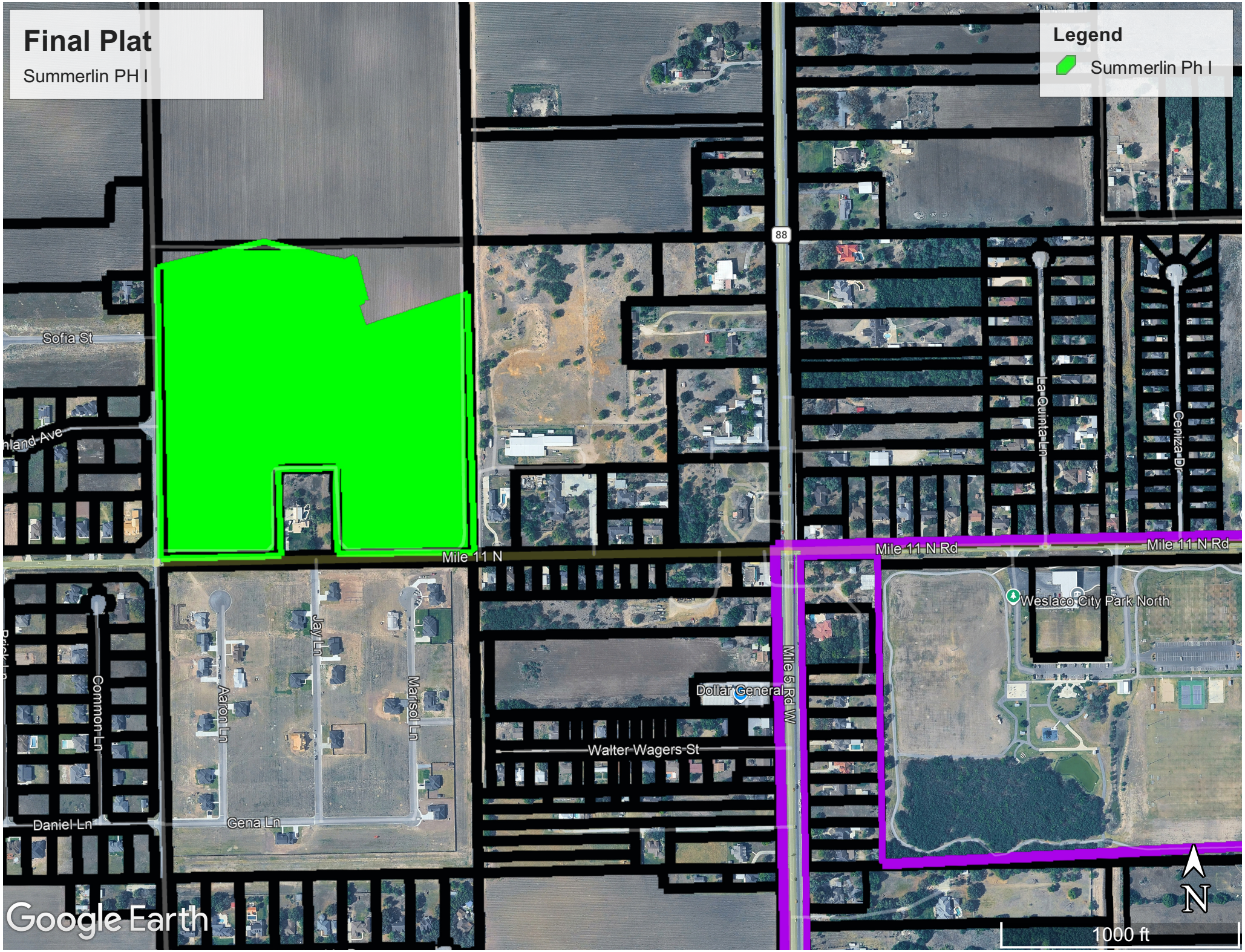
File Name: 25223

SHEET 7 OF 7

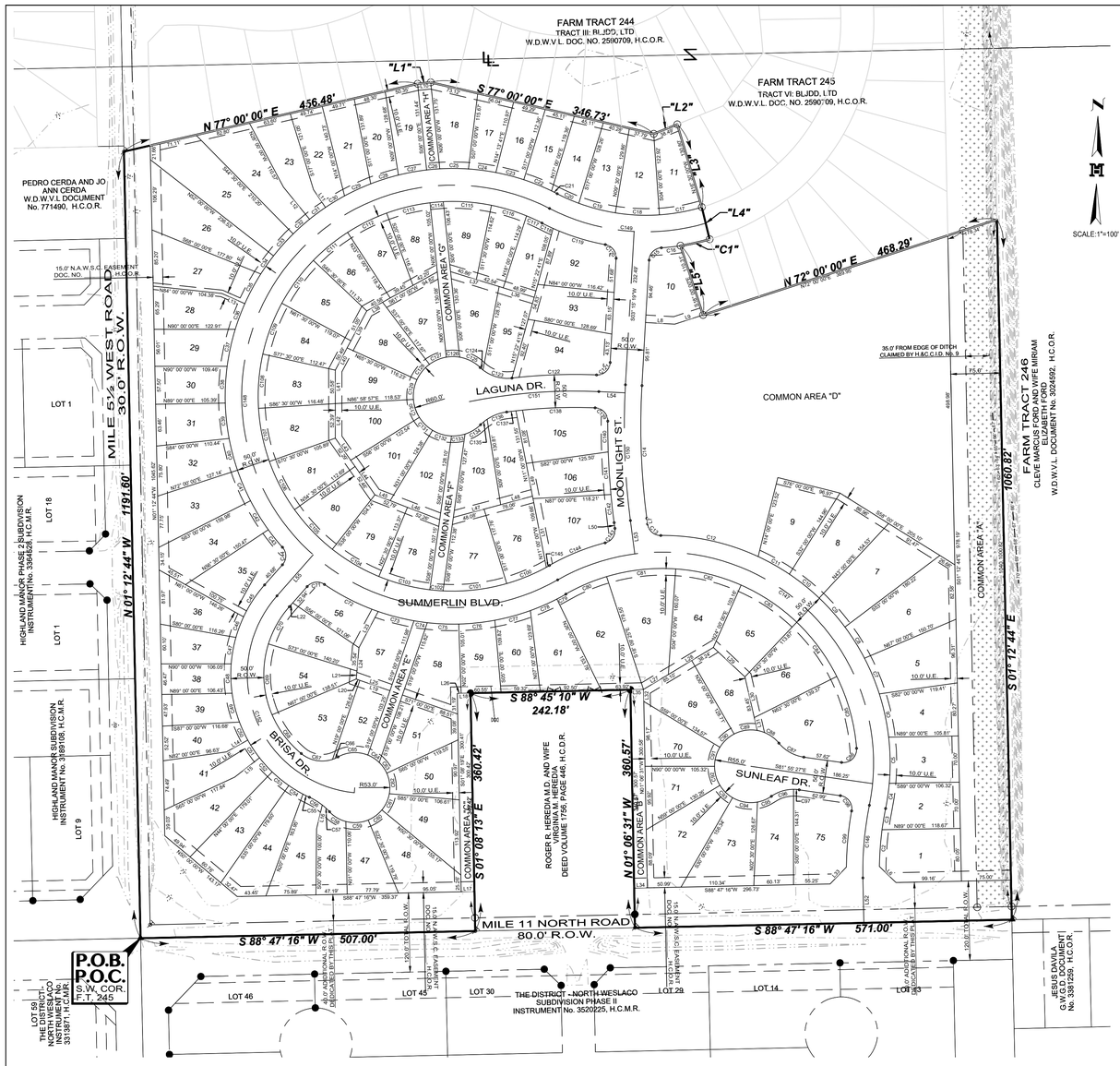
Plotted by: Jesus Garcia Aug 4/2026 10:52:34 AM, Dwg: S:\Jobs\2022\25223 Summerlin Subdivision Phase 1\Development\Active\Revised\25223_Phase 1.dwg, 4/2026 10:52:34 AM, Dwg: S:\PDF.ctb

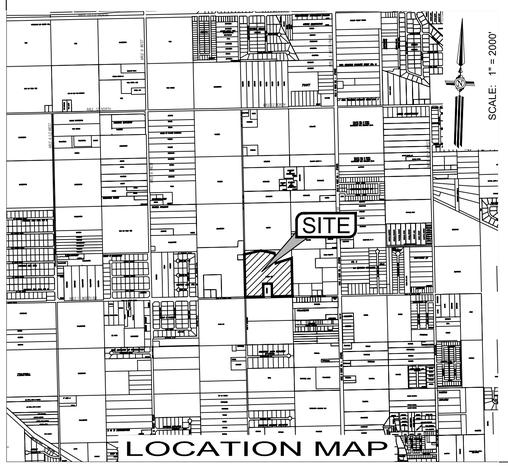

Final Plat
Summerlin PH I
Legend
Summerlin Ph I
88
Sofia St
Mile 11 N
Mile 11 N Rd
Mile 11 N Rd
La Quinta Ln
Ceniza Dr
Weslaco City Park North
Mile 5 Rd W
Dollar General
Walter Wagers St
Jay Ln
Aaron Ln
Marisol Ln
Common Ln
Daniel Ln
Gena Ln
Google Earth
N
1000 ft

SUMMERLIN PHASE 1 SUBDIVISION

PLAT OF

A TRACT OF LAND CONTAINING 32.943 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF FARM TRACT 245, THE WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS





METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 32.943 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACT 245, WEST AND ADAMS TRACT SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, WHICH SAID 32.943 ACRES WERE CONVEYED BLJDD, LTD BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 2590709, HIDALGO COUNTY OFFICIAL RECORDS, SAID 32.943 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF SAID FARM TRACT 245, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 01° 12' 44" W ALONG THE WEST LINE OF SAID FARM TRACT 245 AND WITHIN THE RIGHT-OF-WAY OF MILE 5 ½ WEST ROAD, A DISTANCE OF 1,191.60 FEET TO A NAIL SET AT THE WEST LINE OF FARM TRACT 245, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, N 77° 00' 00" E AT A DISTANCE OF 23.58 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF N. MILE 5 ½ WEST ROAD, CONTINUING A TOTAL DISTANCE OF 456.48 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, N 84° 07' 52" E A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 77° 00' 00" E A DISTANCE OF 346.73 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 68° 00' 00" E A DISTANCE OF 38.49 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 16° 30' 00" E A DISTANCE OF 130.80 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, S 13° 38' 43" E A DISTANCE OF 50.06 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 07° 30' 51", A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 45.25 FEET, A TANGENT OF 22.66 FEET, AND A CHORD THAT BEARS S 77° 34' 24" W A DISTANCE OF 45.21 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, S 18° 00' 00" E A DISTANCE OF 110.31 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, N 72° 00' 00" E AT A DISTANCE OF 413.90 FEET PASS A NO. 4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF A DRAIN DITCH CLAIMED BY HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, CONTINUING A TOTAL DISTANCE OF 468.29 FEET TO THE EAST LINE OF SAID FARM TRACT 245, FOR THE NORTHEAST CORNER OF THIS TRACT;
11. THENCE, S 01° 12' 44" E AT A DISTANCE OF 1,040.82 FEET PASS A NO. 4 REBAR SET AT THE NORTH RIGHT-OF-WAY LINE OF MILE 11 NORTH, CONTINUING A TOTAL DISTANCE OF 1,060.82 FEET TO A NAIL SET, FROM WHICH A COTTON PICKER SPINDLE FOUND BEARS N 48° 36' 34" E A DISTANCE OF 1.39 FEET, AT THE SOUTHEAST CORNER OF SAID FARM TRACT 245, FOR THE SOUTHEAST CORNER OF THIS TRACT;
12. THENCE, S 88° 47' 16" W ALONG THE SOUTH LINE OF SAID FARM TRACT 245 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH ROAD, A DISTANCE OF 571.00 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, N 01° 06' 31" W ALONG THE EAST LINE OF A TRACT CONVEYED TO ROGER R. HEREDIA M.D. AND WIFE VIRGINIA M. HEREDIA, BY VIRTUE OF DEED RECORDED IN VOLUME 1756,PAGE 446, HIDALGO COUNTY DEED RECORDS, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 39° 06' 53" E A DISTANCE OF 0.54 FEET, AT THE NORTH RIGHT-OF-WAY LINE OF MILE 11 NORTH, CONTINUING A TOTAL DISTANCE OF 360.57 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 88° 45' 10" W ALONG THE NORTH LINE OF SAID TRACT CONVEYED TO ROGER R. HEREDIA M.D. AND WIFE VIRGINIA M. HEREDIA, A DISTANCE OF 242.18 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, S 01° 08' 13" E ALONG THE WEST LINE OF SAID TRACT CONVEYED TO ROGER R. HEREDIA M.D. AND WIFE VIRGINIA M. HEREDIA, AT A DISTANCE OF 340.42 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF MILE 11 NORTH, CONTINUING A TOTAL DISTANCE OF 360.42 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 88° 47' 16" W ALONG THE SOUTH LINE OF SAID FARM TRACT 245 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH, A DISTANCE OF 507.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.943 ACRES GROSS, OF WHICH 0.495 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH, 0.404 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 5 ½ WEST AND 1.235 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, LEAVING A NET OF 30.809 ACRES OF LAND, MORE OR LESS.

LEGEND & ABBREVIATIONS

- ● FOUND No.4 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- ⅌ SET NAIL
- B-B - BACK OF CURB TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- Sq. Ft. - SQUARE FEET
- G.W.D. - GENERAL WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- T.E. - TECHNOLOGY EASEMENT

DRAWN BY: J.L.G. DATE 02/17/2026
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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

DATED THIS _____ DAY OF _____ 20_____.

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

_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

APPROVED THIS THE _____ DAY OF _____ 20_____.

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION

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

_____ _____
MAYOR, CITY OF WESLACO DATE

_____ _____
SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS SUMMERLIN PHASES 1-3 SUBDIVISION, DO HEREBY GRANT AN EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

_____ _____
A TEXAS LIMITED LIABILITY COMPANY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED XXXXXXXXX KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULLY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE____DAY OF_____, 20____.

TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 03-15-21
ENGINEERING JOB No. 25223.00

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____ 20 _____.

_____
ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No.6238
STATE OF TEXAS

DATE SURVEYED: 10-29-2025
T- 1277, PGS. 18-25
SURVEY JOB # 25581.08
F-1435

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

MELDEN & HUNT INC.
TEXAS REGISTER F-1435
TBPLS No. 10096900

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

Lot Area Table		
Lot #	SQ. FT.	Area
1	9522.44	0.219
2	7853.51	0.180
3	7341.75	0.169
4	8163.02	0.187
5	10070.72	0.231
6	13297.15	0.305
7	12165.60	0.279
8	10714.73	0.246
9	9868.00	0.227
10	7636.80	0.175
11	6574.34	0.151
12	6617.80	0.152
13	6327.20	0.145
14	5592.20	0.128
15	5191.34	0.119
16	5174.51	0.119
17	5506.87	0.126
18	7026.72	0.161
19	6054.14	0.139
20	5965.95	0.137
21	6268.10	0.144
22	6597.90	0.151
23	7477.24	0.172
24	9574.62	0.220
25	13940.55	0.320
26	12618.55	0.290
27	9760.20	0.224
28	7497.16	0.172
29	6460.72	0.148
30	6033.23	0.139
31	6290.59	0.144
32	7295.23	0.167
33	8610.56	0.198
34	9859.93	0.226
35	9236.94	0.212
36	7070.88	0.162
37	5515.33	0.127
38	4801.75	0.110
39	5091.64	0.117
40	5632.74	0.129
41	7402.04	0.170
42	9333.30	0.214
43	8332.33	0.191
44	8522.13	0.196
45	7470.46	0.171
46	5477.93	0.126
47	6142.62	0.141
48	8962.93	0.206
49	8027.84	0.184
50	6557.75	0.151
51	8287.01	0.190
52	5332.58	0.122
53	8762.49	0.201
54	8526.55	0.196
55	6999.22	0.161
56	6049.08	0.139
57	6571.33	0.151
58	8584.83	0.197
59	6155.13	0.141
60	6621.57	0.152

Lot Area Table		
Lot #	SQ. FT.	Area
61	9034.44	0.207
62	11969.64	0.275
63	12460.28	0.286
64	10693.10	0.245
65	9163.59	0.210
66	10304.86	0.237
67	12541.05	0.288
68	6294.24	0.144
69	8594.23	0.197
70	7072.31	0.162
71	6891.32	0.158
72	10870.11	0.250
73	9691.06	0.222
74	7821.37	0.180
75	11101.63	0.255
76	8038.08	0.185
77	8373.39	0.192
78	7354.94	0.169
79	7375.61	0.169
80	7422.37	0.170
81	7417.18	0.170
82	7518.45	0.173
83	7681.62	0.176
84	7746.00	0.178
85	7641.66	0.175
86	6171.90	0.142
87	6225.96	0.143
88	6031.18	0.138
89	6278.67	0.144
90	5646.92	0.130
91	5169.85	0.119
92	8150.65	0.187
93	7184.54	0.165
94	10148.25	0.233
95	6582.76	0.151
96	7007.38	0.161
97	7233.72	0.166
98	7105.14	0.163
99	7055.77	0.162
100	7430.34	0.171
101	7231.26	0.166
102	6773.64	0.156
103	6686.43	0.153
104	6320.24	0.145
105	9845.64	0.226
106	7195.80	0.165
107	9608.42	0.221
C.A. "A"	74212.66	1.704
C.A. "B"	6011.53	0.138
C.A. "C"	6008.31	0.138
C.A. "D"	169489.37	3.891
C.A. "E"	4376.73	0.100
C.A. "F"	4740.66	0.109
C.A. "G"	4709.72	0.108
C.A. "H"	2630.01	0.060

Lot Line Table		
Line #	Length	Direction
"L1"	20.00'	N84° 07' 52"E
"L2"	38.49'	N68° 00' 00"E
"L3"	130.80'	S16° 30' 00"E
"L4"	50.06'	S13° 38' 43"E
"L5"	110.31'	S18° 00' 00"E
L6	35.15'	N45° 53' 13"W
L7	8.74'	N07° 28' 44"W
L8	44.34'	N86° 44' 41"W
L9	45.00'	S72° 00' 00"W
L10	20.00'	S84° 07' 52"W
L11	32.65'	S34° 00' 00"E
L12	62.80'	N39° 00' 00"W
L13	38.34'	N66° 00' 00"W
L14	36.94'	N61° 00' 00"E
L15	47.44'	S52° 00' 00"W
L16	36.74'	S13° 30' 00"W
L17	20.00'	N88° 47' 16"E
L18	20.00'	S88° 45' 10"W
L19	48.33'	N71° 00' 00"W
L20	5.69'	N71° 00' 00"W
L21	12.27'	N05° 00' 00"E
L22	7.73'	S41° 24' 38"W
L23	61.94'	N28° 00' 00"E
L24	47.82'	S05° 00' 00"W
L25	54.02'	S71° 00' 00"E
L26	5.89'	S88° 45' 10"W
L27	43.81'	N59° 00' 00"E
L28	79.53'	N59° 00' 00"E
L29	65.35'	S47° 00' 00"E
L30	63.25'	S13° 00' 00"E
L31	20.21'	S13° 00' 00"E
L32	18.41'	N01° 06' 31"W
L33	35.54'	N44° 04' 53"E
L34	20.00'	N88° 47' 17"E
L35	20.00'	S88° 45' 10"W
L36	55.43'	N73° 00' 00"W
L37	76.96'	N73° 00' 00"W
L38	27.41'	S61° 00' 00"W
L39	63.34'	S28° 00' 00"W
L40	38.20'	S28° 00' 00"W
L41	50.58'	S00° 00' 00"E
L42	52.39'	S00° 00' 00"E
L43	40.79'	S35° 00' 00"E
L44	63.96'	S35° 00' 00"E
L45	24.79'	S69° 00' 00"E
L46	80.26'	S69° 00' 00"E
L47	74.16'	N75° 00' 00"E
L48	49.98'	N75° 00' 00"E
L49	54.20'	S11° 00' 00"E
L50	8.74'	S07° 28' 44"E
L51	105.93'	S11° 00' 00"E
L52	67.35'	S01° 14' 50"E
L53	50.95'	S07° 28' 44"E
L54	39.74'	N87° 22' 45"W
L55	82.89'	S41° 24' 38"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	45.25'	345.00'	007° 30' 51"	N77° 34' 24"E'	45.21'	22.66
C2	55.77'	475.00'	006° 43' 38"	N4° 08' 58"E'	55.74'	27.92
C3	32.50'	475.00'	003° 55' 13"	N9° 28' 23"E'	32.49'	16.26
C4	38.57'	345.00'	006° 24' 18"	N8° 13' 50"E'	38.55'	19.30
C5	70.12'	345.00'	011° 38' 43"	N0° 47' 41"W	70.00'	35.18
C6	67.10'	345.00'	011° 08' 36"	N12° 11' 20"W	66.99'	33.65
C7	58.59'	345.00'	009° 43' 51"	N22° 37' 33"W	58.52'	29.37
C8	55.68'	345.00'	009° 14' 51"	N32° 06' 55"W	55.62'	27.90
C9	58.82'	345.00'	009° 46' 09"	N41° 37' 25"W	58.75'	29.48
C10	57.94'	345.00'	009° 37' 20"	N51° 19' 10"W	57.87'	29.04
C11	54.17'	345.00'	008° 59' 44"	N60° 37' 42"W	54.11'	27.14
C12	152.17'	345.00'	025° 16' 15"	N77° 45' 42"W	150.94'	77.34
C13	28.94'	20.00'	082° 55' 05"	N48° 56' 17"W	26.48'	17.67
C14	201.40'	1,075.00'	010° 44' 03"	N2° 06' 43"W	201.11'	101.00
C15	28.94'	20.00'	082° 55' 05"	N44° 42' 52"E'	26.48'	17.67
C16	29.16'	345.00'	004° 50' 35"	N83° 45' 07"E'	29.15'	14.59
C17	65.44'	295.00'	012° 42' 35"	N79° 44' 26"E'	65.31'	32.85
C18	67.04'	295.00'	013° 01' 13"	S87° 23' 40"E'	66.89'	33.66
C19	57.27'	295.00'	011° 07' 22"	S75° 19' 22"E'	57.18'	28.72
C20	35.91'	295.00'	006° 58' 32"	S66° 16' 26"E'	35.89'	17.98
C21	9.48'	345.00'	001° 34' 30"	S63° 34' 25"E'	9.48'	4.74
C22	45.20'	345.00'	007° 30' 22"	S68° 06' 50"E'	45.16'	22.63
C23	43.87'	345.00'	007° 17' 10"	S75° 30' 36"E'	43.84'	21.97
C24	41.80'	345.00'	006° 56' 28"	S82° 37' 25"E'	41.77'	20.92
C25	43.41'	345.00'	007° 12' 32"	S89° 41' 55"E'	43.38'	21.73
C26	20.01'	345.00'	003° 19' 21"	N85° 02' 08"E'	20.00'	10.01
C27	43.39'	345.00'	007° 12' 22"	N79° 46' 17"E'	43.36'	21.72
C28	44.09'	345.00'	007° 19' 19"	N72° 30' 26"E'	44.06'	22.07
C29	43.60'	345.00'	007° 14' 27"	N65° 13' 33"E'	43.57'	21.83
C30	33.75'	345.00'	005° 36' 20"	N58° 48' 10"E'	33.74'	16.89
C31	30.11'	345.00'	005° 00' 00"	N53° 30' 00"E'	30.10'	15.06
C32	33.23'	345.00'	005° 31' 08"	N48° 14' 26"E'	33.22'	16.63
C33	44.73'	345.00'	007° 25' 45"	N41° 45' 59"E'	44.70'	22.40
C34	33.39'	345.00'	005° 32' 45"	N35° 16' 44"E'	33.38'	16.71
C35	51.22'	345.00'	008° 30' 22"	N28° 15' 11"E'	51.17'	25.66
C36	41.44'	345.00'	006° 52' 54"	N20° 33' 33"E'	41.41'	20.74
C37	57.39'	345.00'	009° 31' 54"	N12° 21' 09"E'	57.33'	28.76
C38	55.78'	345.00'	009° 15' 49"	N2° 57' 18"E'	55.72'	27.95
C39	54.11'	345.00'	008° 59' 10"	N6° 10' 11"W	54.05'	27.11
C40	49.73'	345.00'	008° 15' 31"	N14° 47' 32"W	49.69'	24.91
C41	50.28'	345.00'	008° 21' 02"	N23° 05' 48"W	50.24'	25.19
C42	51.66'	345.00'	008° 34' 45"	N31° 33' 42"W	51.61'	25.88
C43	34.06'	345.00'	005° 39' 22"	N38° 40' 46"W	34.04'	17.04
C44	28.94'	20.00'	082° 55' 05"	N0° 02' 54"W	26.48'	17.67
C45	58.02'	205.00'	016° 12' 54"	N33° 18' 11"E'	57.82'	29.20
C46	33.39'	205.00'	009° 19' 52"	N20° 31' 49"E'	33.35'	16.73
C47	40.61'	205.00'	011° 20' 56"	N10° 11' 25"E'	40.54'	20.37
C48	44.71'	205.00'	012° 29' 48"	N1° 43' 58"W	44.62'	22.45
C49	45.16'	205.00'	012° 37' 16"	N14° 17' 30"W	45.07'	22.67
C50	30.05'	205.00'	008° 23' 52"	N24° 48' 04"W	30.02'	15.05
C51	32.20'	205.00'	009° 00' 00"	N33° 30' 00"W	32.17'	16.13
C52	28.78'	205.00'	008° 02' 35"	N42° 01' 18"W	28.75'	14.41
C53	32.66'	205.00'	009° 07' 41"	N50° 36' 26"W	32.62'	16.36
C54	25.04'	205.00'	006° 59' 50"	N58° 40' 11"W	25.02'	12.53
C55	10.78'	205.00'	003° 00' 48"	N63° 40' 30"W	10.78'	5.39
C56	23.00'	100.00'	013° 10' 34"	N58° 35' 37"W	22.95'	11.55
C57	14.80'	100.00'	008° 28' 45"	N47° 45' 58"W	14.79'	7.41
C58	29.27'	53.00'	031° 38' 45"	N59° 20' 58"W	28.90'	15.02
C59	34.53'	53.00'	037° 19' 57"	S86° 09' 41"W	33.93'	17.90
C60	25.94'	53.00'	028° 02' 49"	S53° 28' 18"W	25.69'	13.24
C61	27.25'	53.00'	029° 27' 45"	S24° 43' 00"W	26.95'	13.94
C62	31.86'	53.00'	034° 26' 42"	S7° 14' 13"E'	31.38'	16.43
C63	19.81'	53.00'	021° 24' 49"	S35° 09' 59"E'	19.69'	10.02
C64	20.74'	53.00'	022° 25' 04"	S57° 04' 55"E'	20.60'	10.50
C65	46.67'	53.00'	050° 27' 20"	N86° 28' 53"E'	45.18'	24.97
C66	8.97'	50.00'	010° 16' 44"	N66° 23' 35"E'	8.96'	4.50
C67	50.48'	50.00'	057° 51' 05"	S79° 32' 30"E'	48.37'	27.63
C68	74.10'	155.00'	027° 23' 26"	S36° 55' 15"E'	73.39'	37.77
C69	109.76'	155.00'	040° 34' 19"	S2° 56' 23"E'	107.48'	57.29
C70	65.10'	155.00'	024° 03' 52"	S29° 22' 42"W	64.62'	33.04
C71	28.94'	20.00'	082° 55' 05"	S82° 52' 11"W	26.48'	17.67
C72	91.38'	345.00'	015° 10' 34"	N63° 15' 34"W	91.11'	45.96
C73	56.13'	345.00'	009° 19' 20"	N75° 30' 30"W	56.07'	28.13
C74	20.37'	345.00'	003° 22' 57"	N81° 51' 39"W	20.36'	10.19
C75	47.67'	345.00'	007° 54' 58"	N87° 30' 36"W	47.63'	23.87
C76	54.99'	345.00'	009° 08' 00"	S83° 57' 55"W	54.94'	27.56
C77	55.82'	345.00'	009° 16' 16"	S74° 45' 47"W	55.76'	27.97
C78	43.80'	345.00'	007° 16' 29"	S66° 29' 25"W	43.77'	21.93
C79	15.42'	345.00'	002° 33' 40"	S61° 34' 20"W	15.42'	7.71
C80	67.37'	295.00'	013° 05' 03"	S66° 50' 01"W	67.22'	33.83
C81	105.88'	295.00'	020° 33' 55"	S83° 39' 30"W	105.32'	53.52
C82	102.46'	295.00'	019° 54' 02"	N76° 06' 32"W	101.95'	51.75
C83	101.75'	295.00'	019° 45' 46"	N56° 16' 38"W	101.25'	51.39
C84	102.49'	295.00'	019° 54' 23"	N36° 26' 33"W	101.98'	51.77
C85	113.68'	295.00'	022° 04' 45"	N15° 26' 59"W	112.98'	57.55
C86	35.77'	20.00'	102° 29' 09"	N46° 49' 58"E'	31.19'	24.91
C87	44.34'	60.00'	042° 20' 33"	S60° 45' 11"E'	43.34'	23.24
C88	38.63'	55.00'	040° 14' 32"	S59° 42' 10"E'	37.84'	20.15
C89	36.03'	55.00'	037° 31' 44"	N81° 24' 42"E'	35.38'	18.69
C90	29.85'	55.00'	031° 06' 02"	N47° 05' 49"E'	29.49'	15.30

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C91	30.35'	55.00'	031° 37' 15"	N15° 44' 11"E'	29.97'	15.57
C92	30.33'	55.00'	031° 35' 59"	N15° 52' 25"W	29.95'	15.56
C93	27.07'	55.00'	028° 11' 43"	N45° 46' 16"W	26.79'	13.81
C94	39.05'	55.00'	040° 40' 48"	N80° 12' 32"W	38.24'	20.39
C95	22.77'	55.00'	023° 43' 05"	S67° 35' 31"W	22.61'	11.55
C96	35.80'	60.00'	034° 11' 04"	S72° 49' 31"W	35.27'	18.45
C97	8.54'	60.00'	008° 09' 29"	N86° 00' 12"W	8.54'	4.28
C98	32.06'	20.00'	091° 50' 16"	N36° 00' 19"W	28.73'	20.65
C99	85.38'	525.00'	009° 19' 05"	N5° 15' 16"E'	85.29'	42.78
C100	64.96'	295.00'	012° 37' 01"	S67° 38' 50"W	64.83'	32.61
C101	97.59'	295.00'	018° 57' 16"	S83° 25' 59"W	97.15'	49.25
C102	20.03'	295.00'	003° 53' 28"	N85° 08' 39"W	20.03'	10.02
C103	80.08'	295.00'	015° 33' 11"	N75° 25' 19"W	79.83'	40.29
C104	81.77'	295.00'	015° 52' 57"	N59° 42' 15"W	81.51'	41.15
C105	83.33'	295.00'	016° 11' 03"	N43° 40' 15"W	83.05'	41.94
C106	82.54'	295.00'	016° 01' 49"	N27° 33' 49"W	82.27'	41.54
C107	82.55'	295.00'	016° 02' 02"	N11° 31' 53"W	82.29'	41.55
C108	82.56'	295.00'	016° 02' 06"	N4° 30' 12"E'	82.29'	41.55
C109	82.55'	295.00'	016° 02' 01"	N20° 32' 15"E'	82.28'	41.55
C110	80.88'	295.00'	015° 42' 32"	N36° 24' 31"E'	80.63'	40.70
C111	67.01'	295.00'	013° 00' 52"	N50° 46' 13"E'	66.86'	33.65
C112	66.12'	295.00'	012° 50' 31"	N63° 41' 55"E'	65.98'	33.20
C113	67.70'	295.00'	013° 08' 56"	N76° 41' 38"E'	67.55'	34.00
C114	20.01'	295.00'	003° 53' 10"	N85° 12' 41"E'	20.00'	10.01
C115	73.45'	295.00'	014° 15' 56"	S85° 42' 46"E'	73.26'	36.92
C116	55.60'	295.00'	010° 47' 56"	S73° 10' 50"E'	55.52'	27.88
C117	25.72'	295.00'	004° 59' 42"	S65° 17' 01"E'	25.71'	12.87
C118	18.68'	345.00'	003° 06' 08"	S64° 20' 14"E'	18.68'	9.34
C119	82.94'	345.00'	013° 46' 28"	S72° 46' 32"E'	82.74'	41.67
C120	28.94'	20.00'	082° 55' 05"	S38° 12' 13"E'	26.48'	17.67
C121	31.08'	20.00'	089° 02' 16"	S47° 46' 27"W	28.05'	19.67
C122	128.24'	825.00'	008° 54' 23"	S87° 50' 24"W	128.11'	64.25
C123	46.76'	60.00'	044° 39' 01"	N74° 17' 17"W	45.58'	24.64
C124	5.64'	60.00'	005° 23' 04"	N49° 16' 15"W	5.64'	2.82
C125	35.32'	60.00'	033° 43' 28"	N63° 26' 27"W	34.81'	18.19
C126	20.21'	60.00'	019° 17' 48"	N89° 57' 04"W	20.11'	10.20
C127	27.99'	60.00'	026° 43' 33"	S67° 02' 15"W	27.73'	14.25
C128	30.27'	60.00'	028° 54' 21"	S39° 13' 18"W	29.95'	15.46
C129	30.67'	60.00'	029° 17' 32"	S10° 07' 21"W	30.34'	15.68
C130	28.82'	60.00'	027° 31' 25"	S18° 17' 07"E'	28.55'	14.69
C131	28.24'	60.00'	026° 57' 58"	S45° 31' 49"E'	27.98'	14.39
C132	30.25'	60.00'	028° 53' 24"	S73° 27' 30"E'	29.93'	15.46
C133	20.90'	60.00'	019° 57' 26"	N82° 07' 05"E'	20.79'	10.56
C134	27.57'	60.00'	026° 19' 31"	N58° 58' 36"E'	27.33'	14.03
C135	12.88'	70.00'	010° 32' 45"	N51° 05' 13"E'	12.87'	6.46
C136	31.76'	70.00'	025° 59' 41"	N69° 21' 26"E'	31.49'	16.16
C137	14.28'	775.00'	001° 03' 21"	N82° 52' 56"E'	14.28'	7.14
C138	120.09'	775.00'	008° 52' 43"	N87° 50' 58"E'	119.97'	60.17
C139	30.75'	20.00'	088° 04' 44"	S43° 40' 18"E'	27.81'	19.34
C140	46.52'	1,125.00'	002° 22' 10"	S0° 49' 01"E'	46.52'	23.26
C141	64.63'	1,125.00'	003° 17' 29"	S3° 38' 50"E'	64.62'	32.32
C142	42.92'	1,125.00'	002° 11' 09"	S6° 23' 10"E'	42.92'	21.46
C143	28.94'	20.00'	082° 55' 05"	S33° 58' 48"W	26.48'	17.67
C144	91.21'	345.00'	015° 08' 51"	S67° 51' 55"W	90.94'	45.87
C145	5.39'	295.00'	001° 02' 50"	S60° 48' 55"W	5.39'	2.70
C146	110.66'	500.00'	012° 40' 49"	S5° 05' 35"W	110.43'	55.56
C147	732.43'	320.00'	131° 08' 29"	N54° 08' 15"W	582.70'	704.48
C148	1323.22'	320.00'	236° 55' 20"	S1° 14' 50"E'	562.65'	590.32
C149	243.49'	320.00'	043° 35' 46"	S84° 35' 03"E'	237.66'	127.98
C150	206.08'	1,100.00'	010° 44' 03"	S2° 06' 43"E'	205.78'	103.34
C151	197.27'	800.00'	014° 07' 42"	S85° 33' 23"W	196.77'	99.14
C152	394.96'	180.00'	125° 43' 10"	S21° 26' 57"E'	320.36'	351.14

SUMMERLIN PHASE 1 SUBDIVISION

PLAT OF

A TRACT OF LAND CONTAINING 32.943 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING OUT OF FARM TRACT 245, THE WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS

GENERAL PLAT NOTES & RESTRICTIONS:

1. BUILDING SETBACKS:
   FRONT: 20'
   REAR: 10'
   SIDE: 5'
   SIDE CORNER: 10'

2. FLOOD ZONE DESIGNATION:
   THIS SUBDIVISION LIES MOSTLY IN FLOOD ZONE "X" (UNSHADED). FLOOD ZONE "X" (UNSHADED) ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
   COMMUNITY-PANEL NUMBER: 480334 0450 C, MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 30, 2022.

3. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST NOT BE LOWER THAN 75.60 OR 18" ABOVE TOP OF CURB AT CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

4. BENCHMARK NOTES:
   BENCH MARK: SQUARE CUT SET ON THE TOP OF CURB INLET.
   NORTHING: EASTING: ELEVATION:

5. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

6. DRAINAGE:
   IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 191.564 CUBIC-FEET (4.398 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

7. STORM WATER POLLUTION PREVENTION PLAN PRIOR TO BUILDING.

8. A 5-FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

9. A 5-FT. SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

10. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

11. STREET LIGHT MUST BE LOCATED EVERY 300 FEET.

12. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

13. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

14. COMMON AREAS, PRIVATE STREETS, AND DETENTION PONDS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF WESLACO.

15. ALL INTERIOR LOT CORNERS ARE SET BY No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT.

16. COMMON AREA "H" WILL BE USED FOR LIFT STATION. LIFT STATION TO BE DEDICATED TO THE CITY OF WESLACO.

17. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

18. TRAFFIC CONTROL AND STREET SIGNS TO BE PROVIDED FOR BY THE DEVELOPER.

19. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H. & C.C.I.D. NO. 9 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H. & C.C.I.D. NO. 9.

20. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/ HOA.

21. DRAINAGE OUTPARCELS CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.

22. NO ACCESS OFF OF MILE 11 FOR LOTS 1, 43-48, 72-75 AND MILE 5 ½ FOR LOTS 25-42.

23. CONCRETE MONUMENTS TO BE SET AT SUBDIVISION CORNERS.

24. THE DEVELOPER SHALL SIGN AND RECORD A PRIVATE STREET AGREEMENT ON A FORM ESTABLISHED BY THE CITY OF WESLACO AFTER CONSULTATION WITH THE CITY ATTORNEY.

25. ANY/ALL FENCES ABUTTING DRAIN DITCH TO BE PLACED WITHIN INDIVIDUALS LOT AS TO NOT IMPEDE WITH MAINTENANCE OF DITCH R.O.W.

26. DEVELOPMENT HAS WORKING DETENTION OF XX.XX EXCEEDING 50-YR STORM.

DRAWN BY: J.L.G. DATE 02/17/2026
REVISED BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

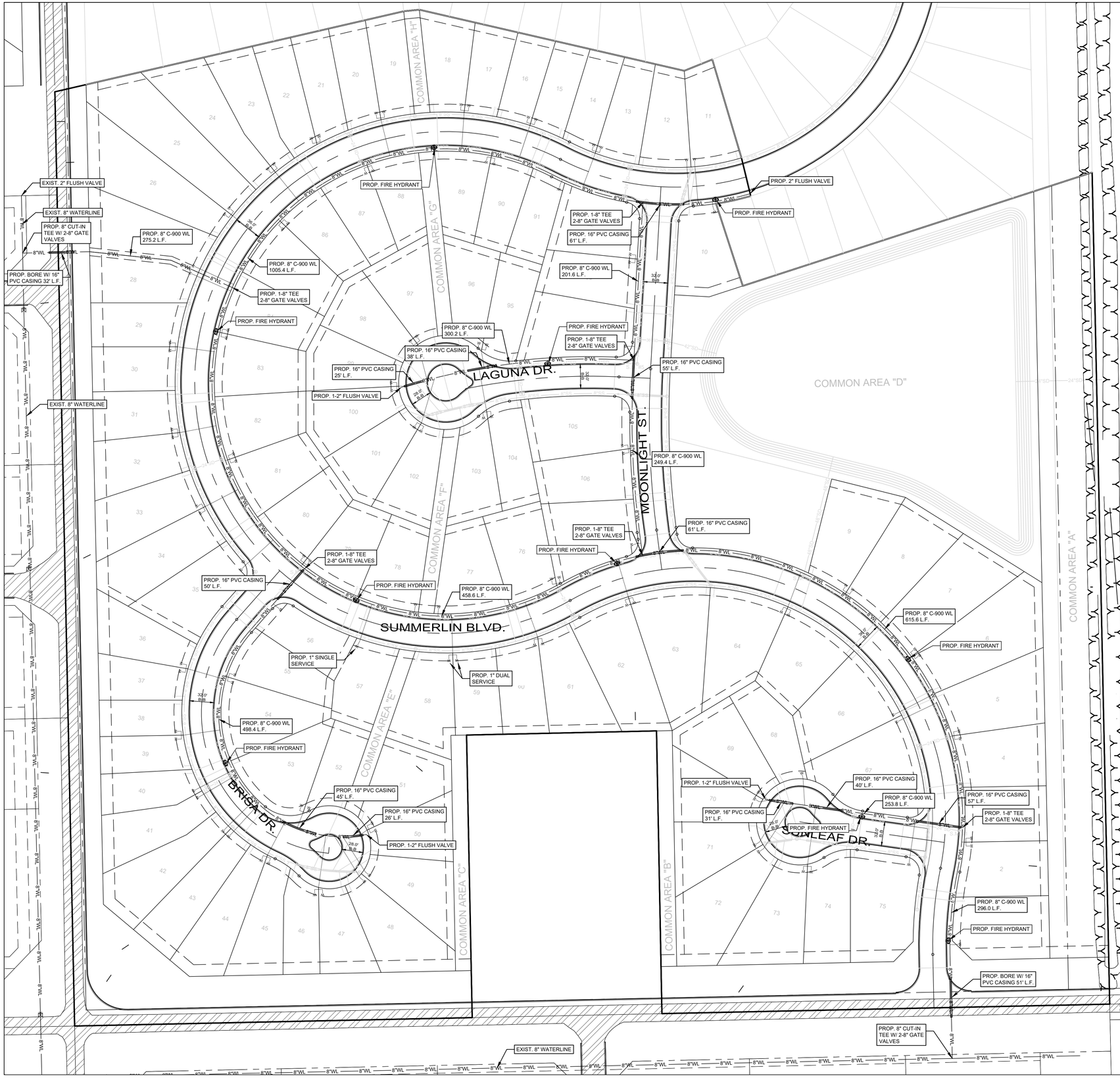
COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



N

SCALE:1" = 60'

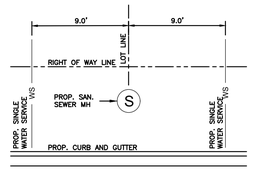
LEGEND (Existing)

12"WL — POTABLE WATER LINE

LEGEND (PROPOSED)(PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL 8"WL WATER LINE
- 8"SS 8"SS SEWER LINE
- 24"SD 24"SD STORM LINE
- IRR IRR IRR IRRIG. LINE

NOTES:
1. SANITARY SEWER LINE AND SERVICES SHALL CROSS UNDER WATER LINE
2. ENCASE SANITARY SEWER SERVICES THAT CROSS OVER WATER LINE
3. RE-USE WATERLINE MATERIAL SHALL BE C-900 DR 18
4. ALL STREET CROSSING WATER SERVICES TO BE STEEL ENCASED WITH 2" THICK CASING (SEE SHEET 06)



CENTER OF ALL DOMESTIC WATER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF SANITARY SEWER MANHOLES AND CENTER OF SANITARY SEWER & REUSE WATER LINES & SERVICES.

WATER SERVICES AT SANITARY SEWER MANHOLE

JOB No. 25223

REVISION:	DATE:	BY:

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

ENG. TECH: JUAN G.
PROJECT ENG. MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 115998 ON FEBRUARY 17, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

SUMMERLIN PHASE 1 SUBDIVISION WESLACO, TEXAS

WATER LAYOUT

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File Name: 25223

SHEET 3 OF 7

MATCH LINE "A"

PROP. SAN. SEW. MANHOLE TOP= 70.89 FL= 60.94
PROP. SAN. SEW. MANHOLE TOP= 70.75 FL= 63.11
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 202 L.F. R=342'
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 283 L.F. R=298'
PROP. SAN. SEW. MANHOLE TOP= 70.76 FL= 61.89
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 396 L.F. R=342'
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 162 L.F. R=298'
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 68 L.F.
PROP. 48 L.F. OF 16" DR25 PVC CASING
PROP. SAN. SEW. MANHOLE TOP= 70.94 FL= 62.12
PROP. SAN. SEW. MANHOLE TOP= 71.10 FL= 64.43
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 190 L.F.
LAGUNA DR
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 62 L.F.
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 34 L.F. R=1078'
PROP. SAN. SEW. MANHOLE TOP= 70.72 FL= 62.87
PROP. SAN. SEW. MANHOLE TOP= 71.01 FL= 63.94
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 258 L.F. R=778'
PROP. 47 L.F. OF 16" DR25 PVC CASING
PROP. 82 L.F. OF 16" DR25 PVC CASING
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 370 L.F. R=342'
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 168 L.F. R=1078'
MOONLIGHT ST
PROP. SAN. SEW. MANHOLE TOP= 71.18 FL= 63.48
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 74 L.F.
PROP. 52 L.F. OF 16" DR25 PVC CASING
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 175 L.F. R=298'
PROP. SAN. SEW. MANHOLE TOP= 70.43 FL= 65.67
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 62 L.F.
PROP. SAN. SEW. MANHOLE TOP= 71.11 FL= 63.73
PROP. SAN. SEW. MANHOLE TOP= 71.13 FL= 65.04
SUMMERLIN PHASE 1
PROP. 4" SINGLE SERVICE
PROP. SAN. SEW. MANHOLE TOP= 71.28 FL= 65.38
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 216 L.F. R=342'
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 310 L.F. R=298'
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 102 L.F. R=342'
PROP. SAN. SEW. MANHOLE TOP= 70.65 FL= 64.77
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 308 L.F. R=202'
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 187 L.F. R=298'
BRISA DR.
PROP. SAN. SEW. MANHOLE TOP= 70.99 FL= 65.95
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 41 L.F.
PROP. 40 L.F. OF 16" DR25 PVC CASING
PROP. 73 L.F. OF 16" DR25 PVC CASING
SUNLEAF BAY
PROP. SAN. SEW. MANHOLE TOP= 71.09 FL= 65.40
PROP. SAN. SEW. MANHOLE TOP= 70.68 FL= 66.91
PROP. SAN. SEW. MANHOLE TOP= 71.13 FL= 66.09
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 146 L.F. R=202'
PROP. SAN. SEW. MANHOLE TOP= 71.25 FL= 67.50
PROP. 30 L.F. OF 16" DR25 PVC CASING
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 165 L.F.
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 10 L.F. R=298'
PROP. 76 L.F. OF 16" DR25 PVC CASING
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 30 L.F.
PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 58 L.F. R=522'
PROP. SAN. SEW. MANHOLE TOP= 71.35 FL= 65.63
COMMON AREA "A"
COMMON AREA "B"
COMMON AREA "C"
COMMON AREA "D"
COMMON AREA "E"
COMMON AREA "F"
COMMON AREA "G"
COMMON AREA "H"

SCALE:1" = 60'

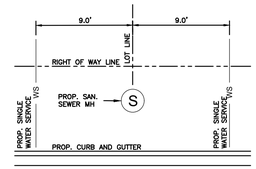
LEGEND (Existing)

12"WL — POTABLE WATER LINE

LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)

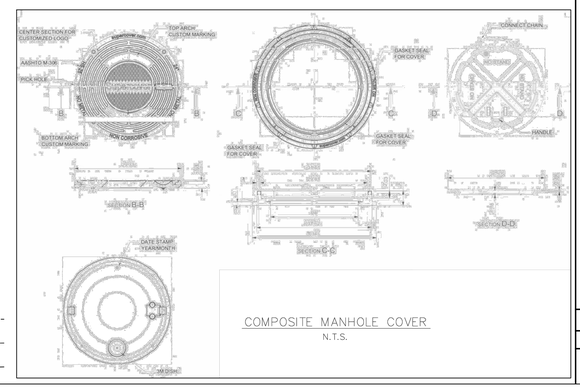
- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL — 8"WL — WATER LINE
- 8"SS — 8"SS — SEWER LINE
- 24"SD — 24"SD — STORM LINE
- IRR — IRR — IRR — IRRIG. LINE

NOTES:
1. SANITARY SEWER LINE AND SERVICES SHALL CROSS UNDER WATER LINE
2. ENCASE SANITARY SEWER SERVICES THAT CROSS OVER WATER LINE
3. RE-USE WATERLINE MATERIAL SHALL BE C-900 DR 18
4. ALL STREET CROSSING WATER SERVICES TO BE STEEL ENCASED WITH 2" THICK CASING (SEE SHEET 06)



CENTER OF ALL DOMESTIC WATER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF SANITARY SEWER MANHOLES AND CENTER OF SANITARY SEWER & REUSE WATER LINES & SERVICES.

WATER SERVICES AT SANITARY SEWER MANHOLE



COMPOSITE MANHOLE COVER
N.T.S.

JOB No. 25223

REVISION: | DATE: | BY:

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

ENG. TECH: JUAN G.
PROJECT ENG. MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

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SUMMERLIN PHASE 1
SUBDIVISION
WESLACO, TEXAS

SANITARY SEWER LAYOUT

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File Name: 25223

SHEET 4 OF 7

PROP. SAN. SEW. MANHOLE TOP= 70.99 FL= 54.38

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 270 L.F. R=322'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 102 L.F. R=2478'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 69 L.F.

PROP. 62 L.F. OF 16" DR25 PVC CASING

PROP. SAN. SEW. MANHOLE TOP= 71.29 FL= 54.15

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 98 L.F.

PROP. SAN. SEW. MANHOLE TOP= 71.07 FL= 53.82

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 10 L.F.

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 161 L.F. R=778'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 147 L.F. R=722'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 64 L.F.

PROP. LIFT STATION FL= 52.66

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 27 L.F. R=153'

PROP. SAN. SEW. MANHOLE TOP= 71.02 FL= 52.87

PROP. 39 L.F. OF 16" DR25 PVC CASING

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 120 L.F.

PROP. 29 L.F. OF 16" DR25 PVC CASING

PROP. SAN. SEW. MANHOLE TOP= 71.43 FL= 53.27

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 24 L.F.

PROP. SAN. SEW. MANHOLE TOP= 71.26 FL= 55.71

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 326 L.F. R=332'

PROP. SAN. SEW. MANHOLE TOP= 70.94 FL= 57.00

PROP. SAN. SEW. MANHOLE TOP= 71.69 FL= 57.77

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 91 L.F.

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 11 L.F. R=1522'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 43 L.F.

PROP. SAN. SEW. MANHOLE TOP= 70.75 FL= 57.43

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 59 L.F. R=578'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 85 L.F. R=578'

PROP. 69 L.F. OF 16" DR25 PVC CASING

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 201 L.F. R=1522'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 186 L.F. R=878'

PROP. SAN. SEW. MANHOLE TOP= 71.15 FL= 58.73

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 24 L.F. R=878'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 301 L.F. R=1522'

PROP. SAN. SEW. MANHOLE TOP= 70.59 FL= 59.82

PROP. 65 L.F. OF 16" DR25 PVC CASING

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 118 L.F. R=1522'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 218 L.F. R=298'

PROP. SAN. SEW. MANHOLE TOP= 70.89 FL= 60.94

PROP. SAN. SEW. MANHOLE TOP= 70.75 FL= 63.11

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 202 L.F. R=342'

PROP. 8" SDR26 PVC PIPE AT -0.335% SL. 283 L.F. R=298'

"COMMON AREA "H"

MATCH LINE "A"

SCALE:1" = 60'

LEGEND (Existing)

12"WL — POTABLE WATER LINE

LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)

- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
- STORM MANHOLE
- TYPE "A" INLET
- SANITARY MANHOLE
- SINGLE SANITARY SEWER SERVICE
- 8"WL — 8"WL — WATER LINE
- 8"SS — 8"SS — SEWER LINE
- 24"SD — 24"SD — STORM LINE
- IRR — IRR — IRR — IRRIG. LINE

NOTES:
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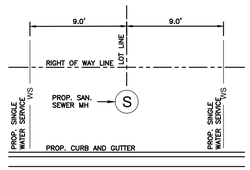
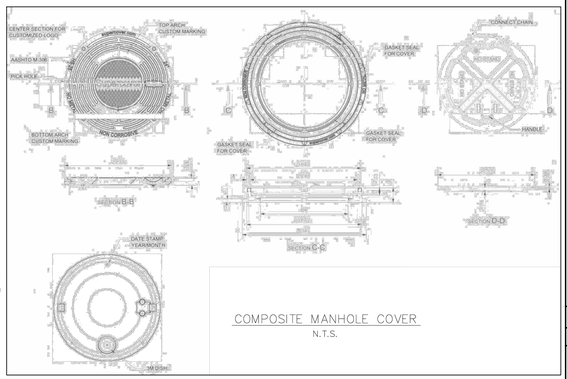
3. RE-USE WATERLINE MATERIAL SHALL BE C-900 DR 18
4. ALL STREET CROSSING WATER SERVICES TO BE STEEL ENCASED WITH 2" THICK CASING (SEE SHEET 06)



CENTER OF ALL DOMESTIC WATER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF SANITARY SEWER MANHOLES AND CENTER OF SANITARY SEWER & REUSE WATER LINES & SERVICES.

WATER SERVICES AT SANITARY SEWER MANHOLE



COMPOSITE MANHOLE COVER
N.T.S.

JOB No. 25223

BY	DATE	REVISION

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX. 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

ENG. TECH: JUAN G.
PROJECT ENG. MARIO REYNA
T-BOOK:
1. RELEASE DATE:
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SUMMERLIN PHASE 1
SUBDIVISION
WESLACO, TEXAS

SANITARY SEWER LAYOUT

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File Name: 25223

SHEET 5 OF 7

Drainage Area 11
105682.732 SF
2.426 AC

Drainage Area 12
48359.187 SF
1.110 AC

Drainage Area 13
37500.877 SF
0.861 AC

Drainage Area 14
28776.328 SF
0.661 AC

Drainage Area 16
47327.493 SF
1.086 AC

Drainage Area 17
63376.125 SF
1.455 AC

Drainage Area 18
9949.896 SF
0.228 AC

Drainage Area 15
46685.757 SF
1.072 AC

Drainage Area 6
60225.160 SF
1.383 AC

Drainage Area 5
81291.439 SF
1.866 AC

Drainage Area 10
58718.616 SF
1.348 AC

Drainage Area 4
108276.965 SF
2.486 AC

Drainage Area 9
87566.470 SF
2.010 AC

Drainage Area 8
68498.023 SF
1.572 AC

Drainage Area 3
49400.409 SF
1.134 AC

Drainage Area 2
30290.630 SF
0.695 AC

Drainage Area 7
115469.627 SF
2.651 AC

Drainage Area 1
57737.671 SF
1.325 AC

LAGUNA DR.

MOONLIGHT S

SUMMERLIN BLVD.

BRISA DR.

SUNLEAF DR.

COMMON AREA "D"

COMMON AREA "A"

COMMON AREA "B"

COMMON AREA "C"

COMMON AREA "E"

COMMON AREA "F"

COMMON AREA "G"

S.M. #5

S.M. #4

S.M. #3

S.M. #2

S.M. #1

SCALE:1" = 60'

JOB No.
25223

BY	DATE	REVISION

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SUMMERLIN PHASE 1
SUBDIVISION
WESLACO, TEXAS

DRAINAGE AREAS

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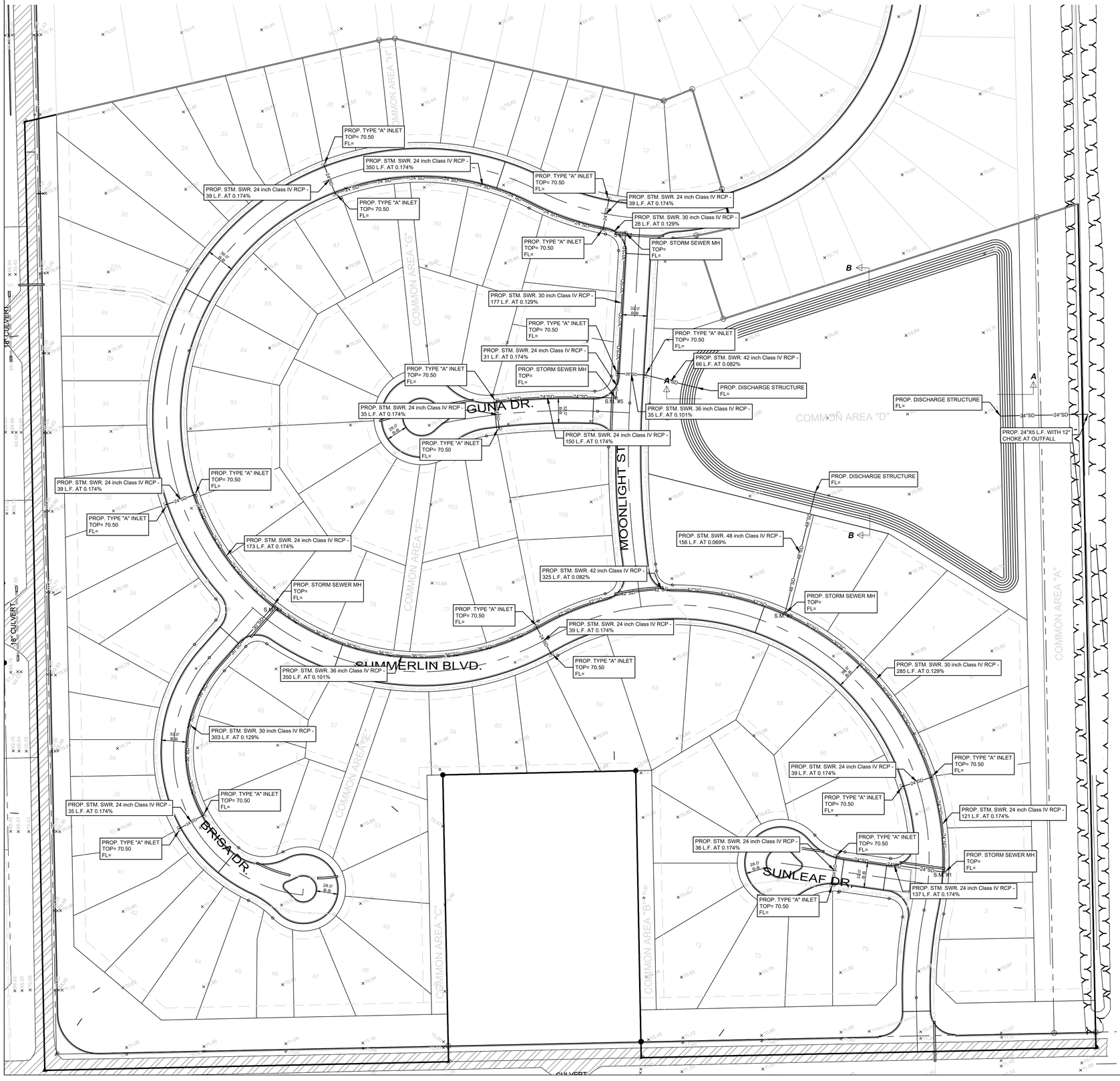
File Name: 25223

SHEET 6 OF 7

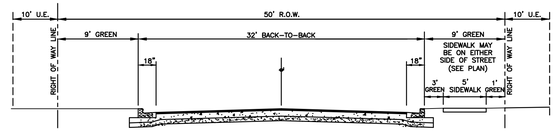


LEGEND

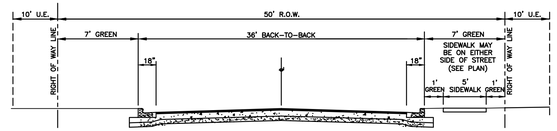
	PROPERTY LINE
8"SS	PROPOSED WASTEATER LINE
W	PROPOSED WATERLINE
60.00	PROPOSED CONTOUR LINE
78.00	EXISTING CONTOUR LINE
24"SD	PROPOSED 24" STORM DRAIN LINE
	TYPE "A" INLET
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED SINGLE WATER SERVICE
S	PROPOSED SINGLE WASTEWATER SERVICE

N

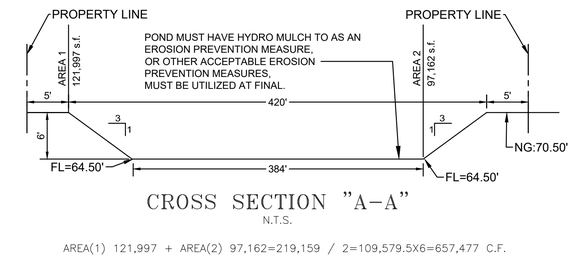
SCALE:1" = 60'



RESIDENTIAL STREET SECTION

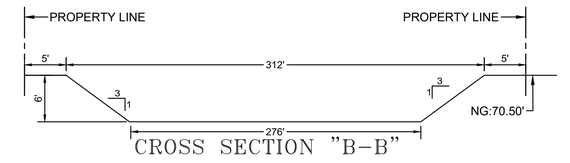


RESIDENTIAL STREET SECTION

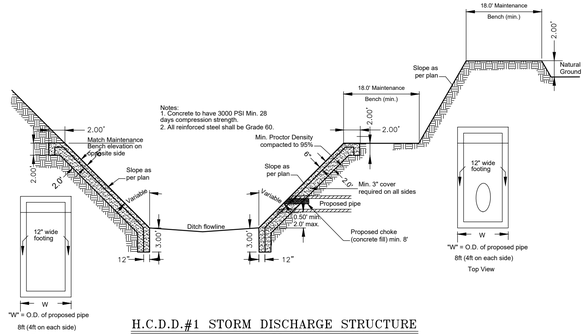


CROSS SECTION "A–A"
N.T.S.

AREA(1) 121,997 + AREA(2) 97,162=219,159 / 2=109,579.5X6=657,477 C.F.



CROSS SECTION "B–B"



H.C.D.D.#1 STORM DISCHARGE STRUCTURE
N.T.S.

DETENTION REQUIRED:	191,564 CF.
DETENTION PROVIDED:	657,477 CF.

JOB No. 25223

REVISION	DATE	BY

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SUMMERLIN PHASE 1
SUBDIVISION
WESLACO, TEXAS

STORM LAYOUT

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File Name: 25223

SHEET 7 OF 7

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-520

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for Bridge Heights Subdivision being a 11.327-acre tract of land out of Farm Tract 758, West & Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 110ft East of South Bridge and Mile 5 N Rd. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed sixty-two (62) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "B". Applicant is requesting a variance for road connectivity due to being a non-paved county road.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the final plat and the variance request at their regular meeting of May 6, 2026.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Xavier Salinas	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval of Final Plat.

Attachments, if any:
Bridge Heights- Memo, Bridge Heights -Application, Drainage Report and Legal Documents, Bridge Heights plat, Bridge Heights - Aerial

Responsibilities upon Approval:

Staff will advise the applicant.

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

M E M O

TO: Mayor and City Commission

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

RE: Bridge Heights - Final Plat

DATE: May 11, 2026

The proposed sixty-two (62) lot subdivision is located within the City of Weslaco. The subdivision will be served by water and sanitary sewer services provided by the City of Weslaco. The applicant is requesting a variance for roadway connectivity to the north due to the adjacent county road being unpaved. The proposed development will consist of townhome-style residential use. The Planning and Zoning Commission has recommended approval of the Final Plat and the associated variance request.

Thank you,

Rebekah de la Fuente, CFM

PLAT-000999-2026

SUBDIVISION PLATTING APPLICATION

RECEIVED
FEB 25 2026
By

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

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

FILE NO. _____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: Bridge Heights

Location: Bridge Ave. just north of Mile 5 N. Rd.

Legal Description: A 11.327 acre tract of land, out of farm tract 758, the west and adams tracts recorded in volume 2, page 34-37, 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: RT-1

Existing Land Use: Agriculture Proposed Land Use: Townhomes

Number of Lots Proposed: 62 Gross Acreage: 11.327

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

Owner's Name: South Texas Providential Development, LLC Telephone: (956) 784-9874

Address: 1108 Houston Way Fax: _____

City: San Juan State: TX Zip: 78589 E-mail: marc@ursa-holdings.com

ENGINEER INFORMATION

Name: Supreme Engineering, PLLC Telephone: (956) 403-1314

Address: 138 Paseo del Prado Ste. 7 Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: omar.cano@supremeengineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☑ YES ☐ NO Water Provision: City of Weslaco

☑ YES ☐ NO Wastewater Provision: City of Weslaco

☑ YES ☐ NO Electric Company: AEP

☐ YES ☑ NO Phone Utility_____	☐ YES ☑ NO Gas Utility	☑ YES ☐ NO Cable Utility

Proposed subdivision is in the following districts:

☑ YES ☐ NO Drainage District #1	☑ YES ☐ NO Irrigation District #9

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

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

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

SUBMITTALS REQUIRED FOR MINOR PLAT REVIEW

_____**Two (2)** sets of plats **folded and stapled** (24 x 36) and forward a copy in PDF format to **rdelafuente@weslacotx.gov**
_____PDF copy of all documents submitted (emailed or USB)
_____ Planning Review fee **$300 + $25/lot for residential (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01 - 10 acres, $400 + $400 (10 acres or greater) for commercial, industrial, or apartment.**, Fire Review fee **$100.00**
_____One 11" X 17" reduced copy of plat
_____Plat Layout
- _____Existing & Proposed Easements
- _____Existing & Proposed ROW
- _____Existing & Proposed Drainage Easements
- _____Contours
- _____Flood Zones
- _____Adjoiners
- _____Existing street names

_____Drainage plans and calculations with engineer's seal
- _____Elevations
- _____Flood directional arrows
- _____Detention areas
- _____Street names

_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full

SUBMITTALS REQUIRED FOR PRELIMINARY (P & Z)

_____**Twelve (12)** sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to **rdelafuente@weslacotx.gov**
_____PDF copy of all documents submitted (emailed or USB)
_____Planning Review fee **$300 + $25/lot for residential (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01 - 10 acres, $400 + $400 (10 acres or greater) for commercial, industrial, or apartment.**, Fire Review fee **$100.00**
_____One 11" X 17" reduced copy of plat

_____Plat Layout
_____Existing & Proposed Easements
_____Existing & Proposed ROW_____Existing & Proposed Drainage Easements
_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
_____Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
_____Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
_____Proof of ownership of the property
_____If septic tank system required, submit soil evaluation report
_____Water Rights associated with the property
_____Tax Receipt for all taxing entities showing that taxes are paid in full
_____Number of fire hydrants proposed for subdivision

SUBMITTALS REQUIRED FOR FINAL (P & Z) **Will not apply to Single Lot Variance**
_____**Twelve (12)** sets of plans **FOLDED & STAPLED** (24 x 36) & **PDF** copy **with all corrections**
_____Plats to be sealed by Professional Engineer
_____Approved Drainage Report

SUBMITTALS REQUIRED FOR FINAL (City Commission)
_____One set of 8 ½ x 11 of plat and utilities with all corrections done

SUBMITTALS REQUIRED FOR PRE-CONSTRUCTION MEETING
_____Seven (7) full sets of construction plans 24 x 36 and one (1) 11 x 17 with plan & profile.
_____Material Testing are obtained by the city, developer will pay the full cost of the proposal
_____$85.00 per hour inspection fee to be billed monthly
_____Traffic Impact Analysis (If required)
_____Notice of Intent
_____SW3P

SUBMITTALS REQUIRED FOR RECORDING OR HIDALGO COUNTY PLANNING
_____Electronic file of final plat and as-builds
_____Reproducible plat to be recorded with all required signatures
_____Checks or Receipts: HCCID #9; HCDD #1; County Clerk
_____Tax certificates
_____Memo from engineering inspector releasing subdivision
_____Water Rights shall be paid prior to recordation at $2,896.81 per acre ft
_____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: Misael Perez

Owner Signature: Misael Perez (Feb 24, 2026 12:39:40 CST) Date: 24/02/2026

_____ is the authorized agent

Authorized Agent Signature: _____ Date: _____

Authorized Agent Printed Name: _____

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

APPLICATION FOR SUBDIVISION VARIANCE

VAR-001030-2026

FILE NO._____

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

RECEIVED
APR 24 2026
By

GENERAL INFORMATION

Name of Subdivision: Bridge Heights

Location: Bridge Ave. just north of Mile 5 N. Rd.

Legal Description: A 11.327 acre tract of land, out of farm tract 758, the west and adams tracts recorded in volume 2, page 34-37, Hidalgo County, Texas.

VARIANCE TYPE:

☐ Streetlights ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Sanitary Sewer ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Fire Hydrants ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Setbacks ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Drainage ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Minimum Lot Size ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Sidewalks ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☐ Easement Requirements ☐ YES ☑ NO

Describe in detail the reason for the variance request:

☑ Other Road Connectivity ☑ YES ☐ NO

Describe in detail the reason for the variance request:
No road connection to Hope Ave. due to being a non paved county road. Hope Ave. is part of Angela Subdivision, North side of Bridge Heights, is a one road subdivision with existing 3 ingress and egress for traffic circulation.

OWNER INFORMATION

Owner's Name: South Texas Providential Development, LLC Telephone: (956) 784-9874

Address: 1108 Houston Way Fax:

City: San Juan State: TX Zip: 78589 E-mail: marc@ursa-holdings.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: Misael Perez

Owner Signature: Misael Perez Apr 24, 2026 13:35:10 CDT) Date: 24/04/2026

is the authorized agent

Authorized Agent Signature: Date:

Authorized Agent Printed Name:

PLAN CORRECTIONS REPORT PAR-000946-2025
FOR CITY OF WESLACO

PLAN ADDRESS: Bridge Heights
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 11/03/2025 **SQUARE FEET:** 0.00 **DESCRIPTION:** BRIDGE HEIGHTS

EXPIRATION DATE: 11/03/2026 **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Engineer		SUPREME ENGINEERING	135 Paseo Del Prado Ste 7 Edinburg, TX 78539
Owner		SOUTH TEXAS PROVIENTIAL DEVELOPMENT	1108 Houston Way San Juan, TX 78589

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Requires Re-submit	Felix Salazar email: fsalazar@weslacotx.gov
Building Review - Planning v.2 Building Review - Planning	Approved	Felix Salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Engineering v.2 Review conducted by the engineering department	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Engineering v.3 Review conducted by the engineering department	Approved	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Fire Review v.1 Review by the fire department	Approved with Comments	Mike Swinnea email: mswinnea@weslacotx.gov
Planning/Zoning v.1 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.2 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.3 Review conducted by the planning and zoning department	Approved with Comments	Kayla Arevalo email: karevalo@weslacotx.gov
Police v.1 Review conducted by the police department	Not Required	System Administrator Ph: 444 email: admin@energov.com
Public Works v.1 Public Works	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.2 Public Works	Approved	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov

PLAN CORRECTIONS REPORT (PAR-000946-2025)

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

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

General Condition - Planning approved w/comments.
Comment: 1.Proposed street names need to be aligned with existing streets. Developer must provide letter from 911 addressing of approved street names
2. Minimum Building Setback lines shall be as follows:
Front : 25’ (otherwise must apply for a variance) (note 2nd revisions was at 25’and 3rd revisions changed to 20’)
Cul-de-sac (front) : 25’ (otherwise must apply for a variance)

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

Drainage Statement

Bridge Heights Subdivision

Weslaco, Texas

Prepared by:

Supreme Engineering, PLLC
Texas Engineering Firm F-21135
135 Paseo del Prado Ste 7
Edinburg, TX 78539
(956) 403-1314

November 20, 2025

Index

- Cover Sheet
- Index Sheet
- Drainage Statement
- Drainage Calculations
- Table 3-2 Intercept Coefficients “k” value
- Table 3-3 Runoff Coefficients Table "C" value
- Weighted "C" Calculation “if applicable”
- Time of Concentration Determination Table “if applicable”
- Location Map
- USDA Contours
- USDA Soils Map
- Soils Legend & Description
- USDA Soil Engineering Properties
- FEMA FIRM with site location
- Subdivision Plat
- Preliminary Site/Drainage Plan Layout

Bridge Heights Subdivision Drainage Statement

Bridge Heights Subdivision being 11.327 acres of land out of farm tract 758, West Adams tracts, recorded in volume 2, pages 34-37, map records Hidalgo County, Texas. The property is located along S. Bridge Avenue, north 0.35 miles of the intersection with Mile 5 N. Rd. within the **City of Weslaco** limits, County of Hidalgo, Texas. Property is on the process of annexing the City of Weslaco. The tract is **currently vacant**. Proposing a **single-family** development.

The property is located mostly in **Zone "B"** on FEMA's Flood Insurance Rate Map, Community Panel No. 480334 0525B Map dated January 2, 1981. Zone B is defined as areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.

The predominate soils in this area are Hidalgo sandy clay loan and Hidalgo fine sandy loam (**Soils 25 & 28**), these soils belong to hydrologic group "B" which have a moderate infiltration rate when thoroughly wet. Group B soils 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. (See "USDA, NRCS Web Soil Survey" Soils Maps, Engineering Properties and information for the Hidalgo County, Texas).

The surface runoff of this property flows in an easterly direction. The pre-development storm runoff is 10.35 cfs based on a 10-year storm frequency, as per attached calculations. The post-development storm runoff is 58.26 cfs based on a 50-year storm frequency, which is an increase of 47.91 cfs as per the attached calculations.

In accordance with Hidalgo County Drainage District No. 1 (HCDD1) and City of **Weslaco**'s drainage policy, the 11.327-acre property storm drainage system for the proposed **single-family subdivision** will consist of sheet flow through proposed paved street, gutters, inlets and storm sewer system with pipe sizes 18", 24", 30", and 36" as shown on the attached storm sewer plan.

Pertinent permitting as necessary shall be coordinated with the City of **Weslaco, HCCID9** and **HCDD1** during public improvements.

In accordance with HCDD1 and City of **Weslaco**'s drainage policy, the difference between the pre (10-yr storm) and the post (50-yr storm) development storm runoff shall not increase; therefore, as per attached calculations, the required detention of **72,639 cubic feet (1.67 acre-ft)** of storm runoff shall be stored as per attached calculations. The additional runoff will be accommodated in a proposed on-site detention. The proposed pond excavation will accommodate **74,979 cubic feet (1.72 acre-ft)** of detention runoff. The pond will discharge with a 24" RCP line into a south HCDD1 ditch, that transitions into Ditch 36 with an ultimate outfall at IBWC floodway.

By Hector Garcia 11/20/2025

Engineer Signature Date

Project Name: **Bridge Heights Subdivsion**
Project Location: **City of Weslaco**
Proposed Use: **Single-Family**
Calculation Analysis: **Rational Method (TxDOT Hydraulic Design Manual, Revised Sep 2019)**

Pre Development (Existing) Conditions 10 - Year Storm Frequency

Property Area: 11.327 Acres
493,404.1 Sq Ft

Time of Concentration, t_c: 28 Minutes

Overland Flow Velocity, V: 0.28 ft/s

Shallow Conc. Velocity, V: 0.51 ft/s

Runoff Coefficient, C: ***0.20*** Table 3-3

Intensity, I: ***4.57 in/hr***

Peak Flow, Q: 10.35 cfs

Surface Conditions

Flow Length, L:	780 Feet	
Surface Constant, K_u:	3.28	
Overland Flow Length, L:	100 Feet	
Intercept Coefficient, k:	0.274	Table 3-2
Slope, S_p:	0.10 %	
Shallow Concentraded Flow Length, L:	680 Feet	
Intercept Coefficient, k:	0.491	Table 3-2
Slope, S_p:	0.10 %	

Rainfall Coefficients (10-yr storm)

e:	0.812
b:	92.23
d:	12.33

Post Development (Future) Conditions 50 - Year Storm Frequency

Property Area: 11.327 Acres
493,404.1 Sq Ft

Time of Concentration, t_c: 13 Minutes

Velocity, V: 1.02 ft/s

Runoff Coefficient, C: ***0.55***

Intensity, I: ***9.35 in/hr***

Peak Flow, Q: 58.26 cfs

Surface Conditions

Flow Length, L:	780 Feet	
Surface Constant, K_u:	3.28	
Intercept Coefficient, k:	0.619	Table 3-2
Slope, S_p:	0.25 %	

Rainfall Coefficients (50-yr storm)

e:	0.795
b:	123.47
d:	12.86

11/20/2025

Hector Garcia

Modified Rational Method
Detention Calculations (50-yr Storm Frequency)

Duration		Intensity 50-year	Q_{in}	Vol_{in}	Q_{out}*	Vol_{out}	Storage Required	
(min)	*(hr)*	*(in/hr)*	*(cfs)*	*(ft^3)*	*(cfs)*	*(ft^3)*	*(ft^3)*	*(acre-ft)*
10	0.17	10.25	63.87	38,324.89	10.35	7,078.03	31,246.86	0.72
20	0.33	7.68	47.86	57,435.94	10.35	10,181.63	47,254.31	1.08
30	0.50	6.22	38.75	69,745.39	10.35	13,285.23	56,460.16	1.30
40	0.67	5.26	32.80	78,709.64	10.35	16,388.83	62,320.80	1.43
50	0.83	4.59	28.57	85,723.31	10.35	19,492.43	66,230.88	1.52
60	1.00	4.08	25.41	91,473.31	10.35	22,596.04	68,877.27	1.58
70	1.17	3.68	22.94	96,343.71	10.35	25,699.64	70,644.07	1.62
80	1.33	3.36	20.95	100,569.15	10.35	28,803.24	71,765.91	1.65
90	1.50	3.10	19.32	104,302.66	10.35	31,906.84	72,395.83	1.66
100	1.67	2.88	17.94	107,649.20	10.35	35,010.44	**72,638.76**	**1.67**
110	1.83	2.69	16.77	110,683.66	10.35	38,114.04	72,569.62	1.67
120	2.00	2.53	15.76	113,461.29	10.35	41,217.64	72,243.65	1.66
130	2.17	2.39	14.87	116,023.93	10.35	44,321.24	71,702.69	1.65
140	2.33	2.26	14.10	118,404.00	10.35	47,424.84	70,979.15	1.63
150	2.50	2.15	13.40	120,627.11	10.35	50,528.44	70,098.66	1.61
160	2.67	2.05	12.78	122,713.83	10.35	53,632.05	69,081.78	1.59
170	2.83	1.96	12.22	124,680.94	10.35	56,735.65	67,945.29	1.56
180	3.00	1.88	11.72	126,542.28	10.35	59,839.25	66,703.03	1.53
190	3.17	1.81	11.26	128,309.42	10.35	62,942.85	65,366.57	1.50
200	3.33	1.74	10.83	129,992.09	10.35	66,046.45	63,945.64	1.47
210	3.50	1.68	10.44	131,598.61	10.35	69,150.05	62,448.56	1.43
220	3.67	1.62	10.09	133,136.10	10.35	72,253.65	60,882.45	1.40

Proposed Total Detention:	**72,638.76 cu. ft.**	**1.67 acre-ft**
Detention/Acre Developed	**6,412.89 cu. ft.**	**0.15 acre-ft**

11/20/2025

Hector Garcia

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

Table 3-2: Intercept Coefficients

Rainfall Intensity-Duration-Frequency Coefficients for Te

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

28 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613
b (in.)	72.40	100.21	116.24	140.47	170.66
d (min)	12.92	13.90	14.33	15.32	16.71
Intensity (in./hr)	2.93	3.96	4.64	5.55	6.47

(Spreadsheet Release Date: August 31, 2015; data table reshuffl

Rainfall Intensity-Duration-Frequency Coefficients for Te

Based on United States Geological Survey (USGS) Scientific Investigations Report 2004–5041
"Atlas of Depth-Duration Frequency of Precipitation Annual Maxima for Texas"

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Hidalgo

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13 min

Coefficient	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)
e	0.8645	0.8647	0.8599	0.8572	0.8613
b (in.)	72.40	100.21	116.24	140.47	170.66
d (min)	12.92	13.90	14.33	15.32	16.71
Intensity (in./hr)	4.34	5.82	6.76	8.00	9.19

(Spreadsheet Release Date: August 31, 2015; data table reshuffl

BRIDGE HEIGHTS SUBDIVISION
HYDRAULIC CALCULATIONS

#Line	Pipe	From	To	3D Length - Center to Center	Drainage Area Inc	Drainage Area Total	Runoff Coeff "C"	Area X "C" Inc	Area X "C" Total	Time of Concentration Inlet	Time of Concentration System	Rain "I"	Runoff "Q"	Known Q	Total Q	Pipe Dia.	Full Q	Velocity Full	Velocity Design	Sec Time	Invert Elevation U/S	Invert Elevation D/S	Crown Drop	Slope
				(ft)	(sq. ft)	(sq. ft)		(sq. ft)	(sq. ft)	(min)	(min)	(inch/hr)	(cu. ft/sec)	(cu. ft/sec)	(cu. ft/sec)	(ft)	(cu. ft/sec)	(ft/s)	(ft/s)	(min)	(ft)	(ft)	(ft)	
1	Pipe - (26)	STMH1	OUTFALL	31.91	0	466518.54	0	0	256585.19	0	33.35	4.413	26.209	0	26.209	3	27.527	3.894	4.428	0.12	68.55	68.5	N/A	0.17%
2	Pipe - (15)	STMH2	STMH1	204.85	0	212967.33	0	0	117132.03	0	31.945	4.476	12.135	0	12.135	2	12.403	3.948	4.496	0.759	71.05	70.44	N/A	0.30%
3	Pipe - (14)	CI5	STMH2	126.06	17924.93	212967.33	0.55	9858.71	117132.03	10.736	31.477	4.496	12.192	0	12.192	2	12.403	3.948	4.496	0.467	71.43	71.05	N/A	0.30%
4	Pipe - (13)	STMH3	CI5	84.87	0	145847.8	0	0	80216.29	0	31.067	4.515	8.383	0	8.383	2	9.607	3.058	3.443	0.411	71.58	71.43	N/A	0.18%
5	Pipe - (12)	CI1	STMH3	487.36	17687.36	35700	0.55	9728.05	19635	10.134	10.238	7.25	3.295	0	3.295	2	9.607	3.058	2.77	2.932	72.46	71.58	N/A	0.18%
6	Pipe - (11)	CI1.1	CI1	36	18012.64	18012.64	0.55	9906.95	9906.95	10.014	10.014	7.306	1.675	0	1.675	1.5	5.361	3.034	2.68	0.224	72.55	72.46	N/A	0.26%
7	Pipe - (17)	CI2	STMH3	232.55	57120.16	110147.8	0.55	31416.09	60581.29	27.174	29.882	4.574	6.415	0	6.415	2	9.607	3.058	3.273	1.184	72.67	72.25	N/A	0.18%
8	Pipe - (16)	CI2.1	CI2	36	53027.64	53027.64	0.55	29165.2	29165.2	29.691	29.691	4.593	3.101	0	3.101	1.5	5.361	3.034	3.142	0.191	72.76	72.67	N/A	0.26%
9	Pipe - (18)	CI5.1	CI5	36	49194.59	49194.59	0.55	27057.03	27057.03	27.911	27.911	4.771	2.988	0	2.988	1.5	5.361	3.034	3.114	0.193	72.02	71.93	N/A	0.26%
10	Pipe - (22) (1)	CI4	STMH1	306.91	60440.02	253551.21	0.55	33242.01	139453.16	27.174	31.86	4.479	14.46	0	14.46	2.5	14.803	3.016	3.434	1.49	68.95	68.55	N/A	0.13%
11	Pipe - (21)	STMH4	CI4	193	0	118291.44	0	0	65060.29	0	30.89	4.523	6.811	0	6.811	2	9.607	3.058	3.315	0.97	72.18	71.83	N/A	0.18%
12	Pipe - (20)	CI3	STMH4	191	49172.47	118291.44	0.55	27044.86	65060.29	25.952	29.932	4.569	6.882	0	6.882	2	9.607	3.058	3.322	0.958	72.52	72.18	N/A	0.18%
13	Pipe - (19)	CI3.1	CI3	36	69118.96	69118.96	0.55	38015.43	38015.43	29.751	29.751	4.587	4.037	0	4.037	1.5	5.361	3.034	3.33	0.18	72.61	72.52	N/A	0.26%
14	Pipe - (25)	CI4.1	CI4	36	74819.75	74819.75	0.55	41150.86	41150.86	28.872	28.872	4.675	4.453	0	4.453	1.5	5.361	3.034	3.39	0.177	72.77	72.68	N/A	0.26%

#Line	Struct. ID	D	Q	L	V	d	dc	v^2/2g	EGLo	HGLo	Sf	Total Pipe Loss	EGLi	HGLi	Ea	EGLa	U/S TOC	Surface Elev.	Step4*	Step7*	Step14*
		(ft)	(cu. ft/sec)	(ft)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)			
0	OUTFALL								70.84	70.84							71.5	72.33			
1	STMH1	3	26.209	31.91	4.428	2.34	1.65	0.3	71.15	70.84	0.002	0.05	71.2	70.9	2.81	71.36	72.44	79.04	N/A	Case C	Case B
2	STMH2	2	12.135	204.85	4.496	1.6	1.25	0.31	72.35	72.04	0.003	0.61	72.97	72.65	2.03	73.08	73.05	78.62	N/A	Case B	Case B
3	CI5	2	12.192	126.06	3.881	1.61	1.26	0.23	73.17	72.94	0.003	0.37	73.54	73.31	2.21	73.64	73.43	78.36	Case B	N/A	Case B
4	STMH3	2	8.383	84.87	2.669	2	n/a	0.11	73.68	73.57	0.001	0.12	73.8	73.69	2.29	73.87	73.58	78.58	Case B	N/A	Case A
5	CI1	2	3.295	487.36	1.049	0.81	0.63	0.02	73.87	73.86	0	0.1	73.98	73.96	1.53	73.99	73.96	78.55	Case B	N/A	Case B
6	CI1.1	1.5	1.675	36	0.948	0.58	0.49	0.01	74	73.98	0	0.01	74	73.99	1.47	74.02	---	78.55	Case B	N/A	Case B
7	CI2	2	6.415	232.55	3.273	1.2	0.9	0.17	73.9	73.81	0.002	0.42	74.32	74.15	1.77	74.44	74.17	78.25	N/A	Case F	Case B
8	CI2.1	1.5	3.101	36	1.755	1.5	n/a	0.05	74.46	74.41	0.001	0.03	74.49	74.44	1.76	74.52	---	78.26	Case B	N/A	Case A
9	CI5.1	1.5	2.988	36	1.691	1.5	n/a	0.04	73.66	73.61	0.001	0.03	73.69	73.64	1.7	73.72	---	78.36	Case B	N/A	Case A
10	CI4	2.5	14.46	306.91	2.946	2.5	n/a	0.13	71.41	71.28	0.001	0.38	71.79	71.66	2.89	71.84	73.83	78.27	Case B	N/A	Case A
11	STMH4	2	6.811	193	3.315	1.24	0.93	0.17	73.25	73.08	0.002	0.35	73.6	73.42	1.56	73.74	74.18	78.12	N/A	Case B	Case B
12	CI3	2	6.882	191	3.322	1.25	0.93	0.17	73.78	73.68	0.002	0.34	74.13	73.95	1.73	74.25	74.02	78.1	N/A	Case F	Case B
13	CI3.1	1.5	4.037	36	2.284	1.5	n/a	0.08	74.28	74.2	0.001	0.05	74.34	74.26	1.78	74.39	---	78.11	Case B	N/A	Case A
14	CI4.1	1.5	4.453	36	3.39	1.04	0.81	0.18	73.9	73.72	0.003	0.09	73.99	73.81	1.36	74.13	---	78.27	N/A	Case A	Case B

*URBAN DRAINAGE DESIGN MANUAL - Hydraulic Engineering Circular No.22 Third Edition

#Line	Struct. ID	Exit Ho	Hf	Hb	Hc	He	Hj	Total	Ei	y+(P/gamma)	DI	Eai	CB	C-theta	Cp	Ha	Ea
		(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)		(ft)				(ft)	(ft)
0	OUTFALL																
1	STMH1	0.3	0.05	0	0	0	0	0.05	2.65	2.34	0.377	2.71	0	1.608	0	0.1	2.81
2	STMH2	0	0.61	0	0	0	0	0.61	1.92	1.6	0.482	1.98	0	0.812	0	0.05	2.03
3	CI5	0.09	0.37	0	0	0	0	0.37	2.11	1.88	0.484	2.16	0	0.872	0.201	0.05	2.21
4	STMH3	0.04	0.12	0	0	0	0	0.12	2.22	2.11	0.333	2.24	0	2.044	0	0.05	2.29
5	CI1	0.01	0.1	0	0	0	0	0.1	1.52	1.5	0.131	1.52	0	1.618	1.132	0.01	1.53
6	CI1.1	0.01	0.01	0	0	0	0	0.01	1.45	1.44	0.137	1.46	0	0	3.028	0.01	1.47
7	CI2	0.03	0.42	0	0	0	0	0.42	1.65	1.48	0.255	1.68	0	1.538	1.01	0.08	1.77
8	CI2.1	0.02	0.03	0	0	0	0	0.03	1.73	1.68	0.253	1.74	0	0	2.505	0.02	1.76
9	CI5.1	0.02	0.03	0	0	0	0	0.03	1.66	1.62	0.243	1.67	0	0	3.11	0.03	1.7
10	CI4	0.05	0.38	0	0	0	0	0.38	2.85	2.71	0.329	2.87	0	0	0.722	0.02	2.89
11	STMH4	0	0.35	0	0	0	0	0.35	1.42	1.24	0.27	1.45	0	3.215	0	0.11	1.56
12	CI3	0.04	0.34	0	0	0	0	0.34	1.61	1.43	0.273	1.64	0	1.867	0.82	0.09	1.73
13	CI3.1	0.03	0.05	0	0	0	0	0.05	1.73	1.65	0.329	1.74	0	0	2.501	0.04	1.78
14	CI4.1	0	0.09	0	0	0	0	0.09	1.22	1.04	0.363	1.26	0	0	2.827	0.1	1.36

11/20/2025

Hector Garcia

No.	Name	Stat.	Drain. Area A	Runoff Coeff. C	Time of Conc.	Rainfall Intens.	Q=CIA/Kc	Known Q	Longitudinal Slope SL	Cross Slope Sx	Cross Slope Sw	Prev. Bypass Flow	Total Gutter Flow	Depth d	Gutter Width	Spread T	W / T	Inlet Type	Grate Length	Grate Width	Curb Opening Length	Curb Opening Height	Intercept Flow Qi	Bypass Flow Qb	Bypass Structure	Remark
		(ft)	(sq. ft)		(min)	(inch/hr)	(cu. ft/sec)	(cu. ft/sec)				(cu. ft/sec)	(cu. ft/sec)	(ft)	(ft)	(ft)			(ft)	(ft)	(ft)	(ft)	(cu. ft/sec)	(cu. ft/sec)		
1	CI1.1	---	18012.64	0.55	10.014	7.306	1.675	0	-1	0.02	0.05	0	1.675	0.253	2	9.644	0.207	Curb inlet	---	---	5	0.417	1.675	0	---	
2	CI1	---	17687.36	0.55	10.134	7.276	1.638	0	-1	0.02	0.05	0	1.638	0.25	2	9.501	0.21	Curb inlet	---	---	5	0.417	1.638	0	---	
3	CI5	---	17924.93	0.55	10.736	7.125	1.626	0	-1	0.02	0.05	0	1.626	0.249	2	9.453	0.212	Curb inlet	---	---	5	0.417	1.626	0	---	
4	CI2.1	---	53027.64	0.55	29.691	4.593	3.101	0	-1	0.02	0.05	0	3.101	0.351	2	14.538	0.138	Curb inlet	---	---	5	0.417	3.101	0	---	
5	CI2	---	57120.16	0.55	27.174	4.844	3.523	0	-1	0.02	0.05	0	3.523	0.377	2	15.827	0.126	Curb inlet	---	---	5	0.417	3.523	0	---	
6	CI5.1	---	49194.59	0.55	27.911	4.771	2.988	0	-1	0.02	0.05	0	2.988	0.344	2	14.182	0.141	Curb inlet	---	---	5	0.417	2.988	0	---	
7	CI3.1	---	69118.96	0.55	29.751	4.587	4.037	0	-1	0.02	0.05	0	4.037	0.407	2	17.332	0.115	Curb inlet	---	---	5	0.417	4.037	0	---	
8	CI3	---	49172.47	0.55	25.952	4.966	3.109	0	-1	0.02	0.05	0	3.109	0.351	2	14.562	0.137	Curb inlet	---	---	5	0.417	3.109	0	---	
9	CI4	---	60440.02	0.55	27.174	4.844	3.727	0	-1	0.02	0.05	0	3.727	0.389	2	16.435	0.122	Curb inlet	---	---	5	0.417	3.727	0	---	
10	CI4.1	---	74819.75	0.55	28.872	4.675	4.453	0	-1	0.02	0.05	0	4.453	0.43	2	18.504	0.108	Curb inlet	---	---	5	0.417	4.453	0	---	

Cut/Fill Report

Generated: 2025-11-20 16:45:53

By user: Junior

Drawing: K:\Shared drives\Supreme Engineering_Projects\E23-017 Bridge Heights Subdivision\CAD\Construction Plans\K:\Shared drives\Supreme Engineering_Projects\E23-017 Bridge Heights Subdivision\CAD\Construction Plans\E23-017 Master Updated Single Family.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Detention Provided	full	1.000	1.000	14915.42	2776.97	179.82	2597.15<Cut>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	14915.42	2776.97	179.82	2597.15<Cut>

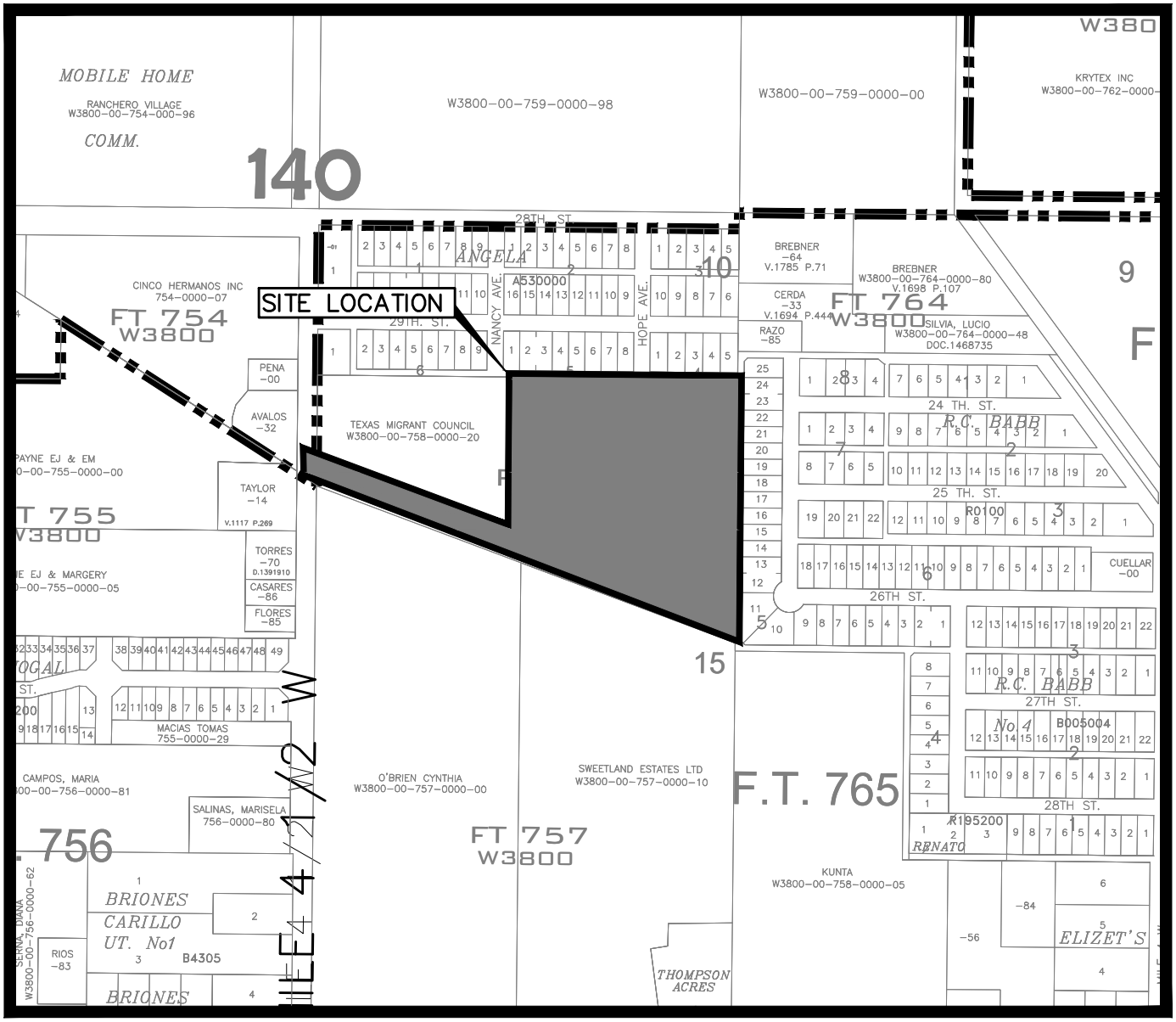
* Value adjusted by cut or fill factor other than 1.0

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
Caliche	0.70
Drives & Walks:	
Concrete	0.75
Rooftop	0.75

BRIDGE HEIGHTS SUBDIVISION



LOCATION MAP

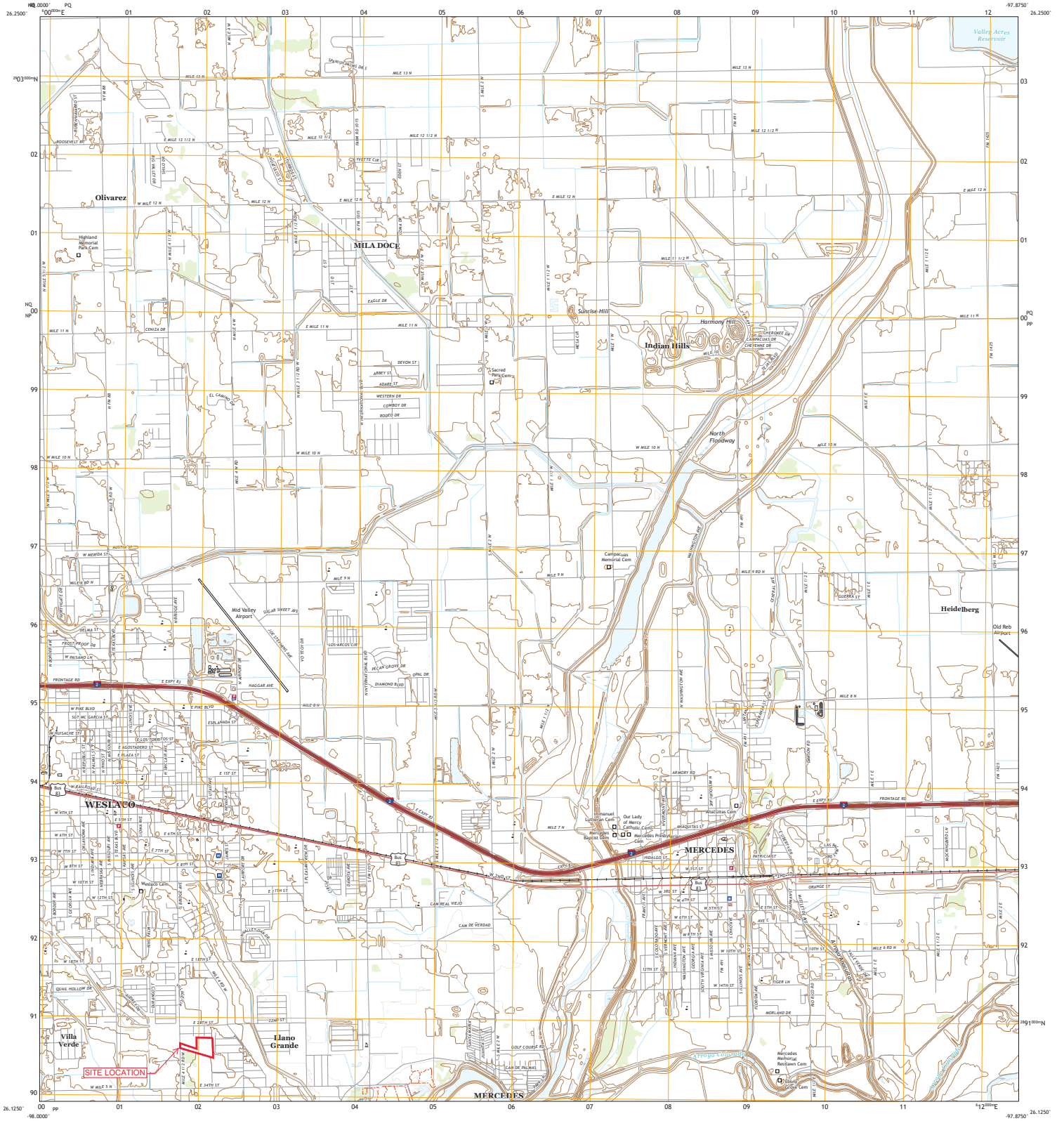
BRIDGE HEIGHTS SUBDIVISION

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS.

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

MERCEDES QUADRANGLE
TEXAS - HIDALGO COUNTY
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
1 000-meter grid:Universal Transverse Mercator, Zone 14R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, November 2016 - January 2017
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2018
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory Not Available

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
NQ PQ
NP PP
Grid Zone Designation 14R

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 FEET

CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

TEXAS
QUADRANGLE LOCATION

ADJOINING QUADRANGLES
1 La Blanca
2 Edcouch
3 Santa Rosa
4 Donna
5 La Feria
6 San Juan SE
7 Progreso
8 Santa Maria

ROAD CLASSIFICATION
Expressway — Local Connector
Secondary Hwy — Local Road
Ramp — 4WD
Interstate Route — US Route — State Route

MERCEDES, TX
2022

NSN
MAP REF NO 4103X2760

Soil Map—Hidalgo County, Texas
(BRIDGE HEIGHTS SUBDIVISION)

Map Scale: 1:2,200 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 30 60 120 180

Feet
0 100 200 400 600

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Hidalgo fine sandy loam, 0 to 1 percent slopes	5.9	48.8%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	6.2	51.2%
Totals for Area of Interest		**12.1**	**100.0%**

Map Unit Description

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 in this report, 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, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components 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. Some minor components, however, have properties and behavior 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.

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*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given 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.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Report—Map Unit Description

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxvn
Elevation: 20 to 500 feet

Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Willacy

Percent of map unit: 10 percent

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Brennan

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

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

Map Unit Setting

National map unit symbol: 2sxvl
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Negligible

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

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023

Engineering Properties

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

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.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an ovendry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and *plasticity index* (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

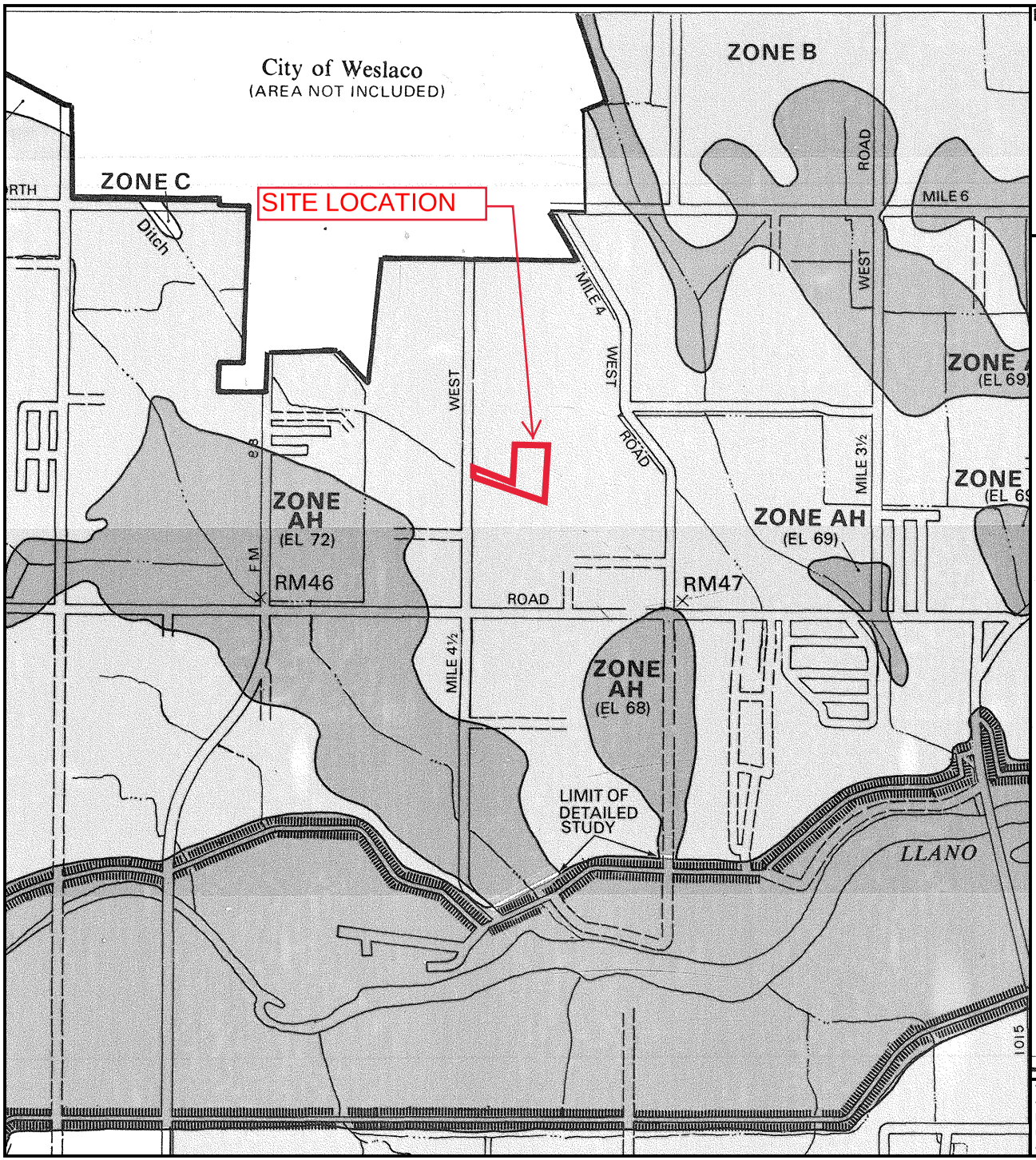
Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties–Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			In				*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*	*L-R-H*
25—Hidalgo fine sandy loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Fine sandy loam	CL, SC-SM, SC, SM	A-2-4, A-4	0- 0- 0	0- 0- 0	100-100-100	94-96-100	84-94-100	35-47-56	15-23-25	1-7 -8
			17-28	Sandy clay loam, clay loam	CL, SC	A-7-6, A-6	0- 0- 0	0- 0- 0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-7-6, A-6	0- 0- 0	0- 0- 0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Clay loam, sandy clay loam	CL, SC	A-7-6, A-6	0- 0- 0	0- 0- 0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-7-6, A-6	0- 0- 0	0- 0- 0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-7-6, A-6	0- 0- 0	0- 0- 0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-7-6, A-6	0- 0- 0	0- 0- 0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22

Data Source Information

Soil Survey Area: Hidalgo County, Texas
Survey Area Data: Version 22, Sep 5, 2023



Program at (800) 638-6620, or (800) 424-8872.

APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

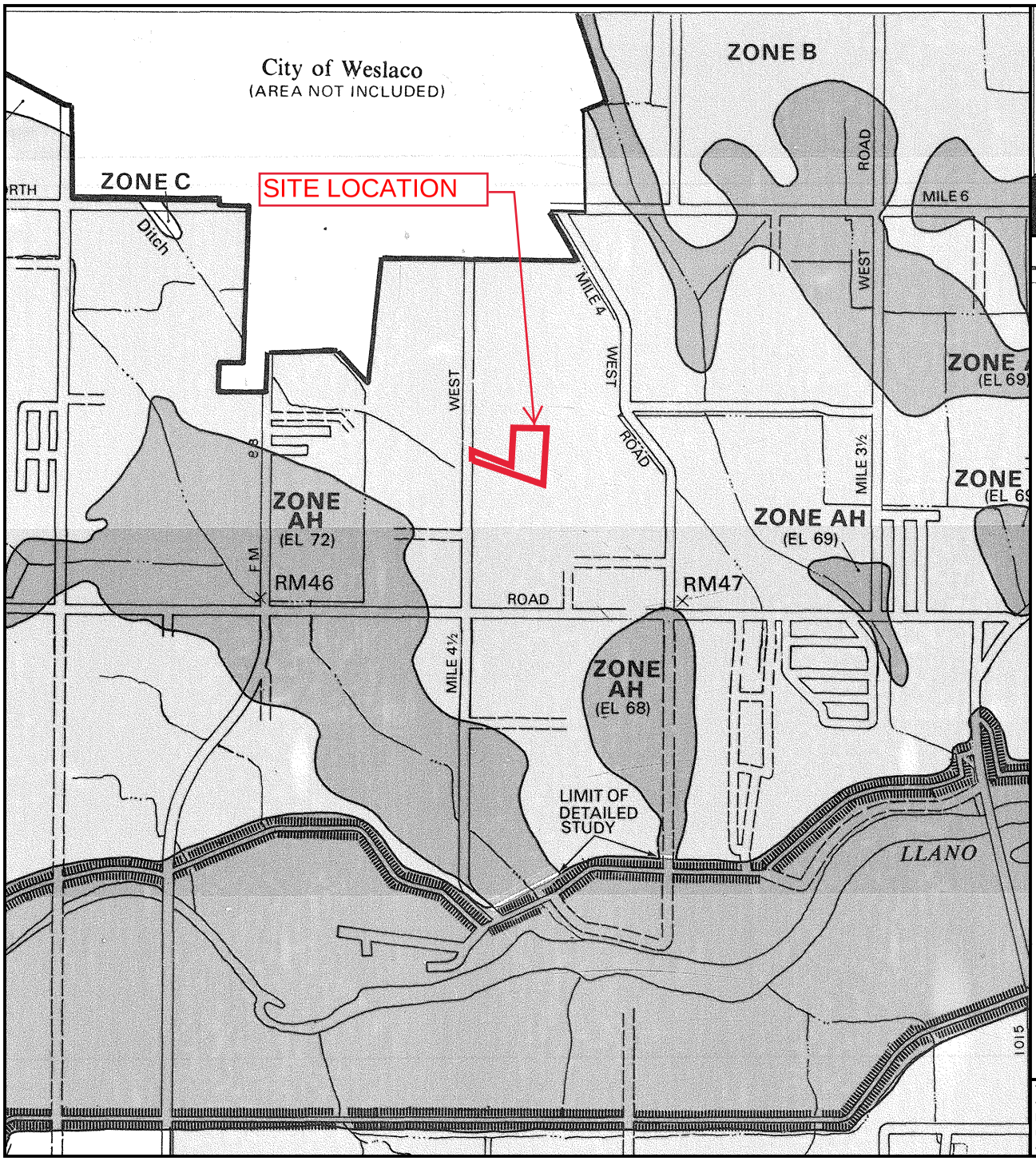
PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

federal emergency management agency
federal insurance administration

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



COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

KEY TO MAP

500-Year Flood Boundary	ZONE B
100-Year Flood Boundary	ZONE A2 DATE
Zone Designations* With Date of Identification e.g., 12/2/74	ZONE A1 DATE
100-Year Flood Boundary	ZONE B
500-Year Flood Boundary	
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation in Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7×
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

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

PLAT OF BRIDGE HEIGHTS SUBDIVISION

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **BRIDGE HEIGHTS SUBDIVISION** TO THE **CITY OF WESLACO**, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE **CITY OF WESLACO**, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE **CITY OF WESLACO**.

JOAQUIN A. RODRIGUEZ — DATE
MANAGER

MISAEL G. PEREZ — DATE
MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

CHAIRMAN, PLANNING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE

MAYOR, CITY OF WESLACO

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

MAYOR, **CITY OF WESLACO** — DATE

ATTEST: _____ — DATE
SECRETARY

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

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

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

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

BY: _____ DEPUTY

DATE THIS THE_____ DAY OF _____, 20____.

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

BY: _____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

GENERAL NOTES

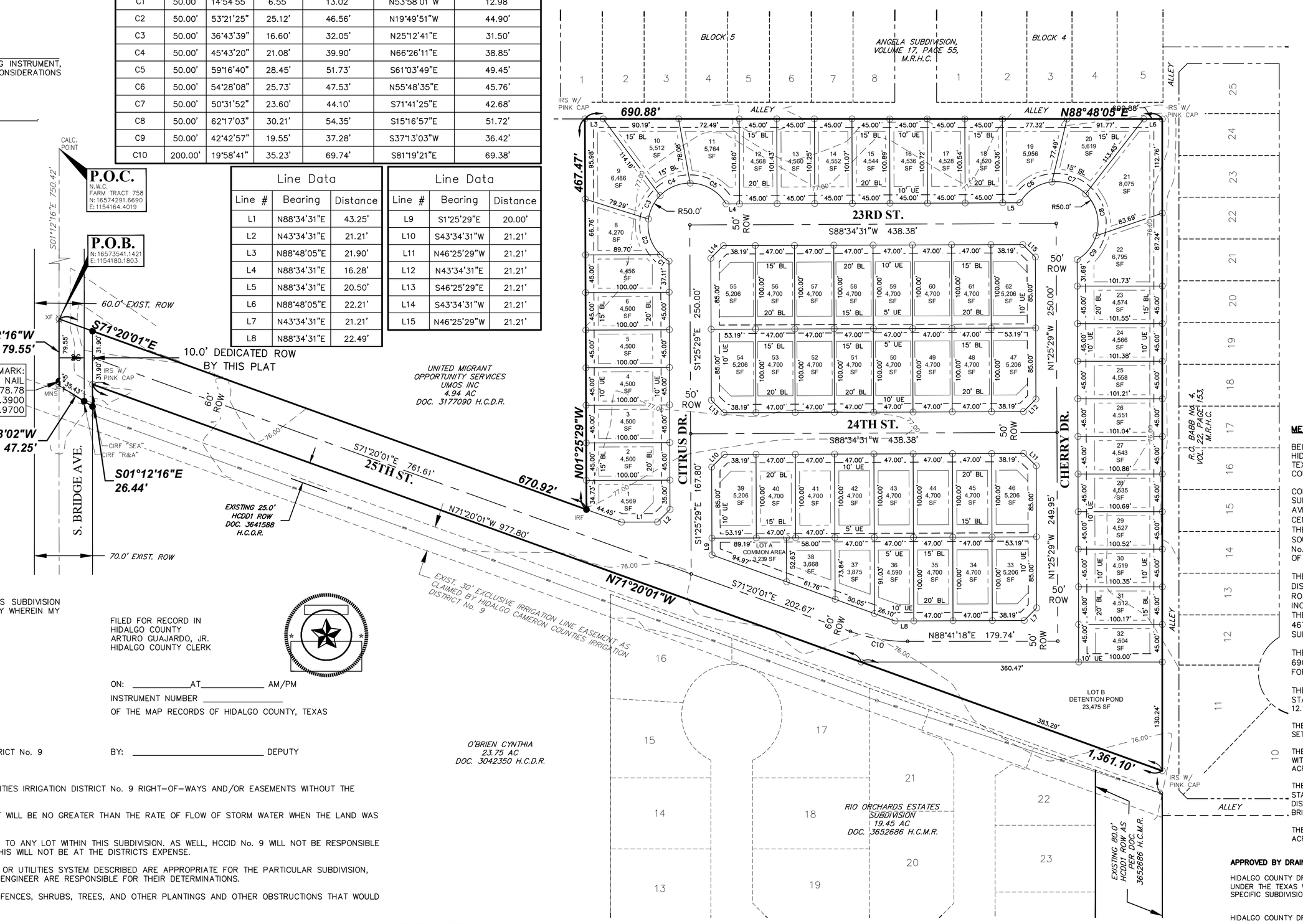
1. MINIMUM SETBACK LINES:
   FRONT ..... 20.00' OR GREATER FOR EASEMENTS.
   REAR ..... 15.00' OR GREATER FOR EASEMENTS.
   SIDE ..... 5.00' OR GREATER FOR EASEMENTS.
   CUL–DE–SAC LOTS: FRONT ..... 15.00' OR GREATER FOR EASEMENTS.
   SIDE CORNER ..... 10.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADED)

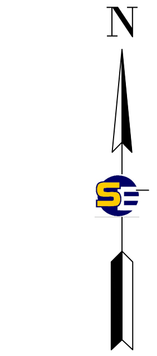
   THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "B" (MEDIUM SHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0525 B, MAP DATED JAN. 2, 1981.
3. SUBDIVISION CONSIST OF 62 SINGLE–FAMILY LOTS.
4. BENCHMARK: MAG NAIL SET AT CENTER LINE OF S. BRIDGE AVE.
   ELEVATION: 78.78 NAD 83
   NORTHING: 16573466.3900, EASTING: 1154181.9700
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 79.40' OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND **CITY OF WESLACO** REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 72.639 CUBIC–FEET OR 1.67 ACRE–FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
7. 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.
8. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. THE WORKING DETENTION FOR THIS SUBDIVISION OF 74.979 CUBIC–FEET OR 1.72 ACRE–FEET EXCEEDS A 50 YEAR STORM FLOOD. THE DETENTION IS PROVIDED WITHIN A DETENTION POND ON LOT A AND DISCHARGING INTO THE ADJACENT H.C.D.D. No. 1 – RIO ORCHARDS ESTATES DRAIN DITCH.

Curve Data						
Curve #	Radius	Delta	Tangent	Arc Length	Chord Bearing	Chord Distance
C1	50.00'	14°54'55"	6.55'	13.02'	N53°58'01"W	12.98'
C2	50.00'	53°21'25"	25.12'	46.56'	N19°49'51"W	44.90'
C3	50.00'	36°43'39"	16.60'	32.05'	N25°12'41"E	31.50'
C4	50.00'	45°43'20"	21.08'	39.90'	N66°26'11"E	38.85'
C5	50.00'	59°16'40"	28.45'	51.73'	S61°03'49"E	49.45'
C6	50.00'	54°28'08"	25.73'	47.53'	N55°48'35"E	45.76'
C7	50.00'	50°31'52"	23.60'	44.10'	S71°41'25"E	42.68'
C8	50.00'	62°17'03"	30.21'	54.35'	S15°16'57"E	51.72'
C9	50.00'	42°42'57"	19.55'	37.28'	S37°13'03"W	36.42'
C10	200.00'	19°58'41"	35.23'	69.74'	S81°19'21"E	69.38'

Line Data		
Line #	Bearing	Distance
L1	N88°34'31"E	43.25'
L2	N43°34'31"E	21.21'
L3	N88°48'05"E	21.90'
L4	N88°34'31"E	16.28'
L5	N88°34'31"E	20.50'
L6	N88°48'05"E	22.21'
L7	N43°34'31"E	21.21'
L8	N88°34'31"E	22.49'

Line Data		
Line #	Bearing	Distance
L9	S1°25'29"E	20.00'
L10	S43°34'31"W	21.21'
L11	N46°25'29"W	21.21'
L12	N43°34'31"E	21.21'
L13	S46°25'29"E	21.21'
L14	S43°34'31"W	21.21'
L15	N46°25'29"W	21.21'

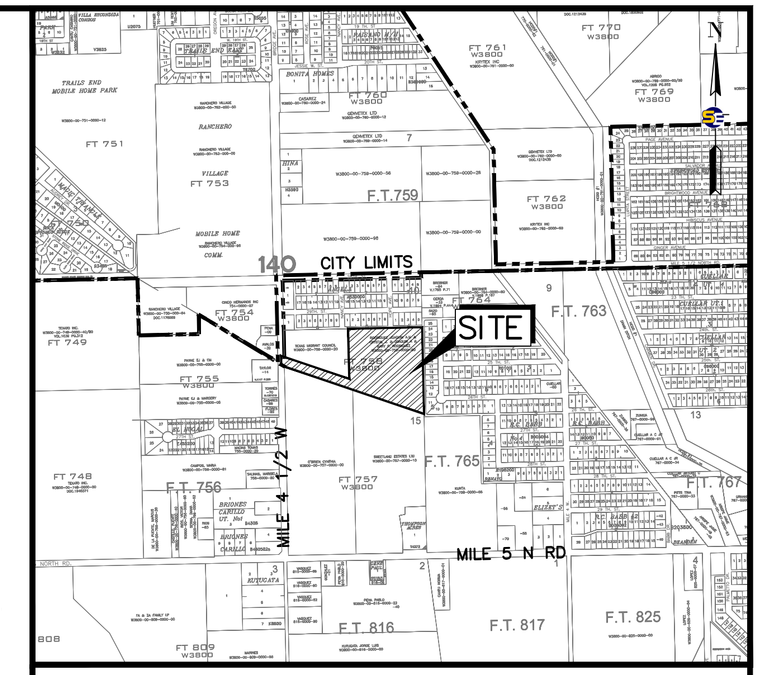




BEARING BASIS – TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205

LEGEND

○IRS	IRON ROD SET W/ PINK CAP STAMPED C.L.S RPLS# 6388
●IRF	IRON ROD FOUND
●CIRF	IRON ROD FOUND W/ CAP STAMPED
●IPF	IRON PIPE FOUND
⊠MNS	MAG NAIL SET
⚠CPSS	COTTON PICKER SPINDEL SET
⊠XF	CUT "X" FOUND
UE	UTILITIES EASEMENT
USE	UTILITIES & SIDEWALK EASEMENT
GE	GENERAL EASEMENT
BL	BUILDING SETBACK LINES



LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF BRIDGE HEIGHTS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

BRIDGE HEIGHTS SUBDIVISION IS LOCATED NORTH FROM THE INTERSECTION OF E MILE 5 N & S BRIDGE AVE (MILE 4 1/2 W) IN THE MUNICIPALITY OF THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. BRIDGE HEIGHTS SUBDIVISION LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT No. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

METES AND BOUNDS

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 11.327 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A CALCULATED POINT, THE NORTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING THE NORTHWEST CORNER OF ANGELA SUBDIVISION RECORDED IN VOLUME 17, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD); THENCE, S01°12'16"E, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING ALONG THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 750.42 FEET TO AN 'X'CUT FOUND, A POINT ON THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING THE SOUTHWEST CORNER OF A CALLED 5.108 ACRE TRACT, CONVEYED TO UNITED MIGRANT OPPORTUNITY SERVICES/UMOS INC, RECORDED IN DOCUMENT No. 3177090, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S71°20'01"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, PASSING AT A DISTANCE OF 31.90 FEET A 1/2 INCH IRON ROD FOUND, A POINT ON THE EAST RIGHT OF WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 670.92 FEET A 1/2 INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID 5.108 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, N01°25'29"W, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE EAST LINE OF THE SAID 5.108 ACRE TRACT, A DISTANCE OF 467.47 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS #6388' SET, A POINT ON THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N88°48'05"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, A DISTANCE OF 690.88 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS #6388' SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°12'18"E, ALONG THE EAST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 780.24 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS #6388' SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE EAST LINE OF THE SAID 12.13 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N71°20'01"W, ACROSS THE SAID FARM TRACT 758, A DISTANCE OF 1361.10 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED 'C.L.S. RPLS #6388' SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°12'16"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ACROSS THE SAID 12.13 ACRE TRACT, A DISTANCE OF 26.44 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED 'SEA' FOUND, A POINT ON THE SOUTH LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 12.13 ACRE TRACT, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N59°03'02"W, ALONG THE SOUTH LINE OF THE SAID FARM TRACT 758, PASSING AT A DISTANCE OF 11.81 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED 'R&A' FOUND, A POINT ON EAST RIGHT–OF–WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), CONTINUING FOR A TOTAL DISTANCE OF A DISTANCE OF 47.25 FEET TO A MAG NAIL SET, FOR THE SOUTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTER LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, N01°12'16"W, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 79.55 FEET TO POINT OF BEGINNING, AND CONTAINING 11.327 ACRES OF LAND, MORE OR LESS.

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY

MANUEL CARRIZALES, RPLS — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
SURVEY FIRM No. 10194417

STATE OF TEXAS · REGISTERED · MANUEL CARRIZALES · 6388 · PROFESSIONAL · LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY

OMAR CANO, P.E. — DATE
LICENSE PROFESSIONAL ENGINEER No. 120081

STATE OF TEXAS · OMAR CANO · 120081 · LICENSED · PROFESSIONAL ENGINEER

SUPREME ENGINEERING

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
(956) 403-1314

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: SOUTH TEXAS PROVIDENTIAL DEVELOP.	1108 HOUSTON WAY	SAN JUAN, TEXAS 78589	(956)784-9874
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)272-2246
SURVEYOR: MANUEL CARRIZALES, R.P.L.S	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512)470-1489

E23-017 Plat Single Family.dwg
7/9/2023

C7.0–OVERALL STORM SEWER PLAN.DWG

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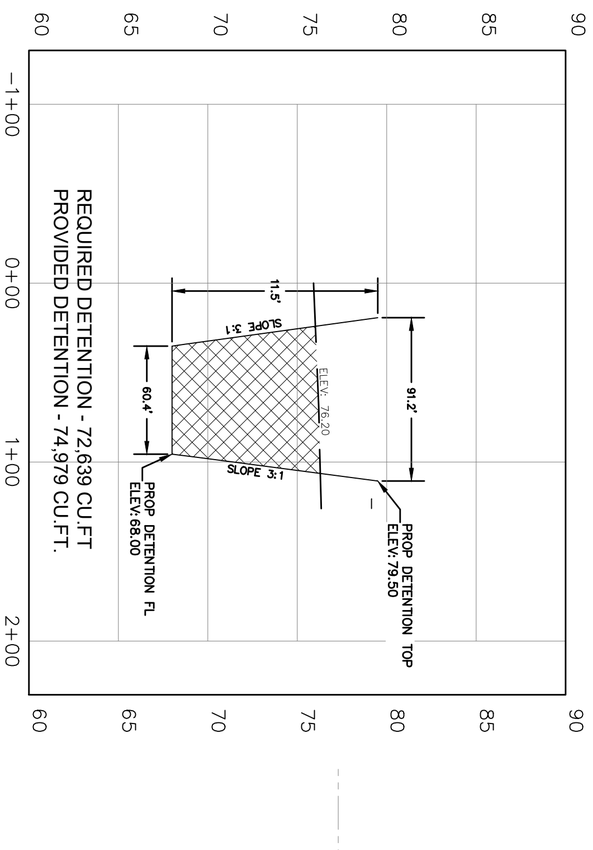
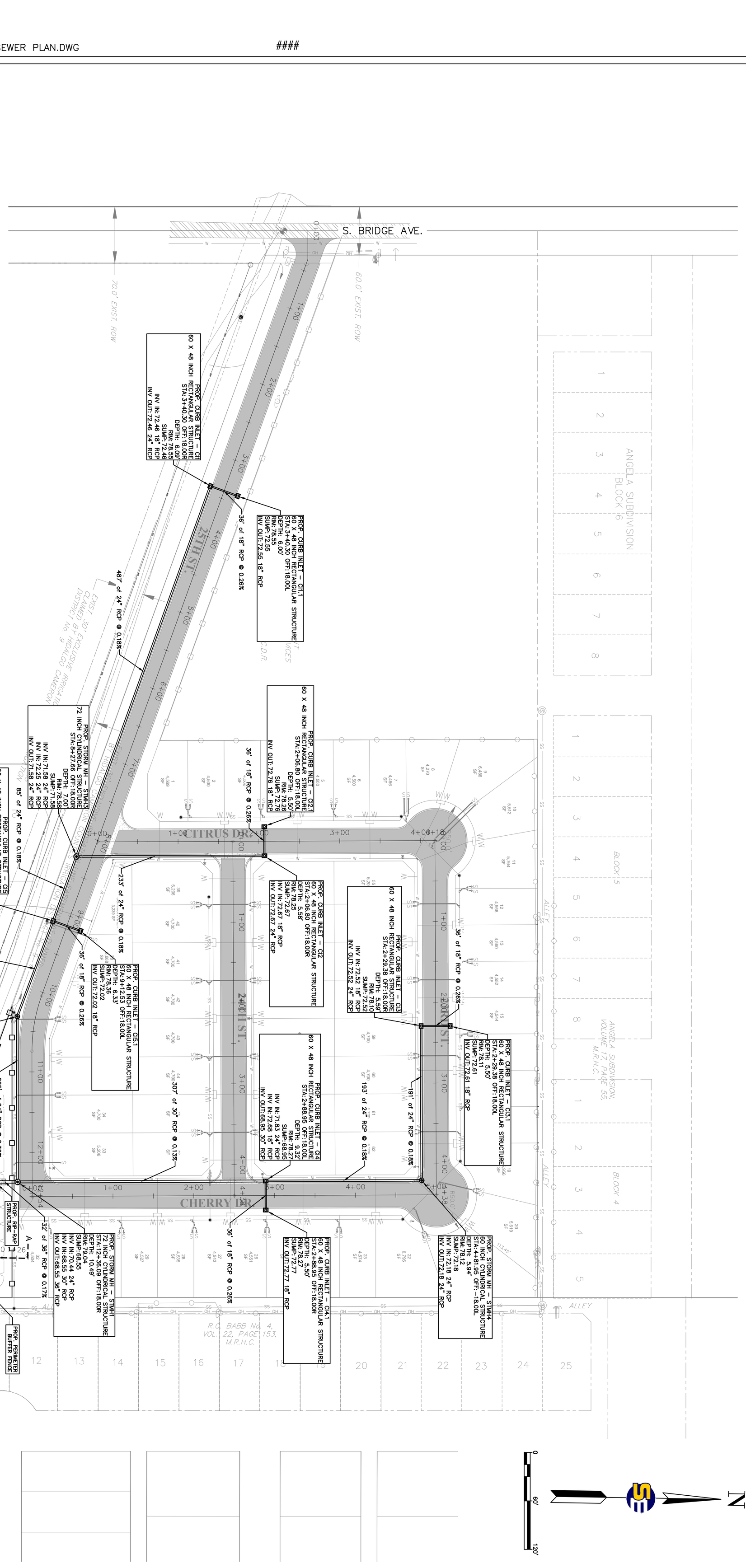




C7

PREPARED FOR:
SOUTH TEXAS PROVIDENTIAL DEVELOPMENT
1108 HOUSTON HWY.
SAN JUAN, TX 78589

BRIDGE HEIGHTS SUBDIVISION
OVERALL STORM SEWER PLAN

PROJECT No. ##	REVISIONS:			
PROJECT TEAM				
DESIGN BY: O.C.				
DRAWN BY: J.L.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

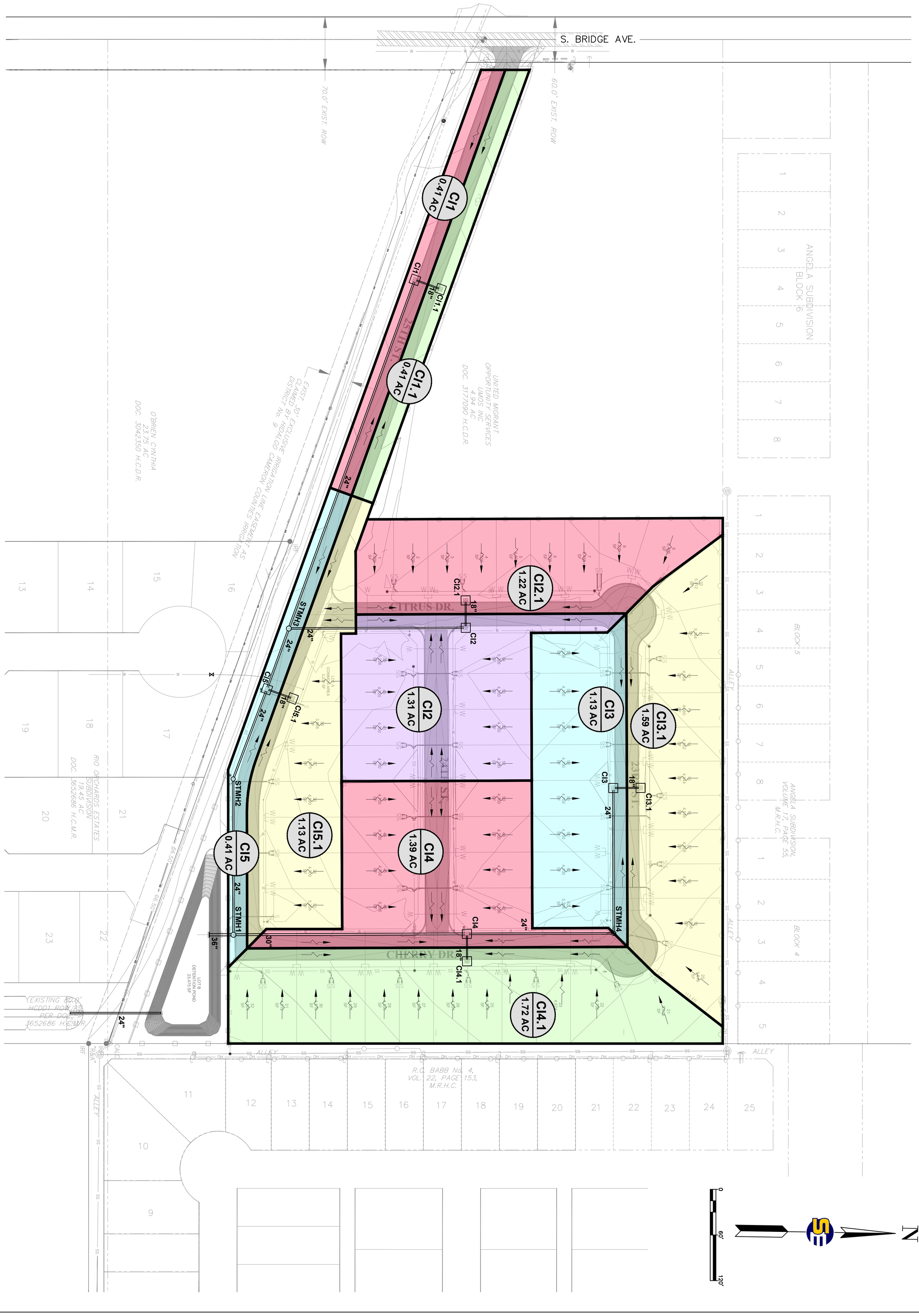
THIS DOCUMENT IS PRELIMINARY AND IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP ONLY UNDER THE AUTHORITY OF OMAR CANO, P.E. No. 120081 ON 11/20/2025

SUPREME ENGINEERING

TBPELS FIRM No. F-21135

SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403-1314

C12.0–DRAINAGE AREA PLAN.DWG ####



C9.0

PREPARED FOR:
SOUTH TEXAS PROVIDENTIAL DEVELOPMENT
1108 HOUSTON HWY.
SAN JUAN, TX 78589

BRIDGE HEIGHTS SUBDIVISION
DRAINAGE AREA PLAN

PROJECT No. ##	REVISIONS:			
PROJECT TEAM				
DESIGN BY: O.C.				
DRAWN BY: J.L.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 11/20/2025
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS · OMAR CANO · 120081 · LICENSED PROFESSIONAL ENGINEER

SUPREME ENGINEERING

TBPELS FIRM No. F–21135

SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403–1314

PLAT OF BRIDGE HEIGHTS SUBDIVISION

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **BRIDGE HEIGHTS SUBDIVISION** TO THE **CITY OF WESLACO**, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE **CITY OF WESLACO**, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE **CITY OF WESLACO**.

JOAQUIN A. RODRIGUEZ
MANAGER ______ DATE

MISAEL G. PEREZ
MANAGER ______ DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ______, 20______.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES______

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ______, 20______.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES______

CHAIRMAN, PLANNING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION ______ DATE

MAYOR, CITY OF WESLACO

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

MAYOR, **CITY OF WESLACO** ______ DATE

ATTEST: ______
SECRETARY ______ DATE

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

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

DATE THIS THE______ DAY OF ______, 20____.

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

BY: ______
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

GENERAL NOTES

1. MINIMUM SETBACK LINES:
   FRONT .... 20.00 FEET OR GREATER FOR EASEMENTS.
   REAR .... 10 FEET OR GREATER FOR EASEMENTS.
   SIDE .... 5.00 FEET OR GREATER FOR EASEMENTS.
   CUL–DE–SAC LOTS: FRONT .... 20.00' OR GREATER FOR EASEMENTS.
   SIDE CORNER .... 10.00' OR GREATER FOR EASEMENTS.
2. FLOOD ZONE STATEMENT:
   FLOOD ZONE DESIGNATION: ZONE **"B"** (MEDIUM SHADED)

   THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE **"B"** (MEDIUM SHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0525 B, MAP DATED JAN. 2, 1981.
3. SUBDIVISION CONSIST OF 62 SINGLE–FAMILY LOTS.
4. BENCHMARK: MAG NAIL SET AT CENTER LINE OF S. BRIDGE AVE.
   ELEVATION: 78.78 NAD 83
   NORTHING: 16573466.3900, EASTING:1154181.9700
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 79.40' OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND **CITY OF WESLACO** REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 72.639 CUBIC–FEET OR 1.67 ACRE–FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
7. 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.
8. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. THE WORKING DETENTION FOR THIS SUBDIVISION OF 74.979 CUBIC–FEET OR 1.72 ACRE–FEET EXCEEDS A 50 YEAR STORM FLOOD. THE DETENTION IS PROVIDED WITHIN A DETENTION POND ON LOT A AND DISCHARGING INTO THE ADJACENT H.C.D.D. No. 1 – RIO ORCHARDS ESTATES DRAIN DITCH.

Curve Data

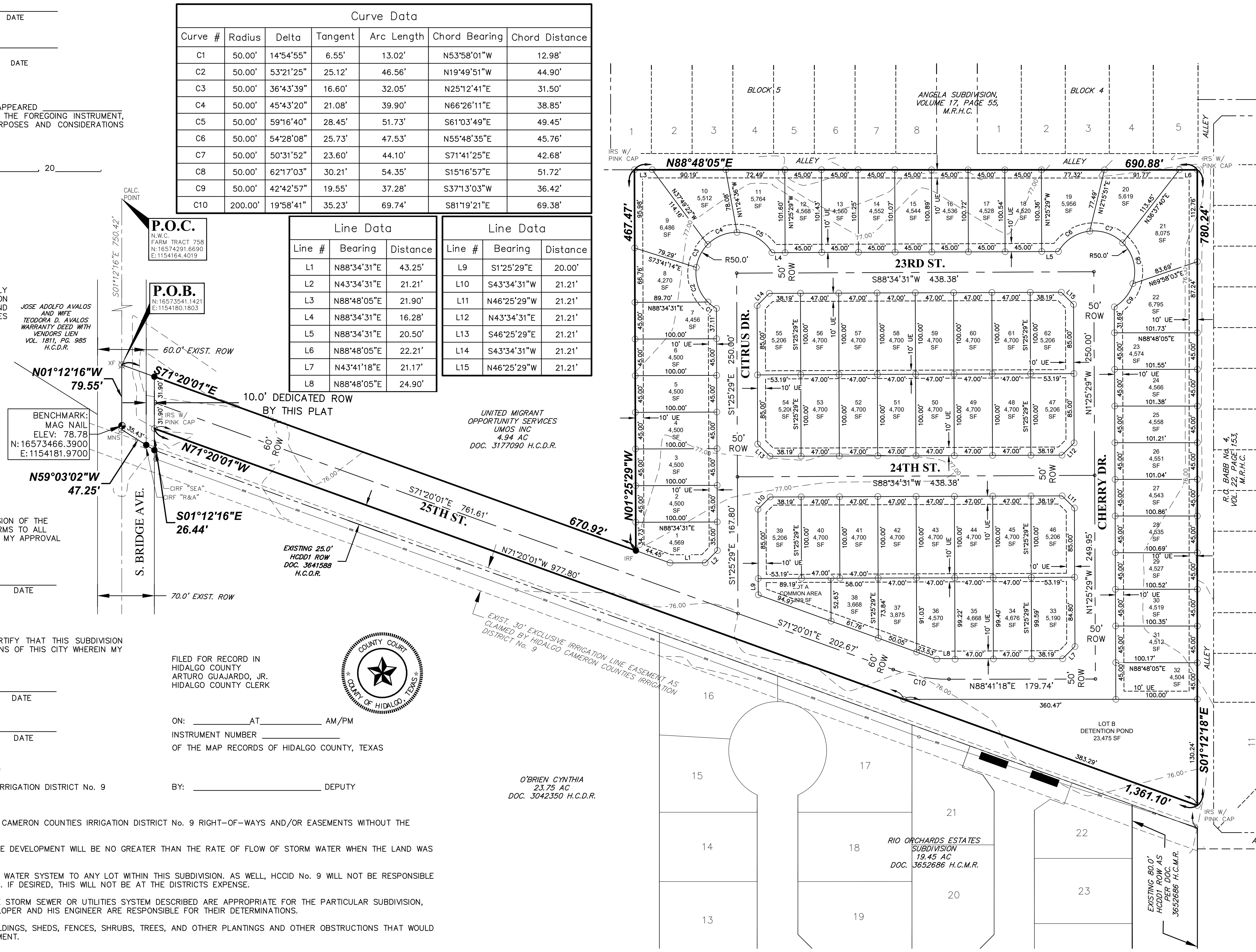
Curve #	Radius	Delta	Tangent	Arc Length	Chord Bearing	Chord Distance
C1	50.00'	14°54'55"	6.55'	13.02'	N53°58'01"W	12.98'
C2	50.00'	53°21'25"	25.12'	46.56'	N19°49'51"W	44.90'
C3	50.00'	36°43'39"	16.60'	32.05'	N25°12'41"E	31.50'
C4	50.00'	45°43'20"	21.08'	39.90'	N66°26'11"E	38.85'
C5	50.00'	59°16'40"	28.45'	51.73'	S61°03'49"E	49.45'
C6	50.00'	54°28'08"	25.73'	47.53'	N55°48'35"E	45.76'
C7	50.00'	50°31'52"	23.60'	44.10'	S71°41'25"E	42.68'
C8	50.00'	62°17'03"	30.21'	54.35'	S15°16'57"E	51.72'
C9	50.00'	42°42'57"	19.55'	37.28'	S37°13'03"W	36.42'
C10	200.00'	19°58'41"	35.23'	69.74'	S81°19'21"E	69.38'

Line Data

Line #	Bearing	Distance
L1	N88°34'31"E	43.25'
L2	N43°34'31"E	21.21'
L3	N88°48'05"E	21.90'
L4	N88°34'31"E	16.28'
L5	N88°34'31"E	20.50'
L6	N88°48'05"E	22.21'
L7	N43°41'18"E	21.17'
L8	N88°48'05"E	24.90'

Line Data

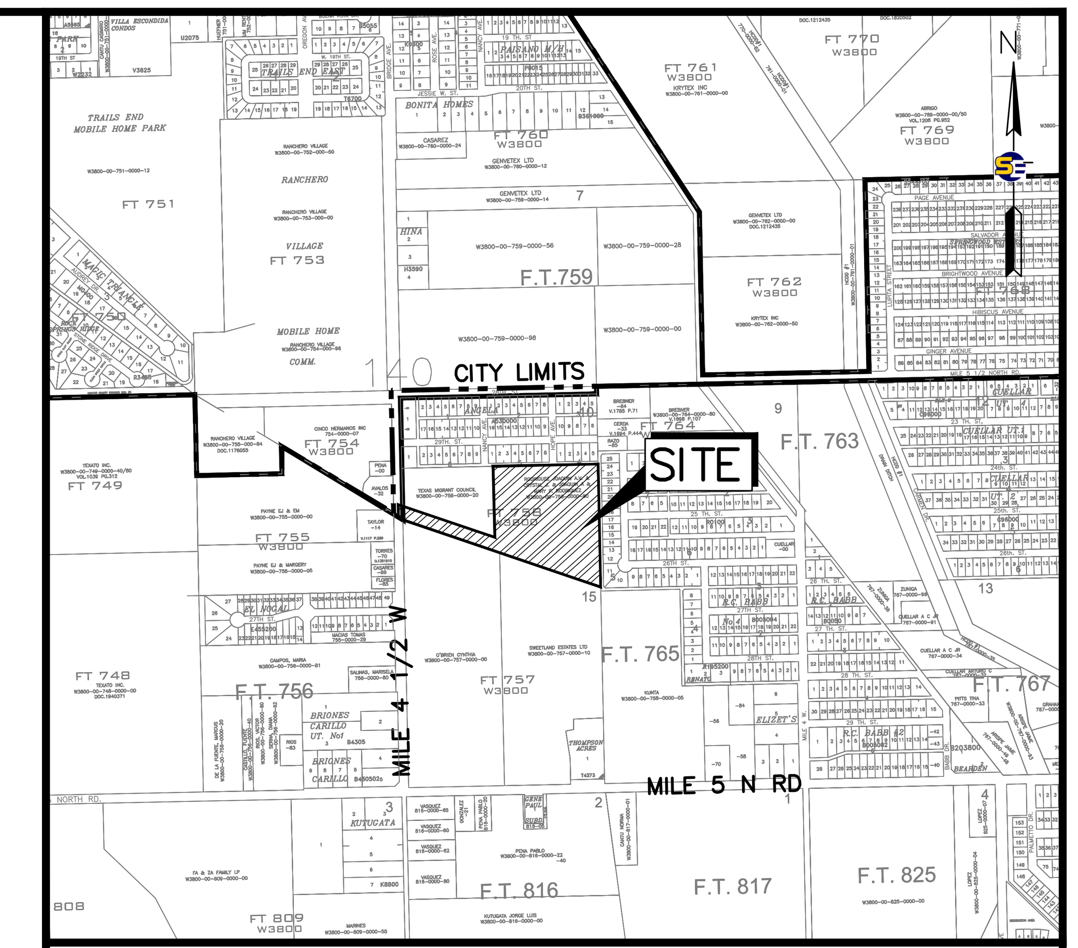
Line #	Bearing	Distance
L9	S1°25'29"E	20.00'
L10	S43°34'31"W	21.21'
L11	N46°25'29"W	21.21'
L12	N43°34'31"E	21.21'
L13	S46°25'29"E	21.21'
L14	S43°34'31"W	21.21'
L15	N46°25'29"W	21.21'



BEARING BASIS – TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205

LEGEND

○	IRS	IRON ROD SET W/ PINK CAP STAMPED C.L.S RPLS# 6388
●	IRF	IRON ROD FOUND
●	CIRF	IRON ROD FOUND W/ CAP STAMPED
◉	IPF	IRON PIPE FOUND
⌀	MNS	MAG NAIL SET
△	CPSS	COTTON PICKER SPINDEL SET
○	XF	CUT "X" FOUND
	UE	UTILITIES EASEMENT
	USE	UTILITIES & SIDEWALK EASEMENT
	GE	GENERAL EASEMENT
	BL	BUILDING SETBACK LINES



LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF BRIDGE HEIGHTS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

BRIDGE HEIGHTS SUBDIVISION IS LOCATED NORTH FROM THE INTERSECTION OF E MILE 5 N & S BRIDGE AVE (MILE 4 1/2 W) IN THE MUNICIPALITY OF THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. BRIDGE HEIGHTS SUBDIVISION LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT No. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

METES AND BOUNDS

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 11.327 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A CALCULATED POINT, THE NORTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING THE NORTHWEST CORNER OF ANGELA SUBDIVISION RECORDED IN VOLUME 17, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD); THENCE, S01°12'16"E, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING ALONG THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 750.42 FEET TO AN "X"CUT FOUND, A POINT ON THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING THE SOUTHWEST CORNER OF A CALLED 5.108 ACRE TRACT, CONVEYED TO UNITED MIGRANT OPPORTUNITY SERVICES/UMOS INC, RECORDED IN DOCUMENT No. 3177090, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S71°20'01"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, PASSING AT A DISTANCE OF 31.90 FEET A 1/2 INCH IRON ROD FOUND, A POINT ON THE EAST RIGHT OF WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 670.92 FEET A 1/2 INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID 5.108 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, N01°25'29"W, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE EAST LINE OF THE SAID 5.108 ACRE TRACT, A DISTANCE OF 467.47 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388"SET, A POINT ON THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N88°48'05"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, A DISTANCE OF 690.88 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388"SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°12'18"E, ALONG THE EAST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 780.24 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388"SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE EAST LINE OF THE SAID 12.13 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N71°20'01"W, ACROSS THE SAID FARM TRACT 758, A DISTANCE OF 1361.10 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°12'16"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ACROSS THE SAID 12.13 ACRE TRACT, A DISTANCE OF 26.44 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "SEA"FOUND, A POINT ON THE SOUTH LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 12.13 ACRE TRACT, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N59°03'02"W, ALONG THE SOUTH LINE OF THE SAID FARM TRACT 758, PASSING AT A DISTANCE OF 11.81 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "R&A"FOUND, A POINT ON EAST RIGHT–OF–WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), CONTINUING FOR A TOTAL DISTANCE OF A DISTANCE OF 47.25 FEET TO A MAG NAIL SET, FOR THE SOUTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTER LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, N01°12'16"W, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 79.55 FEET TO POINT OF BEGINNING, AND CONTAINING 11.327 ACRES OF LAND, MORE OR LESS.

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

GENERAL NOTES

10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 10.00' FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
11. CLEARANCE FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
12. ALL CONSTRUCTION TO MEET THE **HIDALGO COUNTY** REQUIREMENTS AND STANDARDS.
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
14. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
15. A 5 FEET SIDEWALK IS REQUIRED ALONG SOUTH BRIDGE AND 25th STREET (NORTH SIDE), UPON THE ISSUANCE OF THE NOTICE TO PROCEED.
16. A 4 FT. SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
17. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
18. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
19. A MINIMUM SIX–FOOT BUFFER FENCE SHALL BE REQUIRED TO SEPARATE MULTI–FAMILY WITH SINGLE FAMILY AND COMMERCIAL.
20. NO FILL OF PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT, EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT.
21. WATER LINES SHALL BE LOOPED NORTH INTO A FUTURE DEVELOPMENT WITHIN 5 YEARS, OTHERWISE THEY SHALL BE CONNECTED EAST INTO THE R.C. BABB No. 4 WATER SYSTEM.
22. ALL DRAINAGE EASEMENTS AND PARCELS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.
23. DRAINAGE DETENTION LOT B SHALL BE USED FOR THE PURPOSES OF DRAINAGE DETENTION FOR BRIDGE HEIGHTS SUBDIVISION ONLY AND CANNOT BE EXCHANGED OR CONVEYED OWNERSHIP; MUST BE FURNISHED AND MAINTAINED BY THE DEVELOPER UNTIL A HOME OWNER'S ASSOCIATION IS ESTABLISHED.

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

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

BY: ______ DEPUTY

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY
MANUEL CARRIZALES, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
SURVEY FIRM No. 10194417 ______ DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY
OMAR CANO, P.E.
LICENSE PROFESSIONAL ENGINEER No. 120081
ENGINEERING FIRM F–21135 ______ DATE

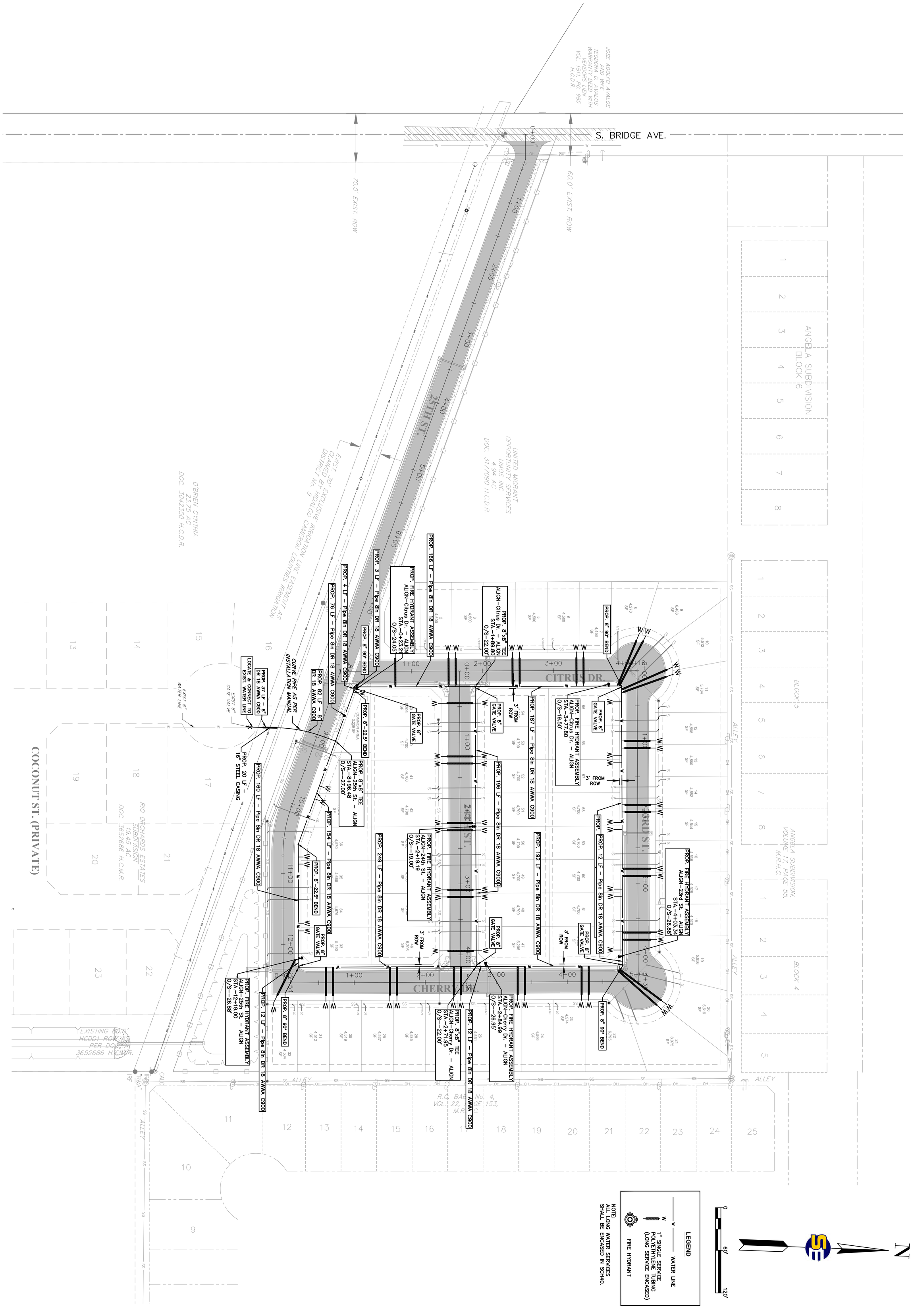
SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
(956) 403-1314

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	SOUTH TEXAS PROVIDENTIAL DEVELOP.	1108 HOUSTON WAY	SAN JUAN, TEXAS 78589	(956)784–9874
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)272–2246
SURVEYOR:	MANUEL CARRIZALES, R.P.L.S	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512)470–1489

E23–017 Plat Single Family.dwg 7/9/2023 ----

C5–OVERALL WATER DISTRIBUTION PLAN.DWG ####



C5

PREPARED FOR:
SOUTH TEXAS PROVIDENTIAL DEVELOPMENT
1108 HOUSTON HWY.
SAN JUAN, TX 78589

BRIDGE HEIGHTS SUBDIVISION
WATER DISTRIBUTION PLAN

PROJECT No. ##	REVISIONS:			
PROJECT TEAM				
DESIGN BY: O.C.				
DRAWN BY: J.L.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 2/6/2026

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

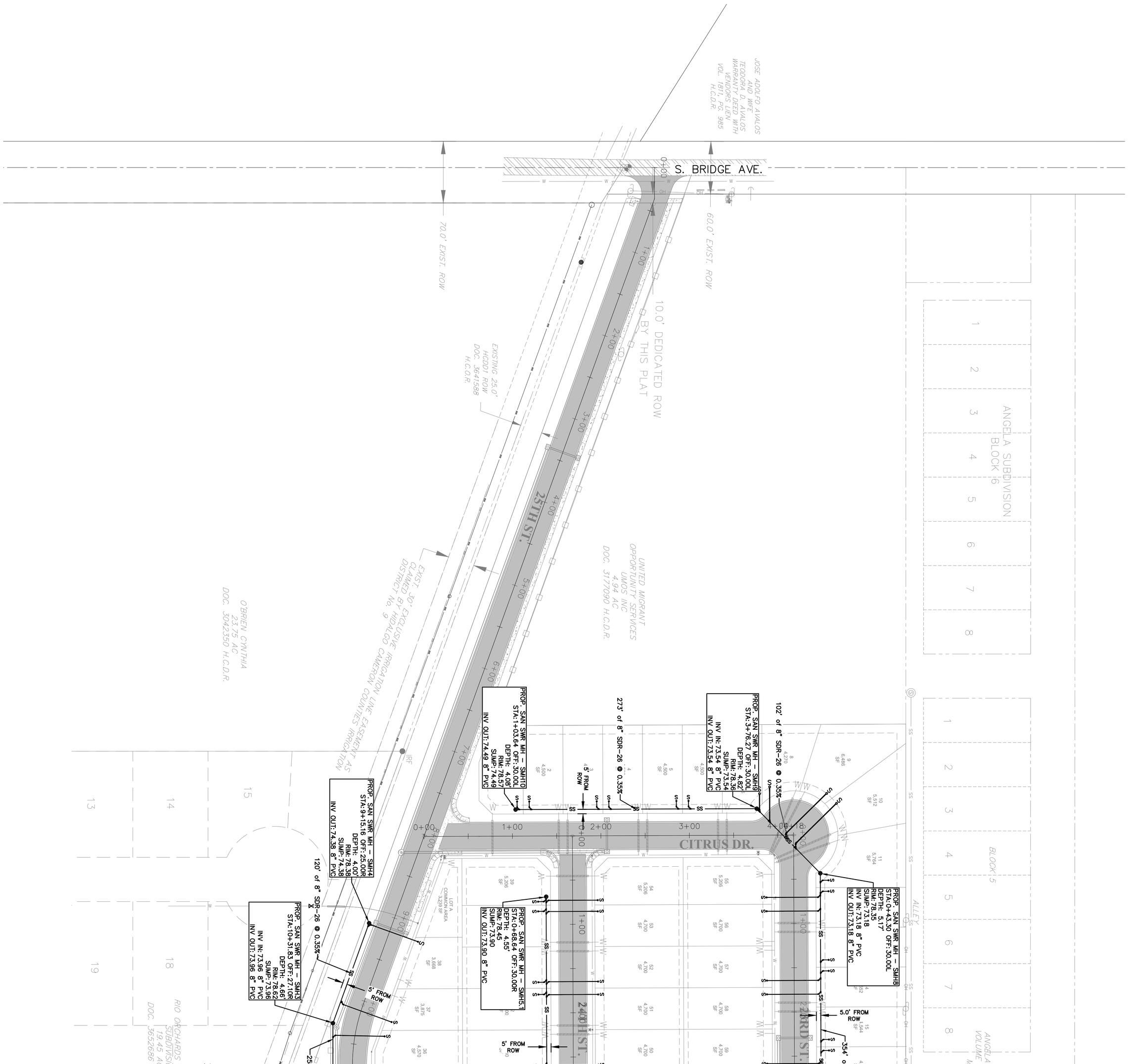
STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

SUPREME ENGINEERING

TBPELS FIRM No. F–21135

SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403–1314

C6.0–OVERALL SANITARY SEWER PLAN.DWG ####



C6

PREPARED FOR:
SOUTH TEXAS PROVIDENTIAL DEVELOPMENT
1108 HOUSTON HWY.
SAN JUAN, TX 78589

BRIDGE HEIGHTS SUBDIVISION
OVERALL SANITARY SEWER PLAN

PROJECT No. ##	REVISIONS:			
PROJECT TEAM				
DESIGN BY: O.C.				
DRAWN BY: J.L.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 2/6/2026
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STATE OF TEXAS · OMAR CANO · 120081 · LICENSED · PROFESSIONAL ENGINEER

SUPREME ENGINEERING

TBPELS FIRM No. F-21135

SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403-1314

C7.0–OVERALL STORM SEWER PLAN.DWG

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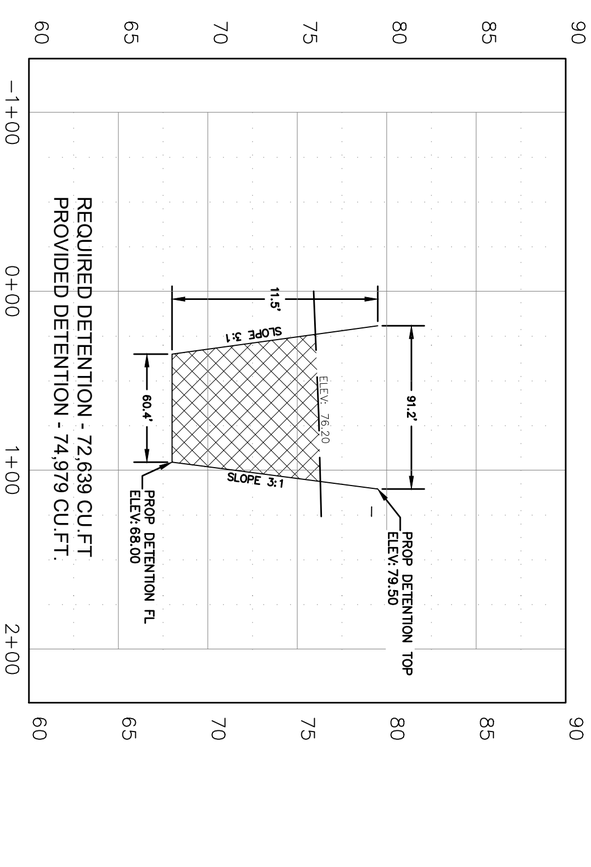

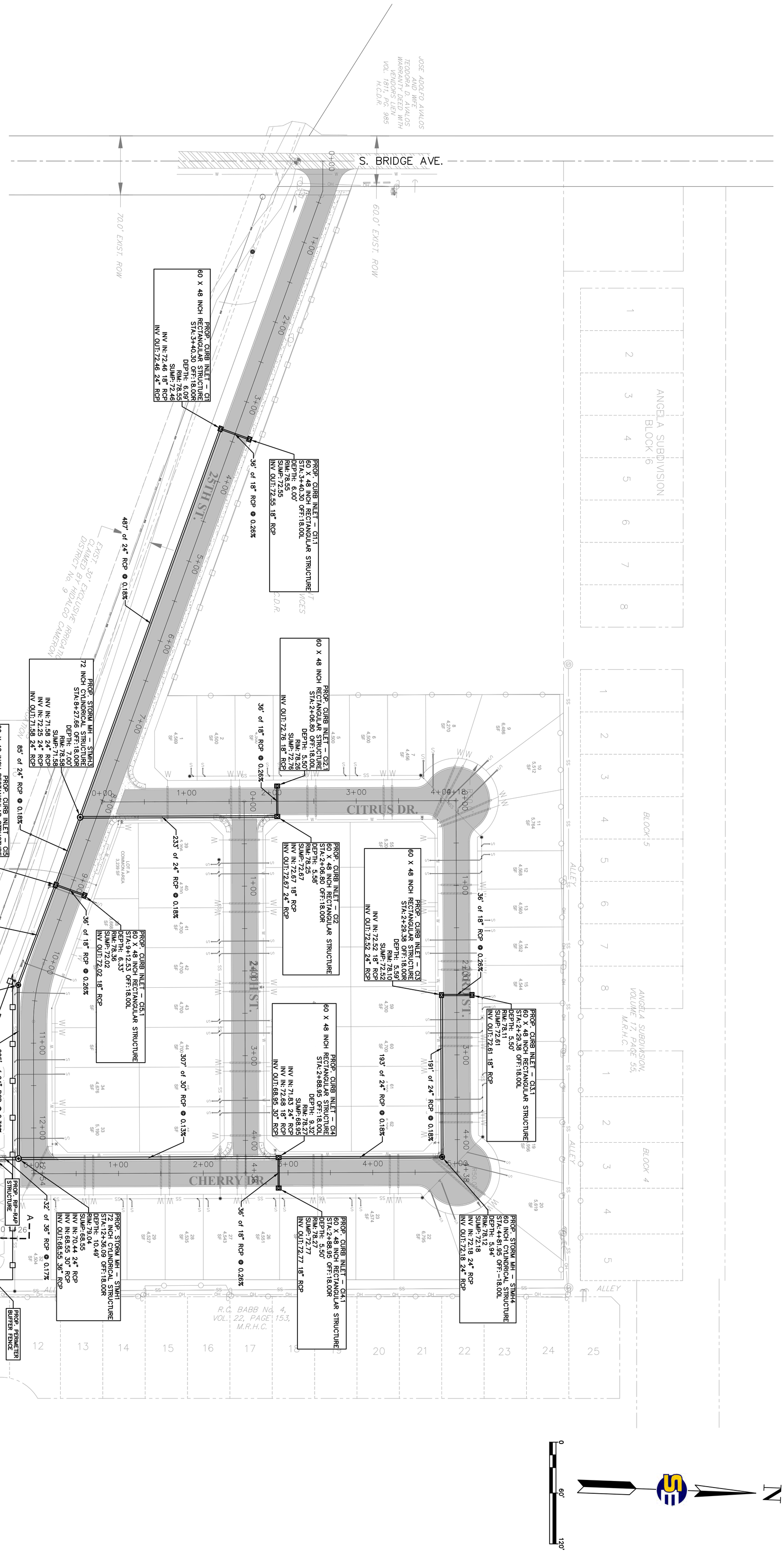

C7	

PREPARED FOR:
SOUTH TEXAS PROVIDENTIAL DEVELOPMENT
1108 HOUSTON HWY.
SAN JUAN, TX 78589

BRIDGE HEIGHTS SUBDIVISION
OVERALL STORM SEWER PLAN

PROJECT No. ##	REVISIONS:			
PROJECT TEAM				
DESIGN BY: O.C.				
DRAWN BY: J.L.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 2/6/2026
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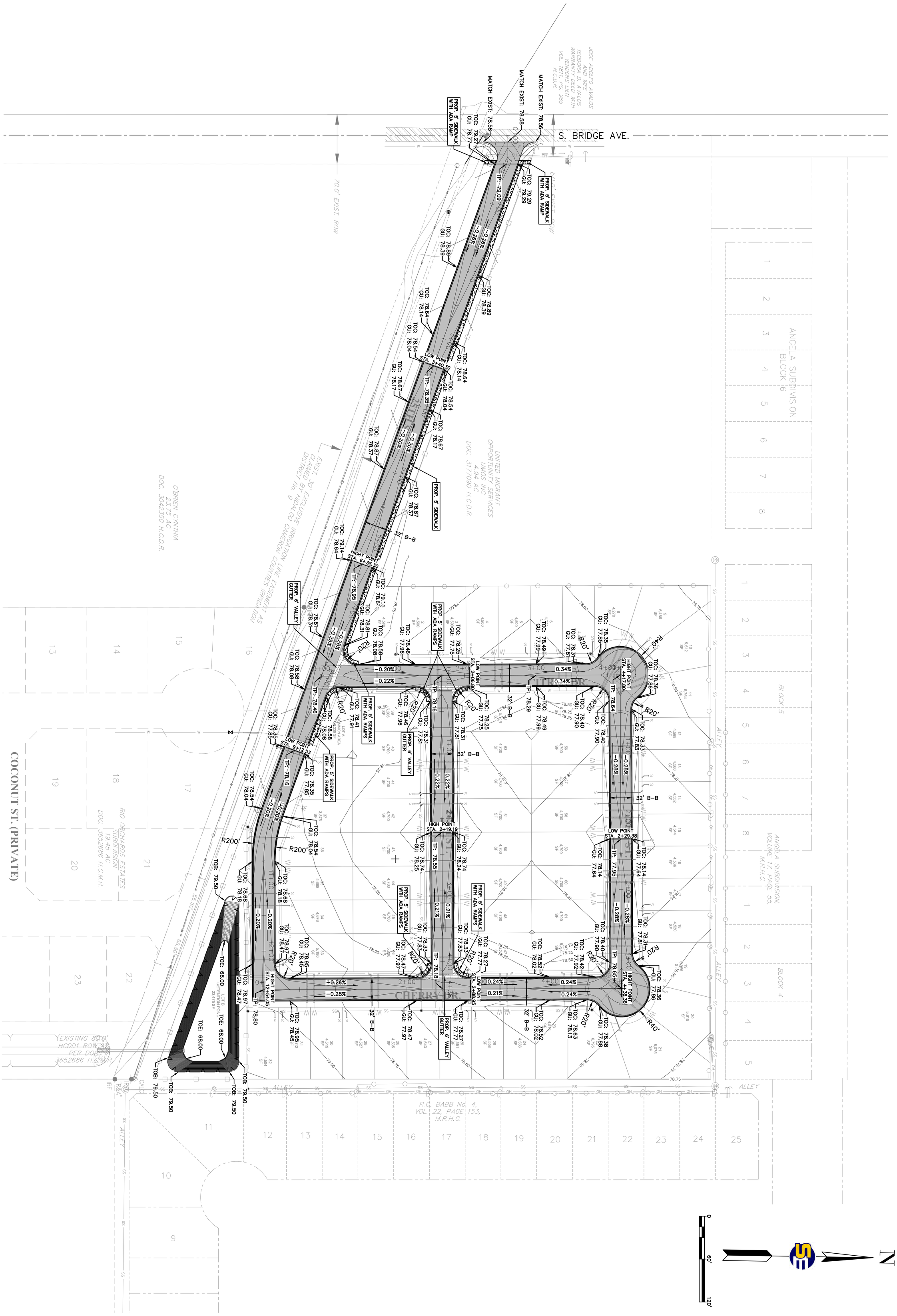
STATE OF TEXAS
OMAR CANO
120081
LICENSED
PROFESSIONAL ENGINEER

SUPREME ENGINEERING

TBPELS FIRM No. F–21135

SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403–1314

C8–PAVING & GRADING PLAN.DWG ####



C8

PREPARED FOR:
SOUTH TEXAS PROVIDENTIAL DEVELOPMENT
1108 HOUSTON HWY.
SAN JUAN, TX 78589

BRIDGE HEIGHTS SUBDIVISION
PAVING & GRADING PLAN

PROJECT No. ##	REVISIONS:			
PROJECT TEAM				
DESIGN BY: O.C.				
DRAWN BY: J.L.G.				
CHECKED BY: O.C.				
APPROVED BY: O.C.	REV	DESCRIPTION	DATE:	APPROVED BY:

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 2/6/2026.
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

STATE OF TEXAS · OMAR CANO · 120081 · LICENSED PROFESSIONAL ENGINEER

SUPREME ENGINEERING

TBPELS FIRM No. F–21135

SUPREME ENGINEERING, PLLC
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
PH: (956) 403–1314

PLAT OF BRIDGE HEIGHTS SUBDIVISION

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **BRIDGE HEIGHTS SUBDIVISION** TO THE **CITY OF WESLACO**, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE **CITY OF WESLACO**, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE **CITY OF WESLACO**.

JOAQUIN A. RODRIGUEZ — DATE
MANAGER

MISAEL G. PEREZ — DATE
MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

CHAIRMAN, PLANNING COMMISSION

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

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE

MAYOR, CITY OF WESLACO

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

MAYOR, **CITY OF WESLACO** — DATE

ATTEST: _____ — DATE
SECRETARY

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

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

BY: _____ DEPUTY

APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9

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

DATE THIS THE_____ DAY OF _____, 20____.

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

BY: _____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

GENERAL NOTES

1.MINIMUM SETBACK LINES:
FRONT ..... 20.00 FEET OR GREATER FOR EASEMENTS.
REAR ..... 10 FEET OR GREATER FOR EASEMENTS.
SIDE ..... 5.00 FEET OR GREATER FOR EASEMENTS.
CUL–DE–SAC LOTS: FRONT ..... 20.00' OR GREATER FOR EASEMENTS.
SIDE CORNER ..... 10.00' OR GREATER FOR EASEMENTS.

2. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADED)

THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "B" (MEDIUM SHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0525 B, MAP DATED JAN. 2, 1981.

3. SUBDIVISION CONSIST OF 62 SINGLE–FAMILY LOTS.

4. BENCHMARK: MAG NAIL SET AT CENTER LINE OF S. BRIDGE AVE.
ELEVATION: 78.78 NAD 83
NORTHING: 16573466.3900, EASTING:1154181.9700

5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 79.40' OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

6. DRAINAGE:IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND **CITY OF WESLACO** REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 72.639 CUBIC–FEET OR 1.67 ACRE–FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

7. 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.

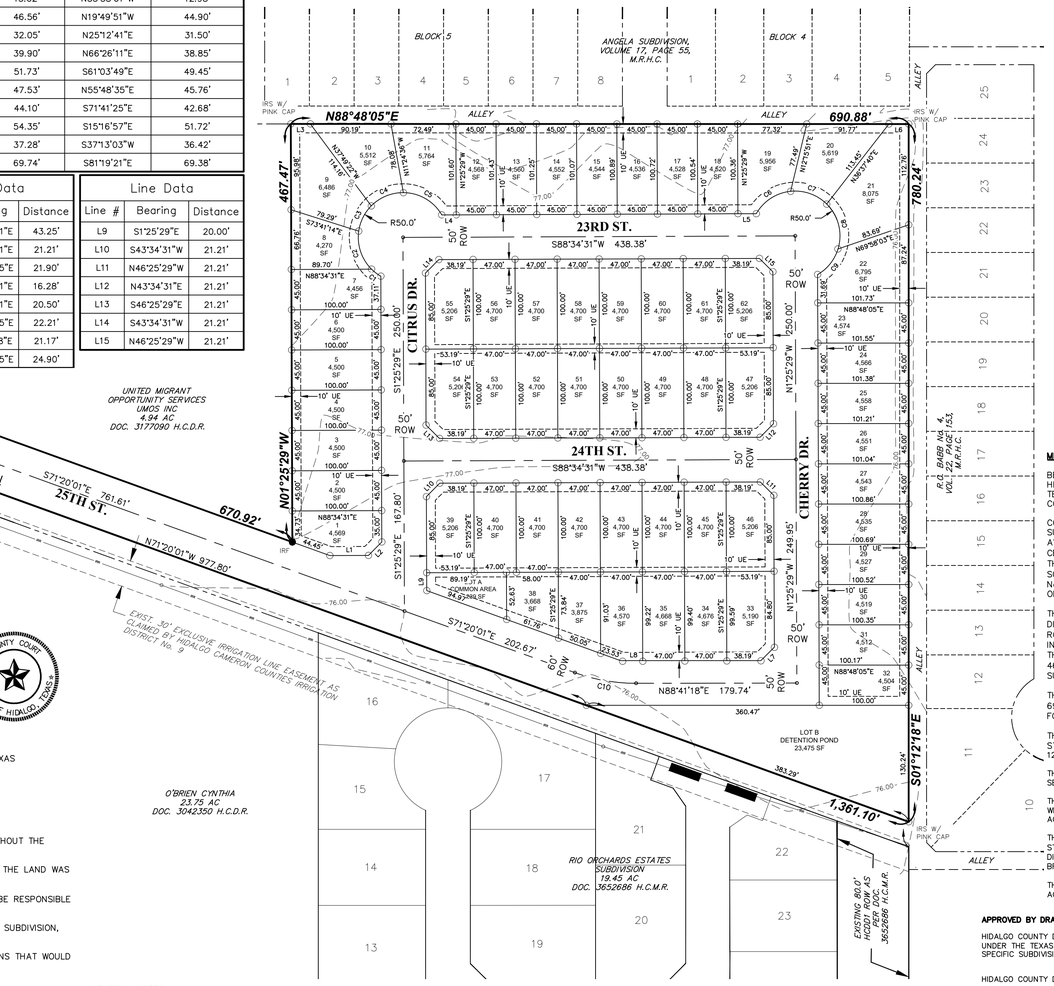
8. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

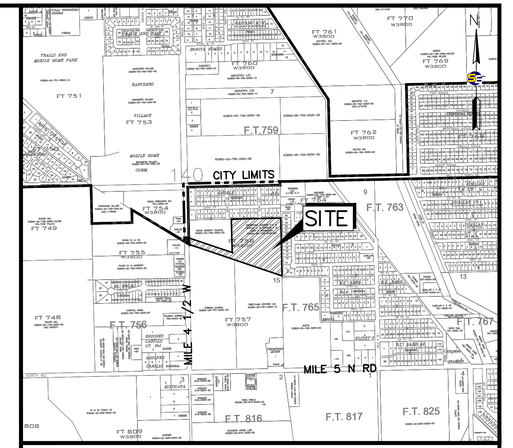
9. THE WORKING DETENTION FOR THIS SUBDIVISION OF 74.979 CUBIC–FEET OR 1.72 ACRE–FEET EXCEEDS A 50 YEAR STORM FLOOD. THE DETENTION IS PROVIDED WITHIN A DETENTION POND ON LOT A AND DISCHARGING INTO THE ADJACENT H.C.D.D. No. 1 – RIO ORCHARDS ESTATES DRAIN DITCH.

Curve Data						
Curve #	Radius	Delta	Tangent	Arc Length	Chord Bearing	Chord Distance
C1	50.00'	14°54'55"	6.55'	13.02'	N53°58'01"W	12.98'
C2	50.00'	53°21'25"	25.12'	46.56'	N19°49'51"W	44.90'
C3	50.00'	36°43'39"	16.60'	32.05'	N25°12'41"E	31.50'
C4	50.00'	45°43'20"	21.08'	39.90'	N66°26'11"E	38.85'
C5	50.00'	59°16'40"	28.45'	51.73'	S61°03'49"E	49.45'
C6	50.00'	54°28'08"	25.73'	47.53'	N55°48'35"E	45.76'
C7	50.00'	50°31'52"	23.60'	44.10'	S71°41'25"E	42.68'
C8	50.00'	62°17'03"	30.21'	54.35'	S15°16'57"E	51.72'
C9	50.00'	42°42'57"	19.55'	37.28'	S37°13'03"W	36.42'
C10	200.00'	19°58'41"	35.23'	69.74'	S81°19'21"E	69.38'

Line Data		
Line #	Bearing	Distance
L1	N88°34'31"E	43.25'
L2	N43°34'31"E	21.21'
L3	N88°48'05"E	21.90'
L4	N88°34'31"E	16.28'
L5	N88°34'31"E	20.50'
L6	N88°48'05"E	22.21'
L7	N43°41'18"E	21.17'
L8	N88°48'05"E	24.90'

Line Data		
Line #	Bearing	Distance
L9	S1°25'29"E	20.00'
L10	S43°34'31"W	21.21'
L11	N46°25'29"W	21.21'
L12	N43°34'31"E	21.21'
L13	S46°25'29"E	21.21'
L14	S43°34'31"W	21.21'
L15	N46°25'29"W	21.21'





LOCATION MAP
SCALE: 1" = 1000'

LOCATION OF BRIDGE HEIGHTS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

BRIDGE HEIGHTS SUBDIVISION IS LOCATED NORTH FROM THE INTERSECTION OF E MILE 5 N & S BRIDGE AVE (MILE 4 1/2 W) IN THE MUNICIPALITY OF THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO. BRIDGE HEIGHTS SUBDIVISION LIES WITHIN THE CITY LIMITS OF WESLACO IN HIDALGO COUNTY PRECINCT No. 1. THE ESTIMATE POPULATION OF THE CITY OF WESLACO IS 41,103 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

BEARING BASIS – TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205

LEGEND

IRS	IRON ROD SET W/ PINK CAP STAMPED C.L.S. RPLS# 6388
IRF	IRON ROD FOUND
CIRF	IRON ROD FOUND W/ CAP STAMPED
IPF	IRON PIPE FOUND
MNS	MAG NAIL SET
CPSS	COTTON PICKER SPINDEL SET
CXF	CUT "X" FOUND
UE	UTILITIES EASEMENT
USE	UTILITIES & SIDEWALK EASEMENT
GE	GENERAL EASEMENT
BL	BUILDING SETBACK LINES

METES AND BOUNDS

BEING 11.327 ACRES OF LAND OUT OF FARM TRACT 758, THE WEST AND ADAMS TRACTS, RECORDED IN VOLUME 2, PAGES 34–37, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING OUT OF A CALLED 12.13 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED, CONVEYED TO SOUTH TEXAS PROVIDENTIAL LAND DEVELOPMENT LLC., DATE APRIL 28, 2022, RECORDED IN DOCUMENT NO. 3337584, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, SAID 11.327 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A CALCULATED POINT, THE NORTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING THE NORTHWEST CORNER OF ANGELA SUBDIVISION RECORDED IN VOLUME 17, PAGE 55, MAP RECORDS HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD); THENCE, S01°12'16"E, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING ALONG THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), A DISTANCE OF 750.42 FEET TO AN 'X'-CUT FOUND, A POINT ON THE WEST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTERLINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING THE SOUTHWEST CORNER OF A CALLED 5.108 ACRE TRACT, CONVEYED TO UNITED MIGRANT OPPORTUNITY SERVICES/UMOS INC, RECORDED IN DOCUMENT No. 3177090, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, S71°20'01"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, PASSING AT A DISTANCE OF 31.90 FEET A 1/2 INCH IRON ROD FOUND, A POINT ON THE EAST RIGHT OF WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 5.108 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 670.92 FEET A 1/2 INCH IRON ROD FOUND, THE SOUTHEAST CORNER OF THE SAID 5.108 ACRE TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, N01°25'29"W, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE EAST LINE OF THE SAID 5.108 ACRE TRACT, A DISTANCE OF 467.47 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388"SET, A POINT ON THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N88°48'05"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ALONG THE SOUTH LINE OF THE SAID ANGELA SUBDIVISION, A DISTANCE OF 690.88 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388"SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°12'18"E, ALONG THE EAST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 780.24 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388"SET, A POINT ON THE EAST LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE EAST LINE OF THE SAID 12.13 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N71°20'01"W, ACROSS THE SAID FARM TRACT 758, A DISTANCE OF 1361.10 FEET A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "C.L.S. RPLS #6388" SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S01°12'16"E, ACROSS THE SAID FARM TRACT 758, SAME BEING ACROSS THE SAID 12.13 ACRE TRACT, A DISTANCE OF 26.44 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "SEA"FOUND, A POINT ON THE SOUTH LINE OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE SOUTH LINE OF THE SAID 12.13 ACRE TRACT, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N59°03'02"W, ALONG THE SOUTH LINE OF THE SAID FARM TRACT 758, PASSING AT A DISTANCE OF 11.81 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "RBA"FOUND, A POINT ON EAST RIGHT–OF–WAY LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST ROAD), CONTINUING FOR A TOTAL DISTANCE OF A DISTANCE OF 47.25 FEET TO A MAG NAIL SET, FOR THE SOUTHWEST CORNER OF THE SAID FARM TRACT 758, SAME BEING A POINT ON THE CENTER LINE OF S. BRIDGE AVENUE (MILE 4 1/2 WEST FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT:

THENCE, N01°12'16"W, ALONG THE WEST LINE OF THE SAID FARM TRACT 758, A DISTANCE OF 79.55 FEET TO POINT OF BEGINNING, AND CONTAINING 11.327 ACRES OF LAND, MORE OR LESS.

APPROVED BY DRAINAGE DISTRICT

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY

MANUEL CARRIZALES, RPLS — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6388
SURVEY FIRM No. 10194417

STATE OF TEXAS — MANUEL CARRIZALES — 6388 — PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

REVIEW COPY

OMAR CANO, P.E. — DATE
LICENSE PROFESSIONAL ENGINEER No. 120081
ENGINEERING FIRM F–21135

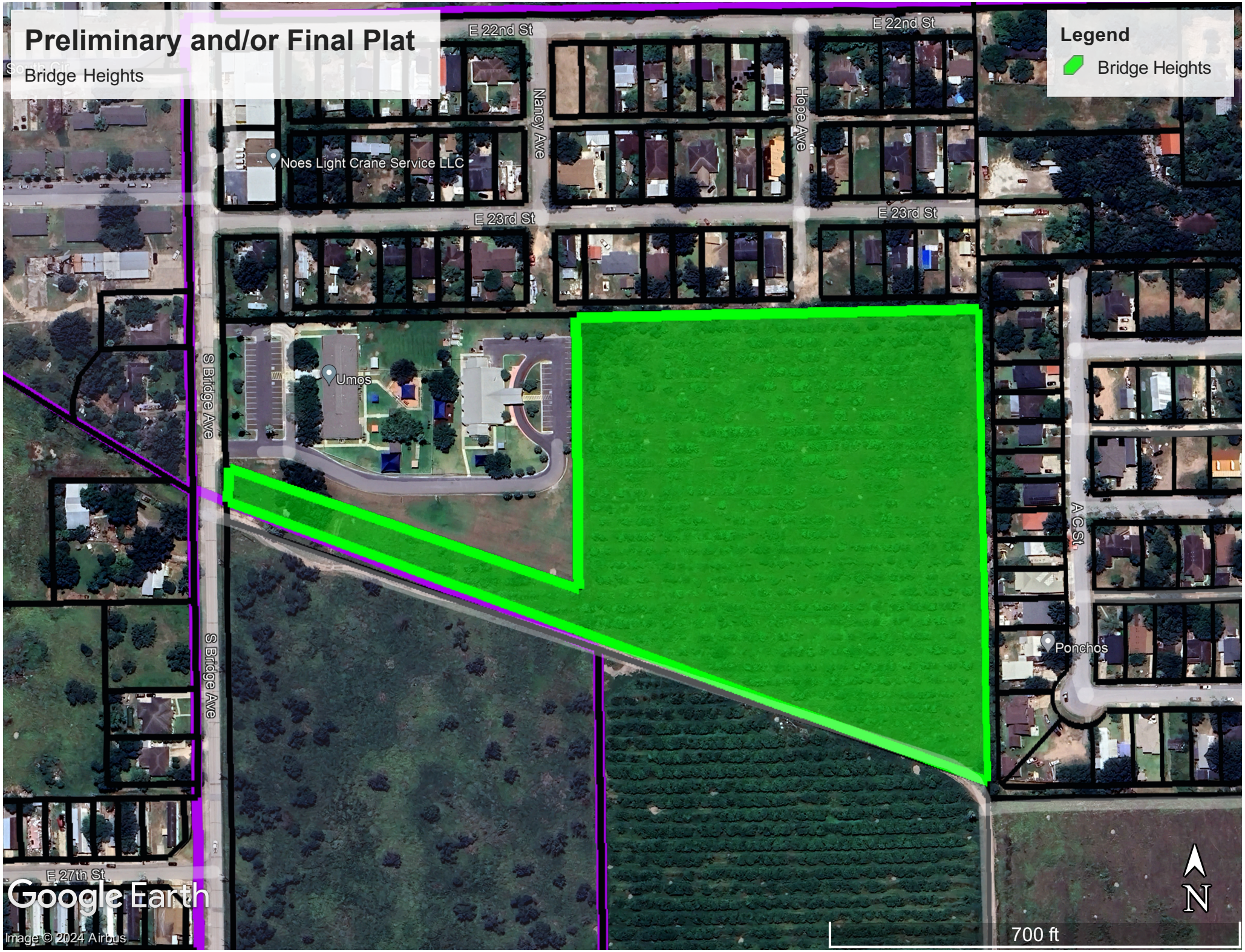
STATE OF TEXAS — OMAR CANO — 120081 — LICENSED PROFESSIONAL ENGINEER

SUPREME ENGINEERING

SUPREME ENGINEERING, PLLC
CONSULTING ENGINEERS
ENGINEERING FIRM F-21135
135 PASEO DEL PRADO, STE. 7
EDINBURG, TX 78539
(956) 403-1314

PRINCIPAL CONTACTS			
NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER: SOUTH TEXAS PROVIDENTIAL DEVELOP.	1108 HOUSTON WAY	SAN JUAN, TEXAS 78589	(956)784–9874
ENGINEER: OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7	EDINBURG, TEXAS 78539	(956)272–2246
SURVEYOR: MANUEL CARRIZALES, R.P.L.S	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(512)470–1489

E23–017 Plat Single Family.dwg
7/9/2023


Preliminary and/or Final Plat
Bridge Heights
Legend
Bridge Heights
E 22nd St
E 22nd St
Nancy Ave
Hope Ave
Noes Light Crane Service LLC
E 23rd St
E 23rd St
Umos
S Bridge Ave
S Bridge Ave
A C St
Ponchos
E 27th St
Google Earth
Image © 2024 Airbus
N
700 ft

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-648	
From:		
Subject: Discussion and consideration on Ordinance 2026-14 to schedule the meeting time for the Regular City Commission to be at 5:00 p.m. beginning June 2026 on the first and third Tuesday of the month. First reading of O2026-14. (Staffed by City Manager.)		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Ordinance - First Reading		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
ADELAIDA VEGA Xavier Salinas Xavier Salinas	Created	
City Manager Comments: Approve as directed by the governing body.		
Staff Recommendation:		
Attachments, if any:		
Responsibilities upon Approval:		

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-539
From:	
Subject: Discussion and consideration to solicit proposals from qualified insurance carriers for employer-paid Group Life and AD&D Insurance. (Staffed by Human Resources Department.)	
Background: The employer-paid Group Life and AD&D Insurance was awarded under a three-year guaranteed rate agreement effective FY 23-24 through FY 25-26. We are requesting approval to solicit competitive bids for a new three-year guaranteed rate agreement to align with the renewal terms of all 125-cafeteria products.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
Luz Galindo Luz Galindo Xavier Salinas	Created
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation: Staff recommends that we seek proposals for the employer-paid Group Life and AD&D Insurance product with rates guaranteed for an additional three years, ensuring that all products continue to renew at the same time.	
Attachments, if any:	
Responsibilities upon Approval:	

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-532
From:	
Subject: Discussion and consideration to solicit proposals from qualified insurance carriers for a Fully Funded plan to include Employee Assistance Program (EAP), Workers' Compensation Insurance, and Property & Casualty Insurance. (Staffed by Human Resources Department.)	
Background: The health insurance, workers' compensation insurance, and property and casualty insurance programs were awarded for a one-year term for FY 2025-2026. We are requesting approval to solicit competitive bids for the upcoming term.	
Funding Source (budget code, if applicable)**:**	
Amount:	Term of Impact: / Identified in Current Budget:
Additional Action Prompted:	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
Luz Galindo Luz Galindo Xavier Salinas	Created
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation: Staff recommends that we seek proposals with rates guaranteed for 1 year with the option to renew for 2 additional years.	
Attachments, if any:	
Responsibilities upon Approval:	

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-671
From:	
Subject: Discussion and consideration to solicit proposals from qualified insurance carriers for 125-Cafeteria plan to include supplemental insurance products (dental, vision, short/long term disability, cancer, accident, hospital indemnity, critical illness, basic life & AD&D, and flexible spending account) for the City of Weslaco Employees at no cost to the City. (Staffed by Human Resources Department.)	
Background: All 125 Cafeteria products were under a three-year guaranteed rate agreement effective FY 23-24 through FY 25-26. We received a one-year renewal proposal from Colonial Insurance for the Cancer and Group Accident products. However, to maintain consistency in renewal terms across all products, we are requesting approval to solicit competitive bids.	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
Luz Galindo Luz Galindo Xavier Salinas	Created
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation: Staff recommends that we seek proposals with rates guaranteed for 3 years, ensuring that all cafeteria products continue to align and renew at the same time.	
Attachments, if any:	
Responsibilities upon Approval:	

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-529

From:
Rick Mendoza

Subject:
Discussion and consideration to approve the purchase of a Palo Alto Networks Next-Generation Firewall (NGFW) with a three-year subscription and support service from vendor, Sequel Data Systems Inc., not to exceed $81,989.00 under TIPS-USA Contract #260105. (Staffed by IT Department.)

Background:
This is a budgeted item for FY25-26; under TIPS-USA Contract#: 260105. The purchase of a Palo Alto Networks Next-Generation Firewall (NGFW) will enhance the City's cybersecurity posture by protecting against cyberattacks, ransomware, unauthorized access, and other security threats that could disrupt municipal operations and public services. Upgrading to a modern firewall solution also improves network performance, supports compliance requirements, and ensures reliable protection for the City's growing technology infrastructure.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

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

NORMA CANTU Rick Mendoza Xavier Salinas	Created/Initiated New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval

Attachments, if any:
Agenda Memo-Palo Alto Firewall, Quote-OP209915-Palo Alto 3410 3Yr-SequelData, Quote-61776-RR-Palo Alto 3410 3Yr-SolidBorder, Quote-A-40948-Palo Alto 3410 3Yr-MGT

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

CITY OF WESLACO
MEMORANDUM

TO:
Mayor and City Commission

FROM:
Ricardo Mendoza
Information Technology Director / IT Department

DATE:
5/13/2026

SUBJECT:
Recommendation to Purchase a Palo Alto Firewall from Sequel Data Systems Inc.

Purpose

The purpose of this memorandum is to recommend a purchase of a new Palo Alto Networks Next-Generation Firewall (NGFW) from Sequel Data Systems Inc. through purchasing cooperative contract **TIPS-USA: 260105 – Technology Solutions, Products and Services**

Background

City staff solicited proposals and received **three** responses from qualified technology service providers. Each proposal was evaluated for pricing, features, customer support and the City's long-term cybersecurity needs.

Findings

Based on the evaluation, staff determined that Sequel Data Systems Inc. provides the **best overall competitive pricing**.

- Sequel Data Systems: $81,989.00
- Solid Border: $127,134.80
- MGT: $182,277.00

Legal Authority – Texas Local Government Code § 271.102

This award is permitted under **Texas Local Government Code Section 271.102**, which authorizes local governments to participate in cooperative purchasing programs.

Section **271.102(c)** specifically states that:
A local government that purchases goods or services under this subchapter satisfies any state law requiring the local government to seek competitive bids for the purchase of those goods or services.

This section allows the City to lawfully purchase services through approved cooperative purchasing contracts without conducting a separate competitive bid process.

Recommendation

City staff respectfully recommend that the Mayor and City Commission **approve the purchase of a new Palo Alto Firewall from Sequel Data Systems Inc.** based on best overall competitive pricing and cybersecurity benefit to the City of Weslaco.

Sequel Data Systems Incorporated

11824 Jollyville Rd. Suite 400
Austin, TX 78759

Quote Number: 209915

Sales Quote

Today's Date: 05/13/2026

Customer:
Rick Mendoza
City of Weslaco
rmendoza@weslacotx.gov
956-968-6253

Account Manager:
Daniel de Leon
Sequel Data Systems - Weslaco Office
daniel.deleon@Sequeldata.com
956-650-8430

TIPS Contract: 260105- Technology Solutions, Products and Services

Item	Part #	Qty.	Description	Unit Price	Ext. Price
1	PAN-SVC-PREM-3410-3YR	1	Premium support 3-year prepaid, PA-3410	$ 16,160.00	$ 16,160.00
2	PAN-PA-3410	1	PA-3410 with redundant AC power supplies. Includes rack mount kit for installation in a four-post 19IN, Worlds first ML-Powered NGFW; Eleven-time Leader in the Gartner Magic Quadrant for Network Firewalls; Extends visibility and security to all devices.	$ 12,158.00	$ 12,158.00
3	PAN-PA-3410-PAA-3YR	1	PA-3410, Prisma Access Agent subscription, 3 years (36 months) term.	$ 9,379.00	$ 9,379.00
4	PAN-PA-3410-BND-PRECISIONAI-3YR	1	PA-3410, Precision AI Network Security Subscription Bundle (Advanced Threat Prevention, Advanced URL Filtering, Advanced Wildfire, Advanced DNS Security, Advanced SD-WAN and Device Security), 3 years (36 months) term	$ 44,292.00	$ 44,292.00
				Total	**$81,989.00**

solid border
Network Security Reseller

TO City of Weslaco

255 S. Kansas Ave
Weslaco, TX 78596

DATE 5/5/2026
QUOTE 61776-RR

CONTACT David Williams
800.213.8175 x85 toll-free
210.402.0475 office
david@solidborder.com

PLEASE SEND PURCHASE ORDER
BY EMAIL orders@solidborder.com
BY FAX 800.887.9974

paloalto NETWORKS
PREMIER SECURITY PARTNER

ITEM	SKU	DESCRIPTION	QTY	LIST PRICE	PER UNIT	EXTENDED
1	PAN-PA-3410	PA-3410 with redundant AC power supplies. Includes rack mount kit for installation in a four-post 19IN, Worlds first ML-Powered NGFW; Eleven-time Leader in the Gartner Magic Quadrant for Network Firewalls; Extends visibility and security to all devices, i	1	$27,930.00	$26,533.50	$26,533.50
2	PAN-PA-3410-BND-PRECISIONAI-3YR	PA-3410, Precision AI Network Security Subscription Bundle (Advanced Threat Prevention, Advanced URL Filtering, Advanced Wildfire, Advanced DNS Security, Advanced SD-WAN and Device Security), 3 years (36 months) term	1	$72,400.00	$68,780.00	$68,780.00
3	PAN-PA-3410-PAA-3YR	PA-3410, Prisma Access Agent subscription, 3 years (36 months) term.	1	$15,330.00	$14,563.50	$14,563.50
3	PAN-SVC-PREM-3410-3YR	Premium support 3-year prepaid, PA-3410	1	$17,610.00	$17,257.80	$17,257.80

SHIPPING	INCLUDED
SUBTOTAL	$127,134.80
SALES TAX (8.25%)	$0.00
TOTAL	**$127,134.80**

QUOTE EXPIRES 6/5/2026
PAYMENT TERMS 30 days
Credit cards not accepted
EMPLOYER ID # EIN # 33-1009121
REMIT TO SOLID BORDER, INC
1806 TURNMILL ST
SAN ANTONIO, TX 78248

SOLIDBORDER.COM
PROTECT YOUR NETWORK
HUB // DIR // BUYBOARD

Q-40948

MGT Impact Solutions, LLC
4856 Research Drive
San Antonio, TX TX
Phone: (844) 552-9373
Fax: (866) 535-3925

Presented To:
The City of Weslaco
255 South Kansas Avenue
Weslaco, Texas 78596

Date: 4/28/2026
Valid Until: 5/28/2026
Terms: NET 30

ATTN: Rick Mendoza
(956) 968-6253
rmendoza@weslacotx.gov

Contract #: DIR-CPO 4864

Submitted By: Manny Elizalde
(832) 816-9810
melizalde@mgt.us

City of Weslaco - Palo Alto 3410 Firewall Solutions 3-Yrs

Palo Alto 3410 Hardware

PART NUMBER	DESCRIPTION	QTY	LIST PRICE	UNIT COST	EXT COST
PAN-PA-3410	Palo Alto Networks : Palo Alto Networks PA-3410 with redundant AC power supplies	1	$27,930.00	$26,533.50	$26,533.50
				Palo Alto 3410 Hardware Subtotal:	**$26,533.50**

Palo Alto Security Subscriptions 3-Yr

PART NUMBER	DESCRIPTION	QTY	TERM	LIST PRICE	UNIT COST	EXT COST
PAN-PA-3410-BND-PRECISIONAI-3YR	PA-3410, Precision AI Network Security Subscription Bundle (Advanced Threat Prevention, Advanced URL Filtering, Advanced Wildfire, Advanced DNS Security, Advanced SD-WAN and Device Security), 3 years (36 months) term	1	3-yr	$72,400.00	$68,780.00	$68,780.00
PAN-PA-3410-PAA-3YR	PA-3410, Prisma Access Agent subscription, 3 years (36 months) term.	1	3-yr	$15,330.00	$14,563.50	$14,563.50
					Palo Alto Security Subscriptions 3-Yr Subtotal:	**$83,343.50**

Palo Alto Premium Support 3-Yrs

PART NUMBER	DESCRIPTION	QTY	TERM	LIST PRICE	UNIT COST	EXT COST
PAN-PA-3410-BND-PRECISIONAI-3YR	PA-3410, Precision AI Network Security Subscription Bundle (Advanced Threat Prevention, Advanced URL Filtering, Advanced Wildfire, Advanced DNS Security, Advanced SD-WAN and Device Security), 3 years (36 months) term	1	3-yr	$72,400.00	$72,400.00	$72,400.00
					Palo Alto Premium Support 3-Yrs Subtotal:	**$72,400.00**

Billing Terms	**One Time**

Total Cost	**$182,277.00**

Drop Ship

Pro-Services Requires a Scope of Work

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-516
From:	
Subject: Discussion and consideration to accept and file the Quarterly Investment Report for period ending March 31, 2026. (Staffed by Finance Department.)	
Background: Quarterly Investment reports need to be submitted to the governing body not less that quarterly as per Local Government Code Public Funds Investment Sec. 2256.023(a).	
Funding Source (budget code, if applicable)**:**	
Amount: / Term of Impact: / Identified in Current Budget:	
Additional Action Prompted:	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
Rosalinda Cavazos Rosalinda Cavazos Xavier Salinas	Created
City Manager Comments: Approve to accept and file as recommended by staff.	
Staff Recommendation: Staff recommends acceptance and filing.	
Attachments, if any: 052726 QUARTERLY INVESTMENT MEMO, 2QTR26 INVESTMENT REPORT	
Responsibilities upon Approval: File report.	

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

Date: **May 21, 2026**

To: **Mayor & City Commission**

CC: **Xavier Salinas, City Manager**
Omar Rodriguez, Assistant Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

From: **Rosie Cavazos, Finance Director**

Re: **Quarterly Investment Report for period ending March 31, 2026**

As of March 31, 2026, the City's total invested funds were $87,467,876 diversified among authorized depositories of Lone Star National Bank (LSNB), TexPool, and TexPool Prime. This balance reflects steady growth supported by ongoing operational revenues and management of expenditures.

- Average Portfolio Yield: 3.67%
- Quarterly Interest Earnings: $799,544
- Year-to-Date Interest Earnings: $1,625,645

Of the $799,544 earned this quarter, $223,786 was allocated to the General Fund, with the remaining interest distributed to the respective project and fund accounts based on their proportional cash balances.

All investments remain in full compliance with the City's Investment Policy and the Public Funds Investment Act, emphasizing safety, liquidity, and competitive yield.

Staff recommends acceptance of the Quarterly Investment Report for the period ended March 31, 2026, as presented.

City of Weslaco, Texas
Investment Report
March 31 2026

	2nd Quarter 03/31/26	1st Quarter 12/31/25
Deposits:		
Cash on Deposit		
PNC Bank	$ -	$ -
LSNB	$ 7,621,604	$ 5,162,874
Tex Pool	800,250	793,017
Tex Pool Prime	79,046,023	79,299,967
Total	$ 87,467,876	$ 85,255,858

	2nd Quarter 03/31/26	1st Quarter 12/31/25
Rates:		
Cash - Interest Earning		
LSNB	2.34%	2.4600%
Tex Pool	3.37%	3.8270%
Tex Pool Prime	3.80%	3.9977%
Total Interest Earned for Period		
Total Interest	799,544	826,101
Average Return	3.67%	3.903%
Benchmark - 4 week T-Bill Rate	3.64%	3.590%
Weighted Average Maturity (Days)	1.00	100.00%

Total Interest Earned Year to Date **$ 1,625,645**

This report is in full compliance with the investment policy and strategy as established for the City of Weslaco, Texas and the Public Funds Investment Act (Chapter 2256, Government Code).

Prepared by:

Sonia Flores
Assistant Finance Director

4/30/2026
Date

Reviewed by:

Rosalinda Cavazos
Finance Director

5/19/26
Date

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-517
From: Rosalinda Cavazos	
Subject: Discussion and consideration to accept and file the Financial Reports (unaudited) as of March 31, 2026, for the General Fund, Water and Sewer Fund, Solid Waste Fund, and Airport Fund. (Staffed by Finance Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	
Amount: / Term of Impact: / Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
Rosalinda Cavazos Rosalinda Cavazos Xavier Salinas	Created
City Manager Comments: Approve to accept and file as recommended by staff.	
Staff Recommendation:	
Attachments, if any: 052726 QUARTERLY FINANCIALS MEMO, 2QTR26 FINANCIALS	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

Date: **May 21, 2026**

To: **Mayor & City Commission**

CC: **Xavier Salinas, City Manager**
Omar Rodriguez, Assistant Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

From: **Rosie Cavazos, Finance Director**

Re: **Quarterly Financial Report for period ending March 31, 2026**

I have included the financials for the General, Water/Wastewater, Solid Waste and Airport funds for your review and acceptance for the period ending March 31, 2026.

General Fund:

- After transfers out, we show a positive change in fund balance of $7.3M
- Revenues collected to date total $26.2M, representing approximately 68% of the proposed budget.
    - Sales tax performance remains strong, with collections of $8M, which is on track with the projected budget.
    - Interest Earned to date is $474K
- They City's financial position remains strong, with 180 days of operating reserves.
- Additionally, 93.18% of ad valorem taxes have been collected for the year.

Water & Wastewater Fund:

- Reflects a negative revenue over expenditures of $560,204.
- Maintains approximately 20 days of working capital based on regular operating costs.
- While operations remain stable, we see the effects of the bond payments issued in February. We will continue to monitor the performance of the funds as the year progresses.

Sanitation Fund:

- For the period, the fund reflects a negative change in fund balance of $65,902.
- The fund working capital reserve is at 87 days of operations.
- Operationally, revenues continue to cover routine expenditures; however, we will need to continue monitoring departmental operations carefully as we move through the remainder of the year.

Airport fund

- The Airport Fund reflects a negative net change of $329,693 and continues to operate with a negative number of working capital days.

Staff recommends acceptance and filing of these reports.

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - GENERAL FUND COMBINED
March 31, 2026
(Unaudited)

ASSETS		
Cash and Equivalents	23,603,578	
Investment in Lease	-	
A/R Taxes-Current & Delinquent	1,739,630	
A/R Other	2,583,193	
A/R Ambulance Fees	1,714,472	
Due from other Funds	3,925,309	
Due from other Govt	603,233	
Inventory	30,050	
Prepaid Expense	118,788	
Restricted Assets (PEG)	748,489	
TOTAL ASSETS	**35,066,743**	-
LIABILITIES		
Accounts Payable	849,604	
Accrued Salaries & Wages	271,488	
Due to other Funds	408,908	
Other Liabilities	567,536	
Escrow	857,609	
Trusts	748,489	
Deposits	5,642	
Deferred Revenues	5,080,159	
TOTAL LIABILITIES	**8,789,435**	-
FUND BALANCE		
Nonspendable fund balance	141,812	
Restricted fund balance	4,000,000	
Committed fund balance	5,000,000	
Unassigned fund balance	9,783,426	
Change in net position	7,352,070	-
TOTAL FUND BALANCE	**26,277,308**	
TOTAL LIABILITIES AND FUND BALANCE	**35,066,743**	-

CITY OF WESLACO, TEXAS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GENERAL FUND COMBINED
March 31, 2026

REVENUES	**Actual**	**Annual Budget**
Ad Valorem Taxes	13,158,443	13,376,637
Sales Tax	8,058,722	16,400,000
Franchise Taxes	966,479	1,727,200
Permits & Licenses	423,674	763,000
Intergovernmental Revenue	951,713	1,681,818
Charges for Services	1,628,544	3,314,500
Fines and Forfeitures	196,400	491,410
Investment Income	474,316	600,000
Rentals and Royalties	22,048	49,262
Other Revenue	374,585	320,010
TOTAL REVENUES	**26,254,924**	**38,723,837**
EXPENDITURES		
General Government	2,595,626	5,557,752
Judicial and Legal (law & municipal court)	258,317	686,804
Public Safety (PD, FD, EMS, Animal Control)	10,846,755	21,114,953
Public Works (PWAdmin & Fleet Maint)	309,940	712,424
Streets and Highways (Streets & Drain Ditch)	1,255,635	2,722,629
Planning, Inspections & Engineering	985,361	1,809,004
Culture and Recreation (Parks&Lib)	1,152,930	2,412,522
Nondepartmental (General Liab Insurance, Contributions, acti	603,500	1,156,630
Capital Outlay (One-time Expenditures)	677,043	3,160,780
Debt Service (Lease payments)	223,576	593,955
TOTAL EXPENDITURES	**18,908,682**	**39,927,453**
EXCESS OF REVENUES OVER EXPENDITURE	**7,346,242**	**(1,203,616)**
OTHER FINANCING SOURCES (USES)		
Transfers In	745,281	1,490,561
Transfers In (Out)	(739,453)	(1,450,000)
Other Financing Sources	-	1,258,000
OTHER SOURCES (USES)	**5,828**	**1,298,561**
NET CHANGE IN FUND BALANCE	**7,352,070**	**94,945**
Fund Balance - October 1 (Beginning)	**20,069,470**	
Fund Balance - September 30 (Ending)	**27,421,540**	
Number of days in working capital	**180**	

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - WATER & WASTEWATER FUND COMBINED
March 31, 2026
(UNAUDITED)

	WATER	WASTEWATER	COMBINED
ASSETS			
Cash and Equivalents	39,793	366,849	406,642
Restricted Cash	1,729	-	1,729
Current Receivables	1,235,833	1,073,465	2,309,298
Inventory	275,225	153,682	428,907
Deferred Resource Outflow	82,782	24,011	106,793
Assets, net of Depr	11,105,302	29,551,407	40,656,710
TOTAL ASSETS	**12,740,664**	**31,169,414**	**43,910,078**
LIABILITIES			
Accounts Payable	122,626	300,943	423,569
Accrued Salaries & Wages	33,321	11,282	44,603
Customers Deposits	1,772,970	-	1,772,970
Due to Other Funds	-	-	-
Lease Payable	527,602	443,233	970,835
Other Liabilities	766,379	208,116	974,495
Deferred Resource Inflow	61,464	19,399	80,863
Long Term Liabilities - Bonds/Leases	3,272,738	-	3,272,738
TOTAL LIABILITIES	**6,557,100**	**982,973**	**7,540,073**
FUND EQUITY			
Net Investment in Capital Assets	-		-
Unrestricted fund equity	5,465,192	31,465,017	36,930,209
Change in net position	718,372	(1,278,576)	(560,204)
TOTAL FUND EQUITY	**6,183,564**	**30,186,441**	**36,370,005**
TOTAL LIABILITIES AND FUND EQUITY	**12,740,664**	**31,169,414**	**43,910,078**

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
WATER AND WASTEWATER FUNDS
March 31, 2026

REVENUES	WATER	WASTEWATER	Combined Actual	Annual Budget
Charges for Services	4,107,915	2,953,483	7,061,398	15,115,100
Utility Billing Penalties	63,789	68,984	132,773	310,000
Other Financing Sources (CIP)	-	435,716	435,716	860,000
Other Revenue	215,121	41,106	256,226	990,000
TOTAL REVENUES	**4,386,825**	**3,499,288**	**7,886,113**	**17,275,100**
EXPENDITURES				
Treatment	1,162,961	797,930	1,960,892	4,860,777
Distribution & Collection	402,400	922,565	1,324,965	2,962,739
Utility Billing	344,035	-	344,035	631,203
Water Meter Division	95,307	-	95,307	208,794
Capital Outlay	20,829	312,778	333,607	2,120,800
Debt Service/Leases	527,472	-	527,472	613,172
TOTAL EXPENDITURES	**2,553,005**	**2,033,273**	**4,586,278**	**11,397,485**
EXCESS OF REVENUES OVER EXPENDITUR	**1,833,820**	**1,466,015**	**3,299,835**	**5,877,615**
OTHER FINANCING SOURCES (USES)				
Transfers In	-	-	-	1,275,000
Transfers (Out)	(1,115,448)	(2,744,591)	(3,860,039)	(7,135,578)
OTHER SOURCES (USES)	**(1,115,448)**	**(2,744,591)**	**(3,860,039)**	**(5,860,578)**
NET CHANGE IN FUND EQUITY	**718,372**	**(1,278,576)**	**(560,204)**	**17,037**
	-			
Fund Balance - October 1 (Beginning)*	[redacted]		**51,665,170**	
Fund Balance - September 30 (Ending)			**51,104,966**	

Number of days in working capital **20**

Daily Operating Cost $ 23,626

*Unaudited Beginning Fund Balance

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - SANITATION FUND
3/31/2026
(UNAUDITED)

ASSETS	
Cash and Equivalents	444,543
Current Receivables	921,822
Noncurrent Receivable	2,000,000
Deferred Resource Outflow	3,020
Assets, net of Depr	4,310,736
TOTAL ASSETS	**7,680,122**
LIABILITIES	
Accounts Payable	159,754
Accrued Salaries & Wages	68,737
Due to Other Funds	-
Other Liabilities	49,099
Due to Other Funds	-
Noncurrent Liabilities	3,759,814
Deferred Resource Inflow	4,696
TOTAL LIABILITIES	**4,042,100**
FUND EQUITY	
Contributed Capital	-
Reserved fund equity	-
Unreserved fund equity*	3,703,924
Change in net position	(65,902)
TOTAL FUND EQUITY	**3,638,022**
TOTAL LIABILITIES AND FUND EQUITY	**7,680,122**

*Fund equity includes $2M loan advanced to Water/Sewer Fund from Solid Waste Fund to complete WTP Project -

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
SANITATION FUND
March 31, 2026

REVENUES	Solid Waste Collection	Brush Collection	Combined Actual	Annual Budget
Residential Garbage Fees	1,142,776		1,142,776	2,420,000
Commercial Garbage Fees	1,326,163		1,326,163	2,850,000
Roll-Off Fees	33,804		33,804	30,000
Brush Fees		727,546	727,546	1,400,000
Recycling	9,570		9,570	10,000
Utility Billing Penalties	54,182		54,182	120,000
Other Revenue	-		-	-
TOTAL REVENUES	**2,566,494**	**727,546**	**3,294,040**	**6,830,000**
EXPENDITURES				
SOLID WASTE COLLECTION				-
Personal Services	617,948		617,948	1,246,505
Other Charges	699,233		699,233	1,131,279
Supplies	253,103		253,103	503,540
TRANSFER STATION			-	
Personal Services	72,410		72,410	141,483
Other Charges	6,396		6,396	61,000
Supplies	11,110		11,110	46,475
LANDFILL	50		50	48,000
BRUSH COLLECTION			-	
Personal Services		147,369	147,369	346,173
Other Charges		68,046	68,046	197,750
Contractual Services		-	-	1,000
Supplies		33,352	33,352	70,161
CAPITAL OUTLAY	90,428	-	90,428	911,500
DEBT SERVICE	598,497	199,499	797,996	924,562
TOTAL EXPENDITURES	**2,349,177**	**448,265**	**2,797,442**	**5,629,428**
EXCESS OF REVENUES OVER EXPENDITUI	**217,317**	**279,281**	**496,598**	**1,200,572**
OTHER FINANCING SOURCES (USES)			-	
Other Financing Sources	-		-	645,754
Transfers In	-		-	
Transfers (Out)	(562,500)		(562,500)	(1,125,000)
OTHER SOURCES (USES)	**(562,500)**	**-**	**(562,500)**	**(479,246)**
NET CHANGE IN FUND EQUITY	**(345,183)**	**279,281**	**(65,902)**	**721,326**
Fund Balance - October 1 (Beginning)*	**3,705,701**			
	-			
Fund Balance - September 30 (Ending)	**3,639,799**			

Number of days in working capital		**87**
	Daily Operating Cost $	12,548.60

*Unaudited Beginning Balance

CITY OF WESLACO, TEXAS
STATEMENT OF FINANCIAL POSITION - AIRPORT FUND
March 31, 2026

ASSETS	
Cash and Equivalents	(226,505)
Due from Other Government	-
Current Receivables	133,574
Lease Receivable	254,053
Inventory	58,915
Restricted Assets	104,704
Deferred Resource Outflow	40,929
Assets, net of Depr	14,809,780
TOTAL ASSETS	**15,175,451**
LIABILITIES	
Accounts Payable	51,839
Accrued Salaries & Wages	27,023
Due to Other Funds	3,675,040
Due to Other Governments	-
Other Liabilities	163,861
Deferred Resource Inflow	268,106
Notes Payable	1,302,313
TOTAL LIABILITIES	**5,488,182**
Reserved fund equity	-
Unreserved fund equity	9,840,496
Change in net position	(153,228)
TOTAL FUND EQUITY	**9,687,268**
TOTAL LIABILITIES AND FUND EQUITY	**15,175,451**

CITY OF WESLACO, TEXAS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
AIRPORT FUND
March 31, 2026

REVENUES	Actual	Annual Budget
Charges for Services	344,599	550,100
Rentals	19,408	94,823
Intergovernmental Revenue	-	850,000
Other Revenue	231	4,100
TOTAL REVENUES	**364,238**	**1,499,023**
EXPENDITURES		
Airport Operations	592,873	946,852
Capital Outlay	94,700	500,893
Debt Service	68,859	137,718
TOTAL EXPENDITURES	**756,431**	**1,585,463**
EXCESS OF REVENUES OVER EXPENDI	**(392,193)**	**(86,440)**
OTHER FINANCING SOURCES (USES)		
Transfers In (Out)	62,500	125,000
Proceeds Sales of Assets	-	-
OTHER SOURCES (USES)	**62,500**	**125,000**
NET CHANGE IN FUND EQUITY	**(329,693)**	**38,560**
Fund Balance - October 1 (Beginning)	**9,847,392**	
Fund Balance - September 30 (Ending)	**9,517,699**	
Number of days in working capital	**-91**	

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-644

From:
David Arce

Subject:
Discussion and consideration to ratify the purchase orders issued to Texas Machine Shop and KOPPL Pipeline Services, Inc. for contract services associated with the emergency repairs to the Bridge Elevated Storage Tank. (Staffed by Utilities Department.)

Background:
With the approval of the City Manager and Assistant City Manager, the Utilities Department requested assistance from Texas Machine Shop to secure the valve area below the Bridge Elevated Storage Tank after a leak was identified on April 7, 2026. Due to the specialized nature of the repair, replacement parts were ordered from the Houston and San Antonio areas and arrived on April 11, 2026. Upon evaluation, staff determined that the water pressure within the line created unsafe working conditions to proceed with the repair. To safely complete the work, the Utilities Department contacted KOPPL Pipeline Services, Inc., and the line stop team mobilized on April 14, 2026, to install the line stop equipment necessary to isolate the area. Repairs were successfully completed on April 15, 2026, through the coordinated efforts of Inframark, Texas Machine Shop, and Weslaco Utilities staff.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

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

David Arce	Created/Initiated
David Arce	Approved
OMAR RODRIGUEZ	New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approval

Attachments, if any:
Memo 2026 Ratification of Emergency Purchase Orders – Bridge Elevated Storage Tank Repairs, Emergency memo from Health Director, Inv Bridge Tower Leak-Texas Machine Shop, Invoice KOPPL

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

Date: May 27, 2026

To: City Commission

From: David Arce, Public Utilities Director

Subject: Ratification of Emergency PO's Bridge Elevated Storage Tank Repairs

Cc: Xavier Salinas, City Manager
Omar Rodriguez, Asst. City Manager
Rosie Cavazos, Finance Director

On April 7, 2026, Utilities Department staff identified a significant leak at the Bridge Elevated Storage Tank involving the valve area located below the elevated tower. Due to the potential risk to the City's water distribution system and the need to maintain uninterrupted water service, immediate action was required.

With the approval of the City Manager and Assistant City Manager, the Utilities Department requested emergency assistance from Texas Machine Shop to secure the affected valve area and begin preparations for repairs. Due to the specialized nature of the repair, replacement parts had to be sourced from suppliers in the Houston and San Antonio areas. The required parts arrived on April 11, 2026.

Upon further evaluation, staff determined that the existing line pressure created unsafe working conditions for personnel to complete the repair safely. To address this issue, the Utilities Department contacted KOPPL Pipeline Services, Inc. to perform a line stop insertion to isolate the section of pipeline and reduce pressure within the work area. KOPPL mobilized to the site on April 14, 2026.

Repairs were successfully completed on April 15, 2026, through the coordinated efforts of Inframark, Texas Machine Shop, and Weslaco Utilities staff.

Financial Impact

The emergency repair costs associated with this project are summarized below:

- KOPPL Pipeline Services, Inc. – $24,000.00 (Invoice No. AR047326)
- Texas Machine Shop – $69,679.00 (Invoice No. 1797)
- City inventory materials and supplies, including concrete, valves, pipe, couplers, and related materials – $15,659.76

Total Estimated Emergency Repair Cost: Approximately $109,338.76

Recommendation

Staff recommends ratification of the purchase orders issued for the emergency repairs to the Bridge Elevated Storage Tank due to the urgent nature of the repairs and the need to protect public infrastructure, maintain water system operations, and ensure the safety of personnel.

City of Weslaco

"The City on the Grow"

INTERNAL MEMO

DATE: April 9, 2026

TO: David Arce, Public Utilities Director

FROM: Jose A Pedraza, Deputy Emergency Management Coord./Health Official

CC: Xavier Salinas, City Manager

SUBJECT: Declaration of Emergency - Water Tower Bridge/8TH St.

In accordance with Title 30 Texas Administrative Code (30 TAC), Chapter 290, Subchapter D, public water systems are required to maintain a minimum pressure of 35 psi during normal operations and no less than 20 psi during emergency conditions.

At this time, a disruption in our public water system has been identified due to a water leak on one of our water towers. This issue may result in a loss of adequate system pressure and could necessitate the issuance of a Boil Water Notice.

This situation constitutes a potential threat to public health and safety. Therefore, an emergency condition is hereby declared, effective immediately, to ensure that all necessary corrective actions are taken to protect the community.

Please make immediate arrangements to identify and correct the problem. Additionally, provide this office with a detailed timeline outlining the steps being taken and the anticipated date of resolution.

Should you have any questions, please do not hesitate to contact my office.

INVOICE

Texas Machine Shop Pump Services LLC
6709 Seminary Rd
Edinburg, TX 78541

texasmachineshop@yahoo.com
+1 (956) 563-5440

Bill to
CITY OF WESLACO
255 S KANSAS AVE
WESLACO, TEXAS 78596
UNITED STATES

Ship to
CITY OF WESLACO
255 S KANSAS AVE
WESLACO, TEXAS 78596
UNITED STATES

Shipping info
Ship via: P.O
Tracking no.: OB: BRIDGE TOWER WATER LEAK

Invoice details
Invoice no.: 1797
Terms: Net 30
Invoice date: 04/30/2026
Due date: 05/30/2026

#	Date	Description	Qty	Rate	Amount
1.		Fab of pipe supports 304 S/S Demolition and removal of existing pipe support New pipe supports will be anchored.	5	$1,997.80	$9,989.00
2.		16” Clow AWWA C515 RW Gate Valve			$14,954.00
3.		16” X 15” DI Compact MJ Sleeve			$1,262.00
4.		16’’ Mega-lug kit for DI pipe	2	$662.00	$1,324.00
5.		16” Bolt and Flange kit	2	$231.00	$462.00
6.		16” Flanged “45” C110			$2,308.00
7.		Bolt Kit for 45			$480.00
8.		Pick up and travel			$2,250.00
9.		Emergency Call Out Evening			$2,400.00
10.		Labor to remove and install parts to contain Water Tower Lea			$34,250.00

Total **$69,679.00**

Note to customer

If you are paying with credit card there will be a fee of 3.5% to cover banking fees. Thank you! QUOTE: 2992 E

INVOICE

Ref. Nbr.	**AR047326**
Date	15-May-2026
Due Date	14-Jun-2026
Customer ID	C000002391
Currency	USD
Project ID	HOU-LST-039286
Terms	Net 30 Days
Purchase Order	Emergency 16"
Work Order	

KOPPL CENTRAL REGION
12660 Moon Rd
Willis, TX, 77318
Phone: 346-600-3390
Web: KOPPL.COM

BILL TO

City of Weslaco
255 S Kansas Ave
Weslaco TEXAS 78596
United States of America
Attn: Accounts Payable

SHIP TO

City of Weslaco
803 S Bridge Ave
Weslaco TEXAS 78596
United States of America

Dates of Services From: 4/14/2026 To 4/15/2026

Job Description Invoice for Emergency 16" Single Line Stop on AC

LUMP SUM

#	ITEM DESCRIPTION	QTY.	UOM	RATE	AMOUNT
1	16" Emergency Single Line Stop on an Existing AC WL	1.00	EACH	24,000.00	24,000.00

Remit To For Checks:

Koppl Pipeline Services, LLC.
1228 Date Street
Montebello, CA 90640
Phone 323-888-2211

Remit To For ACH/Wire

Texas Capital Bank
2000 McKinney Avenue, Dallas, TX 75201
Routing Number:111017979
Account Number: 2400063636 - Depository Account

Subtotal (USD)	24,000.00
Tax (USD)	0.00
Total (USD)	24,000.00

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-646	
From:		
Subject: Discussion and consideration to approve the purchase and installation of new overhead doors for Fire Station No. 3 from Overhead Doors of South Texas to not exceed $69,900. (Staffed by Parks and Recreation Department)		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
NORMA CANTU ANTONIO LOPEZ Xavier Salinas	Created	
City Manager Comments: Approve as recommended by staff.		
Staff Recommendation:		
Attachments, if any: Memo, Overhead doors, General Garage		
Responsibilities upon Approval:		

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

INTERNAL MEMO

Parks Department

Date: 5/27/2026

TO: City Commission

FROM: Eddie Serna / Parks Director

SUBJECT: Purchase of New Overhead Doors

The Parks Department is requesting approval for the purchase and installation of new overhead doors for fire station No. 3 in the amount of **$69,900.00**.

The current overhead doors have become unreliable due to age and continued wear, resulting in increased maintenance concerns and the potential to impact emergency response operations. Replacement of the existing doors is necessary to maintain safe and efficient apparatus access and improve overall station functionality.

The Genuine. The Original.

OVERHEAD DOOR

100 YEARS

Since 1921

Overhead Door of South Texas

EIN #: 82-1710694

802 East Owassa Road
Edinburg, TX 78542

(956) 787-3667

www.overheaddoorofsouthtexas.com

karla@overheaddoorofsouthtexas.com

Quote 26976

SENT

CITY OF WESLACO

(956) 968-3181

1014 W. 18TH ST
WESLACO, TX 78599

Date: May 1, 2026
Expiration Date: Apr 22, 2026
Status: Sent
PO#: -

3 NEW INSTALLATION SECTIONAL DOORS

521 SECTIONAL FIRE STATION

Item	Quantity	Amount

Item	Quantity	Amount
EQUIPMENT | DOORS | OVERHEAD COMPLETE DOOR MODEL 424	1	$18,500.00

FIRE STATION #3
OVERHEAD DOOR MODEL 521
14' 2" x 14' 1",

Standard Panel, 3002 Carmine Red, 8 Sect, 4 Pnl, 18/-18 410222 22'2x20'1, SES, Std Btm Seal
LITES:
Custom, AFV, 1/4",Tempered,Clear, Solid Aluminum Panels, Bottom: PANEL, S2: PANEL, S3: AFV, S4: AFV, S5: AFV, S6: AFV, S7: PANEL, Top: PANEL RAILS:
Top: 3.750", Bottom: 4.500", Finned
STRUTS:
Standard, S1: Bottom Rail: 2" STRUT x 1, S2: NONE, S3: NONE, S4: NONE, S5: NONE, S6: NONE, S7: NONE, S8: Top Rail: 2" STRUT x 1
LOCK:
ISL, 1
TRK/HDW:
3", 15"R, Angle In, Steel, Pusher Springs Bumper, 0.101 V.Trk, 0.101 H.Trk, 1.750" x 2.875" x .099" H.Ang, 182.625 FTSC
SPRING:
Torsion, Qty: 2, Front, 25K, 1" Solid, Two-Piece Split Solid Shaft w/Coupler
OPERATION:
Trolley, Drawbar Prep, Centered, Stop Bottom Fixtures
OPERATOR:
RHX - Heavy Duty, D525-216, 3/4 HP, 115/208/230V 1Phase 60Hz, 14 Ft Rail, Hoist, Right, PhotoEyes-Protected (Monitored), Side Mount Trolley, Brake, WiFi Kit
ACCESSORIES:
Hand Chain,22'

OVERHEAD DOORS | OVERHEAD COMPLETE DOOR MODEL 521	2	$37,800.00

OVERHEAD DOOR MODEL 521
14' 2" x 14' 1",
Standard Panel, 3002 Carmine Red, 8 Sect, 4 Pnl, 18/-18 410222 22'2x20'1, SES, Std Btm Seal
LITES:
Custom, AFV, 1/4",Tempered,Low-E,Clear, Solid Aluminum Panels, Bottom: PANEL, S2: AFV, S3: AFV, S4: AFV, S5: AFV, S6: AFV, S7: AFV, Top: PANEL
RAILS:
Top: 3.750", Bottom: 4.500", Finned
STRUTS:
Standard, S1: Bottom Rail: 2" STRUT x 1, S2: NONE, S3: NONE, S4: NONE, S5: NONE, S6: NONE, S7: NONE, S8: Top Rail: 2" STRUT x 1
LOCK:
ISL, 1
TRK/HDW:
3", 15"R, Angle In, Steel, Pusher Springs Bumper, 0.101 V.Trk, 0.101 H.Trk, 1.750" x 2.875" x .099" H.Ang, 182.625 FTSC
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Torsion, Qty: 2, Front, 25K, 1" Solid, Two-Piece Split Solid Shaft w/Coupler
OPERATION:
Trolley, Drawbar Prep, Centered, Stop Bottom Fixtures
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RHX - Heavy Duty, D525-216, 3/4 HP, 115/208/230V 1Phase 60Hz, 14 Ft Rail, Hoist, Right, PhotoEyes-Protected (Monitored), Side Mount Trolley, Brake, WiFi Kit
ACCESSORIES:
Hand Chain,22'

Item	Quantity	Amount
SERVICE | INSTALLATION	3	$9,000.00
INSTALLATION OF SECTIONAL DOORS WITH TROLLY OPERATORS HARDWARE INCLUDED		
REMOVAL	3	$1,800.00
REMOVAL OF SECTIONAL DOORS AND PROPER DISPOSAL OF DOORS		
SCISSOR LIFT | SCISSOR LIFT 19'	1	$1,000.00
JLG1930ES SCISSOR LIFT USE WITH OPERATOR. INCLUDES DELIVERY AND TRAILER TO AND FROM JOBSITE. FOR THE DURATION OF THIS PROJECT		
FREIGHT. | FREIGHT.	1	$1,800.00

Thank you for your business!

Subtotal	**$69,900.00**
Total	**$69,900.00**

Contract

TERMS AND CONDITIONS OF ACCEPTANCE

BY SIGNING THIS AGREEMENT, THE BUYER ACKNOWLEDGES AND AGREES THAT THIS DOCUMENT SERVES AS A **BINDING COMMITMENT TO PURCHASE** THE PRODUCTS AND/OR SERVICES DESCRIBED HEREIN. UPON SIGNING, THE SELLER WILL IMMEDIATELY BEGIN WORK RELATED TO THIS ORDER, INCLUDING BUT NOT LIMITED TO SCHEDULING, FABRICATION, MATERIAL PROCUREMENT, AND COORDINATION OF LABOR.

BECAUSE WORK BEGINS IMMEDIATELY UPON ACCEPTANCE, **THIS AGREEMENT CANNOT BE CANCELED OR REVOKED** ONCE SIGNED. THE BUYER UNDERSTANDS AND ACCEPTS THAT ALL SALES UNDER THIS AGREEMENT ARE FINAL, AND THAT ANY COSTS INCURRED BY THE SELLER AS PART OF THIS PROCESS ARE NON-REFUNDABLE.

PAYMENT TERMS, PRICING, AND SCOPE OF WORK ARE AS STATED IN THIS INVOICE. ANY ADDITIONAL WORK, CHANGES, OR REQUESTS NOT INCLUDED IN THE ORIGINAL QUOTE MAY RESULT IN ADDITIONAL CHARGES AND WILL REQUIRE WRITTEN APPROVAL FROM BOTH PARTIES.

BY SIGNING BELOW, THE BUYER CONFIRMS FULL UNDERSTANDING AND ACCEPTANCE OF THESE TERMS AND AUTHORIZES THE SELLER TO PROCEED WITH ALL RELATED WORK AS QUOTED.

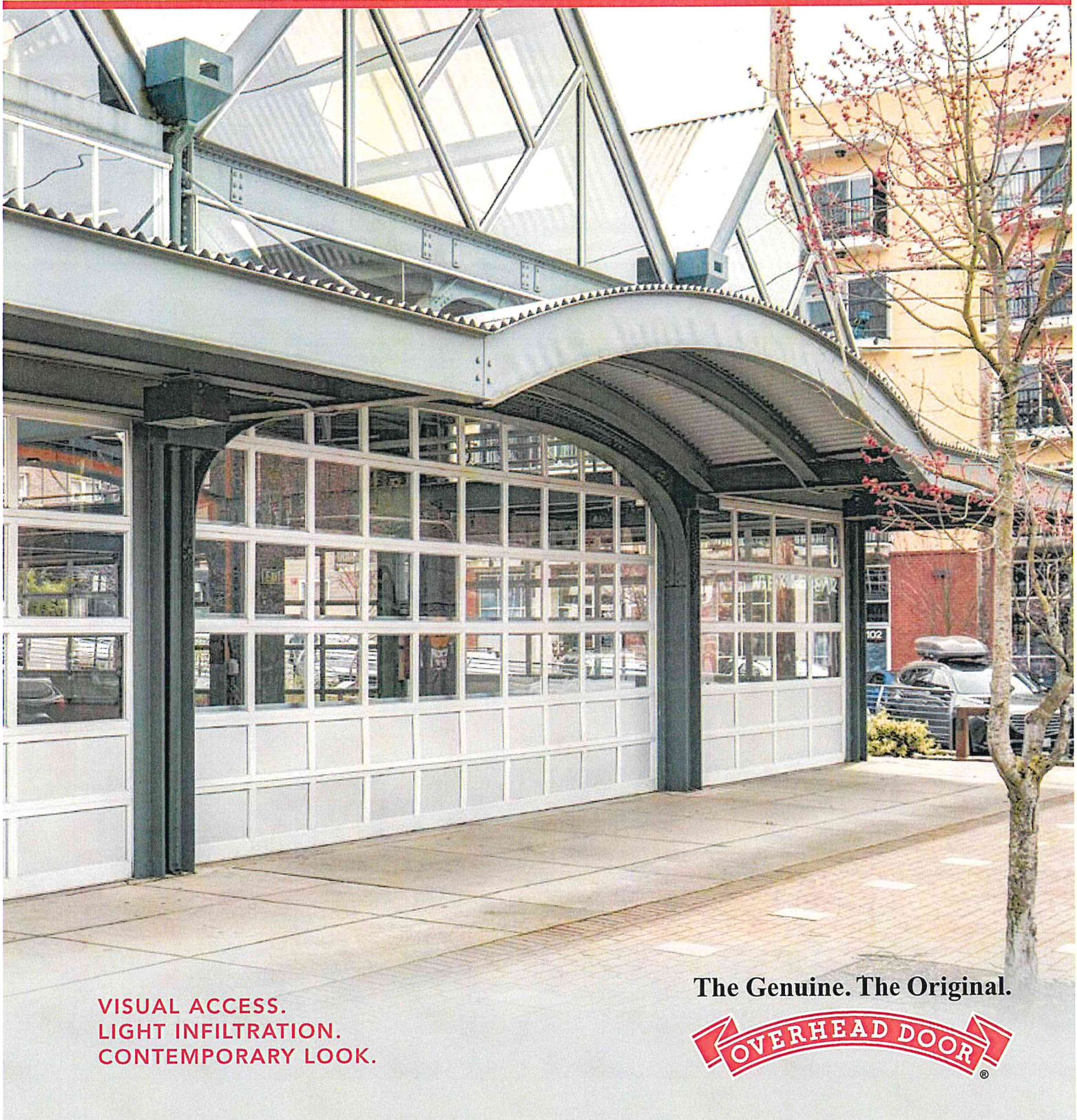
_____ _____

Signature Date

511/521/522

Aluminum Door Systems

ALUMINUM SECTIONAL DOORS



VISUAL ACCESS.
LIGHT INFILTRATION.
CONTEMPORARY LOOK.

The Genuine. The Original.

OVERHEAD DOOR®

Model 511, Brown powder coat finish, Clear glass

General Features and Benefits – Models 511/521

- **1 3/4" (45 mm) thick, corrosion-resistant 6063-T6 aluminum sections** with galvanized fixtures and hinges promotes durability and trouble-free operation
- **1/4" (6 mm) diameter through-rods** on all stiles and rails enhances strength and sturdiness
- **Top-quality materials, excellent field service and optional maintenance program** contribute to extended door life, low maintenance costs and maximum productivity
- **Glazing choices** include DSB glass, acrylic, tempered glass, clear polycarbonate, multi-wall polycarbonate, wire glass, Low E, Lexan and laminate
- **Standard clear anodized finish** for low-maintenance and corrosion-resistance
- **Optional finishes** include a wide range of powder coat colors offering an attractive and durable finish
- **Manual pull rope operation** with optional chain hoist or electric motor operator
- **Available in approximately 200 RAL powder coat colors** to match the aesthetic and design of your project. This color optional upgrade includes a hardening additive that provides an attractive and durable finish and easy-to-clean surface.

Cover image: *Model 521, Custom powder coat with Clear glass*

DASMA Door & Access Systems Manufacturers Association International
THERMAL PERFORMANCE VERIFICATION PROGRAM
www.dasma.com/thermal

Overhead Door™ Brand participates in the DASMA Thermal Performance Verification Program. The program verifies the thermal performance of sectional doors. The lower the U-factor rating, the better the thermal performance.

Symbol indicates verified U-factor rating in accordance with the DASMA Thermal Performance Verification Program.

Model 522, Mirrored Gray glass

General Features and Benefits – Model 522

- **Frameless design** – the ultimate sleek and modern aluminum full-view door
- **Vinyl seals** between the sections and the flexible bottom seal help to minimize air flow
- **Large glass panels,** mounted to the front of the door, allow maximum light and visibility
- **1 3/8" thick aluminum section** with patent pending design for long life and durability
- **2 1/4" integrated reinforcing rib** on upper intermediate rail for doors 10'3" wide and over
- **Meets ASHRAE 90.1 and IECC® air infiltration requirements** with a third-party tested value of less than 0.4 cfm/ft²
- **Meets California Code of Regulation, Title 24 air infiltration requirements** with a third-party tested value of less than 0.3 cfm/ft²

ALUMINUM DOOR SYSTEMS

MODELS **511/521/522** offer an attractive solution for commercial and industrial applications where visual access, light infiltration and aesthetics are key design considerations.

Model 521, Clear anodized finish with Clear glass

Glass Options for Models 511/521

Specialty Glass

- Laminated White – privacy
- Low E Glass** – thermal efficiency
- Tempered Glass – enhanced safety
- Tinted Glass** – color options: Green, Gray, Bronze

Glass Alternatives

- Clear Lexan® Polycarbonate** – shatter resistant
- Multi Wall Polycarbonate – superior strength with UV protection; color options: Clear, White, Bronze
- Plexiglas® Acrylic** – shatter resistant
- Impact Clear and Frosted Polycarbonate - 0.250" minimum

Double Strength DSB** (Standard)

Obscure

Satin Etched

Gray Tint

Green Tint

Bronze Tint

Impact Clear Polycarbonate*

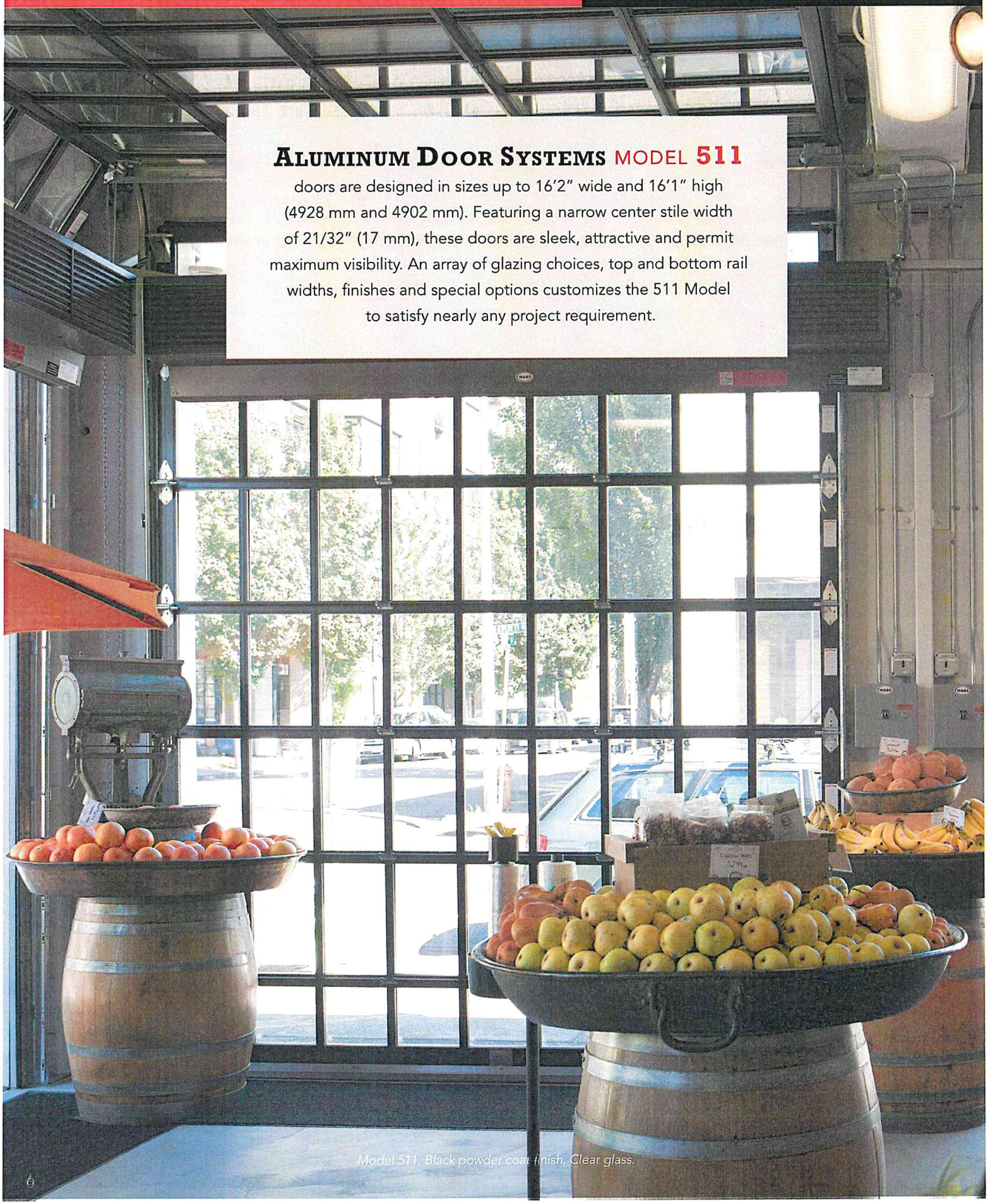
Impact Dark Gray Tint Polycarbonate*

Impact Frosted Polycarbonate*

Actual glass may vary from brochure photos due to fluctuations in the printing process. Check with your Overhead Door™ Distributor to view a glass sample.

* Available for Model 521 only. ** Insulated options available.

Model 511, Clear Anodized finish with Clear glass



ALUMINUM DOOR SYSTEMS MODEL 511

doors are designed in sizes up to 16'2" wide and 16'1" high (4928 mm and 4902 mm). Featuring a narrow center stile width of 21/32" (17 mm), these doors are sleek, attractive and permit maximum visibility. An array of glazing choices, top and bottom rail widths, finishes and special options customizes the 511 Model to satisfy nearly any project requirement.

Model 511, Black powder coat finish, Clear glass.

Standard Features at a Glance

Panel Thickness	1 ¾" (45 mm)
Maximum Standard Height	16'1" (4902 mm)
Maximum Standard Width	16'2" (6147 mm)
Material	6063-T6 aluminum
Standard Finish	204R-1 clear anodized
Center Stile Width	21/32" (17 mm)
End Stile Width	2 ¾" (70 mm)
Top Rail Width	2 3/8" (60 mm) or 3¾" (95 mm)
Top Intermediate Rail Width	¾" (19 mm)
Bottom Intermediate Rail Width	5/8" (16 mm)
Bottom Rail Width	2 3/8" (60 mm) or 3 ¾" (95 mm) or 4 ½" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard Springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and Fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	1-Year Limited; 3-Year Limited powder coat finish

Options

Glazing Options*:
1/8" (3 mm) DSB;
1/8" (3 mm) or 1/4" (6 mm) acrylic;
1/8" (3 mm) or 1/4" (6 mm) tempered;
1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate;
1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate;
1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass;
1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

Chain hoist

Posi-tension drums

*Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Structure Options

Anodized Finishes

Clear (standard)

Light Bronze

Medium Bronze

Dark Bronze

Black

Powder Coat Finishes

Select from approximately 200 RAL powder coat color options to best match your facility.

Actual door colors may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Panel Layout

Door Width	Number of Panels
to 11'11" (3632 mm)	3
12'0" to 14'11" (3658 mm to 4547 mm)	4
15'0" to 16'2" (4572 mm to 4928 mm)	5

Section Stack

Door Height	Number of Sections
to 8'6" (2591 mm)	4
8'7" to 10'1" (2616 mm to 3073 mm)	5
10'2" to 12'1" (3099 mm to 3683 mm)	6
12'2" to 14'1" (3708 mm to 4293 mm)	7
14'2" to 16'1" (4318 mm to 4902 mm)	8

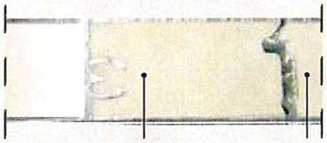
ALUMINUM DOOR SYSTEMS MODEL 521

is perfect for environments where maximum light infiltration and/or visual access is required. Designed to fit openings up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high, the 521 Model features a wide, 2 11/16" (68 mm) center stile, a 2 3/8" (60 mm) or 3 3/4" (95 mm) top rail, and 3 3/4" (95 mm) or 4 1/2" (114 mm) bottom rail. A variety of glazing choices, finishes and special options are available.

Model 521, powder coat black finish and Clear glass.

Optional Polyurethane Insulation for Stiles and Rails up to 18'2" Wide

1/2" Insulated Glazing Unit	Door U-factor[1]	Door R-value[2]
DSB- Clear, Tempered, Obscure	0.30	2.87
Clear Polycarbonate		2.93
DSB - Solar Bronze		3.17
DSB - Low E coating	0.28	3.43
SolarBan 70XL Argon Filled		4.09
Multi-wall Polycarbonate	**Door U-factor**	**Door R-value**
1/4" Thick Unit		2.75
3/8" Thick Unit		3.21
5/8" Thick Unit		3.48
Insulated Panels	**Door U-factor**	**Door R-value**
3/8" EPS Solid Panels		2.60



Polyurethane filled rails and stiles

1 - U-factor is independently tested and verified per ANSI/DASMA 105 using doors with full glazing and specific product sizes.

2 - Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

Standard Features at a Glance

Section Thickness	1 ¾" (45 mm)
Maximum Standard Height	20'1" (6121 mm)
Maximum Standard Width	26'2" (7976 mm)
Material	Extruded 6061-T6 aluminum
Standard Finish	204R-1 clear anodized (painted white at no charge)
Center Stile Width	2 11/16" (68 mm)
End Stile Width	3 5/16" (85 mm)
Top Rail Width	2 3/8" (60 mm) or 3 ¾" (95 mm)
Top Intermediate Rail Width	2 1/8" (54 mm)
Bottom Intermediate Rail Width	1 19/32" (40 mm)
Bottom Rail Width	3 ¾" (95 mm) or 4 ½" (114 mm)
Weatherseals	Bottom, flexible PVC
Standard Springs	10,000 cycle
Track	2" (51 mm)
Mounting	Angle
Operation	Manual pull rope
Hinges and Fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	1-Year Limited; 3-Year Limited on powder coat finish

Options

Glazing Options†: 1/8" (3 mm) DSB; 1/8" (3 mm) or 1/4" (6 mm) acrylic; 1/8" (3 mm) or 1/4" (6 mm) tempered; 1/8" (3 mm) or 1/4" (6 mm) clear polycarbonate; 1/4" (6mm) and 3/8" twin-wall polycarbonate, 5/8" triple-wall polycarbonate; 1/4" (6 mm) 3/8" (10 mm) and 5/8" (16 mm) twin-wall polycarbonate, triple-wall polycarbonate 1/4" (6 mm) wire glass; 1/2" (12 mm) insulated glass

Electric operator or chain hoist

Bottom sensing edge

3" track

Bracket mounting (not available on full vertical door tracks)

Higher-cycle springs in 25k, 50k, 75k, 100k cycles

Exhaust ports

Four-section pass door

Wind load and impact rated door available

Posi-tension drums

Bronze anodization

Powder coat finish

Pass door

†Contact your local Overhead Door™ Distributor for special glazing requirements. Verify 1/4" (6 mm) glass applications with factory.

Structure Options

Anodized Finishes

Clear (standard)

Light Bronze

Medium Bronze

Dark Bronze

Black

Actual door colors may vary from brochure photos due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Powder Coat Finishes

Select from approximately 200 RAL powder coat color options to best macth your facility.

*Wood grain availability dependent upon location.

Panel Layout

Door Width	Number of Panels
to 9'2" (to 2794 mm)	2 or 3 (standard)
9'3" to 12'2" (2819 mm to 3708 mm)	3
12'3" to 16'2" (3734 mm to 4953 mm)	4
16'3" to 18'2" (4978 mm to 5537 mm)	4 or 5 (standard)
18'3" to 19'2" (5562 mm to 5842 mm)	5
19'3" to 20'11" (5867 mm to 6375 mm)	6**
21'0" to 23'11" (6401 mm to 7290 mm)	8**
24'0" to 26'2" (7315 mm to 7976 mm)	10**

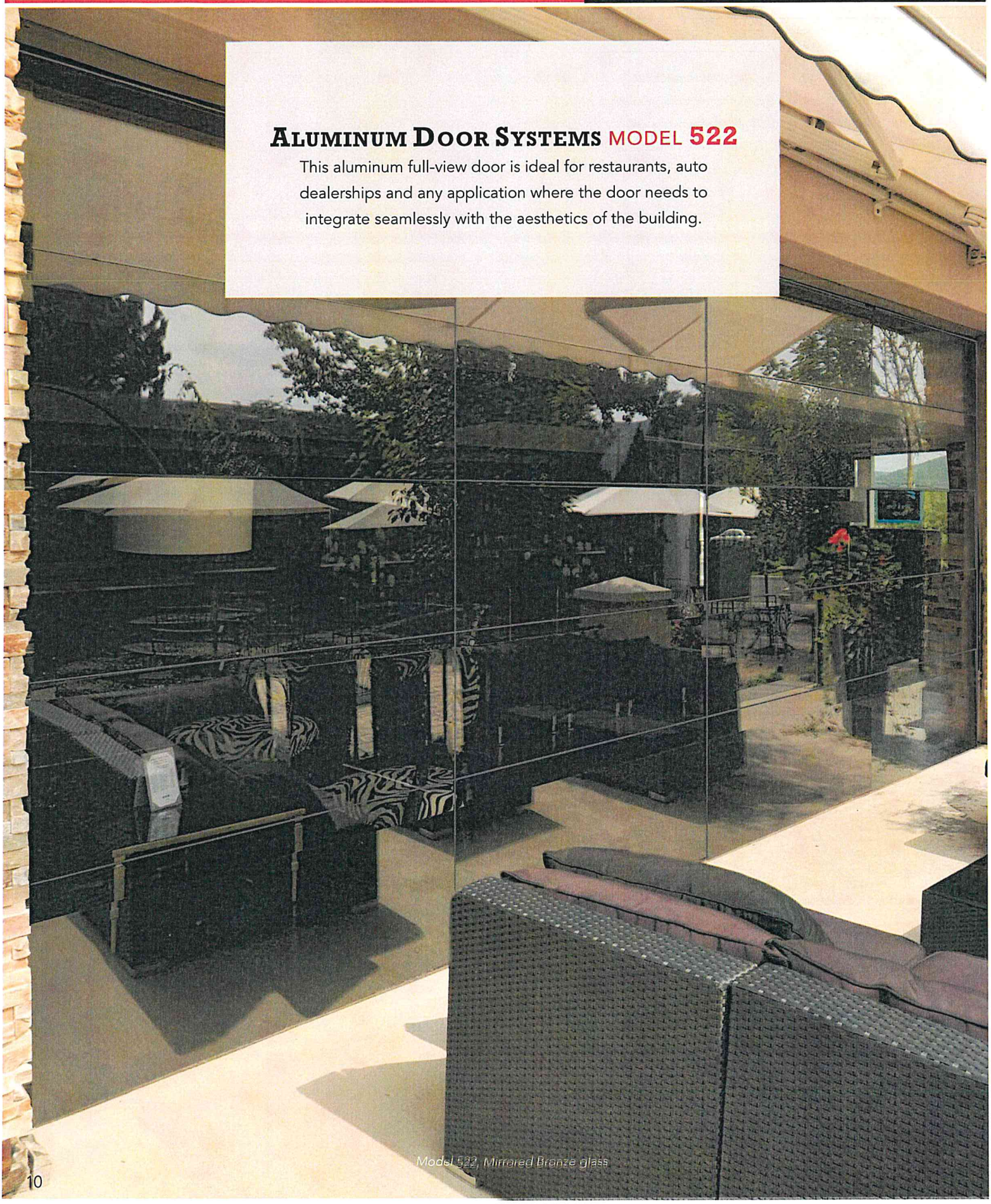
Section Stack

Door Height	Number of Sections
to 8'6" (2591 mm)	4
8'7" to 10'1" (2616 mm to 3073 mm)	5
10'2" to 12'1" (3099 mm to 3683 mm)	6
12'2" to 14'1" (3708 mm to 4293 mm)	7
14'2" to 16'1" (4318 mm to 4902 mm)	8
16'2" to 18'1" (4928 mm to 5512 mm)	9
18'2" to 20'1" (5537 mm to 6121 mm)	10

**Special construction. Consult your local Overhead™ Door Distributor for additional information.

ALUMINUM DOOR SYSTEMS MODEL 522

This aluminum full-view door is ideal for restaurants, auto dealerships and any application where the door needs to integrate seamlessly with the aesthetics of the building.



Model 522, Mirrored Bronze glass

Standard Features at a Glance

Section Thickness	1 3/8" (35 mm)
Maximum Standard Height	14'1" (4318 mm)
Maximum Standard Width	18'2" (5486 mm)
Material	6063-T6 aluminum
Standard Finish	White, Black or Bronze Powder Coat
Center Stile Width	3" (76 mm)
End Stile Width	3 1/2" (89 mm)
Top Rail Width	3 1/2" (89 mm)
Top Intermediate Rail Width	1 5/8" (41 mm)
Bottom Intermediate Rail Width	1 3/8" (35 mm)
Bottom Rail Width	3 1/2" (89 mm)
Standard Springs	10,000 cycle
Track	Provide track as recommended by manufacturer to suit loading required and clearances available
Mounting	Angle
Operation	Manual pull rope
Hinges and Fixtures	Galvanized steel
Lock	Galvanized, interior-mounted single unit
Warranty	1-Year Limited

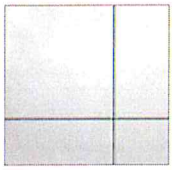
Options

Springs: 25,000, 50,000, 75,000 or 100,000 cycles

Weather stripping: jamb and header seals

White or Black powder coat track

Glass Options


Opaque White

Opaque Black

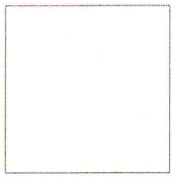
Mirrored Gray

Mirrored Bronze

Translucent Black

Structure Options

Powder Coat Finishes


White

Black

Bronze

Anodized Finishes

Black

Bronze

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Overhead Door™ Distributor for accurate color matching.

Aluminum and Glass Pairing

Aluminum Options	Glass Color
White Powder Coat	Opaque White
Black Powder Coat / Bronze Powder Coat / Black Anodized / Bronze Anodized	Opaque Black / Mirrored Gray / Mirrored Bronze / Translucent Black

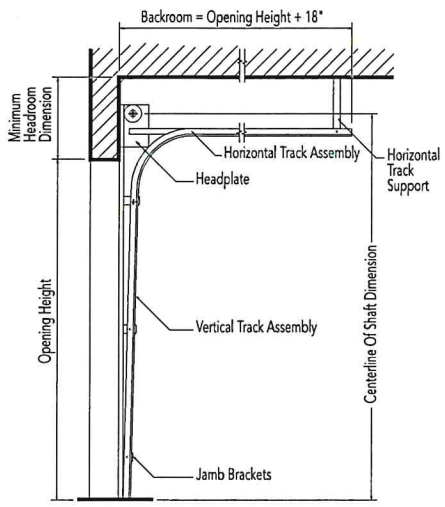
Each door is unique and built to order, therefore a slight deviation in glass alignment is possible. These doors may become hot to the touch in sustained hot weather. See website for door sizes, section selection and other details.

Track Detail

Any of the following track configurations can be selected for 511, 521 and 522 Aluminum door models.

O.H.=Opening height L.C.=Lift clearance D.H.=Door height

Standard Lift Track



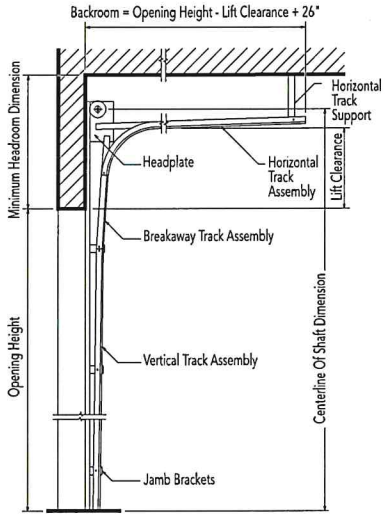
2" (51 mm) Track [15" (381 mm) radius]

Door Height	Centerline of Shaft	Minimum Headroom
Thru 12'0" (3658 mm)	O.H. + 11 5/8" (295 mm)	14 1/4" (362 mm)
Thru 16'0" (4877 mm)	O.H. + 12 5/8" (321 mm)	20 1/2" (521 mm)

3" (76 mm) Track [15" (381 mm) radius]

Thru 18'0" (5486 mm)	O.H. + 14 5/8" (372 mm)	18" (457 mm)
Thru 32'0" (9754 mm)	O.H. + 16 7/8" (429 mm)	21 1/2" (546 mm)

Lift Clearance Track Standard



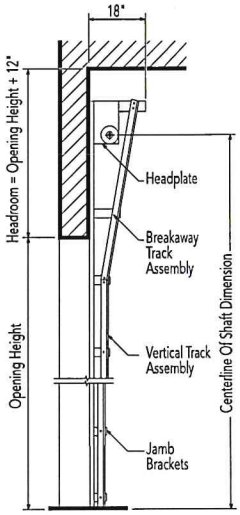
2" (51 mm) Track [15" (381 mm) radius]

Door Height	Centerline of Shaft	Minimum Headroom
Thru 12'0" (3658 mm)	O.H. + L.C. + 5 5/8" (143 mm)	L.C.+ 8 3/4" (222 mm)
Thru 16'0" (4877 mm)	O.H. + L.C. + 5 5/8" (143 mm)	L.C.+ 11 1/4" (286 mm)

3" (76 mm) Track [15" (381 mm) radius]

Thru 22'0" (6706 mm)	O.H. + L.C. + 6 5/8" (168 mm)	L.C.+ 11 1/2" (292 mm)
Thru 32'0" (9754 mm)	O.H. + L.C. + 6 5/8" (168 mm)	L.C.+ 12 1/4" (311 mm)

Full Vertical Track



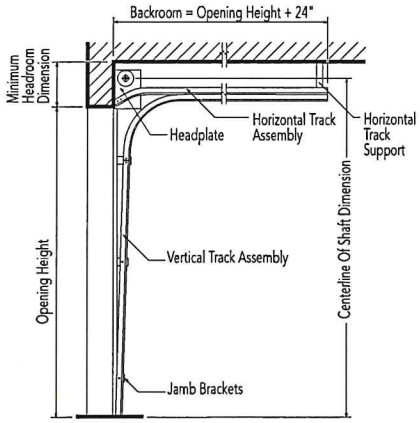
2" (51 mm) Track [15" (381 mm) radius]

Door Height	Centerline of Shaft	Minimum Headroom
Thru 11'0" (3353 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)
Thru 16'0" (4877 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)

3" (76 mm) Track [15" (381 mm) radius]

Thru 18'0" (5486 mm)	O.H. + O.H. + 3/8" (10 mm)	O.H. + 10 1/4" (260 mm)

Low Headroom Track Springs to Front



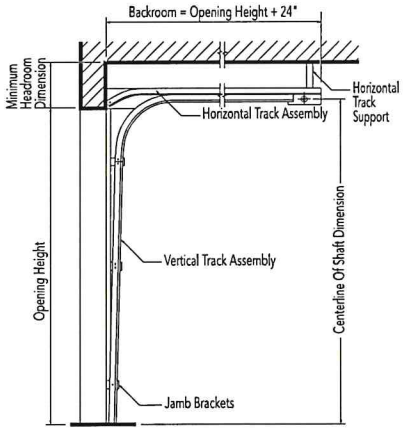
2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	D.H. + 8" (203 mm)	11 3/4" (299 mm)
Thru 16'0" (4877 mm)	D.H. + 8" (203 mm)	12 1/2" (318 mm)

3" (76 mm) Track [15" (381 mm) radius]

Thru 12'0" (3658 mm)	D.H. + 9" (229 mm)	13" (330 mm)
Thru 32'0" (5486 mm)	D.H. + 9" (229 mm)	13 3/4" (349 mm)

Low Headroom Track Springs to Rear



2" (51 mm) Track [15" (381 mm) radius]

Door height	Centerline of shaft	Minimum headroom
Thru 12'0" (3658 mm)	O.H. + 2" (51 mm)	7 1/2" (191 mm)
Thru 16'0" (4866 mm)	O.H. 2" (51 mm)	8" (203 mm)

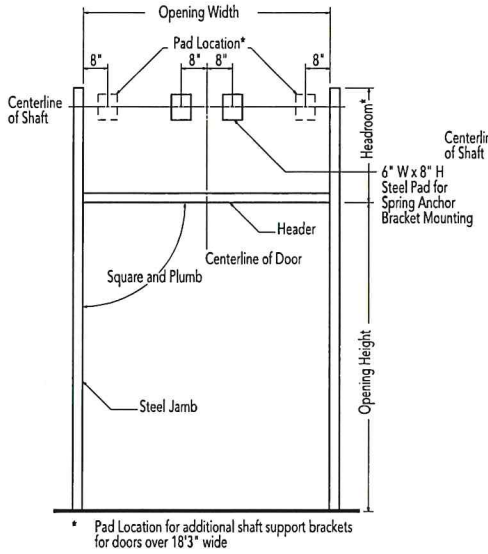
3" (76 mm) Track [15" (381 mm) radius]

Thru 18'0" (5486 mm)	O.H. 6 3/4" (171 mm)	9 3/4" (248 mm)

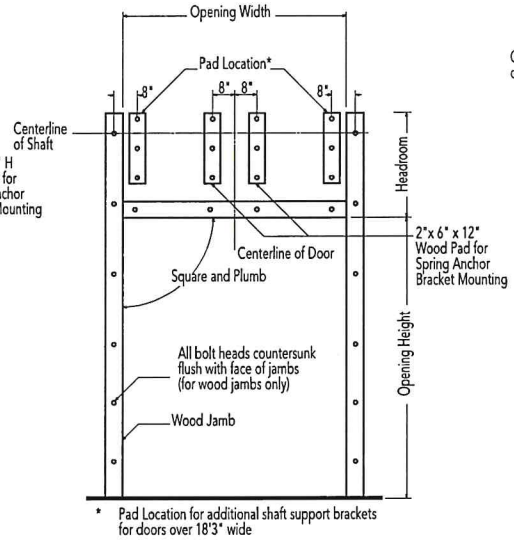
Framing and Pad Detail

Framing and pad details for common installation of Aluminum doors in steel, wood, concrete and masonry jambs are provided here. If you require additional information or have special project requirements, refer to the Architectural Design Manual, (www.overheaddoor.com/ADM/base.html) or consult with the Applications Engineering Group or your local Overhead Door™ Distributor.

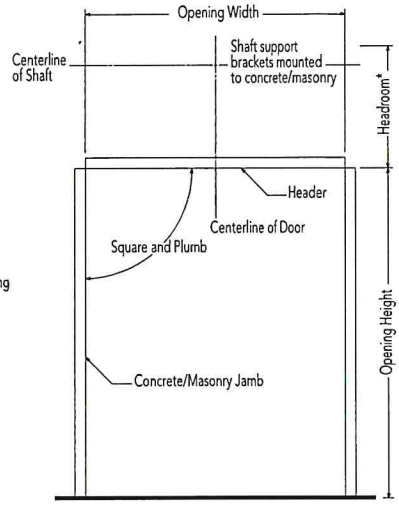
Steel Jambs



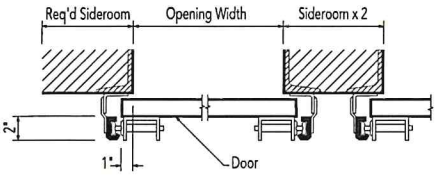
Wood Jambs



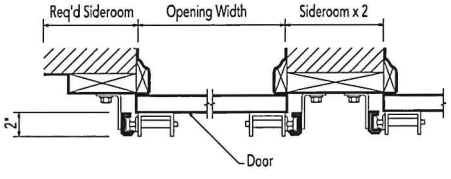
Concrete/Masonry Jambs



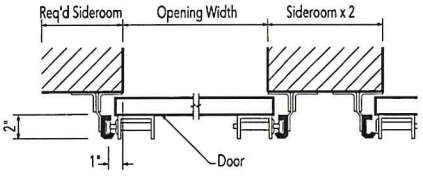
2" (51 mm) Track



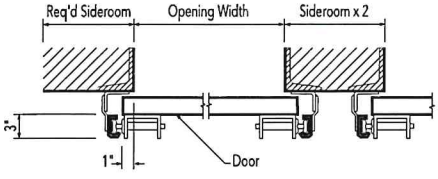
2" (51 mm) Track



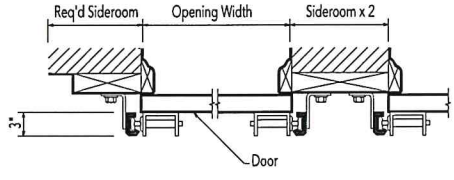
2" (51 mm) Track



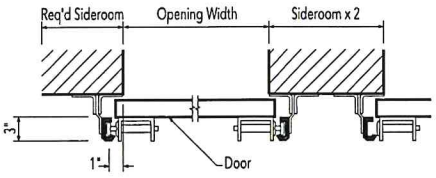
3" (76 mm) Track



3" (76 mm) Track



3" (76 mm) Track



Minimum Required Sideroom

Track Type	2" Track (51 mm)	3" Track (76 mm)
Standard Lift	4 1/2" (114 mm)	6 1/2" (165 mm)
Low Headroom	9" (229 mm)	10" (254 mm)
Lift Clearance	4 1/2" (114 mm)	6 1/2" (165 mm)
Full Vertical	4 1/2" (114 mm)	6 1/2" (165 mm)

Minimum Required Sideroom

Track Type	2" Track (51 mm)	3" Track (76 mm)
Standard Lift	3 1/2" (89 mm)	5 1/2" (140 mm)
Low Headroom	8" (203 mm)	9" (229 mm)
Lift Clearance	3 1/2" (89 mm)	5 1/2" (140 mm)
Full Vertical	3 1/2" (89 mm)	5 1/2" (140 mm)

Minimum Required Sideroom

Track Type	2" Track (51 mm)	3" Track (76 mm)
Standard Lift	4 1/2" (114 mm)	6 1/2" (165 mm)
Low Headroom	9" (229 mm)	10" (254 mm)
Lift Clearance	4 1/2" (114 mm)	5 1/2" (140 mm)
Full Vertical	4 1/2" (114 mm)	5 1/2" (140 mm)

Electric Operators

We offer a broad line of electric operators to suit new construction and retrofit applications, as well as unusual or special requirements. In order to improve safety and enhance door and motor life, industry quality assurance guidelines recommend the choice of a single manufacturer for both door and operator applications.

We are one of the only national manufacturers to offer a full line of commercial and industrial doors and operators specifically designed for integral applications.

Model RHX®

Model RHX® is a heavy duty commercial operator designed to operate doors up to 24' (7315 mm) in height and 3696 pounds (1676 kg). Available as either a trolley, sidemount or centermount.

Model RMZ®

Model RMZ® is our most advanced medium-duty operator. It is designed for quicker installation and hassle-free operation and operates doors up to 14' (4267 mm) in height and 620 pounds (282 kg). It is available as a trolley-type or side-mounted unit.

Model RSX®

Model RSX® is a standard duty commercial operator designed to operate doors up to 24' (7315 mm) in height and 1620 pounds (735 kg). It offers unique features like LimitLock®, SuperBelt™ and 16 digit menu setup.

Operator Control Options

- Push-button, key or combination stations; surface- or flush-mounted for interior and/or exterior locations
- Vehicle detectors, key card reader, photocell and door timer controls
- Treadle or pull switch stations
- Telephone entry and coded keyboard stations
- Universal programmable door timer
- Radio control systems (24 VAC or 120 VAC)
- Explosion and dust ignition-proof systems

Electric operator selection guide

	Horsepower/ Newtons	Max. Height of Door	Max. Weight of Door	Super Belt™/ Polybelt	Worm Gear	Adjustable Clutch	Totally Enclosed	Continuous Duty	Explosion Proof	Mounting Type
RHX®	1/2 HP, 3/4 HP 1 HP, 3 HP	24' (7315 mm)	3696 lbs (1676 kg)		•	•		•	•	T, S, C
RSX®	1/2 HP, 3/4 HP 1 HP	24' (7315 mm)	1620 (735 kg)	•		•	•	•		T, S, C
RMZ®	1/2 HP	14' (4267 mm)	620 (281 kg)	•						T, S

Mounting options:
T=Trolley S=Side mount C= Center mount

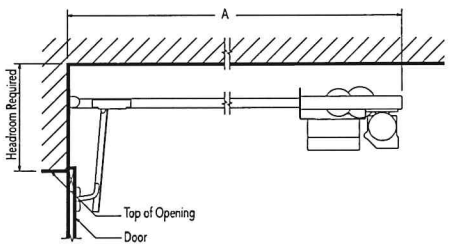
Safety Recommendations

We strongly recommend the use of a primary safety device as defined by UL325 2010. A primary safety device can be approved monitored photo-eyes or an approved monitored sensing edge. If a primary safety device is not installed, a constant contact control switch must be used to close the door. Contact your Overhead Door™ Distributor for more information.

Mounting Details

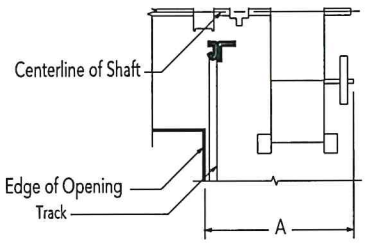
Trolley Type (Drawbar) RMZ®, RSX®,RHX®

Trolley-type (Drawbar) operators feature a power unit mounted between, above and to the rear of the horizontal tracks. The drawbar drive provides positive control of the door at all times, making this operator the preferred choice whenever possible. Maximum door width is 20' per drawbar. Door width over 20' requires dual drawbar installation. Available on Models RMX®, RSX® and RHX®.



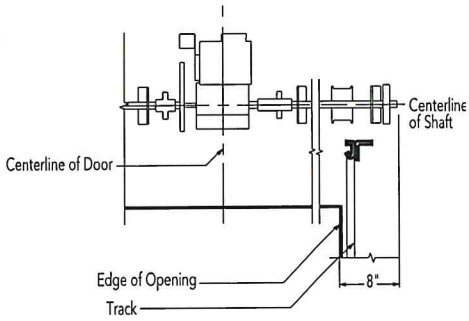
Side Mount Type (Jackshaft) RMZ®, RSX®, RHX®

Side-mounted (Jackshaft) RMX®, RSX®, and RHX® operators feature a power unit mounted on the inside front wall and connected to the crosshead shaft, with an adjustable coupling or drive chain and sprockets.



Center Mount Type/Jackshaft RSX®, RHX®

Center-mounted (Jackshaft) operators feature a power unit on the front wall above the door opening. No additional backroom is required. Available on models RSX® and RHX®.



Minimum Headroom Requirements

RMZ®	Track requirements +4 1/2" (114 mm)
RSX®	Track requirements +5" (127 mm)
RHX®	Track requirements +5" (127 mm)

Depth Requirements - "A" Dimension (Backroom)

RMZ®	Door height +4' 0" (1219 mm)
RSX®	Door height +4' 0" (1219 mm)
RHX®	Door height +4' 10" (1219 mm)

"A" Dimension - Minimum (Sideroom)

	2" Track (51 mm)	3" Track (76 mm)
RMZ®	18 1/2" (470 mm)	19 1/2" (495 mm)
RSX®	21" (533 mm)	22" (559 mm)
RHX®	21" (533 mm)	22" (559 mm)

Minimum Headroom Requirements

RSX®	Track requirements +14" (356 mm)
RHX®	Track requirements +23 5/8" (600 mm)

Model 521, solid panel, custom powder coat finish

Architect's Edge

24/7 Self-service options at overheaddoor.com

- Custom Automated Drawing Generator
- Specs
- CAD Drawings
- BIM Object Library
- Continuing Education
- Architectural Services Contact

The original, innovative choice for unequalled quality and service.

Overhead Door Corporation pioneered the sectional garage door industry, inventing the first sectional garage door in 1921 and the first electric door operator in 1926. Today, we continue to be the industry leader through the strength of our product innovation, superior craftsmanship and outstanding customer support, underscoring a legacy of quality, expertise and integrity. That's why design and construction professionals specify Overhead Door™ products more often than any other brand. Our family of over 400 Overhead Door™ Distributors across the U.S. and Canada not only share our name and logo, but also our commitment to excellence.

OVERHEAD DOOR®

**INDUSTRY EXPERTS,
DELIVERING TOTAL SOLUTIONS**

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1-800-929-DOOR • sales@overheaddoor.com
overheaddoor.com

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GENERAL GARAGE DOOR SERVICE, INC.

1801 MOZELLE
PHARR, TX 78577

Estimate

Date	Estimate #
4/28/2026	21331

Name / Address	Ship To
CITY OF WESLACO 255 S. KANSAS WESLACO TX 78596	JOB SITE: FIRE STATION 1020 W. 18TH ST ATTENTION: RUBEN 956-798-1516

Project

Description	Qty	Cost	Total
14'2" x 14' COMMERCIAL DOORS INSTALLED - FRONT 2 DOORS FACING SOUTH SIDE - CHI BRAND, MODEL 3295R - ALUMINUM FULL VIEW DOORS - 1/8" CLEAR TEMPERED GLASS - TOP & BOTTOM SECTIONS SOLID - 3" VERTICAL & HORIZONTAL TRACKS - POWDER COATED ANY COLOR - PRICE INCLUDES THE REMOVAL OF OLD DOORS & MOTORS. HAUL AWAY IF NEEDED	2	25,000.00	50,000.00
14'2" x 14' COMMERCIAL DOORS INSTALLED - BACK DOOR FACING NORTH SIDE - CHI BRAND, MODEL 3295R - ALUMINUM FULL VIEW DOORS - 1/8" CLEAR TEMPERED GLASS - TOP 2 & BOTTOM 2 SECTIONS SOLID - 3" VERTICAL & HORIZONTAL TRACKS - POWDER COATED ANY COLOR - PRICE INCLUDES THE REMOVAL OF OLD DOORS & MOTORS. HAUL AWAY IF NEEDED	1	24,600.00	24,600.00

4 - 6 WEEK LEAD TIME	**Subtotal**
	Sales Tax (8.25%)
	Total

Signature

Phone #	Fax #	E-mail	Web Site
956-782-7373	956-782-8330	emuniz@ggdstx.com	www.generalgaragedoorservice.com

GENERAL GARAGE DOOR SERVICE, INC.

1801 MOZELLE
PHARR, TX 78577

Estimate

Date	Estimate #
4/28/2026	21331

Name / Address	Ship To
CITY OF WESLACO 255 S. KANSAS WESLACO TX 78596	JOB SITE: FIRE STATION 1020 W. 18TH ST ATTENTION: RUBEN 956-798-1516

Project

Description	Qty	Cost	Total
INSTALL NEW GEAR TROLLEY OPERATORS - 1HP - SAFETY PHOTO EYE SENSORS - OPEN, CLOSE, STOP PUSH BUTTONS * 1 YR WARRANTY ON ALL PARTS & LABOR INCLUDES REMOVAL OF OLD DOORS & MOTORS. * 3% ADDED TO ALL CARD PAYMENTS * 50 % DEPOSIT REQUIRED ON ALL SPECIAL ORDERS. * DOWN PAYMENTS MADE ON SPECIAL ORDER DOORS ARE NON-REFUNDABLE ! * ALL SPECIAL ITEM DOORS MUST BE PAID IN FULL & PICKED UP WITHIN 1 WEEK OF ARRIVING. WE ARE UNABLE TO HOLD THE ORDER FOR MORE THAN 1 WEEK.	3	4,000.00	12,000.00

4 - 6 WEEK LEAD TIME

*** LEAD TIMES ARE ONLY ESTIMATES; SUPPLY CHAIN INSTABILITY ACROSS THE INDUSTRY IMPACTS PRODUCT PRICING AND AVAILABILITY***

*** ALL ESTIMATES GOOD FOR 7 DAYS UNLESS OTHER WISE NOTED***

Subtotal	$86,600.00
Sales Tax (8.25%)	$0.00
Total	$86,600.00

Signature _____...

Phone #	Fax #	E-mail	Web Site
956-782-7373	956-782-8330	emuniz@ggdstx.com	www.generalgaragedoorservice.com

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-676
From:	
Subject: Discussion and consideration on Amendment No. 6 to the Professional Services Agreement with BSG Architects Inc. for $13,313 related to site design for the location of alternate street lighting for the Mayor Joe V. Sanchez Public Library Project. (Staffed by Assistant City Manager.)	
Background:	
Funding Source (budget code, if applicable)**:**	
Amount: / Term of Impact: / Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ADELAIDA VEGA Xavier Salinas Xavier Salinas	Created
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation:	
Attachments, if any: FeeAmendment#6-Proposal	
Responsibilities upon Approval:	

AIA® Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
Mayor Joe V. Sanchez Public Library
Weslaco, Texas

AGREEMENT INFORMATION:
Date: March 1, 2022

AMENDMENT INFORMATION:
Amendment Number: 006

Date: April 29, 2026

OWNER: *(name and address)*
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas

ARCHITECT: *(name and address)*
BSG Architects, Inc.
3301 N. McColl Road
McAllen, Texas 78501

The Owner and Architect amend the Agreement as follows:

Item #1: See attached proposal from Halff for Electrical Engineering - Circuit & Service Design

Halff Engineering Fee	$ 9,830.00
BSG Architects' markup - 10%	$ 983.00
Sub-total	**$10,813.00**

Item 2: BSG Architect's services related to site design for location of alternate street lighting solution

BSG Fee:	**$ 2,500.00**

Total of Amendment #6: **$13,313.00**

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:
See attached letter dated Aoril 29, 2026.

Schedule Adjustment:
No Change

SIGNATURES:

Boultinghouse Simpson Gates Architects	City of Weslaco
ARCHITECT *(Firm name)*	**OWNER** *(Firm name)*
SIGNATURE	**SIGNATURE**
ROBERT S. SIMPSON, V.P.	
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**
04-29-2026	
DATE	**DATE**

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User Notes: (3B9ADA5B)

Boultinghouse Simpson Gates ARCHITECTS

April 29, 2026

Mr. Omar Rodriguez
Assistant City Manager
City of Weslaco, Texas
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: Mayor Joe V. Sanchez Public Library
New Library

Dear Omar:

Our Owner/Architect agreement has been amended five times previously to include the additional services for the following:

Amendment #1 - Surveying & Civil Engineering Services (Halff), Landscaping Architecture (Pajeski), Information Communication Technology (Halff), and FF&E (MSR Design)
Amendment #2 - Detailed Cost Estimating Services (I AM Builders)
Amendment #3 - Item 1: Storm Water Pollution Prevention Plan as prepared by Halff Associates for the New Theater Wall & Porter Doss Building Demolition project.
Item 2: ICT Additional Services –Audio-Visual and Public Address (PA) Design
Amendment #4 –Brought Theater: Existing HVAC System Survey & Recommendations
Amendment #5 – AEP Easement Surveying & Easement Documentation

I am hereby requesting that our agreement be amended again to approve the following Additional Services, as provided for in the Owner/Architect agreement, Article 4.1.1.12.

Item #1: See attached proposal from Halff for Electrical Engineering – Circuit & Service Design

Halff Engineering Fee	$ 9,830.00
BSG Architects' markup - 10%	$ 983.00
Sub-total	**$10,813.00**

Item 2: BSG Architect's services related to site design for location of alternate street lighting solution.

BSG Fee:	**$ 2,500.00**

Total of Amendment #6: **$13,313.00**

3301 N McColl Rd | McAllen, TX 78501 www.bsgarchitects.com P 956.630.9494 | F 956.630.2058

I have attached hereto a copy of the proposed amendment, in the form of AIA G802-2017- Amendment to the Professional Services Agreement, for approval.

Please contact me if you would like to discuss any of the items presented in this letter.

Thanks,

Robert S. 'Bob' Simpson, AIA
Boultinghouse Simpson Gates Architects

Attachments:

Halff Proposal dated: April 21, 2026
AIA G801-2017 Amendment to the Professional Services Agreement

halff

April 21, 2026

Robert S. Simpson, AIA
Boultinghouse Simpson Gates Architects
3301 N. McColl Rd.
McAllen, Texas 78501

956-289-6880

RE: Joe V. Sanchez Public Library
Weslaco, Texas
Street Lighting Design along S Kansas Avenue

Dear Mr. Simpson,

Halff Associates is pleased to submit this proposal to provide electrical engineering design services for the installation of street lightings along S. Kansas Avenue in front of Joe V. Sanchez Public Library.

The scope of services includes the design of a new electrical circuit originating from the library's electrical room to supply the proposed street lighting along Kansas Avenue. Work will also include the selection and specification of poles and luminaires, raceway (conduit) design, and determination of pull box locations as required to ensure a safe, reliable, and code-compliant installation.

All electrical design will comply with the National Electrical Code (NEC), applicable City of Weslaco standards. Deliverables will include signed and sealed construction drawings and technical specifications prepared by a Texas Licensed Professional Engineer.

Your signature on the Authorization line in this document will serve as our notice to proceed with this work.

Our services will be invoiced as total lump sum fees. If you have any questions or concerns, please do not hesitate to contact us. We are open to reaching mutually agreeable terms and look forward to partnering with you on this project as we help turn your ideas into reality.

Sincerely,

Gabriel Benavides Jr., PE
Vice President
MEP/ICT Director

Scope

1. Electrical Engineering Services

Halff will provide complete electrical engineering design services for the street lighting system along S Kansas Avenue. Work will be sealed by a Texas Licensed Professional Engineer.

1.2 Circuit Design

Street Lighting Circuit Layout

Halff will design the branch circuit(s) for all proposed streetlights along S Kansas Avenue. The circuit design will include photometrics, conductor sizing per NEC Article 310, overcurrent protection, voltage drop calculations (target ≤ 3% at farthest fixture), and load schedule documentation. Photoelectric control and/or time-clock control will be incorporated as directed by the City.

1.3 Pole & Fixture Specifications

Pole Specifications

Halff will develop a part number for street light poles that will include the pole type, mounting height, base plate configuration, and City receptacle requirements. Pole spacing and placement will be coordinated with the City and finalized based on photometric analysis.

Fixture Specifications

Halff will develop a fixture part number for the LED street light fixtures appropriate for the S Kansas Avenue corridor. Specifications will include lumen output, color temperature, IES distribution type, CRI, rated life, wet-location listing, photometric data (IES file), and warranty requirements. A minimum of one (1) fixture model will be specified as a base of design.

1.4 Raceway, Conduit & Pull Box Design

Conduit / Raceway System

Halff will design the underground raceway system for the street lighting conductors. Conduit material, size, burial depth, and installation method will comply with NEC Article 300 and local utility and municipal requirements. Conduit routing will be shown on plan drawings.

Pull Box Placement

Location of pull boxes will be selected to remain below the recommended maximum pulling tensions. Pull box sizes will be calculated per NEC and shown on plan drawings. Boxes will be specified for traffic-rated applications where located within or adjacent to paved areas, with appropriate labeling.

2. Subsurface Utility Engineering (SUE)

2.1 SUE QUALITY LEVEL D (QL-D) UTILITY INVESTIGATION:

- Halff will request utility records/As-built/system maps from utility owners identified in project limits.
- Halff anticipates mapping buried communication, electric, natural gas, water, storm, and sanitary sewer and providing the identification of owners.
- Because of limited record information and the possibility of non-conductible utilities, Halff cannot guarantee that all utilities will be found and marked on the project.

3. Assumptions

The preparation of this proposal is made with the following assumptions:

SUE Related:

- Owner will provide available utility records, system maps, as-builts
- Owner will provide Electronic base files

4. Exclusions

- No construction administration is included but could be provided as an additional service.
- Concrete foundation design is not included but could be provided as an additional service.
- Geotechnical investigation (soil boring/testing) for pole foundations is not included in this scope. If required, it will be provided as an additional service.
- SUE Quality Level “A” Test Holes
- SUE Quality Level “B” Utility Designating

5. Professional Fees

Halff will perform the defined Scope of Services as stated above. Unless otherwise stated, fees quoted in this proposal exclude state and federal sales taxes on professional services. Current Texas law requires assessment of sales tax on certain kinds of surveying services but does not require sales taxes on other professional services. If new or additional state or federal taxes are implemented on the professional services provided under this contract during the term of the work, such taxes will be added to the applicable billings and will be in addition to the quoted fees.

6. Professional Services

The Professional Services fee shall be **lump sum** cost of work for the scope of the project.

All drawings, documents, and specifications produced under this agreement are the property of Halff and are not to be used for any purpose other than construction of the above-named project without the written consent of the Engineer.

Description	Professional Fee	Fee Type	Initial for Execution
Electrical Engineering – Circuit & Service Design	$7,580	Lump Sum	_____
Subsurface Utility Engineering	$2,250	Lump Sum	_____
Services Total:	***$9,830***	Plus tax if applicable	

Approved by:

Signature: _____

Name: _____

Title: _____

Date: _____

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-654

From:

Subject:
Discussion and consideration on HVAC Assessment Report for the Gene Braught Memorial Theater prepared by Halff Associates. (Staffed by Assistant City Manager.)

Background:
The City of Weslaco's Braught Memorial Theater is a 5,500-square-foot facility with a seating capacity of 174 occupants. This assessment report provides a detailed review of the existing mechanical systems serving the theater and outlines recommended upgrades to improve performance, address observed deficiencies, and ensure compliance with current mechanical codes and best practices.

The findings presented herein this report are based on an on-site evaluation of the existing HVAC equipment, observations of the existing system performance during the visit, and operational concerns reported by The City of Weslaco staff. The assessment includes an overview of the existing equipment condition, its functionality, code-related considerations, and system limitations affecting comfort, ventilation, and reliability.

This document is intended to serve as a basis for planning and decision-making. It does not include construction documents or the final engineering design. Should the City of Weslaco choose to proceed with the recommended mechanical system upgrades; full design documents and specifications are to be developed in a subsequent project phase.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:

If item previously considered, provide date and action by Commission:
NA

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
NA

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
None at this time

ADELAIDA VEGA	Created/Initiated
Xavier Salinas	New
Xavier Salinas	

City Manager Comments:
Recommendation to be made at the meeting.

Staff Recommendation:
Staff supports action necessary to return the building to proper working order.

Attachments, if any:

Weslaco Library Assessment Report - Final Submitted, Memo HVAC Assessment Report for the Gene Braught Memorial Theater

Responsibilities upon Approval:

Dependent on recomentation.

Prepared for
City of Weslaco

City of Weslaco
Braught Memorial Theater HVAC Assessment

AVO 61941.001
March 2026

Firm Registration No. 312

REPORT

City of Weslaco
Braught Memorial Theater HVAC Assessment

for

City of Weslaco, Texas

Prepared by: LeRoy Martinez, PE

Halff

McAllen

5000 w. military highway, suite 100

McAllen, TX 78503

AVO 61941.001

March 2026

Index

Table of Contents

EXECUTIVE SUMMARY **1**

1.1 PUPOSE AND STUDY SCOPE **1**

2.1 MAIN BUILDING INFRASTRUCTURE **2**

2.1.1 Split DX Systems (AHU-1, AHU-2 / ACCU-1, ACCU-2) **2**

2.1.2 Packaged DX Rooftop Unit (RTU-1) **3**

2.1.3 Supplemental Split DX System Serving Restrooms **3**

2.1.4 Building Exhaust **3**

2.1.5 HVAC Supply, Return, and Exhaust Ductwork **4**

3.1 OVERALL MECHANICAL SYSTEM OBSERVATIONS **8**

3.1.1 Building HVAC Recommendations **9**

3.1.2 New Packaged Rooftop Units (RTUs) **9**

3.1.3 Exhaust Fans **13**

3.1.4 Supply, Return, and Exhaust Ductwork **13**

3.1.5 Building Automated System **13**

4.1 ANTICIPATED BUILDING MODIFICATION RESULTING FROM MECHANICAL EQUIPMENT CHANGES **14**

4.1.1 Electrical Modifications **14**

4.1.2 Structural Modifications **14**

4.1.3 Architectural Modifications **15**

4.1.4 Possible Coincidental Modifications **15**

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List of Tables and Figures

FIGURE 1 AHU SUSPENDED ABOVE THEATER CEILING 4
FIGURE 2 RTU-1 5
FIGURE 3 HVAC EQUIPMENT LOCATED ON ROOF 6
FIGURE 4 CURRENT COOLING AND HEATING LOAD HVAC SYSTEM DISTRITBUTION 7
FIGURE 5 EXISTING 1" DUCTBOARD AND FLEX DUCT 8
FIGURE 6 PROPOSED REZONE FOR COOLING AND HEATING LOAD DISTRIBUTION 10
FIGURE 7 PROPOSED NEW RTU LOCATION 11
FIGURE 8 PROPOSED VAV BOXES FOR TEMPERATURE AND HUMIDITY CONTROL 12

List of Appendices

APPENDIX 1 – Heat Load Calculations

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EXECUTIVE SUMMARY

The City of Weslaco's Braught Memorial Theater is a 5,500-square-foot facility with a seating capacity of 174 occupants. This assessment report provides a detailed review of the existing mechanical systems serving the theater and outlines recommended upgrades to improve performance, address observed deficiencies, and ensure compliance with current mechanical codes and best practices.

The findings presented herein this report are based on an on-site evaluation of the existing HVAC equipment, observations of the existing system performance during the visit, and operational concerns reported by The City of Weslaco staff. The assessment includes an overview of the existing equipment condition, its functionality, code-related considerations, and system limitations affecting comfort, ventilation, and reliability.

This document is intended to serve as a basis for planning and decision-making. It does not include construction documents or the final engineering design. Should the City of Weslaco choose to proceed with the recommended mechanical system upgrades; full design documents and specifications are to be developed in a subsequent project phase.

1.1 Purpose and Study Scope

The purpose of this mechanical assessment is to evaluate the existing HVAC systems at the City of Weslaco's Braught Memorial Theater, located at 525 S. Kansas Ave., Weslaco, Texas. This assessment documents current mechanical conditions and provides recommendations for HVAC system upgrades that will meet applicable code requirements and address the operational and performance concerns identified by the City of Weslaco.

The mechanical equipment in our assessment includes the following equipment:

1. AHU - 1, ACCU - 1
2. AHU - 2, ACCU - 2
3. RTU - 1
4. Duct Work
5. EF-1,2,3,5,6

Electrical, plumbing, and ICT equipment are not within the scope of this assessment.

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2.1 Main Building Infrastructure

The theater is currently conditioned by a combination of split Direct Expansion (DX) systems and a packaged rooftop unit (RTU). These systems differ in age, accessibility, ventilation capability, and overall alignment with modern mechanical and indoor air quality standards. The following narrative summarizes the condition and functionality of each system.

2.1.1 Split DX Systems (AHU-1, AHU-2 / ACCU-1, ACCU-2)

The primary cooling and heating for the theater is provided by two split DX systems consisting of Air Handling Unit (AHU) AHU-1 and AHU-2, each paired with its respective condensing unit. AHU-1 and AHU-2 are located in the attic directly above the theater seating area, suspended above the ceiling (Figure 1). Their placement in this confined overhead area creates significant challenges for ongoing service and routine maintenance activities. The corresponding condensing units, ACCU-1 & ACCU-2, are positioned on the north side of the theater roof (Figure 3), where access is similarly restricted.

Each system provides approximately eight tons of cooling capacity. Together, they serve the main theater seating area, stage, dressing rooms, and the controls room (Figure 4). Neither air handling unit is equipped to introduce outside air into the building; instead, they operate solely on recirculated interior air. This lack of ventilation does not meet current indoor air quality requirements for assembly spaces. Both systems rely on single-stage compressors and electric resistance heating. They are controlled by standard zone thermostats without humidity sensors or carbon dioxide monitoring, meaning no dehumidification control or demand-controlled ventilation is provided. Each unit uses a ducted return system, with return diffusers located directly above the theater seating.

Both AHU-1 and AHU-2 are more than fifteen years old and have exceeded their typical operational lifespan. Their age, combined with poor accessibility, contributes to reliability concerns and increased maintenance burden.

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2.1.2 Packaged DX Rooftop Unit (RTU-1)

A packaged rooftop unit, RTU-1, is installed on the west side of the theater roof (Figure 2 & 3) and provides cooling for the building's entrance, lobby, vestibule, and storage areas (Figure 4). Like the split systems, this unit has a cooling capacity of approximately eight tons and operates solely on recirculated indoor air, without any provision for outside air ventilation. RTU-1 utilizes a single-stage compressor, electric heating, and a basic zone thermostat, and it is not equipped with humidity control or CO_2 monitoring for demand control ventilation.

The unit relies on a ducted return system that draws air from only two return grilles located in the lobby area. Since no return air pathways exist in the vestibule or storage areas, airflow balance and overall system performance are limited in those spaces. RTU-1 is also more than fifteen years old and has reached the end of its expected service life.

2.1.3 Supplemental Split DX System Serving Restrooms

A separate split DX system, not included in the original mechanical design, was added to serve the boys' and girls' restrooms (Figure 4). This system provides roughly three tons of cooling capacity. Since it was installed as an independent addition, its integration with the building's overall thermal and ventilation strategy is minimal.

2.1.4 Building Exhaust Fans

The building is currently ventilated by five exhaust fans distributed throughout various areas of the facility (Figure 3). EF-1 is positioned on the south end of the theater roof and serves the controls room, where it functions to remove heat generated by the equipment housed in that space. Also located on the south side of the theater roof, EF-2 provides exhaust ventilation for the storage area. EF-3, positioned on the southeast portion of the roof, serves the boys' and girls' restrooms.

Two additional exhaust fans—EF-5 and EF-6—are dedicated to ventilating the dressing rooms situated on the second floor behind the stage area. These fans are located on the north side of the theater roof. All existing exhaust fans have reached the end of their operational life cycle, and their age raises concerns regarding reliability, performance, and energy efficiency. Replacement or upgrade will be necessary to ensure proper ventilation and code compliance as part of a comprehensive HVAC renovation.

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2.1.5 HVAC Supply, Return, and Exhaust Ductwork

The building's supply, return, and exhaust ductwork is constructed primarily from 1"-thick fiberglass duct board designed for low-pressure air distribution. While the existing duct board appears to be in fair physical condition, it is not appropriate for medium-pressure applications that will be required for future HVAC improvements. As part of the current layout, flexible duct is used to connect branch lines from the main supply ducts to individual supply diffusers (Figure 5). Although this configuration is functional for low-pressure systems, it presents limitations in durability, airflow performance, and static pressure tolerance when considered for upgraded HVAC equipment.

A transition to properly constructed metal ductwork will be necessary to support modernized systems, ensure compliance with current mechanical standards, and provide improved airflow control, distribution efficiency, and long-term reliability throughout the theater.

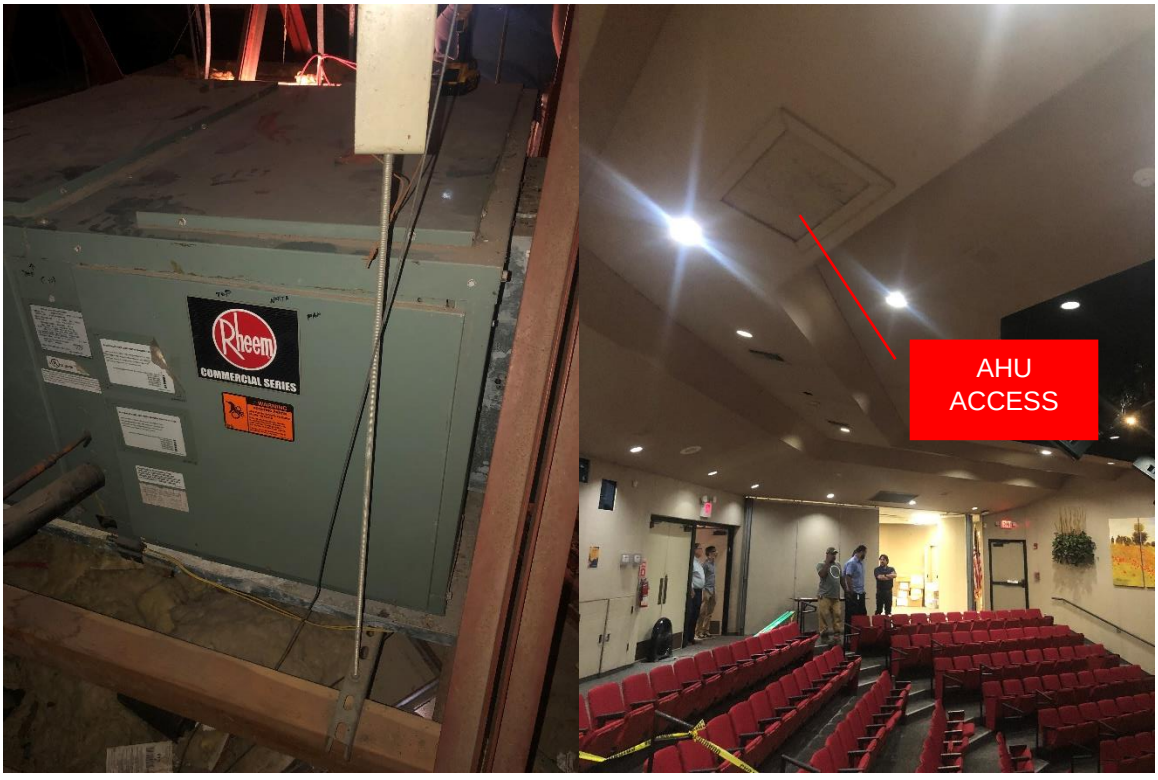

Figure 1 AHU SUSPENDED ABOVE THEATER CEILING

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Figure 2 RTU-1

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Figure 3 HVAC EQUIPMENT LOCATED ON ROOF

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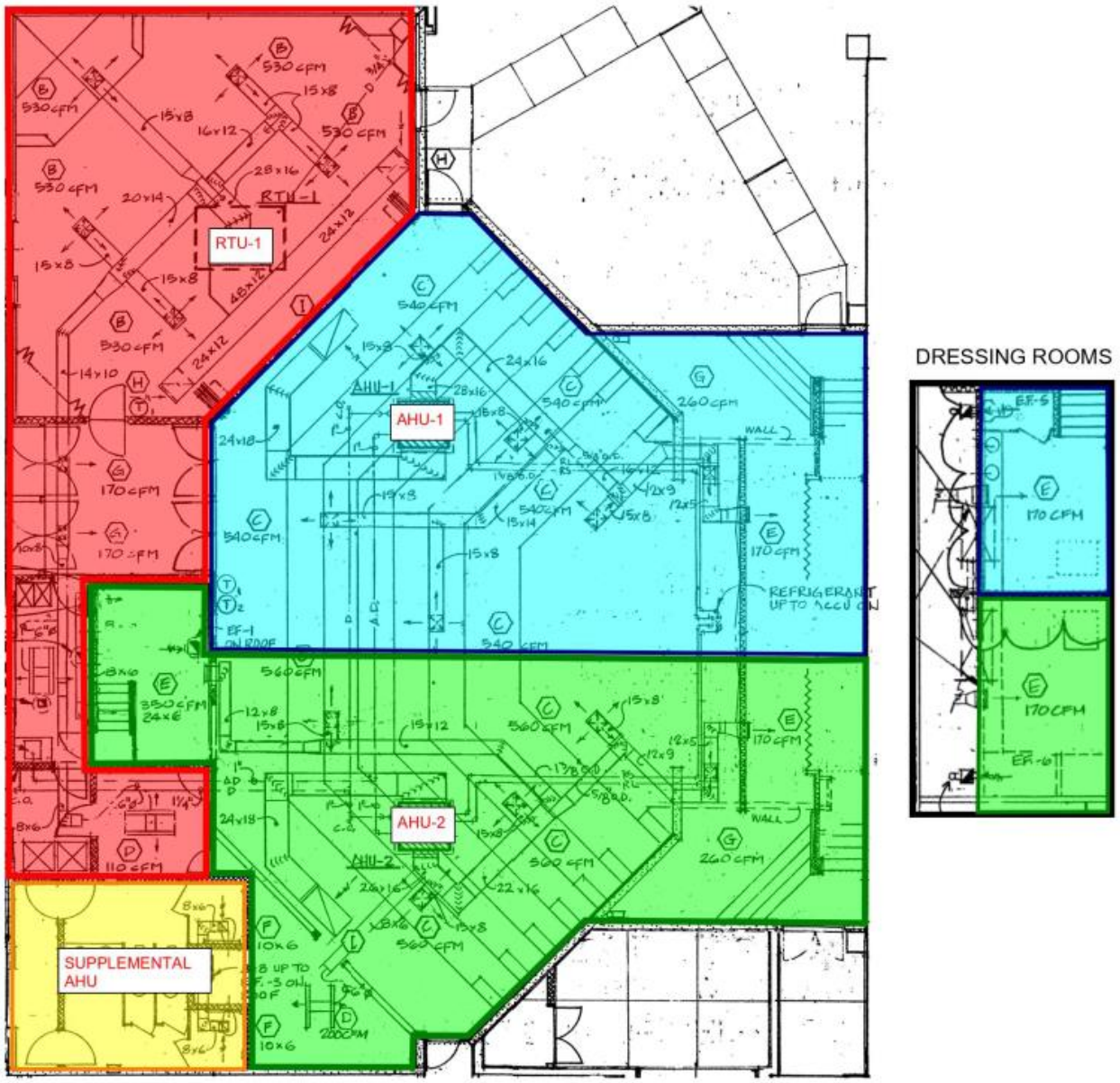

Figure 4 CURRENT COOLING AND HEATING LOAD HVAC SYSTEM DISTRIBUTION

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Figure 5 EXISTING 1" DUCT BOARD AND FLEX DUCT

3.1 Overall Mechanical System Observations

All major HVAC systems serving the theater have exceeded typical operational lifespans, which affects reliability and energy efficiency. None of the systems provide outside air ventilation, leaving the facility without the fresh air exchange required to meet current indoor air quality standards—an important consideration for densely occupied assembly spaces. The absence of dedicated outside air not only limits ventilation effectiveness but also drives the building into a negative pressure condition relative to outdoors. As a result, unfiltered and untreated outdoor air is pulled into the facility through door cracks, envelope leaks, and other openings, which elevates indoor humidity levels, undermines thermal comfort, and can contribute to moisture-related durability concerns. The lack of humidity sensors, CO_2 monitoring, and modern control strategies further limits environmental control and operational efficiency. Additionally, several systems suffer from poor physical accessibility, particularly the attic-mounted air handling units, which complicates maintenance and future equipment replacement.

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3.1.1 Building HVAC Recommendations

The recommended course of action is to remove the existing split DX systems, the packaged DX rooftop unit, and all associated ductwork. In their place, the design will incorporate two new multizone VAV packaged rooftop units, new exhaust systems, and completely new supply, return, and exhaust ductwork with all required accessories. The upgraded HVAC systems will be fully integrated into a new building automation system (BAS) to provide improved control, monitoring, and long-term operational efficiency.

3.1.2 New Packaged Rooftop Units (RTUs)

We recommend that the building be rezoned to align with the installation of two new multizone VAV packaged rooftop units. Both units will be located on the roof (Figure 7). This zoning strategy will improve temperature control, ventilation effectiveness, and system efficiency throughout the theater (Figure 6).

Packaged Rooftop Unit #1 (RTU-1) will serve the front portion of the building, including the boys' and girls' restrooms, lobby, vestibule, controls room, and storage areas. The approximate cooling capacity for RTU-1 is 10 tons.
Packaged Rooftop Unit #2 (RTU-2) will provide cooling and ventilation for the main theater seating area, stage, and dressing rooms. The approximate cooling capacity for RTU-2 is 20 tons.

Both units will be specified as **VAV multizone systems equipped with Electronically Commutated Motor (ECM) supply and return fans**, allowing for high-efficiency variable airflow operation. Each system will incorporate:

- **Digital scroll compressors** for enhanced part-load performance
- **Hot-gas reheat capability** to support active dehumidification control without compromising cooling operation
- **VAV terminal boxes with electric reheat** to maintain zone-level temperature control across varying load conditions (Figure 8)

Space-level monitoring will be improved through the installation of **combined temperature and humidity sensors**, along with **CO_2 monitoring** in all applicable zones. These sensors will enable proper temperature, humidity, and demand-control ventilation strategies to maintain indoor air quality and energy efficiency.

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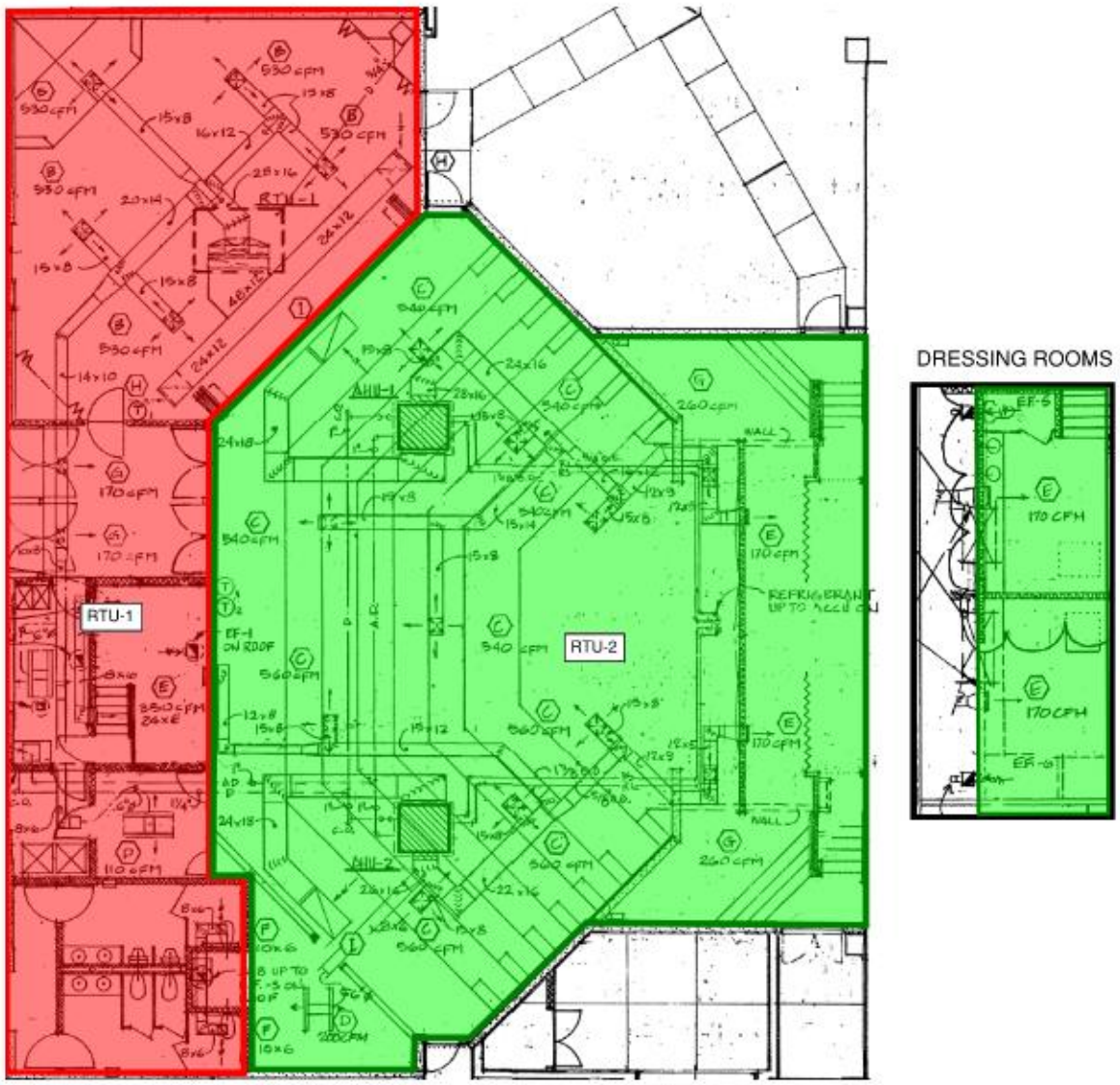

Figure 6 PROPOSED REZONE FOR COOLING AND HEATING LOAD DISTRIBUTION

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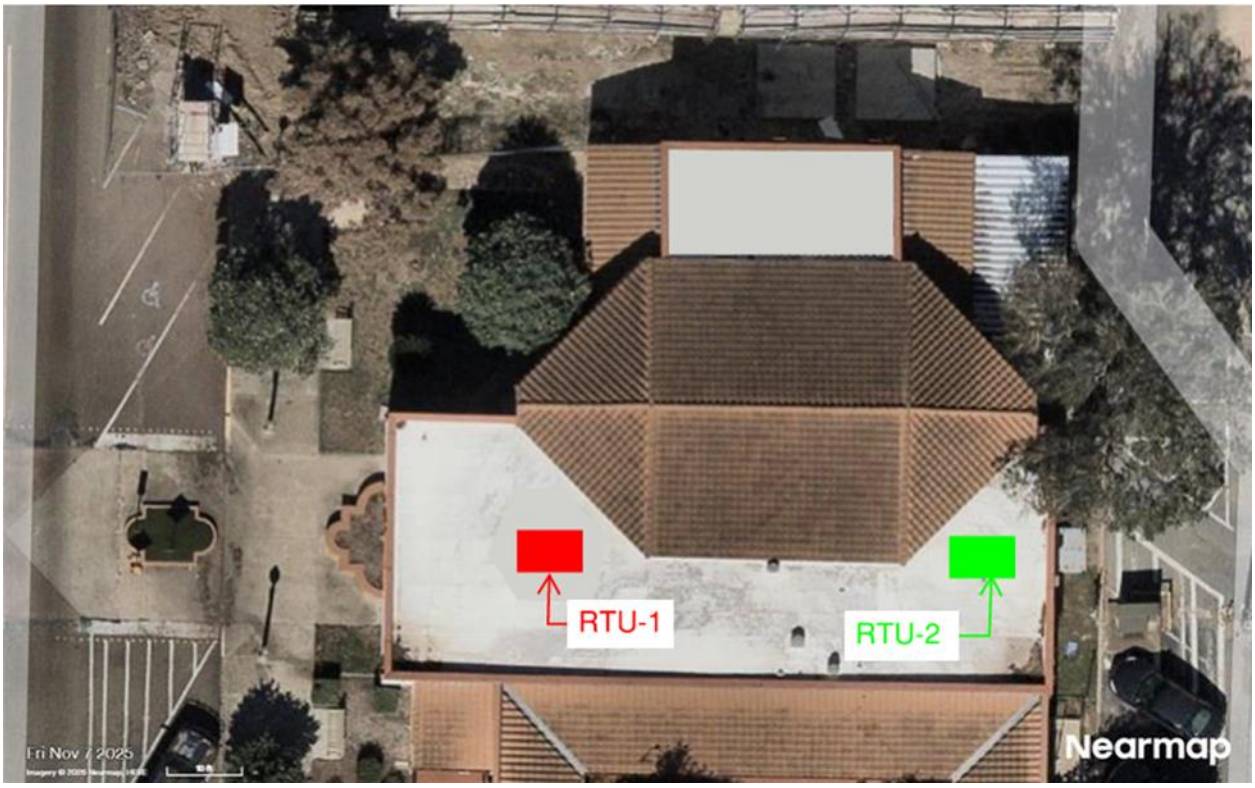

Figure 7 PROPOSED NEW RTU LOCATIONS

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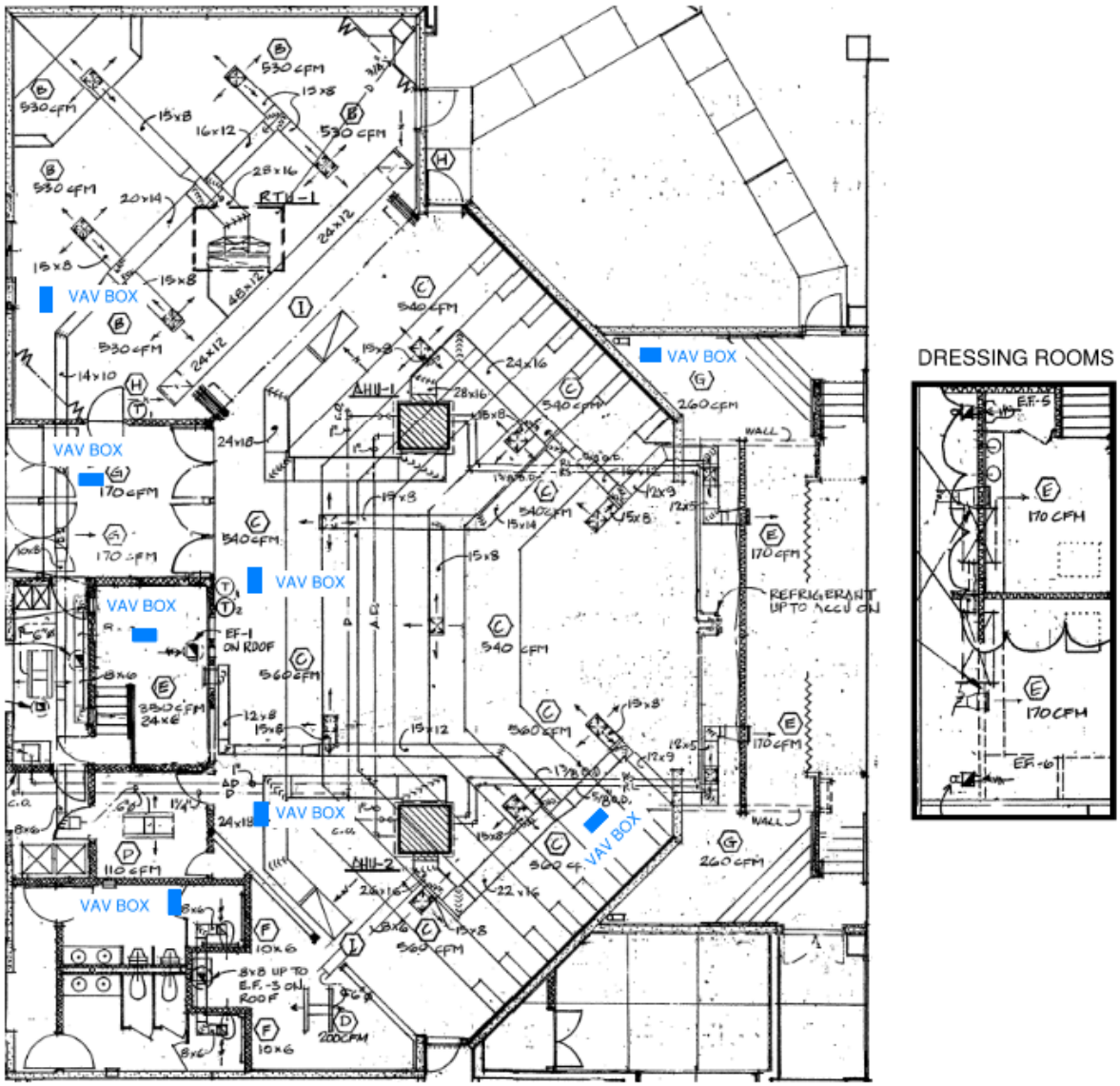

Figure 8 PROPOSED VAV BOXES FOR TEMPERATURE AND HUMIDITY CONTROL

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3.1.3 Exhaust Fans

As part of the mechanical renovation, all existing exhaust fans should be replaced with new units sized to meet current ventilation codes and the operational needs of the theater. The new exhaust systems will be coordinated with the proposed RTUs to maintain **balanced building pressurization**, improve humidity control, and ensure consistent removal of heat and odors from restrooms, dressing rooms, and support areas. Fan selections will include energy-efficient motors, proper sound attenuation where required, and provisions for integration with the BAS for monitoring and scheduling.

3.1.4 Supply, Return, and Exhaust Ductwork

The existing ductwork—including supply, return, and exhaust—is recommended for full demolition and replacement. Current duct systems are constructed of low-pressure fiberglass duct board, which is not suitable for the **medium-pressure VAV system** required for the proposed upgrades. New ductwork will be constructed of appropriately gauged sheet metal to support the airflow, pressure, and durability requirements of the upgraded HVAC systems.

The new duct design will include:

- **Medium-pressure sheet-metal supply trunks**
- **Properly sized return ducts** routed to support balanced air distribution
- **Code-compliant exhaust ductwork** for restrooms, dressing rooms, and auxiliary spaces
- **Insulation and sealing** in accordance with current energy codes and best practices

Ductwork accessories such as fire/smoke dampers, balancing dampers, VAV box connections, and diffuser transitions will be included to ensure system performance, occupant comfort, and code compliance.

3.1.5 Building Automated System (BAS)

To integrate all mechanical components into a unified control strategy, a **building automation system (BAS)** is recommended. The BAS will include software-based control points networked to the new RTU controllers using **BACnet MS/TP**, providing centralized visibility, scheduling, alarming, and long-term performance optimization.

4.1 Anticipated Building Modifications Resulting from Mechanical Equipment Changes

As part of the recommended revisions to the mechanical systems for The City of Weslaco Braught Memorial Theater, several building modifications across multiple disciplines will be required to properly accommodate the updated equipment configurations. The following subsections outline the expected impacts to electrical, structural, and architectural systems based on recommended mechanical direction.

4.1.1 Electrical Modifications

The replacement of existing mechanical equipment with new units—particularly updated packaged rooftop units—will necessitate corresponding adjustments to the electrical infrastructure. This includes:

- Revised power requirements: New equipment may have different voltage, amperage, or phase characteristics, requiring updates to feeder sizes, distribution panels, and protective devices.
- New or relocated electrical disconnects: Disconnects will need to be mounted in compliance with NEC clearance requirements and coordinated with the updated mechanical layouts.
- Potential conduit and wiring rerouting: Equipment location changes or new roof penetrations may require rerouting existing circuits to maintain proper cable management, separation, and compliance with pathway requirements.

4.1.2 Structural Modifications

The installation of new packaged rooftop units (RTUs) will require structural evaluation and reinforcement to safely support the equipment. Anticipated structural work includes:

- Assessment of existing roof framing capacity: Structural analysis will confirm whether current joists, beams, and decking can support new equipment weights, including operating and seismic/wind loads.
- Design and installation of supplemental supports: Where existing framing is insufficient, additional steel members, curbs, or load-spreading assemblies will be required.
- Modification or replacement of roof curbs: Updated dimensions and connection details for the new RTUs may necessitate new curbs, curb adaptors, or reinforcement of existing curbs.
- Coordination of roof penetrations: Any new or enlarged openings for ductwork, piping, or conduit will require structural framing adjustments to maintain roof integrity.

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4.1.3 Architectural Modifications

Architectural updates will be required in interior areas affected by ceiling removals, duct routing, and diffuser relocations. These modifications will include:

- Demolition of existing hard ceilings and/or plaster ceilings: Areas requiring reconfigured supply and return ductwork will involve demolition of existing gypsum board ceilings to allow new distribution pathways.
- Restoration or replacement of ceilings: Following mechanical installation, ceilings will need to be patched, re-textured, or fully replaced to achieve a consistent architectural finish.**
- Adjustment of diffuser placement: New supply and return diffuser locations may require architectural layout updates to maintain aesthetic alignment and coordinate with lighting, sprinklers, and other ceiling-mounted devices.

** Note: Existing loose fiberglass batt insulation above existing ceilings to be replaced.

4.1.4 Possible Coincidental Modifications

- Replace existing house lighting in ceilings with LED fixtures;
- Install new house lighting controls.
- Repair or replace existing theater lighting.
- Repair or replace existing theater lighting controls.
- Install new ‘spray-on’ urethane foam insulation underside of roof deck.
- Replace Built-Up Roof (BUR) at areas where new HVAC Equipment would be installed.
- Replace existing fabric wall finish material in main theater.
- Repaint all interior wall surfaces in theater.
- Repair or replace the existing Sound/PA system controls for the theater.

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APPENDIX 1 – HEAT LOAD CALCULATIONS

Air System Sizing Summary for RTU-1 (NEW)

(In Alternative: PACKAGED ROOFTOP UNIT (NEW))

Project: WESLACO PUBLIC LIBRARY THEATRE
Prepared by: Halff

Air System Information

Air System Name	**RTU-1 (NEW)**		Number of zones	**3**	
Equipment Class	**PKG ROOF**		Floor Area	**1976.4**	sqft
Air System Type	**VAV**		Location	**Mid Valley Ap, TX, USA**	

Sizing Calculation Information

Calculation Months	**Jan to Dec**	Zone CFM Sizing	**Peak zone sensible load**
Sizing Data	**Calculated**	Space CFM Sizing	**Individual peak space loads**

Central Cooling Coil Sizing Data

Total coil load	**10.0**	Tons	Peak coil load occurs at	**August 16:00**	
Total coil load	**120.3**	MBH	OA DB / WB	**98.6 / 75.5**	F
Sensible coil load	**76.8**	MBH	Entering DB / WB	**82.9 / 66.6**	F
Coil CFM at peak load	**2384**	CFM	Leaving DB / WB	**53.4 / 49.3**	F
Sum of peak zone CFM	**2460**	CFM	Resulting RH	**45**	%
Sensible heat ratio	**0.638**		Design supply temp.	**54.0**	F
CFM/Ton	**237.8**		Zone T-stat Check	**3 of 3**	OK
sqft/Ton	**197.1**		Max zone temperature deviation	**0.0**	F
BTU/(hr sqft)	**60.9**				
Water flow @ 10.0 F rise	**N/A**				

Dehumidification Reheat Coil Sizing Data

Max coil load	**1.7**	MBH	Load occurs at	**March 7:00**	
Coil CFM at March 7:00	**2357**	CFM	BTU/(hr sqft)	**0.9**	
Max coil CFM	**2439**	CFM	Ent. DB / Lvg DB	**62.0 / 62.6**	F
Water flow @ 20.0 F drop	**N/A**				

Supply Fan Sizing Data

Design CFM	**2439**	CFM	Fan motor BHP	**1.34**	BHP
Design CFM occurs at	**August 17:00**		Fan motor kW	**1.06**	kW
Design CFM/sqft	**1.23**	CFM/sqft	Fan total static	**2.00**	in wg
Sum of peak zone CFM	**2460**	CFM			
VAV Fan Diversity	**0.9**	%			

Outdoor Ventilation Air Data

Design airflow CFM	**920**	CFM	CFM/person	**11.65**	CFM/person
CFM/sqft	**0.47**	CFM/sqft			

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Air System Sizing Summary for RTU-2 (NEW)

(In Alternative: PACKAGED ROOFTOP UNIT (NEW))

Project: WESLACO PUBLIC LIBRARY THEATRE
Prepared by: Halff

Air System Information

Air System Name	RTU-2 (NEW)		Number of zones	4	
Equipment Class	PKG ROOF		Floor Area	3479.0	sqft
Air System Type	VAV		Location	Mid Valley Ap, TX, USA	

Sizing Calculation Information

Calculation Months	Jan to Dec		Zone CFM Sizing	Peak zone sensible load	
Sizing Data	Calculated		Space CFM Sizing	Individual peak space loads	

Central Cooling Coil Sizing Data

Total coil load	23.5	Tons	Peak coil load occurs at	July 16:00	
Total coil load	282.4	MBH	OA DB / WB	98.6 / 75.5	F
Sensible coil load	167.8	MBH	Entering DB / WB	82.4 / 68.1	F
Coil CFM at peak load	5275	CFM	Leaving DB / WB	53.4 / 50.3	F
Sum of peak zone CFM	5455	CFM	Resulting RH	58	%
Sensible heat ratio	0.594		Design supply temp.	54.0	F
CFM/Ton	224.1		Zone T-stat Check	4 of 4	OK
sqft/Ton	147.8		Max zone temperature deviation	0.0	F
BTU/(hr sqft)	81.2				
Water flow @ 10.0 F rise	N/A				

Dehumidification Reheat Coil Sizing Data

Max coil load	27.6	MBH	Load occurs at	November 6:00	
Coil CFM at November 6:00	5228	CFM	BTU/(hr sqft)	7.9	
Max coil CFM	5451	CFM	Ent. DB / Lvg DB	58.6 / 63.4	F
Water flow @ 20.0 F drop	N/A				

Supply Fan Sizing Data

Design CFM	5451	CFM	Fan motor BHP	2.99	BHP
Design CFM occurs at	July 17:00		Fan motor kW	2.37	kW
Design CFM/sqft	1.57	CFM/sqft	Fan total static	2.00	in wg
Sum of peak zone CFM	5455	CFM			
VAV Fan Diversity	0.1	%			

Outdoor Ventilation Air Data

Design airflow CFM	1953	CFM	CFM/person	8.49	CFM/person
CFM/sqft	0.56	CFM/sqft			

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City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

May 20, 2026

To: Mayor; City Commission; Xavier Salinas, City Manager; Omar Rodriguez, Assistant City Manager
CC: Norma Cantu, MariCarmen Garcia
Fr: Arnoldo Becho, Library Director
Re: Discussion and presentation on Library Construction and the HVAC Assessment Report for the Gene Braught Memorial Theater.

The City of Weslaco's Braught Memorial Theater is a 5,500-square-foot facility with a seating capacity of 174 occupants. This assessment report provides a detailed review of the existing mechanical systems serving the theater and outlines recommended upgrades to improve performance, address observed deficiencies, and ensure compliance with current mechanical codes and best practices.

The findings presented herein this report are based on an on-site evaluation of the existing HVAC equipment, observations of the existing system performance during the visit, and operational concerns reported by The City of Weslaco staff. The assessment includes an overview of the existing equipment condition, its functionality, code-related considerations, and system limitations affecting comfort, ventilation, and reliability.

This document is intended to serve as a basis for planning and decision-making. It does not include construction documents or the final engineering design. Should the City of Weslaco choose to proceed with the recommended mechanical system upgrades; full design documents and specifications are to be developed in a subsequent project phase.

Please review the report and provide your recommendations regarding how City Commission would like city staff to proceed.

Please feel free to contact me with any questions or if additional information is needed.

Thank you for your time and consideration.

Arnoldo Becho
Library Director, City of Weslaco
Mayor Joe V. Sanchez Public Library
525 S. Kansas, Weslaco TX
abecho@weslacopl.us
(956) 973-3144

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-659
From:	
Subject: Discussion and consideration of a Collaboration Agreement between South Texas Health Systems Emergency Medicine Residency program and the City of Weslaco Fire/EMS, including resident ride-outs and longitudinal EMS training opportunities. (Staffed by Fire Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
Nancy Ruiz ANTONIO LOPEZ Xavier Salinas		Created
City Manager Comments: Approve as recommended by staff.		
Staff Recommendation:		
Attachments, if any: Emergency Medical Services (EMS) Goals and Objectives Weslaco Fire EMS, PLA Template for Weslaco Fire EMS		
Responsibilities upon Approval:		

South Texas Health System Graduate Medical Education (GME) Consortium
Emergency Medicine Residency Program – Rotation Goals & Objectives

Name of Longitudinal Experience: Emergency Medical Services (EMS)
Postgraduate Year(s): EM PGY 1-3
Length of Longitudinal Experience: Four (4) EMS shifts each PGY level for a total of twelve (12)
Rotation Site(s): South Texas Health System (STHS McAllen) and Weslaco Fire EMS
Rotation Director: Dr. Adam Benzing
Site Director(s):

I. Rotation Overview

EM residents during all levels of training receive integrated training in both frontline Emergency Medicine and out-of-hospital emergency care during the longitudinal Emergency Medical Services (EMS) rotation at South Texas Health System and partnering EMS agencies. This rotation provides residents with a comprehensive understanding of EMS operations, prehospital clinical management, system coordination, and medical oversight responsibilities, while maintaining their clinical skills through scheduled ED shifts.

During the EMS experience each resident PGY 1-3, will work closely with local and regional EMS systems to understand prehospital resources, capabilities, response protocols, and operational challenges. During each PGY year, residents will have 4 EMS shifts. PGY 1-2 residents will participate in ride-outs with EMS supervisors and field crews, gaining firsthand exposure to scene management, prehospital assessment, airway interventions, trauma response, and EMS medical decision-making in dynamic environments. They also observe dispatch operations, communication pathways, and system coordination between EMS and receiving emergency departments. PGY3 residents will spend time with EMS Supervisors and Medical Directors to gain a better understanding of the administrative role of EMS operations.

As part of the EMS rotation, residents are expected to contribute to EMS education by providing lectures or training sessions for EMS personnel through established educational programs. This strengthens residents' teaching abilities, reinforces medical oversight principles, and promotes a collaborative working relationship between the residency program and regional EMS systems.

By the end of the PGY3 year, residents should demonstrate a deeper understanding of prehospital medicine, improved ability to interface with EMS providers, and enhanced skills in managing patients across the continuum of prehospital and emergency department care. Residents will also gain insight into EMS system organization, field operations, and the role of the EMS Medical Director; this is foundational knowledge essential for future emergency physicians engaged in prehospital care, leadership, or EMS medical direction.

II. Rotation Goals

- Develop the ability to integrate clinical Emergency Medicine with foundational principles of prehospital care by balancing ED patient management with direct engagement in EMS field operations.

- Strengthen understanding of EMS systems, including dispatch operations, resource allocation, response models, scene management, transport decisions, and communication pathways between EMS and the Emergency Department.
- Learn and apply principles of prehospital medical oversight, including protocol development, crew education, performance review, and the responsibilities of an EMS Medical Director.
- Gain exposure to the operational challenges faced by EMS agencies by participating in ride-outs, supervisor shifts, and on-scene assessments of acutely ill or injured patients in the prehospital setting.
- Enhance teaching and leadership abilities by preparing and delivering educational sessions for EMS personnel through structured EMS training programs and continuing education initiatives.
- Demonstrate the ability to evaluate EMS clinical performance, identify system-based barriers, and propose strategies to improve prehospital care quality, safety, communication, and ED–EMS collaboration.
- Strengthen skills in interprofessional communication with EMS providers, dispatchers, ED charge nurses, receiving teams, and regional EMS leadership.
- Improve systems-based practice by understanding how EMS decisions influence ED operations, patient flow, time-sensitive care, and the broader emergency care continuum.
- Foster advanced practice-based learning by integrating prehospital guidelines, evidence-based EMS protocols, and EMS quality metrics into resident education and clinical performance.

III. Resident Expectations – EMS

Residents are expected to:

1. Pre-Rotation
    - Contact the EMS rotation director and EMS medical site director prior to starting the rotation to obtain scheduling information, ride-out assignments, and any required EMS training program meeting schedules.
    - EMS Rotation Director: Dr. Adam Benzing – (207) 710-4750
    - EMS Site Director(s):
        - – Weslaco Fire EMS
2. Daily Responsibilities

    Clinical ED Shifts
    - Provide patient-centered, efficient emergency care during assigned ED shifts under the supervision of board-certified Emergency Medicine faculty.
    - Demonstrate senior-level leadership by supervising junior residents and medical students when assigned.
    - Collaborate effectively with EMS crews bringing patients to the ED, obtaining handoffs and integrating prehospital information into the care plan.
    - Identify EMS-to-ED transitions of care challenges and discuss observations with leadership or EMS faculty as part of learning.

    EMS Shifts (12 Shifts total across PGY 1-3)
    - Participate in assigned ride-outs with local and regional EMS services, observing prehospital operations, scene management, and out-of-hospital clinical decision-making.

- PGY 3's will spend time with EMS supervisors and Medical Directors to understand system-level processes such as dispatch, response models, resource deployment, and communication pathways.
- Assist with on-scene assessments as appropriate under supervision, focusing on prehospital evaluation, airway management principles, medical stabilization, and trauma response.
- Deliver at least one EMS educational session (lecture, skills review, protocol update) as part of required EMS teaching responsibilities.
- Maintain professional communication with EMS personnel, dispatchers, training officers, and EMS leadership throughout the rotation.

3. Documentation & Compliance
    - Complete all ED clinical documentation in accordance with STHS Emergency Medicine program expectations.
    - Document EMS educational activities, ride-out hours, and required EMS exposures as directed by the program.
    - Log clinical procedures performed during ED shifts into New Innovations.
    - Report and log clinical and educational work hours daily in compliance with the STHS EM *Clinical and Educational Work Hours Policy*.
    - Complete the end-of-rotation evaluation in New Innovations and ensure supervising EM faculty and EMS leadership submit required evaluations.
    - Communicate any safety issues, duty hour concerns, or supervision matters to the Program Director promptly.

IV. Competency Objectives (with Key)

Competency Key		
Abbreviation	**Learning Activity**	**Definition**
PC	Patient Care	Provide compassionate, appropriate, and effective patient care, including clinical decision making and performance of required procedures.
MK	Medical Knowledge	Demonstrate knowledge of established and evolving biomedical, clinical, and epidemiological sciences and apply this knowledge to patient care.
PBLI	Practice Based Learning and Improvement	Investigate and evaluate patient care practices, appraise and assimilate evidence, and improve care based on self assessment and quality improvement methods.
ICS	Interpersonal and Communication Skills	Demonstrate effective communication with patients, families, and the healthcare team, ensuring timely, accurate, and clear information exchange.
PROF	Professionalism	Demonstrate commitment to professional responsibilities, ethical principles, accountability, integrity, and sensitivity to diverse patient populations.
SBP	Systems Based Practice	Demonstrate awareness of and responsiveness to the larger healthcare system, including resource utilization, cost effective care, patient safety, and system improvement.

Patient Care (PC) – EM PGY1-3 residents are expected to:

- Provide efficient, high-quality emergency care during clinical ED shifts, integrating EMS handoff information into rapid assessment and management.
- Apply principles of prehospital triage, airway management, trauma care, and resuscitation when participating in EMS ride-outs.
- Demonstrate effective medical decision-making at the interface between EMS and ED, including early stabilization and disposition planning.
- Supervise junior residents and provide clinical guidance during ED care when EMS information or prehospital conditions influence management.
- Perform timely, structured handoffs between EMS crews and ED teams, ensuring complete and accurate transfer of patient information.

Medical Knowledge (MK) – EM PGY1-3 residents will:

EMS Protocols & Scene Management

- Demonstrate understanding of local/regional EMS protocols, including cardiac, trauma, respiratory, and pediatric prehospital pathways.
- Describe principles of safe scene operations, including hazard recognition, command structure, and multidisciplinary coordination.

Prehospital Airway & Resuscitation

- Understand indications and limitations of EMS airway techniques (BVM, supraglottic devices, RSI if applicable).
- Discuss prehospital resuscitation strategies, including fluid policies, hemorrhage control, and field stabilization.

Trauma & Transport Decision-Making

- Describe trauma triage criteria, regional trauma system processes, and the impact of transport decisions on patient outcomes.
- Understand when bypass, helicopter transport, or direct-to-OR pathways are appropriate.

Operations & Medical Direction

- Demonstrate foundational understanding of EMS system design, dispatch processes, response models, and resource deployment.
- PGY 3 residents will explain the role of an EMS Medical Director, including protocol development, QA/QI responsibilities, and personnel education.

Interpersonal & Communication Skills (ICS) – EM PGY1-3 residents will:

- Communicate effectively with EMS providers during field responses, patient handoffs, and joint case reviews.
- Provide clear, respectful, and structured bedside handoff communication in the ED.
- Deliver EMS education in a confident, organized manner during required teaching sessions.
- Demonstrate leadership communication during EMS ride-outs and ED interactions with prehospital crews.
- Use closed-loop communication in both clinical and field settings to enhance team situational awareness and safety.

Professionalism (PROF) – EM PGY1-3 residents will:

- Exhibit respect, cultural sensitivity, and professionalism during interactions with EMS crews, patients, families, and ED staff.
- Demonstrate reliability and accountability in attending assigned ride-outs, ED shifts, and educational sessions.
- Maintain confidentiality and appropriately manage sensitive information shared during EMS QA/QI experiences.
- Accept and incorporate feedback from EMS supervisors, EMS faculty, and Emergency Medicine attendings.
- Model professional behavior that supports strong ED–EMS relationships and interagency collaboration.

SystemsBased Practice (SBP) – EM PGY1-3 residents will:

- Understand how EMS operations influence ED flow, trauma activation, sepsis alerts, STEMI pathways, and time-sensitive care.
- Analyze prehospital system challenges and propose system-based improvements during discussions with EMS leadership.
- Recognize safety concerns in the field environment and articulate the value of crew safety and scene control.
- Appreciate the roles of dispatch, fire, police, air medical transport, and regional EMS coordination within the emergency care system.
- Participate in discussions regarding EMS QA/QI processes, protocol compliance, and system performance metrics.

PracticeBased Learning & Improvement (PBLI) – EM PGY1-3 residents will:

- Reflect on ED–EMS handoffs and incorporate lessons learned to improve communication and transitions of care.
- Use EMS feedback and QA/QI reviews to adjust clinical practice and improve patient outcomes.
- Review prehospital documentation and run sheets to understand EMS clinical reasoning and system contribution to care.
- Integrate evidence-based prehospital guidelines into clinical Emergency Medicine practice.
- Participate in EMS educational activities, continually improving teaching effectiveness and content knowledge.

V. Supervision

- Direct Supervision is required during all clinical Emergency Medicine shifts for high-risk procedures and critical interventions (e.g., advanced airway management, resuscitations, procedural sedation, central/IO access) until the resident demonstrates competency determined by Clinical Competency Committee and approved progression to Indirect Supervision by the Program Director.
- Emergency Medicine attending physicians must be immediately available, in person or via direct communication, during all clinical ED shifts. They oversee patient care decisions, supervise resuscitations, and ensure safe clinical leadership by senior residents.
- EMS activities, including ride-outs, supervisor shifts, dispatch observation, and prehospital scene responses, occur under Indirect Supervision by the EMS Medical

Director, designated EMS faculty, or EMS supervisory personnel, with Direct Supervision immediately available for clinical or operational guidance.

- Supervising Emergency Medicine faculty, EMS faculty, and EMS supervisory personnel provide real-time formative feedback during ride-outs, field evaluations, ED handoffs, on-scene assessments, and EMS educational activities to support progressive development of prehospital medicine skills.
- When clinical responsibilities overlap with EMS operations, such as transitioning a patient from the field to the ED, residents follow Emergency Medicine attending supervision for all ED clinical decisions and EMS Medical Director or EMS faculty supervision for prehospital decision-making or protocol-related questions.
- Resident responsibilities and autonomy increase as they demonstrate proficiency in prehospital assessment, communication with EMS crews, leadership in ED/EMS interfaces, and adherence to EMS protocols. Autonomy progresses according to the Emergency Medicine program's criteria for promotion and graduated responsibility.

VI. Principal Learning Activities (with Key)

Learning Activity Key		
Abbreviation	**Learning Activity**	**Definition**
DPC	Direct Patient Care	Handson evaluation, procedures, and management of patients under the supervision of Emergency Medicine faculty or appropriate specialty teams. Includes clinical decision making, documentation, and patient handoffs.
LS	Labs / Simulation	Structured educational sessions using high fidelity simulation, task trainers, cadaver labs, or standardized patients to practice procedures, resuscitation, airway management, and communication skills in a controlled environment.
CL	Conferences & Lectures	Required didactics, Grand Rounds, M&M, journal based learning, online modules, and curriculum driven educational sessions that support EM Milestones and core content mastery.
MM	Morbidity & Mortality	Participation in case review and systems based analysis to identify clinical reasoning, safety principles, and opportunities for improvement in patient care and team based processes.
JC	Journal Club	Critical appraisal and discussion of peer reviewed literature to strengthen evidence based practice and clinical decision making.
FR	Follow Up Requirements	Structured patient follow-up including culture callbacks, radiology re-reads, ED return visits, outcome tracking, and calling patients or PCPs when indicated. Residents must log required follow-up cases and review them with faculty.
PD	Professional Development / Mentorship	Structured mentorship, advising, and career development activities, including one-on-one or small group meetings focused on academic guidance, milestone progression, and career planning.

QIPS	Quality Improvement & Patient Safety	Engagement in QI/PS initiatives, safety event reviews, root cause analyses, and activities promoting system improvement and patient safety culture.
PT	Procedural Training	Supervised practice and skill development in medical and surgical procedures relevant to Emergency Medicine, including foundational PGY1 skills and advanced PGY2/PGY3 competencies.

Learning Activity	Implementation	Competency
Direct Patient Care (DPC) – ED & EMS	• Residents work under the supervision of EM attendings during ED shifts providing expected care for PGY level. • Residents participate in 4 EMS shifts per PGY year, including ride outs with EMS crews and supervisors to observe real time prehospital assessment, stabilization, and transport decision making. Ride outs with EMS crews and supervisors to observe real time prehospital assessment, stabilization, and transport decision making. • Residents integrate EMS handoff information into ED management and evaluate the impact of prehospital care on ED patient outcomes. • Residents perform ED procedures under supervision and practice safe handoff communication between EMS and ED teams.	PC, MK, ICS, PROF, SBP
Labs / Simulation (LS)	• Residents participate in EMS focused simulations, including mass casualty drills, airway stations, trauma scenarios, and field based crisis resource management exercises. • Faculty provide structured feedback on communication, safety, scene awareness, and leadership during prehospital simulations. • Residents may observe dispatch operations or training center simulations.	PC, MK, PBLI, ICS
Conferences & Lectures (CL)	• Residents attend EM didactics and EMS specific lectures (prehospital protocols, airway strategies, trauma triage, cardiac care pathways). • Residents participate in EMS station trainings, educational sessions, or CE instruction for EMS personnel. • Assigned readings or modules reinforce EMS guidelines, medical direction principles, and EMS–ED interface practices.	PC, MK, ICS, PBLI, SBP

Morbidity & Mortality (MM)	• Residents participate in EM/EMS M&M reviews focusing on prehospital interventions, communication challenges, and ED–EMS handoff issues. • Discussions highlight diagnostic reasoning, system issues, safety considerations, and opportunities for improvement in prehospital care. • Residents document lessons learned and propose system based solutions when appropriate.	PBLI, PC, MK, SBP, ICS, PROF
Journal Club (JC)	• Residents critically appraise EMS related literature (prehospital airway, trauma protocols, cardiac arrest outcomes, stroke/STEMI pathways). • Discussions focus on applying evidence to EMS practice and ED–EMS coordination. • Residents evaluate study design, validity, and applicability to prehospital care.	MK, PBLI, ICS
Follow-Up Requirements (FR)	• Residents review EMS run sheets, QA/QI reports, protocol compliance issues, and outcomes for EMS–ED transitions. • Residents follow up on patients observed in the field and compare prehospital and ED management. • Findings are reviewed with EMS faculty and documented per program policy.	PC, MK, PBLI, SBP
Professional Development / Mentorship (PD)	• Residents meet with EMS faculty or the EMS Medical Director to discuss leadership, medical direction responsibilities, communication skills, and professional growth. • Sessions may include reviewing EMS protocols, case reviews, and feedback from EMS personnel.	PROF, PBLI
Quality Improvement & Patient Safety (QIPS)	• Residents engage in EMS QA/QI activities, including chart reviews, protocol audits, system safety evaluations, and prehospital process improvement initiatives. • Participation may include root cause analyses, protocol updates, or safety event reviews. • Activities reinforce system based practice and operational reliability.	PBLI, MK, SBP, PROF

Procedural Training (PT)	• Residents refine EM procedural skills during ED shifts (airway, IV/IO access, trauma care, ultrasound). • Residents gain exposure to prehospital procedural considerations (airway adjuncts, extrication awareness, splinting, field stabilization techniques). • Competence is reinforced through bedside teaching and prehospital observation.	PC, MK, PT, ICS, PROF

VII. Core Tasks to be Developed by Relevant Competency

Tasks	Competency	Learning Activity
Engage with EMS crews during prehospital handoffs and understand how field assessments, scene operations, dispatch determinants, and EMS performance metrics influence ED triage, resource activation, and departmental flow.	PC, MK, ICS, SBP, PROF	DPC, LS, CL, MM
Provide senior level stabilization and resuscitation for EMS transported patients (e.g., trauma, cardiac arrest, stroke) while recognizing EMS system constraints such as protocol limitations, transport decisions, and response intervals.	PC, MK, ICS, SBP, PROF	DPC, LS, CL, MM
Strengthen advanced assessment skills by integrating prehospital information into rapid ED decisionmaking, prioritizing operational flow, and supervising junior learners during EMS related cases.	PC, MK, ICS, PROF	DPC, LS, MM
Identify and analyze operational factors across EMS and ED systems—such as diversion status, off-load delays, communication challenges, protocol variations, and hospital	PC, MK, ICS, SBP	DPC, LS, CL, MM, FR

capacity—that impact timely patient care.		
Demonstrate understanding of professional, ethical, and medicolegal responsibilities in EMS and EM (e.g., EMTALA, EMS scope of practice, online medical direction, risk management, documentation standards).	PROF, SBP	DPC, CL
Accurately utilize and interpret EMS and ED operational metrics (e.g., response intervals, on scene times, transport durations, offload times, door to provider, LWBS, LOS) and apply findings to system level improvement efforts.	PC, MK, PBLI, ICS, SBP, PROF	DPC, LS, MM, FR, JC
Recognize and develop system based differential diagnoses for EMS and ED operational bottlenecks (e.g., EMS surges, prolonged transport times, boarding, communication delays, resource scarcity) and propose evidence based improvement strategies.	PC, MK, PBLI, SBP	DPC, CL, MM, LS, JC
Apply appropriate clinical and operational interventions to address EMS related and ED workflow issues while integrating leadership principles into real time patient care and scene to ED coordination.	PC, MK, PBLI, ICS, PROF, SBP	DPC, CL, MM, LS, JC
Select appropriate and cost effective EMS and ED resource utilization strategies (e.g., activation levels, prehospital diagnostics, imaging stewardship, staffing coordination, supply management) while maintaining high quality care.	PC, MK, PBLI, ICS, SBP	DPC, CL, MM, LS, JC
Develop continuous observation and reassessment skills by monitoring EMS	PC, MK, ICS, PROF, SBP	DPC, MM, LS

offload times, ED flow, scene to hospital transitions, and real time operational metrics to support timely system adjustments.		
Discuss and participate in EMS and ED safety initiatives (e.g., mass casualty readiness, hazardous materials procedures, protocol training, sepsis/stroke alert systems) and provide relevant staff or EMS personnel education.	PC, MK, PBLI, ICS, PROF, SBP	DPC, MM, LS, CL
Demonstrate accurate and complete clinical and operational documentation related to ED care, EMS communication, ride out observations, QI activities, and incident reviews.	ICS, PROF	DPC, MM, CL, FR
Begin developing EMS system management and ED coordination skills by working with EMS crews, field supervisors, dispatch, charge nurses, consultants, and ancillary staff during clinical and EMS field activities.	PC, MK, PBLI, ICS, PROF, SBP	DPC, LS

VIII. Implementation Methods

These objectives will be achieved through a 3 year longitudinal Emergency Medical Services (EMS) experience during the EM PGY1-3 year. Residents complete regularly scheduled Emergency Medicine clinical shifts and 4 EMS shifts per PGY year, allowing them to integrate advanced patient care in the Emergency Department with a comprehensive understanding of prehospital medicine and EMS system operations. During clinical shifts, residents work under the supervision of Emergency Medicine faculty, providing appropriate PGY level care and integrating prehospital reports and field assessments into rapid triage and clinical decision-making while recognizing operational factors that influence ED flow and patient safety.

During EMS shifts, residents are assigned to work directly with local and regional EMS agencies to gain firsthand exposure to prehospital care delivery, system capabilities, and the resources available to EMS personnel. Residents participate in EMS ride-outs with supervisors to enhance their clinical experience, observe prehospital scene management, understand transport decision-making, and appreciate how EMS field assessments impact ED triage and resource activation. Residents also contribute to EMS education by providing lectures and participating in

training programs, fostering a collaborative and dynamic working relationship between the residency program and the EMS system.

This rotation is fully integrated across 3 years, with residents splitting their time between EMS experiences and managing Emergency Medicine patients, creating a seamless understanding of the continuum of care from the field to the Emergency Department. All responsibilities during this rotation follow the Emergency Medicine program's graduated responsibility framework, with increasing autonomy in both clinical and EMS-related activities as competence is demonstrated through supervision, evaluation, and direct observation.

IX. Evaluation & Feedback

End of Shift Evaluation(s) of Resident: We utilize an end of shift evaluation process supported by QR codes placed throughout key clinical areas (Badge Buddies, Physicians' Lounge, ED, OR). This allows faculty to provide real-time feedback on resident strengths and areas for improvement at the conclusion of each shift. This does not replace verbal feedback but allows the program to document the ongoing feedback.

Faculty Evaluation(s) of Resident: At the completion of each EMS experience at every PGY level, faculty members provide formal, timely feedback through a written evaluation. These evaluations assess performance across the ACGME Core Competencies and Emergency Medicine Milestones, with specific feedback on clinical care provided during ED shifts, prehospital clinical decision-making, communication with EMS personnel, integration of EMS field assessments into ED care, professionalism, and systems-based practice related to EMS operations. It is the responsibility of the Emergency Medicine resident to ensure that the EMS rotation evaluation is completed by the supervising Emergency Medicine attending, the EMS Medical Director, and/or the designated EMS preceptor. All evaluations are reviewed by the Rotation Director, the resident's faculty advisor, the Clinical Competency Committee (CCC), and the Program Director, and are added to the resident's permanent file. Composite evaluations are discussed with each resident during regularly scheduled bi-annual performance reviews.

Multisource Evaluation(s) of Resident / 360 Evaluation(s): To provide a comprehensive assessment of performance, EM residents may be evaluated from multiple perspectives during the EMS rotation. In addition to faculty evaluations, multisource (360°) feedback may be obtained from:

- EMS field supervisors
- Paramedics, EMTs, and EMS crew members
- ED nursing leadership
- Charge nurses or flow coordinators
- Quality Improvement and Patient Safety staff
- Junior residents or medical students (when supervision occurs)
- The resident's self-evaluation

These assessments emphasize communication, teamwork, professionalism, leadership, adaptability in field environments, and the resident's ability to effectively collaborate with EMS personnel and integrate prehospital information into Emergency Department care.

The EMS Rotation Director, faculty advisor, and Program Director are responsible for notifying residents promptly if there are any performance concerns or areas requiring improvement. All written evaluations are available for review in New Innovations, and residents are encouraged to monitor their evaluations for ongoing development. Residents also receive real-time formative feedback throughout the rotation, including:

- Bedside teaching and direct supervision during ED clinical shifts
- Field-based coaching during EMS ride-outs
- Feedback from EMS supervisors during prehospital encounters
- Guidance on EMS-related presentations or teaching activities
- Debriefings focused on communication, scene awareness, triage decisions, and operational performance

Formal performance review occurs during the program's semi-annual evaluation meetings, during which residents meet with the Program Director and their faculty advisor to review milestone progression, identify strengths, and set individualized learning and leadership goals related to both Emergency Medicine and EMS system competencies.

SOUTH TEXAS HEALTH SYSTEM® | GME CONSORTIUM

South Texas Health System GME Consortium

Emergency Medicine Residency Program

Program Letter of Agreement

This letter of agreement between South Texas Health System GME Consortium (STHS GME CONS) Emergency Medicine Residency Program sponsored by South Texas Health System (SPONSORING INSTITUTION) and **Weslaco Fire EMS** located at 255 South Kansas, Weslaco City Hall, Weslaco, Texas 78596 is effective July 1, 2025, and will remain in effect thru June 30, 2035, or until updated, changed, or terminated by the STHS GME CONS Emergency Medicine Residency Program and the Participating Institution.

The STHS GME CONS Emergency Medicine Residency Program seeks to improve the quality of the training program, enhance the residents' experience, and promote learning in Emergency Medicine by entering into an affiliation agreement.

CONDITIONS

1. During the Emergency Medical Services (EMS) longitudinal experience at the Participating Institution, **Weslaco Fire EMS**, Dr. (Site Director), in collaboration with **Dr. Michael Menowsky** (Program Director), will assume administrative, educational, and supervisory responsibilities for the residents while rotating at the Participating Institution.

2. While at this institution, the residents are expected to learn the following: ***see attached Competency-based Goals and Objectives for Emergency Medical Services Rotation.***

3. The residents will rotate at the Participating Institution with the expectation of participating in mandatory residency program didactic sessions, details of which will be provided at the beginning of the rotation. During the time at the Participating Institution, the residents will continue to be paid by the Sponsoring Institution and will provide residents with professional medical liability insurance and benefits for the length of the rotation at the Participating Institution.

4. For the length of this rotation, the Participating Institution is responsible for teaching, supervising, and completing online New Innovations evaluation of the residents under the responsible supervising physician(s). Each resident will be evaluated by the supervising physician(s). The evaluation will be discussed with the resident before the end of the rotation and submitted in a timely manner of one week for inclusion into the resident's permanent, confidential file with the resident program.

Cont'd from Page 1

5. While at the Participating Institution, the residents will be governed by the respective applicable policies and procedures of the Participating Institution, which will be provided to the residents at the beginning of the rotation by the Participating Institution. For due process, the residents will be governed by South Texas Health System GME Consortium's grievance policy.

Witness whereof,

_____

Signature & Date
Michael Menowsky, MD
Program Director
Emergency Medicine Residency Program
South Texas Health System GME Consortium

_____

Signature & Date

Site Director

_____

Signature & Date
Youssef Majed, MD
Designated Institutional Official
Graduate Medical Education Office
South Texas Health System GME Consortium

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-666
From:	
Subject: Discussion and consideration of a Memorandum of Agreement between Knapp Medical Center and City of Weslaco through its Fire Dept./EMS for the development and implementation of the Community Healthcare Program. (Staffed by Fire Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Mayor's Signature	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ADELAIDA VEGA ANTONIO LOPEZ Xavier Salinas	Created/Initiated New
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation:	
Attachments, if any: MOA_CHP_City_Redline_Ben_Castillo	
Responsibilities upon Approval:	

Memorandum of Agreement

~~This Memorandum of Agreement ("MOA") is made between Knapp Medical Center and Weslaco Fire Department/EMS.~~This Memorandum of Agreement ("MOA" or "Agreement") is entered into by and between Knapp Medical Center ("Knapp") and the City of Weslaco, Texas, acting by and through its Weslaco Fire Department/EMS ("City"). Knapp and the City may be referred to individually as a "Party" and collectively as the "Parties."

Purpose of Agreement

~~The Memorandum of Agreement ("MOA") establishes the terms and conditions governing the cooperative relationship between Knapp Medical Center and Weslaco Fire Department/EMS for the development and implementation of the Community Healthcare Program pursuant to the Mid-Valley's First Community Healthcare Program Grant. The purpose of this Program is to deliver hospital diversion services through the deployment of community paramedics and to facilitate referrals for appropriate follow-up care. These activities are intended to enhance access to healthcare services, reduce avoidable hospital readmissions, and improve overall health outcomes within the community.~~This MOA establishes the terms and conditions governing the cooperative relationship between Knapp and the City for the development and implementation of the Community Healthcare Program pursuant to the Mid-Valley's First Community Healthcare Program Grant and any applicable grant conditions. The purpose of the Program is to deliver hospital diversion services through the deployment of community paramedics and to facilitate referrals for appropriate follow-up care. These activities are intended to enhance access to healthcare services, reduce avoidable hospital readmissions, and improve overall health outcomes within the community. Each Party shall be responsible only for the obligations expressly assigned to it under this Agreement and subject at all times to applicable law and the availability of funding.

Goals and Objectives

~~Knapp Medical Center and Weslaco Fire Department/EMS will solidify their partnership to support the Community Healthcare Program by successfully completing three phases:~~Knapp and the City will collaborate to support the Community Healthcare Program through the following phases:

- Phase One - Planning

  Phase One shall commence upon project initiation and continue through the first and second months. During this phase, the Parties shall collaboratively establish a clear and comprehensive definition of all roles and responsibilities, project framework, workflow structure, and overall operational process. Phase One shall also include the identification and determination of any legal or regulatory requirements applicable to each participating entity. Additionally, the Parties shall conduct a mock patient cycle to validate the effectiveness and feasibility of the proposed process. A formal meeting shall be convened during this phase to ensure all Parties are fully informed, aligned, and in mutual agreement regarding the established procedures.

- Phase Two - Implementation

  ~~Phase Two shall occur during months three, four, five, and six of the project term. The project shall officially "go live" during month three, at which time data collection will commence. For the first three months following project launch, the Parties shall hold monthly meetings to assess project effectiveness and implement modifications as necessary. At the conclusion of month six, marking the completion of the project's first quarter (Q1), all participating entities shall convene to review collected data, evaluate outcomes, and discuss overall project performance.~~Phase Two shall occur during months three, four, five, and six of the project term. The project shall officially go live during month three, at which time data collection will commence. For the first three months following project launch, the Parties shall hold monthly meetings to assess project effectiveness and implement modifications as necessary. At the conclusion of month six, marking the completion of the initial implementation period, all participating entities shall convene to review collected data, evaluate outcomes, and discuss overall project performance.

- Phase Three - Evaluation

  Phase Three shall encompass the subsequent six-month period following Phase Two. During this phase, the Parties shall evaluate the implemented process to determine whether it operates in an automated, efficient, and sustainable manner. The results of this assessment shall serve as the basis for determining eligibility and appropriateness for grant renewal.

Roles and Responsibilities

I. Knapp Medical Center:

a. Program Management

For patients referred by the hospital and subsequently enrolled, Knapp Medical Center shall be responsible for administering all grant-related activities. This includes the secure management and allocation of grant funds awarded to Knapp Medical Center, ongoing program oversight, monitoring for regulatory and contractual compliance, and the preparation and submission of all required reports and deliverables.

b. Staffing

Knapp Medical Center shall recruit, hire, and properly train a qualified Discharge Planner to deliver all Program services in accordance with the requirements of this Agreement and all applicable laws, regulations, and funding-source guidelines. Knapp Medical Center shall ensure that the Discharge Planner maintains the competencies necessary to perform assigned duties and participates in any ongoing training mandated by the Hospital or funding agencies.

c. Data Collection and Reporting

Knapp Medical Center shall establish and maintain an internal data collection and management system sufficient to track, measure, and evaluate Program outcomes. Knapp Medical Center shall prepare and provide regular reports, in a form and frequency acceptable to the Hospital and all applicable partner and funding agencies, detailing performance metrics, outcome data, and any other information required under this Agreement or by funding-source guidelines.

d. Referral and Coordination

For patients identified as eligible by Knapp Medical Center, Knapp Medical Center shall facilitate and manage patient referrals to the Community Healthcare Program and shall provide all necessary support to ensure effective coordination and integration of care across involved service providers. Knapp Medical Center shall carry out these activities in accordance with the requirements of this Agreement and any applicable policies, protocols, and funding-source guidelines.

e. Community Outreach

Knapp Medical Center shall conduct community outreach activities designed to increase public awareness of the Community Healthcare Program. Knapp Medical Center shall further undertake efforts to identify, engage, and recruit eligible participants in accordance with the requirements of this Agreement and any applicable policies, protocols, and funding-source guidelines.

~~II. Weslaco Fire Department/EMS:~~II. City of Weslaco, Texas, acting by and through its Weslaco Fire Department/EMS:

a. Program Management

~~For patients referred by the hospital (Knapp Medical Center), who are subsequently enrolled, Weslaco Fire Department/EMS will be responsible for carrying out all grant-related activities pertaining to their portion of the awarded grant. This includes securely managing and distributing the grant funds awarded to Weslaco Fire Department/EMS, providing ongoing program oversight, ensuring regulatory and contractual compliance, and preparing and submitting all required reports and deliverables.~~For patients referred by Knapp and subsequently enrolled, the City shall be responsible only for grant-related activities assigned to the City and only to the extent of grant funds actually awarded and made available to the City. This includes administering the City's portion of any awarded grant funds in accordance with applicable law, providing program oversight for City-performed services, ensuring regulatory and contractual compliance for the City's activities, and preparing and submitting required reports and deliverables relating to the City's performance. Nothing in this Agreement obligates the City to incur obligations beyond lawfully appropriated funds or available grant funding.

b. Staffing

~~Weslaco Fire Department/EMS shall provide competent and qualified EMS personnel to deliver all Program services in compliance with this Agreement and all applicable laws, regulations, and funding-source requirements. Weslaco Fire Department/EMS shall also ensure that such EMS personnel maintain the competencies required to perform their assigned duties and participate in all necessary ongoing training to ensure continued adherence to all legal and regulatory standards.~~The City shall provide competent and qualified EMS personnel to deliver Program services in compliance with this Agreement and all applicable laws, regulations, medical direction, and funding-source requirements. The City's obligations under this paragraph are subject to staffing availability, emergency response priorities, and lawful scope of practice. The City shall ensure that assigned EMS personnel maintain the competencies required to perform their duties and participate in necessary ongoing training. All such personnel shall remain employees or authorized personnel of the City, and Knapp shall have no right to control the manner or means by which City personnel perform their duties.

c. Data Collection and Reporting

~~Weslaco Fire Department/EMS shall establish and maintain an internal data collection and management system sufficient to track, measure, and evaluate Program outcomes. Weslaco Fire Department/EMS shall prepare and provide regular reports, in a form and frequency acceptable to all applicable partners and funding agencies, detailing performance metrics, outcome data, and any other information required under this Agreement or by funding-source guidelines.~~The City shall establish and maintain an internal data collection and management system sufficient to track, measure, and evaluate Program outcomes for City-performed services. The City shall prepare and provide regular reports, in a form and frequency acceptable to applicable partners and funding agencies, detailing performance metrics, outcome data, and any other information required under this Agreement or by funding-source guidelines. To the extent practicable and legally permissible, reports shared outside the City shall be aggregated or de-identified unless identifiable information is specifically required or authorized.

d. Referral and Coordination

~~Weslaco Fire Department/EMS shall facilitate and manage patient referrals to the Community Healthcare Program and provide all necessary support to ensure effective coordination and integration of care among participating service providers. Weslaco Fire Department shall perform these responsibilities in accordance with the terms of this Agreement and all applicable policies, protocols, and funding-source requirements.~~The City shall facilitate and manage patient referrals to the Community Healthcare Program to the extent consistent with applicable law, medical direction, staffing availability, emergency response priorities, and adopted protocols. The City shall provide reasonable support to promote effective coordination and integration of care among participating service providers; provided, however, that nothing in this Agreement requires the City to provide services beyond its lawful authority, available staffing, or adopted standards of care.

e. Community Outreach

Weslaco Fire Department/EMS shall conduct community outreach activities aimed at increasing public awareness of the Community Healthcare Program. Weslaco Fire Department/EMS shall also carry out efforts to identify, engage, and recruit eligible participants in accordance with this Agreement and all applicable policies, protocols, and funding-source guidelines.

~~III. The parties (Knapp Medical Center and Weslaco Fire Department/EMS) agree to collaborate on the following:~~III. The Parties agree to collaborate on the following:

- Data Sharing

  ~~Knapp Medical Center and Weslaco FD/EMS shall disclose, use, or share Protected Health Information solely as permitted or required by applicable federal and state laws, including but not limited to the Health Insurance Portability and Accountability Act (HIPAA), and strictly in accordance with all established privacy, security, and confidentiality policies and procedures. Knapp Medical Center and Weslaco Fire Department/EMS shall ensure that all personnel adhere to these requirements at all times.~~Knapp and the City shall disclose, use, or share Protected Health Information only as permitted or required by applicable federal and state law, including HIPAA, and strictly in accordance with all established privacy, security, and confidentiality policies

and procedures. To the extent applicable, each Party shall limit uses and disclosures to the minimum necessary. If any data exchange under the Program requires a business associate agreement, data use agreement, patient consent or authorization, or other written documentation, the Parties shall execute or obtain such documentation before the disclosure occurs. Each Party shall ensure that its personnel adhere to these requirements at all times and shall promptly notify the other Party of any unauthorized use or disclosure relating to the Program.

- Data Collection

  ~~Knapp Medical Center and Weslaco Fire Department/EMS shall collect and maintain data in a consistent and standardized manner sufficient to support accurate program evaluation, performance measurement, and compliance reporting. All data collection activities shall be conducted in accordance with the requirements of this Agreement and any applicable regulatory or funding-source standards.~~Knapp and the City shall collect and maintain data in a consistent and standardized manner sufficient to support accurate program evaluation, performance measurement, and compliance reporting. Each Party shall retain ownership and control of its own records. Shared reports and data sets shall be limited to the information reasonably necessary for Program administration, evaluation, or compliance and, where practicable, shall be de-identified or aggregated unless otherwise required or permitted by law.

- Program Development

  Knapp Medical Center and Weslaco Fire Department/EMS shall finalize the Community Healthcare Program structure, conduct a comprehensive assessment of all operational and resource requirements, develop and implement necessary policies and procedures, and establish measurable Program objectives and performance benchmarks. All activities shall be completed in accordance with the terms of this Agreement and any applicable regulatory or funding-source requirements.

- Evaluation

  ~~Quarterly and Annual evaluations of program shall be conducted to assess its effectiveness, measure performance outcomes, and identify areas requiring modification or improvement. Knapp Medical Center and Weslaco Fire Department/EMS shall implement any necessary adjustments in accordance with the findings of such evaluations and in alignment with the requirements of this Agreement and applicable funding-source guidelines.~~Quarterly and annual evaluations of the Program shall be conducted to assess effectiveness, measure performance outcomes, and identify areas requiring modification or improvement. Knapp and the City shall review the findings of such evaluations and implement any mutually agreed adjustments in alignment with this Agreement and applicable funding-source guidelines.

Duration of Agreement

~~The agreement will be effective from the time the Community Healthcare Program goes live through the duration of the program either to renew or to dissolve it.~~This Agreement becomes effective on the date of the last signature below and remains in effect until the earlier of: (a) expiration or termination of the Program or applicable grant funding; (b) termination of this Agreement in accordance with its terms; or (c) written agreement of the Parties to renew, extend,

or end the Program. No renewal or extension is effective unless set forth in a written amendment signed by authorized representatives of both Parties.

Confidentiality

~~The Parties acknowledge that, in connection with participation in the Healthcare Program, they may have access to confidential information, including but not limited to patient health information, medical records, treatment protocols, training materials, operational procedures, and other proprietary or sensitive data ("Confidential Information").~~The Parties acknowledge that, in connection with participation in the Community Healthcare Program, they may have access to confidential information, including patient health information, medical records, treatment protocols, training materials, operational procedures, and other proprietary or sensitive data ("Confidential Information"). Each Party shall protect Confidential Information in accordance with applicable federal, state, and local law and shall use reasonable administrative, physical, and technical safeguards appropriate to the nature of the information.

The Parties agree to:

- Protect Privacy - Maintain the confidentiality of all Confidential Information in compliance with applicable privacy and health information laws and regulations.
- Limit Use - Use Confidential Information solely for purposes directly related to the Community Healthcare Program and not for personal, commercial, or unrelated purposes.
- ~~Restrict Disclosure - Not disclose Confidential Information to any third party without prior written consent from the disclosing Party, except where required by law or in the course of providing emergency medical care.~~Restrict Disclosure - Not disclose Confidential Information to any third party without prior written consent of the disclosing Party, except as permitted or required by law, including HIPAA, court order, audit requirements, or, with respect to the City, the Texas Public Information Act.
- Secure Handling - Implement reasonable safeguards to prevent unauthorized access, loss, or misuse of Confidential Information.

~~These obligations shall survive the completion, withdrawal, or termination of participation in the Community Healthcare Program and remain in effect as agreed, thereafter, or as required by applicable law.~~These obligations shall survive completion, withdrawal, or termination of participation in the Community Healthcare Program for so long as the information remains confidential under applicable law. Each Party shall promptly notify the other Party, to the extent permitted by law, of any known unauthorized access, use, or disclosure of Confidential Information related to the Program.

Modification

~~Any changes, revisions, or additions to this Community Healthcare Program agreement must be documented in writing and signed by both parties. Verbal discussions or informal understandings will not be considered valid or enforceable unless they are formally written and signed by authorized representatives of both Knapp Medical Center and Weslaco Fire Department.~~Any amendment, revision, or addition to this Agreement must be in writing and signed by authorized representatives of both Parties. Verbal discussions or informal understandings are not valid or enforceable. With respect to the City, no amendment is effective unless approved and executed in the manner required by applicable law.

Termination

~~Either party may terminate this Community Healthcare Program agreement with written notice provided at least 60 days in advance. Notice of termination must be submitted in writing and signed by an authorized representative of the terminating party.~~Either Party may terminate this Agreement without cause upon at least sixty (60) days' prior written notice to the other Party.

~~This agreement may also be terminated immediately by either party if there is a material breach of the terms outlined herein, if program activities place participants at risk, or if either party is unable to continue services due to legal, regulatory, or safety-related concerns. Upon termination, both Knapp Medical Center and Weslaco Fire Department/EMS agree to collaborate to ensure a safe and orderly transition or closure of services for enrolled community members.~~This Agreement may also be terminated immediately by either Party upon written notice if: (a) the other Party materially breaches this Agreement and fails to cure such breach within a reasonable period after notice, if cure is reasonably possible; (b) program activities place participants at material risk; (c) applicable grant funding is suspended, reduced, or terminated; or (d) either Party is unable to continue services due to legal, regulatory, licensure, safety, or operational concerns. Upon termination, the Parties shall cooperate in good faith to ensure a safe and orderly transition or closure of services for enrolled participants and to satisfy any applicable close-out requirements.

Compliance with Laws; Licensure; Required Agreements

Each Party shall comply with all federal, state, and local laws, regulations, grant requirements, medical privacy requirements, and professional standards applicable to its performance under this Agreement. Each Party shall obtain and maintain, at its own expense, all licenses, certifications, approvals, and authorizations required for its personnel and operations. No exchange of protected health information or other confidential data requiring additional documentation shall occur until all required business associate agreements, data use agreements, consents, authorizations, or other legally required instruments are fully executed or obtained.

Funding

The City's obligations under this Agreement are contingent upon the continued availability of lawfully appropriated funds and any applicable grant funding. Nothing in this Agreement shall be construed to require the City to appropriate or expend funds in violation of Texas law.

Public Information Act

The Parties acknowledge that the City is subject to the Texas Public Information Act, Chapter 552, Texas Government Code. This Agreement and information in the City's possession may be subject to public disclosure unless an exception to disclosure applies. The City shall handle public information requests in accordance with applicable law.

No Waiver of Governmental Immunity

Nothing in this Agreement waives or shall be construed to waive the City's governmental immunity, sovereign immunity, or any other defenses or protections available to the City under Texas law.

Independent Contractors; No Third-Party Beneficiaries

The Parties are independent contracting entities. Nothing in this Agreement creates a partnership, joint venture, agency, employment relationship, or fiduciary relationship between the Parties. This Agreement is for the sole benefit of the Parties and does not create any rights in any third party.

Records; Audit

Each Party shall maintain records related to its performance under this Agreement in accordance with applicable law and grant requirements and shall make such records available to authorized governmental auditors or monitors to the extent required by law.

Governing Law and Venue

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas. Venue for any action arising out of this Agreement lies in Hidalgo County, Texas, unless otherwise required by law.

Entire Agreement

This Agreement constitutes the entire agreement between the Parties regarding the subject matter hereof and supersedes prior oral or written understandings regarding that subject matter.

Signatures

~~The undersigned parties acknowledge that they have reviewed, understood, and agreed to the terms and obligations set forth in this Community Healthcare Program Agreement. By signing below, each party affirms its authority to enter into this Agreement and agrees to comply with all responsibilities, policies, and procedures referenced herein. This Agreement becomes effective as of the date of the last signature.~~The undersigned acknowledge that they have reviewed, understood, and agreed to the terms and obligations set forth in this Agreement. By signing below, each signatory represents that he or she is duly authorized to execute this Agreement on behalf of the applicable Party. This Agreement becomes effective as of the date of the last signature.

Knapp Medical Center

_____ _____ _____

Print Name/Title Signature Date

~~Weslaco Fire Department/EMS~~City of Weslaco, Texas, acting by and through its Weslaco Fire Department/EMS

_____ _____ _____

Print Name/Title Signature Date

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-661

From:

Subject:
Discussion and consideration to award RFB No. 2025-26-30 for the Sugarcane Drive Re-Paving Project to Elite Paving and Grading, LLC in the amount of $408,345.50 as the lowest responsive and responsible bidder. (Staffed by Engineering Department.)

Background:
The City of Weslaco issued RFB No. 2025-26-30 for the rehabilitation and re-paving of Sugarcane Drive, including milling, base repair, prime coat application, and placement of a new hot mix asphalt overlay, as outlined in the bid and contract documents. The project area requires roadway improvements to address pavement deterioration and extend the useful life of this major local thoroughfare.
Bids were solicited via the BIDNET platform in accordance with City procurement policies. After review of all bid submissions for responsiveness and compliance with the project specifications, Elite Paving and Grading, LLC was identified as the lowest responsive and responsible bidder with a total bid amount of $408,345.50.
The Engineering Department recommends award of the project to Elite Paving and Grading, LLC so that roadway improvements may proceed timely and in accordance with the adopted capital improvements plan.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

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

ADELAIDA VEGA PETER HERMIDA Xavier Salinas	Created/Initiated New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Attachments, if any:
260519_SUGARCANE_STREET_IMPROVEMENTS RFB_2025-26-30, 260514_Bid_Tabulation_Sheet_RFB_2025-26-30

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire

MEMORANDUM

TO: Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire
FROM: Peter Hermida, P.E., City Engineer

DATE: May 19, 2026

SUBJECT: Recommendation for Award of RFB No. 2025-26-30 – Sugarcane Drive Re-Paving Project

The Engineering Department and Sames Engineering have reviewed the bid submissions for the project, as detailed in the approved bid and contract documents, including but not limited to milling, base repair, placement of HMAC, prime coat application, concrete work, and traffic control as detailed in the project specifications, and all associated appurtenances and testing requirements.

After evaluating the received bids for compliance with the project specifications and schedule, the Engineering Department and Sames Engineering recommends awarding the construction contract to:

Elite Paving and Grading, LLC
Total Amount: $408,345.50

Elite Paving and Grading, LLC submitted a responsive bid in accordance with the project requirements and has demonstrated the capability to perform the work as specified in the bid documents. Their proposal meets the City's criteria for best value, including technical approach, project understanding, and cost effectiveness.

Respectfully,

Peter Hermida, P.E.
City Engineer
City of Weslaco

BID TABULATION SHEET

CITY OF WESLACO

Sugarcane Drive Re-Paving Project

RFB NO. 2025-26-30

Bid Opening: Thursday, May 14, 2026 - 10:00 a.m.

Location: City of Weslaco Via Zoom

* Red indicates corrected amount

	BIDDER	Addendum Acknowledged	BID BOND	BASE BID AMOUNT	No Alternative	BID COMPLETE (Y/N)	COMMENT
1st	**Elite Paving and Grading, LLC**	**YES**	**Included**	**$408,345.50**	**-**	**YES**	**Award**
2nd	IOC Company	YES	Included	$462,567.25	-	YES	-
3rd	Foremost Paving	YES	Included	$543,468.18	-	YES	-

MEMORANDUM: This project received 13 responsive bids. The lowest responsible bidder, **Elite Paving and Grading, LLC**, submitted a base bid of **$408,345.50.** Staff recommends award.

Reviewed and Recommended: Peter Hermida, P.E. City Engineer - Engineering Department

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-662

From:

Subject:
Discussion and consideration to award RFB No. 2025-26-32 for the Baffle Rotor Replacement Project at the North and South Sewer Plants to Texas Machine Shop, LLC in the amount of $263,940 as the lowest responsive and responsible bidder. (Staffed by Engineering Department.)

Background:
The City of Weslaco issued RFB No. 2025-26-32 for the replacement of baffle rotor assemblies at both the North and South Wastewater Treatment Plants. The project includes removal of deteriorated components, preparation of existing surfaces, and installation of new stainless-steel baffle systems associated with the brush rotor aeration units, as specified in the bid documents.
The baffle systems are essential for proper hydraulic performance, aeration efficiency, and process stability within the oxidation ditches. Replacement is required to ensure continued plant functionality, regulatory compliance, and long-term operational reliability.
One bid was received via BIDNET by the May 19, 2026 deadline, submitted by Texas Machine Shop, LLC, in the amount of $263,940.00. The submission was reviewed and determined to be responsive and responsible, meeting all project requirements as outlined in the specifications.

The Engineering Department recommends awarding of this project so that the necessary equipment replacement can be completed promptly to maintain optimal treatment plant operations.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

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

ADELAIDA VEGA PETER HERMIDA Xavier Salinas	Created/Initiated New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Attachments, if any:

260519_BAFFLE_ROTOR_REPLACEMENT_RFB_2025_26_32, 260519_Bid_Tabulation_Sheet_RFB_2025-26-32
Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire

MEMORANDUM

TO: Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire
FROM: Peter Hermida, P.E., City Engineer

DATE: May 19, 2026

SUBJECT: Recommendation for Award of RFB No. 2025-26-32 – Baffle Rotor Replacement Project at North & South Wastewater Treatment Plants

The Engineering Department has reviewed the bid submissions for the project, as detailed in the approved bid and contract documents which includes cleaning, preparation, and installation of new stainless-steel baffle systems associated with the brush rotor aeration units, as detailed in the bid specifications prepared by the City of Weslaco Engineering Department.

Only one bid was received by the May 19, 2026 deadline, submitted electronically via BIDNET as required.

Based on the review of the proposal for completeness, responsiveness, and compliance with all minimum specifications, the Engineering Department recommends awarding the contract to:

Texas Machine Shop Pump Services
Total Amount: $263,940.00

This bid meets all requirements contained in the Instructions to Bidders and reflects a responsible and qualified contractor capable of performing the necessary replacement work in accordance with the project specifications.

Respectfully,

Peter Hermida, P.E.
City Engineer
City of Weslaco

BID TABULATION SHEET

CITY OF WESLACO

Baffle Rotor Replacement Project at North and South Sewer Plants

RFB NO. 2025-26-32

Bid Opening:Tuesday, May 19, 2025 - 10:00 a.m.

Location: City of Weslaco Via Zoom

* Red indicates corrected amount

	BIDDER	Addendum Acknowledged	BID BOND	BASE BID AMOUNT	No Alternative	BID COMPLETE (Y/N)	COMMENT
1st	Texas Machine Shop Pump Services	Yes	Included	$263,940.00	-	YES	AWARD
2nd					-		-
3rd					-		-

MEMORANDUM: This project received 1 responsive bid. The lowest responsible bidder, **Texas Machine Shop Pump Services**, submitted a base bid of **$263,940.00.** Staff recommends award.

Reviewed and Recommended: Peter Hermida, P.E. City Engineer - Engineering Department

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-663

From:

Subject:
Discussion and consideration to award the South Border Manhole Rehabilitation Project to Southern Trenchless, LLC in the amount of $145,700 as the lowest responsive and responsible bidder. (Staffed by Engineering Department.)

Background:
The South Border Manhole Rehabilitation Project addresses needed structural and functional repairs to wastewater system infrastructure in the vicinity of South Border. Several manholes within this area have experienced deterioration due to age, corrosion, and groundwater infiltration. Rehabilitation is required to preserve the integrity of the wastewater collection system and prevent potential service disruptions.
The Engineering Department solicited bids and evaluated all submissions for compliance with specifications and overall responsiveness. The recommended contractor was determined to be the lowest responsive and responsible bidder capable of performing the specialized rehabilitation work required for this project.
Awarding this project will allow the City to proceed with essential infrastructure rehabilitation, improving system reliability and reducing long-term maintenance costs.

Funding Source (budget code, if applicable)**:**

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

If item previously considered, provide date and action by Commission:

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:

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

ADELAIDA VEGA Created
PETER HERMIDA

Xavier Salinas

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Attachments, if any:
260519_S BORDER MANHOLE REHAB, 260519_Bid_Tabulation_Sheet_RFQ_2025-26-31

Responsibilities upon Approval:

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire

MEMORANDUM

TO: Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire
FROM: Peter Hermida, P.E., City Engineer

DATE: May 19, 2026

SUBJECT: Recommendation for Award of RFB No. 2025-26-31 – South Border Road Manhole Rehabilitation Project

The Engineering Department has reviewed the bid submissions for the project, as detailed in the approved bid and contract documents, includes the removal and replacement of an existing 18-ft-deep sanitary sewer manhole, traffic control implementation, trench safety, bypass pumping, excavation, installation of a new fiberglass manhole, pavement restoration, and all associated appurtenances and testing requirements.

After evaluating the received bids for compliance with the project specifications and schedule, the Engineering Department recommends awarding the construction contract to:

Southern Trenchless, LLC
Total Amount: $145,700.00

Southern Trenchless submitted a responsive bid in accordance with the project requirements and has demonstrated the capability to perform the work as specified in the bid documents. Their proposal meets the City's criteria for best value, including technical approach, project understanding, and cost effectiveness.

Respectfully,

Peter Hermida, P.E.
City Engineer
City of Weslaco

BID TABULATION SHEET

CITY OF WESLACO

South Border Road Manhole Rehab Project

RFB NO. 2025-26-31

Bid Opening: Tuesday, May 19, 2025 - 10:00 a.m.

Location: City of Weslaco Via Zoom

* Red indicates corrected amount

	BIDDER	Addendum Acknowledged	BID BOND	BASE BID AMOUNT	No Alternative	BID COMPLETE (Y/N)	COMMENT
1st	**Southern Trenchless, LLC**	**N/A**	**Included**	**$145,700.00**	**-**	**YES**	**AWARD**
2nd	WLC Construction, LLC	N/A	Included	$435,400.00	-	YES	-
3rd					-		-

MEMORANDUM: This project received 2 responsive bids. The lowest responsible bidder, **Southern Trenchless, LLC**, submitted a base bid of **$145,700.00.** Staff recommends award.

Reviewed and Recommended: Peter Hermida, P.E. City Engineer - Engineering Department

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-667
From: Gabriel Perez	
Subject: Discussion and consideration on Resolution 2026-43 authorizing the Mayor to execute agreements with TxDOT for runway improvements to the Weslaco Mid-Valley Airport, with total project costs of $10,526,316 that includes a 5% local match of $526,316. (Staffed by Grant Manager.)	
Background:	
Funding Source (budget code, if applicable)**:**	
Amount: / Term of Impact: / Identified in Current Budget:	
Additional Action Prompted: Mayor's Signature Resolution	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
Gabriel Perez Xavier Salinas Xavier Salinas	Created/Initiated New
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation: Staff recommends approval of the resolution authorizing the Mayor to execute the necessary agreements with TxDOT for runway improvements to the Weslaco Mid-Valley Airport.	
Attachments, if any: Runway - MEMO, DESIGNATION OF SPONSOR Rider-Runway, R2026-43 MVA Nonagent Rider-Runway imp	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

To:	Mayor Adrian Gonzalez & Weslaco City Commission
Through:	Xavier Salinas, City Manager
From:	Gabriel Perez, MPA, Grant Manager
Date:	May 27th, 2026
Subject:	**Approval of Resolution and Designation of Authorized Representative for Runway Expansion and Improvements at the Weslaco Mid-Valley Airport**

Item Explanation:

The City of Weslaco is seeking approval to move forward with runway expansion and infrastructure improvements at the Weslaco Mid-Valley Airport through rider funding stated in House Bill 500. The scope of the project includes planning, design, construction, rehabilitation, and related eligible project activities necessary to improve airport safety, operations, and long-term functionality.

The estimated total project cost is $10,526,316. The City will be responsible for five percent of the total project cost, estimated at $526,316. Funding identified through House Bill 500 provides $10,000,000, and any costs exceeding that amount will be the responsibility of the City.

Commission approval is requested to authorize the Mayor to execute all necessary agreements with the Texas Department of Transportation for the implementation of the runway improvements project.

Additionally, the City must designate an authorized representative for the project. The attached designation identifies Mayor Adrian Gonzalez as the City of Weslaco's authorized representative for the Runway Expansion & Improvements project, with authority to make approvals and disapprovals as required on behalf of the City.

Staff Recommendation:

Staff recommends approval of the resolution authorizing the Mayor to execute the necessary agreements with TxDOT and approval of the designation of Mayor Adrian Gonzalez as the authorized representative for the Runway Expansion & Improvements project at the Weslaco Mid-Valley Airport.

DESIGNATION OF SPONSOR'S AUTHORIZED REPRESENTATIVE

I, **Adrian Gonzalez**, **Mayor**, with the **City of Weslaco** designates **Adrian Gonzalez, Mayor** as the **City of Weslaco** authorized representative for the **RUNWAY EXPANSION & IMPROVEMENTS** project, who shall have the authority to make approvals and disapprovals as required on behalf of
the **City of Weslaco**.

City of Weslaco, Texas
(Sponsor)

By:_____
(Signature)

Title:_____

Date:_____

DESIGNATED REPRESENTATIVE

Mailing Address: **255 S. Kansas Ave., Weslaco, Texas 78596**

*Physical/Overnight Address: **255 S. Kansas Ave., Weslaco, Texas 78596**

Telephone Number: **(956)-968-3181**

E-Mail Address: agonzalez@weslacotx.gov

RESOLUTION NO 2026-43

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, AUTHORIZING THE EXECUTION OF ALL NECESSARY AGREEMENTS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR RUNWAY IMPROVEMENTS TO THE WESLACO MID-VALLEY AIRPORT THROUGH RIDER FUNDING STATED IN HOUSE BILL 500; ACKNOWLEDGING THE CITY'S RESPONSIBILITY FOR THE ADMINISTRATION AND OVERSIGHT OF PROJECT FUNDS; CONFIRMING THE ESTIMATED TOTAL PROJECT COST OF $10,526,316 AND THE CITY'S RESPONSIBILITY FOR FIVE PERCENT OF THE TOTAL PROJECT COSTS, ESTIMATED AT $526,316;

WHEREAS, the *CITY OF WESLACO* intends to make certain improvements to the *WESLACO MID-VALLEY AIRPORT;* and

WHEREAS, the scope of the project includes runway expansion and infrastructure improvements at the *WESLACO MID-VALLEY AIRPORT*, including planning, design, construction, rehabilitation, and related eligible project activities necessary to improve airport safety, operations, and long-term functionality; and

WHEREAS, the *CITY OF WESLACO* intends to request financial assistance from the Texas Department of Transportation for these improvements; and

WHEREAS, the total project costs available is $10,526,316 and the **CITY OF WESLACO** will be responsible for at least 5% of the total project costs of $526,316. All costs over $10,000,000, stated in HB 500 rider will be 100% local.

NOW, THEREFORE, BE IT RESOLVED, that the *City Commission of the City of Weslaco* hereby directs *THE MAYOR OF WESLACO TEXAS* to execute on behalf of the *CITY OF WESLACO*, at the appropriate time, and with the appropriate authorizations of this governing body, all agreements with the Texas Department of Transportation, and such other parties as shall be necessary and appropriate for the implementation of the improvements to *WESLACO MID-VALLEY AIRPORT*.

PASSED AND APPROVED this **27th day of May, 2026**.

CITY OF WESLACO

_____

Adrian Gonzalez, **MAYOR**

ATTEST:

_____

Norma A. Cantu, **CITY SECRETARY**

APPROVED AT TO FORM:

_____

Benjamin Castillo, **CITY ATTORNEY**

Standardized Agenda Request Form

Date of Meeting: May 27, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-668
From: Gabriel Perez	
Subject: Discussion and consideration on Resolution 2026-44 authorizing the Mayor to execute agreements with TxDOT for hangar improvements at the Weslaco Mid-Valley Airport, with total project costs of $8,421,053 that includes a 5% local match of $421,053. (Staffed by Grant Manager.)	
Background:	
Funding Source (budget code, if applicable)**:**	
Amount:	Term of Impact: / Identified in Current Budget:
Additional Action Prompted: Mayor's Signature Resolution	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
Gabriel Perez Xavier Salinas Xavier Salinas	Created/Initiated New
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation: Staff recommends approval of the resolution authorizing the execution of all necessary agreements with the Texas Department of Transportation and the designation of Mayor Adrian Gonzalez as the authorized representative for the Construction of a New Hangar project at the Weslaco Mid-Valley Airport.	
Attachments, if any: Hanger - MEMO, DESIGNATION OF SPONSOR Rider Hanger, R2026-44 authority to execute TxDOT agreements hanger improvements	
Responsibilities upon Approval:	

City of Weslaco

"The City on the Grow"

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

Xavier Salinas, City Manager
Omar Rodriguez, Assistant City Manager
Antonio Lopez, Assistant City Manager/Fire Chief/EMC

To:	Mayor Adrian Gonzalez & Weslaco City Commission
Through:	Xavier Salinas, City Manager
From:	Gabriel Perez, MPA, Grant Manager
Date:	May 27th, 2026
Subject:	Approval of Resolution and Designation of Authorized Representative for Construction of a New Hangar at the Weslaco Mid-Valley Airport

Item Explanation:

The City of Weslaco is seeking approval to move forward with the construction of a new hangar at the Weslaco Mid-Valley Airport through rider funding stated in House Bill 500. The proposed project includes the construction of a new hangar, along with planning, design, construction, site preparation, utility connections, and other eligible project activities necessary to support airport operations, aircraft storage, and the long-term functionality of the airport.

The estimated total project cost is $8,421,053. The city will be responsible for at least five percent of the total project cost, estimated at $421,053. Funding identified through House Bill 500 provides $8,000,000, and any costs exceeding that amount will be the responsibility of the city.

Commission approval is also requested to authorize the execution of all necessary agreements with the Texas Department of Transportation for the implementation of the project. The resolution authorizes the Mayor to execute the required agreements on behalf of the City of Weslaco.

Lastly, the City of Weslaco must designate an authorized representative for the project. The attached designation identifies Mayor Adrian Gonzalez as the City of Weslaco's authorized representative for the Construction of a New Hangar project, with authority to make approvals and disapprovals as required on behalf of the City.

Recommendation:

City Administration recommends approval of the resolution authorizing the execution of all necessary agreements with the Texas Department of Transportation and approval of the designation of Mayor Adrian Gonzalez as the authorized representative for the Construction of a New Hangar project at the Weslaco Mid-Valley Airport.

DESIGNATION OF SPONSOR'S AUTHORIZED REPRESENTATIVE

I, **Adrian Gonzalez**, **Mayor**, with the **City of Weslaco** designates **Adrian Gonzalez, Mayor** as the **City of Weslaco** authorized representative for the **CONSTRUCTION OF A NEW HANGAR project**, who shall have the authority to make approvals and disapprovals as required on behalf of the **City of Weslaco**.

City of Weslaco, Texas
(Sponsor)

By:_____
(Signature)

Title:_____

Date:_____

DESIGNATED REPRESENTATIVE

Mailing Address: **255 S. Kansas Ave., Weslaco, Texas 78596**

*Physical/Overnight Address: **255 S. Kansas Ave., Weslaco, Texas 78596**

Telephone Number: **(956)-968-3181**

E-Mail Address: agonzalez@weslacotx.gov

RESOLUTION NO. 2026-44

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, AUTHORIZING THE EXECUTION OF ALL NECESSARY AGREEMENTS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE CONSTRUCTION OF A NEW HANGAR AT THE WESLACO MID-VALLEY AIRPORT THROUGH RIDER FUNDING STATED IN HOUSE BILL 500; ACKNOWLEDGING THE CITY'S RESPONSIBILITY FOR THE ADMINISTRATION AND OVERSIGHT OF PROJECT FUNDS; CONFIRMING THE ESTIMATED TOTAL PROJECT COST OF $8,421,053 AND THE CITY'S RESPONSIBILITY FOR AT LEAST FIVE PERCENT OF THE TOTAL PROJECT COSTS, ESTIMATED AT $421,053,

WHEREAS, the *CITY OF WESLACO* intends to make certain improvements to the *WESLACO MID-VALLEY AIRPORT*; and

WHEREAS, the scope of the project includes the construction of a new hangar at the Weslaco Mid-Valley Airport, including planning, design, construction, site preparation, utility connections, and related eligible project activities necessary to support airport operations, aircraft storage, and long-term airport functionality; and

WHEREAS, the *CITY OF WESLACO* intends to request financial assistance from the Texas Department of Transportation for these improvements; and

WHEREAS, the total project costs available is $8,421,053 and the *CITY OF WESLACO* will be responsible for at least 5% of the total project costs of $421,053. All costs over $8,000,000, stated in HB 500 rider will be 100% local.

NOW, THEREFORE, BE IT RESOLVED, that that the *City Commission of the CITY OF WESLACO* hereby directs *THE MAYOR OF WESLACO TEXAS* to execute on behalf of the *CITY OF WESLACO*, at the appropriate time, and with the appropriate authorizations of this governing body, all agreements with the Texas Department of Transportation, and such other parties as shall be necessary and appropriate for the implementation of the improvements to *WESLACO MID-VALLEY AIRPORT*.

PASSED AND APPROVED this **27th day of May, 2026**.

CITY OF WESLACO

_____
Adrian Gonzalez, **MAYOR**

ATTEST:

_____
Norma A. Cantu, **CITY SECRETARY**

APPROVED AT TO FORM:

_____
Benjamin Castillo, **CITY ATTORNEY**