A REGULAR MEETING
OF THE WESLACO CITY COMMISSION
TUESDAY, JULY 7, 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 Tuesday, July 7, 2026 at 5:30 PM for the purpose of discussing the following items:

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

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

I. CALL TO ORDER

A. Certification of Public Notice.
B. Invocation.
C. Pledge of Allegiance.
D. Roll Call.
E. Mayoral recognition.
   1) Recognition — Angelica Cardoza, Dance Time LLC, recipient as a Women-Owned Business of the Year.
   2) Recognition - Weslaco Media Department
   3) Recognition — Prime South GME Consortium at Knapp Medical Center arrival of 19 new resident physicians.
   4) Recognition - Act of Valor Orlando Rodriguez, Firefighter/AEMT, and Juan Franco, Firefighter/Paramedic.
   5) Proclamation - National Parks & Recreation 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. PUBLIC HEARING

A. To solicit input on behalf of 7-Eleven Beverage Company, Inc. to approve a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit, at 2625 N Westgate Dr., also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

B. To solicit input on behalf of Ana E Leal to approve a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit, at 301 N Texas Blvd., also being Lots 1 & 2, Blk 3, Gonzales ADDN Subdivision, Weslaco, Hidalgo County, Texas.

C. To solicit input on behalf of Nubia De La Torre to rezone 218 & 300 W Huisache also being Lots 8-9, Block 8 and Lots 1-3, Block 9, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

D. To solicit input on behalf of Lori J. Ozuna to rezone 715 N Kansas Ave. also being Lots 20-22, Block 1, B.F. White Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to T-1 Townhomes District.

E. To solicit input on behalf of Agapita Almanza to rezone 1628 Canyon Dr. also being Lot 170, Westgate Village Mobile Home Ph 2 Subdivision, Weslaco, Hidalgo County, Texas from M-1 Mobile Home Subdivision to B-1 Neighborhood Business District.

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

1. 1 S Kansas Ave., WESLACO ORIGINAL TOWNSITE BLK C LTS 24-25, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anna Maria Garcia
2. 114 N Republic St., STAATS ADDN LTS 18, 19, 20 BLK 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Jose C Sanchez
3. 216 W Plaza St., NORTHSIDE LOTS 15-17 BLK 8, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Angelita Rivera
4. 314 N Missouri Ave., TENN-TEX BLK 3 LT 4, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Land Grabber, LLC
5. 601 Airport Dr., EL TEXANO BLK 8 LT 12, City of Weslaco, Hidalgo County, Texas.Recorded Owner: Martina Escalante Rivera
6. 605 W Esplanada St., ESPLANADA BLK 12, LOT 9, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Monica Pina
7. 210 W Los Torritos, ESPLANADA BLK 2 LTS 5-6, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Maria De Leon
8. 1803 FROST PROOF HEIGHTS LOT 2, 0.75AC, City of Weslaco, Hidalgo County, Texas. Recorded Owner: R. Cantu Construction LLC.
9. 220 Sgt Rosas St., DIANA SUBDIVISION UT 2 BLK 3 LOTS 9 & 10, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Herman P Ochoa Jr

10. 400 N Republic St., STAATS ADDN BLK 2 LTS 12,13,14, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Armando Alaniz
11. 601 N Padre Ave., EL TEXANO BLK 5 LT 12, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Samuel Pena
12. 1919 W Dallas Dr EXPRESSWAY HEIGHTS UT NO. 3 BLK 11 LOT 10, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anita ET AL Sanchez
13. 2009 Corpus Christi Dr., EXPRESSWAY HEIGHTS UT NO. 2 BLK 10 LOT 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Coralee Garcia FKA Coralee Rickford
14. 2307 E Plaza., WEST TRACT, FARM TRACT 17, 0.339AC-S14.4711AC-N20AC, 0.339AC, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Pedro C Gonzalez
15. 118 N Illinois Ave., GONZALES ADDN N1/2 LOT 9 & ALL LOT 10 BLK 9, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Rita Cruz

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 Regular and Workshop Meeting on June 16 and Workshop meeting on June 23, 2026. (Staffed by City Secretary Department.) Attachment.

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

1) Approval of Ordinance 2026-14 for de-annexation request from the property owner of 3921 E IH 2 described as ADAMS TRACT AN IRR TR N479-24'-E205.38'-W827.55' EXC S167.4'-N479.24'-E114.5'-W827.55' FT 1100 1.64AC NET,Weslaco, Hidalgo County, Texas. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.) Attachment.

2) Approval of Ordinance 2026-15 for de-annexation request from the property owner of 4007 E IH 2 being Lot 8, Dellinger Subdivision, Weslaco, Hidalgo County, Texas. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.) Attachment.

3) Approval of Ordinance 2026-16 for de-annexation request from the property owner of 4015 E IH 2 being Lot 7, Dellinger Subdivision, Weslaco, Hidalgo County, Texas. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.) Attachment.

4) Approval of Ordinance 2026-17 for the Voluntary Annexation of McDonald's 42-3818 Weslaco Subdivision– being 2629 N Westgate also being a 1.091 acre tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, and Texas. Located approximately

265ft Northwest of W. Sugarcane Dr. and Westgate Dr. (First reading held June 16; staffed by Planning & Code Enforcement Department.) Attachment.

5) Approval of Ordinance 2026-18 to rezone 2813 W Bus 83, also being West Tract an IRR TR E88'-W712.10'-N513.91' FT 626 1.00AC GR0.80AC NET, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-2 Secondary & Highway District. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.) Attachment.

6) Approval of Ordinance 2026-19 to rezone 2629 N Westgate also being a 1.091 acres tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adam Tracts Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.) Attachment.

C. Approval to authorize staff to publish notice of the public hearing for the adoption of the Land Use Assumption Plan and Capital Improvement Plan relating to possible adoption of impact fees. (Staffed by Planning & Code Enforcement Department.)

D. Approval of the landowners' petition from MG Capital Investments LLC for the release of property located in the City's Extraterritorial Jurisdiction described as 10.00 acres of land out of Farm Tract 189, the West Tract Subdivision, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.)

E. Approval to solicit bids for streets materials including Hot Mix, Caliche, and MC30 Oil. (Staffed by Public Works Department.)

F. Approval of Resolution 2026-49 to enter into an agreement with TXDOT for a public event in the city limits of Weslaco requiring the closure of streets affecting state right-of-way on Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street from 12 pm -11pm on the third (3) Thursday of the month from August 2026 to February 2027 for Alfresco Weslaco Music & Art. The event will run from 6 PM to 9:30 PM on the following dates: August 20, 2026; September 17, 2026; October 15, 2026; November 19, 2026; December 17, 2026; January 21, 2027; and February18, 2027 waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Building Maintenance, Police, Fire, and EMS Department and authorize the Mayor to execute any related documents. (Staffed by Engineering/Weslaco EDC.)

G. Approval of Resolution 2026-50 for the sale of wine and beer by a TABC licensed vendor; allowing public consumption of alcohol on the street from Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street during Alfresco Weslaco Music & Art on the Street, on the following dates: August 20, 2026; September 17, 2026; October 15, 2026; November 19, 2026; December 17, 2026; January 21, 2027; and February18, 2027 waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department. (Staffed by WEDC.)

H. Approval to apply for the FY 2026 Texas State Library Interlibrary Loan Lending

Reimbursement Program and acceptance of funding upon award. (Staffed by Library Department.)

I. Approval of Resolution 2026-51 designating the Mayor and Mayor Pro Tem as the authorized official(s) to execute documents for reimbursement funding pertaining to the RCP Grant. (Staffed by Grant Manager.)

V. APPOINTMENTS

A. Resolution 2026-52 appointing members to the Capital Improvements Advisory Committee. (Staffed by City Secretary/Planning and Code Enforecment Department.)

B. Discussion and consideration of Resolution 2026-53 appointing members to the Parks and Recreation Advisory Board. (Staffed by City Secretary/Parks and Recreation Department.)

VI. OLD BUSINESS

A. Discussion and consideration approving the Economic Development Corporation of Weslaco to enter into one or more contracts for the development of a 3-to-5-year Economic Development Strategic Plan and a Downtown Master Plan, which will involve the expenditure of funds in excess of $100,000. (There was no action June 2, 2026; Staffed by City Manager.)

VII. NEW BUSINESS

A. Discussion and consideration after public hearing on behalf of 7- Eleven Beverage Company, Inc. to obtain a Retail Dealer's On-Premise Permit, at 2625 N Westgate Dr., also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.) Attachment.

B. Discussion and consideration after public hearing on behalf of Ana E Leal to approve a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit, at 301 N Texas Blvd., also being Lots 1 & 2, Blk 3, Gonzales ADDN Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.) Attachment.

C. Discussion and consideration after public hearing on behalf of Nubia De La Torre on Ordinance 2026-20 to rezone 218 & 300 W Huisache also being Lots 8-9, Block 8, and Lots 1-3, Block 9, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District. First reading of Ordinance 2026-20. (Staffed by Planning & Code Enforcement Department.) Attachment.

D. Discussion and consideration after public hearing on behalf of Lori J. Ozuna on Ordinance 2026-21 to rezone 715 N Kansas Ave. also being Lots 20-22, Block 1, B.F.

White Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to T-1 Townhomes District. First reading of Ordinance 2026-21. (Staffed by Planning & Code Enforcement Department.) Attachment.

E. Discussion and consideration after public hearing on behalf of Agapita Almanza on Ordinance 2026-22 to rezone 1628 Canyon Dr. also being Lot 170, Westgate Village Mobile Home Ph 2 Subdivision, Weslaco, Hidalgo County, Texas from M-1 Mobile Home Subdivision to B-1 Neighborhood Business District. First reading of Ordinance 2026-22. (Staffed by Planning & Code Enforcement Department.) Attachment.

F. Discussion and consideration to approve Ordinance 2026-23 for the Voluntary Annexation of 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. Located Northwest of the intersection of W Mile 11 and N FM 88. First reading of Ordinance 2026-23. (Staffed by Planning & Code Enforcement Department.) Attachment.

G. Discussion and consideration to approve the Final Plat for BW Weslaco Barbee Subdivision being a 1.8124-acre being a re-subdivision of Lot 3 and 4B, Mid-Valley International Business Park Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 650ft North of IH 2. (Staffed by Planning & Code Enforcement Department.) Attachment.

H. Discussion and consideration to approve the Final Plat for The Gardens at Villa Verde Subdivision Phase II, being 6.70 acres out of Farm Tract 745, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2,200 ft. north of W Mile 5 N. (Staffed by Planning & Code Enforcement Department.) Attachment.

I. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:

1. 1 S Kansas Ave., WESLACO ORIGINAL TOWNSITE BLK C LTS 24-25, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anna Maria Garci
2. 114 N Republic St., STAATS ADDN LTS 18, 19, 20 BLK 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Jose C Sanchez
3. 216 W Plaza St., NORTHSIDE LOTS 15-17 BLK 8, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Angelita Rivera
4. 314 N Missouri Ave., TENN-TEX BLK 3 LT 4, City of Weslaco, Hidalgo County, Texas.Recorded Owner: Land Grabber, LLC
5. 601 Airport Dr., EL TEXANO BLK 8 LT 12, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Martina Escalante Rivera
6. 605 W Esplanada St., ESPLANADA BLK 12, LOT 9, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Monica Pina

Attachment.

J. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:

7. 210 W Los Torritos, ESPLANADA BLK 2 LTS 5-6, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Maria De Leon
8. 1803 FROST PROOF HEIGHTS LOT 2, 0.75AC, City of Weslaco, Hidalgo County, Texas. Recorded Owner: R. Cantu Construction LLC.
Attachment.

K. Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:

9. 220 Sgt Rosas St., DIANA SUBDIVISION UT 2 BLK 3 LOTS 9 & 10, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Herman P Ochoa Jr
10. 400 N Republic St., STAATS ADDN BLK 2 LTS 12,13,14, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Armando Alanis
11. 601 N Padre Ave., EL TEXANO BLK 5 LT 12, City of Weslaco, Hidalgo County, Texas.
Recorded Owner: Samuel Pena
12. 1919 W Dallas Dr EXPRESSWAY HEIGHTS UT NO. 3 BLK 11 LOT 10, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anita ET AL Sanchez
13. 2009 Corpus Christi Dr., EXPRESSWAY HEIGHTS UT NO. 2 BLK 10 LOT 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Coralee Garcia FKA Coralee Rickford
14. 2307 E Plaza., WEST TRACT, FARM TRACT 17, 0.339AC-S14.4711AC-N20AC, 0.339AC, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Pedro C Gonzalez
15.118 N Illinois Ave., GONZALES ADDN N1/2 LOT 9 & ALL LOT 10 BLK 9, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Rita Cruz Attachment.

L. Discussion and consideration to approve Resolution 2026-54 authorizing the submission of a grant application to the Texas Water Development Board under the House Bill 500 Implementation Plan – Water Supply and Infrastructure Grant Program in the amount of $16,001,674.50, with no local match required. (Staffed By Grant Manager.) Attachment.

M. Discussion and consideration to approve the purchase of 8 HPE Aruba Network Switches with network accessories from vendor, MGT Impact Solutions, LLC, not to exceed $77,629.20 under Contract #: DIR-CPO 5389. (Staffed by IT Department.)

O. Discussion and consideration on Change Order No. 1 with Southern Trenchless Solutions for the 25 manhole rehabilitation project to increase the original purchase order amount by $19,998. (Staffed by Utilities Department.) Attachment.

P. Discussion and consideration of Change Order No. 1 with Cornett Construction Company for Lift Station #12 Improvemens Project decreasing the construction contract amount by $33,427.30. (Staffed by Engineering Department.) Attachment.

Q. Discussion and consideration to approve final payment to Cornett Construction Company for Lift Station #12 Improvements Project in the amount of $197,259.77. (Staffed by Engineering Department.) Attachment.

R. Discussion and consideration to approve final payment to 2LG Construction for Lift Station #10 Rehabilitation Project in the amount of $51,220. (Staffed by Engineering Department.) Attachment.

S. Discussion and consideration to authorize professional engineering services with Scheibe Consulting, LLC for the Lift Station #20 & Lift Station #21 Rehabilitation Project under the City's on-call engineering services contract, with costs not to exceed $182,100. (Staffed by Engineering Department.) Attachment.

T. Discussion and consideration for Change Order No. 1 for Fuerza Construction LLC for the 2022 Bridge Pedestrian Project increasing the contract amount by $59,200. (Staffed by Engineering Department.) Attachment.

U. Discussion and consideration on the presentation of options for selection of design and construction for the Pleasantview Drainage Improvements Project (Staffed by Engineering Department.) Attachment.

V. Discussion and consideration on the upcoming streets to be paved: Georgia Avenue from Sugarcane Drive - Merida Street, Ohio Avenue from Cancun Street to Merida Street, and Westlake Village Subdivision (Tahoe Street, Cascade Drive, Superior Drive, Rimrock Drive, Sanoma Drive, and Huron Drive) for a combined cost of materials not to exceed $220,000. (Staffed by the Public Works Department.) Attachment.

W. Discussion and consideration of purchasing a Training Vehicle not to exceed $50,000 with Federal Asset Forfeiture funds. (Staffed by the Police Department.) Attachment.

X. Discussion and consideration on Change Order No. 6 in the amount of $12,659.65 and Change Order No. 7 in the amount of $85,564.46 with EB Merit Construction for the AEP transformer and waterline routing at Isaac Rodriguez Park. (Staffed by Parks & Recreation Department.) Attachment.

VIII. EXECUTIVE SESSION

Texas Government Code, Section 551 Open Meetings:

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

(a) A member of a government body commits an offense if the member participates in a closed meeting

of the governmental body knowing that a certified agenda of the closed meeting is not being kept or that a tape recording of the closed meeting is not being made.

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

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

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

(1) commits an offense; and

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

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

(B) reasonable attorney fees and court costs; and

(C) at the discretion of the trier 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. Real Property — Discussion and consultation regarding the sale, purchase, exchange, lease or value of property located at Westgate and 18th Street legally described as being South 12.79 acres of land, more or less of Farm Tract 666, Block 164, West Tract Subdivision, Weslaco, Hidalgo County, Texas as authorized by Section §551.072 of the Texas Government Code.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

X. ADJOURNMENT

I 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 30th day of July 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: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-775

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of 7-Eleven Beverage Company, Inc. to approve a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit, at 2625 N Westgate Dr., also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 10, 2026.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommendation for their regular meeting of July 7, 2026, will be provided at the meeting.

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

City Manager Comments:
Approve to solicit public comments.

Staff Recommendation:

Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:

Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-776

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Ana E Leal to approve a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit, at 301 N Texas Blvd., also being Lots 1 & 2, Blk 3, Gonzales ADDN Subdivision, Weslaco, Hidalgo County, Texas.

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit.Thirty-four (34) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 10, 2026.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommendation for their regular meeting of July 1, 2026, will be provided at the meeting.

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

City Manager Comments:
Approve to solicit public comments.

Staff Recommendation:

Staff recommends approval.

Attachments, if any:

Responsibilities upon Approval:

Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-777

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Nubia De La Torre to rezone 218 & 300 W Huisache also being Lots 8-9, Block 8 and Lots 1-3, Block 9, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District.

Background:
The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on June 10, 2026.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommendation for their regular meeting of July 1, 2026, will be provided at the meeting.

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

City Manager Comments:
Approve to solicit public comments.

Staff Recommendation:
Staff recommends denial based on surrounding land use.

Attachments, if any:

Responsibilities upon Approval:

Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-779

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Lori J. Ozuna to rezone 715 N Kansas Ave. also being Lots 20-22, Block 1, B.F. White Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to T-1 Townhomes District.

Background:
The applicant is requesting to rezone property from R-1 One Family Dwelling District to T-1 Townhomes District. Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on June 10, 2026.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommendation for their regular meeting of July 1, 2026, will be provided at the meeting.

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

City Manager Comments:
Approve to solicit public comments.

Staff Recommendation:
Staff recommends approval based on proposed use is a form of single family and conforms to the existing lot size for Weslaco Original Townsite.

Attachments, if any:

Responsibilities upon Approval:

Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-780

From:
REBEKAH DE LA FUENTE

Subject:
To solicit input on behalf of Agapita Almanza to rezone 1628 Canyon Dr. also being Lot 170, Westgate Village Mobile Home Ph 2 Subdivision, Weslaco, Hidalgo County, Texas from M-1 Mobile Home Subdivision to B-1 Neighborhood Business District.

Background:
The applicant is requesting to rezone property from M-1 Mobile Home Subdivision to B-1 Neighborhood Business District. Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on June 10, 2026.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommendation for their regular meeting of July 1, 2026, will be provided at the meeting.

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

City Manager Comments:
Approve to solicit public comments.

Staff Recommendation:
Staff recommends approval based on surrounding land use located along Westgate Drive.

Attachments, if any:

Responsibilities upon Approval:

Staff will advise the applicant.

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-850

From:
JOSE PEDRAZA

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

1. 1 S Kansas Ave., WESLACO ORIGINAL TOWNSITE BLK C LTS 24-25, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anna Maria Garcia
2. 114 N Republic St., STAATS ADDN LTS 18, 19, 20 BLK 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Jose C Sanchez
3. 216 W Plaza St., NORTHSIDE LOTS 15-17 BLK 8, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Angelita Rivera
4. 314 N Missouri Ave., TENN-TEX BLK 3 LT 4, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Land Grabber, LLC
5. 601 Airport Dr., EL TEXANO BLK 8 LT 12, City of Weslaco, Hidalgo County, Texas.Recorded Owner: Martina Escalante Rivera
6. 605 W Esplanada St., ESPLANADA BLK 12, LOT 9, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Monica Pina
7. 210 W Los Torritos, ESPLANADA BLK 2 LTS 5-6, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Maria De Leon
8. 1803 FROST PROOF HEIGHTS LOT 2, 0.75AC, City of Weslaco, Hidalgo County, Texas. Recorded Owner: R. Cantu Construction LLC.
9. 220 Sgt Rosas St., DIANA SUBDIVISION UT 2 BLK 3 LOTS 9 & 10, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Herman P Ochoa Jr
10. 400 N Republic St., STAATS ADDN BLK 2 LTS 12,13,14, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Armando Alaniz
11. 601 N Padre Ave., EL TEXANO BLK 5 LT 12, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Samuel Pena
12. 1919 W Dallas Dr EXPRESSWAY HEIGHTS UT NO. 3 BLK 11 LOT 10, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anita ET AL Sanchez
13. 2009 Corpus Christi Dr., EXPRESSWAY HEIGHTS UT NO. 2 BLK 10 LOT 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Coralee Garcia FKA Coralee Rickford
14. 2307 E Plaza., WEST TRACT, FARM TRACT 17, 0.339AC-S14.4711AC-N20AC, 0.339AC, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Pedro C Gonzalez
15. 118 N Illinois Ave., GONZALES ADDN N1/2 LOT 9 & ALL LOT 10 BLK 9, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Rita Cruz

Background:
City staff have identified sixteen properties for potential demolition. Inspections were conducted by both the Building and Fire departments and the structures have been deemed to be substandard buildings. Title policies were ordered and the property owners were provided with notice both through certified mail and posting on the

structures. At this time staff is requesting demolition of all the substandard structures.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Public Hearing

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice appeared in the Monitor for the BOA-Building Codes and City Commission on May 27, 2026, June 3, 2026, June 27, 2026 and July 1, 2026.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
* Demolition, no property owners were present at the meeting and have not contacted staff to make arrangements for remove or repair of the structure:
1. 1 S Kansas Ave., WESLACO ORIGINAL TOWNSITE BLK C LTS 24-25, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anna Maria Garcia
2. 114 N Republic St., STAATS ADDN LTS 18, 19, 20 BLK 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Jose C Sanchez
3. 216 W Plaza St., NORTHSIDE LOTS 15-17 BLK 8, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Angelita Rivera
4. 314 N Missouri Ave., TENN-TEX BLK 3 LT 4, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Land Grabber, LLC
5. 601 Airport Dr., EL TEXANO BLK 8 LT 12, City of Weslaco, Hidalgo County, Texas.Recorded Owner: Martina Escalante Rivera
6. 605 W Esplanada St., ESPLANADA BLK 12, LOT 9, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Monica Pina

* The Board of Adjustments and Appeals To The Building Codes recommended approval of the six-month extension request at their regular meeting of June 4, 2026.
7. 210 W Los Torritos, ESPLANADA BLK 2 LTS 5-6, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Maria De Leon
8. 1803 FROST PROOF HEIGHTS LOT 2, 0.75AC, City of Weslaco, Hidalgo County, Texas. Recorded Owner: R. Cantu Construction LLC.

* The Board of Adjustments and Appeals To The Building Codes recommended approval of the one year extension request with immediate demolition if no action has been taken in six-months at their regular meeting of June 4, 2026.
9. 220 Sgt Rosas St., DIANA SUBDIVISION UT 2 BLK 3 LOTS 9 & 10, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Herman P Ochoa Jr
10. 400 N Republic St., STAATS ADDN BLK 2 LTS 12,13,14, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Armando Alaniz
11. 601 N Padre Ave., EL TEXANO BLK 5 LT 12, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Samuel Pena
12. 1919 W Dallas Dr EXPRESSWAY HEIGHTS UT NO. 3 BLK 11 LOT 10, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anita ET AL Sanchez
13. 2009 Corpus Christi Dr., EXPRESSWAY HEIGHTS UT NO. 2 BLK 10 LOT 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Coralee Garcia FKA Coralee Rickford
14. 2307 E Plaza., WEST TRACT, FARM TRACT 17, 0.339AC-S14.4711AC-N20AC, 0.339AC, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Pedro C Gonzalez
15. 118 N Illinois Ave., GONZALES ADDN N1/2 LOT 9 & ALL LOT 10 BLK 9, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Rita Cruz

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

City Manager Comments:
Approve to solicit public comments.

Staff Recommendation:
Staff recommends demolition of the structures.

Attachments, if any:

Responsibilities upon Approval:

Staff will proceed with either demolition of the structure or will conduct progress checks on the properties that were granted extensions.

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-740
From:	
Subject: Approval of the Minutes of the Regular and Workshop Meeting on June 16 and Workshop meeting on June 23, 2026. (Staffed by City Secretary Department.) Attachment.	
Background: Record of commission action for the Regular and Workshop meetings of June 16 and the Workshop meeting on June 23, 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 subject to any comments from the governing body.	
Attachments, if any: 260616 Record, 260616 minutes, 260623 Record	
Responsibilities upon Approval:	

RECORD OF WORKSHOP
WESLACO CITY COMMISSION
TUESDAY, JUNE 16, 2026

On the 16th day of June 2026 at 4:06 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	JP Rodriguez
	Commissioner	Adrian Farias
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, Rosie Cavazos, Finance Director, Peter Hermida, City Engineer, Robert Lopez, Police Chief, Nick Castillo, Public Works Director, Marco A. Ortiz, Sanitation Director, Eddie Serna, Parks & Recreation Director, Arnold Becho, Library Director, Krista Cheramie, Animal Care Services, Rick Mendoza, IT Director, Celine Pardo, Municipal Court, 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 Tuesday, June 9, 2026.

B. Roll Call.

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

II. NEW BUSINESS

A. Presentation and update on grants. (Staffed by Grant Manager.)

Gabriel Perez, Grant Manager, presented an update on the city's active grants portfolio, pending applications, and recent federal outreach efforts as follows:

Federal Projects Currently Under Review:

Reported that the city currently has $33,000,000 worth of projects under federal review with Federal Emergency Management Agency (FEMA) had Plaza Street Drainage Improvement Project design and construction $11,906,682.24, Agostadero Drainage Project scoping $1,078,200 and design and construction $13,105,055 and Paisano Drainage Project scoping only $704,300; under US Department of Transportation (DOT) Vo-Tech Pike Roundabout $5,425,874.80, Transportation Master Plan $250,000 and Mid-Valley Industrial Park Planning Project $600,000. These applications have been submitted and are in the hands of the respective agencies for review by their engineers and technical staff.

Upcoming Grant Applications (June–July)

Reported on several applications anticipated to be submitted by end of June and into July were:

LCRA Grant — $100,000 (20% local share) for RTHS monitoring system would provide real-time monitoring of water-level, precipitation, barometric pressure and flow conditions in city channels for flood risk assessment.

FEMA SAFER Grant — Seeking approximately $1,000,000 for the hiring of 6 firefighters. The federal share is 75% for the first two years, shifting to a 75% local share in the third year.

Knapp Community Care Foundation — $150,000 to extend the city's Community Health Officer program. A letter of intent was approved, and the city has been invited to submit a full application by end of June.

Texas Water Development Board (HB 500 Funding) — Due July 30th, seeking funding for planning and design related to water infrastructure.

Mayor Gonzalez indicated that if no response from FEMA is not received in a timely manner, regarding Piasano Drainage Project, the Commission may need to act independently and determine how they as a commission can move forward in financing or paying for the scoping of this project. Grant Manager Gabriel confirmed that prior to the FEMA shutdown, the agency had provided a six-week estimated timeline for a response, which has been 129 days since any recent movement and staff continue to reach out to FEMA.

B. Presentation on Fire Station No. 4. (Staffed by ACM/Fire Chief Lopez.)

Omar Rodriguez, Asst. City Manager, stated the focus of the presentation was strictly on the fire station building — the highest-priority component of a larger phased development — while the full site master plan (a potential park, Animal Care Services relocation, and expanded training facilities) would be addressed in subsequent phases.

Juan Cantu, ERO Architects, presented the architectural update. The proposed site is located on the southwest corner of an approximately 8-acre parcel with direct access to Westgate Drive. Utilities and drainage are available on-site. The station would occupy approximately 1.5 acres,

leaving ample space for future development to the north. Two existing structures — an agricultural barn and a K-9 building — would need to be demolished to accommodate the project.

Program Requirements in coordination with ACM/Fire Chief Antonio Lopez and fire department staff, a full space program was developed totaling approximately 12,700 square feet, encompassing fire administration, living and support quarters, and apparatus storage. The layout features a centralized living core (day room, kitchen, dining), separate public-access administration on the north side, and a dual drive-through apparatus bay allowing for reserve equipment to be stored indoors.

Three Design Options were presented:

Option 1 — Full Program: ~12,700 sq. ft. | Estimated cost: $5,080,000 — Includes complete fire administration, full station quarters, and a 2.5-bay apparatus area accommodating a primary engine, brush truck, ambulance, and their respective reserves.

Option 2 — Reduced Program: ~10,800 sq. ft. | Estimated cost: $4,300,000 — Same layout but with a reduced apparatus bay, accommodating 2 fire trucks plus an EMS unit.

Option 3 — Phased Program: ~9,200 sq. ft. | Estimated cost: $3,600,000 — Full station and apparatus bay are built now, with fire administration deferred to a future phase.

Antonio Lopez explained the department's operational needs. The station would be designed for a maximum of 7 firefighters, with a standard daily deployment of 5 — three on an engine company and two on an ambulance. The additional capacity allows for a second ambulance if call volume increases as the area develops, or a four-person fire crew when needed. Explained that the apparatus storage requirements are not a luxury: reserve equipment left outside fails to qualify for ISO credit, and high-value vehicles (including boats and high-water vehicles) deteriorate when exposed to the elements. He also noted that the current Station 3 on 18th Street is already too small to house all its reserve apparatus indoors — a problem the new station is designed to avoid from day one. Identified the operational gap this station will address is the area between downtown and the Home Depot experiencing response times of 10 to 12 minutes. The new station would bring response times into the target range of 4 to 5 minutes for that zone, covering 7 schools, Bobby Lackey Stadium, and the Westgate corridor out to Business 83 and the HEB warehouse.

On the question of staffing and equipment readiness, Antonio Lopez confirmed that the personnel and apparatus currently assigned to Station 2 downtown would transition to Station 4 upon completion, with the heavy rescue unit (placed in service in January) relocating to the expressway corridor. A new fire truck is already on order and expected to be showcased at the next Commission meeting. The department's 10-year apparatus replacement plan, funded in part through Fund 415 (the fire equipment replacement fund), which receives 25% of EMS collections, accounts for all future equipment needs on a rolling basis.

Omar Rodriguez recommended proceeding with Option 1, citing the full operational need identified by the fire department and the reality that construction costs escalate over time. The 2025 bond series allocated $5,700,000 for this fire station and the remaining balance from the $30,000,000 bond series — approximately $25,000,000 — has been allocated to parks, drainage, and street projects.

Staff noted availability of funding for future apparatus, would be that the fire replacement program fund stating that the station will not open with empty bays.

Mayor noted the importance of the project in terms of public safety and quality of life, framing the fire station alongside drainage improvements as the Commission's two most pressing priorities.

Juan Cantu indicated that if the program is approved and design proceeds, the project could be bid out by the end of the year, with a construction timeline of approximately one to one and a half years. Omar Rodriguez, ACM, confirmed that the Commission's direction from this workshop would allow administration to bring a formal authorization item to the next regular Commission meeting.

At 5:23 p.m. Commissioner Farias seconded by Commissioner Lopez moved to convene the workshop into executive session. The motion carried unanimously; Mayor Gonzalez was present and voting.

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 the City Attorney regarding Liquid Environmental as authorized by Section §551.071 of the Texas Government Code.

At 5:44 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 Gonzalez Jr. moved to adjourn the workshop meeting of June 16, 2026 at 5:44 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
TUESDAY, JUNE 16, 2026

On Tuesday, June 16, 2026, at 5:45 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, Aida Vega, Deputy City Secretary, Rosie Cavazos, Asst. Finance Director, Ray Marroquin, Asst. Fire Chief, Peter Hermida, City Engineer II, Eddie Serna, Parks and Recreation Director, Luz Galindo, HR Director, Robert Lopez, Police Chief, Nick Castillo, Public Works Director, David Arce, Utilities Director, Arnold Becho, Library Director, Celine Pardo, Court Clerk, Rick Mendoza, IT Director, Magali 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 Wednesday, June 10, 2026.

B. Invocation.

Father Francisco Solis, of Saint Joan of Arc 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 — Elder Abuse Awareness Month

Mayor Gonzalez along with the City Commission proclaimed June 2026 as "Elder Abuse Awareness Month".

2) Recognition — Palacio de Destinee Event Center

Mayor Gonzalez along with the City Commission recognized Roberta Reyes Ramos as a Women of the Year Award recipient and thanked her and her husband, Art Ramos, as business owners of Palacio de Destinee Event Center, Kings Royal Court, and the Gardens in the city.

3) Recognition — Weslaco Media Department

Mayor Gonzalez stated will be recognized at the meeting of July 7, 2026.

II. PUBLIC COMMENTS

None.

III. PUBLIC HEARING

A. To solicit input on behalf of Jose Luis Garcia to rezone 2813 W Bus 83, also being West Tract an IRR TR E88'-W712.10'-N513.91' FT 626 1.00AC GR0.80AC NET, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-2 Secondary & Highway District.

No comments.

B. To solicit input on behalf of Jesus and Maricela De Leon to rezone 2629 N Westgate also being a 1.091 acres tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adam Tracts Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District.

No comments.

IV. REPORTS

A. Presentation of the Delinquent Tax Collection Report for the period of October 01, 2025 through March 31, 2026, by Linebarger Goggan Blair & Sampson, LLP.

Kelly Salazar, Linebarger Goggan Blair & Sampson, LLP, presented the semiannual delinquent tax collection report. She noted that the firm's approach prioritizes individual taxpayer outreach before resorting to litigation. During the period, the firm completed three mailings to over 2,000

delinquent taxpayers, made or received 651 phone calls, conducted 76 door-to-door contacts, established 20 payment agreements, and received 107 payoff requests. Thirty-four lawsuits were filed, 13 were disposed of, and 123 lawsuits remain pending, representing over $432,000 in delinquent taxes, penalty and interest. Total collections for the period exceeded $334,000, including over $231,000 in base taxes, $19,000 in penalty and interest, and $83,000 in additional collections — an improvement over the prior year's combined collections from two law firms. The representative highlighted a digital outreach program utilizing text messaging that allows taxpayers to pay directly from their mobile devices.

B. Discussion and presentation on Project Board updates. (Staffed by Engineering City Engineer)

Peter Hermida presented an update on the City's active projects (43) for civil, wastewater, water, traffic, and mechanical/electrical/plumbing (MEP) categories. Key highlights included:

Civil Projects: Sugarcane Drive Reconstruction Project a pre-construction meeting was being scheduled with the contractor; Cottonwood Drainage Project design is complete and is proceeding to a request for bids; Pike Street reconstruction plans are 60% complete; 18th St. re-paving project design plans 90% complete; Fire Station #4 project is under data topography gathering; Kansas & Los Torritos RDF 90% complete, construction of new trunkline is 50% on hold due to utility conflicts; Cornerstone Drainage Project is 90% complete, with only minor staking remaining; Westgate Village Drainage design is 55% complete; Pedestrian Connection 2022 notice to proceed issued pending proposal for retainage walls; Paisano Drainage Improvements project survey is on hold pending direction from FEMA on funding; Pleasantview Drive Repaving Project deliverables are 100% complete; Border Headwall Project is undergoing redesign to incorporate pedestrian-friendly accessibility features; PD Shooting Range Project geotechnical study underway; Pleasantview Drainage Improvements design options will be sent to engineers for cost proposal; 12 St. Drainage Improvements scope of work provided and pending engineer's proposal; Bridge St. Improvements (Sugarcane & Bridge Ave.) is a redesign of the area and provide additional drainage improvements; PD Police Shooting Range presented a preliminary design and waiting for proposal for master development; Mayor Pablo Pena RDF minor dirt being moved for proper sloping and no more dirt to be removed.

Wastewater & Water Projects: Citywide infrastructure assessment proposal was received and under staff review. The South Wastewater Plant sludge management analysis complete with engineers' recommendations for a screw press or volute-style press. Lift Station 20 and 21 Rehab design proposal from engineer is under staff review. Bridge Water Tower assessment pending engineer's revised proposal. The North Water Plant Reservoir Rehab design is 60% complete. Lift Station 12 construction near 100% and in punch list phase. Manhole Rehab S Border Street project award letter received today and preconstruction meeting to be held. Lift Station 26 Rehab coordination with LG Concrete is still underway to address some issues. Lift Station 10 Rehab is 100% complete pending punch list items. The bar screen installation is 60% complete but faces a

significant equipment lead time delay. Repair of Altitude Valves 100% complete; SWWTP the Influent and Eff Elbow repair 100% complete; maintenance and repair of blower 25% complete; UV module equipment rehab and baffle rotor replacement projects both received contractor notices of award; Lift Station 39 & 16 pump design pending scope

Traffic & Environmental: Citywide street assessment CPI proposal received and under staff review; 18th St. and Westgate intersection study 100% complete; Pike and Vo-Tech roundabout design complete pending city direction and grant funding; 18th Street and Milano's intersection study 50% complete; Airport Drive and 6th signal improvements contractor notified to commence work pending repairs with subcontractor doing work on 18th and Bridge; Westgate Traffic Signal Improvements is an HSIP funded project receiving $600,000 funds from TxDOT and pending AFA deliverables with letting of project to next year and expressway lighting maintenance project is pending scope of work.

MEP Projects: Fire Station No. 3 automatic transfer switch and generator design is underway. The Harlon Block Sportsplex survey is in progress. The North Wastewater Treatment Plant generator scope is pending.

Peter Hermida noted that, since 2018, the City has increased its stormwater detention capacity by approximately 1.1 million cubic yards — the equivalent of roughly 700 acre-feet, or approximately 228 million gallons of stored water.

Commissioner Rodriquez asked what the Cornerstone Drainage project entailed and did it have any other improvements being made. Peter Hermida stated the project was widening the drainage ditch and staff were looking at expanding the scope of improvements such as pipe upsizing and going further east and west of the area.

Following the presentation, a discussion arose regarding the severe flooding that had occurred the previous day, described by the National Weather Service as rivaling the 2015 rain event. Commissioner JP Rodriguez raised concern about recurring flooding specifically in Gabriela Subdivision, Cornerstone, Silva Drive, Southland Heights, Quail Hollow, and the 4th and 5th Street intersection with South Border as areas that flood repeatedly during significant rain events. Commissioner Rodriguez requested that these five neighborhoods be formally added to the Project Board and receive regular progress updates.

Commissioner Rodriguez also expressed concern that some stormwater pumps were not operational until late in the evening during the storm and called for stronger preventative maintenance protocols and public communications showing routine maintenance activity

Mayor Pro Tem Garcia Jr. described a monitoring sensor just south of Quail Hollow that had reached full capacity by 7 AM during the storm event, with water not visibly receding until approximately 11 PM. He acknowledged the ongoing work being done, including the recently completed 20-acre retention/detention facility (RDF) adjacent to Villa Verde, built in coordination with the county and a private developer, which he noted provided meaningful relief to the area.

Omar Rodriguez stated areas which previously flooded repeatedly are no longer flooding because of completed projects. He also noted that the Harlon Block Drainage Project is in the planning stages, with Halff & Associates working on grant applications for additional RDFs in the area.

Commissioner Farias emphasized that all commissioners are deeply committed to resolving these issues. Commissioner Lopez echoed this sentiment and specifically requested that staff increase public communications around progress being made on Westgate to Border frontage road drainage, an area generating high call volume.

Mayor Gonzalez requested for staff to analyze drainage flows in the neighborhoods and social media regularly document routine maintenance work so residents can see that staff efforts are ongoing year-round. He also noted that the City is pursuing a PIR (Project Implementation Request) with TxDOT regarding drainage conflicts at the frontage road and emphasized the importance of acquiring pumps that are operationally effective and would be a priority during budget discussions.

Peter Hermida stated that the identified neighborhoods voiced by Commissioner Rodriguez would be formally added to the Project Board. He also briefly showcased a smart drainage sensor (Rion node) installed near Quail Hollow, which provides real-time ditch level data for use in post-storm assessments.

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 Workshop and Regular Meeting of May 27 and June 2, 2026. (Staffed by City Secretary Department.)

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

C. Approval to use and transfer State Asset Forfeiture funds (Fund 201) for Homeland Security Investigations Task Force Officer overtime, not to exceed $4,000. (Staffed by Police Department.)

D. Approval to accept the FY2025 Bulletproof Vest Partnership Regular Fund Grant for $8,766.54, with a 50% match to purchase bulletproof vests for first responders. (Staffed by Police Department.)

E. Approval to accept FY25 Operation Stonegarden (Grant# 3173411) funding for the amount of $284,266. No match required for overtime, equipment, vehicles, and supplies. (Staffed by Police Department.)

F. Approval to submit a Grant Application under the FY 2025 FEMA SAFER solicitation for six firefighter positions in the amount of $814,572, with a required City match of approximately $548,894, for a total project cost of $1,363,466. (Staffed by Grants Manager.)

G. Approval to solicit Requests for Bids (RFB) for the Cotton Estates Drainage Project. (Staffed by the Engineering Department.)

H. Approval to solicit bids for the Influent Pump Suction Line Replacement. (Staffed by Engineering Department.)

I. Approval of Ordinance 2026-14 for de-annexation request from the property owner of 3921 E IH 2 described as ADAMS TRACT AN IRR TR N479-24'-E205.38'-W827.55' EXC S167.4'-N479.24'-E114.5'-W827.55' FT 1100 1.64AC NET,Weslaco, Hidalgo County, Texas. First reading on Ordinance 2026-14. (Staffed by Planning & Code Enforcement Department.)

J. Approval of Ordinance 2026-15 for de-annexation request from the property owner of 4007 E IH 2 being Lot 8, Dellinger Subdivision, Weslaco, Hidalgo County, Texas. First reading on Ordinance 2026-15. (Staffed by Planning & Code Enforcement Department.)

K. Approval of Ordinance 2026-16 for de-annexation request from the property owner of 4015 E IH 2 being Lot 7, Dellinger Subdivision, Weslaco, Hidalgo County, Texas. First reading on Ordinance 2026-16. (Staffed by Planning & Code Enforcement Department.)

L. Approval of the lease agreement with Weslaco Boys & Girls Club for the use of Harlon Block Sports Complex Park for the upcoming youth baseball league season from July 6th to August 16, 2026. (Staffed by Parks & Recreation Department.)

Commissioner Rodriguz requested B and H be withheld for separate discussion.

Commissioner Farias seconded by Commissioner Lopez moved to approve consent agenda withholding items B and H as presented. The motion passed unanimously; Mayor Gonalez was present and voting.

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

Commissioner Rodriguez requested clarification.

Robert Lopez, Police Chief, stated prior Commission action approved an initial use of asset forfeiture funds to address a backlog of approximately 9,000 open and pending CID cases. That overtime effort resulted in the closure of over 5,000 cases. The current request addresses the remaining approximately 4,000 cases, with the dollar amount calculated based on a cost-per-case

formula developed from the prior expenditure. Robert Lopez stated the newly assigned captain overseeing the Criminal Investigation Division (CID) would maintain case management going forward, preventing future backlogs, was the second request and not continuous and confirmed the City's asset forfeiture fund remains healthy, with over $800,000 on the federal side and approximately $80,000 on the state side. Staff recommended approval.

Commissioner Rodriguez seconded by Commissioner Pedraza moved to approve the transfer of State Asset Forfeiture Fund (Fund 201) into department's overtime budget in the amount of $9,000 as presented. The motion passed unanimously; Mayor Gonzalez was present and voting.

H. Approval to solicit bids for the Influent Pump Suction Line Replacement. (Staffed by Engineering Department.)

Commissioner Lopez inquired about which facility this would provide.

Peter Hermida and Nick Castillo confirmed the project pertains to the North Wastewater Treatment Plant. Lucio Garza, Inframark. explained that the influent pump suction lines, which receive all flow from the north side of the city, are over 15 years old and need replacement due to corrosion. Any compromise in those suction lines would prevent the pumps from priming properly. Staff recommended approval.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Pedraza moved to approve to solicit bids as presented. The motion carried unanimously. Mayor Gonzalez was present and voting.

VI. APPOINTMENTS

A. Discussion and consideration of Resolution 2026-47 on the appointment of a member to the Citizens Drainage Advisory Board. (Staffed by City Secretary Department.)

Norma A. Cantu, City Secretary, stated Esteban Mejia was nominated by Commissioner JP Rodriguez, to continue serving on the Citizens Drainage Advisory Board. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve Resolution 2026-47 appointing Esteban Mejia to the Citizens Drainage Advisory Board as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VII. NEW BUSINESS

A. Discussion and consideration to approve Ordinance 2026-17 for the Voluntary Annexation of McDonald's 42-3818 Weslaco Subdivision– being a 2629 N Westgate also being a 1.091 acres tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, and Texas. Located approximately 265ft Northwest of W. Sugarcane Dr. and Westgate Dr. First reading of Ordinance 2026-17. (Staffed by Planning & Code Enforcement Department.)

Rebekah De La Fuente, Planning and Code Enforcement Director, stated the property is outside city limits and will be the new site of the proposed McDonalds; serviced by water from North Alamo Water Supply and sanitary sewer by the city. The Planning and Zoning Commission and staff recommended approval as the annexation is contiguous to the city limits.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve Ordinance 2026-17 for the Voluntary Annexation of McDonald's 42-3818 Weslaco Subdivision as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

B. Discussion and consideration after public hearing on behalf of Jose Luis Garcia on Ordinance 2026-18 to rezone 2813 W Bus 83, also being West Tract an IRR TR E88'-W712.10'-N513.91' FT 626 1.00AC GR0.80AC NET, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-2 Secondary & Highway District. First reading of Ordinance 2026-18. (Staffed by Planning & Code Enforcement Department.)

Rebekah De La Fuente stated seven (7) property owners were notified with no objection received and proposed use is an event center. The Planning and Zoning Commission and staff recommended approval based on the use is consistent with the 2040 Land Use Map.

Commissioner Pedraza seconded by Commissioner Farias moved to approve Ordinance 2026-18 to rezone 2813 W Bus 83 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

C. Discussion and consideration after public hearing on behalf of Jesus and Maricela De Leon on Ordinance 2026-19 to rezone 2629 N Westgate also being a 1.091 acres tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adam Tracts Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. First reading of Ordinance 2026-19. (Staffed by Planning & Code Enforcement Department.)

Rebekah De La Fuente stated ten (10) property owners were notified with no objections received. The rezone was the new site of the proposed McDonald's at Sugarcane and Westgate. The Planning and Zoning Commission and staff recommended approval.

Commissioner Farias seconded by Commissioner Rodriguez moved to approve Ordinance 2026-19 to rezone 2629 N Westgate. The motion carried unanimously; Mayor Gonzalez was present and voting.

D. Discussion and consideration to approve an Interlocal Agreement between the City of Weslaco and the City of Progreso, Texas, regarding the housing of prisoners in the City of Weslaco municipal jail. (Staffed by Police Department.)

Robert Lopez, Police, explained that the Interlocal Agreement with the City of Progreso established protocols for the housing of prisoners at the Weslaco Municipal Jail when needed, such as during staffing shortfalls. The charge would be $50 per day per inmate and Robert Lopez

clarified that Weslaco is responsible only for housing; all paperwork, arraignments, and case processing remain with the City of Progreso. In the event an inmate becomes violent or suicidal, the City of Progreso is required to retrieve the individual within a set timeframe; this arrangement has been utilized five times in the past year, the City of Weslaco has never reached jail capacity, and the city would only house prisoners if space is available. Staff recommended approval.

Mayor Pro Tem Garcia Jr. seconded by Commissioner Lopez moved to approve Interlocal Agreement for the housing of prisoners in the City of Weslaco municipal jail. The motion carried unanimously; Mayor Gonzalez was present and voting.

E. Discussion and consideration of Resolution 2026-48 requesting the Federal Aviation Administration approve an official name change of the Weslaco airport from Mid-Valley Airport (KTXW) to Mid-Valley International Airport. (Staffed by Airport Department.)

Randy Summers, Airport Advisory Board Chairman, stated on behalf of the Mid-Valley Airport Advisory Board they requested to officially rename the Mid-Valley Airport (KTXW) to the Mid-Valley International Airport. Mr. Summers explained that the airport already functions as an international point of entry, with U.S. Customs and Border Protection services in place and approximately 24 to 30 international flights arriving monthly. The Board believes the new name more accurately reflects the airport's existing capabilities and will enhance its visibility among aviation users, commercial partners, and federal agencies. The name change must receive favorable approval by the City Commission before being submitted to the FAA.

Commissioner Lopez seconded by Mayor Pro Tem Garcia Jr. moved to approve Resolution 2026-48 for an official name change of the Weslaco airport from Mid-Valley Airport (KTXW) to Mid-Valley International Airport as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

F. Discussion and consideration of the Cooperation Agreement with Hidalgo County to continue participation with Urban County as a Unit of General Local Government for a three-year period (UCP funds 2027-2029). (Staffed by Finance Department.)

Rosie Cavazos, Finance Director, explained that Hidalgo County has initiated a requalification process for the Urban County Program (UCP) for fiscal years 2027 through 2029 and is requesting that participating municipalities execute new cooperation agreements. Staff noted that the City receives approximately $275,000 annually through this program and recommended approval.

Commissioner Gonzalez Jr. seconded by Commissioner Pedraza moved to approve the Cooperation Agreement with Hidalgo County for the Urban County Program for FY 2027–2029 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

G. Discussion and consideration to approve a change order with Merit Construction for Park Improvement at Mayor Pablo Pena Park in the amount of $61,250.80. (Staffed by Parks and Recreation Department.)

Eddie Serna, Parks and Recreation Director, stated two unforeseen conditions necessitated the additional scope: first, a sewer sleeve and manhole were required to protect an existing sanitary sewer line and accommodate future utility crossings, requiring additional excavation, materials, labor, and restoration work; second, after consultation with the Fire Marshal, an emergency medical services turnaround was required to provide adequate access and maneuverability for emergency response vehicles, involving additional grading, base preparation, and paving not included in the original plans as presented. Staff recommended approval.

Commissioner Gonzalez Jr. seconded by Mayor Pro Tem Garcia Jr. moved to approve the change order with Merit Construction for the Mayor Pablo Pena Park improvements project in the amount of $61,250.80. The motion carried unanimously; Mayor Gonzalez was present and voting.

H. Discussion and consideration to approve the purchase of three new play-scapes from Exerplay for Harlon Block Sports Complex Park and Mayor Pablo Pena Park not to exceed the amount of $999,988.30. (Staffed by Parks and Recreation Department.)

Eddie Serna explained that this purchase utilizes the Allied States cooperative purchasing membership previously approved by the Commission; purchase includes three playscapes: two for Mayor Pablo Pena Park totaling $490,063 — comprising a mild-to-moderate mobility-challenge inclusive playscape and a toddler playscape for ages 2–5 and one for Harlon Block Sports Complex Park in the amount of $509,925. Staff emphasized that the playscapes represent a move toward fully inclusive recreational facilities, with accessible surfacing (poured-in-place rubber, not mulch or turf) that accommodates wheelchairs and walkers. Staff noted this would be among the first of its kind in the Rio Grande Valley. Mayor Pro Tem Garcia Jr. inquired about the surface material and whether it would be a turnkey installation, and staff it would be and recommended approval.

Commissioner Pedraza seconded by Commissioner Farias moved to approve the purchase of three playscapes from Exerplay, not to exceed $999,988.30 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

I. Discussion and consideration to award RFP No. 2025-26-27 for the Boys & Girls Club Center expansion construction project and authorize staff to negotiate the best and final offer if awarded. (Staffed by Parks and Recreation Department.)

Omar Rodriguez stated eight proposals were received in response to the request for proposals, which was structured as a ranked evaluation combining bid price and contractor experience and qualifications. After review, staff recommended accepting the base bid and Alternate 1 only. Alternate 1 removes the parking lot addition from scope, which would have required demolition of the existing pavilion and removal of trees in the area. Staff recommended awarding the project to EB Merritt Construction, the lowest responsive and responsible proposer, in the amount of $2,958,412. Mayor Pro Tem Garcia Jr. asked to be involved in discussions regarding the placement and layout of the expansion building to ensure no trees or the pavilion would be

impacted, which staff confirmed that under the recommended scope of work the pavilion and trees would not be impacted. Staff recommended approval.

Commissioner Farias seconded by Commissioner Gonzalez Jr. moved to approve EB Merit Construction, as recommended, was made by Commissioner Farias and seconded by Commissioner Gonzalez Jr. The motion carried unanimously.

J. Discussion and consideration to award RFB No. 2025-26-28 for the Isaac Rodriguez Park Pickleball Court project to Synth Construction not to exceed the amount of $221,778. (Staffed by Parks and Recreation Department.)

Eddie Serna recommended Synth Construction be awarded in an amount of $221,778 for the Isaac Rodriguez Park Pickleball Court project that was for the base bid without any alternates. The bid is below the budgeted amount of $240,000 and the contractor appears to be well versed in the construction methods as detailed their qualification package. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve Synth Construction for the Isaac Rodriguez Park Pickleball Court project not to exceed the amount of $221,778 as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

K. Discussion and consideration to train and equip the selected individual for the Level III Security Guard position. (Staffed by City Manager/Police Department.)

Robert Lopez, Police Chief, stated discussions with the City Manager has been to consider to open a position for security guard at city hall. The City has registered with the Texas Department of Public Safety to allow for an armed guard Level III security officer. The individual would be required to have Level III armed guard certification and this individual would relieve the officer assigned to city hall that would have that officer back into patrol. Staff recommended approval.

Commissioner Pedraza seconded by Commissioner Lopez moved to approve the training and equipping an individual for the Level III Security Guard position as presented. The motion carried unanimously; Mayor Gonzalez was present and voting.

VIII. EXECUTIVE SESSION

The commission did not convene into the executive session portion agenda.

IX. POSSIBLE ACTION ON WHAT IS DISCUSSED IN EXECUTIVE SESSION

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

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

X. ADJOURNMENT

Commissioner Farias seconded by Commissioner Rodriguez. moved to adjourn the regular meeting of June 16, 2026 at 7:38 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

_____

Adrian Gonzalez, **MAYOR**

ATTEST:

_____

Norma A. Cantu, City Secretary

RECORD OF WORKSHOP
WESLACO CITY COMMISSION
TUESDAY, JUNE 23, 2026

On the 123rd th day of June 2026 at 5:06 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	JP Rodriguez
	Commissioner	Adrian Farias (via zoom)
ABSENT:	None	
STAFF PRESENT:	Xavier Salinas	City Manager
	Norma A. Cantu	City Secretary

Also present: Omar Rodriguez Asst. City Manager, Antonio Lopez, Asst. City Manager/Fire Chief, Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Rebekah De La Fuente, Planning & Code Enforcement Director, Peter Hermida, City Engineer, Robert Lopez, Police Chief, David Arce, Utilities Director, Nick Castillo, Public Works Director, Marco A. Ortiz, Sanitation Director, Eddie Serna, Parks & Recreation Director, Arnold Becho, Library Director, Rick Mendoza, IT Director, Celine Pardo, Municipal Court, Luz Galindo 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 Wednesday, June 17, 2026.

B. Roll Call.

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

II. NEW BUSINESS

A. Discussion and presentation regarding drainage projects. (Staffed by Engineering Department.)

Mayor Gonzalez thanked Raul Sesin, General Manager Hidalgo County Drainage District No. 1, Commissioner David Fuentes, Hidalgo County Precinct 1, Pete Alvarez, District Engineer TxDOT, the members of the City's Drainage Advisory Board, and residents for their attendance. Mayor Gonzalez stated the purpose of the workshop was to gather those entities involved in the city's drainage infrastructure, emphasizing the commission's commitment to pursuing solutions

aggressively that included lobbying Washington, D.C. for federal drainage funds for three major projects — on Paisano Street, Plaza, and Agostadero Street— totaling $33 million. Mayor Gonzalez also referenced available 2025 bond funds earmarked for additional drainage projects throughout the city.

Drainage District Presentation

Commissioner David Fuentes, stated he is a member of the Hidalgo County Drainage District Board of Directors, addressed the commission and reflected on the severity of the 2018 flood event, which exposed critical deficiencies in the region's drainage infrastructure. He noted that since 2018, the drainage district had issued two bonds and allocated more than $100 million to Precinct 1 alone. He credited these investments with measurable results — fewer homes flooded, fewer streets inundated — while acknowledging that more work remains. Commissioner Fuente explained that the district strategically leverages local bond funds against state and federal grants to maximize the number of projects completed. He noted that when FEMA withdrew funding from certain applications, the district redirected those applications to TDEM and successfully secured alternative awards. Commissioner Fuente emphasized the value of inter-agency collaboration with the city, the county, and local school districts, calling it a meaningful force multiplier for the community.

Raul Sesin then delivered a detailed technical presentation by describing the significant topographic challenges of the region, explaining that the flat terrain — dropping only one foot per mile from west to east — creates a slow-moving drainage system that flows southeasterly and then northeasterly toward Laguna Madre, not toward the Rio Grande as many residents assume. He emphasized that the primary regional outfall, the main flood water channel built by the drainage district in the 1970s and 1980s, carries approximately 70 percent of the county's storm water.

Mr. Sesin provided an important explanation of how the floodway system operates, clarifying that the IBWC floodway was designed primarily to divert Rio Grande river water, not to serve as a community drainage channel. The drainage district is permitted to drain into it, but that permission is secondary to the floodway's primary function. He explained that drainage gates throughout the system always remain open unless engineering conditions — specifically the risk of backflow — require them to be managed. He emphasized that gravity flow moves far greater volumes of water than pumping operations, and that closing gates is a measure of last resort. Went over pump structures and described the district's transition to newer automated systems equipped with float activators, allowing pumps to engage independently when sufficient water is present — an improvement over older systems that were ineffective when gates were open. He reported that seven new pump structures had been completed in Precinct 1, with four under construction and three more pending approval. He then highlighted two completed Regional Detention Facility (RDF) projects. The first, a 38-acre combined RDF system between the Chapas and Las Brisas Subdivisions, significantly reduced flood impacts in that area — from over 200 affected homes in 2018 to a single-digit figure following the facility's construction. The second, a 46-acre RDF near

the intersection of Mile 5 and FM 88 in southwest Weslaco, is partially excavated and is awaiting final approval through a TDEM grant application (formerly submitted under FEMA's BRIC program). Confirmed that right-of-way acquisition, engineering plans, and the pump structure at the floodway are already in place for this project, pending the approval from TDEM to begin full construction. He noted this RDF would benefit multiple Weslaco neighborhoods including Cornerstone, Quail Hollow, and areas along the Sixth Street corridor. Additionally, noted the challenge of land acquisition, noting that while appraisals may value parcels at $240,000, public entities routinely receive counter offers far exceeding that can cause delays through negotiation and, in some cases, condemnation proceedings. Explained a gate structure near the Willacy County line, when water levels require gate management, the system backs up and pumping operations become critical. He noted an increasing frequency of gate management even outside of hurricane events, which he characterized as a sign of how much the volume of water flowing through the system has grown with continued regional development. He then identified illegal dumping as one of the district's most persistent operational challenges, showing a photograph taken during the most recent rain event depicting a drainage crossing nearly blocked by discarded furniture, including a sofa. He appealed to the community to properly dispose of waste, noting that accumulated debris — from plastic bags to large furniture — can obstruct pipes and culverts and significantly impair drainage performance. He also noted access barriers caused by unauthorized driveways and encroachments over drainage ditches. Referenced and shared with the public to utilize the district's website, cdd1.org, which features GIS maps color-coded to indicate district-owned systems, systems maintained through interlocal agreements with irrigation districts, and systems still owned by irrigation districts where access has not been granted. He noted that the website also features a shredding operations tracker updated within 30 days, a bond program dashboard, and a public comment section.

Mayor Gonzalez and Mayor Pro Tem Garcia Jr. voiced concern to Raul Sesin and Commissioner Fuente regarding two specific ditches in need of attention — one near Mile 2.5 and one north of Mile 5 — and discussed the need for coordinated maintenance with Irrigation District No. 9, whose ditches connect to city systems. Raul Sesin noted that drainage systems inside city limits are traditionally the responsibility of the city to maintain, though the district is willing to assist with one-time cleanings to reestablish ditch conditions. Commissioner Pedraza recognized the measurable impact of the drainage improvements in the Las Brisas and Chapas area, noting that streets that were underwater for seven days in 2018, five days in 2019, and three days in 2020 showed no standing water during the most recent rain event.

TxDOT Presentation

Pete Alvarez, TxDOT District Engineer, presented on the agency's role in regional drainage and its partnership with local governments. He opened by acknowledging that TxDOT relies heavily on adjacent drainage infrastructure — whether city-owned, district-owned, or irrigation-district-owned — to properly drain state roadways including FM 88, FM 1015, and Business 83, as well as Interstate 2. Stated a recent visit by TxDOT Chief Engineer Carl Johnson to the Weslaco area,

during which Carl Johnson and TxDOT Hydraulics & Hydrology Section Director, Rose Marie Klee, conducted a site tour with drainage district staff. He noted that Ms. Klee remarked that the Rio Grande Valley is uniquely challenging among all of Texas — a flat "donut" with no natural creeks or rivers to convey water, resulting in standing water conditions unlike anywhere else in the state.

Pete Alvarez then spoke to the flooding concerns on Interstate 2, specifically between Texas Boulevard and Westgate. He noted that when looking at the entire corridor from midway to the floodway, only three ditches connect to the interstate, leaving significant gaps in drainage connectivity. He acknowledged that the Weslaco Expressway project in the early 2000s designed the main lanes for a 100-year storm event and frontage roads for a 5-to-10-year event, but that continued development has increased runoff volumes beyond what those designs anticipated. He referenced a GIS analysis using the drainage district maps to identify where new or extended drainage connections to the interstate could be established. He addressed Mayor Gonzalez's concern about flooding on Texas Boulevard and Westgate, confirming that water from surrounding neighborhoods funnels northward into the frontage road system, creating bottlenecks that prevent neighborhoods from draining. He affirmed TxDOT's openness to working with the city on potential detention solutions along the frontage road corridor, citing examples in other communities where developers have been required to construct detention ponds that slowly release water into the TxDOT system through restricted outfall connections. He expressed support for working with developers whose projects touch state roadways to incorporate drainage detention as part of their site plans.

In response to Commissioner Gonzalez Jr.'s question about why flooding recurs and what has been done over the last five years. Pete Alvarez explained that the valley experienced back-to-back 500-year flood events in 2018, 2019, and 2020 — events statistically expected to occur once every 500 years. He framed the path forward around low-hanging fruit: cleaning ditches, removing trash and vegetation, and regrading, before pursuing costlier infrastructure upgrades. He acknowledged that the development of the Westgate area — which was largely undeveloped farmland as recently as 2012–2015 — has dramatically increased invulnerable cover and runoff volumes. He credited the drainage district's bond programs and TxDOT's collaborative approach on projects such as the Mile 10 corridor as productive steps forward. In response to Mayor Pro Tem Garcia Jr.'s inquiry about TxDOT's policy regarding farmland runoff entering the state road system. He explained that TxDOT designs roadways to match existing elevation and that agricultural land is generally expected to have captured ditches at the right-of-way line to contain runoff. He acknowledged that in practice this does not always occur and encouraged collaborative solutions involving irrigation districts and farmers to regrade or redirect those flows.

Mayor Gonzalez reiterated the urgency of the interstate drainage issue and his intention to remain a persistent advocate for solutions, noting that the city's hospitals and emergency access routes depend on keeping the frontage road system passable. He emphasized that the commission's

approach to all infrastructure challenges begins with the foundation — drainage, water, and sewer — before other priorities.

IV. ADJOURNMENT

Commissioner Pedraza seconded by Commissioner Gonzalez Jr. moved to adjourn the workshop meeting of June 23, 2026 at 6:25 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: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-929

From:
REBEKAH DE LA FUENTE

Subject:
Approval of Ordinance 2026-14 for de-annexation request from the property owner of 3921 E IH 2 described as ADAMS TRACT AN IRR TR N479-24'-E205.38'-W827.55' EXC S167.4'-N479.24'-E114.5'-W827.55' FT 1100 1.64AC NET,Weslaco, Hidalgo County, Texas. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.)

Background:
The one (1) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the North Alamo Water Supply and waterline and sewer by OSSF.

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Ordinance - Final Reading
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)**:**
Planning and Zoning Commission recommended approval of the disannexation request at the regular meeting of October 1, 2025

ADELAIDA VEGA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Xavier Salinas	Final Approval

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval

Attachments, if any:
3921 E IH 2- Letter from owner, 3921 E Ih 2- Aerial, O2026-14 de annexation 3921 E IH 2

Responsibilities upon Approval:
Appropriate notices will be sent to the entities regarding the disannexation

Ramon & Maria Patricia Blanco
2610 Wildwood Drive
Weslaco, TX 78596

City of Weslaco
Attn: City Secretary / City Commission
255 S. Kansas Ave.
Weslaco, TX 78596

Subject: Request for removal from the City of Weslaco Jurisdiction

To Whom It May Concern/ Mayor Adrian Gonzales,

We respectfully submit this letter to formally request the removal of our property located at 3921 E. Expressway 83 (Adams Tract 1.64 AC) (herein "Property") from the City of Weslaco and its return to Hidalgo County jurisdiction.

We have been paying City of Weslaco property taxes for several years; however, we do not have any of the basic services associated with being part of the City of Weslaco. Specifically, our Property does not have city waste pickup, sewer service or sewer connections, or other municipal benefits.

When our property was originally brought into the city limits, we were assured that sewer services would be extended to our area within five years. That commitment has long since passed without fulfillment, and we are aware that no current plans exist to install sewer infrastructure in our area.

Additionally, we understand that our neighbors in similar circumstances have successfully been removed from the City of Weslaco jurisdiction and been placed under county jurisdiction. We believe it is only fair and reasonable that our property be granted the same consideration, given the lack of city services provided despite ongoing taxation.

For these reasons, we respectfully request that the City of Weslaco approve our petition for removal from City of Weslaco jurisdiction. We believe this is the most equitable solution given the circumstances and lack of municipal support to our Property.

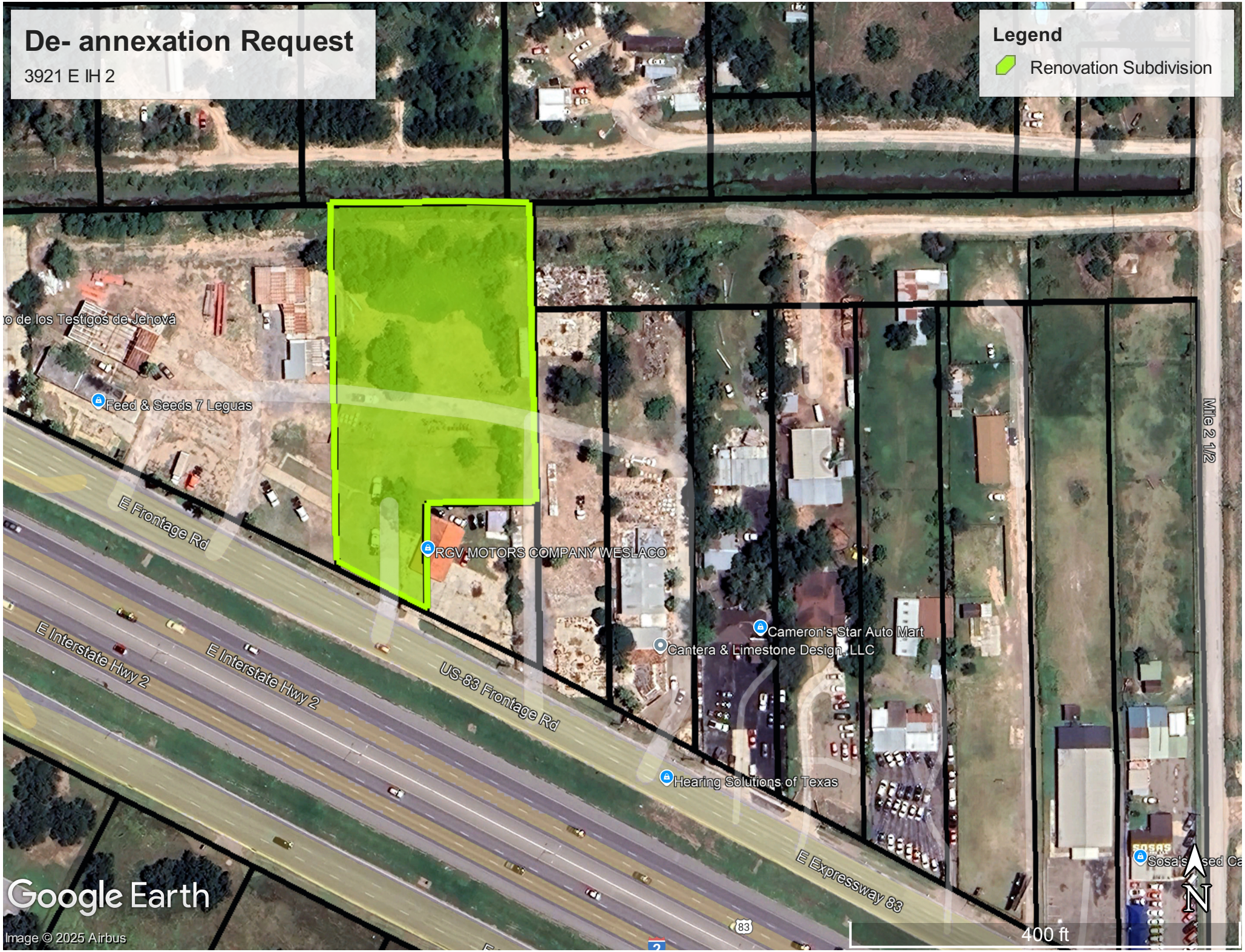
Thank you for your time and attention to this matter. We look forward to your response.

Sincerely,

Ramon Blanco & Maria Patricia Blanco
956-472-9385, 956-532-0695
drea.blanco.680@gmail.com

Maria Patricia Blanco

R Blanco


De- annexation Request
3921 E IH 2
Legend
Renovation Subdivision
Feed & Seeds 7 Leguas
E Frontage Rd
RGV MOTORS COMPANY WESLACO
Cameron's Star Auto Mart
Cantera & Limestone Design, LLC
E Interstate Hwy 2
E Interstate Hwy 2
US-83 Frontage Rd
Hearing Solutions of Texas
E Expressway 83
Mile 2 1/2
Google Earth
Image © 2025 Airbus
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ORDINANCE NO. 2026-14

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, DISANNEXING THE TRACT OF LAND LOCATED AT 3921 EAST EXPRESSWAY 83, WESLACO, HIDALGO COUNTY, TEXAS, BEING A PORTION OF THE TERRITORY ANNEXED BY ORDINANCE NO. 2014-02 (TRACT 13); AMENDING THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL MAP AND RECORDS; PROVIDING FOR NOTICE TO THE APPRAISAL DISTRICT AND OTHER TAXING UNITS; PROVIDING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, the City of Weslaco, Texas (the "City") is a home-rule municipality acting under its Charter and the laws of the State of Texas, including Chapter 43 of the Texas Local Government Code;

WHEREAS, by Ordinance No. 2014-02, the City annexed certain territory commonly identified as Tract 13, which included the real property that is the subject of this Ordinance, located at 3921 East Expressway 83, Weslaco, Hidalgo County, Texas (the "Property"), and more particularly described in Exhibit "A" attached hereto and incorporated herein;

WHEREAS, the record owner of the Property, Ramon Blanco, has requested that the City disannex the Property and remove it from the corporate limits of the City;

WHEREAS, the City Commission has considered the request, the service circumstances applicable to the Property, and the interests of the City and the affected property owner;

WHEREAS, in connection with resolving this matter, the City Commission has authorized reimbursement to the affected property owners of certain ad valorem taxes;

WHEREAS, the City Commission finds that disannexation of the Property is authorized under the City Charter and Chapter 43 of the Texas Local Government Code and is in the best interest of the City and the affected property owner; and

WHEREAS, the City Commission has conducted all hearings and proceedings and provided all notice required by law, including the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

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

Section 1. Findings. The recitals set forth above are true and correct and are incorporated into this Ordinance as findings of the City Commission.

Section 2. Dis-annexation. The Property described in Exhibit "A" is hereby disannexed from the City of Weslaco and excluded from the corporate limits of the City. From and after the effective date of this Ordinance, the Property shall no longer be a part of the City of Weslaco, Texas.

Section 3. Amendment of Corporate Boundaries and Official Map. The corporate boundaries of the City are amended to exclude the Property. The City Secretary is directed to revise the official map of the City to reflect the disannexation, to maintain this Ordinance in the permanent records of the City, and to make any filing or recording required by law.

Section 4. Notice to Appraisal District and Taxing Units. The City Secretary, or the City Secretary's designee, is directed to provide a certified copy of this Ordinance to the Hidalgo County Appraisal District and to any affected taxing units so that the Property may be properly reclassified as outside the corporate limits of the City effective as of the effective date of this Ordinance.

Section 5. Effect on Taxation. From and after the effective date, the Property shall be removed from the ad valorem tax rolls of the City of Weslaco. Nothing in this Ordinance affects or limits the reimbursement previously authorized by the City Commission.

Section 6. Savings. Nothing in this Ordinance shall affect any right, obligation, or liability that accrued before the effective date of this Ordinance, all of which are preserved.

Section 7. Severability. If any provision of this Ordinance is held invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect, the City Commission declaring that it would have adopted this Ordinance without the invalid provision.

Section 8. Open Meetings. The City Commission finds that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place, and subject of the meeting was given as required by the Texas Open Meetings Act.

Section 9. Effective Date. This Ordinance, and the dis-annexation effected by it, shall take effect after second reading and publication as required by the City Charter.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission on this 16th day of June 2026.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this

7th day of July 2026.

CITY OF WESLACO

_____
Adrian Gonzalez **MAYOR**

ATTEST:

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

APPROVED AS TO FORM:

_____
Benjamin Castillo, **CITY ATTORNEY**

EXHIBIT "A"

LEGAL DESCRIPTION OF DISANNEXED PROPERTY

Property address: 3921 East Expressway 83, Weslaco, Hidalgo County, Texas.

Hidalgo County Appraisal District Account No.: 108599.

Being ADAMS TRACT AN IRR TR N479-24'-E205.38'-W827.55' EXC S167.4'-N479.24'-E114.5'-W827.55' FT 1100 1.64AC NET

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-955

From:
REBEKAH DE LA FUENTE

Subject:
Approval of Ordinance 2026-15 for de-annexation request from the property owner of 4007 E IH 2 being Lot 8, Dellinger Subdivision, Weslaco, Hidalgo County, Texas. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.)

Background:

The one (1) lot subdivision is inside the City of Weslaco city limits. This subdivision is being serviced with water by the North Alamo Water Supply and waterline and sewer by OSSF.

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

Amount:	Term of Impact:	Identified in Current Budget:

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

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

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

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

Planning and Zoning Commission recommended approval of the disannexation request at the regular meeting of October 1, 2025.

ADELAIDA VEGA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Xavier Salinas	Final Approval

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Staff recommends approval

Attachments, if any:
4007 E IH 2- letter from owner, 4007 E Ih 2- Aerial, O2026-15 de annexation 4007 E IH 2

Responsibilities upon Approval:

Appropriate notices will be sent to the entities regarding the disannexation.

Juan Ramon Blanco
802 Quail Hollow Drive
Weslaco, TX 78596

City of Weslaco
Attn: City Secretary / City Commission
255 S. Kansas Ave.
Weslaco, TX 78596

Subject: Request for removal from the City of Weslaco Jurisdiction

To Whom It May Concern/ Mayor Adrian Gonzales,

We respectfully submit this letter to formally request the removal of our property located at 4007 E. Expressway 83 (Dellinger LT. 8) (herein "Property") from the City of Weslaco and its return to Hidalgo County jurisdiction.

We have been paying City of Weslaco property taxes for several years; however, we do not have any of the basic services associated with being part of the City of Weslaco. Specifically, our Property does not have city waste pickup, sewer service or sewer connections, or other municipal benefits.

When our property was originally brought into the city limits, we were assured that sewer services would be extended to our area within five years. That commitment has long since passed without fulfillment, and we are aware that no current plans exist to install sewer infrastructure in our area.

Additionally, we understand that our neighbors in similar circumstances have successfully been removed from the City of Weslaco jurisdiction and been placed under county jurisdiction. We believe it is only fair and reasonable that our property be granted the same consideration, given the lack of city services provided despite ongoing taxation.

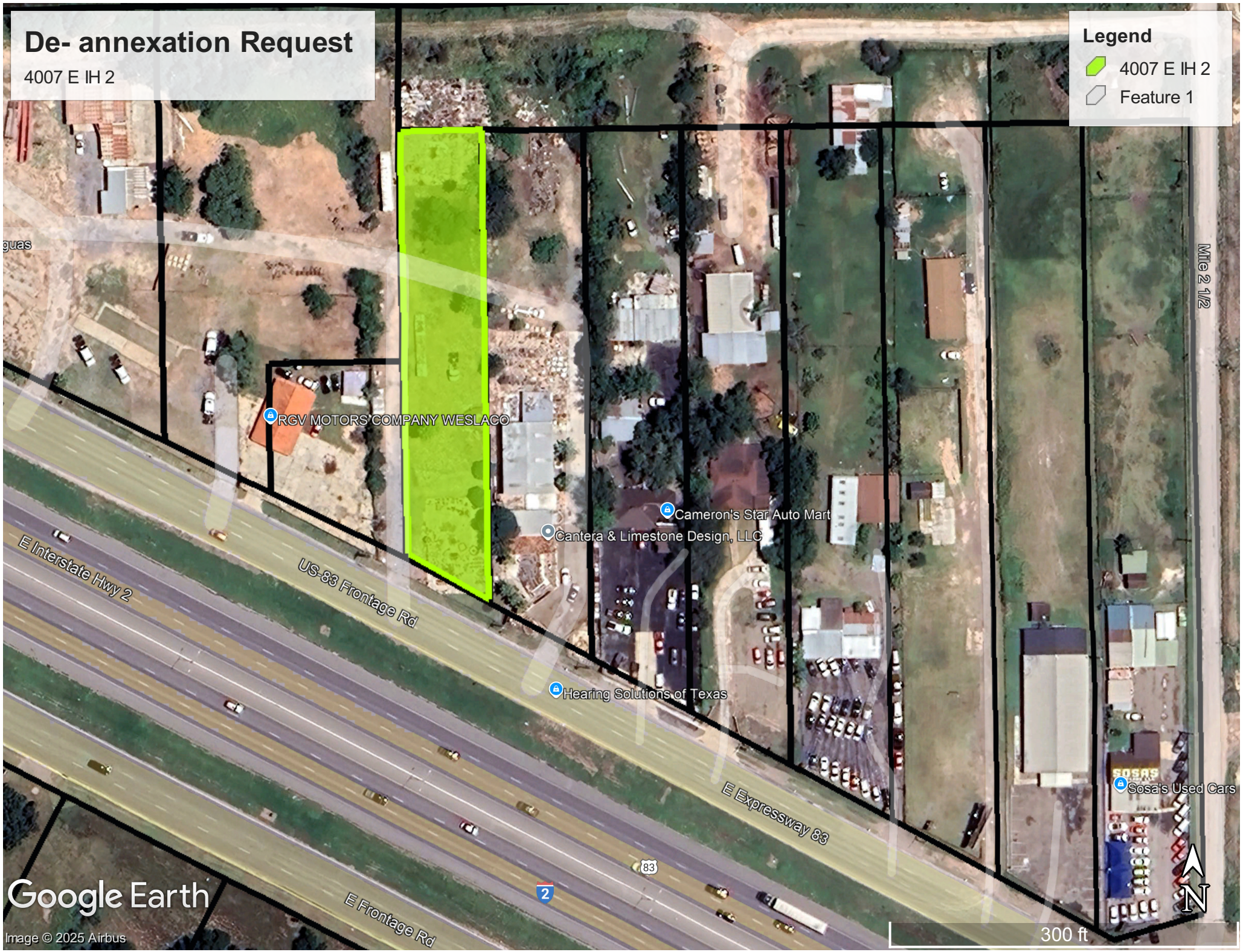
For these reasons, we respectfully request that the City of Weslaco approve our petition for removal from City of Weslaco jurisdiction. We believe this is the most equitable solution given the circumstances and lack of municipal support to our Property.

Thank you for your time and attention to this matter. We look forward to your response.

Sincerely,



Juan Ramon Blanco
956-650-0148
juanr_b@hotmail.com


De- annexation Request
4007 E IH 2
Legend
4007 E IH 2
Feature 1
RGV MOTORS COMPANY WESLACO
Cameron's Star Auto Mart
Cantera & Limestone Design, LLC
Hearing Solutions of Texas
Sosa's Used Cars
E Interstate Hwy 2
US-83 Frontage Rd
E Expressway 83
E Frontage Rd
Mile 2 1/2
Google Earth
Image © 2025 Airbus
300 ft
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ORDINANCE NO. 2026-15

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, DISANNEXING THE TRACT OF LAND LOCATED AT 4007 EAST EXPRESSWAY 83, WESLACO, HIDALGO COUNTY, TEXAS, BEING A PORTION OF THE TERRITORY ANNEXED BY ORDINANCE NO. 2014-02 (TRACT 13); AMENDING THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL MAP AND RECORDS; PROVIDING FOR NOTICE TO THE APPRAISAL DISTRICT AND OTHER TAXING UNITS; PROVIDING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, the City of Weslaco, Texas (the "City") is a home-rule municipality acting under its Charter and the laws of the State of Texas, including Chapter 43 of the Texas Local Government Code;

WHEREAS, by Ordinance No. 2014-02, the City annexed certain territory commonly identified as Tract 13, which included the real property that is the subject of this Ordinance, located at 4007 East Expressway 83, Weslaco, Hidalgo County, Texas (the "Property"), and more particularly described in Exhibit "A" attached hereto and incorporated herein;

WHEREAS, the record owner of the Property, Juan Ramon Blanco, has requested that the City disannex the Property and remove it from the corporate limits of the City;

WHEREAS, the City Commission has considered the request, the service circumstances applicable to the Property, and the interests of the City and the affected property owner;

WHEREAS, in connection with resolving this matter, the City Commission has authorized reimbursement to the affected property owners of certain ad valorem taxes;

WHEREAS, the City Commission finds that disannexation of the Property is authorized under the City Charter and Chapter 43 of the Texas Local Government Code and is in the best interest of the City and the affected property owner; and

WHEREAS, the City Commission has conducted all hearings and proceedings and provided all notice required by law, including the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

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

Section 1. Findings. The recitals set forth above are true and correct and are incorporated into this Ordinance as findings of the City Commission.

Section 2. Dis-annexation. The Property described in Exhibit "A" is hereby disannexed from the City of Weslaco and excluded from the corporate limits of the City. From and after the effective date of this Ordinance, the Property shall no longer be a part of the City of Weslaco, Texas.

Section 3. Amendment of Corporate Boundaries and Official Map. The corporate boundaries of the City are amended to exclude the Property. The City Secretary is directed to revise the official map of the City to reflect the dis-annexation, to maintain this Ordinance in the permanent records of the City, and to make any filing or recording required by law.

Section 4. Notice to Appraisal District and Taxing Units. The City Secretary, or the City Secretary's designee, is directed to provide a certified copy of this Ordinance to the Hidalgo County Appraisal District and to any affected taxing units so that the Property may be properly reclassified as outside the corporate limits of the City effective as of the effective date of this Ordinance.

Section 5. Effect on Taxation. From and after the effective date, the Property shall be removed from the ad valorem tax rolls of the City of Weslaco. Nothing in this Ordinance affects or limits the reimbursement previously authorized by the City Commission.

Section 6. Savings. Nothing in this Ordinance shall affect any right, obligation, or liability that accrued before the effective date of this Ordinance, all of which are preserved.

Section 7. Severability. If any provision of this Ordinance is held invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect, the City Commission declaring that it would have adopted this Ordinance without the invalid provision.

Section 8. Open Meetings. The City Commission finds that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place, and subject of the meeting was given as required by the Texas Open Meetings Act.

Section 9. Effective Date. This Ordinance, and the dis-annexation effected by it, shall take effect after second reading and publication as required by the City Charter.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission on this 16th day of June 2026.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 7th day of July 2026.

CITY OF WESLACO

_____

Adrian Gonzalez **MAYOR**

ATTEST:

_____

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

_____

Benjamin Castillo, **CITY ATTORNEY**

EXHIBIT "A"

LEGAL DESCRIPTION OF DISANNEXED PROPERTY

Property address: 4007 East Expressway 83, Weslaco, Hidalgo County, Texas.

Hidalgo County Appraisal District Account No.: 158503.

Being *Lot 8, Dellinger Subdivision*

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-928
From:	
Subject: Approval of Ordinance 2026-16 for de-annexation request from the property owner of 4015 E IH 2 being Lot 7, Dellinger Subdivision, Weslaco, Hidalgo County, Texas. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted: Ordinance - Final Reading 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 REBEKAH DE LA FUENTE Xavier Salinas	Created/Initiated Approved Final Approval
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation:	
Attachments, if any: 4015 E IH 2- Letter from property owner, Aerial 4015 E IH 2, O2026-16 de annaxation 4015 E IH 2	
Responsibilities upon Approval:	

Ramon & Maria Patricia Blanco
2610 Wildwood Drive
Weslaco, TX 78596

City of Weslaco
Attn: City Secretary / City Commission
255 S. Kansas Ave.
Weslaco, TX 78596

Subject: Request for removal from the City of Weslaco Jurisdiction

To Whom It May Concern/ Mayor Adrian Gonzales,

We respectfully submit this letter to formally request the removal of our property located at 4015 E. Expressway 83 (Dellinger LT. 7) (herein "Property") from the City of Weslaco and its return to Hidalgo County jurisdiction.

We have been paying City of Weslaco property taxes for several years; however, we do not have any of the basic services associated with being part of the City of Weslaco. Specifically, our Property does not have city waste pickup, sewer service or sewer connections, or other municipal benefits.

When our property was originally brought into the city limits, we were assured that sewer services would be extended to our area within five years. That commitment has long since passed without fulfillment, and we are aware that no current plans exist to install sewer infrastructure in our area.

Additionally, we understand that our neighbors in similar circumstances have successfully been removed from the City of Weslaco jurisdiction and been placed under county jurisdiction. We believe it is only fair and reasonable that our property be granted the same consideration, given the lack of city services provided despite ongoing taxation.

For these reasons, we respectfully request that the City of Weslaco approve our petition for removal from City of Weslaco jurisdiction. We believe this is the most equitable solution given the circumstances and lack of municipal support to our Property.

Thank you for your time and attention to this matter. We look forward to your response.

Sincerely,

Maria Patricia Blanco

Ramon Blanco & Maria Patricia Blanco
956-472-9385, 956-532-0695
drea.blanco.680@gmail.com


De- annexation Request
4015 E IH 2
Legend
4015 E IH 2
Google Earth
400 ft

ORDINANCE NO. 2026-16

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, DISANNEXING THE TRACT OF LAND LOCATED AT 4015 EAST EXPRESSWAY 83, WESLACO, HIDALGO COUNTY, TEXAS, BEING A PORTION OF THE TERRITORY ANNEXED BY ORDINANCE NO. 2014-02 (TRACT 13); AMENDING THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL MAP AND RECORDS; PROVIDING FOR NOTICE TO THE APPRAISAL DISTRICT AND OTHER TAXING UNITS; PROVIDING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, the City of Weslaco, Texas (the "City") is a home-rule municipality acting under its Charter and the laws of the State of Texas, including Chapter 43 of the Texas Local Government Code;

WHEREAS, by Ordinance No. 2014-02, the City annexed certain territory commonly identified as Tract 13, which included the real property that is the subject of this Ordinance, located at 4015 East Expressway 83, Weslaco, Hidalgo County, Texas (the "Property"), and more particularly described in Exhibit "A" attached hereto and incorporated herein;

WHEREAS, the record owner of the Property, Ramon Blanco, has requested that the City disannex the Property and remove it from the corporate limits of the City;

WHEREAS, the City Commission has considered the request, the service circumstances applicable to the Property, and the interests of the City and the affected property owner;

WHEREAS, in connection with resolving this matter, the City Commission has authorized reimbursement to the affected property owners of certain ad valorem taxes;

WHEREAS, the City Commission finds that disannexation of the Property is authorized under the City Charter and Chapter 43 of the Texas Local Government Code and is in the best interest of the City and the affected property owner; and

WHEREAS, the City Commission has conducted all hearings and proceedings and provided all notice required by law, including the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

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

Section 1. Findings. The recitals set forth above are true and correct and are incorporated into this Ordinance as findings of the City Commission.

Section 2. Disannexation. The Property described in Exhibit "A" is hereby disannexed from the City of Weslaco and excluded from the corporate limits of the City. From and after the effective date of this Ordinance, the Property shall no longer be a part of the City of Weslaco, Texas.

Section 3. Amendment of Corporate Boundaries and Official Map. The corporate boundaries of the City are amended to exclude the Property. The City Secretary is directed to revise the official map of the City to reflect the disannexation, to maintain this Ordinance in the permanent records of the City, and to make any filing or recording required by law.

Section 4. Notice to Appraisal District and Taxing Units. The City Secretary, or the City Secretary's designee, is directed to provide a certified copy of this Ordinance to the Hidalgo County Appraisal District and to any affected taxing units so that the Property may be properly reclassified as outside the corporate limits of the City effective as of the effective date of this Ordinance.

Section 5. Effect on Taxation. From and after the effective date, the Property shall be removed from the ad valorem tax rolls of the City of Weslaco. Nothing in this Ordinance affects or limits the reimbursement previously authorized by the City Commission.

Section 6. Savings. Nothing in this Ordinance shall affect any right, obligation, or liability that accrued before the effective date of this Ordinance, all of which are preserved.

Section 7. Severability. If any provision of this Ordinance is held invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect, the City Commission declaring that it would have adopted this Ordinance without the invalid provision.

Section 8. Open Meetings. The City Commission finds that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place, and subject of the meeting was given as required by the Texas Open Meetings Act.

Section 9. Effective Date. This Ordinance, and the dis-annexation effected by it, shall take effect after second reading and publication as required by the City Charter.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission on this 16th day of June 2026.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 7th day of July 2026.

CITY OF WESLACO

_____

Adrian Gonzalez **MAYOR**

ATTEST:

_____

Norma A. Cantu, **CITY SECRETARY**

APPROVED AS TO FORM:

_____

Benjamin Castillo, **CITY ATTORNEY**

EXHIBIT "A"

LEGAL DESCRIPTION OF DISANNEXED PROPERTY

Property address: 4015 East Expressway 83, Weslaco, Hidalgo County, Texas.

Hidalgo County Appraisal District Account No.:158502

Being *Lot 7, Dellinger Subdivision*

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-875

From:
REBEKAH DE LA FUENTE

Subject:
Approval of Ordinance 2026-17 for the Voluntary Annexation of McDonald's 42-3818 Weslaco Subdivision– being 2629 N Westgate also being a 1.091 acre tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adams Tracts Subdivision, Weslaco, Hidalgo County, and Texas. Located approximately 265ft Northwest of W. Sugarcane Dr. and Westgate Dr. (First reading held June 16; staffed by Planning & Code Enforcement Department.)

Background:
The proposed development is currently located outside the City of Weslaco city limits. This subdivision is being serviced with water by North Alamo Water Supply through an 8" waterline and sewer by City of Weslaco through a 15" sewer line. The property is within a Flood Zone "X".

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

Amount:	Term of Impact:	Identified in Current Budget:

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

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

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

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the annexation at their regular meeting of June 3, 2026.

ADELAIDA VEGA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Xavier Salinas	Final Approval

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
Annexation 2629 N Westgate Dr-Memo, Owner Auth Letr Signed, 2629 n westgate - Application, 2629 N Westgate - Aerial, O2026-17 voluntary annexation 2629 N Westgate

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: Annexation of 2629 N Westgate

DATE: June 9, 2026

The proposed one (1) lot subdivision is located just outside the City of Weslaco city limit and will be the new site of the proposed McDonalds. The property owner has already requested a rezone of the property and the development is currently under staff review. The location is provided with water by North Alamo Water Supply Company and sewer by City of Weslaco. This annexation will be contiguous to the current city limits.

Thank you,

Rebekah de la Fuente, CFM

Authentisign ID: C12D7CE9-BC23-F111-9A49-000D3A4FF82A

#1

AEC
ENGINEERING, LLC.

OWNER'S AUTHORIZATION FORM

I Jesus De Leon, owner of :

Approximately 1.098 acre (approximately 47,657.14 s.f.) tract of land, more or less, out of and forming a part or portion of farm tract 143, block 180, "The West and Adams Tracts Subdivision", Volume 2, pages 34-37, of the Map Records of Hidalgo County, Texas.

hereby authorize AEC Engineering, LLC and their assigns the right and power to sign all annexation, re-zoning, site plan, subdivision applications, building permitting, and related paperwork for the regulating entities and all reviewing agencies regarding the proposed development.

This property is located along the general South West intersection of F.M. 1015 and Mile 5 N. Rd., Weslaco, TX.

X _____ Owner _____ 3-19-26

OWNER(s) or Representative Title Date

State of Texas

County of Hidalgo

Before me, the undersigned authority, on this day personally appeared Jesus De Leon known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he / she executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office, this 19th day of March, 2026

_____
Notary Public

Hidalgo County, Texas

PAUL M. VAZALDUA, JR
My Notary ID # 132660592
Expires December 6, 2028

P.O. Box 480 Edinburg, Texas 78540 Phone: (956) 380-6558 Fax: (956) 380-6110
www.aecengineering.net

APPLICATION FOR VOLUNTARY ANNEXATION

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

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

FILE NO._____

GENERAL INFORMATION

Name of Subdivision: McDonald's 42-3818 Weslaco Subdivision

Location: West side of Westgate Dr (Mile 6 West Road), approx. 295 feet north from Sugarcane Rd.

Legal Description: 1.091 acres (47,532.58 s.f.) tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adams Tracts Subdivision, as recorded in Vol. 2, Pages 34-37, H.C.M.R.

_____Petition for annexation signed and notarized by property owners.
_____Detailed dimensioned site plan/map must be submitted with this request.
_____Survey and metes and bounds.
_____City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: Maricela Hdez De Leon and Jesus De Leon Telephone: _____

Address: P.O. Box 1624 Fax: _____

City: Weslaco State: TX Zip: 78599 E-mail: _____

ENGINEER INFORMATION

Name: Carlos Garza Telephone: (956) 607-1372

Address: 1116 S. 10th Avenue Fax: _____

City: Edinburg State: TX Zip: 78539 E-mail: carlos@aecengineering.net

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: _____

Owner Signature: _____ Date: _____

_____ is the authorized agent

Authorized Agent Signature:  Date: 3/26/26

Authorized Agent Printed Name: Carlos Garza

****

THIS PAGE FOR STAFF USE ONLY

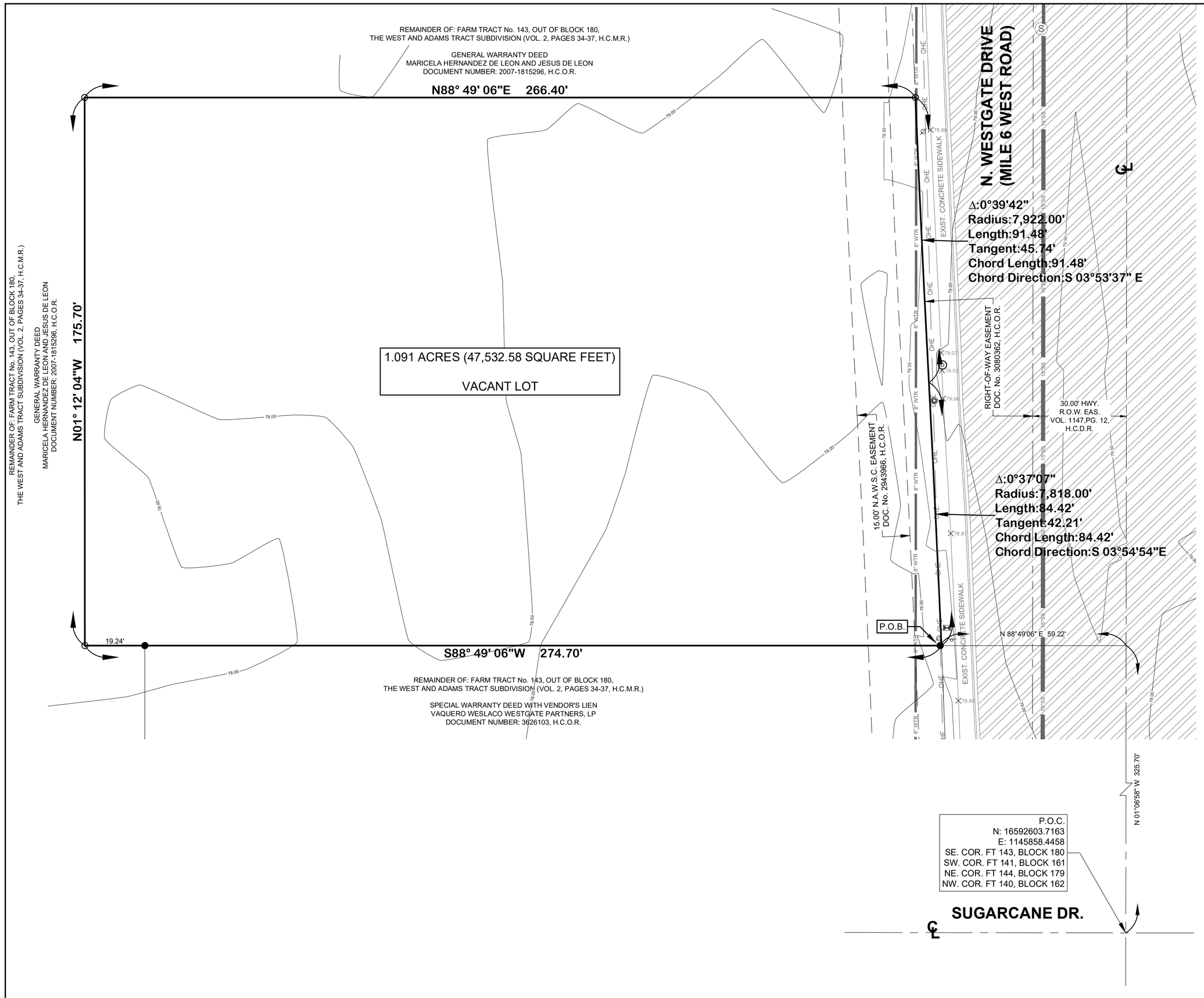
Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

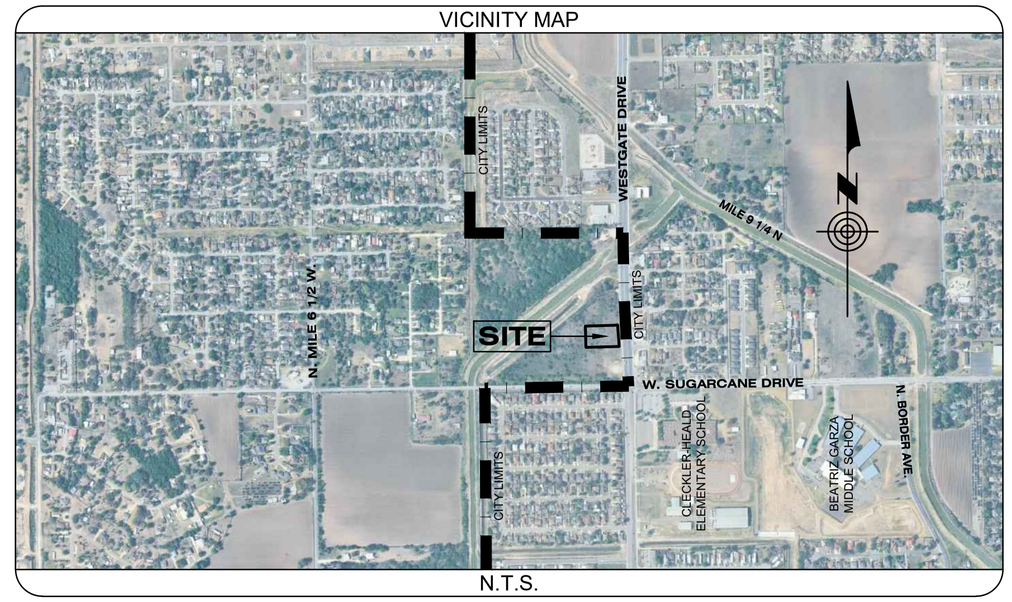
City Commission Approval on Final Reading: _____



MAP LEGEND

- SET #4 REBAR
- FOUND #4 REBAR
- BENCHMARK: TOP (CENTER) OF STORM SEWER MANHOLE
  NORTHING: 16593018.0800
  EASTING: 1145791.3600
  ELEVATION: 79.04
- EXISTING POWER POLE
- EXISTING OVERHEAD POWER LINE
- EXISTING SIGN
- EXISTING POLE-MOUNTED ELECTRIC-POWERED SPEED LIMIT SIGN
- EXISTING TRAFFIC CONTROL BOX
- EXISTING 8" WATER LINE (N.A.W.S.C.)
- EXISTING SANITARY SEWER MANHOLE
- EXISTING 12" SANITARY SEWER LINE (CITY OF WESLACO)
- EXISTING STORM SEWER MANHOLE
- EXISTING ASPHALT PAVED SURFACES

VICINITY MAP



N.T.S.

BASIS OF BEARING

NORTH AMERICAN DATUM (NAD) OF 1983, TEXAS STATE PLANES GRID COORDINATE SYSTEM TEXAS SOUTH 4205, US FOOT.

NORTH AMERICAN VERTICAL DATUM (NAVD) 88

SCALE: 1"= 20'

SURVEY GENERAL NOTES

1. AS-BUILT LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREIN WERE PROVIDED AS OBSERVED/MARKED BY LOCATING SERVICE CONTRACTOR.

2. THIS TRACT OF LAND IS CLASSIFIED AS: AGRICULTURAL.

3. BUILDING SETBACK LINES REQUIREMENTS AS PER THE CITY OF WESLACO'S PLANNING DEPARTMENT.

4. THIS TRACT OF LAND LIES IN ZONE "X" (UNSHADED), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM. MAP REVISED: JUNE 6, 2000. COMMUNITY-PANEL NO. 480334 0450 C.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN (UNSHADED).

5. OWNER(S):

MARICELA HERNANDEZ DE LEON AND JESUS DE LEON
P.O. BOX 1624
WESLACO, TEXAS 78599-1624
HIDALGO COUNTY

6. EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING/SITE ADDITIONS WERE NOT OBSERVED ON OR AROUND THIS PROPERTY.

7. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, OR TITLE REPORT. AS A RESULT, THE SURVEYOR MAKES NO REPRESENTATIONS REGARDING THE EXISTENCE, LOCATION, OR NATURE OF EASEMENTS, RESTRICTIVE COVENANTS, OR OTHER MATTERS THAT MAY AFFECT TITLE TO THE PROPERTY. ONLY THOSE VISIBLE IMPROVEMENTS, OBSERVABLE INDICATORS OF USE, AND INFORMATION PROVIDED BY VARIOUS SOURCES OF INFORMATION, ARE SHOWN.
ANY ENCUMBRANCES, BOUNDARY DISPUTES, RECORDED EASEMENTS, OR TITLE-RELATED MATTERS NOT DISCLOSED TO THE SURVEYOR MAY AFFECT THE BOUNDARY AND CONDITIONS DEPICTED HEREON. A CURRENT TITLE COMMITMENT SHOULD BE OBTAINED AND PROVIDED TO THE SURVEYOR FOR A MORE COMPLETE AND COMPREHENSIVE SURVEY. THE SURVEYOR ASSUMES NO LIABILITY FOR OMISSIONS ARISING FROM THE LACK OF SUCH DOCUMENTATION.

8. NO EVIDENCE OF SITE USE AS SOLID WASTE SUMP, OR SANITARY LANDFILL.

9. THERE ARE NO GAPS OR GORES BETWEEN THE RIGHT-OF-WAY LINES AND THE BOUNDARY OF SUBJECT PROPERTY.

FLOOD ZONE INFORMATION

THIS TRACT OF LAND LIES IN ZONE "X" (UNSHADED), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM. MAP REVISED: JUNE 6, 2000.
COMMUNITY-PANEL No. 480334 0450 C.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN (UNSHADED).

LEGAL DESCRIPTION

A 1.091-ACRE (47,532.58 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 143, BLOCK 180, "THE WEST AND ADAMS TRACTS SUBDIVISION", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS OF HIDALGO. COUNTY, TEXAS.

MEETS AND BOUNDS DESCRIPTION

A 1.091-ACRE (47,532.58 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 143, BLOCK 180, "THE WEST ADAMS TRACTS SUBDIVISION", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.091-ACRE (47,532.58 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID FARM TRACT 143, BLOCK 180, BEING ALSO THE SOUTHWEST CORNER OF FARM TRACT 141, BLOCK 161, THE NORTHEAST CORNER OF FARM TRACT 144, BLOCK 179 AND THE NORTHWEST CORNER OF FARM TRACT 140, BLOCK 162, THENCE;

N 01°06'58" W, ALONG THE EAST LINE OF SAID FARM TRACT 143, BLOCK 180, A DISTANCE OF 325.70 FEET TO A POINT, THENCE;

N 88°49'06" E, A DISTANCE OF 59.22 FEET TO A #4 REBAR FOUND AT THE WEST RIGHT-OF-WAY LINE OF WESTGATE DRIVE, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1) THENCE, S 88°49'06" W, AT A DISTANCE OF 255.46 FEET PASS A #4 REBAR FOUND IN LINE, AND CONTINUE A TOTAL DISTANCE OF 274.70 FEET TO A #4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

2) THENCE, N 01°12'04" W, A DISTANCE OF 175.70 FEET TO A #4 REBAR SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

3) THENCE, N 88°49'06" E, A DISTANCE OF 266.40 TO A #4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF SAID WESTGATE DRIVE, FOR A POINT OF CURVATURE AND NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

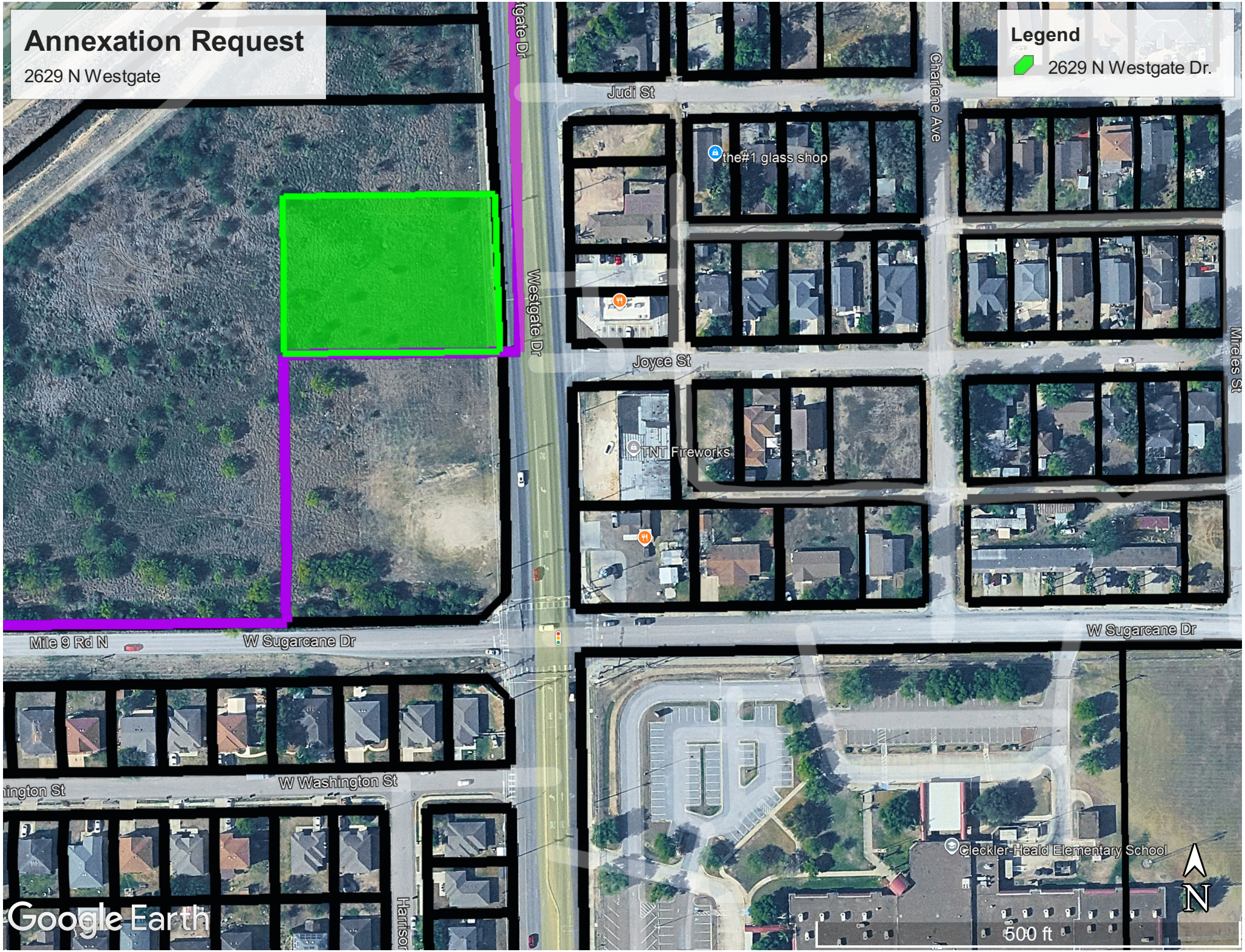
4) THENCE, IN A SOUTHEASTERLY DIRECTION AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WESTGATE DRIVE, BEING A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 0°39'42", A RADIUS OF 7,922.00 FEET, A LENGTH OF 91.48 FEET, A TANGENT OF 45.74 FEET, AND A CHORD THAT BEARS S 03°53'37" E, WITH A DISTANCE OF 91.48 FEET TO A POINT OF CURVATURE OF THIS HEREIN DESCRIBED TRACT;

5) THENCE, IN A SOUTHEASTERLY DIRECTION AND CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WESTGATE DRIVE, BEING A CURVE TO THE THE RIGHT, HAVING A CENTRAL ANGLE OF 0°37'07", A RADIUS OF 7,818.00 FEET, A LENGTH OF 84.42 FEET, A TANGENT OF 42.41 FEET, AND A CHORD THAT BEARS S 03°54'54" E, WITH A DISTANCE OF 84.42 FEET TO THE POINT OF BEGINNING, CONTAINING 1.091 ACRES (47,532.58 SQUARE FEET) OF LAND, MORE OR LESS.

RIO DELTA SURVEYING
FIRM #10013900
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-262-0222
EMAIL: MARIO@RIODELTASURVEYING.COM
COPYRIGHT 2026
JOB# RIO/AEC 1132.144
SHEET 1 OF 1

03-26-26
JOSE MARIO GONZALEZ
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5571
DATE

STATE OF TEXAS
REGISTERED
JOSE MARIO GONZALEZ
5571
PROFESSIONAL
LAND SURVEYOR


Annexation Request
2629 N Westgate
Legend
2629 N Westgate Dr.
Judi St
Charlene Ave
the#1 glass shop
Westgate Dr
Joyce St
Mireles St
TNT Fireworks
W Sugarcane Dr
Mile 9 Rd N
W Sugarcane Dr
W Washington St
Harrison
Cleckler-Heald Elementary School
N
500 ft
Google Earth

ORDINANCE NO. 2026-17

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 1.091 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Weslaco, Texas (the "City"), is a home rule municipality authorized by State law and the City's Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, the City Council, in compliance with *§43.021, Tex. Local Gov't Code*, instituted proceedings for the annexation of certain property more particularly described herein (the "subject property");

WHEREAS, the subject property hereby annexed is adjacent and contiguous to the present City limits;

WHEREAS, the boundaries of the City are contiguous to the subject property on at least two sides;

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

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. There is hereby annexed on voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 1.091 acres and are more specifically described as follows, to-wit:

METES & BOUNDS DESCRIPTION

Being a 1.091-acre (47,532.58 square feet) tract of land, more or less, out of and forming a part or portion of Farm Tract 143, Block 180, "The West Adams Tracts Subdivision", Hidalgo County, Texas, according to the map or plat thereof recorded in volume 2, pages 34-37, map records of Hidalgo County, Texas; said 1.091-acre (47,532.58 square feet) being more particularly described by metes and bounds as follows:

Commencing at the southeast corner of said farm tract 143, block 180, being also the southwest corner of farm tract 141, block 161, the northeast corner of farm tract 144, block 179 and the

northwest corner of farm tract 140, block 162, thence;

N 01°06'58" w, along the east line of said farm tract 143, block 180, a distance of 325.70 feet to a point, thence;

N 88°49'06" e, a distance of 59.22 feet to a #4 rebar found at the west right-of-way line of Westgate drive, for the southeast corner and point of beginning of this herein described tract;

1) thence, s 88°49'06" w, at a distance of 255.46 feet pass a #4 rebar found in line, and continue a total distance of 274.70 feet to a #4 rebar set for the southwest corner of this herein described tract;

2) thence, n 01°12'04" w, a distance of 175.70 feet to a #4 rebar set for the northwest corner of this herein described tract;

3) thence, n 88°49'06" e, a distance of 266.40 to a #4 rebar set at the west right-of-way line of said Westgate drive, for a point of curvature and northeast corner of this herein described tract;

4) thence, in a southeasterly direction and along the west right-of-way line of said westgate drive, being a curve to the left, having a central angle of 0°39'42", a radius of 7,922.00 feet, a length of 91.48 feet, a tangent of 45.74 feet, and a chord that bears s 03°53'37" e, with a distance of 91.48 feet to a point of curvature of this herein described tract;

5) thence, in a southeasterly direction and continuing along the west right-of-way line of said Westgate drive, being a curve to the the right, having a central angle of 0°37'07", a radius of 7,818.00 feet, a length of 84.42 feet, a tangent of 42.41 feet, and a chord that bears s 03°54'54" e, with a distance of 84.42 feet to the point of beginning, containing 1.091 acres (47,532.58 square feet) of land, more or less.

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 4. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks after the last reading of the ordinance.

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

SECTION 6. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of June 2026.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 7th day of July 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: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-876

From:
REBEKAH DE LA FUENTE

Subject:
Approval of Ordinance 2026-18 to rezone 2813 W Bus 83, also being West Tract an IRR TR E88'-W712.10'-N513.91' FT 626 1.00AC GR0.80AC NET, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-2 Secondary & Highway District. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-2 Secondary & Highway District. Seven (7) property owners within 200 feet of the applicant's property were notified by letter on May 22, 2026.

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

Amount:	Term of Impact:	Identified in Current Budget:

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

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on May 13, 2026.

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

ADELAIDA VEGA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Xavier Salinas	Final Approval

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval based on surrounding land use and 2040 land use map.

Attachments, if any:
2813 W Bus 83- Memo, 2813 w bus 83- Application, Legal Notice and Radius Map, 2813 W Bus 83- Aerial, O2026-18 rezone 2813 W BUS 83

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: Rezone Request – 2813 W Bus 83

DATE: June 9, 2026

The property owner is proposing to convert the use from a church to an event center. A facility inspection was conducted for this location on April 27, 2026, and the property owner is working towards addressing the department's comments. Staff has not received any petitions against the rezone request. The Planning & Zoning Commission recommended approval based on the 2040 land use map.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR REZONING

RZNE-001025-2026

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

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 1.00 Acre out of farm Tract 626 Block _____

Subdivision Name West and Adams Tract Subdivision (see Attached)

Street Address 2813 W. Business 83

Existing Zoning Residential Existing Land Use Church

Proposed Zoning B-2 Proposed Land Use Event Center

✓ $305.00 non-refundable filing fee.

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

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

✓ City and school tax receipts attached.

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

APPLICANT

Name Jose Luis Garcia Phone 956-314-9553

Address P.O. Box 1709 Fax: _____

City Weslaco State Tx Zip Code 78599 E-Mail: jlgmre@yahoo.com

OWNER

Name Jose Luis Garcia Phone 956-314-9553

Address P.O. Box 1709 Fax: _____

City Weslaco State Tx Zip Code 78599 E-Mail: jlgmre@yahoo.com

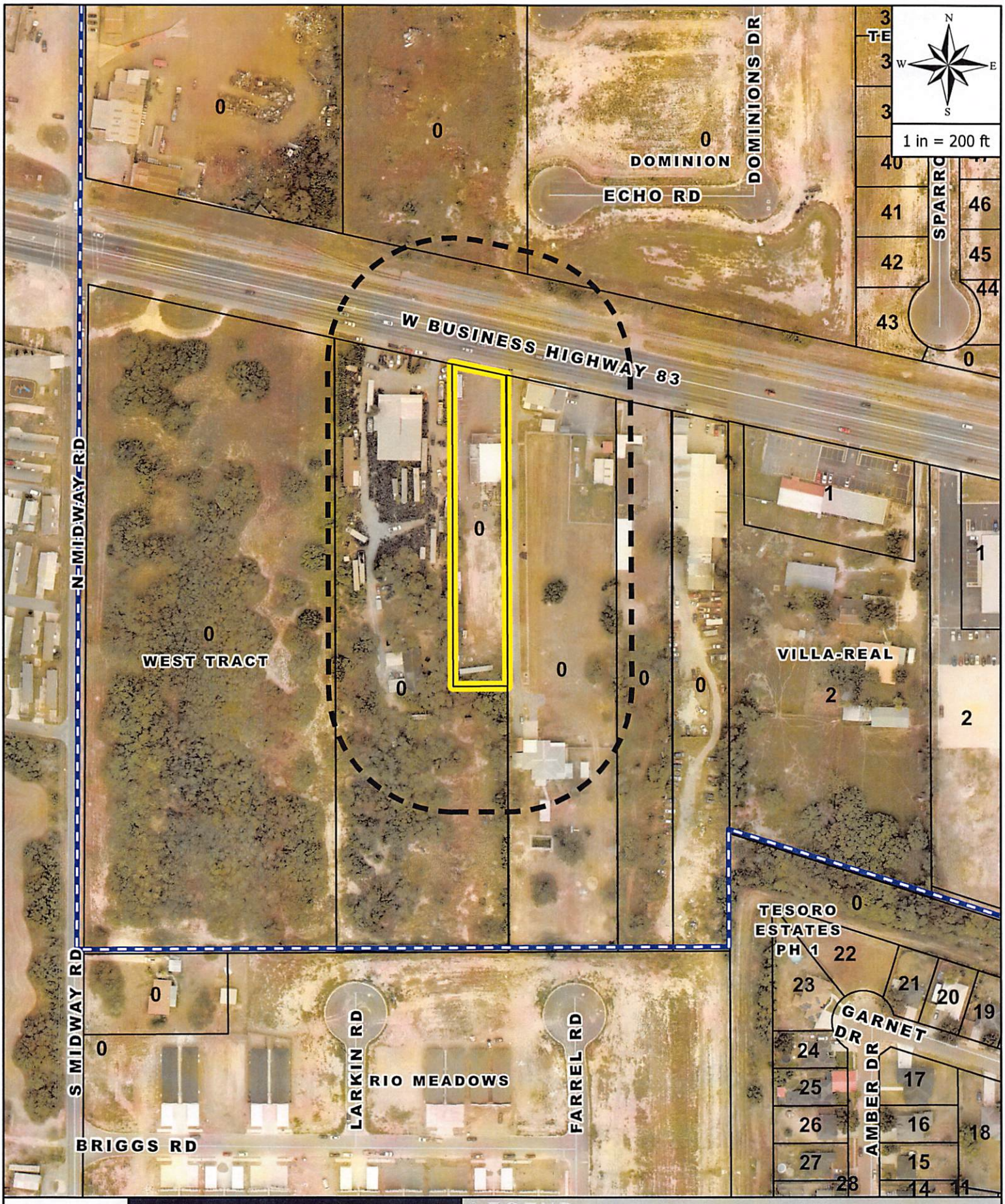
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 4/21/26
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

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



CITY ON THE GROW
CITY OF WESLACO

CASE ADDRESS:

2813 W BUSINESS 83

JOSE LUIS GARCIA

LEGEND

CITY LIMITS | NOTIFICATIONS | SITE

Pat. avery.com/patents

MENDEZ ALEX
2815 W BUSINESS 83
WESLACOTX, 78596-9395
W3800-00-626-0000-00

SALINAS RUBEN
210 LIAM ST
DONNATX, 78537-4620
W3800-00-626-0000-01

Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up™

AXEL PROPERTIES LTD
12301 ROOTH RD
MCALLENTX, 78504-9421
W3800-00-626-0000-03

BENAVIDEZ LORI ANN
2811 W BUSINESS 83
WESLACOTX, 78596-9395
W3800-00-626-0000-07

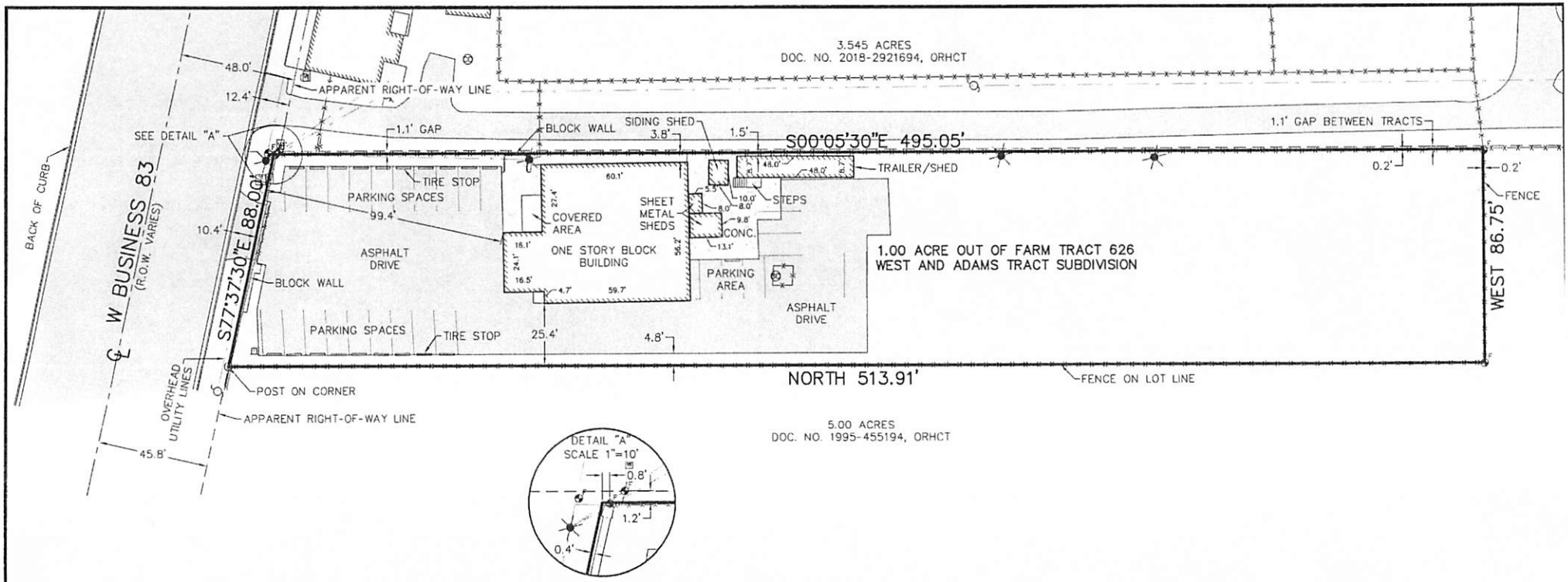
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

LOPEZ FRANCISCO JAVIER
2236 W MILE 13 1/2 N
WESLACOTX, 78599-9290
W3800-00-164-0000-03

GARCIA JOSE LUIS & NORA CRISELDA
111 MINA ST
WESLACOTX, 78596
W3800-00-626-0000-10

WESLACO DOMINION LLC
3514 N MILE 5 1/2 W
WESLACOTX, 78599-3442
D6420-00-000-0000-00

AVERY® 5160®
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®
Go to avery.com/templates
Use Avery Template 5160



NOTES

1. BASIS OF BEARINGS AS PER WEST TRACT SUBDIVISION RECORDED IN VOLUME 2, PAGE 34 THRU 37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

2. ADDRESS: 2813 W BUSINESS 83
WESLACO, TEXAS 78596

3. COMMITMENT FOR TITLE INSURANCE WITH FILE NO. 25-880702-WC, ISSUED AUGUST 20, 2025 WAS USED TO PREPARE THIS SURVEY.

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM OF COMMUNITY NO. 480334, PANEL NO. 0450, SUFFIX "C", REVISED JUNE 6, 2000.

SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY AS DESCRIBED HEREIN WAS MONUMENTED ON THE GROUND ON **09/03/2025**, THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS EXCEPT AS SHOWN HEREIN, THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

CODY MICHAEL MOORE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6370

9/11/2025
DATE

STATE OF TEXAS
REGISTERED
CODY MICHAEL MOORE
6370
PROFESSIONAL
LAND SURVEYOR

SCALE 1"=40'

40 0 40

Scale: 1" = 40'

LEGEND

● F	IRON ROD FOUND	✳	LIGHT POST
● S	IRON ROD SET WITH CAP STAMPED "MOORE-6370"	○	POWER POLE
⊛	CLEANOUT	(	GUY WIRE ANCHOR
○	POST	W	WATER METER
▯	SIGN	T	TELEPHONE PEDESTAL
		⊕	WATER VALVE

BOUNDARY SURVEY OF:

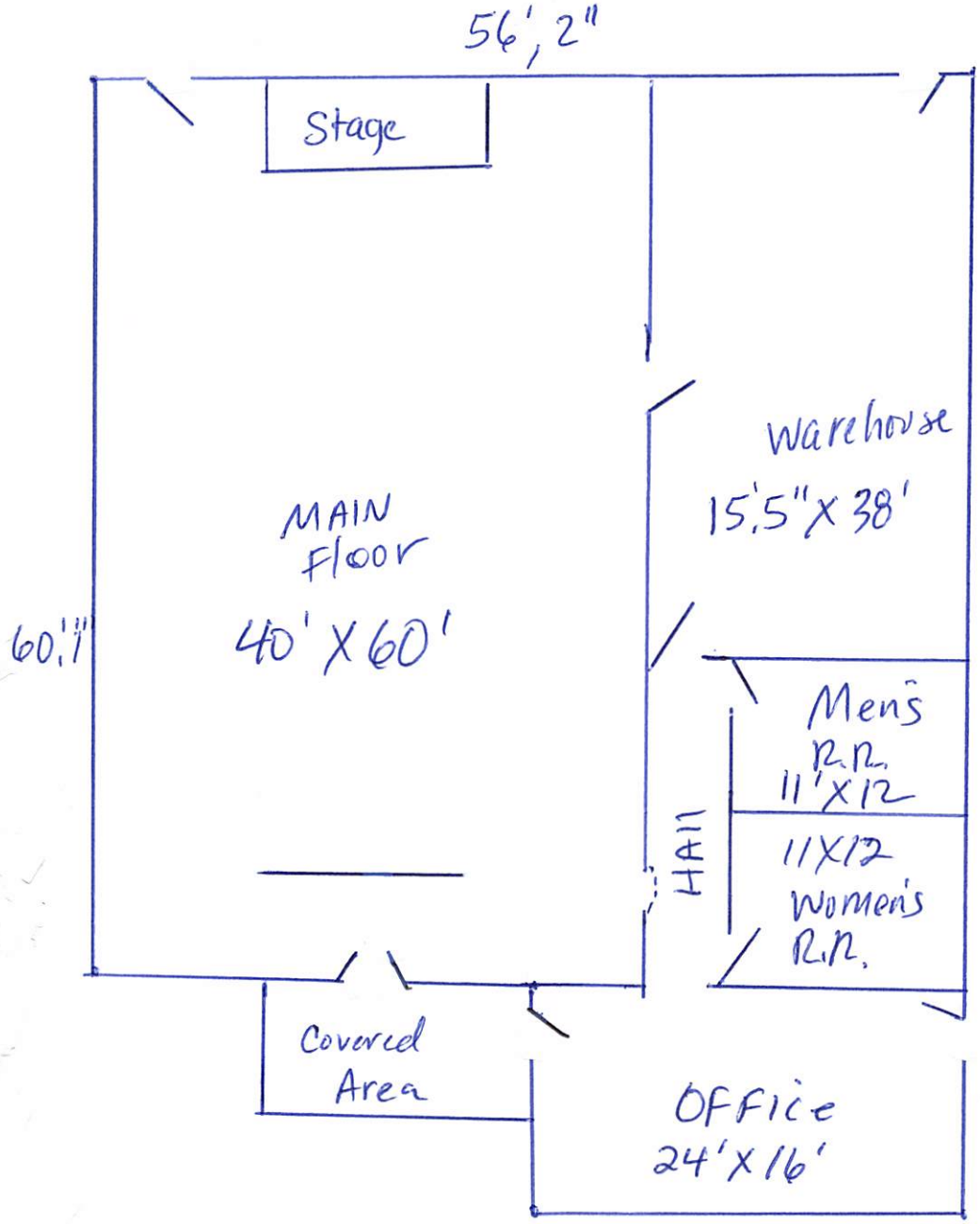
A TRACT OF LAND CONTAINING 1.0 ACRE OUT OF FARM TRACT 626, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FOR: JOSE LUIS GARCIA AND NORA C. GARCIA

DATE: 11 SEPTEMBER 2025 | JOB NO: 59058

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBPLS Firm No. 10194186


56', 2"
Stage
Warehouse
15.5" X 38'
MAIN
Floor
40' X 60'
60'1"
Men's
R.R.
11' X 12
HALL
11X12
Women's
R.R.
Covered
Area
OFFICE
24' X 16'


Rezone Request
R-1 to B-2
Legend
2813 W Bus 83
Delta Rd
Robin Rd
G3 Scrap Metal
Echo Rd
Milanos
Iglesia Bautista La Pue
Radio Vida - KRGE 1290 AM
2813 W Business 83
Brews N Cues Sports Bar
Black Brew Coffee Bus 83 (Weslaco Glass Bldg)
Mireles Mid Valley Farms Proc
Blue Jay St
Google Earth
800 ft
N

ORDINANCE NO. 2026-18

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2813 W BUS 83, ALSO BEING WEST TRACT AN IRR TR E88'-W712.10'-N513.91' FT 626 1.00AC GR0.80AC NET, WESLACO, HIDALGO COUNTY, AND TEXAS FROM R-1 ONE FAMILY DWELLING DISTRICT TO B-2 SECONDARY & HIGHWAY DISTRICT. BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to B-2 Secondary & Highway District located at 2813 W Bus 83, also being West Tract an IRR TR E88'-W712.10'-N513.91' FT 626 1.00AC GR0.80AC NET, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of June, 2026.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 7th day of July 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: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-877

From:
REBEKAH DE LA FUENTE

Subject:
Approval of Ordinance 2026-19 to rezone 2629 N Westgate also being a 1.091 acres tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adam Tracts Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. (First reading held June 16, 2026; staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-2 Secondary and Highway Business District. Ten (10) property owners within 200 feet of the applicant's property were notified by letter on May 22, 2026.

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

Amount:	Term of Impact:	Identified in Current Budget:

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

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

If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on May 13, 2026.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommended approval of the rezone at their regular meeting of June 3, 2026.

ADELAIDA VEGA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Xavier Salinas	Final Approval

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval based on surrounding land use.

Attachments, if any:
2629 N Westgate Dr - Memo, 2629 n westgate -Application, Legal Notice and Radius Map, 2629 N Westgate - Aerial - rezone, O2026-19 rezone 2629 N Westgate

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: Rezone Request – 2629 N Westgate Dr.

DATE: June 9, 2026

The property owner is requesting the rezone as this will be the new site of the proposed McDonalds. The property owner has already requested annexation and the development is currently under staff review. Staff has not received any petitions against the rezone request. The Planning & Zoning Commission recommended approval based on the 2040 land use map.

Thank you,

Rebekah de la Fuente, CFM

APPLICATION FOR REZONING

RECEIVED
MAY 13 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. RZNE-001042-2026

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot **Farm Tract 143** Block **180**

Subdivision Name **The West and Adams Tracts Subdivision**

Street Address **West side of N. Westgate Drive, approx. 326 feet N. of Sugarcane Drive**

Existing Zoning **No Zone (County)** Existing Land Use **Agricultural**

Proposed Zoning **B2 Secondary & Highway District** Proposed Land Use **Commercial (fast-food restaurant)**

_____ $305.00 non-refundable filing fee.
_____ Detailed dimensioned site plan/map must be submitted with this request.
_____ Survey and metes and bounds if the legal description is a portion of a lot.
_____ City and school tax receipts attached.
_____ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name **Carlos Garza, P.E.** Phone **(956) 607-1372**

Address **1116 S. 10th Avenue** Fax: _____

City **Edinburg** State **Texas** Zip Code **78539** E-Mail: **carlos@aecengineering.net**

OWNER

Name **Maricela Hernandez De Leon and Jesus De Leon** Phone _____

Address **P.O. Box 1624** Fax: _____

City **Weslaco** State **TX** Zip Code **78599** E-Mail: _____

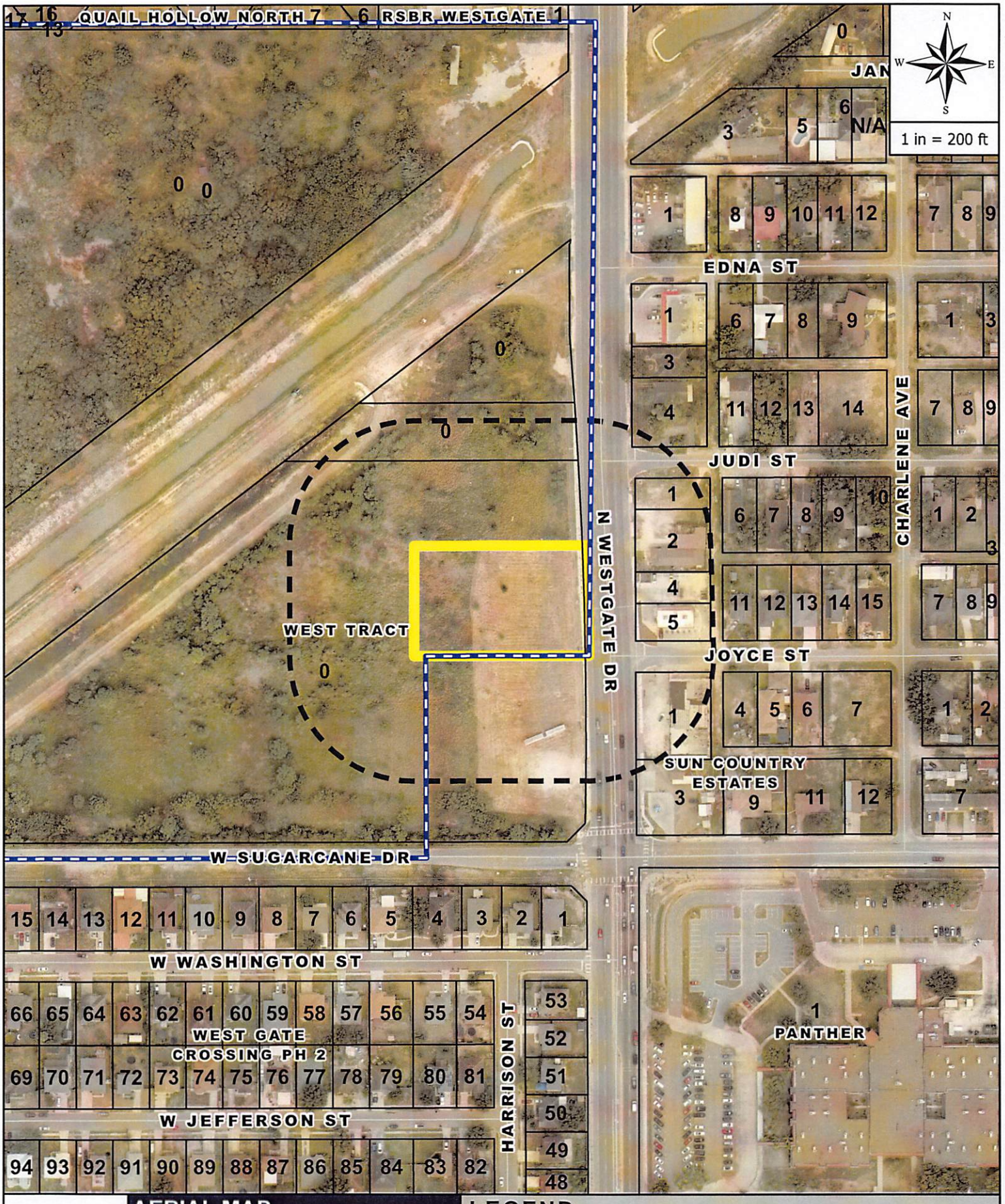
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date _____
Owner

Signature _____ Date _____
Applicant

Signature **Carlos Garza, P.E.** Date **May 13, 2026**
Authorized Agent

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



AERIAL MAP

CASE ADDRESS:

2629 N WESTGATE DR

CARLOS GARZA

LEGEND

CITY LIMITS | NOTIFICATIONS | SITE

RSA PROPS LLC
11626 MEADOWCHASE DR
HOUSTON , TX 77065-4903
291679

AGUILAR ELIZABETH
1610 JUDI ST
WESLACO , TX 78599-4070
291723

GONZO ENTERPRISES LLC
1115 N 171ST E AVE
TULSA , OK 74116-4214
291702

DE LEON JESUS
PO BOX 8308
WESLACO , TX 78599-8308
324627

LOZANO VIRGINIA YOLANDA
1611 JUDI ST
WESLACO , TX 78599
291677

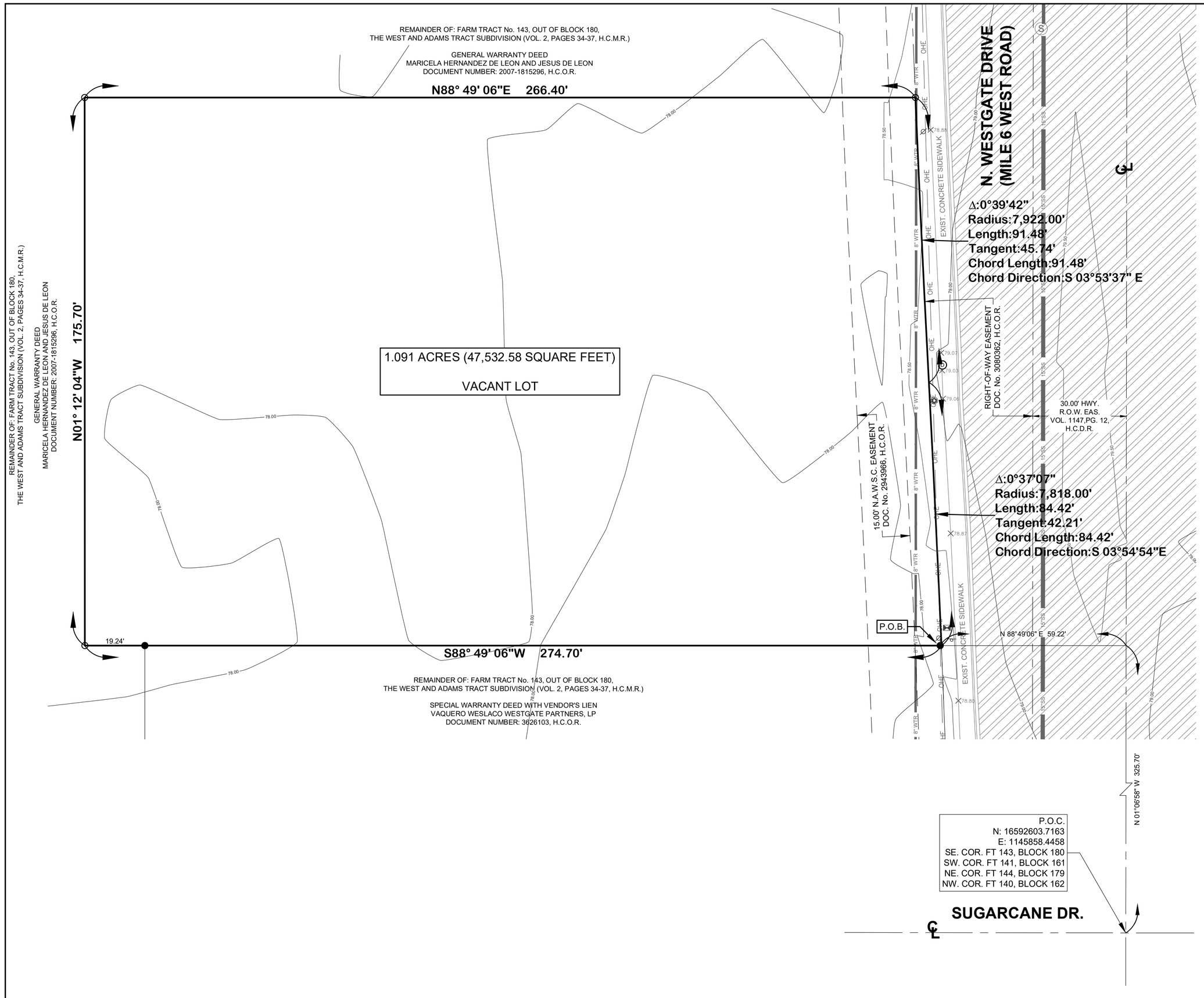
RSA PROPS LLC
11626 MEADOWCHASE DR
HOUSTON , TX 77065-4903
291678

VAQUERO WESLACO WESTGATE
PARTNERS LP
2627 TILLAR ST
FORT WORTH , TX 76107
20854597

MONTES MARTIN & JUANITA
6815 A ST
MERCEDES , TX 78570-7494
291703

LOZANO VIRGINA YOLANDA
1611 JUDI ST
WESLACO , TX 78599
291676

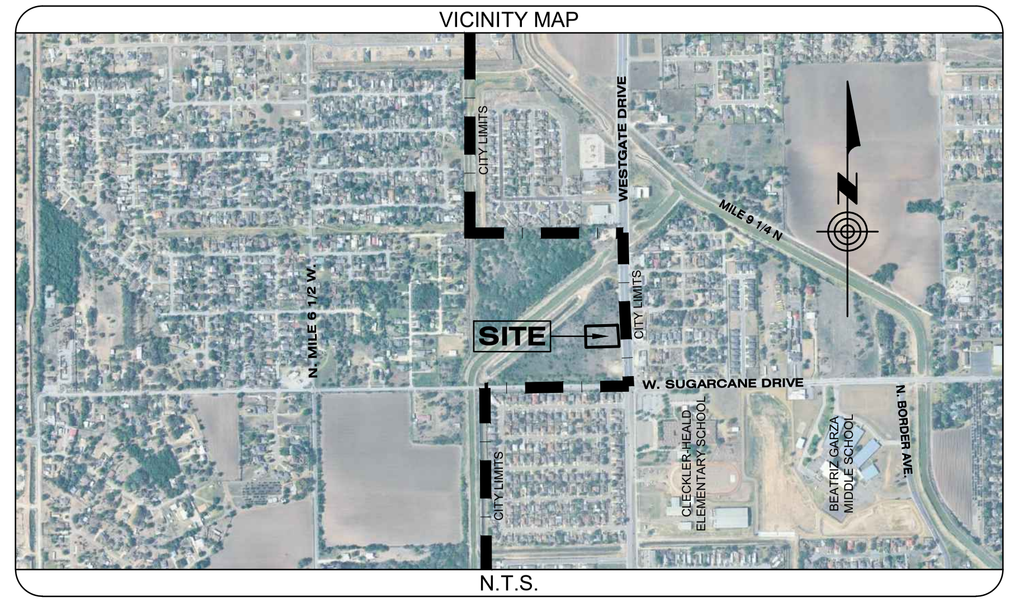
DE LEON JESUS
PO BOX 8308
WESLACO , TX 78599-8308
324626



MAP LEGEND

- SET #4 REBAR
- FOUND #4 REBAR
- BENCHMARK: TOP (CENTER) OF STORM SEWER MANHOLE
  NORTHING: 16593018.0800
  EASTING: 1145791.3600
  ELEVATION: 79.04
- EXISTING POWER POLE
- EXISTING OVERHEAD POWER LINE
- EXISTING SIGN
- EXISTING POLE-MOUNTED ELECTRIC-POWERED SPEED LIMIT SIGN
- EXISTING TRAFFIC CONTROL BOX
- EXISTING 8" WATER LINE (N.A.W.S.C.)
- EXISTING SANITARY SEWER MANHOLE
- EXISTING 12" SANITARY SEWER LINE (CITY OF WESLACO)
- EXISTING STORM SEWER MANHOLE
- EXISTING ASPHALT PAVED SURFACES

VICINITY MAP



N.T.S.

BASIS OF BEARING

NORTH AMERICAN DATUM (NAD) OF 1983, TEXAS STATE PLANES GRID COORDINATE SYSTEM TEXAS SOUTH 4205, US FOOT.

NORTH AMERICAN VERTICAL DATUM (NAVD) 88

SCALE: 1"= 20'

SURVEY GENERAL NOTES

1. AS-BUILT LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREIN WERE PROVIDED AS OBSERVED/MARKED BY LOCATING SERVICE CONTRACTOR.

2. THIS TRACT OF LAND IS CLASSIFIED AS: AGRICULTURAL.

3. BUILDING SETBACK LINES REQUIREMENTS AS PER THE CITY OF WESLACO'S PLANNING DEPARTMENT.

4. THIS TRACT OF LAND LIES IN ZONE "X" (UNSHADED), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM. MAP REVISED: JUNE 6, 2000. COMMUNITY-PANEL NO. 480334 0450 C.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN (UNSHADED).

5. OWNER(S):

MARICELA HERNANDEZ DE LEON AND JESUS DE LEON
P.O. BOX 1624
WESLACO, TEXAS 78599-1624
HIDALGO COUNTY

6. EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING/SITE ADDITIONS WERE NOT OBSERVED ON OR AROUND THIS PROPERTY.

7. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, OR TITLE REPORT. AS A RESULT, THE SURVEYOR MAKES NO REPRESENTATIONS REGARDING THE EXISTENCE, LOCATION, OR NATURE OF EASEMENTS, RESTRICTIVE COVENANTS, OR OTHER MATTERS THAT MAY AFFECT TITLE TO THE PROPERTY. ONLY THOSE VISIBLE IMPROVEMENTS, OBSERVABLE INDICATORS OF USE, AND INFORMATION PROVIDED BY VARIOUS SOURCES OF INFORMATION, ARE SHOWN.
ANY ENCUMBRANCES, BOUNDARY DISPUTES, RECORDED EASEMENTS, OR TITLE-RELATED MATTERS NOT DISCLOSED TO THE SURVEYOR MAY AFFECT THE BOUNDARY AND CONDITIONS DEPICTED HEREON. A CURRENT TITLE COMMITMENT SHOULD BE OBTAINED AND PROVIDED TO THE SURVEYOR FOR A MORE COMPLETE AND COMPREHENSIVE SURVEY. THE SURVEYOR ASSUMES NO LIABILITY FOR OMISSIONS ARISING FROM THE LACK OF SUCH DOCUMENTATION.

8. NO EVIDENCE OF SITE USE AS SOLID WASTE SUMP, OR SANITARY LANDFILL.

9. THERE ARE NO GAPS OR GORES BETWEEN THE RIGHT-OF-WAY LINES AND THE BOUNDARY OF SUBJECT PROPERTY.

FLOOD ZONE INFORMATION

THIS TRACT OF LAND LIES IN ZONE "X" (UNSHADED), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM. MAP REVISED: JUNE 6, 2000.
COMMUNITY-PANEL No. 480334 0450 C.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN (UNSHADED).

LEGAL DESCRIPTION

A 1.091-ACRE (47,532.58 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 143, BLOCK 180, "THE WEST AND ADAMS TRACTS SUBDIVISION", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, OF THE MAP RECORDS OF HIDALGO. COUNTY, TEXAS.

MEETS AND BOUNDS DESCRIPTION

A 1.091-ACRE (47,532.58 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF FARM TRACT 143, BLOCK 180, "THE WEST ADAMS TRACTS SUBDIVISION", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.091-ACRE (47,532.58 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID FARM TRACT 143, BLOCK 180, BEING ALSO THE SOUTHWEST CORNER OF FARM TRACT 141, BLOCK 161, THE NORTHEAST CORNER OF FARM TRACT 144, BLOCK 179 AND THE NORTHWEST CORNER OF FARM TRACT 140, BLOCK 162, THENCE;

N 01°06'58" W, ALONG THE EAST LINE OF SAID FARM TRACT 143, BLOCK 180, A DISTANCE OF 325.70 FEET TO A POINT, THENCE;

N 88°49'06" E, A DISTANCE OF 59.22 FEET TO A #4 REBAR FOUND AT THE WEST RIGHT-OF-WAY LINE OF WESTGATE DRIVE, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1) THENCE, S 88°49'06" W, AT A DISTANCE OF 255.46 FEET PASS A #4 REBAR FOUND IN LINE, AND CONTINUE A TOTAL DISTANCE OF 274.70 FEET TO A #4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

2) THENCE, N 01°12'04" W, A DISTANCE OF 175.70 FEET TO A #4 REBAR SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

3) THENCE, N 88°49'06" E, A DISTANCE OF 266.40 TO A #4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF SAID WESTGATE DRIVE, FOR A POINT OF CURVATURE AND NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

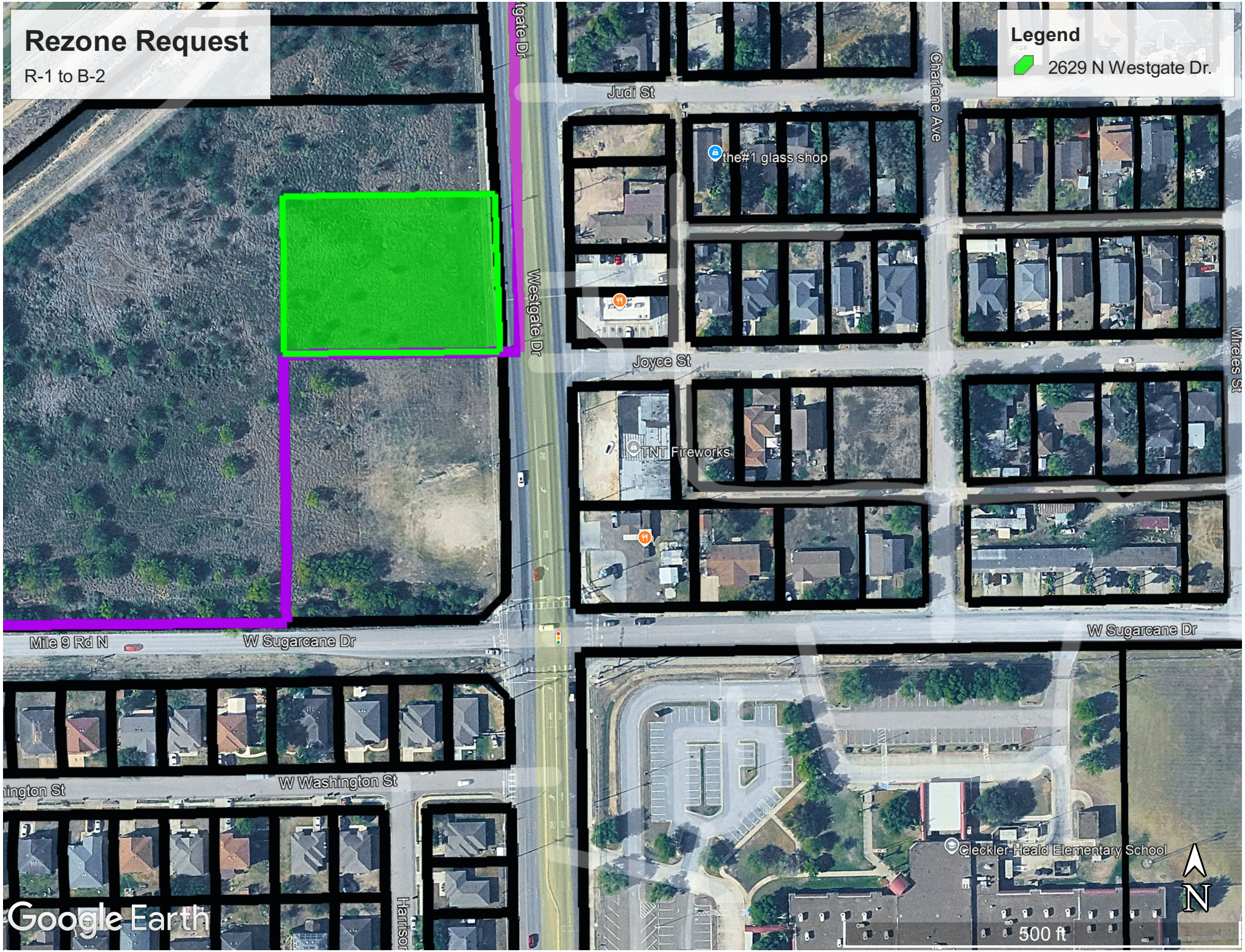
4) THENCE, IN A SOUTHEASTERLY DIRECTION AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WESTGATE DRIVE, BEING A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 0°39'42", A RADIUS OF 7,922.00 FEET, A LENGTH OF 91.48 FEET, A TANGENT OF 45.74 FEET, AND A CHORD THAT BEARS S 03°53'37" E, WITH A DISTANCE OF 91.48 FEET TO A POINT OF CURVATURE OF THIS HEREIN DESCRIBED TRACT;

5) THENCE, IN A SOUTHEASTERLY DIRECTION AND CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID WESTGATE DRIVE, BEING A CURVE TO THE THE RIGHT, HAVING A CENTRAL ANGLE OF 0°37'07", A RADIUS OF 7,818.00 FEET, A LENGTH OF 84.42 FEET, A TANGENT OF 42.41 FEET, AND A CHORD THAT BEARS S 03°54'54" E, WITH A DISTANCE OF 84.42 FEET TO THE POINT OF BEGINNING, CONTAINING 1.091 ACRES (47,532.58 SQUARE FEET) OF LAND, MORE OR LESS.

RIO DELTA SURVEYING
FIRM #10013900
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-262-0222
EMAIL: MARIO@RIODELTASURVEYING.COM
COPYRIGHT 2026
JOB# RIO/AEC 1132.144
SHEET 1 OF 1

03-26-26
JOSE MARIO GONZALEZ
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5571
DATE

STATE OF TEXAS
REGISTERED
JOSE MARIO GONZALEZ
5571
PROFESSIONAL
LAND SURVEYOR


Rezone Request
R-1 to B-2
Legend
2629 N Westgate Dr.
Judi St
Charlene Ave
the#1 glass shop
Westgate Dr
Joyce St
Mireles St
TNT Fireworks
W Sugarcane Dr
Mile 9 Rd N
W Sugarcane Dr
W Washington St
Harrison
Cleckler-Heald Elementary School
N
500 ft
Google Earth

ORDINANCE NO. 2026-19

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 2629 N WESTGATE ALSO BEING A 1.091 ACRES TRACT OF LAND, MORE OR LESS, OUT OF FARM TRACT 143, BLOCK 180, THE WEST AND ADAM TRACTS SUBDIVISION, WESLACO, HIDALGO COUNTY, AND TEXAS FROM R-1 ONE FAMILY DWELLING DISTRICT TO B-2 SECONDARY AND HIGHWAY BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to B-2 Secondary & Highway District located at 2629 N Westgate also being a 1.091 acres tract of land, more or less, out of Farm Tract 143, Block 180, The West and Adam Tracts Subdivision, Weslaco, Hidalgo County, and Texas

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 16th day of June, 2026.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this 7th day of July 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: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-959

From:
REBEKAH DE LA FUENTE

Subject:
Approval to authorize staff to publish notice of the public hearing for the adoption of the Land Use Assumption Plan and Capital Improvement Plan relating to possible adoption of impact fees. (Staffed by Planning & Code Enforcement Department.)

Background:
Staff requests authorization to publish notice of a public hearing in *The Monitor* for August 18, 2026. In accordance with applicable requirements, drafts of the Land Use Assumptions and Capital Improvements Plan have been available for public inspection on the City's website since May 6, 2026. The public hearing will provide an opportunity to receive comments and consider the proposed Land Use Assumptions and Capital Improvements Plan, upon which impact fees may be imposed.

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	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Xavier Salinas	Final Approval

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval for the authorization to post the public hearing.

Attachments, if any:

Responsibilities upon Approval:
Staff will advertise in the Monitor for the public hearing.

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-954
From:	
Subject: Approval of the landowners' petition from MG Capital Investments LLC for the release of property located in the City's Extraterritorial Jurisdiction described as 10.00 acres of land out of Farm Tract 189, the West Tract Subdivision, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.)	
Background:	
Funding Source (budget code, if applicable)**:**	

Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted:		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		

ADELAIDA VEGA	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Xavier Salinas	Final Approval

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Attachments, if any:
MG Capital Investments LLC re Landowner's Petition re release from ETJ

Responsibilities upon Approval:

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

June 16, 2026

City of Weslaco
Rebekah de la Fuente, CFM, CPM
Planning & Code Enforcement Director
255 Kansas Ave.
Weslaco, Texas 78596

Re: Landowner's Petition for Release of Area from Extraterritorial Jurisdiction Under Sec. 42.101 *et seq.* of Local Government Code
Petitioner: MG Capital Investments, LLC

Dear Ms. De la Fuente,

Attached please find Landowner's Petition for Release of Area from Extraterritorial Jurisdiction Under Sec. 42.101 *et seq.* of Local Government Code (the "Petition"), which I submit on behalf of MG Capital Investments, LLC, the owner of the real property made the basis of the Petition.

Should you have any questions, please feel free to call me at 381-6480.

Respectfully,

Eulalio Ramirez, P.E.

Cc: MG Capital Investments, LLC

RECEIVED
JUN 22 2026
BY: CSD-AW

124 E. Stubbs, Edinburg, TX 78539 ★ Phone 956/381-6480 ★ Fax 956/381-0527

Docusign Envelope ID: 2C9036E1-AA07-8075-82AB-665679AFB0D9

Landowner's Petition for Release of Area from Extraterritorial Jurisdiction Under Sec. 42.101 *et seq.* of Local Government Code

To: City of Weslaco
Rebekah de la Fuente, CFM, CPM
Planning & Code Enforcement Director
255 S. Kansas Ave.
Weslaco, Texas 78596

This petition is submitted to the City of Weslaco (the "City") under Sec. 42.102(b) by MG Capital Investments, LLC ("Petitioner"), the owner of certain real property located within the City's extraterritorial jurisdiction as depicted on the field notes and map attached hereto as Exhibit A and further described as:

> A 10.00 acre tract of land out of Farm Tract 189, the West and Adams Tracts Subdivision, Hidalgo County, Texas according to the map or plat thereof recorded in Volume 2, Pages 34-37, map records, Hidalgo County, Texas

Petitioner respectfully requests that the City act on this petition immediately as required by Sec. 42.105(c) of the Local Government Code. If the City fails to do so, the Property will be released by operation of law under Sec. 42.105(d) of the Local Government Code.

Respectfully,

MG Capital Investments, LLC

Signed by:
By: Marlen Saenz
65663C9AA464AD...
Marlen Saenz, Managing Member
1000 E US Hwy 83
McAllen, TX 78501

Date: 6/19/2026

RECEIVED
JUN 22 2026
BY: CSD-AV

Doc-3752350

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

Document No: 3752350 **Billable Pages: 2**

Recorded On: May 15, 2026 08:07 AM **Number of Pages: 3**

WARRANTY DEED

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

Total Recording: $ 39.00

*******THIS PAGE IS PART OF THE DOCUMENT*******

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No:	3752350
Receipt No:	20260514000375
Recorded On:	May 15, 2026 08:07 AM
Deputy Clerk:	Marc Silva
Station:	CH-1-CC-K16

Record and Return To:

eRecording Partners
400 Second Avenue South
Minneapolis MN 55401

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Charge recording to
Dante Title
ER/TNB2600336d9

Doc-3752350

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

WARRANTY DEED

Conforms to State Bar of Texas Form

Date: May 14, 2026

Grantor: ZURIEL INVESTMENTS, LLC, a Texas limited liability company

Grantor's Mailing Address: 718 Countryside Drive
Weslaco, Texas 78599
Hidalgo County, Texas

Grantee: MG CAPITAL INVESTMENTS, LLC, a Texas limited liability company

Grantee's Mailing Address: 1000 E. US Highway 83
McAllen, Texas 78501
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

The South 10.00 acres of Farm Tract 189, WEST AND ADAMS TRACT SUBDIVISION, Hidalgo County, Texas, according to the map recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes. Said 10.00 acre tract of land being more particularly described by metes and bounds as follows; COMMENCING at Southeast corner of said Farm Tract 189, for the POINT OF BEGGINING of this herein described;

THENCE, West, with the South line of said Farm Tract 189 and the North line of a certain 5.00 acre tract of land vested to Eugene and wife, Melba De La Garza (Volume 3103, Page 552, Hidalgo County Official Records, Hidalgo County, Texas), a distance of 20.00 feet pass a No. 4 rebar set on the West Right-of-Way line of Mile 5 1/2 Road, 5.00 feet pass a No. 4 rebar found, for a total distance of 1,320.00 feet to a point inside an existing drainage ditch, for the Northwest corner of said 6.00 acre tract, and the Southwest corner of said tract herein described;

THENCE, North, with the West line of said Farm Tract 189, a distance of 330.00 feet to a point for the Southwest corner of a certain 25.00 acre tract of land vested in Barbara Blair (Document #2086504, Hidalgo County Official Records, Hidalgo County, Texas), and the Northwest corner of said tract herein described;

THENCE East, with the South line of said 25.00-acre tract and parallel to the South line of said Farm Tract 189, a distance of 1,305.00 feet pass a No. 4 rebar set on the West Right-of Way line of Mile 5 1/2 Road, for a total distance of 1,320.00 feet to a point on the East line of said Farm Tract 189 for the Southeast corner of said 25,00 acre tract of the Northeast corner of said tract herein described;

THENCE, South, with the East Right-of-Way line of Mile 5 1/2 Road and the East line of said Farm Tract 189, a distance of 330.00 feet to a point for the Northeast corner of said 5.00-acre tract and the Southeast corner of said Farm Tract 189 and the POINT OF BEGINNING and containing 10.00 acres, of which 0.11 acres lies in Existing Road Right of-Way, leaving a Net of 9.89 acres of land more or less.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in all walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of the water and irrigation district; taxes for the current year, the payment of which Grantee assumes; and subsequent assessments for the current and subsequent years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

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

ZURIEL INVESTMENTS, LLC, a Texas limited liability company

By: _____
GERARDO GONZALEZ, Member

By: _____
VERONICA GONZALEZ, Member

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 14th day of May, 2026 by GERARDO GONZALEZ, Member of ZURIEL INVESTMENTS, LLC, a Texas limited liability company on behalf of same.

MANUEL CANTU
Notary ID # 13473430-4
My Commission Expires
January 26, 2028

_____
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on this 14th day of May, 2026 by VERONICA GONZALEZ, Member of ZURIEL INVESTMENTS, LLC, a Texas limited liability company on behalf of same.

MANUEL CANTU
Notary ID # 13473430-4
My Commission Expires
January 26, 2028

_____
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
MG CAPITAL INVESTMENTS, LLC
1000 E. US Highway 83
McAllen, Texas 78501

PREPARED BY:
RE DOCUPREP SERVICE
4740 S. Jackson Rd.
Edinburg, Texas 78539
Dante Title #: **TNB26033649**

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

John B. Scott
Secretary of State

Office of the Secretary of State

CERTIFICATE OF FILING
OF

MG CAPITAL INVESTMENTS LLC
File Number: 804803569

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 11/10/2022

Effective: 11/11/2022

John B. Scott
Secretary of State

TEXAS SECRETARY of STATE
JOHN B. SCOTT

BUSINESS ORGANIZATIONS FILING

Please review the document displayed for accuracy. If corrections must be made press 'Edit Filing'. When complete press 'Submit Filing' to submit this filing.

Submit Filing (Fee: $300.00) | Edit Filing | Cancel Filing

Fees paid by credit card are subject to the statutorily authorized convenience fee of 2.7% of total fees.

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709

Filing Fee: $300

Certificate of Formation
Limited Liability Company

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

MG CAPITAL INVESTMENTS LLC

Article 2 – Registered Agent and Registered Office

☐ A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

☑ B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:
MARLEN SAENZ

C. The business address of the registered agent and the registered office address is:

Street Address:
1000 E US HIGHWAY 83 MCALLEN TX 78501

Consent of Registered Agent

☐ A. A copy of the consent of registered agent is attached.

OR

☑ B. The consent of the registered agent is maintained by the entity.

Article 3 - Governing Authority

☐ A. The limited liability company is to be managed by managers.

OR

☑ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Managing Member 1: MARLEN SAENZ | Title: Managing Member

Address: 1000 E US HIGHWAY 83 MCALLEN TX, USA 78501

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Initial Mailing Address

Address to be used by the Comptroller of Public Accounts for purposes of sending tax information.

The initial mailing address of the filing entity is:
105 W. UTILITY DR.
PHARR, TX 78577
USA

Organizer

The name and address of the organizer are set forth below.
HECTOR IZAGUIRRE, P.C. 413 N. 17TH. STREET MCALLEN, TX 78501

Effectiveness of Filing

☐ A. This document becomes effective when the document is filed by the secretary of state.

OR

☑ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is: November 7, 2022

Execution

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

HECTOR IZAGUIRRE, P.C.

Signature of Organizer

FILING OFFICE COPY

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-869
From: Nick Castillo	
Subject: Approval to solicit bids for streets materials including Hot Mix, Caliche, and MC30 Oil. (Staffed by Public Works Department.)	
Background: Current contract expired on 5/5/2026.	
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)**:**	
LUCERITO ESPINOZA Nick Castillo Xavier Salinas	Created/Initiated New
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation: Staff recommends approval.	
Attachments, if any: Memo 2026 Street Materials	
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

Date: July 7, 2026

To: City Commission

From: David Arce, Public Works Director

Subject: STREETS MATERIALS

Cc: Xavier Salinas, City Manager
Antonio Lopez, Asst. City Manager
Rosie Cavazos, Finance Director

The Public Works Department is requesting approval to solicit bids for Streets Paving Materials to include Hot Mix, Caliche, and MC30 Oil. Items individually are below the purchasing threshold but accumulative will surpass the $50,000 allowed in our purchasing policy. We will bring item back for commission approval at a later meeting once bids have been received.

Staff recommends approval.

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-870

From:

Subject:
Approval of Resolution 2026-49 to enter into an agreement with TXDOT for a public event in the city limits of Weslaco requiring the closure of streets affecting state right-of-way on Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street from 12 pm -11pm on the third (3) Thursday of the month from August 2026 to February 2027 for Alfresco Weslaco Music & Art. The event will run from 6 PM to 9:30 PM on the following dates: August 20, 2026; September 17, 2026; October 15, 2026; November 19, 2026; December 17, 2026; January 21, 2027; and February18, 2027 waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Building Maintenance, Police, Fire, and EMS Department and authorize the Mayor to execute any related documents. (Staffed by Engineering/Weslaco EDC.)

Background:
This is the annual request from the Weslaco Economic Development Corporation for the Alfresco Event.

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/Initiated New

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Attachments, if any:
R2026-469TXDot closure for Alfresco Aug 2026- Feb 2027

Responsibilities upon Approval:

RESOLUTION NO. 2026-49

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

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

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

That the closure of Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street from 12 pm -11pm on the third (3) Thursday of the month from August 2026 to February 2027 for Alfresco Weslaco Music & Art. The event will run from 6 PM to 9:30 PM on the following dates: August 20, 2026; September 17, 2026; October 15, 2026; November 19, 2026; December 17, 2026; January 21, 2027; and February18, 2027.

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 on this 7th day of July 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: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-871
From:	
Subject: Approval of Resolution 2026-50 for the sale of wine and beer by a TABC licensed vendor; allowing public consumption of alcohol on the street from Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street during Alfresco Weslaco Music & Art on the Street, on the following dates: August 20, 2026; September 17, 2026; October 15, 2026; November 19, 2026; December 17, 2026; January 21, 2027; and February18, 2027 waiving fees and ordinances associated with the event; provision of support by City of Weslaco, Weslaco Parks and Recreation, Public Works, Police, Fire, and EMS Department. (Staffed by WEDC.)	
Background: Annual request from Weslaco Economic Development for the sale and consumption of acholic beverages during the Alfresco Event.	
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 Xavier Salinas	Created/Initiated Final Approval
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation:	
Attachments, if any: R2026-50 Alfresco allow sale and consumption of beer	
Responsibilities upon Approval:	

RESOLUTION NO. 2026-50

A RESOLUTION OF THE CITY OF WESLACO, TEXAS, AUTHORIZING THE SALE OF WINE AND BEER BY A TABC LICENSED VENDOR; ALLOWING PUBLIC CONSUMPTION OF ALCOHOL ON THE STREET FROM U.S. BUSINESS HIGHWAY 83 TO SIXTH STREET FOR ALFRESCO WESLACO MUSIC & ART ON THE STREET.

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

That the City of Weslaco approves the sale of wine and beer by a TABC licensed vendor; allowing public consumption of alcohol on the street from Texas Blvd/FM 88 between U.S. Business Highway 83 and Sixth Street during Alfresco Weslaco Music & Art on the Street, on the following dates: August 20, 2026; September 17, 2026; October 15, 2026; November 19, 2026; December 17, 2026; January 21, 2027; and February18, 2027.

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 an agreement with the Texas Department of Transportation for temporary closure is approved and has been developed in accordance with the rules and procedures.

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

PASSED AND APPROVED on this 7th day of July 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: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-887

From:

Subject:
Approval to apply for the FY 2026 Texas State Library Interlibrary Loan Lending Reimbursement Program and acceptance of funding upon award. (Staffed by Library Department.)

Background:
The Mayor Joe V. Sánchez Public Library is eligible to receive a federally funded reimbursement award from the Texas State Library and Archives Commission for its participation in the statewide Interlibrary Loan (ILL) program. ILL is a statewide resource-sharing initiative that helps meet the information needs of Texans by allowing library patrons to borrow materials from libraries across the United States. Your continued support ensures that this vital service remains available to the Weslaco community.
The reimbursement amount is dependent on the number of participating libraries statewide and cannot be estimated at this time. However, the library typically receives upwards of $1,500 in reimbursements annually.
The Mayor Joe V. Sánchez Public Library is proud to operate one of the most active and popular ILL programs in Hidalgo County. This reimbursement program helps support and incentivize the continued success of this service for the residents of Weslaco.

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:
N/A

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

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
None at this time.

MariCarmen Garcia	Created/Initiated
Arnoldo Becho	Approved
OMAR RODRIGUEZ	New
Xavier Salinas	

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval

Attachments, if any:

Memo for Interlibrary Loan Reimbursement Program FY 2026, FY 2026 Guidelines and TCs ILL Lending Reimbursement Program final

Responsibilities upon Approval:

Apply for reimbursement and coordinate with Finance for deposit upon receipt.

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; City Commission; Xavier Salinas, City Manager; Omar Rodriguez, Assistant City Manager, Antonio Lopez, Assistant City Manager
CC: Arnoldo Becho, Rosie Cavazos, Sonia Flores
Fr: MariCarmen Garcia, Assistant Library Director
Re: Request to reapply for the FY 2026 Interlibrary Loan Lending (ILL) Reimbursement Program

As a service to the residents of Weslaco, the Mayor Joe V. Sanchez Public Library participates in the Interlibrary Loan (ILL) program, which allows the library to borrow books not owned in our collection from other institutions. In return, the library also lends materials from our collection to partner institutions across the state. On average, the library lends between 50 to 100 ILL items per month.

While loss or damage of ILL items is rare, borrowing institutions are responsible for covering the cost of any lost or damaged materials. As an incentive to participate in the program, the Texas State Library provides reimbursement to libraries for postage, material handling, and related expenses. This initiative is part of a statewide resource-sharing effort to meet the diverse informational needs of Texans. The reimbursement amount varies and depends on the number of qualifying libraries statewide and cannot be estimated in advance.

This agenda item requires no additional funding and adds no cost to the library's budget. Library staff fully support the ILL program and encourage patrons to make use of this valuable service.

Please feel free to contact me with any questions. I would be happy to provide additional information.

Thank you for your time and consideration.
MariCarmen Garcia
Assistant Library Director, City of Weslaco, Mayor Joe V. Sanchez Public Library
525 S. Kansas, Weslaco TX,
mgarcia@weslacopl.us

SFY 2026 ILL LENDING REIMBURSEMENT PROGRAM GUIDELINES AND TERMS & CONDITIONS

QUESTIONS? Contact Sara Hayes at shayes@tsl.texas.gov .

Program Description

The Texas State Library and Archives Commission (TSLAC) administers a statewide interlibrary loan (ILL) program that assists Texas public libraries in meeting the accreditation criteria to offer to borrow and lend materials with other Texas public libraries. **(13 TAC §1.77)**

The Interlibrary Loan Lending Reimbursement Program, an optional, non-competitive grant, helps support Texas libraries with partial reimbursements for direct, out-of-pocket costs associated with participating in the statewide interlibrary loan program, including costs for staff time, postage, courier subscriptions, and shipping materials.

TSLAC will calculate reimbursements based on the available program budget and the total number of eligible lends made by all participating libraries between August 1, 2025 – July 31, 2026. The reimbursement awards must be applied to costs associated with resource sharing costs expended during SFY 2026. **Please discuss this program with your legal entity's accounting office so they are aware this program involves federal funds and, if approved, to expect reimbursement in September 2026.**

Program Timeline

May 19, 2026: Access opens to opt into the FY 2026 ILL Lending Reimbursement Program in the Grant Management System (GMS) portal.
July 17, 2026: Deadline to submit a signed Participation Signature form in the GMS portal, signed by authorized legal entity signatory.
August 7, 2026: TSLAC will notify libraries of total eligible lends and award amounts and begin accepting Performance Certification forms through the GMS portal.
August 21, 2026: Deadline to submit completed Performance Certification form in GMS, signed by Library Director.
September 2026: Award letters sent out and reimbursement payments dispersed to legal entities (cities, counties, universities).

TSLAC staff will work with 4-year public state schools as their awards will be dispersed in August.

Required Forms

1. **Participation Signature form**: Starting May 19, 2026, participants may opt in to the program and create an application in the Grants Management System (GMS) to generate this form. TSLAC staff cannot provide this form.
2. **Performance Signature Form**: This form will be available to participants on August 7, 2026.
3. **Single Audit Certification Form :** TSLAC will distribute this form to grant recipients in December 2026.

Award Information

The reimbursements are subawards (or pass-through awards) of the Grants to States program from the Texas State Library and Archives Commission's federal funder, Institute of Museum and Library Services (IMLS).

Federal Award ID Number (FAIN) LS-259205-OLS-25
Award Date: 4/21/2025
Assistance Listing Number/Title: 45.310 State Library Program

An estimated budget of $700,000 is expected to be available for the FY 2025 program.

Eligible participants will receive a flat rate reimbursement for each lend provided to other Texas libraries through the SHAREit ILL system between **August 1, 2025–July 31, 2026.**

Eligible participants (library directors and project contact if different) will be notified of their award via e-mail. The notification will include the award amount and eligible lends, TSLAC award number, and funding source.

Participants must maintain financial records and supporting documents relating to this program and award (shipping receipts, staff time documentation, courier, and cataloging invoices, etc.) for three years after the last State Program Report for the Texas LSTA 5-Year Plan 2023-2027, is submitted by TSLAC. The deadline for the current 5-year plan report is January 29, 2029, so participants will need to maintain their records through January 29, 2032.

There is no requirement for cost sharing, matching funds, or cost participation with this program.

Eligibility Information

Through their governing authority (city, county, board, district, or university), libraries eligible to participate include:

- Accredited **Texas public libraries** lending items through the SHAREit ILL system.
- **Texas academic libraries** that have agreed to lend materials to Texas public libraries under the WorldShare ILL broker symbol TX@.

Public library applicants must be accredited by the Texas State Library and Archives Commission for the entire fiscal year in which the grant awards are issued.

TSLAC's grants accountant will reach out to participating 4-year state agencies/universities for additional information to facilitate reimbursement.

Eligible Expenses:

This grant program provides partial reimbursement to participating and eligible libraries for costs associated with lending materials through interlibrary loan including, but not limited to:

- Statewide courier subscription fees
- Staff time
- USPS postage costs
- Shipping materials
- ILL system subscriptions (academic libraries)

Before submitting an application, applicant organizations must have a current federal Unique Entity ID (UEI). The federal government uses a unique identifier for each entity (company, nonprofit, organization, etc.) that does business with the federal government.

If you are currently registered in SAM.gov, you've already been assigned a SAM Unique Entity ID. It's viewable on your entity registration record in SAM.gov. If you have never registered at SAM.gov or have never applied for a grant with TSLAC or other state or federal agency, you will need to initiate the process of obtaining a SAM UEI at SAM.gov.

To get started registering your entity, to renew your registration, or for more information, visit **SAM.gov** or refer to the **Quick Start Guide for Getting a Unique Entity ID**, published by the U.S. General Services Administration (GSA).

Libraries' legal entities must also have an Active Direct Deposit Account and Texas Identification Number (TIN) on file with TSLAC. More information on TIN is available on the Texas Comptroller of Public Accounts' webpage here: https://fmx.cpa.texas.gov/fmx/training/wbt/tins/0102.php

TSLAC's grants accountant will reach out to participating 4-year state agencies/universities for additional information to facilitate reimbursement.

Application and Submission Information

TSLAC uses an online grant management system (GMS) that enables applicants to apply for grants electronically through a web portal at https://grants.tsl.texas.gov. Applications and required documents must be submitted in GMS by the due dates to be eligible for consideration. To create your application and submit forms online, you must have an active GMS account. To create or activate an account, please have your library director submit a completed GMS Import Template (https://www.tsl.texas.gov/ldn/grants/forms-tools) to shayes@tsl.texas.gov. The e-mail should reference "GMS Access" in the subject line. TSLAC staff will review the request and grant appropriate access.

If there are accessibility issues or concerns, participants may request paper copies of certain materials from Sara Hayes, ILL Coordinator, via e-mail at shayes@tsl.texas.gov.

Application Components:

1. Opt into the program through the GMS portal and print out the system generated Participation Signature form from the portal.

2. Complete and submit the signed Participation Signature form* in the GMS portal by July 17, 2026.
   *Signed by appropriate Legal Entity staff (City Manager, County Judge, Library Board President)

   Complete and submit a signed Performance Certification form* in the GMS between August 7–21, 2026, after receiving notification of the library's award amount.
   *Signed by Library Director

3. Complete and submit a Single Audit Certification form and submit it to TSLAC by December 31, 2026. TSLAC will distribute the form to grant recipients with instructions in December 2026.

Required forms are available in the GMS portal at grants.tsl.texas.gov under the Documents tab in the folder titled "2026 ILL Lending Reimbursement Program."

Forms submitted after stated deadlines will not be considered.

Who can create an application and submit documents?

Any individual authorized to use the GMS portal and having the correct security role will be able to opt in and submit the application and documents in GMS. GMS accounts are by individual, not organization. Applicants will still be required to submit the signed application certification form in GMS. The application certification form must be signed by an individual authorized to enter into contracts with the State of Texas on behalf of the participant library (e.g., county judge, city manager, board president etc.).

Application Review Information

This grant is a non-competitive, fixed amount award. TSLAC staff will review application submissions for the following:

- Participation Signature Forms must be signed by an individual authorized to enter into contract on behalf of the library's **legal entity.**
- Performance Certifications Forms may be signed by the Library Director and will be available in early August.
- Unique Entity ID (UEI) of legal entity (City, County, Non-profit) is available.

TSLAC Contacts

Sara Hayes, Statewide ILL Coordinator
Phone: 512-463-5406
E-mail: shayes@tsl.texas.gov

TSLAC Grants Accountant
E-mail: grants.accounting@tsl.texas.gov

Texas State Library and Archives Commission
Library Services and Technology Act (LSTA) – Terms and Conditions

I. GENERAL TERMS AND CONDITIONS

A. The Subrecipient will comply with all applicable federal and state laws and any other requirements relevant to the performance of Subrecipient under this contract, including the following rules and guidance as applicable:

1. Texas Grant Management Standards (TxGMS) *(https://comptroller.texas.gov/purchasing/grant-management/);* and
2. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR §200 and §3187 (Supercircular)) *(https://www.ecfr.gov/current/title-2/subtitle-A/chapter-II/part-200)*.

B. The Subrecipient may copyright any work that is subject to copyright and was developed, or for which ownership was acquired, under a Federal award. Subrecipient understands that IMLS and TSLAC reserve a royalty-free, nonexclusive and irrevocable right to reproduce, publish, or otherwise use the work for Federal or state government purposes, and to authorize others to do so. (2 CFR §200.315)

C. All publicity relating to the grant award must include acknowledgment of the Institute of Museum and Library Services (*www.imls.gov/recipients/imls_acknowledgement.aspx)* and the Texas State Library and Archives Commission. Publicity includes, but is not limited to press releases, media events, public events, displays in the benefiting library, announcements on the Subrecipient's website, and materials distributed through the grant project. The Subrecipient will provide TSLAC with one set of all public relations materials produced under this grant with the final quarterly performance report.

D. Subrecipients will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 as amended (42 U.S.C. §2000 et seq.), which prohibits discrimination on the basis of race, color, or national origin, including taking reasonable steps to ensure that limited English Proficient (LEP) persons have meaningful access to the applicant's programs; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1689), which prohibits discrimination on the basis of sex in education programs; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §701 et seq., including §794), which prohibits discrimination on the basis of disability and the Americans With Disabilities Act of 1990; (d) the Age Discrimination in Employment Act of 1975, as amended (42 U.S.C. §§6101 et seq), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to the nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §523 and §527 of the Public Health Service Act of 1912 (42 U.S.C. §290 dd-3 and §290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) that may apply to the application.

E. Subrecipient understands that acceptance of funds under this contract acts as acceptance of the authority of duly authorized representatives of TSLAC, IMLS, the Comptroller General of the United States, and the Texas State Auditor's Office, or any successor agencies, to conduct an audit or investigation in connection with those funds. Subrecipient further agrees to cooperate fully with said representatives in the conduct of the audit or investigation and agrees to provide access to all books,

documents, papers, examinations, excerpts, transcripts, copies, and any other records necessary to conduct the audit and/or investigation. Subrecipient will ensure that this clause concerning the authority to audit funds received indirectly by subcontractors through Subrecipient, and the requirement to cooperate, is included in the contract for any sub-grant awarded.

F. The Subrecipient, *if a private entity*, will comply with Federal law pertaining to trafficking in persons. Subrecipient and its employees may not:

1. Engage in severe forms of trafficking in persons during the period of time that the award is in effect;
2. Procure a commercial sex act during the period of time that the award is in effect;
3. Use forced labor in the performance of the award or subawards under the award; or
4. Engage in acts that directly support or advance trafficking in persons.

G. The Subrecipient agrees to maintain all financial and programmatic records, supporting documents, statistical records, and other records relating to this grant award for three years after the last State Program Report for the Texas LSTA 5-Year Plan 2023-2027 is submitted (anticipated date of submission is January 29, 2029). **This means the Subrecipient must maintain all grant-related records through January 29, 2032. In addition, Subrecipients that operate as state agencies must comply with (Texas Government Code, §441.1855), relating to state agency contracting and the retention of contract-related documents.**

In the event the Subrecipient or receiving entity ceases to exist, the Subrecipient will notify TSLAC in writing providing the name of the legal entity that will maintain the records and the location of the records.

H. The Subrecipient shall notify TSLAC in writing of any changes to key grant personnel (i.e., program manager, library director, financial contact, etc.) within seven (7) days of the change occurrence.

I. Loss of all of Subrecipient's staff prior to the end of the grant period or the termination date, whichever is earlier, does not relieve the Subrecipient of its obligation to fulfill all terms and conditions of the grant with regard to reporting requirements, retention of records, and requirements for disposition of equipment and supplies.

J. The parties agree that no provision of this contract is in any way intended to constitute a waiver by TSLAC or the State of Texas of any immunity from suit or from liability that TSLAC or the State of Texas may have by operation of law.

K. The Subrecipient agrees to develop or revise, as necessary, any specific written documentation of its current procedures for (1) collecting and reporting performance measures; (2) conducting a fixed asset inventory; and/or (3) any other issues identified in the Subrecipient's grant activities or internal audit. Drafts of this procedural documentation will be submitted to TSLAC by dates established mutually between TSLAC and Subrecipient. TSLAC will provide review and guidance to enable final versions to be approved on or before established deadlines.

L. The Subrecipient agrees to submit an audit certification form for the auditable period including August 31, 2026, to TSLAC no later than **December 31, 2026, or other deadline as specified by TSLAC.**

M. If a single audit is required, the Subrecipient will comply with the Supercircular (2 CFR §200.512 Report Submission). The audit shall be completed and the required data collection form submitted to the Federal Audit Clearinghouse (FAC) within the earlier of 30 days after receipt of the auditor's report(s), or nine months after the end of the audit period, unless a longer period is agreed to in advance by the state agency that provided the funding or a different period is specified in a program-specific audit guide.

N. TSLAC reserves the right to withhold final payment on this Grant until all required reports and forms are received.

II. GRANT CERTIFICATIONS

A. For any agreement exceeding $100,000, the Subrecipient certifies by this contract that no Federal appropriated funds have been paid or will be paid, by or on behalf of the Subrecipient, 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 the making of any Federal grant, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal grant or cooperative agreement. If any funds other than Federal appropriated funds have been paid or will be paid for such purpose, the Subrecipient shall complete and submit OMB form SF-LLL, Disclosure of Lobbying Activities, in accordance with its instructions. The Subrecipient shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, contracts under grants and cooperative agreements, and subcontracts) and that all subrecipients shall certify and disclose accordingly, as specified in 31 U.S.C. §1352.

B. Subrecipient certifies that neither subrecipient nor any of its principals (a) are presently excluded or disqualified; (b) have been convicted within the preceding three years of any of the offenses listed in 2 CFR §180.800(a) or had a civil judgment rendered against it or them for one of those offenses within that time period; (c) are presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses listed in 2 CFR §180.800(a); or (d) have had one or more public transactions (Federal, State, or local) terminated within the preceding three years for cause or default. Where the Subrecipient is unable to certify to any of the statements in this certification, the Subrecipient shall attach an explanation to these Certifications.

C. The subrecipient will comply with drug-free workplace requirements in Subpart B of 2 C.F.R. part 3186, which adopts the government-wide implementation (2 C.F.R. part 182) of Sections 5152-5158 of the Drug-Free Workplace Act of 1988 (41 U.S.C. §§ 8101–8106). This includes, but is not limited to: making a good faith effort, on a continuing basis, to maintain a drug-free workplace; publishing a drug-free workplace statement; establishing a drug-free awareness program for employees; taking actions concerning employees who are convicted of violating drug statutes in the workplace; and identifying (either at the time of application or upon award, or in documents kept on file in the recipient's offices) all known workplaces under Federal awards.

D. The Subrecipient certifies all applicable activities related to this grant will be in compliance with the Copyright Law of the United States (Title 17, U.S. Code).

E. In addition to Federal requirements, state law requires a number of assurances from applicants for Federal pass-through or other state-appropriated funds. (TxGMS, Appendix 6, Uniform Assurances by Local Governments)

III. ENFORCEMENT

a. Remedies for noncompliance. If Subrecipient materially fails to comply with any term of the contract, whether stated in a state or federal statute or regulation, an assurance, in a state plan or application, a notice of award, or elsewhere, TSLAC may take one or more of the following actions, or impose other sanctions, as appropriate in the circumstances:

i. Temporarily withhold cash payments pending correction of the deficiency by the Subrecipient, or more severe enforcement action by TSLAC;
ii. Disallow (that is, deny both use of funds and matching credit for) all or part of the cost of the activity or action not in compliance;
iii. Wholly or partly suspend or terminate the current contract for the Subrecipient's program;
iv. Withhold further awards for the program; or
v. Take other remedies that may be legally available.

b. Hearings, appeals. In taking an enforcement action, TSLAC will provide the Subrecipient an opportunity for such hearing, appeal, or other administrative proceeding to which the Subrecipient is entitled under any statute or regulation applicable to the action involved. Appeal/protest procedures are outlined in the Texas Administrative Code (TAC), Title 13, Part 1, Chapter 2, Subchapter A, Rule 2.55 (Protest Procedure).

c. Effects of suspension and termination. Costs of Subrecipient resulting from obligations incurred by the Subrecipient during a suspension or after notice of termination of an award are not allowable unless TSLAC expressly authorized the cost in the notice of suspension or termination, or subsequently. Other Subrecipient costs during suspension or after notice of termination that are necessary, and not reasonably avoidable, are allowable if:

   i. The costs result from obligations that were properly incurred by the Subrecipient before the effective date of suspension of termination are not in anticipation of it and, in the case of a termination, are non-cancelable; and,

   ii. The costs would be allowable if the award were not suspended or expired normally at the end of the funding period in which the termination takes effect.

d. Relationship to Debarment and Suspension. The enforcement remedies identified in this section, including suspension and termination, do not preclude Subrecipient from being subject to "Debarment and Suspension" under Executive Order 12549 (See TxGMS, Appendix 6, Debarment and Suspension) and state law.

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-962

From:
Gabriel Perez

Subject:
Approval of Resolution 2026-51 designating the Mayor and Mayor Pro Tem as the authorized official(s) to execute documents for reimbursement funding pertaining to the RCP Grant. (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)**:**

ADELAIDA VEGA	Created/Initiated
Gabriel Perez	Approved
Xavier Salinas	Final Approval

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff Reccomends Approval

Attachments, if any:
GLO RCP MEMO, R2026-51 RCP grant reimbursement of funds

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:	July 7th, 2026
Subject:	Approval of Resolution Designating Authorized Signatories for the CDBG-MIT Resilient Communities Program

Item Explanation:

The City of Weslaco has been awarded funding through the Community Development Block Grant Mitigation CDBG-MIT Resilient Communities Program administered through the Texas General Land Office.

As part of the grant administration and reimbursement process, the City is required to designate authorized signatories who may execute contractual, financial, and reimbursement-related documents on behalf of the City. The proposed resolution designates the **Mayor** and **Mayor Pro Tem** as authorized signatories for purposes of executing documents related to the awarded CDBG-MIT Resilient Communities Program grant.

Approval of this resolution will allow the City to complete the required documentation necessary to request reimbursement of eligible grant-related expenditures and continue with the administration of the awarded grant.

STAFF RECOMMENDATION:

Staff recommends approval of the resolution designating the **Mayor** and **Mayor Pro Tem** as authorized signatories for contractual, financial, and reimbursement-related documents associated with the City of Weslaco's awarded Community Development Block Grant Mitigation CDBG-MIT Resilient Communities Program grant through the Texas General Land Office.

RESOLUTION NO. 2026-51

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL AND FINANCIAL DOCUMENTS PERTAINING TO THE COMMUNITY DEVELOPMENT BLOCK GRANT MITIGATION CDBG-MIT RESILIENT COMMUNITIES PROGRAM THROUGH THE TEXAS GENERAL LAND OFFICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Weslaco, Texas, has received or is pursuing funding through the Community Development Block Grant Mitigation CDBG-MIT Resilient Communities Program administered through the Texas General Land Office; and

WHEREAS, it is necessary for the City of Weslaco to designate authorized representatives to execute contractual documents, financial documents, and other related documents required for participation in and administration of the CDBG-MIT Resilient Communities Program; and

WHEREAS, the Texas General Land Office requires the City to submit an original signed **Depository/Authorized Signatories Designation Form** together with a copy of a resolution designating the authorized signatories; and

WHEREAS, the City Commission of the City of Weslaco, Texas, desires to designate the **Mayor** and the **Mayor Pro Tem** as authorized signatories on behalf of the City for the purposes stated herein.

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

Section 1. The City Commission hereby designates the **Mayor of the City of Weslaco** and the **Mayor Pro Tem of the City of Weslaco** as authorized signatories on behalf of the City.

Section 2. The Mayor and the Mayor Pro Tem are hereby authorized to execute contractual documents pertaining to the CDBG-MIT Resilient Communities Program through the Texas General Land Office.

Section 3. The Mayor and the Mayor Pro Tem are hereby authorized to execute financial documents required for requesting, receiving, and administering funds approved under the CDBG-MIT Resilient Communities Program through the Texas General Land Office.

Section 4. This Resolution shall take effect immediately upon its passage and approval.

PASSED AND APPROVED this **7th day of July, 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: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-889
From:	
Subject: Resolution 2026-52 appointing members to the Capital Improvements Advisory Committee. (Staffed by City Secretary/Planning and Code Enforecment Department.)	
Background: Terms are set to expire for those members that were appointed for a one-year term, with subsequent appointments being 2-years. Jorge Gonzalez and Leroy Martinez have expressed interest in reappointment and board applications will be forthcoming. Charlie Cassanova is not seeking reappointment due to conflicts with his schedule, and Marcos De Los Santos has not responded as of the distribution of the packet.	
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 nominees as presented to the governing body.	
Attachments, if any: R2026-52 appt 4-members CIAC staggered terms	
Responsibilities upon Approval: Execute, retain and notify appointee and appropriate department.	

RESOLUTION NO. 2026-52

A RESOLUTION OF THE CITY OF WESLACO, TEXAS APPOINTING MEMBERS TO THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

WHEREAS, the City Commission passed and approved Ordinance 2025-15 an ordinance amending Part II-Code of Ordinances, Chapter 2 Administration by providing a new article; Article XIII is hereby established creating the Capital Improvements Advisory Committee (CIAC); and

WHEREAS, The purpose of the CIAC is to provide technical review, public input, and written recommendations on proposed amendments to the City's subdivision and zoning ordinances that affect infrastructure capacity or design standards, draft Impact-Fee Capital Improvements Plan, including project lists, methodology, and fee schedule, prioritization, phasing, and financing strategies for capital projects and any related questions referred by the City Commission or Planning Department.

WHEREAS, the Committee shall consist of seven (7) voting members. Each member must be a resident of the City of Weslaco and have demonstrated expertise or interest in one or more of the following: civil engineering, urban planning, finance/bond markets, real estate development, environmental infrastructure, or neighborhood association leadership; and

WHEREAS, members will serve staggered two-year terms and appointments are necessary for terms that are set to expire.

WHEREAS, members of the board shall serve without compensation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS, that the following individuals are appointed to serve on the Capital Improvements Advisory Committee.

PASSED AND APPROVED on this 7th day of July 2026.

	NAME	**TERM**
1.	_____	07/07/2028
2.	_____	07/07/2028
3.	_____	07/07/2028
4.	_____	07/07/2028

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: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-888
From:	
Subject: Discussion and consideration of Resolution 2026-53 appointing members to the Parks and Recreation Advisory Board. (Staffed by City Secretary/Parks and Recreation Department.)	
Background: Terms are set to expire August 1, 2026, for two members. Lillian C. Ochoa has expressed consideration for reappointment and Robert Ordaz does not seek reappointment at this time.	
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 nominee(s) as presented to the governing body.	
Attachments, if any: Board App - Lilian Cisneros Ochoa rcvd 06.25.26, R2026-53 Parks and Rec appointment	
Responsibilities upon Approval: Execute, retain and notify the nominee and appropriate department.	

APPLICATION TO SERVE ON BOARD & COMMITTEES

NAME: Lillian Cisneros Ochoa DATE: 06/24/26

HOME ADDRESS: 615 W. 18th St. Weslaco, Texas 78596

( ) Inside City Limits ( ) Outside City Limits

MAILING ADDRESS: same

TELEPHONE: (Residence) _____ (Cell) 956-376-5311

E-MAIL ADDRESS: cisnerosfinejewelry@gmail.com

OCCUPATION: (If retired, indicate former occupation or profession.)
Owner of Cisneros Fine Jewelry

PROFESSIONAL AND/OR COMMUNITY ACTIVITIES:
Tennis/ Rotary Club of Weslaco, First Baptist Chuch, Jewelers Board of Trade

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

AMBULANCE ADVISORY BOARD _____
ANIMAL SHELTER ADVISORY BOARD_____
BOARD OF ADJUSTMENTS - BUILDING_____
BOARD OF ADJUSTMENTS - ZONING_____
CITIZENS DRAINAGE ADVISORY BOARD_____
CIVIL SERVICE BOARD_____
HOTEL OCCUPANCY TAX ADVISORY BOARD____
TAX INCREMENT REINVESTMENT ZONE (TIRZ) _____

ECONOMIC DEVELOPMENT CORPORATION____
MAYOR JOE V. SANCHEZ PUBLIC LIBRARY____
PARKS & RECREATION ADVISORY BOARD 1
PLANNING & ZONING COMMISSION____
WESLACO AIRPORT COMMITTEE_____
WESLACO RECYCLING TASK FORCE____
CAPITAL IMPROVEMENTS COMMITTEE _____
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

FOR OFFICE USE ONLY

APPOINTED TO: _____

DATE: _____

PUBLIC ACCESS ___ YES
___ NO

RECEIVED CSD 06.24.26

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 Date

_____
Applicant's Printed Name

RESOLUTION NO. 2026-53

A RESOLUTION OF THE CITY OF WESLACO APPOINTING A MEMBERS TO THE PARKS & RECREATION BOARD FOR AN UNEXPIRED TERM

WHEREAS, the City of Weslaco established the Parks & Recreation Board pursuant to the Weslaco Municipal Code of Ordinance codified as Part II Chapter 98 – Parks and Recreation; and

WHEREAS, The Parks and Recreation board shall be an advisory board and make recommendations to the city commission. The city commission shall have final approval of all goals and objectives that will be implemented within the parks and playgrounds of the city; and

WHEREAS, Article IV, Section 98-86 Parks and Recreation Board states members shall be appointed for terms of three years; provided that where the appointment is to fill a vacancy of an existing member prior to the expiration of the term, such appointment shall be for the remainder of the term of the predecessor and will not be considered full term served.

WHEREAS, terms are set to expire and appointments to the Parks & Recreation Board are needed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS that the following individual(s) are appointed to serve on the Parks & Recreation Board.

NAME	TERM EXPIRES
_____	08/1/2029
_____	08/1/2029

PASSED AND APPROVED on this 7th day of July 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: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-971
From:	
Subject: Discussion and consideration approving the Economic Development Corporation of Weslaco to enter into one or more contracts for the development of a 3-to-5-year Economic Development Strategic Plan and a Downtown Master Plan, which will involve the expenditure of funds in excess of $100,000. (There was no action June 2, 2026; Staffed by City Manager.)	
Background:	
Funding Source (budget code, if applicable)**:**	
Amount: / Term of Impact: / Identified in Current Budget:	
Additional Action Prompted:	
If item previously considered, provide date and action by Commission:	
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:	
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**	
ADELAIDA VEGA Xavier Salinas	Created/Initiated Final Approval
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation:	
Attachments, if any: Strategic Plan & Downtown Master Plan (City Memo)	
Responsibilities upon Approval:	

TO: City of Weslaco City Commission

FROM: Steven M. Valdez, Executive Director

THROUGH: Economic Development Corporation of Weslaco Board of Directors

DATE: July 7, 2026

RE: Three to Five Year Strategic Plan and Downtown Master Development Strategy Plan

I. PURPOSE

This memorandum advises the City of Weslaco City Commission of formal action taken by the Economic Development Corporation of Weslaco (EDCW) Board of Directors at its regular meeting held on June 17, 2026, and requests City Commission approval of that action in accordance with applicable policy governing EDCW expenditures in excess of $100,000.

II. BACKGROUND

The EDCW issued a Request for Qualifications (RFQ) for two planning services components: a Three to Five Year Economic Development Strategic Plan (Component A) and a Downtown Master Development Strategy Plan (Component B). Nine proposals were received by the April 6, 2026 deadline. Each proposal was evaluated by EDCW staff and the EDCW Strategic Planning Committee against six weighted criteria totaling 100 points, as established in the RFQ.

The six evaluation criteria and their respective weights were:

Evaluation Criterion	Weight	Maximum Points
Economy and Quality of Submission	10%	10
Experience, Knowledge, and Reputation	15%	15
Availability and Commitment	15%	15
Planned Approach to Scope of Work	20%	20
Quality of Relevant Work Experience	20%	20
Estimated Cost	20%	20
TOTAL	**100%**	**100**

III. EDCW BOARD ACTION — JUNE 17, 2026

At its regular meeting on June 17, 2026, the EDCW Board of Directors voted to authorize the EDCW Executive Director to negotiate and execute Professional Services Agreements as follows:

Component	Recommended Firm	Contract Amount
Three to Five Year Strategic Plan	Civic Solutions Score: 89.0 / 100	$121,575
Downtown Master Development Strategy Plan	Place Strategies Score: 78.5 / 100	$123,000
TOTAL		**$244,575**

The split award was the primary recommendation of both the EDCW Strategic Planning Committee and EDCW Executive Staff. Civic Solutions (CivicSol) earned the highest overall evaluation score in the field (89.0 out of 100 points) and was recommended for the Strategic Plan. Place Strategies, ranked third overall (78.5 / 100), was recommended for the Downtown Master Plan based on the most competitive pricing and strongest value for the downtown component at $123,000.

The Board's action was taken contingent upon approval by the City of Weslaco City Commission, consistent with EDCW policy governing expenditures in excess of $100,000.

IV. SELECTED FIRM SUMMARIES

Civic Solutions (CivicSol) — Three to Five Year Strategic Plan

Austin, TX | Women-Owned Small Business | $121,575

CivicSol earned the highest evaluation score of any respondent (89.0 / 100) and submitted the most analytically rigorous proposal in the field, demonstrating substantive pre-submission research into Weslaco-specific assets. The firm is led by Laura Huffman (25+ years Texas city government experience, including ACM for the City of Austin and President/CEO of the Greater Austin Chamber of Commerce) and Steven Pedigo (150+ communities served, LBJ School faculty, border economy and nearshoring expertise). Key proposal strengths include:

- 24-task work plan with a dedicated binational Business Retention and Expansion (BRE) assessment
- Lightcast real-time labor market analysis and Steering Committee governance structure
- Bilingual team member and retail recruitment specialist included
- Six completed Texas EDC strategic plans with publicly accessible references

Place Strategies, Inc. (PSI) — Downtown Master Development Strategy Plan

Fort Worth, TX / Chicago, IL | $123,000

Place Strategies delivered the most competitive pricing for the Downtown Master Plan component and the best overall value among combined-scope respondents. Key proposal strengths include:

- Lowest price for the Downtown component at $123,000
- Detailed 7-task work plan closely tracking the RFQ scope
- Bilingual stakeholder engagement built into the methodology
- Lightcast economic modeling capability and downtown placemaking portfolio (Aledo, Justin, Catoosa)

V. FISCAL IMPACT

The total estimated cost of the split award is $244,575, comprising $121,575 for the Three to Five Year Strategic Plan and $123,000 for the Downtown Master Development Strategy Plan.

Funding is proposed through EDCW budget line 25 (Future EDC Projects), sub-line 25F (Planning Services). Professional Services Agreements will be executed upon approval and will include standard EDCW terms and conditions. Final executed agreements will be brought back to the EDCW Board for ratification prior to issuance of notice to proceed.

VI. RECOMMENDED ACTION

The EDCW Board of Directors recommends that the City of Weslaco City Commission approve the following action:

> **APPROVAL —** Authorize the EDCW Executive Director to negotiate and execute Professional Services Agreements with (1) **Civic Solutions (CivicSol)** for the Three to Five Year Economic Development Strategic Plan at a cost not to exceed **$121,575**, and (2) **Place Strategies, Inc. (PSI)** for the Downtown Master Development Strategy Plan at a cost not to exceed **$123,000**, for a **total combined investment not to exceed $244,575**, subject to standard EDCW Professional Services Agreement terms and conditions.

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-781

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of 7- Eleven Beverage Company, Inc. to obtain a Retail Dealer's On-Premise Permit, at 2625 N Westgate Dr., also being 1.750 acre out of Farm Tract 143, West Tract Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit. Fourteen (14) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.

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:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 10, 2026.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Planning and Zoning Commission recommendation for their regular meeting of July 1, 2026, will be provided at the meeting.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Staff recommends approval.

Attachments, if any:
2625 n westgate dr CUP -Memo, 2625 N Westgate CUP (Vaquero Weslaco)- Aerial, 2625 n westgate dr. - Application, Legal Notice and Radius Map 1

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

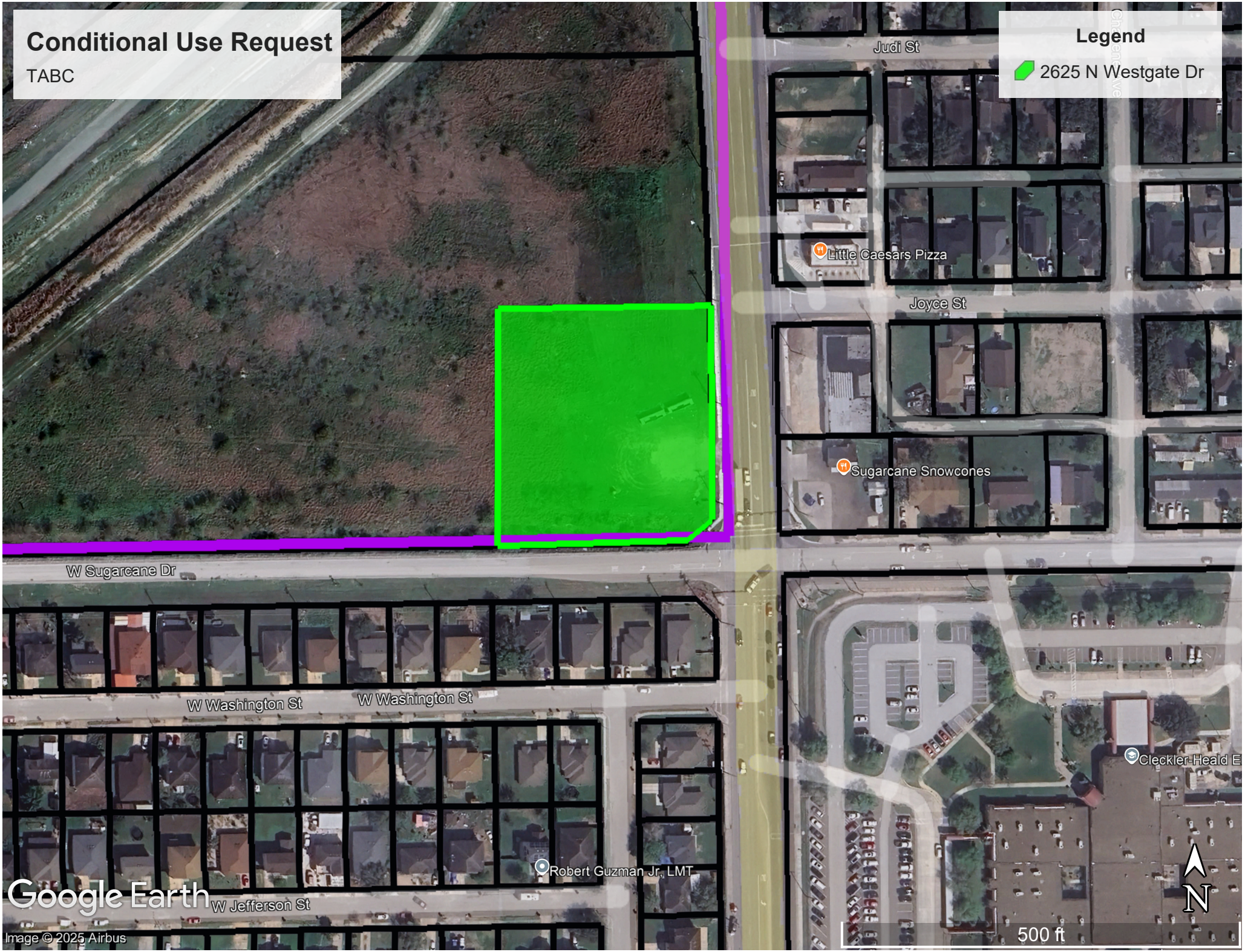
RE: Conditional Use Request – 2625 N Westgate

DATE: June 30, 2026

The applicant is requesting to obtain a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit for and will be the new Stripes. Staff recommends approval. The Planning and Zoning Commission recommendation for their regular meeting of July 1, 2026, will be provided at the meeting.

Thank you,

Rebekah de la Fuente, CFM


Conditional Use Request
TABC
Legend
2625 N Westgate Dr
Judi St
Little Caesars Pizza
Joyce St
Sugarcane Snowcones
W Sugarcane Dr
W Washington St
W Washington St
Robert Guzman Jr, LMT
W Jefferson St
Google Earth
Image © 2025 Airbus
500 ft
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APPLICATION FOR CONDITIONAL USE PERMIT

USE-001047-2026

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. _____

RECEIVED
MAY 14 2026
By _____

PROPOSED PROJECT

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

Lot _____ Block _____

Subdivision Name _____

Street Address 2625 N. Westgate Dr.

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request Wine and Malt Beverage On-Premise application

_____

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

_____

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

APPLICANT

Name Tim Ilaoa Phone 972-890-2560

Address 1205 Houston Place Fax: _____

City Royse City State TX Zip Code 75189 E-Mail: tim@texaslicensing.net

OWNER

Name 7-Eleven Inc. Phone 972-828-5729

Address 3200 Hackberry Rd. Fax: _____

City Irving State TX Zip Code 75063 E-Mail: abril.duran@7-11.com

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

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

Yes_____ No X

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

Signature _____ Date _____
Owner

Signature Tim Ilaoa _____ Date 5/12/2026
Applicant

Signature Tim Ilaoa _____ Date 5/12/2026
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

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

P & Z Notice of Public Hearing Published in Newspaper — Date _____

City Commission Notice of Public Hearing Published in Newspaper — Date _____

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

Presented to City Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

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

TEXAS ALCOHOLIC BEVERAGE COMMISSION
Texans Helping Businesses & Protecting Communities

Required Certifications

Join TABC in the fight against human trafficking

L-CERT (7/2025)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.
Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.)
Stripes Store #42806H

2. Owner of Business/Applicant (Name of Corporation, LLC, etc.)
7-Eleven Beverage Company, Inc.

3. Type of Owner
☒ Corporation ☐ Limited Liability Company ☐ Partnership
☐ Limited Partnership ☐ Limited Liability Partnership ☐ Other: _____

4. Location Address
2625 N. Westgate Dr.

City	County	State	Zip Code
Weslaco	Hidalgo	TX	78599

5. Mailing Address
P.O. Box 139044

City	County	State	Zip Code
Dallas	Dallas	TX	75313-9044

6. Business Telephone Number	Alternate Telephone Number	E-mail Address
pending	972-828-5729	abril.duran@7-11.com

7. Application for:

☒ Original	☐ Reinstatement	License/Permit Number	☐ Reinstatement and Change of Trade Name	License/Permit Number
	☐ Change of Location	License/Permit Number	☐ Change of Location and Trade Name	License/Permit Number

8A. Type of Off-Premise Retailer License/Permit:

☐	**BF**	Retail Dealer's Off-Premise License	☐	**E**	Local Cartage Permit	☐	**P** Package Store Permit
☐	**BQ**	Wine and Malt Beverage Retail Dealer's Off-Premise Permit	☐	**ET**	Third-Party Local Cartage Permit	☐	**Q** Wine Only Package Store
☐	**LP**	Local Distributor's Permit					

8B. Type of On-Premise Retailer License/Permit

☐	**BE**	Retail Dealer's On-Premise License	☐	**E**	Local Cartage Permit	☐	**MB** Mixed Beverage
☑	**BG**	Wine and Malt Beverage Retail Dealer's On-Premise Permit	☐	**FB**	Food and Beverage Certificate	☐	**WP** Waterpark Permit
☐	**BP**	Brewpub License	☐	**LH**	Late Hours Certificate		

8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit

☐	**BB**	General Distributor's License	☐	**D**	Distillers and Rectifiers Permit - allows on-premise consumption	☐	**S** Nonresident Seller's Permit
☐	**BC**	Branch Distributor's License	☐	**DS**	Out-of-State Winery Direct Shipper's Permit	☐	**SD** Brewer's Self-Distribution License
☐	**BN**	Nonresident Brewer's License	☐	**G**	Winery - allows on-premise consumption	☐	**W** Wholesaler's Permit
☐	**BW**	Brewer's License	☐	**J**	Bonded Warehouse	☐	**X** General Class B Wholesaler Permit
☐	**JD**	Bonded Warehouse (Dry Area)					

9. For On or OFF-Premise Applicants, Indicate Primary Business Type at this Location

☐ Bar	☐ Grocery/Market	☐ Package Store		☐ Sexually Oriented
☐ Civic Center	☐ Hotel	☐ Public Entertainment Fac. (PEF *as defined in Sec. 108.73*)		☐ Sporting Arena
☒ Convenience Store	☐ Motel	☐ Racetrack		
☐ Delivery Company	☐ Movie Theater	☐ Restaurant		

Trade Name: Stripes Store #42806H

Location Address: 2625 N. Westgate Dr. **City:** Weslaco **County:** Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit…requests certification, the city secretary…shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this _____ day of _____, 20_____, that the location for which the license/permit is sought as the place of business is in a **"wet"** area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

	Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐	**BF**	The legal sale of malt beverages for off-premise consumption only ☐ **greater than 5%** alcohol by volume ***OR*** ☐ **5% or less** alcohol by volume
☐	**BF, BQ, Q**	The legal sale of malt beverages and wine for off-premise consumption only
☐	**BF, BQ, Q, P**	The legal sale of all alcoholic beverages for off-premise consumption only

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk City

S E A L

On-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit…requests certification, the city secretary…shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

I hereby certify on this_____ day of_____, 20__, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

	Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
☐	**MB**	Mixed Beverage Permit
☐	**MB/FB**	Mixed Beverage Restaurant Permit with **required** Food and Beverage Certificate
☐	**BG***	Wine and Malt Beverage Retail Dealer's On-Premise Permit
☐	**BG/FB***	Wine and Malt Beverage Retail Dealer's On-Premise Permit with required Food and Beverage Certificate
☐	**BE***	Retail Dealer's On-Premise License
☐	**BE/FB***	Retail Dealer's On-Premise License with **required** Food and Beverage Certificate
*Mark box on right for **BE and/or BE/FB**		☐ **greater than 5%** alcohol by volume ***OR*** ☐ **5% or less** alcohol by volume
*Mark box on right for any of the following license or permit types **BG ,BG/FB** **BE, BE/FB**		**Election for given location was held for:** ☐legal sale of malt beverage/wine (17%) on-premise ***OR*** ☐legal sale of malt beverage/wine (14%) on-premise

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk City

S E A L

Certification for Late Hours Certificate (LH)

TX Alc. Bev. Code, Chapters 29 & 70 et seq.

I hereby certify on this_____ day of_____, 20___, that one of the below is correct:

☐	The governing body of this city or county has by ordinance or order authorized the sale of ***mixed beverages*** between midnight and 2:00 A.M.;
OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of ***malt beverage*** between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk City

S E A L

Trade Name: Stripes Store #42806H

Location Address: 2625 N. Westgate Dr. **City:** Weslaco **County:** Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit…requests certification, the city secretary…shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by charter or ordinance.

Certificate of City Secretary for: J

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this ____ day of _____, 20__, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk City

S E A L

Certificate of City Secretary for Winery (G) Applicants

Per Sec. 16.011, "A winery permit may be issued for premises in an area in which the sale of wine has not been authorized by a local option election…"

I hereby certify on this ____ day of _____, 20__, that this location address ☐ **is** ☐ **is not** in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk City

S E A L

Certificate of City Secretary for: BW & D

I hereby certify on this ____ day of _____, 20__, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages, **and**
☐ **does** ☐ **does not** allow for on-premise consumption **and**
☐ **does** ☐ **does not** allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk City

S E A L

Certificate of City Secretary for: BB, BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained ***in any area where the sale of any alcoholic beverage is legal."***

I hereby certify on this ____ day of _____, 20__, that this location address ☐ **is** ☐ **is not** in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

I hereby refuse on this _____ day of _____, 20_____ to certify this location.

SIGN HERE _____, _____, **TEXAS**
City Secretary/Clerk City

S E A L

Trade Name: Stripes Store #42806H

Location Address: 2625 N. Westgate Dr. **City:** Weslaco **County:** Hidalgo

Off-Premise Certifications

Per Sec. 11.37, not later than the 30th day after the date a prospective applicant for a permit…requests certification, the county clerk…shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the permit is sought is prohibited by any valid order….

Certificate of County Clerk: P, Q, BF, BQ

TX Alc. Bev. Code, Section 11.37 & 61.37

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☐	**BF, BQ, Q, P**	The legal sale of all alcoholic beverages for off-premise consumption only

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SIGN HERE _____, _____ **County**
County Clerk

S E A L

On-Premise Certifications

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Certificate of County Clerk (FOR MB, MB/FB, BG, BG/FB, BE, & BE/FB)

TX Alc. Bev. Code, Section 11.37 & 61.37

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	Permits/Licenses Wet For	Based on most recent local option election, area is wet for:
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☐	**MB/FB**	Mixed Beverage Restaurant Permit with **required** Food and Beverage Certificate
☐	**BG***	Wine and Malt Beverage Retail Dealer's On-Premise Permit
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☐	**BE***	Retail Dealer's On-Premise License
☐	**BE/FB***	Retail Dealer's On-Premise License with **required** Food and Beverage Certificate
*Mark box on right for **BE and/or BE/FB**		☐ **greater than 5%** alcohol by volume ***OR*** ☐ **5% or less** alcohol by volume
*Mark box on right for any of the following license or permit types **BG ,BG/FB** **BE, BE/FB**		**Election for given location was held for:** ☐legal sale of malt beverage/wine (17%) on-premise ***OR*** ☐legal sale of malt beverage/wine (14%) on-premise

SIGN HERE _____, _____ **County**
County Clerk

S E A L

Certification for Late Hours Certificate (LH)

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OR	
☐	The governing body of this city or county has by ordinance or order authorized the sale of ***malt beverage*** between midnight and _____ A.M.;
OR	
☐	The population of the city or county where premises are located was 500,000 or more according to the 24th Decennial Census of the United States as released by the Bureau of the Census on April 1, 2020;
OR	
☐	The population of the city or county where premises are located was 800,000 or more according to the last Federal Census (2020).

SIGN HERE _____, _____ **County**
County Clerk

S E A L

Trade Name: Stripes Store #42806H

Location Address: 2625 N. Westgate Dr. **City:** Weslaco **County:** Hidalgo

Wholesaler, Distributor or Manufacturer Certifications

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Certificate of County Clerk for: J

☐ **CHECK HERE IF NOT IN CITY LIMITS**

I hereby certify on this ____ day of _____, 20__, that this location address is in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

SIGN HERE_____, _____ **County**
County Clerk

S E A L

Certificate of County Clerk for Winery (G) Applicants

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OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE_____, _____ **County**
County Clerk

S E A L

Certificate of County Clerk for: BW & D

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☐ **does** ☐ **does not** allow for on-premise consumption **and**
☐ **does** ☐ **does not** allow for off-premise consumption in accordance with 501.035 of the Election Code.

OR

☐ **I hereby refuse on this _____ day of _____, 20____ to certify this location.**

SIGN HERE_____, _____ **County**
County Clerk

S E A L

Certificate of County Clerk for: BB & BC, W & X

Applicants Per Sec. 251.79 "a wholesaler's permit, general class B wholesaler's permit, or a general or branch distributor's license may be issued and licensed premises maintained ***in any area where the sale of any alcoholic beverage is legal."***

I hereby certify on this ____ day of _____, 20___, that this location address ☐ **is** ☐ **is not** in a "**wet**" area for this type of license or permit and inside the boundaries of this jurisdiction, where it is legal to sell such alcoholic beverages.

OR

I hereby refuse on this _____ day of _____, 20_____ to certify this location.

SIGN HERE_____, _____ **County**
County Clerk

S E A L

Trade Name: Stripes Store #42806H

Location Address: 2625 N. Westgate Dr. **City:** Weslaco **County:** Hidalgo

Publisher's Affidavit for All Applicants Except BN, DS, S
TX Alc. Bev. Code, Section 11.39 and 61.38

Name of newspaper		ATTACH PRINTED COPY OF THE NOTICE HERE Click here to see example of newspaper publication
City, County		
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)		
Publisher or designee certifies attached notice was published in newspaper stated on dates shown.		
Signature of publisher or designee		
Sworn to and subscribed before me on this date (MM/DD/YYYY)		
Signature of Notary Public		
SEAL		

Comptroller of Public Accounts Certificate for All Applicants
TX Alc. Bev. Code, Section 11.46 (b) & 61.42 (b)

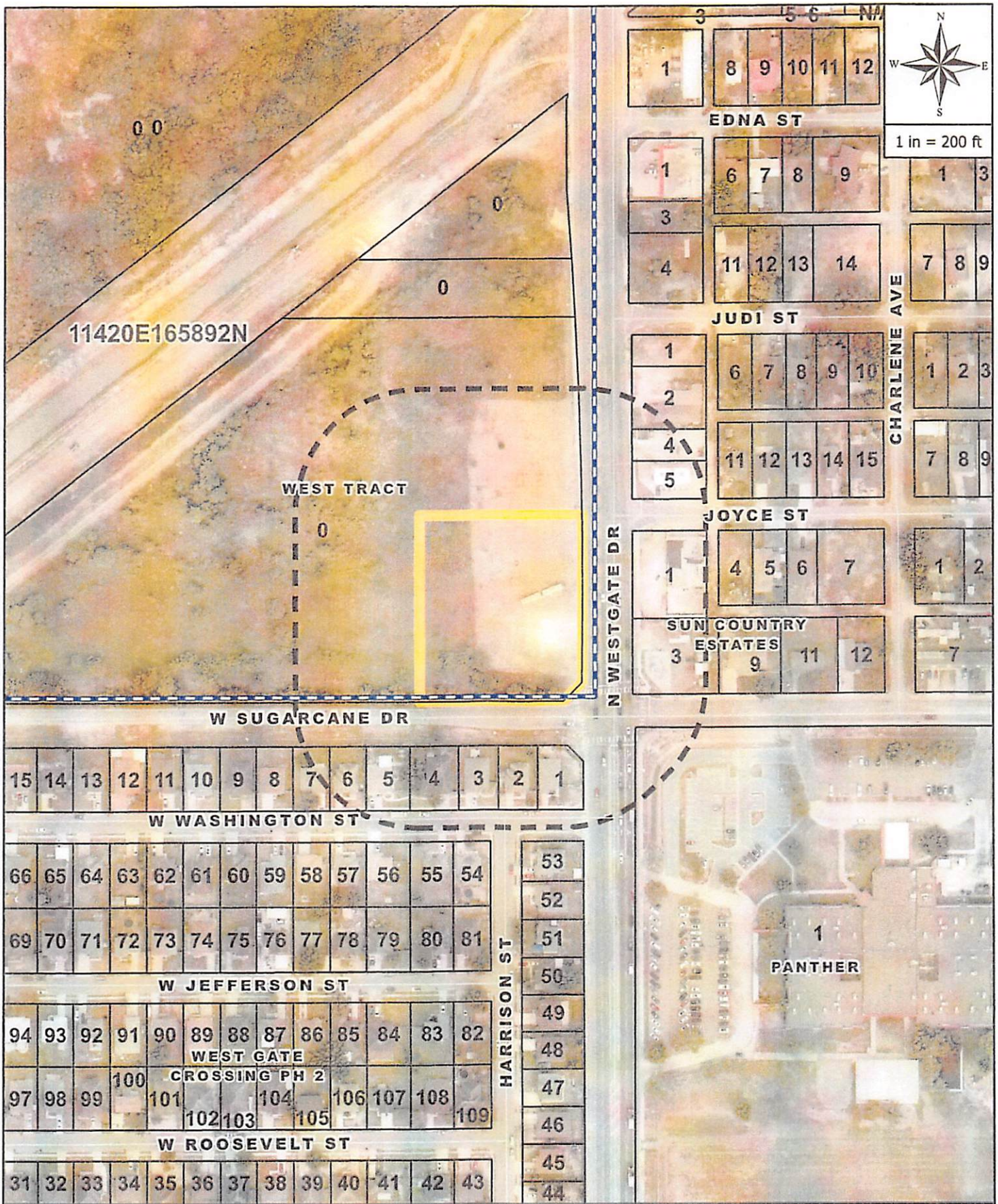
This is to certify on this_____ day of_____, 20_____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit and that none of the persons making this application are indebted to the State of Texas.

Sales Tax Permit Number_____ Outlet Number_____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE _____ **FIELD OFFICE** _____ **SEAL**



LEGEND

CITY LIMITS | NOTIFICATIONS | SITE

CASE ADDRESS:

2625 N WESTGATE DR

KAILEY MASSEY

Pat. avery.com/patents

Étiquettes d'adresse Easy Peel®
Replier à la hachure afin de révéler le rebord Pop-up™

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

RSA PROPS LLC
11626 MEADOWCHASE DR
HOUSTON, TX, 77065-4903
S6900-00-001-0005-00

VAQUERO WESLACO WESTGATE PARTNERS LP
2627 TILLAR ST STE 111
FORT WORTH, TX, 76107
W3800-00-143-0000-02

PEREZ RICARDO III & DAMARIS
1717 W WASHINGTON ST
WESLACO, TX, 78599-4368
W2950-02-000-0002-00

ACOSTA JOHNATHAN
1809 W WASHINGTON ST
WESLACO, TX, 78599-4369
W2950-02-000-0005-00

RSA PROPS LLC
11626 MEADOWCHASE DR
HOUSTON, TX, 77065-4903
S6900-00-001-0004-00

MONTES MARTIN & JUANITA
6815 A ST
MERCEDES, TX, 78570-7494
S6900-00-003-0003-00

CRUZ ROSA ELIA
1711 W WASHINGTON ST
WESLACO, TX, 78599-4368
W2950-02-000-0001-00

DOMINGUEZ CHRISTOPHER & NEREYDA SARAHI
1729 W WASHINGTON ST
WESLACO, TX, 78599-4368
W2950-02-000-0004-00

POWELL AARON G
1821 W WASHINGTON ST
WESLACO, TX, 78599-4369
W2950-02-000-0007-00

LOZANO VIRGINIA YOLANDA
1611 JUDI ST
WESLACO, TX, 78599
S6900-00-001-0002-00

GONZO ENTERPRISES LLC
1115 N 171ST E AVE
TULSA, OK, 74116-4214
S6900-00-003-0001-00

WESLACO IND SCHOOL DIST
312 W 5TH ST
WESLACO, TX, 78596-6044
P3223-00-000-0001-00

GARDUZA CALEB & JENNILEE TOVAR
1723 W WASHINGTON ST
WESLACO, TX, 78599-4368
W2950-02-000-0003-00

MATA LINO A
1815 W WASHINGTON ST
WESLACO, TX, 78599-4369
W2950-02-000-0006-00

AVERY® 5160®

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge™

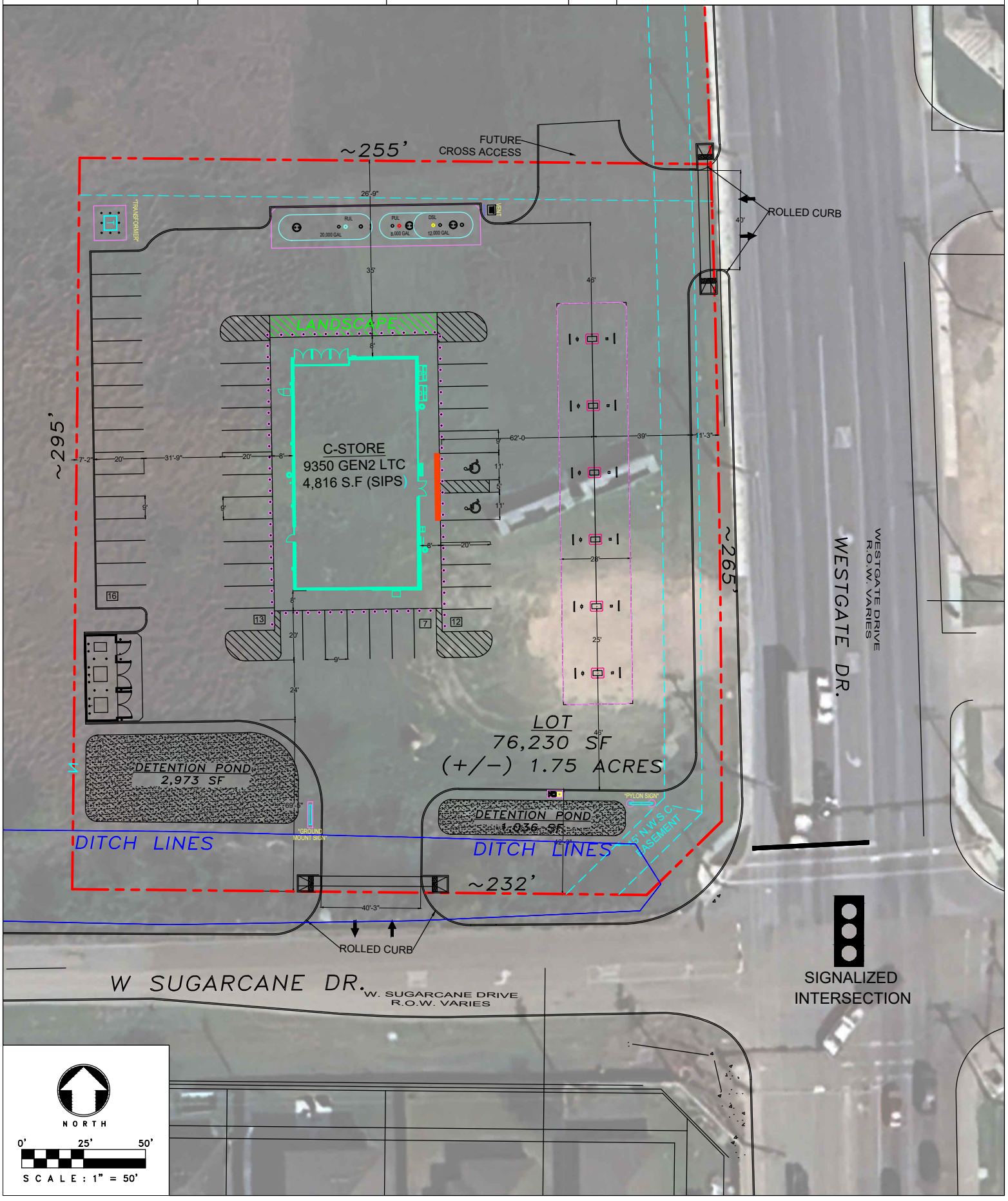
Go to avery.com/templates
Use Avery Template 5160

PRELIMINARY SITE PLAN

NWC WESTGATE DR. & SUGARCANE
WESLACO, TX - 78596

PROTOTYPE:	C-STORE	DEVELOPER		DESIGNER	DATE
BLDG/SALES SF:	4,816 S.F	COMPANY:	VAQUERO VENTURES	COMPANY: VAQUERO VENTURES	04/14/25
ACREAGE:	(+/-) 1.75 ACRES	NAME:	W.A. LANDRETH	NAME: DOUGLAS D. OBI	
PARKING PROVIDED:	48 SPACES	PHONE #:	N/A	PHONE #: N/A	

NOTES:
1. THIS PRELIMINARY SITE PLAN IS FOR PLANNING PURPOSES ONLY.
2. THIS PRELIMINARY SITE PLAN MUST BE REVIEWED BY ALL GOVERNING JURISDICTIONS FOR COMPLIANCE.
3. ALL EXISTING CONDITIONS MUST BE VERIFIED.
4. ALL MEASUREMENTS ARE ESTIMATED.



NOTES:

1. PRESSURE TEST TO DETERMINE STATIC PRESSURE AT NEW METER SHALL BE PERFORMED PRIOR TO INSTALLATION OF IRRIGATION SYSTEM AND SHALL BE REPORTED TO LANDSCAPE ARCHITECT FOR ANY DESCRAPANCIES.

2. QTY'S PROVIDED ARE BASED ON DIAGRAMMATIC DRAWING AND WILL DIFFER IN FIELD. CONTRACTOR SHALL PROVIDE THEIR OWN TAKEOFFS FOR BIDDING AND CONSTRUCTION.

3. Irrigation system shall be installed by a Licensed Irrigator. Irrigator shall provide an as-built drawing locating mainline and valves with installed calculations after construction. This plan is to be used as a reference and for bidding purposes only.

4. Except as otherwise noted, the contractor shall procure permits and licenses, pay charges and fees and give notices necessary and incidental to the due lawful prosecution of the work. The contractor shall make arrangements and pay costs for installation of irrigation water meters at the approximate locations. Verify with Owner's Representative for the addresses for each.

5. The contractor shall follow the applicable City/County Department of Public Works specifications for installation of water meter and hot tapping.

6. The contractor shall notify pertinent utility companies 48 hours prior to construction for current utility locations. Extreme care shall be exercised in excavating and working near existing utilities. Contractor shall verify the location and condition of utilities and be responsible for damage to utilities.

7. The contractor shall at all times protect his work from damage and theft, and replace all damaged or stolen parts until the work is accepted in writing by owner.

8. The contractor shall not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area's dimensions exist that might not have been in the design. Such obstructions or differences shall be brought to the attention of the Landscape Architect. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

9. The contractor shall clearly mark exposed excavations and materials and equipment. Cover or barricade trenches when contractor is not on site.

10. For purposed of clarity, some irrigation lines and valves may be shown outside of property, easements, or in paved areas. Locate all lines and valves in planting area unless otherwise noted.

11. Adjust arc of irrigation heads for even coverage. Head layout should be as per plans.

12. Avoid existing or future location of tree balls when laying pipe.

13. The contractor shall stake controller and PVB locations for approval by Landscape Architect or owner's representative prior to their installation.

14. Patch and repair any and all damage done to existing plant material and grading during installation of this work.

15. Contractor shall provide original and 2 copies of Pressure Vacuum Breaker certification to the Owner at completion of project along with as-built drawings.

16. Irrigation cycles shall be set to take place prior to sunrise and not to interfere with business unless otherwise instructed by the Owner, except during visits of grounds maintenance personnel during such visits the irrigation system may be operated as desired by those personnel.

17. Do not program controllers operating on the same water meter to water during the same time period so as to prevent over-draft of water meters. Do not switch controller to "off" at any time, except as required for testing and for maintenance operations.

18. Complete sprinkler system servicing shall be performed as required to maintain sprinklers in correct operating condition including all required labor. Check shall include visual "inspection" of all accessible components of the irrigation system including but not limited to controllers, remote control valves, quick couplers, and heads.

19. Adjust the sprinklers to avoid damage to windows, building and sign walls also adjust heads to keep water off the street. Make repairs and alterations to the sprinkling system and water lines. All sprinkler repairs such as cleaning of heads or breaks caused by the Contractor shall be the Contractor's responsibility.

20. The contractor, in the end, shall install a fully functional irrigation system with full coverage. The purpose of this plan is for bidding reference and a guide. However, any changes shall be brought to the attention of the Landscape Architect. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	Rain Bird 1804 15 Strip Series Turf Spray 4.0\" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\" NPT Female Threaded Inlet.	30	30
Q H F	Rain Bird 1804 5 Series MPR Turf Spray 4.0\" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\" NPT Female Threaded Inlet.	55	30
Q T H F	Rain Bird 1804 8 Series MPR Turf Spray 4.0\" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\" NPT Female Threaded Inlet.	30	30
Q T H F	Rain Bird 1804 10 Series MPR Turf Spray 4.0\" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\" NPT Female Threaded Inlet.	4	30
4 6 8 10 12 15 18	Rain Bird 1804 ADJ Turf Spray 4.0\" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2\" NPT Female Threaded Inlet.	1	30
Q H F	Rain Bird 1812 5 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	96	30
Q T H F	Rain Bird 1812 8 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	11	30
Q T H F	Rain Bird 1812 10 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	4	30
4 6 8 10 12 15 18	Rain Bird 1812 ADJ Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	1	30
25 50 10 20	Hunter AFB 10 Adjustable Flow Bubbler, 1/2" FIPT, stainless steel screw adjustment.	13	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
.75	Hunter PGJ-06 .75 Turf Rotor, 6" Pop-Up. Adjustable and Full Circle.	13	30
1.0	Hunter PGJ-06 1.0 Turf Rotor, 6" Pop-Up. Adjustable and Full Circle.	19	30
1.5	Hunter PGJ-06 1.5 Turf Rotor, 6" Pop-Up. Adjustable and Full Circle.	5	30
2.0	Hunter PGJ-06 2.0 Turf Rotor, 6" Pop-Up. Adjustable and Full Circle.	1	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1" 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	13
BF	Febco 860 1-1/2" Reduced Pressure Backflow Preventer	1
C	Hunter I2C-1600-PL 16 Station Outdoor Modular Controller. With one ICM-800 Module. Commercial Use. Plastic Cabinet.	1
RF	Hunter RFC Rain and freeze sensor, with conduit installation, mount as noted. Normally closed switch.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Class 200 SDR 21 1/2"	2,919 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	141.8 lf
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	208.4 lf
	Irrigation Mainline: PVC Schedule 40 1 1/2"	828.2 lf
	Pipe Sleeve: PVC Schedule 40 3"	46.9 lf
	Pipe Sleeve: PVC Schedule 40 6"	113.6 lf

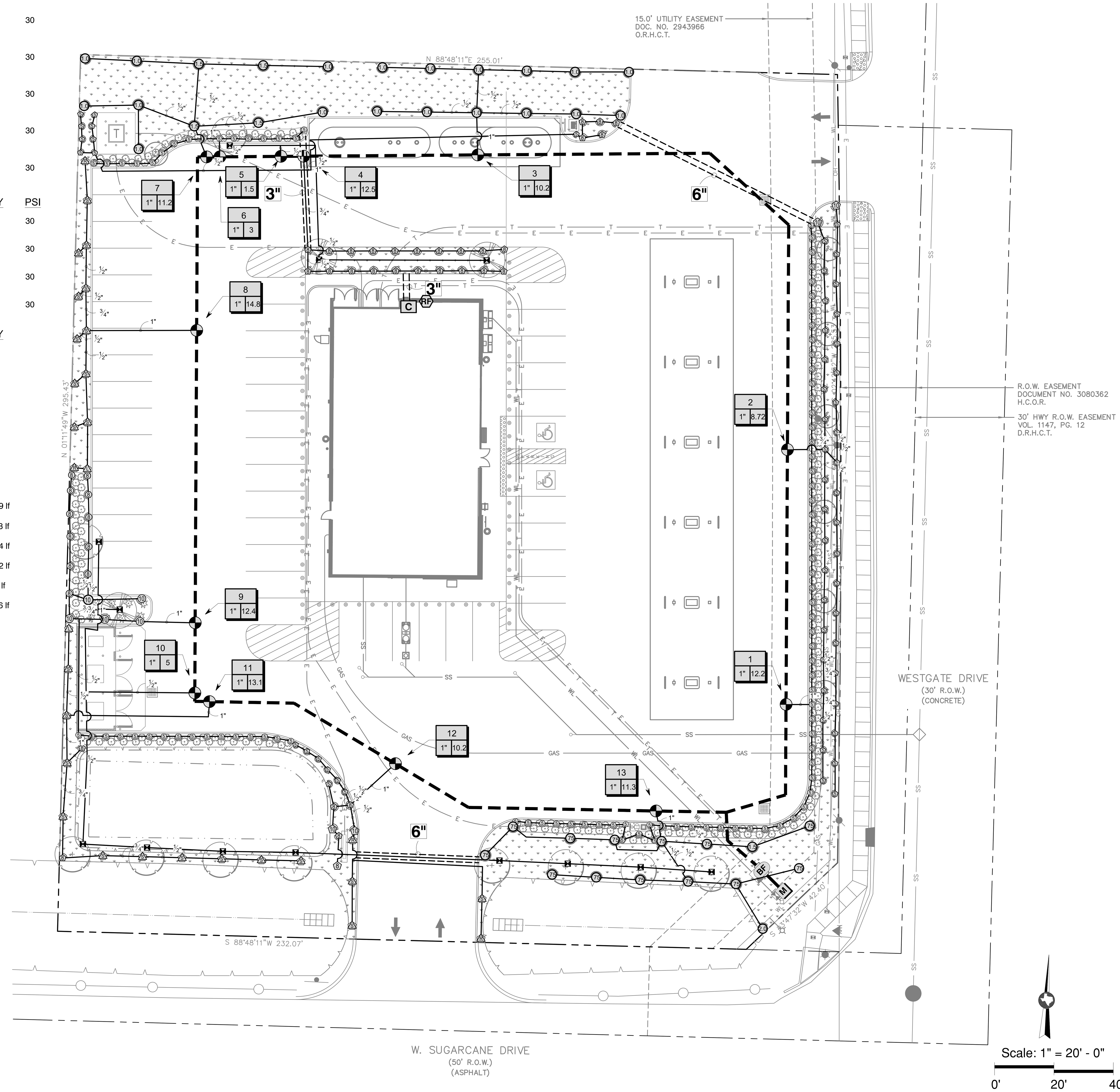
Valve Callout: # — Valve Number; #" — Valve Size; # — Valve Flow

CRITICAL ANALYSIS

Generated:	2025-06-23 15:3
P.O.C. NUMBER: 01	
Water Source Information:	
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	5 ft
Service Line Size:	4"
Length of Service Line:	20 ft
Pressure Available:	58 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	14.78 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	22.72 GPM
Design Pressure:	30 PSI
Friction Loss:	4.44 PSI
Fittings Loss:	1.78 PSI
Elevation Loss:	0 PSI
Loss through Valve:	2.14 PSI
Pressure Req. at Critical Station:	38.4 PSI
Loss for Fittings:	0.07 PSI
Loss for Main Line:	0.74 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.3 PSI
Loss for Water Meter:	1.01 PSI
Critical Station Pressure at POC:	51.5 PSI
Pressure Available:	58 PSI
Residual Pressure Available:	6.54 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1"	Shrub Spray	12.2	385.5	37.6	50.2	0.81 in/h
2	Rain Bird PEB	1"	Turf Spray	8.72	299.7	33.4	45.4	0.67 in/h
3	Rain Bird PEB	1"	Turf Rotor	10.2	109.9	33.9	46.2	0.62 in/h
4	Rain Bird PEB	1"	Turf Spray	12.48	109.9	35.8	48.7	1.43 in/h
5	Rain Bird PEB	1"	Bubbler	1.5	117.5	31.6	42.8	1.7 in/h
6	Rain Bird PEB	1"	Shrub Spray	3	138.1	31.8	43.1	0.77 in/h
7	Rain Bird PEB	1"	Turf Rotor	11.15	142.6	34.3	46.8	0.67 in/h
8	Rain Bird PEB	1"	Turf Spray	14.78	204.0	35.7	49.4	2.17 in/h
9	Rain Bird PEB	1"	Shrub Spray	12.38	302.6	34.9	47.8	1.21 in/h
10	Rain Bird PEB	1"	Bubbler	5	326.2	39.6	50.9	1.7 in/h
11	Rain Bird PEB	1"	Turf Spray	13.11	334.0	38.4	51.5	1.7 in/h
12	Rain Bird PEB	1"	Turf Spray	10.16	402.2	33.9	46.0	1.38 in/h
13	Rain Bird PEB	1"	Turf Rotor	11.32	460.5	34.3	46.5	0.61 in/h
	Common Wire				828.2			



CMB
LANDSCAPE ARCHITECTURE
18135 FM 362
Navasota, TX 77868
832-428-1209
Commercial, Multi-Family, & Residential Landscape Architects

REGISTERED LANDSCAPE ARCHITECT CHARLES M. BRIDGES 2247 STATE OF TEXAS
6-23-25

7-11 Weslaco
W. Sugarcane Dr. & Westgate Dr
Weslaco, TX
Landscape Improvements

Job No.:	181-25-082
Scale:	1" = 20' - 0"
Date:	June 23, 2025
Revised:	

Irrigation Plan

L2.1

Scale: 1" = 20' - 0"
0' 20' 40'

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-783

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Ana E Leal to approve a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit, at 301 N Texas Blvd., also being Lots 1 & 2, Blk 3, Gonzales ADDN Subdivision, Weslaco, Hidalgo County, Texas. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to obtain a Conditional Use Permit to obtain a Retail Dealer's On-Premise Permit. Thirty-four (34) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.

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:
Notice of the application and the public hearing for the Planning and Zoning Commission and the City Commission appeared in The Monitor on June 10, 2026.

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

The Planning and Zoning Commission recommendation for their regular meeting of July 1, 2026, will be provided at the meeting.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Staff recommends approval.

Attachments, if any:
301 N texas - Memo, 301 N Texas- Aerial, 301 n texas blvd. -Application, Legal Notice and Radius Map 1

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

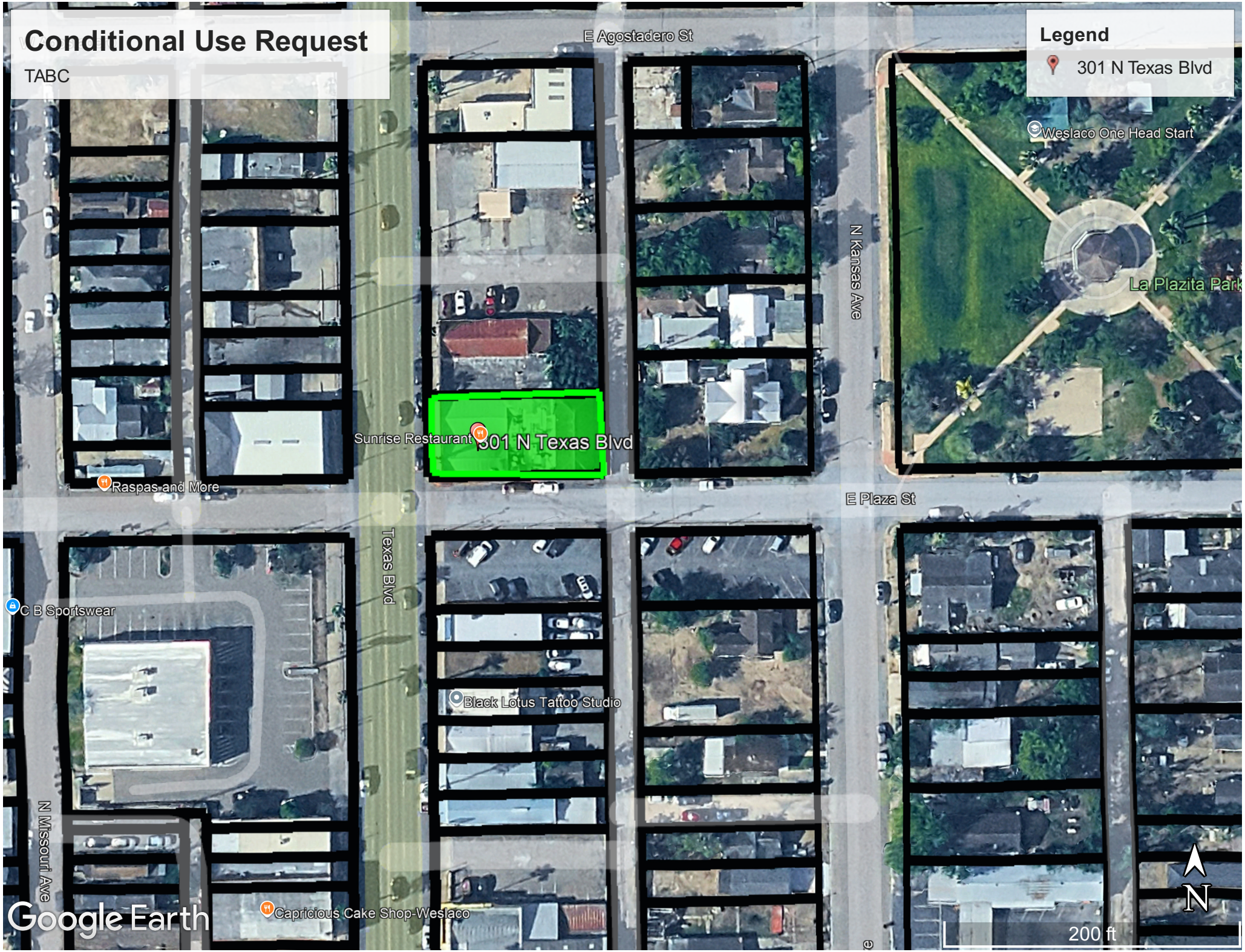
RE: Conditional Use Request – 301 N Texas

DATE: June 30, 2026

The applicant is requesting approval of a Retail Dealer's On-Premise Permit in conjunction with a change of ownership for Sunrise. Staff has not received any petitions in opposition from surrounding property owners. The Planning and Zoning Commission's recommendation from its regular meeting on July 1, 2026, will be provided at the City Commission meeting.

Thank you,

Rebekah de la Fuente, CFM


Conditional Use Request
TABC
Legend
301 N Texas Blvd
E Agostadero St
Weslaco One Head Start
N Kansas Ave
La Plazita Park
Sunrise Restaurant
301 N Texas Blvd
Raspas and More
E Plaza St
Texas Blvd
C B Sportswear
Black Lotus Tattoo Studio
N Missouri Ave
Capricious Cake Shop-Weslaco
Google Earth
N
200 ft

APPLICATION FOR CONDITIONAL USE PERMIT

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

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

FILE NO Use-0701057-2026

RECEIVED
MAY 22 2026
By

PROPOSED PROJECT

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

Lot 1 & 2 Block 3

Subdivision Name GONZALEZ ADDN

Street Address 301 N TEXAS BLVD WESLACO TX 78596

Existing Zoning _____ Existing Land Use _____

Purpose for the Conditional Use Permit Request SELL ALCOHOL ON PREMISE

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

ALCOHOL IS SOLD IN RESTAURANT FAMILY ENVIRONMENT

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

APPLICANT

Name ANA E LEAL Phone (956) 447-8515

Address 301 N TEXAS BLVD Fax: _____

City WESLACO State TX Zip Code 78596 E-Mail: hectorsunrise1@hotmail.com

OWNER

Name ANA E LEAL Phone (956) 447-8515

Address 301 N. TEXAS BLVD Fax: _____

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

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

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

Yes ✓ No _____

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

Signature _____ Date 05-13-26
Owner

Signature _____ Date 05-13-26
Applicant

Signature _____ Date _____
Authorized Agent

STAFF USE ONLY

Accepted By_____Payment Received By _____Date Paid_____

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

P & Z Notice of Public Hearing Published in Newspaper — Date _____

City Commission Notice of Public Hearing Published in Newspaper — Date _____

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

Presented to City Commission — Date _____
Approved _____ Disapproved _____ Tabled _____

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

Document reference ID : 606564

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Back** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID:	606564
Applicant Name:	HECTOR TAMEZ
License Type applied for:	Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure:	Sole proprietorship
Country of Origin:	
ID Type:	
Historically Underutilized Business:	No
Veteran-owned business:	No
Fraternal Owned:	No

Initial Application Information

Authority Type:	I am a principal or authorized user with binding authority
Prefix:	Ms
Legal First Name:	ANA
Legal Middle Name:	ESMIRNA
Legal Last Name:	LEAL
Email Address:	Hectorsunrise1@hotmail.com
Phone Number:	956-447-8515

Principal Parties

Principal Parent Entity	Principal Party	Role	Ownership %	Action
HECTOR TAMEZ	HECTOR TAMEZ	Owner	0	

Basic Business information

Business/Trade Name:	SUNRISE CAFE
Business Type	Restaurant

Location's Phone Numbers

Business Phone Number	956-447-8515
Alternate Phone Number	956-447-8087

Location Address

Address:	301 N Texas Blvd, Weslaco, TX, United States, Hidalgo 78596
Is your location within city limits?	Yes

Mailing Address Information

Address:	301 N Texas Blvd, Weslaco, TX, United States, Hidalgo 78596

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school?	Yes
Is a residential address or established neighborhood association located within 300 feet of any property line of your premises?	Yes

Location Additional Information

Is the proposed location in a hotel or motel?	No
Alcohol percentage	Up to 17%

Sixty Day Sign Requirements

Posted the 60 day sign:	Yes
Date Posted:	1/1/2026

Projected Sales Information

Sales Year:	2026
Alcohol Sale:	$190,000.00
Food Sales:	$3,000,000.00
Total Sales:	$3,190,000.00

Property Ownership

Do you, the applicant, own the land, building, and/or warehouse at this proposed licensed location?	Yes
Are you operating under?	Service or management agreement

Franchise Agreement

Do you or anyone else at the location operate under a franchise agreement?	No
Are there any agreements, exclusive of a franchise agreement, which involve alcohol in any way?	No

Shared premise information

Do you share the premises with another business entity? No

Property Ownership Details

Property Type	Property Ownership Type	Entity Name
Land and Building	Owner	ANA LEAL

Location Diagram

Will the license or permit embrace the entire location address? Yes

CERTIFICATE OF CITY SECRETARY FOR: (MB, BG & BE)

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this _____ day of _____ , _____ , that the location for which the license/permit is sought is inside the boundaries of this city or town, in a **"wet"** area for such license/permit, and not prohibited by charter or ordinance in reference to the sale of such alcoholic beverages.

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB** Mixed Beverage Restaurant Permit with Food and Beverage Certificate (MB must also hold a Food and Beverage Certificate)
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Food and Beverage Certificate (BG must also hold a Food and Beverage Certificate)
- ☐ **BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
  - ☐ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999
  - ☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BE/FB** Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

☐ I hereby refuse on this _____ day of _____ , 20_____ to certify this location.

SIGN HERE

_____

City Secretary/Clerk

_____ ,TEXAS
City

SEAL

CERTIFICATE OF COUNTY CLERK FOR: (MB, BG & BE)

Section 11.37 & 61.37

Not later than the 30th day after the date a prospective applicant for a license or permit requests certification, the city secretary or clerk shall certify whether the location or address given in the request is in a wet area and whether the sale of alcoholic beverages for which the license or permit is sought is prohibited by ordinance.

I hereby certify on this _____ day of _____ , _____ , that the location for which the license/permit is sought is in a **"wet"** and is not prohibited by any valid order of the Commissioner's Court.

- ☐ **MB** Mixed Beverage Permit
- ☐ **MB/FB** Mixed Beverage Restaurant Permit with Required Food and Beverage Certificate
- ☐ **BG/FB** Wine and Beer Retailer's Permit with Required Food and Beverage Certificate
- ☐ **BG** Wine and Beer Retailer's Permit - **Election for given location was held for:**
  - ☐ legal sale of beer/wine (17%) on-premise ***AFTER*** Sept. 1, 1999
  - ☐ legal sale of beer/wine (14%) on-premise ***BEFORE*** Sept. 1, 1999
- ☐ **BE** Beer Retail Dealer's On-Premise License
- ☐ **BE/FB** Retail Dealer's On-Premise License with **required** Food and Beverage Certificate

OR

☐ I hereby refuse on this _____ day of _____ , 20_____ to certify this location.

SIGN HERE

_____
County Clerk

_____
County

SEAL

COMPTROLLER OF PUBLIC ACCOUNTS CERTIFICATES

I hereby certify on this _____ day of _____, _____, the applicant holds or has applied for and satisfies all legal requirements for the issuance of a Sales Tax Permit under the Limited Sales, Excise and Use Tax Act or the applicant as of this date is not required to hold a Sales Tax Permit.

Sales Tax Permit Number _____

Outlet Number _____

Print Name of Comptroller Employee _____

Print Title of Comptroller Employee _____

SIGN HERE

_____
Comptroller Representative

_____ ,TEXAS
City

S E A L

PUBLISHER'S AFFIDAVIT	
Name of newspaper	
City, County	
Dates notice published in daily/weekly newspaper (MM/DD/YYYY)	
Publisher or designee certifies attached notice was published in newspaper stated on dates shown	
Signature of publisher or designee	
Sworn to and subscribed before me on this date	
Signature of Notary Public	
SEAL	
ATTACH PRINTED COPY OF THE NOTICE	

Affidavits and Certificates

* Required field

Thank you for completing the application form. Please take a copy of the downloaded Application Summary to the required agencies for signatures. Once you obtain signatures, please upload the application summary to complete the application submission process.

Certificate of city secretary *

SELECT FILES...

Certificate of county clerk *

SELECT FILES...

Comptroller of public accounts certificate *

SELECT FILES...

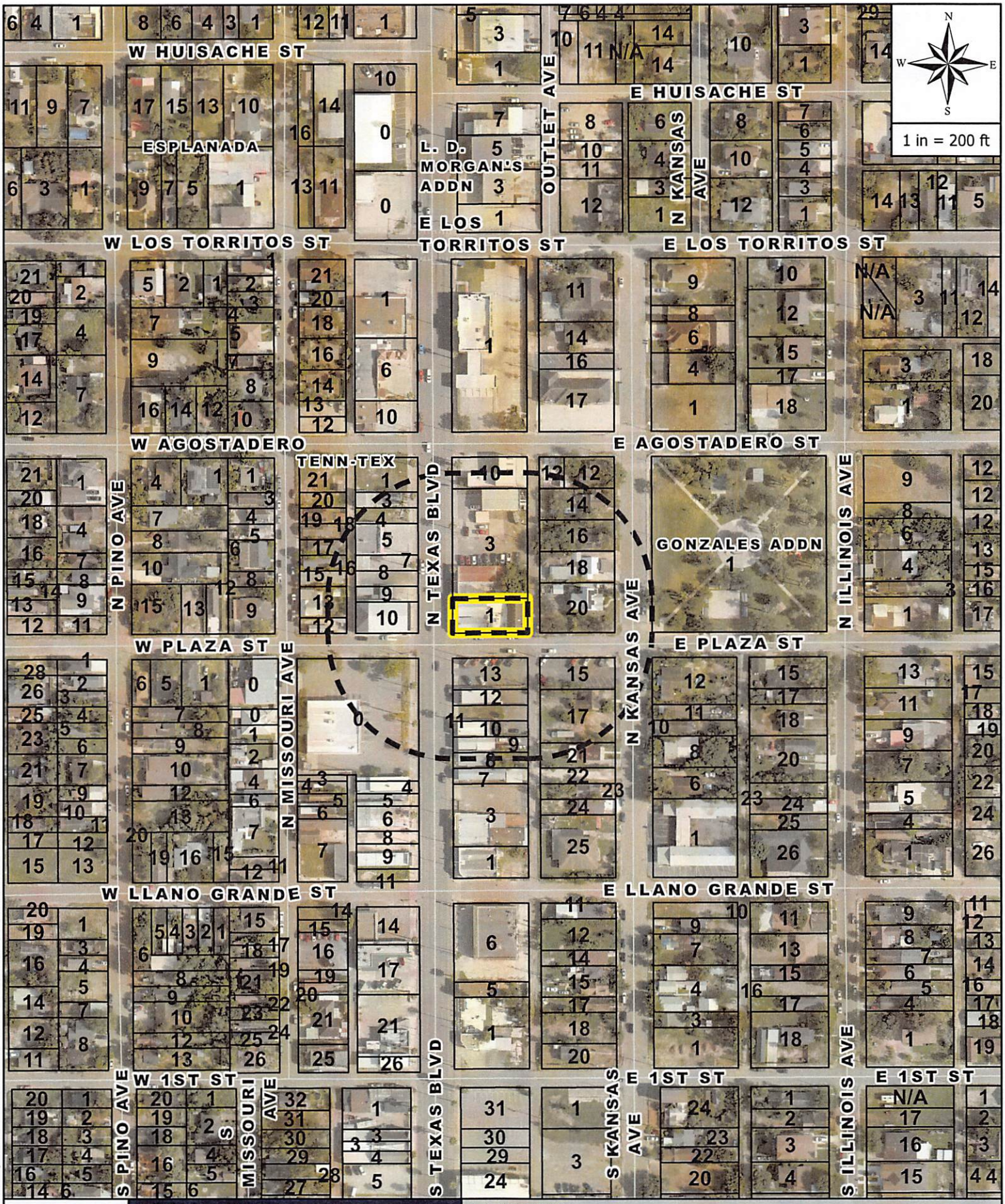
Publishers Affidavit *

SELECT FILES...

Resident Notice

SELECT FILES...

APPLICATION SUMMARY EDIT NEXT



AERIAL MAP

CASE ADDRESS:

301 N TEXAS BLVD

ANA LEAL

LEGEND

CITY LIMITS — SITE — NOTIFICATION

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up®

Pat: avery.com/patents

MOLINA MARY & OLIVIA
149 N TEXAS BLVD
WESLACO, TX, 78596
G5600-00-002-0008-00

LLANOS EMMANUEL
218 N TEXAS BLVD
WESLACO, TX, 78596
G5600-00-002-0011-00

TAMEZ HECTOR LEAL
301 N TEXAS BLVD
WESLACO, TX, 78596-5305
G5600-00-002-0015-00

TAMEZ HECTOR L
301 N TEXAS BLVD
WESLACO, TX, 78596-5305
G5600-00-003-0001-00

MOLINA ESTELA
321 N KANSAS AVE
WESLACO, TX, 78596-5373
G5600-00-003-0012-00

VILLESCAS JUAN F
7010 N FM 493
DONNA, TX, 78537-5047
G5600-00-003-0016-00

PAWN TX INC
1600 W 7TH ST
FORT WORTH, TX, 76102-2504
S5900-00-001-0000-01

RENDON MARTHA E VILLARREAL
2801 W BUSINESS 83
WESLACO, TX, 78596-9395
T1700-00-004-0004-00

BERMUDEZ ANDREW TRUSTEE
REVOCABLE TRUST
300 N TEXAS BLVD
WESLACO, TX, 78596
T1700-00-004-0008-00

RENTERIA ONECIMO & SARAI
SUSANA
713 VICTORY DR
WESLACO, TX, 78596-4925
T1700-00-004-0012-00

SERVICE PRO REFRIGERATION LLC
401 S HUTTO RD
DONNA, TX, 78537-3390
G5600-00-002-0009-00

DELGADILLO RUBEN
4230 N FM 493
DONNA, TX, 78537-6576
G5600-00-002-0012-00

MENDEZ ELIAS JR ET AL
221 N KANSAS AVE
WESLACO, TX, 78596-5371
G5600-00-002-0017-00

RODRIGUEZ FRANCISCO ET UX
901 E UNIVERSITY DR
EDINBURG, TX, 78539-3633
G5600-00-003-0003-00

MOLINA EFRAIN & ESTELA
321 N KANSAS AVE
WESLACO, TX, 78596-5373
G5600-00-003-0012-01

TAMEZ HECTOR L
301 N TEXAS BLVD
WESLACO, TX, 78596-5305
G5600-00-003-0018-00

OLIVAREZ FAMILY COMPANY LLC
PO BOX 1667
WESLACO, TX, 78599-1667
T1700-00-004-0001-00

310 N TEXAS SERIES OF FGP
INVESTMENTS LLC
310 N TEXAS BLVD
WESLACO, TX, 78596-5306
T1700-00-004-0005-00

BERMUDEZ ANDREW TRUSTEE
REVOCABLE TRUST
300 N TEXAS BLVD
WESLACO, TX, 78596
T1700-00-004-0009-00

HINOJOSA MAYRA ISABEL
305 N MISSOURI AVE
WESLACO, TX, 78596-5276
T1700-00-004-0013-00

LLANOS EMANUEL
218 N TEXAS BLVD
WESLACO, TX, 78596
G5600-00-002-0010-00

TAMEZ HECTOR
301 S TEXAS BLVD
WESLACO, TX, 78596
G5600-00-002-0013-00

SANCHEZ JOSE GUADALUPE
MORALES
215 N KANSAS
WESLACO, TX, 78596-5371
G5600-00-002-0021-00

GARCIA CHARLIE
2025 W MILE 11 N
WESLACO, TX, 78599-1685
G5600-00-003-0010-00

GARZA ISRAEL RENE
315 N KANSAS AVE
WESLACO, TX, 78596
G5600-00-003-0014-00

CASTILLO JUAN DAVID
303 N KANSAS AVE
WESLACO, TX, 78596-5373
G5600-00-003-0020-00

OLIVAREZ JOE D
PO BOX 1667
WESLACO, TX, 78599-1667
T1700-00-004-0003-00

BERMUDEZ ANDREW TRUSTEE
REVOCABLE TRUST
300 N TEXAS BLVD
WESLACO, TX, 78596
T1700-00-004-0007-00

BERMUDEZ ANDREW TRUSTEE
REVOCABLE TRUST
300 N TEXAS BLVD
WESLACO, TX, 78596
T1700-00-004-0010-00

HINOJOSA JOSEFINA & MAYRA I
HINOJOSA
307 N MISSOURI AVE
WESLACO, TX, 78596-5276
T1700-00-004-0015-00

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Bend along line to expose Pop-up Edge®

AVERY® 5160®

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Utilisez le Gabarit Avery 5160

Étiquettes d'adresse Easy Peel®
Replíez à la hachure afin de révéler le rebord Pop-up™

Pat: avery.com/patents

GARCIA MARIA CELIA
309 N MISSOURI AVE
WESLACO, TX, 78596-5276
T1700-00-004-0016-00

LORANCA SHANNON
311 N MISSOURI AVE
WESLACO, TX, 78596
T1700-00-004-0017-00

DE LEON CELINA
313 N MISSOURI AVE
WESLACO, TX, 78596-5276
T1700-00-004-0018-00

CITY OF WESLACO
255 S KANSAS AVE
WESLACO, TX, 78596-6158
G5600-00-006-0001-00

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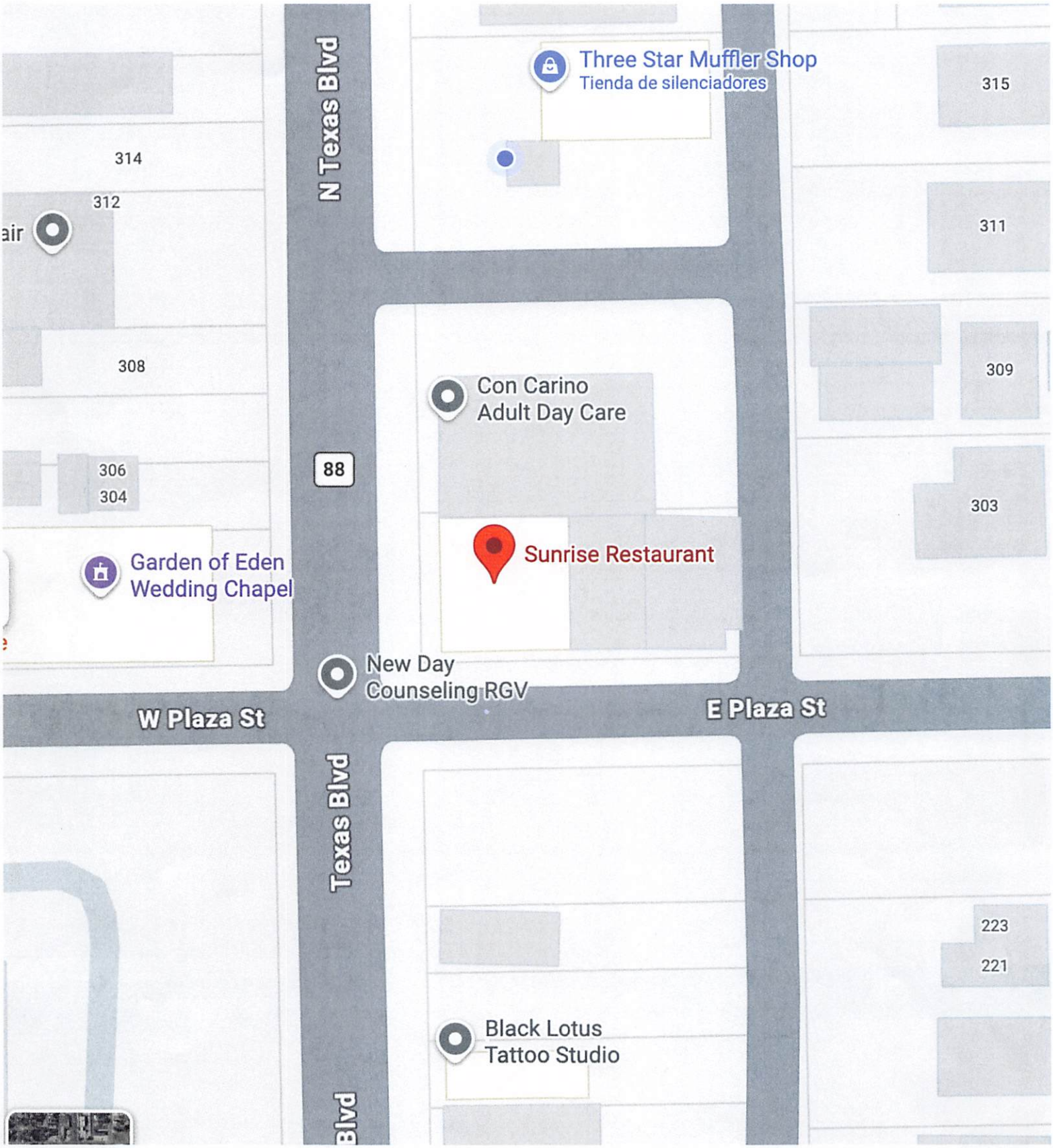
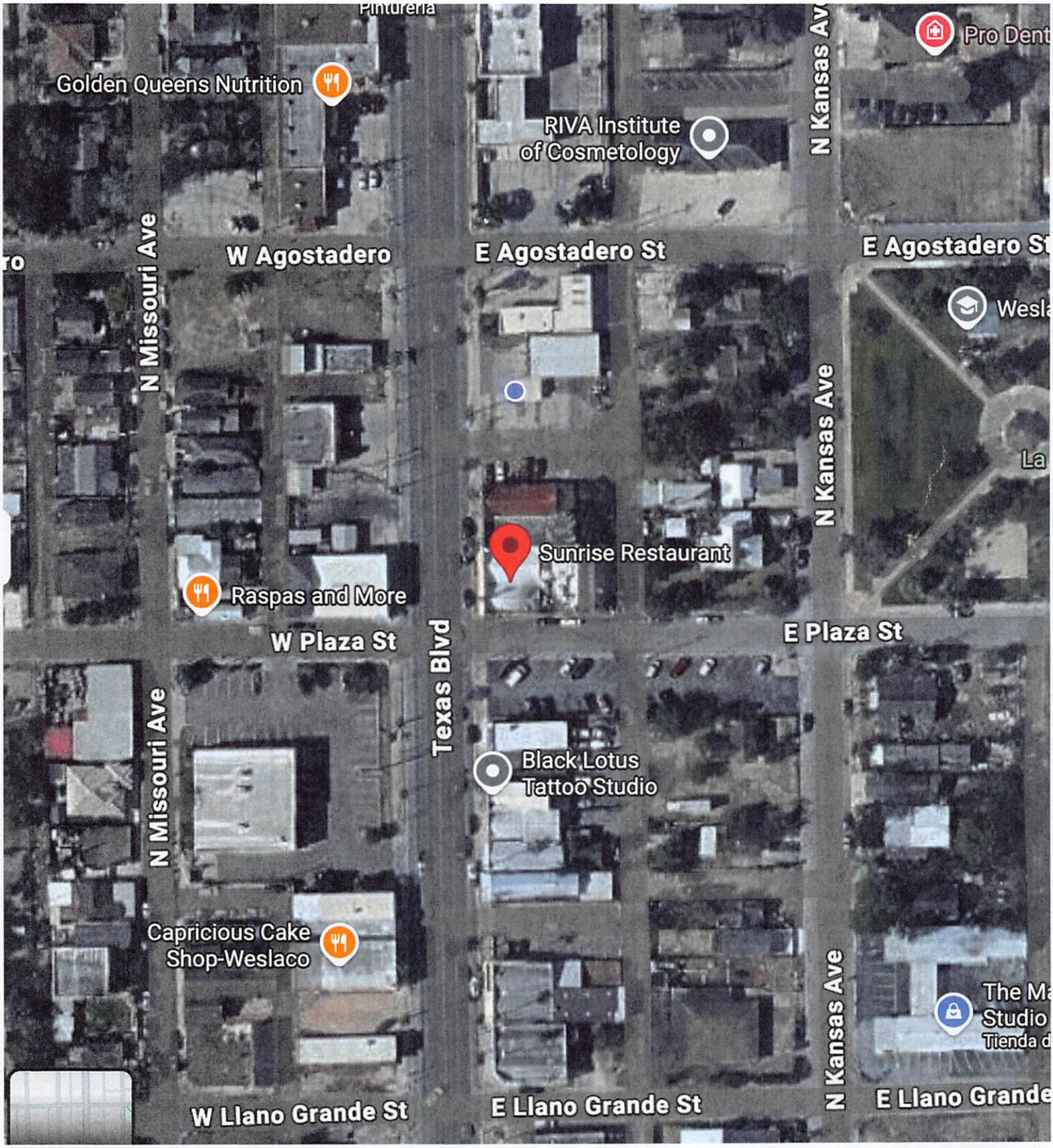
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®

AVERY® 5160®


N Texas Blvd
Three Star Muffler Shop
Tienda de silenciadores
315
314
312
311
308
309
Con Carino
Adult Day Care
88
306
304
303
Garden of Eden
Wedding Chapel
Sunrise Restaurant
New Day
Counseling RGV
W Plaza St
E Plaza St
Texas Blvd
223
221
Black Lotus
Tattoo Studio


Golden Queens Nutrition
RIVA Institute of Cosmetology
Pro Dent
W Agostadero
E Agostadero St
N Missouri Ave
N Kansas Ave
Sunrise Restaurant
Raspas and More
W Plaza St
E Plaza St
Texas Blvd
Black Lotus Tattoo Studio
Capricious Cake Shop-Weslaco
W Llano Grande St
E Llano Grande St

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-784

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Nubia De La Torre on Ordinance 2026-20 to rezone 218 & 300 W Huisache also being Lots 8-9, Block 8, and Lots 1-3, Block 9, Esplanada Subdivision, Weslaco, Hidalgo County, and Texas from R-1 One Family Dwelling District to B-1 Neighborhood Business District. First reading of Ordinance 2026-20. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-1 One Family Dwelling District to B-1 Neighborhood Business District. Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.

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:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on June 10, 2026.

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

The Planning and Zoning Commission recommendation for their regular meeting of July 1, 2026, will be provided at the meeting.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends denial based on surrounding landuse.

Attachments, if any:
218 & 300 W Huisache- Memo, 218 & 300 W Huisache- Aerial, 218 & 300 w Huisache- Application, Legal Notice and Radius Map1, O2026-20 rezone 218 & 300 W Huisache- Ordinance

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: Rezone Request – 218 & 300 W Huisache

DATE: June 30, 2026

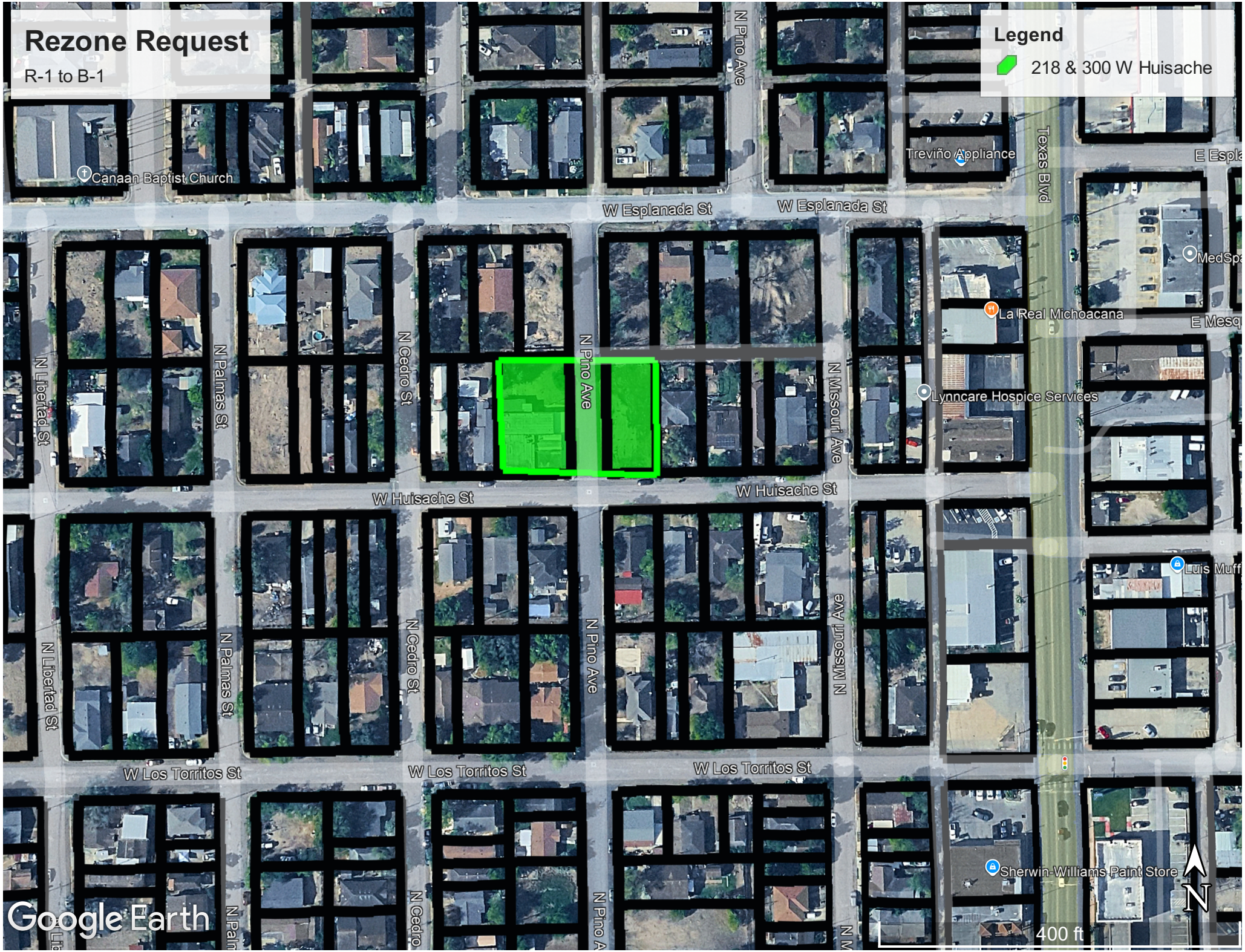
The applicant is requesting to rezone the subject property to allow the vacant lot to be used as a parking lot and the existing building to operate as a daycare. Although the property previously operated as a commercial establishment, it has been vacant for several years and has lost its nonconforming status. The property is located within an established residential neighborhood.

Staff has not received any petitions in opposition to the rezoning request. The applicant has been advised that, if the rezoning request is approved, a building permit must still be obtained and approved prior to the construction of the parking lot.

Staff recommends denial of the request based on the surrounding land use and the property's location within an established residential neighborhood. The Planning and Zoning Commission's recommendation from its regular meeting on July 1, 2026, will be provided at the City Commission meeting.

Thank you,

Rebekah de la Fuente, CFM


Rezone Request
R-1 to B-1
Legend
218 & 300 W Huisache
Canaan Baptist Church
Treviño Appliance
Texas Blvd
W Esplanada St
W Esplanada St
N Pino Ave
La Real Michoacana
Lynncare Hospice Services
N Missouri Ave
N Palmas St
N Cedro St
N Libertad St
W Huisache St
W Huisache St
W Los Torritos St
W Los Torritos St
W Los Torritos St
Sherwin-Williams Paint Store
Google Earth
400 ft
N

APPLICATION FOR REZONING

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

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

FILE NO. RZNE-001041-2026

PROPOSED PROJECT

Legal Description of Property to be rezoned: 218 Huisache.

Lot 8-9 Block 8

Subdivision Name Esplanada Subdivision

Street Address Huisache St

Existing Zoning R1 Existing Land Use _____

Proposed Zoning B1 Proposed Land Use _____

_____ $305.00 non-refundable filing fee.
_____ Detailed dimensioned site plan/map must be submitted with this request.
_____ Survey and metes and bounds if the legal description is a portion of a lot.
_____ City and school tax receipts attached.
_____ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Nobia Dela Torre Phone (956) 463-1255

Address 10003 flamboyan dr Fax: _____

City Mercedes State TX Zip Code 78570 E-Mail: _____

OWNER

Name Vicente Robles Phone (956) 455-5649

Address 3833 Old Hwy 77 Fax: _____

City Brownsville State TX Zip Code 78520 E-Mail: ftministorage@gmail.com

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

Signature Vicente Robles Date 4/29/26
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

RECEIVED
MAY 07 2026
By _____

255 S. KANSAS AVE ■ WESLACO, TEXAS 78596-6285 ■ 956-447-3481 ■ (Fax) 956-973-3128 ■ WWW.WESLACOTX.GOV

Please do not alter this application.

APPLICATION FOR REZONING

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

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

FILE NO. RZNE-050140-2026

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 123 Block 9

Subdivision Name Esplanda

Street Address ~~601 N. Pino St Weslaco Tx 78596~~ 300 W Huisache

Existing Zoning R1 Existing Land Use _____

Proposed Zoning B1 Proposed Land Use _____

RECEIVED
MAY 07 2026
By

_____ $305.00 non-refundable filing fee.
_____ Detailed dimensioned site plan/map must be submitted with this request.
_____ Survey and metes and bounds if the legal description is a portion of a lot.
_____ City and school tax receipts attached.
_____ I have received a copy of "The Intent of Zoning Application Instructions"

APPLICANT

Name Nubia De La Torre Phone (956)463-1255

Address 10008 Flamboyan Dr Fax: _____

City Mercedes State TX Zip Code 78570 E-Mail: nubiabravo0215@gmail.com

OWNER

Name Vicente Robles Phone (956) 455-5649

Address 3833 Old Hwy 77 Fax: _____

City Brownsville State TX Zip Code 78520 E-Mail: ftministorage@gmail.com

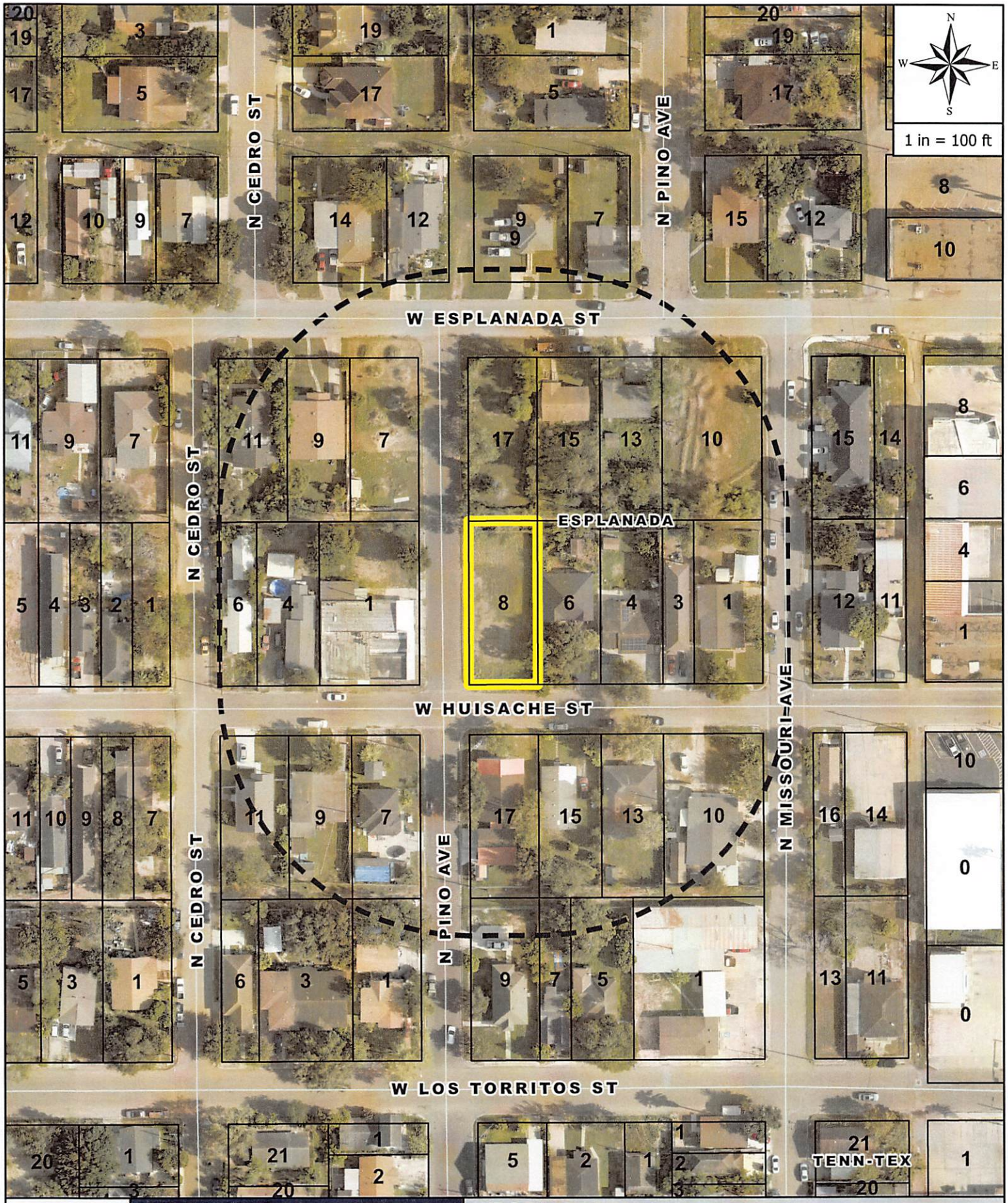
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Vicente Robles Date 04/29/26
Owner

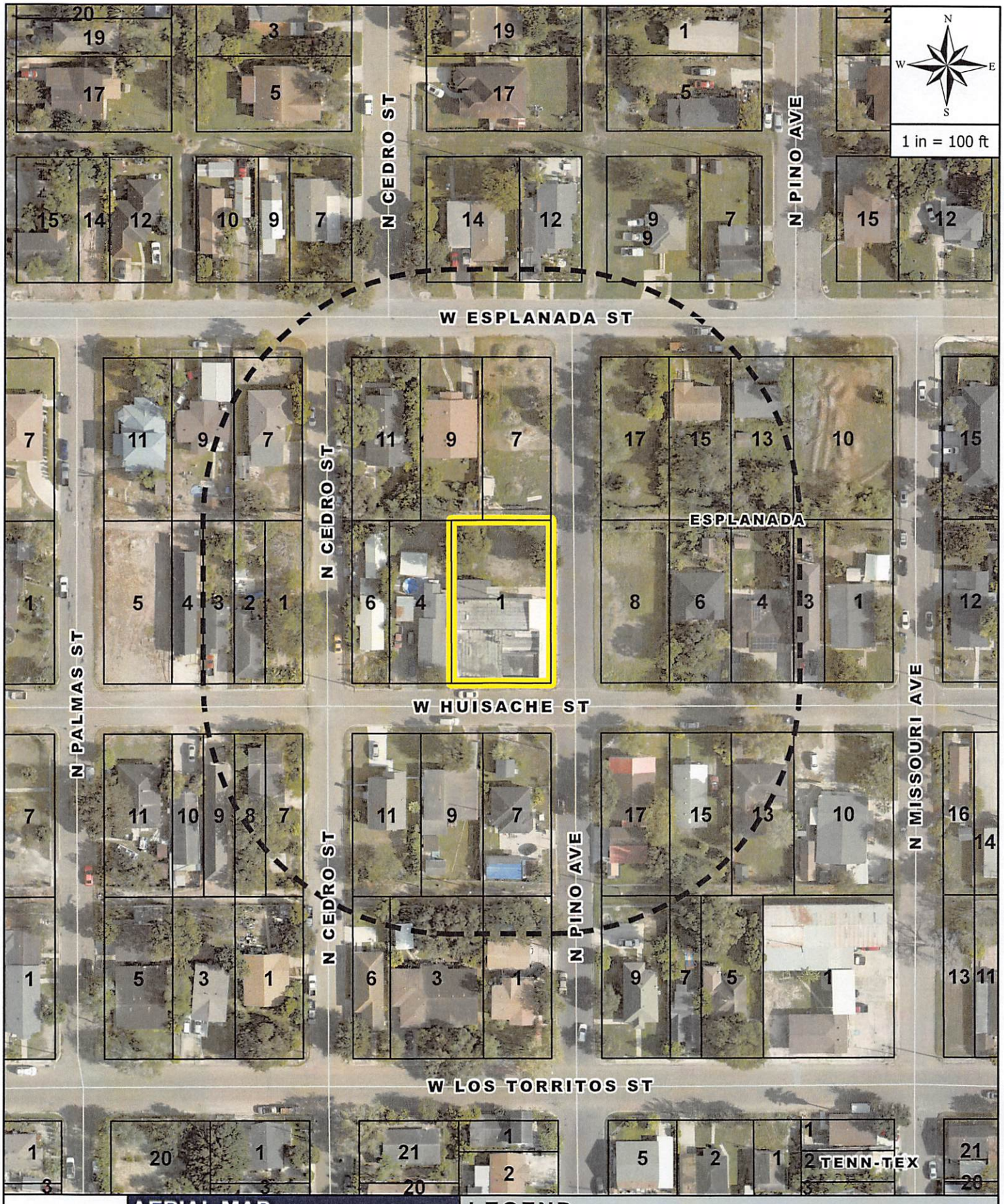
Signature _____ Date 04/29/26
Applicant

Signature _____ Date _____
Authorized Agent

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



AERIAL MAP	LEGEND
CASE ADDRESS:	CITY LIMITS SITE NOTIFICATION
218 W HUISACHE ST NUBIA DE LA TORRE	



AERIAL MAP

CASE ADDRESS:

300 W Huisache

NUBIA DE LA TORRE

LEGEND

CITY LIMITS — SITE — NOTIFICATION

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VALADEZ GRACIELA MEDRANO
600 N MISSOURI AVE
WESLACO, TX, 78596-4779
E7200-00-008-0001-00

BELTRAN CARLOS ALBERTO & PATRICIA
200 W ESPLANADA ST
WESLACO, TX, 78596-4717
E7200-00-015-0007-00

CARREON ARMIDA M & BELICIA F CARREON
305 W HUISACHE ST
WESLACO, TX, 78596-4730
E7200-00-003-0009-00

VALADEZ RUBY LEE
209 W HUISACHE ST
WESLACO, TX, 78596-4728
E7200-00-002-0013-00

ORTIZ DENISE ARIANA ET AL
212 W HUISACHE ST
WESLACO, TX, 78596-4729
E7200-00-008-0006-00

DE LEON MARIA
210 W LOS TORRISTOS ST
WESLACO, TX, 78596
E7200-00-002-0005-00

RAMOS PETRA L
209 W ESPLANADA ST
WESLACO, TX, 78596-4716
E7200-00-008-0013-00

RIVERA RAUL & JUANITA
314 W LOS TORRITOS ST
WESLACO, TX, 78596-5226
E7200-00-003-0003-00

IBARRA MARTIN & AURELIA
9439 N MILE 6 W
WESLACO, TX, 78599-2131
E7200-00-009-0009-00

SANCHEZ NELDA
306 W HUISACHE ST
WESLACO, TX, 78596-4731
E7200-00-009-0004-00

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E7200-00-008-0004-00

MARTINEZ ROLANDO
212 W ESPLANADA ST
WESLACO, TX, 78596-4717
E7200-00-015-0012-00

JACINTO IDOLINA
500 N PINO ST
WESLACO, TX, 78596-4753
E7200-00-003-0001-00

GARCIA GUADALUPE MATA
316 W HUISACHE ST
WESLACO, TX, 78596-4731
E7200-00-003-0011-00

FLORES HERMINIA
7030 CORTEZ ST
WESLACO, TX, 78599-5496
E7200-00-002-0010-00

TREVINO CECILIA
3601 LOS LAURELES DR
MERCEDES, TX, 78570-9096
E7200-00-003-0007-00

ROBLES VICENTE B TRUSTEE ROBLES FAMILY REVOCABLE TRUST
2728 LAREDO RD
BROWNSVILLE, TX, 78520
E7200-00-008-0008-00

RAMOS HECTOR & ROSARIO
310 W HUISACHE ST
WESLACO, TX, 78596-4731
E7200-00-009-0006-00

SAENZ GUADALUPE JR & EDNA E
311 WEST ESPLANADA ST
WESLACO, TX, 78596-4718
E7200-00-009-0011-00

GARCIA MARIA SARA
304 N CEDRO ST
WESLACO, TX, 78596-5210
E7200-00-002-0007-00

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SCOTT MARIO
213 W HUISACHE ST
WESLACO, TX, 78596-4728
E7200-00-002-0015-00

HINOJOSA RICARDO & RANDY
1402 SOUTHGATE CIR
WESLACO, TX, 78596-7006
E7200-00-008-0017-00

FLORES GABRIEL JR
206 W HUISACHE ST
WESLACO, TX, 78596-4729
E7200-00-008-0003-00

GALVAN SANTOS & MARIA ANA
204 W LOS TORRITOS ST
WESLACO, TX, 78596-5224
E7200-00-002-0001-00

MANCIAS EDUARDO
211 W ESPLANADA ST
WESLACO, TX, 78596-4716
E7200-00-008-0015-00

R & A REAL ESTATE INVESTMENTS LLC
6400 N FM 88
WESLACO, TX, 78599-3240
E7200-00-008-0010-00

RIVERA RAUL & MARIA F RODRIGUEZ
217 W HUISACHE ST
WESLACO, TX, 78596-4728
E7200-00-002-0017-00

ROBLES VICENTE B TRUSTEE ROBLES FAMILY REVOCABLE TRUST
2728 LAREDO RD
BROWNSVILLE, TX, 78520
E7200-00-009-0001-00

RAMIREZ ROMEO & FRANCISCA REVOCABLE LIVING TRUST
508 SANTA ANNA ST
WESLACO, TX, 78596-4318
E7200-00-002-0009-00

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WESLACO, TX, 78596-4728
E7200-00-002-0013-00

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WESLACO, TX, 78596-4753
E7200-00-003-0001-00

TREVINO CECILIA
3601 LOS LAURELES DR
MERCEDES, TX, 78570-9096
E7200-00-003-0007-00

HERRERA JESUS JR
1717 E MILE 5 NORTH
WESLACO, TX, 78596-5164
E7200-00-004-0007-00

FLORES GABRIEL JR
206 W HUISACHE ST
WESLACO, TX, 78596-4729
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BROWNSVILLE, TX, 78520
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211 W ESPLANADA ST
WESLACO, TX, 78596-4716
E7200-00-008-0015-00

SANCHEZ NELDA
306 W HUISACHE ST
WESLACO, TX, 78596-4731
E7200-00-009-0004-00

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E7200-00-003-0003-00

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E7200-00-002-0017-00

CUELLAR HORTENCIA R
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WESLACO, TX, 78596-5226
E7200-00-003-0006-00

GARCIA GUADALUPE MATA
316 W HUISACHE ST
WESLACO, TX, 78596-4731
E7200-00-003-0011-00

MATA JOSE & NELDA LAURA
527 SMITH AVE
PASADENA, TX, 77504-2713
E7200-00-004-0009-00

ORTIZ DENISE ARIANA ET AL
212 W HUISACHE ST
WESLACO, TX, 78596-4729
E7200-00-008-0006-00

RAMOS PETRA L
209 W ESPLANADA ST
WESLACO, TX, 78596-4716
E7200-00-008-0013-00

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BROWNSVILLE, TX, 78520
E7200-00-009-0001-00

IBARRA JOSHUA D
9439 N MILE 6 W
WESLACO, TX, 78599-2131
E7200-00-009-0007-00

BEATTIE PRISCILLA & OFELIA GARCIA - CANTU
704 W RUSS ST
MISHAWAKA, IN, 46545-5554
E7200-00-010-0001-00

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VASQUEZ FRANCISCO
206 W ESPLANADA ST
WESLACO, TX, 78596-4717
E7200-00-015-0009-00

GREGORY THOMAS
406 W HUISACHE ST
WESLACO, TX, 78596-4773
E7200-00-010-0003-00

PEREZ SAN JUANITA F
405 W ESPLANADA ST
WESLACO, TX, 78596-4720
E7200-00-010-0009-00

ABREGO VIOLANDA
302 W ESPLANADA ST
WESLACO, TX, 78596-4719
E7200-00-015-0014-00

BEATTIE PRISCILLA & OFELIA C GARZA
704 W RUSS AVE
MISHAWAKA, IN, 46545-5554
E7200-00-010-0002-00

ARELLANO LORENA
401 W ESPLANADA ST
WESLACO, TX, 78596-4720
E7200-00-010-0007-00

MARTINEZ ROLANDO
212 W ESPLANADA ST
WESLACO, TX, 78596-4717
E7200-00-015-0012-00

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WESLACO, TX, 78596-4717
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ABREGO VIOLANDA
302 W ESPLANADA ST
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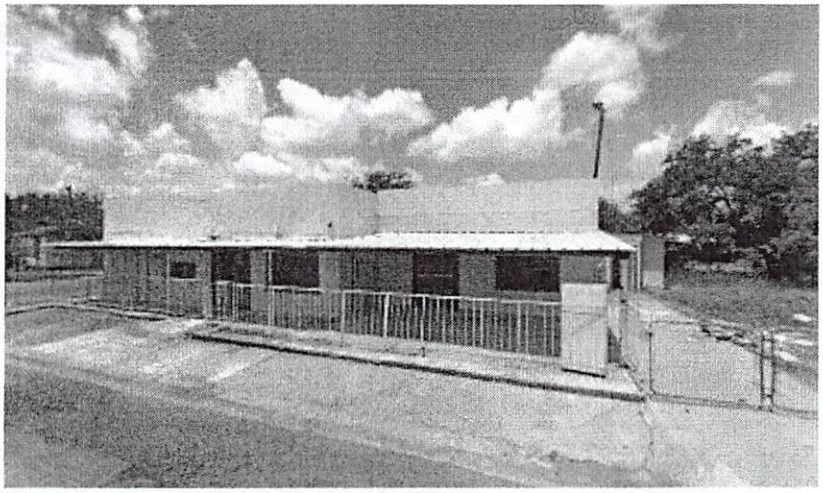
Google Maps 601 N Pino St



Map data ©2026 20 ft



601 N Pino St

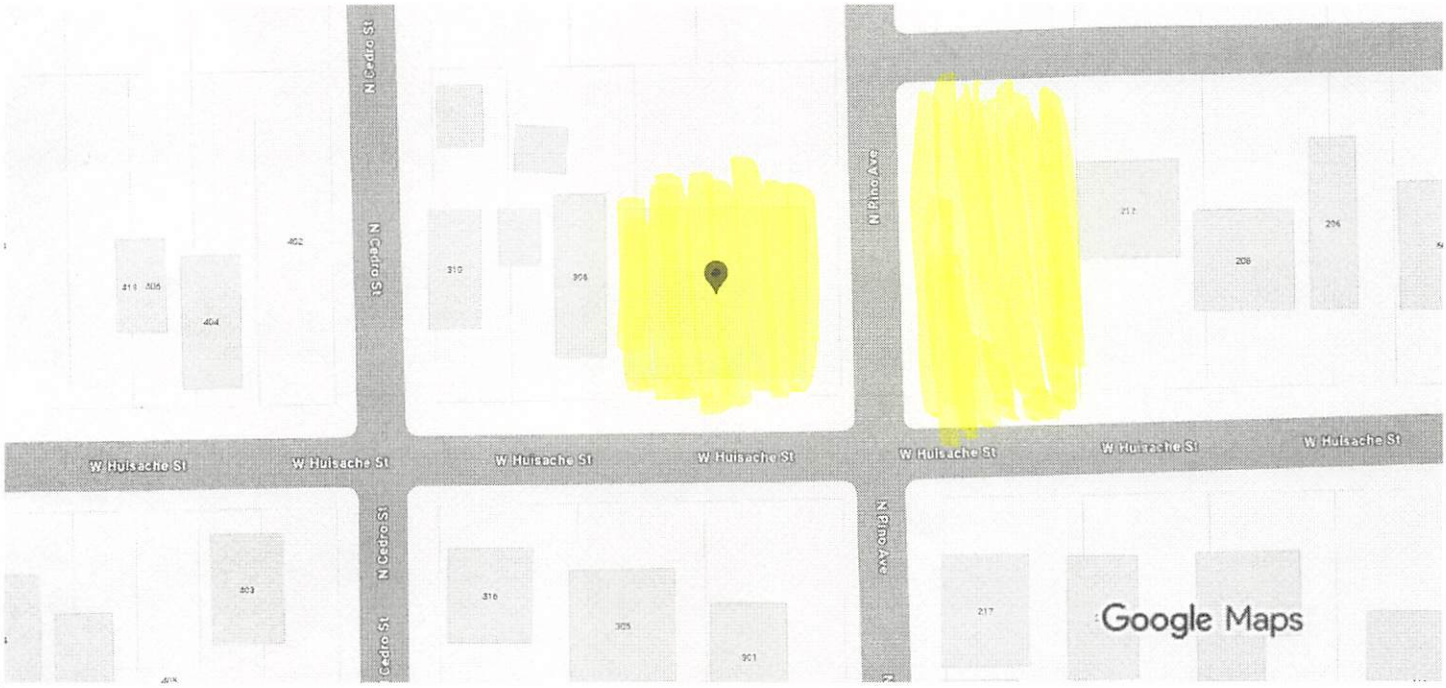
Building

Directions Save Nearby Send to phone Share

601 N Pino St, Weslaco, TX 78596

Photos

Google Maps 601 N Pino St



Map data ©2026 20 ft



601 N Pino St

Building

Directions Save Nearby Send to phone Share

601 N Pino St, Weslaco, TX 78596

Photos

ORDINANCE NO. 2026-20

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 218 & 300 W HUISACHE ALSO BEING LOTS 8-9, BLOCK 8, AND LOTS 1-3, BLOCK 9, ESPLANADA SUBDIVISION, WESLACO HIDALGO COUNTY, R-1 ONE FAMILY DWELLING DISTRICT TO B-1 NEIGHBORHOOD BUSINESS DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to B-1 NEIGHBORHOOD BUSINESS District located at 218 & 300 W Huisache also being lots 8-9, block 8, and lots 1-3, block 9, Esplanada Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 7th day of July, 2026.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 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: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-786

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Lori J. Ozuna on Ordinance 2026-21 to rezone 715 N Kansas Ave. also being Lots 20-22, Block 1, B.F. White Subdivision, Weslaco, Hidalgo County, Texas from R-1 One Family Dwelling District to T-1 Townhomes District. First reading of Ordinance 2026-21. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from R-1 One Family Dwelling District to T-1 Townhomes District. Twenty-eight (28) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.

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:
Notice of the application and the Public Hearing for the Planning and Zoning Commission appeared in The Monitor on June 10, 2026.

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

The Planning and Zoning Commission recommendation for their regular meeting of July 1, 2026, will be provided at the meeting.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval based on proposed use is a form of single family and conforms to the existing lot size for Weslaco Original Townsite.

Attachments, if any:
715 N Kansas - Memo, 715 N Kansas - Aerial, 715 n kansas-Application, Legal Notice and Radius Map, O2026-21 rezone 715 N Kansas

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: Rezone Request – 715 N Kansas

DATE: June 30, 2026

The applicant is requesting to rezone the subject property from R-1 One-Family Dwelling District to RT-1 Townhomes District. The request is being made to allow the property to be subdivided into two lots that do not meet the minimum lot size requirements of the R-1 zoning district.

Staff has not received any petitions in opposition to the rezoning request.

Staff recommends approval of the request, as the proposed use is a form of single-family residential development and is compatible with the existing lot sizes within the Weslaco Original Townsite. The Planning and Zoning Commission's recommendation from its regular meeting on July 1, 2026, will be provided at the City Commission meeting.

Thank you,

Rebekah de la Fuente, CFM


Rezone Request
R-1 to RT-1
Legend
715 N Kansas Ave
O'Reilly Auto Parts
Smile Magic of Weslaco
Wells Fargo ATM
Casa Blanca
N Kansas Ave
N Illinois Ave
715 N Kansas Ave
Treviño Appliance
Texas Blvd
E Esplanada St
MedSpa Del Valle
Google Earth
300 ft

APPLICATION FOR REZONING

RZNE-001043-2026

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
MAY 13 2026
By

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot 20,21 and 22 Block 1

Subdivision Name B.F. White Subdivision

Street Address 715 N. Kansas

Existing Zoning R-1 Existing Land Use Residential

Proposed Zoning RT-1 Townhomes Proposed Land Use

_____ $305.00 non-refundable filing fee.
_____ Detailed dimensioned site plan/map must be submitted with this request.
_____ Survey and metes and bounds if the legal description is a portion of a lot.
_____ City and school tax receipts attached.
_____ I have received a copy of "The Intent of Zoning Application Instructions".

APPLICANT

Name Lori J. Ozuna Phone

Address 1513 Wildwood Dr. Fax:

City Weslaco State TX Zip Code 78596 E-Mail:

OWNER

Name Same as Applicant Phone

Address Fax:

City State Zip Code E-Mail:

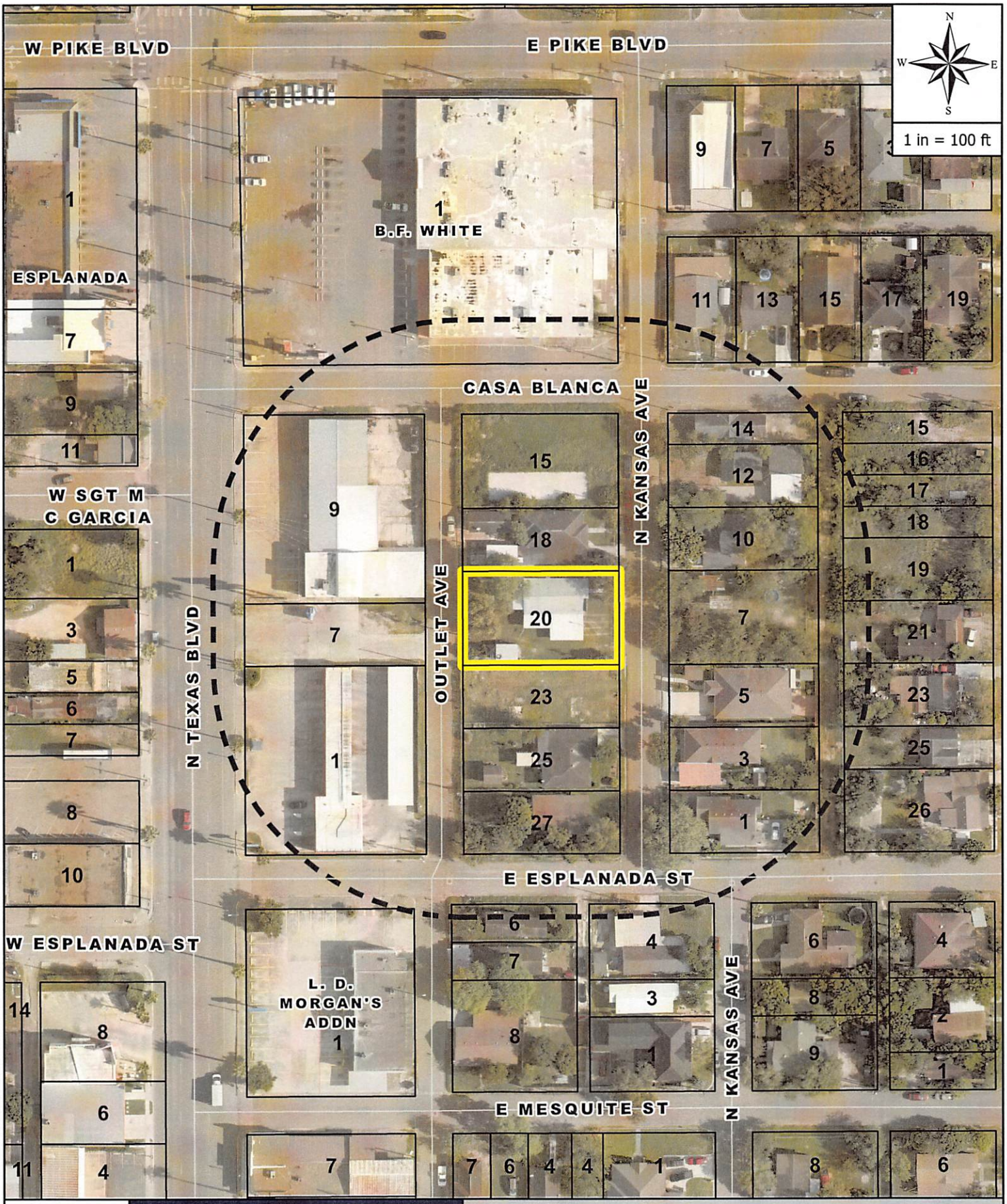
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Lori J. Ozuna, Noelia Ozuna, Jose Miguel Ozuna (Lot 22 & S½ lot of 21) Owner (20+20 & N½ lot of 21) Date 4.23.26

Signature Lori J. Ozuna, Noelia Ozuna, Jose Miguel Ozuna Applicant Date 4.23.26

Signature Authorized Agent Date

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



AERIAL MAP

LEGEND

CITY LIMITS | SITE | NOTIFICATION

CASE ADDRESS:

715 N KANSAS AVE

LORI OZUNA

QUINTANILLA RICARDO & SYLVIA
651 N KANSAS
WESLACO, TX, 78596
M6450-00-014-0004-00

JPO ENTERPRISES INC
4866 S JACKSON RD
EDINBURG, TX, 78539
W5100-00-001-0001-00

MATA CATALINA
701 VALLEY TRACE DR
WESLACO, TX, 78599-4125
W5100-00-001-0015-00

SANCHEZ OLGA
1502 TANGLEWOOD LN
WESLACO, TX, 78596-3408
W5100-00-001-0023-00

OLIVO ROCHA BELINDA
PO BOX 1127
WESLACO, TX, 78599-1127
W5100-00-002-0001-00

CHAPA JOSE & JESUS & EZEQUIEL & IRMA & NOEMI
720 N KANSA AVE
WESLACO, TX, 78596-4854
W5100-00-002-0010-00

SALAZAR NORA ALICIA
10719 SAGEVALE LN
HOUSTON, TX, 77089-2920
W5100-00-002-0016-00

RGV GRANDEUR HOMES LLC
4801 N 10TH ST
MCALLEN, TX, 78504-2801
W5100-00-002-0019-00

TRIPLE CAVAZOS INVESTMENTS LLC
1012 MONTERREY ST
EDINBURG, TX, 78539
W5100-00-002-0025-00

PERALEZ CLEMENTINA & MARIO AMADOR
201 E SGT M C GARCIA ST
WESLACO, TX, 78596-4800
W5100-00-004-0011-00

OLIVAREZ RENTALS & REAL ESTATE LLC
PO BOX 1667
WESLACO, TX, 78599-1667
M6450-00-014-0006-00

DOLIFKA LAND COMPANY
PO BOX 444
BRIGHTON, CO, 80601-0444
W5100-00-001-0007-00

ESPEJO JOCELYN
717 N KANSAS AVE
WESLACO, TX, 78596
W5100-00-001-0018-00

SOLIS PALMIRA
707 N KANSAS AVE
WESLACO, TX, 78596-4853
W5100-00-001-0025-00

QUINTERO ESAU HANIEL & ANGELICA HERNANDEZ
706 N KANSAS AVE
WESLACO, TX, 78596-4854
W5100-00-002-0003-00

DE LA ROSA JUAN
1004 N IOWA AVE
WESLACO, TX, 78596-4507
W5100-00-002-0012-00

GARCIA GRACIELA S
107 PINE ST
LOS FRESNOS, TX, 78566
W5100-00-002-0017-00

CASTELLANOS MANUEL A
423 BECKER ST
ALAMO, TX, 78516
W5100-00-002-0021-00

GUARJARDO MARIA ELENA DE LA ROSA JUANA MARIA & JOSEFINA DE SANTIAGO
597 AVENIDA DEL SOL
BROWNSVILLE, TX, 78526-4049

DE LA ROSA HECTOR
1002 N IOWA AVE
WESLACO, TX, 78596-4507
W5100-00-004-0013-00

OMARIAM LTD
6900 N 10TH ST STE 8
MCALLEN, TX, 78504-3151
M6450-00-019-0001-00

CHARLES IVEY LIMITED
1919 W US HIGHWAY 83
MCALLEN, TX, 78501-7002
W5100-00-001-0009-00

OZUNA ORALIA & JOSE MIGUEL
1513 WILDWOOD DR
WESLACO, TX, 78596
W5100-00-001-0020-00

CANTU ANA MARIA
703 N KANSAS AVE
WESLACO, TX, 78596-4853
W5100-00-001-0027-00

CHAPA JOSE & JESUS & EZEQUIEL & IRMA & NOEMI
720 N KANSA AVE
WESLACO, TX, 78596-4854
W5100-00-002-0007-00

MENDOZA PEDRO JR
500 W LOS TORRITOS ST
WESLACO, TX, 78596-5230
W5100-00-002-0014-00

MARCO GARCIA INVESTMENTS LTD
4801 N 10TH ST
MCALLEN, TX, 78504-2801
W5100-00-002-0018-00

GONZALEZ MARIA M
713 N ILLINOIS AVE
WESLACO, TX, 78596-4837
W5100-00-002-0023-00

MORROW-LEVINE FAM-REV TRUST
PO BOX 06116
CHICAGO, IL, 60606-0116
W5100-00-003-0001-00

OZUNA LORI J
1513 WILDWOOD DR
WESLACO, TX, 78596

Pat: avery.com/patents

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VELA ABRAHAM I & KARLA K
QUINTERO
1101 DRAYTON
SCHERTZ, TX, 78154-2931
W5100-00-002-0005-05

RGV GRANDEUR HOMES LLC
4801 N 10TH ST
MCALLEN, TX, 78504-2801

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Use Avery Template 5160

ORDINANCE NO. 2026-21

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 715 N KANSAS AVE. ALSO BEING LOTS 20-22, BLOCK 1, B.F. WHITE SUBDIVISION, WESLACO, HIDALGO COUNTY, AND TEXAS FROM R-1 ONE FAMILY DWELLING DISTRICT TO RT-1 TOWNHOMES DISTRICT BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WESLACO, TEXAS:

SECTION I: To rezone from an R-1 One Family Dwelling District to RT-1 Townhomes located at 15 N Kansas Ave. also being Lots 20-22, Block 1, B.F. White Subdivision, Weslaco, Hidalgo County, Texas.

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

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 7th day of July, 2026.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this _____ day of _____, 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: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-787

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing on behalf of Agapita Almanza on Ordinance 2026-22 to rezone 1628 Canyon Dr. also being Lot 170, Westgate Village Mobile Home Ph 2 Subdivision, Weslaco, Hidalgo County, Texas from M-1 Mobile Home Subdivision to B-1 Neighborhood Business District. First reading of Ordinance 2026-22. (Staffed by Planning & Code Enforcement Department.)

Background:
The applicant is requesting to rezone property from M-1 Mobile Home Subdivision to B-1 Neighborhood Business District. Eighteen (18) property owners within 200 feet of the applicant's property were notified by letter on June 19, 2026.

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:
Notice of the application and the Public Hearing for the Planning and Zoning Commission and City Commission appeared in The Monitor on June 10, 2026.

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

The Planning and Zoning Commission recommendation for their regular meeting of July 1, 2026, will be provided at the meeting.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval based on surrounding landuse located along Westgate Drive.

Attachments, if any:
1628 Canyon - Memo, 1628 Canyon- Aerial, 1628 canyon dr- Application, Legal Notice and Radius Map 1, O2026-22 rezone 1628 Canyon Dr

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: Rezone Request – 1628 Canyon

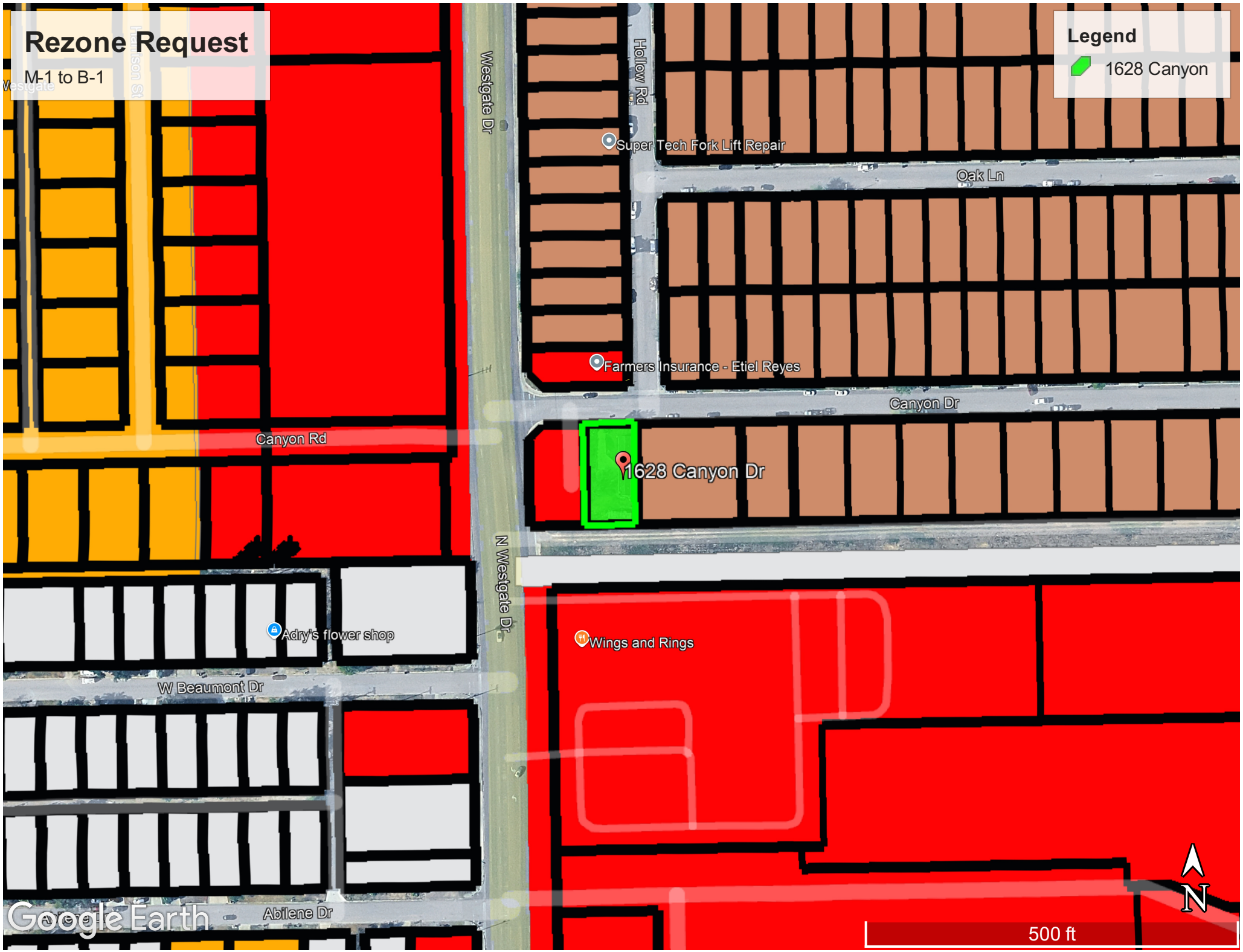
DATE: June 30, 2026

The applicant is requesting to rezone the subject property from R-1 One-Family Dwelling District to B-1 Neighborhood Business District. The request is being made to allow the property to be used for parking in conjunction with the new restaurant being constructed on the adjacent property to the west.

Staff has not received any petitions in opposition to the rezoning request. The Planning and Zoning Commission's recommendation from its regular meeting on July 1, 2026, will be provided at the City Commission meeting.

Thank you,

Rebekah de la Fuente, CFM


Rezone Request
M-1 to B-1
Legend
1628 Canyon
Westgate Dr
Hollow Rd
Super Tech Fork Lift Repair
Oak Ln
Farmers Insurance - Etiel Reyes
Canyon Dr
Canyon Rd
1628 Canyon Dr
N Westgate Dr
Adry's flower shop
Wings and Rings
W Beaumont Dr
Abilene Dr
Google Earth
N
500 ft

APPLICATION FOR REZONING

RZNE-001046-2026

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._____

RECEIVED
MAY 14 2026
By_____

PROPOSED PROJECT

Legal Description of Property to be rezoned:

Lot # 170 Block _____

Subdivision Name Westgate Village Home Subdivision, Phase II

Street Address 1628 Canyon Dr Lote 170, Weslaco T.X 78599

Existing Zoning _____ Existing Land Use Residencial

Proposed Zoning _____ Proposed Land Use Comercial

_____ $305.00 non-refundable filing fee. B-1

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

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

_____ City and school tax receipts attached.

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

APPLICANT

Name Agapita Almanza Phone 956 405-5659

Address 1628 Canyon Dr Fax: _____

City Weslaco State TX Zip Code 78599 E-Mail: agapita.al1969@gmail.com

OWNER

Name _____ Phone _____

Address _____ Fax: _____

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

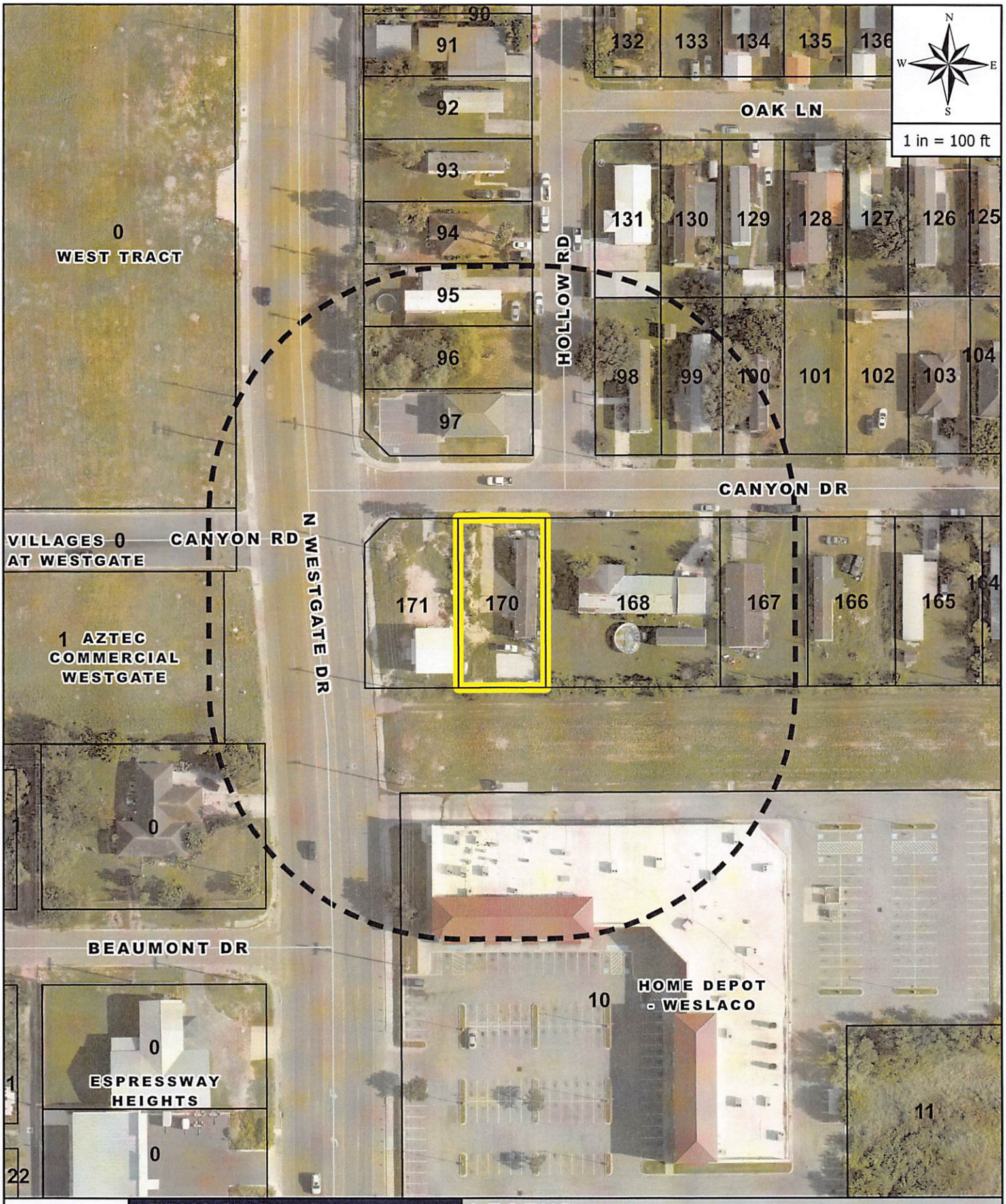
I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Agapita Almanza Date _____
Owner

Signature _____ Date _____
Applicant

Signature _____ Date _____
Authorized Agent

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



AERIAL MAP

CASE ADDRESS:

1628 CANYON DR

AGAPITA ALMANZA

LEGEND

CITY LIMITS — SITE — NOTIFICATION

GONZALEZ ELVIDIA G
1701 N WESTGATE DR
WESLACO, TX, 78599-4785
E8500-00-00A-0000-00

REYES ETIEL
2101 ASHLEY DR
WESLACO, TX, 78596-4262
W3920-02-000-0097-00

PALOMARES JULIA
1609 CANYON DR
WESLACO, TX, 78599-3967
W3920-02-000-0100-00

MERCADO OZIEL
1616 OAK LN
WESLACO, TX, 78599-3998
W3920-02-000-0131-00

ALMANZA AGAPITA S
1628 CANYON DR
WESLACO, TX, 78599
W3920-02-000-0170-00

AZTEC COMMERCIAL LP
PO BOX 3376
MCALLEN, TX, 78502-3376
V3915-00-000-0000-01

VASQUEZ WILLIAM
1913 HOLLOW RD
WESLACO, TX, 78599-3997
W3920-02-000-0095-00

OLIVAREZ SALVADOR JR & BRENDA A MORALES A/K/A GARCIA
1617 CANYON DR
WESLACO, TX, 78599-3967
W3920-02-000-0098-00

GONZALEZ RAMON & MARIA DEL CARMEN
213 W MILE 10 NORTH RD
WESLACO, TX, 78599-2905
W3920-02-000-0101-00

LUNA CONSUELO PEREZ
11424 SAN ANTONIO ST
DONNA, TX, 78537-7295
W3920-02-000-0167-00

ALMANZA AGAPITA SALAZAR
1507 N WESTGATE STE C
WESLACO, TX, 78599-4076
W3920-02-000-0171-00

CALIXTO HERNANDEZ INC
1811 W KUHN ST APT 1
EDINBURG, TX, 78541-2954
A7010-00-000-0001-00

BOTELLO ARTURO & JUAN ALBERTO
700 W 6TH ST
WESLACO, TX, 78596-5806
W3920-02-000-0096-00

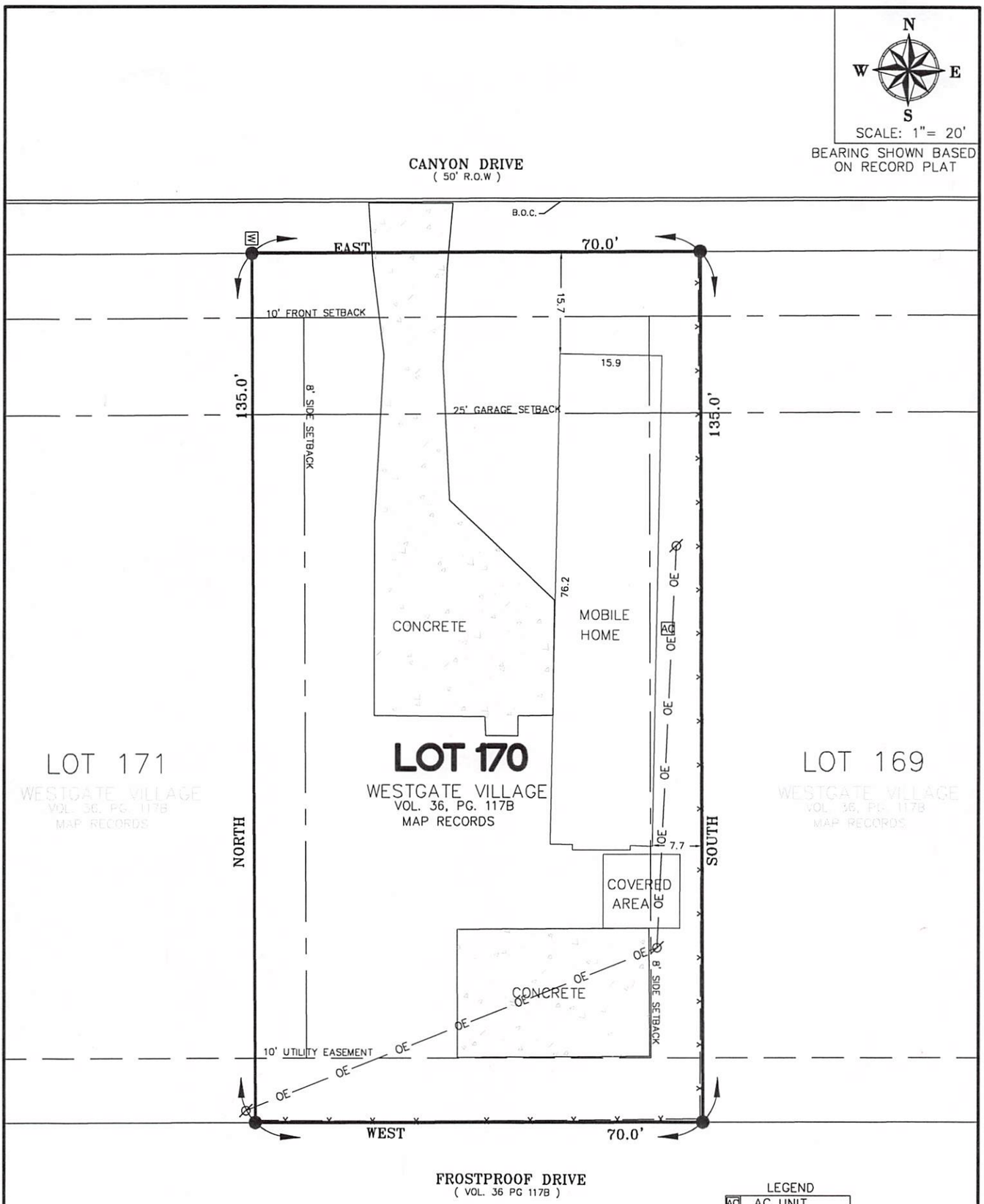
GONZALEZ SUSANA
1613 CANYON DR
WESLACO, TX, 78599-3967
W3920-02-000-0099-00

CASIMIRO KAREN & ENRIQUE PEQUENO
1612 OAK LN
WESLACO, TX, 78599-3998
W3920-02-000-0130-00

MOLINA MARIA I
1616 CANYON DR
WESLACO, TX, 78599-3988
W3920-02-000-0168-00

WESTGATE RETAIL LLC
7616 CR 2144
TAFT, TX, 78390-8071
H4225-00-000-0010-00

FALARS-V INC
326 W MILE 11 N
WESLACO, TX, 78599-2787
P0040-02-000-0007-00



LEGEND

AC	AC UNIT
●	FOUND ROD
Ø	POWERPOLE
W	WATER METER
—x—	CHAINLINK FENCE
—OE—	OVERHEAD ELECTRIC
— – —	SETBACKS
—— ——	EASEMENTS

PLAT SHOWING

ALL OF LOT 170 WESTGATE VILLAGE MOBILE HOME PHASE 2, AN ADDITION TO THE CITY OF WESLACO , HIDALGO COUNTY TEXAS AS PER MAP RECORDED IN VOLUME 36 PAGE 117B, MAP RECORDS OF HIDALGO COUNTY TEXAS

NOTE:
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.

ADDRESS: 1628 CANYON DR
WESLACO TX US 78599

SURVEYED: 05/05/2026

REQUESTED BY: ALMANZA AGAPITA S:

FLOOD ZONE DESIGNATION: ZONE "X"
COMMUNITY-PANEL NUMBER: 4803340450 C
MAP REVISED: JUNE 6, 2000

JOB NUMBER RIO 26 143

STATE OF TEXAS
REGISTERED
JOSE MARIO GONZALEZ
5571
PROFESSIONAL
LAND SURVEYOR

I, JOSE MARIO GONZALEZ, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

05-05-26

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5571

RIO DELTA SURVEYING
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-262-0222
EMAIL: MARIO@RIODELTASURVEYING.COM
T.B.P.L.S. FIRM # 10013900

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ORDINANCE NO. 2026-22

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 2018-02 AND AMENDING THE ZONING MAP OF THE CITY OF WESLACO TO CHANGE THE ZONING OF REZONE 1628 Canyon Dr715 N. Kansas Ave

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this 7th day of July, 2026.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this day of 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: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-930

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve Ordinance 2026-23 for the Voluntary Annexation of 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. Located Northwest of the intersection of W Mile 11 and N FM 88. First reading of Ordinance 2026-23. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed one hundred and seven (107) lot subdivision is located outside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X".

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)**:**

The Planning and Zoning Commission recommendation for their regular meeting of July 1, 2026, will be provided at the meeting.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval.

Attachments, if any:
Annexation Summerlin PH I-Memo, Summerlin PH I- Aerial, summerlin phase 1- Application, 25223 Signed Survey 37.887ac,FT 244,245_4-15-2026, O2026-23 voluntary annexation Summerlin PH I

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: Annexation of Summerlin PH I

DATE: June 30, 2026

The proposed one hundred and seven (107) lot subdivision is located just outside the City of Weslaco city limit. The Final Plat of the subdivision has been approved. The location is provided with water and sewer by City of Weslaco. This annexation will be contiguous to the current city limits.

Staff recommends approval. The Planning and Zoning Commission's recommendation from its regular meeting on July 1, 2026, will be provided at the City Commission meeting.

Thank you,

Rebekah de la Fuente, CFM


Voluntary Annexation
Summerlin PH I
Legend
Summerlin Ph I
Sofia St
N Mile 5 1/2 W
Highland Ave
Mile 11 N
Google Earth
700 ft
N

APPLICATION FOR VOLUNTARY ANNEXATION

ANNX-001065-2026

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._____

RECEIVED
JUN 17 2026
By_____

GENERAL INFORMATION

Name of Subdivision: Summerlin Phase 1

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

Legal Description: Being 37.887 of one acre out of Farm Tract 244 and 245 West and Adams Tract Subdivision

x Petition for annexation signed and notarized by property owners.
x Detailed dimensioned site plan/map must be submitted with this request.
x Survey and metes and bounds.
x City and school tax receipts attached.

OWNER INFORMATION

Owner's Name: Rhodes Development, Inc. Telephone: (956) 287-2800

Address: 200 S. 10th Street Ste. 1700 Fax: _____

City: McAllen State: TX Zip: 78501 E-mail: c/o mario@meldenandhunt.com

ENGINEER INFORMATION

Name: Melden & Hunt, Inc. Telephone: (956) 381-0981

Address: 115 W. McIntyre Street Fax: (956) 381-1839

City: Edinburg State: TX Zip: 78541 E-mail: mario@meldenandhunt.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: Rhodes Development, Inc.

Owner Signature: _____ Date: _____

Melden & Hunt, Inc. 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: 2026.06.17 11:40:40-05'00' Date: 6/11/26

Authorized Agent Printed Name: Mario A. Reyna P.E.

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____

Staff Review Date: _____

P & Z Commission Approval: _____

City Commission Approval on First Reading: _____

City Commission Approval on Final Reading: _____

80.0' PROPOSED FUTURE R.O.W.

N 89° 00' 00" E
142.19'

118.19'
S 89° 00' 00" W

"C1"

20.0' DEWBRE GAS EASEMENT

20.0' DEWBRE GAS EASEMENT

35.0' FROM EDGE OF DITCH CLAIMED BY H.&C.C.I.D. No. 9

170.00'

GAS

FARM TRACT 244

MILE 5½ WEST ROAD (80.0' R.O.W.)

N 01° 12' 44" W 500.20'

441.77

S 01° 12' 44" E 455.14'

TRACT III: BLJDD, LTD
W.D.W.V.L DOCUMENT No. 2590709,
H.C.O.R.

SANTOS VILLANUEVA INVESTMENTS, L.L.C.
S.W.D. DOCUMENT No. 2723283, H.C.O.R.

N

SCALE:1"=100'

N 88° 47' 16" E
23.09'

S 88° 47' 16" W 1281.91'
1229.85

13.37

PEDRO CERDA AND JO ANN CERDA
W.D.W.V.L DOCUMENT
No. 771490, H.C.O.R.

FARM TRACT 245

35.0' FROM EDGE OF DITCH CLAIMED BY H.&C.C.I.D. No. 9

CLEVE MARCUS FORD AND WIFE MIRIAM ELIZABETH FORD
W.D.W.V.L. DOCUMENT No. 3024592, H.C.O.R.

FARM TRACT 246

S 01° 12' 44" E 1306.46'

LOT 1

22.7' A-A

N 01° 12' 44" W 1306.46'

HIGHLAND MANOR PHASE 2 SUBDIVISION
INSTRUMENT No. 3324624, H.C.M.R.

LOT 18

LOT 1

TRACT VI: BLJDD, LTD
W.D.W.V.L. DOCUMENT No. 2590709,
H.C.O.R.

37.887 ACRES GROSS
-1.050 ACRES H.&C.C.I.D. No. 9 R.O.W.
ACRES MILE 5½ W. ROAD. R.O.W.
-1.175 ACRES MILE 11 N. ROAD. R.O.W.
35.662 ACRES NET

S 88° 45' 10" W
242.18'

S 01° 08' 13" E 360.42'
340.42'

ROGER R. HEREDIA M.D. AND WIFE
VIRGINIA M. HEREDIA
DEED VOLUME 1756, PAGE 446, H.C.D.R.

N 01° 06' 31" W 360.57'
340.57'

HIGHLAND MANOR SUBDIVISION
INSTRUMENT No. 3189108, H.C.M.R.

LOT 10

LOT 9

LOT 8

120.0' PROPOSED FUTURE R.O.W.

120.0' PROPOSED FUTURE R.O.W.

SEE DETAIL "B"

SEE DETAIL "A"

8.5'

52.11'

MILE 11 NORTH ROAD
80.0' R.O.W.

S 88° 47' 16" W 507.00'

S 88° 47' 16" W 571.00'

22.1' A-A

21.5' A-A

P.O.B.
S.W. COR.
F.T. 245

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	017° 27' 31"	150.00'	45.71'	23.03'	45.53'	S 07° 44' 50" W

LEGEND

- FOUND No.4 REBAR
- FOUND COTTON PICKER SPINDLE
- SET NAIL
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- GAS VALVE
- GAS — GAS — GAS LINE
- EDGE OF DITCH TOP
- IRR — IRR — IRRIGATION LINE
- OH — OH — OVERHEAD POWER LINE
- ASPHALT AREA

A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.&C.C.I.D. - HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT
S.W. COR. - SOUTHWEST CORNER
P.O.B. - POINT OF BEGINNING
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
S.W.D. - SPECIAL WARRANTY DEED
G.W.G.D. - GENERAL WARRANTY GIFT DEED
F.T. - FARM TRACT
N - SAME OWNER

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF THIS TRACT AND THE NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF LOT 11, HIGHLAND MANOR PHASE 3 SUBDIVISION.
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
5. ELEVATION DATUM PER NAVD 88 (GEOID 2012B)

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 10/20/2025 UNDER MY DIRECTION AND SUPERVISION.

04/15/2026

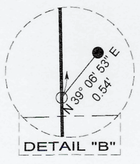
ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

PLAT SHOWING
BEING 37.887 OF ONE ACRE
OUT OF FARM TRACT 244 AND 245
WEST AND ADAMS TRACT SUBDIVISION
VOLUME 2, PAGES 34-37 H.C.M.R.
HIDALGO COUNTY, TEXAS



DETAIL "A"



DETAIL "B"

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No.10096900

BOOK: T-1277, PG.18-25
DATE: 4/15/2026
JOB No.25223.00
FILE NAME: 25223-15FT ESMT
DRAWN BY: M.L.S.

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

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April 15, 2026

METES AND BOUNDS DESCRIPTION
37.887 ACRES OUT OF
FARM TRACTS 244 AND 245,
WEST AND ADAMS TRACT SUBDIVISION
HIDALGO COUNTY, TEXAS

A tract of land containing 37.887 acres situated in Hidalgo County, Texas, being a part or portion out of Farm Tracts 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 37.887 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 37.887 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 1,306.46 feet to a Nail set at the West line of Farm Tract 245, for the Southernmost Northwest corner of this tract;

2. THENCE, N 88° 47' 16" E a distance of 23.09 feet to a No. 4 rebar set on the East right-of-way line of Mile 5 ½ West Rd. for an inside corner of this tract;

3. THENCE, N 01° 12' 44" W along the existing East right-of-way of Mile 5 ½ West Road at a distance of 13.37 feet pass the South line of said 244 and the North line of said 245 continuing a total distance of 500.20 feet to a No. 4 rebar set, for the Northernmost Northwest corner of this tract;

4. THENCE, N 89° 00' 00" E a distance of 142.19 feet to a No. 4 rebar set for an outside corner of this tract;

5. THENCE, in a Southwesterly direction, along a curve to the right, with a central angle of 017° 27' 31", a radius of 150.00 feet, an arc length of 45.71 feet, a tangent of 23.03 feet, and a chord that bears S 07° 44' 50" W a distance of 45.53 feet to a No. 4 rebar set, for an outside corner of this tract;

6. THENCE, S 89° 00' 00" W a distance of 118.19 feet to a No. 4 rebar set for an inside corner of this tract;

7. THENCE, S 01° 12' 44" E at a distance of 441.77 feet pass the South line of said 244 and the North line of said 245 continuing a total distance of 455.14 feet to a No. 4 rebar set, for an inside corner of this tract;

8. THENCE, S 88° 47' 16" W at a distance of 1,229.85 feet pass the West right-of-way line of a Drain Ditch claimed by Hidalgo & Cameron Counties Irrigation District No. 9, continuing a total distance of 1,281.91 feet to the East line of said Farm Tract 245, for the Northeast corner of this tract;

9. THENCE, S 01° 12' 44" E at a distance of 1,286.46 feet pass a No. 4 rebar set at the North right-of-way line of Mile 11 North Road, continuing a total distance of 1,306.46 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;

10. 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;

11. 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, on the North right-of-way line of Mile 11 North Road, continuing a total distance of 360.57 feet to a No. 4 rebar found for an inside corner of this tract;

12. 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;

13. 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 Road, continuing a total distance of 360.42 feet to a Nail set for an outside corner of this tract;

14. 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 507.00 feet to the POINT OF BEGINNING and containing 37.887 acres gross, of which 1.175 acres lies within the existing right-of-way of Mile 11 North and the existing right-of-way of Mile 5 ½ West and 1.050 acres lie within the existing right-of-way of Hidalgo & Cameron Counties Irrigation District No. 9, leaving a net of 35.662 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 10/20/2025 UNDER MY DIRECTION AND SUPERVISION.

04/15/2026

ROBERTO N. TAMEZ, R.P.L.S. #6238 DATE:



80.0' PROPOSED FUTURE R.O.W.

N 89° 00' 00" E
142.19'

118.19'
S 89° 00' 00" W

"C1"

20.0' DEWBRE GAS EASEMENT

20.0' DEWBRE GAS EASEMENT

35.0' FROM EDGE OF DITCH CLAIMED BY H.&C.C.I.D. No. 9

170.00'

GAS

FARM TRACT 244

MILE 5½ WEST ROAD (80.0' R.O.W.)

N 01° 12' 44" W 500.20'

441.77

S 01° 12' 44" E 455.14'

TRACT III: BLJDD, LTD
W.D.W.V.L DOCUMENT No. 2590709,
H.C.O.R.

SANTOS VILLANUEVA INVESTMENTS, L.L.C.
S.W.D. DOCUMENT No. 2723283, H.C.O.R.

N

SCALE:1"=100'

N 88° 47' 16" E
23.09'

S 88° 47' 16" W 1281.91'
1229.85

13.37

PEDRO CERDA AND JO ANN CERDA
W.D.W.V.L DOCUMENT
No. 771490, H.C.O.R.

FARM TRACT 245

35.0' FROM EDGE OF DITCH CLAIMED BY H.&C.C.I.D. No. 9

CLEVE MARCUS FORD AND WIFE MIRIAM ELIZABETH FORD
W.D.W.V.L. DOCUMENT No. 3024592, H.C.O.R.

FARM TRACT 246

S 01° 12' 44" E 1306.46'

LOT 1

22.7' A-A

N 01° 12' 44" W 1306.46'

HIGHLAND MANOR PHASE 2 SUBDIVISION
INSTRUMENT No. 3324624, H.C.M.R.

LOT 18

LOT 1

TRACT VI: BLJDD, LTD
W.D.W.V.L. DOCUMENT No. 2590709,
H.C.O.R.

37.887 ACRES GROSS
-1.050 ACRES H.&C.C.I.D. No. 9 R.O.W.
ACRES MILE 5½ W. ROAD. R.O.W.
-1.175 ACRES MILE 11 N. ROAD. R.O.W.
35.662 ACRES NET

S 88° 45' 10" W
242.18'

S 01° 08' 13" E 360.42'
340.42'

ROGER R. HEREDIA M.D. AND WIFE
VIRGINIA M. HEREDIA
DEED VOLUME 1756, PAGE 446, H.C.D.R.

N 01° 06' 31" W 360.57'
340.57'

HIGHLAND MANOR SUBDIVISION
INSTRUMENT No. 3189108, H.C.M.R.

LOT 10

LOT 9

LOT 8

120.0' PROPOSED FUTURE R.O.W.

120.0' PROPOSED FUTURE R.O.W.

SEE DETAIL "B"

SEE DETAIL "A"

8.5'

52.11'

MILE 11 NORTH ROAD
80.0' R.O.W.

S 88° 47' 16" W 507.00'

S 88° 47' 16" W 571.00'

22.1' A-A

21.5' A-A

P.O.B.
S.W. COR.
F.T. 245

Curve Table						
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- FOUND No.4 REBAR
- FOUND COTTON PICKER SPINDLE
- SET NAIL
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- GAS VALVE
- GAS — GAS — GAS LINE
- EDGE OF DITCH TOP
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- ASPHALT AREA

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R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.&C.C.I.D. - HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT
S.W. COR. - SOUTHWEST CORNER
P.O.B. - POINT OF BEGINNING
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
S.W.D. - SPECIAL WARRANTY DEED
G.W.G.D. - GENERAL WARRANTY GIFT DEED
F.T. - FARM TRACT
N - SAME OWNER

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF THIS TRACT AND THE NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF LOT 11, HIGHLAND MANOR PHASE 3 SUBDIVISION.
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS ADVISING THE RECIPIENT OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT.
5. ELEVATION DATUM PER NAVD 88 (GEOID 2012B)

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 10/20/2025 UNDER MY DIRECTION AND SUPERVISION.

04/15/2026

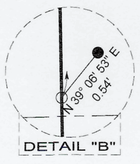
ROBERTO N. TAMEZ, RPLS No. 6238 DATE:

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

PLAT SHOWING
BEING 37.887 OF ONE ACRE
OUT OF FARM TRACT 244 AND 245
WEST AND ADAMS TRACT SUBDIVISION
VOLUME 2, PAGES 34-37 H.C.M.R.
HIDALGO COUNTY, TEXAS



DETAIL "A"



DETAIL "B"

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPELS No.10096900

BOOK: T-1277, PG.18-25
DATE: 4/15/2026
JOB No.25223.00
FILE NAME: 25223-15FT ESMT
DRAWN BY: M.L.S.

115 W. McINTYRE
EDINBURG, TX 78541
PH: (956) 381-0981
FAX: (956) 381-1839
ESTABLISHED 1947
www.meldenandhunt.com

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ORDINANCE NO. 2026-23

AN ORDINANCE ANNEXING ADDITIONAL TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS ON VOLUNTARY PETITION OF AREA LAND OWNER SUCH LAND BEING 37.887 ACRES OF LAND, LOCATED IN HIDALGO COUNTY, TEXAS, WHICH IS CONTIGUOUS TO THE CITY LIMITS AND HEREINAFTER DESCRIBED; AS SHOWN IN THE ATTACHED EXHIBIT; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Weslaco, Texas (the "City"), is a home rule municipality authorized by State law and the City's Charter to annex territory lying adjacent and contiguous to the City;

WHEREAS, the City Council, in compliance with *§43.021, Tex. Local Gov't Code*, instituted proceedings for the annexation of certain property more particularly described herein (the "subject property");

WHEREAS, the subject property hereby annexed is adjacent and contiguous to the present City limits;

WHEREAS, the boundaries of the City are contiguous to the subject property on at least two sides;

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

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. There is hereby annexed voluntary petition of area landowner as part of the territory within the corporate boundaries of the City of Weslaco the following tract located in Hidalgo County, Texas, that totals to 15.00 acres and are more specifically described as follows, to-wit:

METES & BOUNDS DESCRIPTION

Being 37.887 acers a part or portion out of Farm Tract 244 and 245, West and Adams Tract Subdivision, Hidalgo County, Texas, according to a map or plat thereof now of record in the office of the County Clerk of Hidalgo County, Texas. (Exhibit A)

SECTION 3. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Weslaco.

SECTION 4. This ordinance shall be published in one (1) newspaper of general circulation published in Weslaco, once a week for two (2) weeks, after the last reading of the ordinance.

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

SECTION 6. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex. Gov't. Code*.

PASSED AND APPROVED on first reading at a regular meeting of the City Commission this _7th day of July 2026.

PASSED AND APPROVED on second reading at a regular meeting of the City Commission this ____ day of _____, 2026.

CITY OF WESLACO

_____
Adrian Gonzalez, **MAYOR**

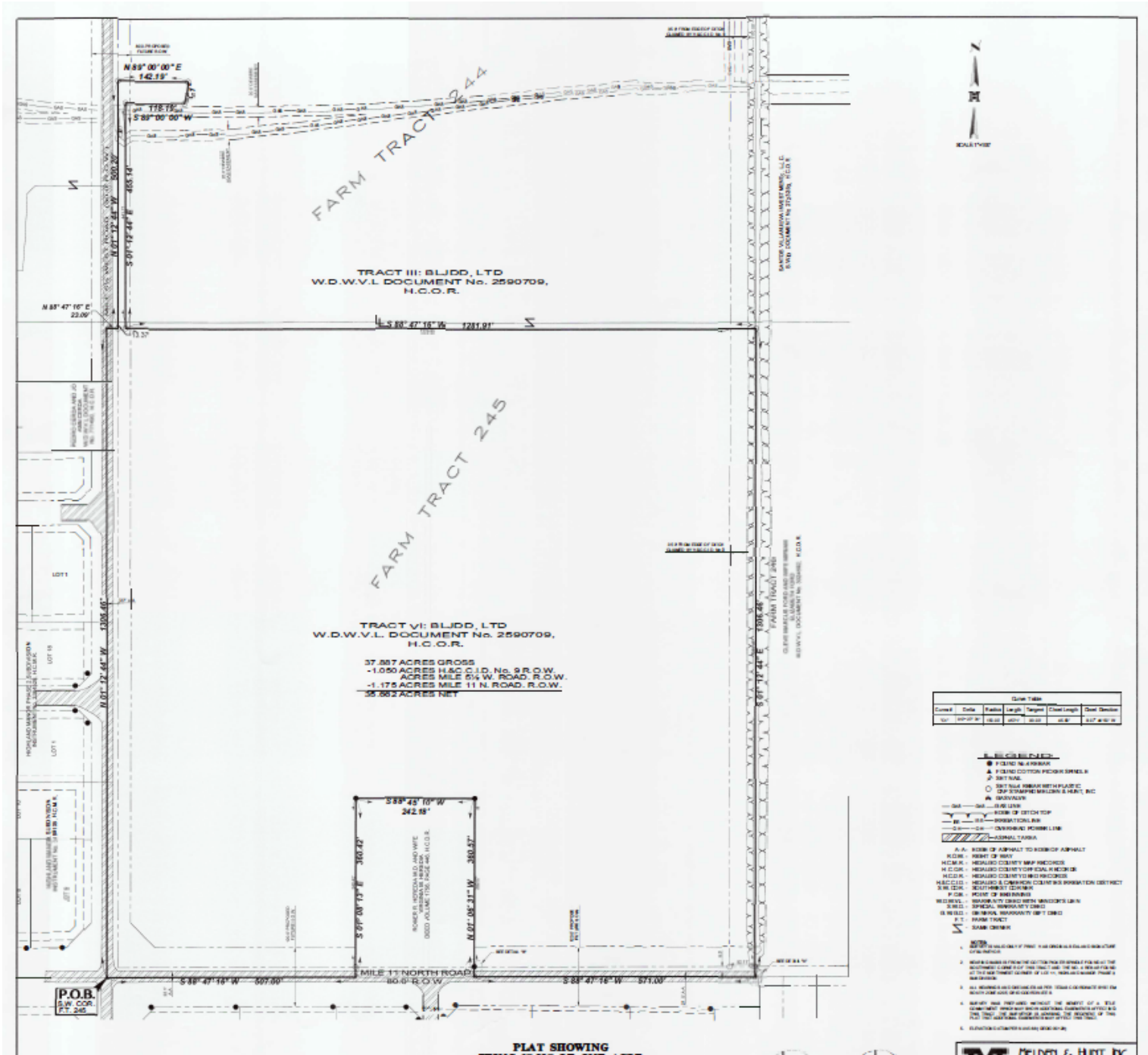
ATTEST:

_____
NORMA A. CANTU, **CITY SECRETARY**

APPROVED AS TO FORM:

_____
Benjamin Castillo, **CITY ATTORNEY**

Exhibit A


FARM TRACT 244
FARM TRACT 245
TRACT III: BLJDD, LTD
W.D.W.V.L DOCUMENT No. 2590709,
H.C.O.R.
TRACT VI: BLJDD, LTD
W.D.W.V.L. DOCUMENT No. 2590709,
H.C.O.R.
37.887 ACRES GROSS
-1.050 ACRES H&G C.I.D. No. 9 R.O.W.
ACRES MILE 5½ W. ROAD. R.O.W.
-1.175 ACRES MILE 11 N. ROAD. R.O.W.
35.662 ACRES NET
MILE 11 NORTH ROAD
80.0' R.O.W.
P.O.B.
S.W. COR.
FT. 245
PLAT SHOWING

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-788

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for BW Weslaco Barbee Subdivision being a 1.8124-acre being a re-subdivision of Lot 3 and 4B, Mid-Valley International Business Park Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 650ft North of IH 2. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed one (1) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. The property is within a Flood Zone "X".

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

Amount:	Term of Impact:	Identified in Current Budget:

Additional Action Prompted:
Mayor's Signature

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

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

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

The Planning and Zoning Commission recommendation for their regular meeting of July 1, 2026, will be provided at the meeting.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval of Final Plat.

Attachments, if any:
BW Weslaco Barbee - Memo, BW Weslaco Barbee- Aerial, 25-020-1_PLAT BLUEWAVE WESLACO_v8, BW Weslaco Barbee Subd. - Application, Drainage Report and Legal Documents

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: BW Weslaco Barbee - Final Plat

DATE: June 30, 2026

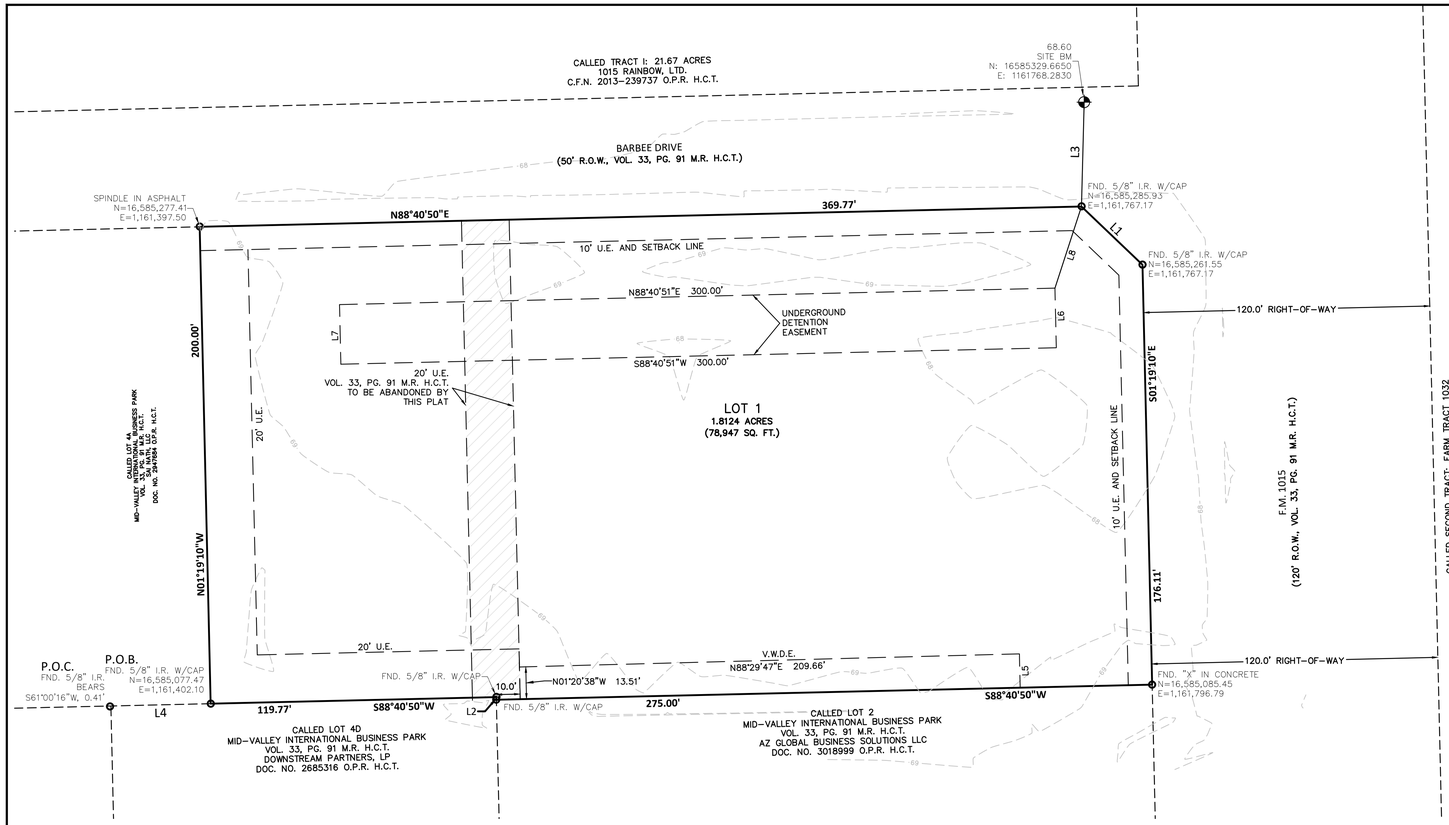
The proposed one (1) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by City of Weslaco through an 8" waterline and sewer by City of Weslaco through an 8" sewer line. Staff recommends approval of the Final Plat.

The Planning and Zoning Commission's recommendation from its regular meeting on July 1, 2026, will be provided at the City Commission meeting.

Thank you,

Rebekah de la Fuente, CFM


Final Plat
BW Weslaco Barbee
Legend
BW Weslaco Barbee
Barbee Dr
Barbee Dr
Express Inn
La Michoacana Meat Market
Peter Piper Pizza
Jack in the Box
Circle K | Gas Station
Valero
E Expressway 83
E Expressway 83
83
2
N
400 ft
Google Earth



LINE TABLE		
NO.	BEARING	LENGTH
L1	S 46°19'10" E	35.36'
L2	N 01°19'10" W	1.11'
L3	N 01°27'43" E	43.75'
L4	S 88°40'50" W	41.83'
L5	S 01°19'10" E	14.19'
L6	S 01°19'09" E	25.00'
L7	N 01°19'08" W	25.00'
L8	S 18°01'17" W	35.99'

LEGEND / ABBREVIATIONS

A	ABSTRACT
B.M.	BENCH MARK
FND.	FOUND
I.R.	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
H.C.T.	HIDALGO COUNTY, TEXAS
M.R.	MAP RECORDS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
U.E.	UTILITY EASEMENT
V.W.D.E.	VARIABLE WIDTH DRAINAGE EASEMENT
O	PROPERTY MARKER

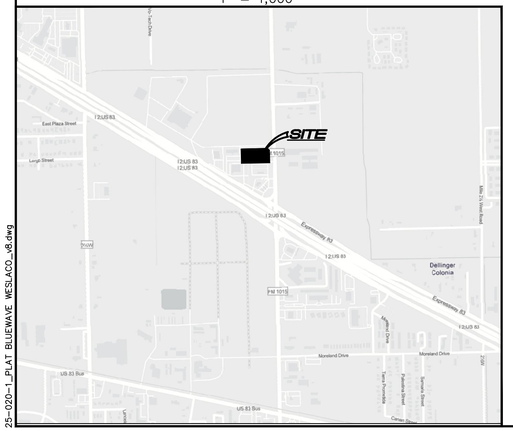
N

GRAPHIC SCALE

30 0 30 60

(IN FEET)
1 inch = 30 ft.

VICINITY MAP
1" = 1,000'



CERTIFICATION OF HIDALGO & CAMERON
COUNTIES IRRIGATION DISTRICT NO. 9

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

DATED ON THIS _____ DAY OF _____, 2025.

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

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

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

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

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

_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

FILE 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: SDR	DATE: 04/14/25		
IRRIGATION, CHECKED: _____	DATE: _____		
SURVEYED, CHECKED: _____	DATE: _____		
FINAL CHECK: _____	DATE: _____		

MAP OF
BW WESLACO BARBEE
BEING A RE-SUBDIVISION OF LOTS 3 AND 4B, BLOCK 1 CITY OF WESLACO VOL. 33, PG. 91 HIDALGO COUNTY MAP RECORDS HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

BEING 1.8124 acres (78,947 square feet) tract of land situated in the Juan Jose Ynojosa de Balli Survey, Abstract No. 54 of Hidalgo County, Texas and being all of Lots 3 and 4B of Mid-Valley International Business Park, a subdivision recorded under Volume 33, Page 91 of the Map Records of Hidalgo County, Texas (M.R. H.C.T.), as described in an instrument to M.L. Valencia Family, LP, recorded under Document Number 3571844 of the Official Public Records of Hidalgo County, Texas (O.P.R. H.C.T.), said 1.8124-acre tract of land described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod with cap in the north line of Lot 4D out of said Mid-Valley International Business Park, as described in an instrument to Downstream Partners, LP, recorded under Document Number 2685316 of the O.P.R. H.C.T., marking the southeast corner of Lot 4A of said Mid-Valley International Business Park, as described in an instrument to Sai Nath, LLC, recorded under Document Number 2947684 of the O.P.R. H.C.T., also being the southwest corner of said Lot 4B and the herein described tract, from which a point for the northwest corner of said Lot 4D bears South 88°40'50" West, a distance of 41.83 feet, from which a found 5/8 inch iron rod bears South 61°00'16" West, a distance of 0.41 feet;

THENCE North 01°19'10" West, along and with the common line of Lots 4A and 4B, a distance of 200.00 feet to a found spindle in asphalt in the south right-of-way (R.O.W.) line of Barbee Drive, 50' R.O.W., marking the northern common corner of said Lots 4A and 4B, also being the northwest corner of the herein described tract;

THENCE North 88°40'50" East, along and with said south R.O.W. line, passing at a distance of 129.77 feet a found 5/8 inch iron rod with cap, marking the northern common corner of said Lots 3 and 4B and continuing for a total distance of 369.77 feet to a found 5/8 inch iron rod with cap, marking the northerly corner of a cut-back of said Lot 3 and the herein described tract;

THENCE South 46°19'10" East, along and with said cut-back, a distance of 35.36 feet to a found 5/8 inch iron rod with cap in the west R.O.W. line of F.M. 1015, R.O.W. varies, marking the southerly corner of a cut-back;

THENCE South 01°19'10" East, along and with said west R.O.W. line, a distance of 176.11 feet to a found "X" in concrete, marking the northeast corner of Lot 2 of said Mid-Valley International Business Park, as described in an instrument to AZ Global Business Solutions LLC, recorded under Document Number 3018999 of the O.P.R. H.C.T., also being the southeast corner of said Lot 3 and the herein described tract;

THENCE South 88°40'50" West, along and with the common line of said Lots 2 and 3, passing at a distance of 265.00 feet a found 5/8 inch iron rod with cap, marking the southerly common corner of said Lots 3 and 4B and continuing for a total distance of 275.00 feet to a found 5/8 inch iron rod with cap in the east line of said Lot 4D, marking an external corner of said Lot 4D and the herein described tract;

THENCE North 01°19'10" West, along and with the east line of said Lot 4D, a distance of 1.11 feet to a found 5/8 inch iron rod with cap, marking the northeast corner of said Lot 4D, also being an internal corner of said Lot 4B and the herein described tract;

THENCE South 88°40'50" West, along and with the north line of said Lot 4D, a distance of 119.77 feet to the POINT OF BEGINNING and containing a computed 1.8124 acres (78,947 square feet) of land.

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "X"

ZONE "X" 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)

COMMUNITY-PANEL NUMBER: 4803340450 C
EFFECTIVE DATE: JUNE 06, 2000

2. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 72' OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

3. MINIMUM SETBACKS SHALL BE AS FOLLOWS:

FRONTAGE: F.M. 1015 IS IDENTIFIED AS PART OF THE HIDALGO COUNTY THOROUGHFARE MAP.
F.M. 1015: 25' OR EASEMENT, WHICH EVER IS GREATER
SIDE: 5' OR EASEMENT, WHICH EVER IS GREATER
REAR: 10' OR EASEMENT, WHICH EVER IS GREATER

4. 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 28,277 CUBIC FEET (0.649 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE CALCULATION UTILIZED A TOTAL POST WEIGHTED C VALUE OF 0.61. 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.

5. BENCH MARK: NGS AE1220, STAINLESS STEEL ROD IN SLEEVE LOCATED ±95' EAST OF NORTH MILANOS ROAD AND NORTH OF WEST BUSINESS 83 THE FOLLOWING COORDINATE AND ELEVATION. N:16585323.5960, E:1143478.8230 AT ELEVATION = 80.24'

SITE BM (BENCH MARK): 5/8 INCH IRON ROD WITH CAP LOCATED NORTH 01°27'43" EAST, A DISTANCE OF 43.75 FEET FROM THE SOUTHEAST CORNER OF THIS PROPERTY.
N:16585329.6650, E:1161768.2830
ELEVATION = 68.60'

6. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS .EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. DRAIN SWALE(S) ARE TO BE MAINTAINED BY PROPERTY OWNER AND SHALL NOT BE ALTERED IN ANYWAY.

8. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.

9. A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.

10. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

11. NO CURB CUTS SHALL BE PERMITTED ALONG N. INTERNATIONAL BLVD. (FM 1015).

12. A 5 FT WIDE SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF N INTERNATIONAL BLVD. (FM 1015). AND ON THE SOUTH SIDE OF BARBEE DR.

13. LOT 1 SHALL HAVE ACCESS UNTO N INTERNATIONAL BLVD. (FM 1015) AND BARBEE DR.

14. DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

15. ALL DETENTION AREAS WILL BE MAINTAINED BY OWNER(S). DETENTION AREA SHALL NOT BE SUBDIVIDED FOR FUTURE DEVELOPMENT.

16. NO VISIBLE WATER WELLS ARE LOCATED WITHIN 150 FEET OF ANY SEWER SYSTEM.

17. TRAFFIC CONTROL & STREET SIGNS TO BE PROVIDED FOR BY THE DEVELOPER.

PRINCIPAL CONTACTS:	NAME	ADDRESS:	CITY & ZIP	PHONE
OWNER:	BW WESLACO BARBEE, LLC	2175 FRANCISCO BLVD. E SUITE G	SAN RAFAEL, CA 94901	_____
ENGINEER:	Lesley Reel, P.E.	3307 WEST DAVIS ST #100	CONROE, TX 77304	(936) 647-0420
SURVEYOR:	Clemente Turrubiartes, Jr.	104 WEST PAULLINE STREET	CONROE, TX 77301	(936) 443-0507

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE "BW WESLACO BARBEE, RE-SUBDIVISON OF LOTS 3 AND 4B, BLOCK 1" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____
STRATTON POLAND, MANAGER DATE
BW WELASCO BARBEE, LLC,
A TEXAS LIMITED LIABILITY COMPANY
2175 FRANCISCO BLVD E, SUITE G
SAN RAFAEL, CA 94901

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

_____
Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, THE UNDERSIGNED, LESLEY REEL, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED ON THIS _____ DAY OF _____, 2025.

_____
LESLEY REEL, PROFESSIONAL ENGINEER No. 143908
L SQUARED ENGINEERING-TPELS REG NO. 11235
STATE OF TEXAS
DATE PREPARED: 03-31-2025
ENGINEERING JOB No. 11101

STATE OF TEXAS
COUNTY OF MONTGOMERY

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

DATED ON THIS _____ DAY OF _____, 2025.

_____
CLEMENTE TURRUBIARTES, JR., PROFESSIONAL LAND SURVEYOR No. 6657
FULCRUM LAND SURVEYING-TBPLS REG NO. 10194866
STATE OF TEXAS
DATE PREPARED: 03-31-25
SURVEY JOB# 25-020-1

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. DATE
GENERAL MANAGER

CITY OF WESLACO
COUNTY OF HIDALGO

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.

DATED ON THIS _____ DAY OF _____, 2025.

_____ _____
CHAIRMAN DATE

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL

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

_____ _____
MAYOR CITY OF WESLACO DATE

_____ _____
ATTEST: CITY OF WESLACO SECRETARY DATE

SURVEYOR:
Fulcrum SURVEYING
104 W. PAULINE ST.
CONROE, TX 77301
T: 936.443.0507
TBPLS REG NO. 10194866
ct@fulcrumsurveying.com
fulcrumsurveying.com

OWNER:
BW WESLACO BARBEE, LLC
A TEXAS LIMITED LIABILITY COMPANY
2175 FRANCISCO BLVD. E, SUITE G
San RAFAEL, CA 94901

ENGINEER:
L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
3307 WEST DAVIS ST #100,
CONROE, TX 77304
(936) 647-0420
TBPLS REG NO. 11235

25-020-1_PLAT BLUEWAVE WESLACO_v8.dwg

Authentisign ID: CF2F489A-5720-F011-8B3D-00224822F75A

PLAT - 001045-2026

SUBDIVISION ~~REVIEW~~ APPLICATION

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

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

FILE NO.

RECEIVED
MAY 14 2026
By

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

GENERAL INFORMATION

Name of Subdivision: BW Weslco Barbee

Location: 3110 Barbee Dr. Weslaco TX 78596

Legal Description: Lot 3 and Lot 4B Mid Valley International Business Park

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: B-2 Secondary & Highway District

Existing Land Use: Vacant Proposed Land Use: Commercial

Number of Lots Proposed: 1 Gross Acreage: 1.8124

Title Report Submitted: ☑ YES ☐ NO

OWNER INFORMATION

Owner's Name: BW Weslco Barbee, LLC A Texas Limited Liability Company Telephone:

Address: 2175 Francisco Blvd. E, Suite G Fax:

City: San Rafael State: CA Zip: 94901 E-mail:

ENGINEER INFORMATION

Name: L Squared Engineering Telephone: 936-647-0420

Address: 3307 West Davis, Suite, 100 Fax:

City: Conroe State: TX Zip: 77304 E-mail: chogan@l2engineering.com

UTILITY PROVISIONS

Will proposed subdivision connect to:

☒ YES ☐ NO Water Provision: City of Weslaco

☒ YES ☐ NO Wastewater Provision: _____

☒ 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 _____	☐ YES ☐ NO Irrigation District _____

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

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

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

SUBMITTALS REQUIRED FOR SUBDIVISION REVIEW

- x **Seven** (7) sets of preliminary plat **folded and stapled** (24 x 36) and forward a copy in PDF format to rdelafuente@weslacotx.gov
- x **$55.00** Subdivision Review fee
- x PDF copy of all documents submitted (emailed or USB)
- x One 11" X 17" reduced copy of plat
- x Plat Layout
  - x Existing & Proposed Easements
  - x Existing & Proposed ROW
  - x Existing & Proposed Drainage Easements
  - x Contours
  - x Flood Zones
  - x Adjoiners
  - x 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
- x Proof of ownership of the property
- _____ If septic tank system required, submit soil evaluation report
- _____ Water Rights associated with the property
- x Tax Receipt for all taxing entities showing that taxes are paid in full
- _____ Number of fire hydrants proposed for subdivision
- _____ Trip Generation Worksheet

Authentisign ID: CF2F489A-8720-F011-883D-00224822F75A

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Jorge Arango

Owner Signature: Jorge Arango Date: 04/23/25

_____ is the authorized agent

Authorized Agent Signature: Naomi Strauss Date: 4-15-25

Authorized Agent Printed Name: Naomi Strauss

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

Preliminary Subdivision Review Date: _____

General Comments: _____

_____

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Monday, May 11, 2026 9:34 AM
To: Christopher Hogan; Guillermo Frausto; ct@fulcrumsurveying.com; Lesley Reel; naomi@fulcrumsurveying.com
Cc: Peter Hermida
Subject: RE: BW Weslaco Barbee
Attachments: Subdivision review report.pdf; Subdivision Fees chart.pdf

Good Morning,

Attached is the subdivision review report, which has been approved with comments please submit your packet for Commission consideration and referenced the attached fee chart:

- Platting Application
- Application fee
- $100 Fire Review fee
- 12 set of plats (plat, drainage, utility and paving sheets only)
- Approved drainage Report

Rebekah de la Fuente, CFM, CPM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

From: Christopher Hogan <chogan@l2engineering.com>
Sent: Thursday, April 30, 2026 1:49 PM
To: Guillermo Frausto <gfrausto@weslacotx.gov>; ct@fulcrumsurveying.com; Lesley Reel <lreel@l2engineering.com>; naomi@fulcrumsurveying.com
Cc: Peter Hermida <phermida@weslacotx.gov>; Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: Re: BW Weslaco Barbee

Thank you for the clarification. Attached is the requested trip generation worksheet. Let us know if you need anything else to get this one wrapped up.

Thank you,

Christopher Hogan, EIT
O: 936.647.0420
C: 832.458.6902
L Squared Engineering
3307 West Davis, Suite 100
Conroe, TX 77304

L SQUARED ENGINEERING

The information transmitted in this email and any of its attachments is intended only for the person or entity to which it is addressed and may contain information concerning L Squared Engineering that is proprietary, privileged, confidential and/or subject to copyright. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient(s) is prohibited and may be unlawful. If you received this in error, please contact the sender immediately and delete and destroy the communication and all of the attachments you have received and all copies thereof.

From: Guillermo Frausto <gfrausto@weslacotx.gov>
Sent: Wednesday, April 29, 2026 3:16 PM
To: Christopher Hogan <chogan@l2engineering.com>; ct@fulcrumsurveying.com <ct@fulcrumsurveying.com>; Lesley Reel <lreel@l2engineering.com>; naomi@fulcrumsurveying.com <naomi@fulcrumsurveying.com>
Cc: Peter Hermida <phermida@weslacotx.gov>; Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Subject: BW Weslaco Barbee

Mr. Hogan,

After reviewing your subdivision plat, there are two pending comments waiting to be addressed. One is the approved drainage report for the Engineering department, which we have received, and second, a trip generation worksheet for the Planning department. Once verified, we will update your plan accordingly. Thank you.

Guillermo Frausto
Engineering Assistant / Graduate Engineer
City of Weslaco – Engineering Department
956-798-0611
255 S. Kansas Avenue, Weslaco, TX 78596

PLAN CORRECTIONS REPORT PAR-000848-2025
FOR CITY OF WESLACO

PLAN ADDRESS: Bw Weslaco Barbee
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 05/16/2025 **SQUARE FEET:** 0.00 **DESCRIPTION:** BW WESLACO BARBEE

EXPIRATION DATE: 05/16/2026 **VALUATION:** $0.00

CONTACTS	Name	Company	Address
Engineer		L SQUARED ENGINEERING	3307 West Davis St #100 Conroe, TX 77304
Owner		BW WESLACO BARBEE, LLC A TEXAS LIMITED LIABILITY COMPANY	2175 Francisco Blvd San Rafael, CA 94901

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Approved	Felix Salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Requires Re-submit	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
Engineering v.4 Review conducted by the engineering department	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Engineering v.5 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	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.4 Review conducted by the planning and zoning department	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.5 Review conducted by the planning and zoning department	Approved	Kayla Arevalo email: karevalo@weslacotx.gov
Police v.1 Review conducted by the police department	Not Required	System Administrator Ph: 444 email: admin@energov.com
Public Works v.1 Public Works	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.2 Public Works	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.3 Public Works	Requires Re-submit	Marcelo Cosme Ph: 956-973-3146 email: mcosme@weslacotx.gov
Public Works v.4 Public Works	Approved	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov

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

UTILITY PERMIT APPROVAL

TO:	Love Levi
	L Squared Engineering
	3307 W Davis St. Suite 100 Conroe,77304

Date:	09-19-2025
Application/Permit No.:	00002/20250722/410795/552583/UP
District:	Pharr

Highway	Control Section	Maintenance Section	County
FM1015-K: At milepost 724+1.52	1228-03		Hidalgo
FM1015-K: At milepost 724+1.52	1228-03		Hidalgo
FM1015-K: At milepost 724+1.52	1228-03		Hidalgo

Schedule Dates: from 12/01/2025 to 01/31/2026

TxDOT offers no objection to the location on the right-of-way of your proposed utility installation, as described by Notice of Proposed Utility Installation No. 00002/20250722/410795/552583/UP dated

07/22/2025 and accompanying documentation, except as noted below.

Special Provisions:
You are required to notify TxDOT 48 hours (2 business days) before you start construction to allow for proper inspection and coordination of workdays and traffic control plans. Use the RULIS website for the 48-hour notification. DO NOT start construction until you have coordinated the construction start date and inspection with TxDOT. You are also required to keep a copy of this Approval and any approved amendments at the job site.

When installing utility lines on controlled-access highways, access for serving this installation shall be limited to access via (a) frontage roads where provided, (b) nearby or adjacent public roads or streets, (c) trails along or near the highway right-of-way lines, connecting only to intersecting roads; from any one or all of which entry may be made to the outer portion of the highway right-of-way for routine service and maintenance operations. The Installation Owner's rights of access to the through-traffic roadways and ramps shall be subject to the same rules and regulations as that apply to the general public except, however, if an emergency occurs and usual means of access for routine service operations will not permit the immediate action required by the Utility Installation Owner in making emergency repairs as required for the safety and welfare of the public, the Utility Owners shall have a temporary right of access to and from the through-traffic roadways and ramps as necessary to accomplish the required emergency repairs, provided TxDOT is immediately notified by the Utility Installation Owner when such repairs are initiated and adequate provision is made by the Utility Installation Owner for the convenience and safety of highway traffic.

The installation shall not damage any part of the highway, and adequate provisions must be made to cause minimum inconveniences to traffic and adjacent property owners. If the Utility Installation Owner fails to comply with any or all the requirements as set forth herein, the State may take such action as it deems appropriate to compel compliance.

SME - Maintenance Section Review
Review Answer: Recommend Approval
Response text: Recommend approval

SME - Utility Coordinator Review
Review Answer: Recommend Approval
Response text:

Recommend Approval.

SME ATTACHMENTS:

Included attachments:

SME Answers Summary 3061833.pdf

Bluewave Express - Weslaco

L Squared Project Number: 11101

Drainage Report

Prepared for: Cross Development
Heather Rimmer
4317 Marsh Ridge Road
Carrollton, TX 75010

Prepared by: L Squared Engineering
Texas Firm Reg. No. F-11235
Lesley Reel, Lic. No. 143908
3307 W Davis St, Suite 100,
Conroe, TX 77304
936-647-0420



Lesley Reel 10/23/25

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

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Design Summary

Subject Tract:

The subject tract is a 1.8124-acre tract of land consisting of Lots 3 and 4B within the Mid-Valley International Business Park, an addition to the City of Weslaco, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 33, Page 9 of the Hidalgo County Map Records. The tract is currently situated in Flood Zone "X" according to the FEMA FIRM Map number 4803340450C, dated June 6, 2000, indicating moderate to low flood risk. The site is located outside of the 100-Yr floodplain. **Appendix A** contains the FEMA FIRM map with the site location highlighted.

The subject tract is currently a vacant tract of land and will be developed into a tunnel car wash commercial site. **Appendix B** contains a USGS Topographical map of the surrounding area along with a Vicinity Map.

Pre-Developed Condition:

The pre-developed condition for this analysis consists of a drainage watershed of approximately 1.81 acres of onsite pasture (Pre-DA1). The soil for the tract was determined to be sandy clay loam (Soil Rating B, Map Symbol 28), per the Web Soil Survey in **Appendix C**. The current condition of this watershed shows that the northern portion of the site sheet flows to Barbee Dr, east in the gutter line of Barbee Dr, and then to FM 1015 where it enters into a storm inlet. The remainder of the site sheet flows directly to FM 1015 where it enters the same storm inlet. The pre-developed drainage area map can be found in **Appendix D**.

The pre-developed flows were calculated using the Rational Method. The time of concentration was evaluated for the pre-developed drainage area using the TR-55 method. The runoff coefficients for the drainage areas were calculated to be 0.35 as the entire tract is existing pasture and the storm intensities were determined using TxDOT IDF curves. Detailed calculations for pre-developed flows can be found in **Appendix E** and are summarized below:

	10-Year:	100-Year:
Pre DA1	Q: 3.88 CFS	Q: 6.04 CFS

Post-Developed Condition:

The proposed development will consist of a car wash, vacuum bays, paving, and an underground stormwater detention system. In the post-developed condition, 0.60 acres of undeveloped area will continue to sheet flow to Barbee Dr and FM 1015 unmitigated (Post-DA2) until it ultimately drains to the TxDOT storm inlet along FM 1015. The remaining 1.21 acres (Post-DA1) will be routed via storm sewer (see **Appendix F** for the storm sewer design) to the underground

stormwater detention system where it will outfall through a restrictor below pre-developed rates to the TxDOT inlet along FM 1015. The post-developed drainage area map can be found in **Appendix G.**

The post-developed flows were calculated using the Rational Method for the subject tract. The time of concentration for each drainage area was calculated and if they were determined to be under the minimum of 10 minutes, the minimum was used. The runoff coefficient for the undeveloped area was determined to be 0.35 and the remaining developed portion of the site was weighted based on the proposed site plan and was determined to be 0.74. The combined runoff coefficient for the entire site was determined to be 0.61. The time of concentration was input into the TxDOT IDF curves to determine the rainfall intensities for the 10 and 100-year storm events. The post-developed flows were then calculated through the rational method and are shown in **Appendix H** and summarized below:

	10-Year:	100-Year:
Post-DA1	Q: 6.62 CFS	Q: 10.29 CFS
Post-DA2	Q: 1.55 CFS	Q: 2.42 CFS

Detention Design

The total required detention pond volumes were calculated using the TxDOT Small Watershed calculator for the 10- and 100-year storm events. It was determined that 0.35 Ac-Ft (15,093 CF) of storage is required in the 10-Year storm event and 0.65 Ac-Ft (28,277 CF) of storage is required in the 100-Year storm event. An underground detention system has been designed to meet these required volumes and to mitigate the post-developed flows to be at or below pre-developed rates. **Appendix I** contains the Small Watershed calculations.

The detention design will consist of ACO Stormbrixx 900SD Chambers to provide the required volume, see **Appendix J** for the detention design provided by Contractor's Source, Inc. This design provides a total of 0.68 Ac-Ft (29,532 CF) of storage, meeting the required storage rate.

Outfall

The outfall for the underground system will be restricted through a 6" PVC restrictor installed inside an 18" HDPE that drains to an 8" PVC gravity pipe tied into the TxDOT inlet along FM 1015. TxDOT requires the 8" PVC pipe tie into the back of their inlet. The outfall will be installed at an elevation of 62.07' in the bottom of the detention system. This outfall will discharge to the existing TxDOT inlet along FM 1015 below pre-developed rates. **Appendix K** contains sizing calculations for the outfall restrictor and a summary of the mitigated flows is below.

Mitigated Post-Developed Flows at Outfalls:

	10-Year:	100-Year:
Outfall A	Q: 2.17 CFS	Q: 2.98 CFS
Proposed Discharge Rate from entire Site	Q: 3.73 CFS	Q: 5.39 CFS
Detention System WSE	65.02'	67.60'

With the proposed design, the combined post-developed flows from the bypassing area and detention outfall are less than the pre-developed flows for both the 10-year and 100-year storm events.

Conclusion:

Utilizing the detention facilities as proposed, will provide adequate mitigation during the 10- and 100-year storms. This will prevent any negative impact to the adjoining or downstream properties as a result of the proposed development.

This report has been prepared by Lesley Reel, PE. Please contact the same with any questions or comments at 936-647-0420.



11/13/25

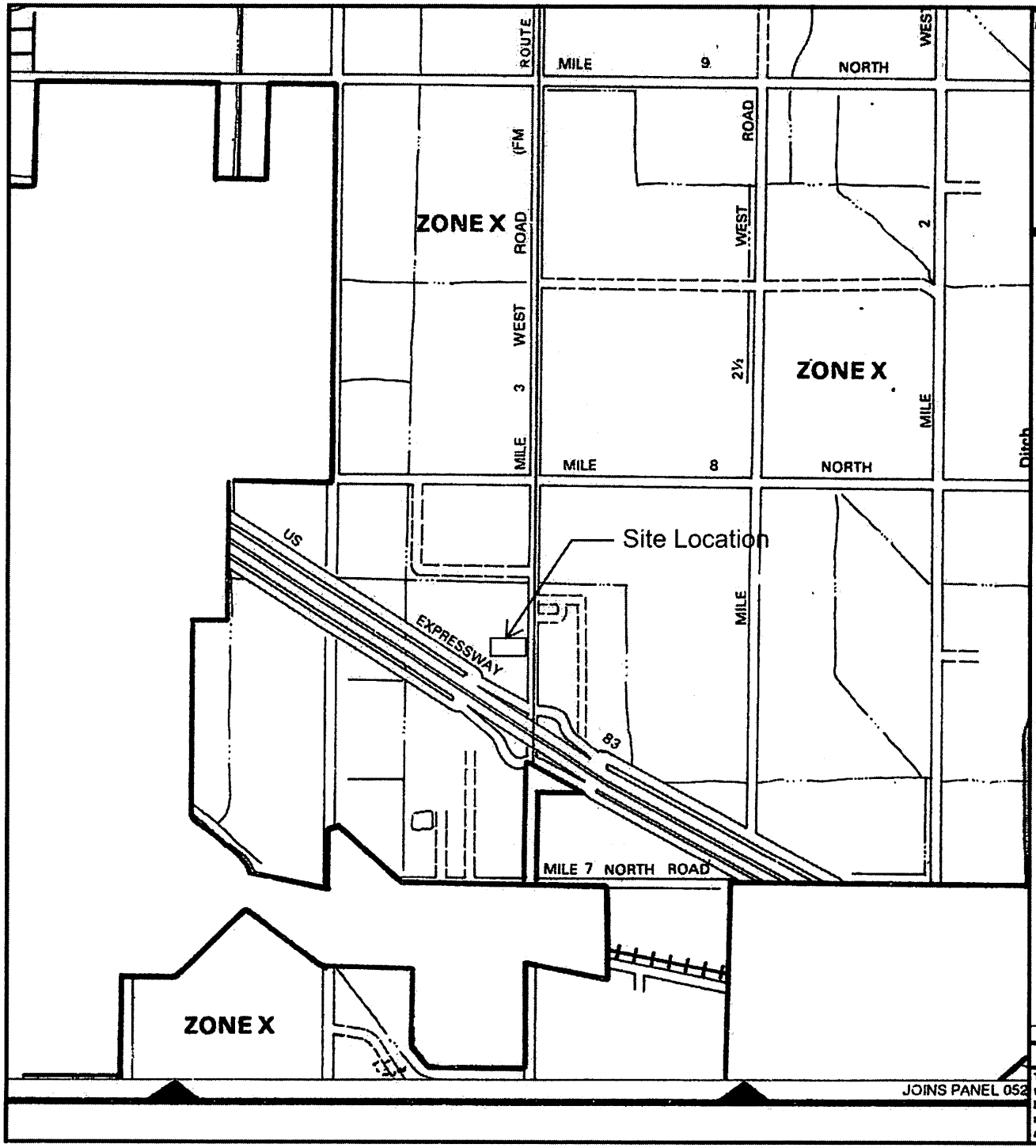
Lesley Reel

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

H.C.D.D. NO. 1

12/4/25
DATE

APPENDIX A
(FEMA FIRM Map)



nsurance agent or call the National Flood Insurance Program at (800) 638-6620.

APPROXIMATE SCALE

2000 0 2000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
480334 0450 C

MAP REVISED:
JUNE 6, 2000

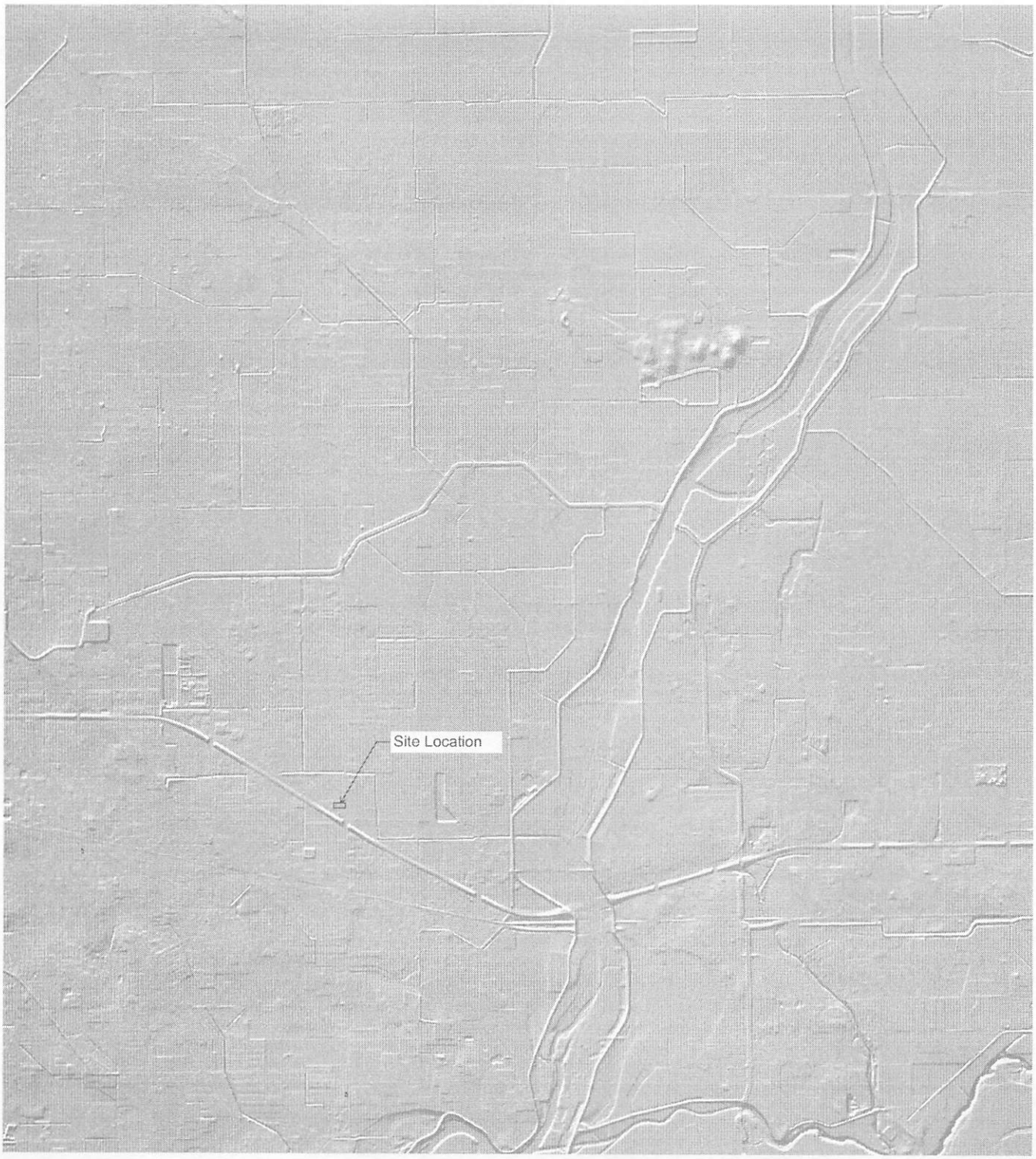
Federal Emergency Management Agency

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

APPENDIX B
(USGS Topo Map and Vicinity Map)

USGS
science for a changing world

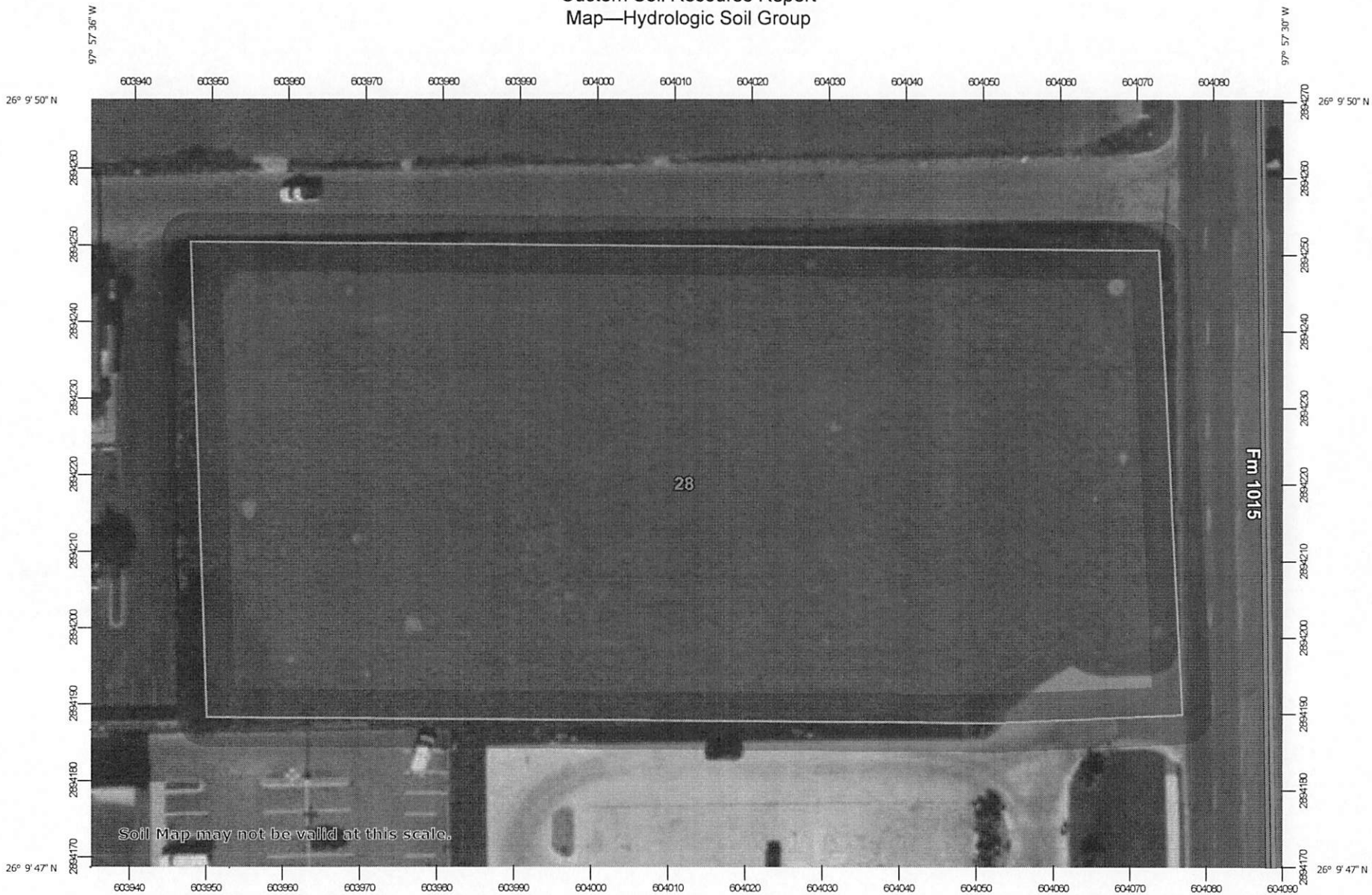
The National Map
US Topo




Legend
Bluewave Express - Weslaco
Circle K | Car Wash
Express Inn
Feature 1
La Michoacana Meat Market
Valero
1015
Barbee Dr
Barbee Dr
Express Inn
Bluewave Express - Weslaco
La Michoacana Meat Market
Peter Piper Pizza
Jack in the Box
E Expressway 83
Circle K | Car Wash
Valero
E Expressway 83
2
2
83
N
400 ft

APPENDIX C
(Web Soil Survey)

Custom Soil Resource Report
Map—Hydrologic Soil Group



Map Scale: 1:709 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 10 20 40 60

Feet
0 30 60 120 180

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 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 23, Aug 30, 2024

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.

Table—Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	B	1.9	100.0%
Totals for Area of Interest			**1.9**	**100.0%**

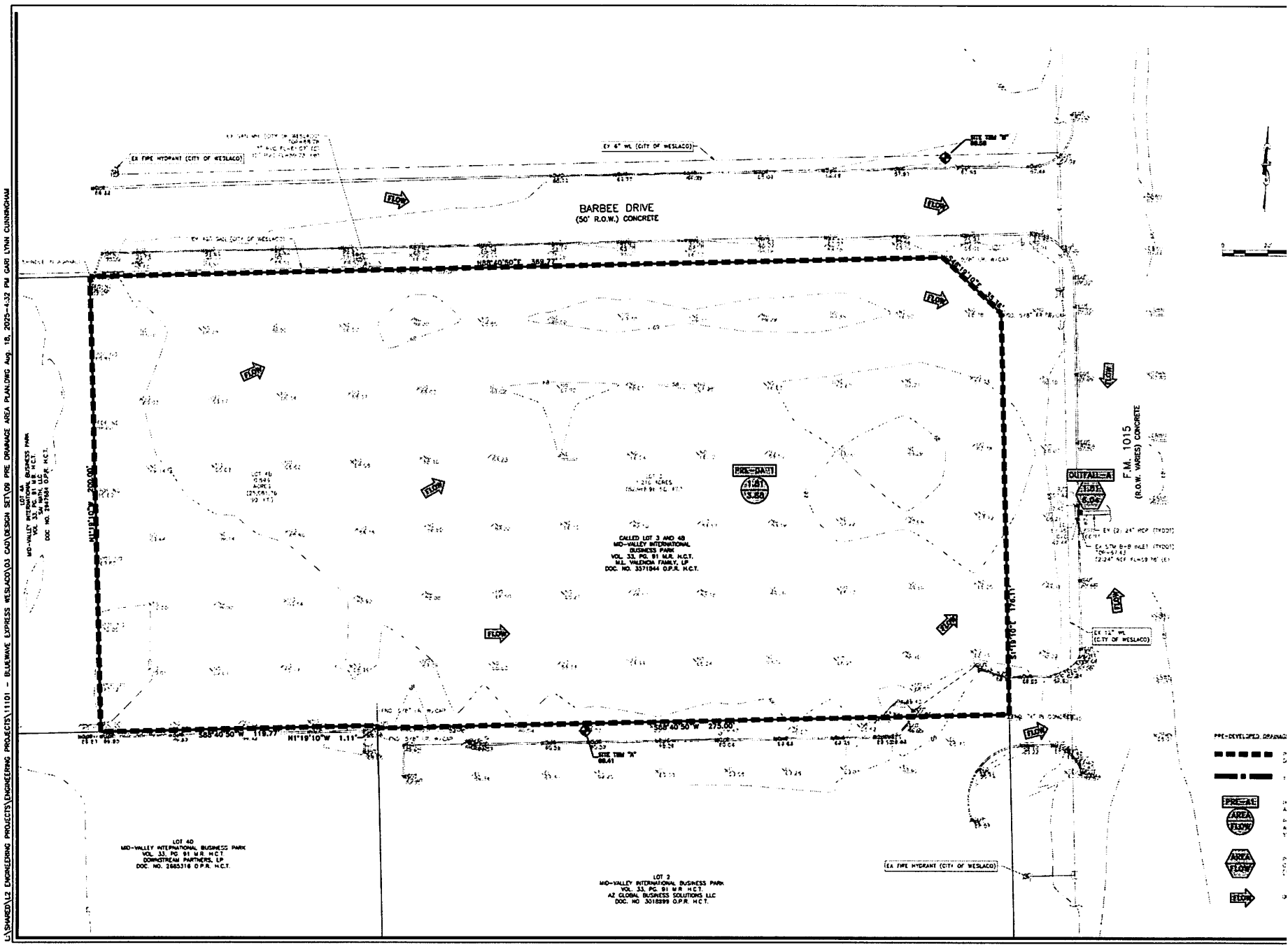
Rating Options—Hydrologic Soil Group

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX D
(Pre-Developed Drainage Area Map)



L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\1101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\09 PRE DRAINAGE AREA PLAN.DWG Aug. 18, 2025--4:32 PM GARI LYNN CUNNINGHAM

APPENDIX E
(Pre-Developed Rational Calculations)

Bluewave Express - Weslaco
Pre-Developed Calculations
Job No. 11101
L Squared Engineering
Prepared By: Chris Hogan, EIT/Lesley Reel, PE

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

Pre Development
Drainage Area: Pre-DA

Segment:	Flow Type	n	length	slope	Paved?	V, if req'd. >>>>	Time (hr)	Time (min)
1	sheet	0.13	100	0.0150	no	N/A	0.20	12.13
2	shallow		320	0.0063	no	1.27554422	0.07	4.18
			420					**16.31**

Drainage Calculations (10-Yr)

Drainage Area	Area (ac)	Tc	C	I	Q
Pre-DA	1.81	16.31	0.35	6.12	3.88

Drainage Calculations (100-Yr)

Drainage Area	Area (ac)	Tc	C	I	Q
Pre-DA	1.81	16.31	0.35	9.53	6.04

Weighted C (Pre-DA1)	C	Area (Ac)
Lawn	0.35	1.81
	Weighted C:	0.35

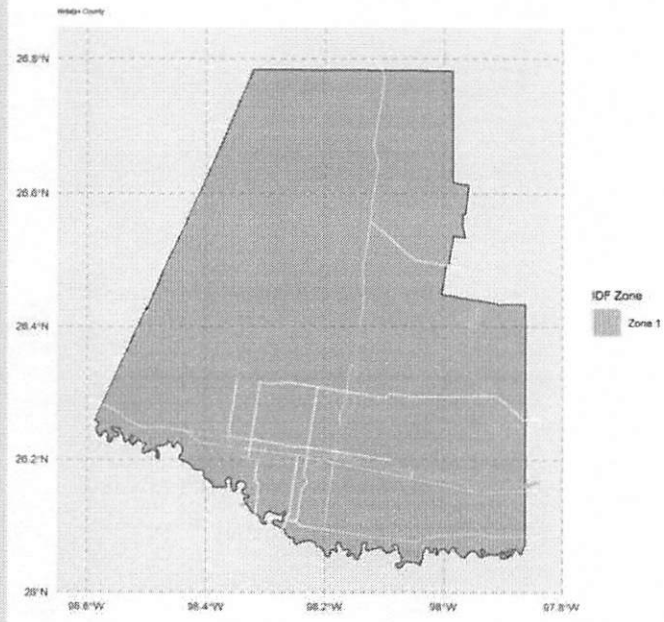
Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on "National Oceanic and Atmospheric Administration's (NOAA) Atlas 14 Precipitation-Frequency Atlas of the United States, Volume 11 Version 2.0: Texas" (Perica et al. 2018)

Parameter Selection
1. Select Units: English
2. Select Methodology: Partial Duration Series (PDS)
3. Select County: HIDALGO
4. Select County Zone: Zone-1
5. Select Time of Concentration (t_c): 16.31 Minute

Coefficient	Design Annual Exceedance Probability (Design Annual Recurrence Interval)						
	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)	0.2% (500-year)
e	0.8317	0.8201	0.8117	0.8020	0.7951	0.7888	0.7792
b	66.6309	81.5003	93.1792	110.3830	123.6452	137.9653	178.7326
d (min)	12.3570	12.2367	12.3404	12.6080	12.8624	13.3182	15.2816
Intensity (inches/hour)	4.09	5.18	6.12	7.43	8.46	9.53	12.13

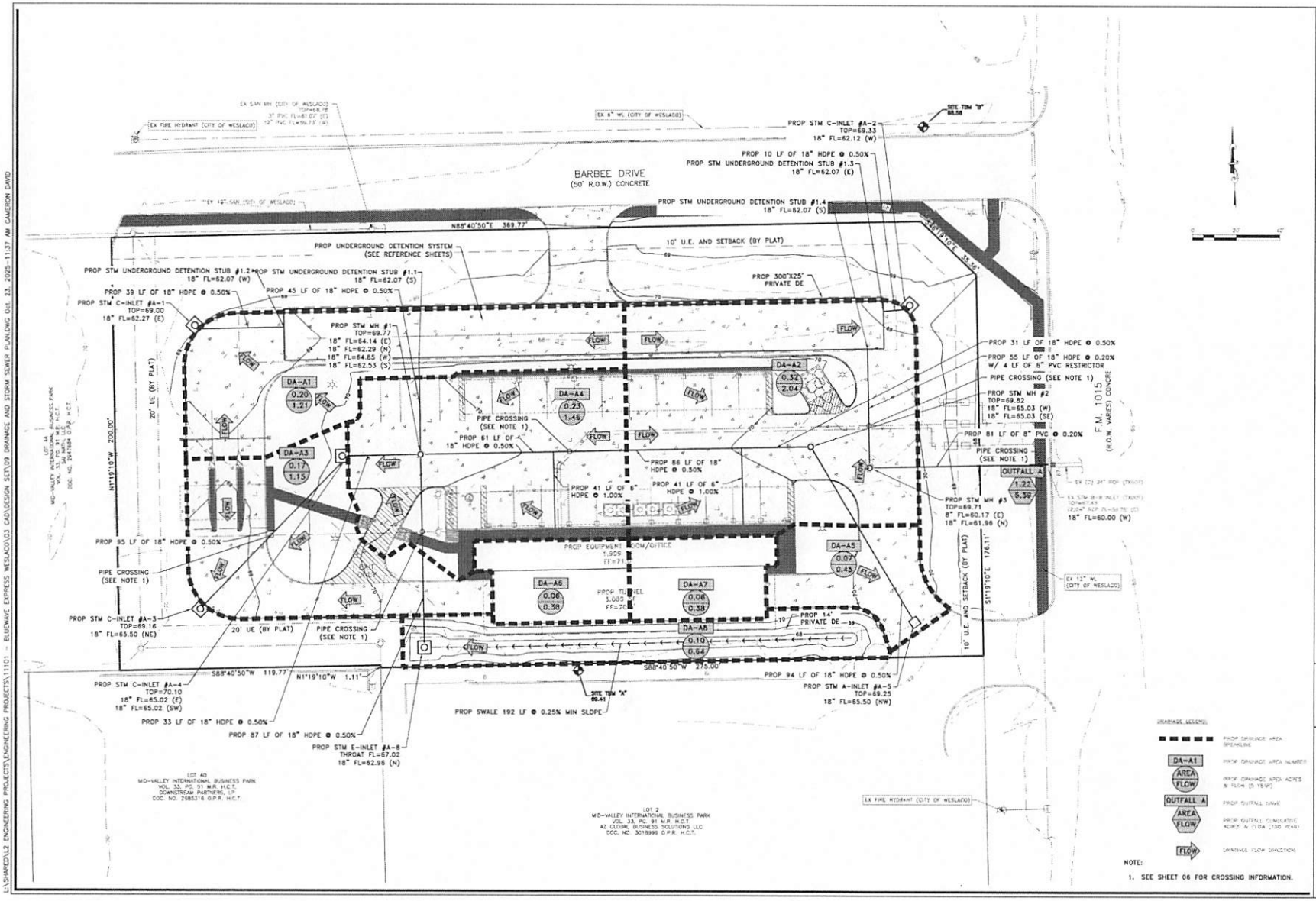
Note: Hidalgo County has 1 rainfall zone.





Lesley Reel 10/23/25

APPENDIX F
(Storm Sewer Design)



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WWW.LSQENGINEERING.COM

CLIENT INFORMATION
CROSS DEVELOPMENT
HEATHER PARKER
4237 SAINT RIDGE TO
CARROLLTON, TX 75010

PROJECT ADDRESS
1115 BARBEE DR
WESLACO, TX 78596

BLUEWAVE EXPRESS WESLACO

STORM SEWER & DRAINAGE PLAN

#	DATE	BY	COMMENT
1	10/21/25	LR	FOR PERMIT

DRAWING INFORMATION
PROJECT 11101 TOLA **
DRAWN CD LR
SCALE 1" = 20' (24x36) / 1" = 40' (11x17)
SHEET 12

LESLEY REEL
143908
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

THESE PLANS ARE RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\09 DRAINAGE AND STORM SEWER PLAN.DWG Oct. 23, 2025 - 11:37 AM CAMERON DAVID

System A HGL

5 Year

Inlet Info																					HGL			
Inlet/MH From	Inlet/MH To	Drainage Area	Total Drainage Area	Runoff Co. "C"	DA C*A	Total C*A	Drainage Area Time of Conc. (Min)	Intensity (I)	Drainage Area Flow (cfs)	Total Flow (cfs)	Number of Barrels	Diameter (ft)	Slope	Area (A)	Perimeter (P)	R=(A/P)	Length (ft)	Roughness (n)	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	Upstream FL	Downstream FL	Change In Head (ft)	Hydraulic Gradeline %	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream(ft)
A3	A4	0.17	0.17	0.85	0.14	0.14	10.00	7.49	1.08	1.08	1	1.5	0.0050	1.77	4.71	0.375	95	0.011	8.78	4.97	65.50	65.02	0.01	0.01	66.37	66.36
A4	MH1	0.23	0.40	0.85	0.20	0.34	10.00	7.49	1.46	2.55	1	1.5	0.0050	1.77	4.71	0.375	33	0.011	8.78	4.97	65.02	64.85	0.01	0.04	66.36	66.35
A8	MH1	0.10	0.10	0.85	0.09	0.09	10.00	7.49	0.64	0.64	1	1.5	0.0050	1.77	4.71	0.375	87	0.011	8.78	4.97	62.96	62.53	0.00	0.00	65.08	65.08
A5	MH2	0.07	0.07	0.85	0.06	0.06	10.00	7.49	0.45	0.45	1	1.5	0.0050	1.77	4.71	0.375	94	0.011	8.78	4.97	65.50	65.03	0.00	0.00	65.65	65.65
MH2	Connection 1	0.00	0.07	0.85	0.00	0.06	10.00	7.49	0.00	0.45	1	1.5	0.0050	1.77	4.71	0.375	31	0.011	8.78	4.97	65.03	65.19	0.00	0.00	65.65	65.65
Connection 1	Connection 2	0.06	0.13	0.85	0.05	0.11	10.00	7.49	0.38	0.83	1	1.5	0.0050	1.77	4.71	0.375	86	0.011	8.78	4.97	65.19	64.76	0.00	0.00	65.65	65.65
Connection 2	MH1	0.06	0.19	0.85	0.05	0.16	10.00	7.49	0.38	1.21	1	1.5	0.0050	1.77	4.71	0.375	61	0.011	8.78	4.97	64.76	64.14	0.01	0.01	65.65	65.64
MH1	OUT	0.00	0.69	0.85	0.00	0.59	10.00	7.49	0.00	4.39	1	1.5	0.0050	1.77	4.71	0.375	46	0.011	8.78	4.97	62.29	62.07	0.06	0.13	65.08	65.02

Starting TW Elevation*: 65.02

*Set to 10 Yr WSE in pond or top of pipe, whichever is greater

100 Year

Inlet Info																					HGL					
Inlet/MH From	Inlet/MH To	Drainage Area	Total Drainage Area	Runoff Co. "C"	DA C*A	Total C*A	Drainage Area Time of Conc. (Min)	Intensity (I)	Drainage Area Flow (cfs)	Total Flow (cfs)	Number of Barrels	Diameter (ft)	Slope	Area (A)	Perimeter (P)	R=(A/P)	Length (ft)	Roughness (n)	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	Upstream FL	Downstream FL	Change In Head (ft)	Hydraulic Gradeline %	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream(ft)	UPSTREAM CRITICAL ELEVATION	DOWNSTREAM CRITICAL ELEVATION
A3	A4	0.17	0.17	0.85	0.14	0.14	10.00	11.51	1.66	1.66	1	1.5	0.0050	1.77	4.71	0.375	95	0.011	8.78	4.97	65.50	65.02	0.02	0.02	66.54	66.52	69.16	70.10
A4	MH1	0.23	0.40	0.85	0.20	0.34	10.00	11.51	2.25	3.91	1	1.5	0.0050	1.77	4.71	0.375	33	0.011	8.78	4.97	65.02	64.85	0.03	0.10	66.38	66.35	70.10	69.77
A8	MH1	0.10	0.10	0.85	0.09	0.09	10.00	11.51	0.98	0.98	1	1.5	0.0050	1.77	4.71	0.375	87	0.011	8.78	4.97	62.96	62.53	0.01	0.01	64.04	64.03	67.02	69.77
A5	MH2	0.07	0.07	0.85	0.06	0.06	10.00	11.51	0.68	0.68	1	1.5	0.0050	1.77	4.71	0.375	94	0.011	8.78	4.97	65.50	65.03	0.00	0.00	66.69	66.69	69.25	69.82
MH2	Connection 1	0.00	0.07	0.85	0.00	0.06	10.00	11.51	0.00	0.68	1	1.5	0.0050	1.77	4.71	0.375	31	0.011	8.78	4.97	65.03	65.19	0.00	0.00	66.69	66.69	69.82	NA
Connection 1	Connection 2	0.06	0.13	0.85	0.05	0.11	10.00	11.51	0.59	1.27	1	1.5	0.0050	1.77	4.71	0.375	86	0.011	8.78	4.97	65.19	64.76	0.01	0.01	66.26	66.26	NA	NA
Connection 2	MH1	0.06	0.19	0.85	0.05	0.16	10.00	11.51	0.59	1.86	1	1.5	0.0050	1.77	4.71	0.375	61	0.011	8.78	4.97	64.76	64.14	0.01	0.02	65.65	65.64	NA	69.77
MH1	OUT	0.00	0.69	0.85	0.00	0.59	10.00	11.51	0.00	6.75	1	1.5	0.0050	1.77	4.71	0.375	46	0.011	8.78	4.97	62.29	62.07	0.14	0.30	65.16	65.02	69.77	

Starting TW Elevation*: 65.02

*Set to 10 Yr WSE in pond or top of pipe, whichever is greater



Lesley Reel 10/23/25

System B HGL

5 Year

Inlet Info																							HGL			
Inlet/MH	From	Inlet/MH	To	Drainage Area	Total Drainage Area	Runoff Co. "C"	DA C*A	Total C*A	Drainage Area Time of Conc. (Min)	Intensity (I)	Drainage Area Flow (cfs)	Total Flow (cfs)	Number of Barrels	Diameter (ft)	Slope	Area (A)	Perimeter (P)	R=(A/P)	Length (ft)	Roughness (n)	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	Upstream FL	Downstream FL	Change In Head (ft)	Hydraulic Gradeline %	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream(ft)
A1		OUT		0.20	0.20	0.85	0.17	0.17	10.00	7.49	1.27	1.27	1	1.5	0.0050	1.77	4.71	0.375	24	0.011	8.78	4.97	62.19	62.07	0.00	0.01	65.02	65.02

Starting TW Elevation*: 65.02

*Set to 10 Yr WSE in pond or top of pipe, whichever is greater

100 Year

Inlet Info																							HGL			
Inlet/MH	From	Inlet/MH	To	Drainage Area	Total Drainage Area	Runoff Co. "C"	DA C*A	Total C*A	Drainage Area Time of Conc. (Min)	Intensity (I)	Drainage Area Flow (cfs)	Total Flow (cfs)	Number of Barrels	Diameter (ft)	Slope	Area (A)	Perimeter (P)	R=(A/P)	Length (ft)	Roughness (n)	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	Upstream FL	Downstream FL	Change In Head (ft)	Hydraulic Gradeline %	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream(ft)
A1		OUT		0.20	0.20	0.85	0.17	0.17	10.00	11.51	1.96	1.96	1	1.5	0.0050	1.77	4.71	0.375	24	0.011	8.78	4.97	62.19	62.07	0.01	0.02	65.03	65.02

UPSTREAM CRITICAL ELEVATION	DOWNSTREAM CRITICAL ELEVATION
69.00	NA

Starting TW Elevation*: 65.02

*Set to 10 Yr WSE in pond or top of pipe, whichever is greater



Lesley Reel 10/23/25

System C HGL

5 Year

Inlet Info																												
																								HGL				
Inlet/MH From	Inlet/MH To	Drainage Area	Total Drainage Area	Runoff Co. "C"	DA C*A	Total C*A	Drainage Area Time of Conc. (Min)	Intensity (I)	Drainage Area Flow (cfs)	Total Flow (cfs)	Number of Barrels	Diameter (ft)	Slope	Area (A)	Perimeter (P)	R=(A/P)	Length (ft)	Roughness (n)	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	Upstream FL	Downstream FL	Change In Head (ft)	Hydraulic Gradeline %	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream(ft)		
A2	OUT	0.33	0.33	0.85	0.28	0.28	10.00	7.49	2.10	2.10	1	1.5	0.0050	1.77	4.71	0.375	10	0.011	8.78	4.97	62.12	62.07	0.00	0.03	65.03	65.02		

Starting TW Elevation*: 65.02

*Set to 10 Yr WSE in pond or top of pipe, whichever is greater

100 Year

Inlet Info																												
																								HGL				
Inlet/MH From	Inlet/MH To	Drainage Area	Total Drainage Area	Runoff Co. "C"	DA C*A	Total C*A	Drainage Area Time of Conc. (Min)	Intensity (I)	Drainage Area Flow (cfs)	Total Flow (cfs)	Number of Barrels	Diameter (ft)	Slope	Area (A)	Perimeter (P)	R=(A/P)	Length (ft)	Roughness (n)	$Q_{capacity}$ (CFS)	$V_{full\ flow}$ (FPS)	Upstream FL	Downstream FL	Change In Head (ft)	Hydraulic Gradeline %	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream(ft)	UPSTREAM CRITICAL ELEVATION	DOWNSTREAM CRITICAL ELEVATION
A2	OUT	0.33	0.33	0.85	0.28	0.28	10.00	11.51	3.23	3.23	1	1.5	0.0050	1.77	4.71	0.375	10	0.011	8.78	4.97	62.12	62.07	0.01	0.07	65.03	65.02	69.33	NA

Starting TW Elevation*: 65.02

*Set to 10 Yr WSE in pond or top of pipe, whichever is greater

STATE OF TEXAS
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143908
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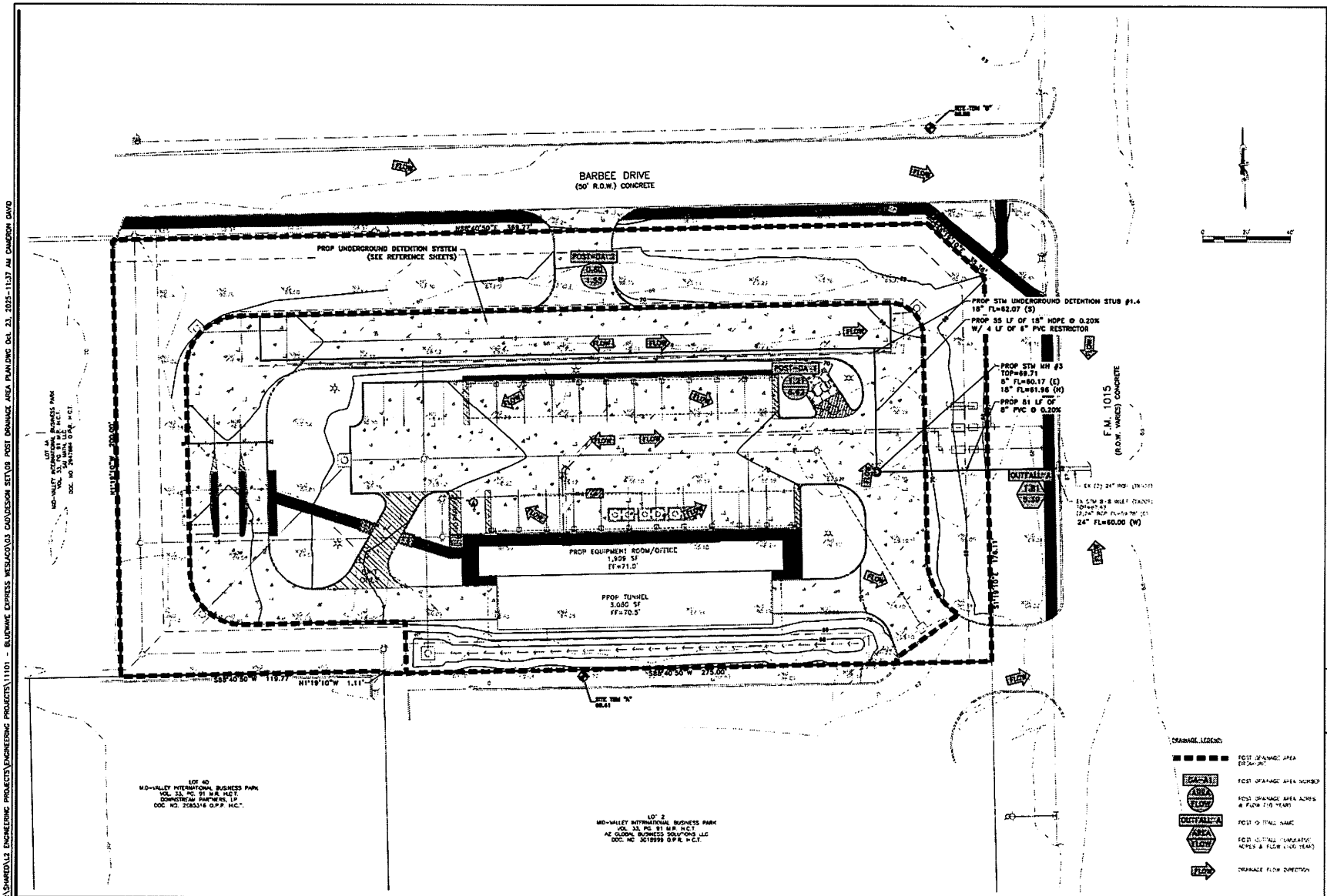
PROFESSIONAL ENGINEER

Lesley Reel 10/23/25

APPENDIX G
(Post-Developed Drainage Area Map)



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

CLIENT INFORMATION
BLUEWAVE DEVELOPMENT
2117 LAUREL RIDGE RD
CAMPBELTON, TX 78130

PROJECT ADDRESS
TEXAS AVE &
WESLACO, TX 78596

BLUEWAVE EXPRESS WESLACO

POST DRAINAGE AREA MAP

#	DATE	BY	COMMENT
1	10/13/25	LR	FOR PERMIT

PROJECT 11101 TOP
DRAWN CD CK LR
SCALE
1" = 20' (24x36)
1" = 40' (11x17)
SHEET 11

LESLEY REEL
142908
LICENSED
PROFESSIONAL ENGINEER
10/13/2025

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\08 POST DRAINAGE AREA PLAN.DWG Oct 23, 2025 - 11:37 AM CAMERON DAVID

APPENDIX H
(Post-Developed Rational Calculations)

Post Development

Drainage Calculations (10-Yr)					
Drainage Area	Area	Tc	C	I	Q
Post-DA1	1.21	10.00	0.74	7.40	6.62
Post-DA2	0.60	10.00	0.35	7.40	1.55

Drainage Calculations (100-Yr)					
Drainage Area	Area	Tc	C	I	Q
Post-DA1	1.21	10.00	0.74	11.51	10.29
Post-DA2	0.60	10.00	0.35	11.51	2.42

Weighted C (Post-DA1)	C	Area (Ac)
Lawn	0.35	0.27
Building & Concrete	0.85	0.94
	Weighted C:	0.74

Weighted C (Overall)	C	Area (Ac)
Post DA1	0.74	1.21
Post DA2	0.35	0.60
	Weighted C:	0.61

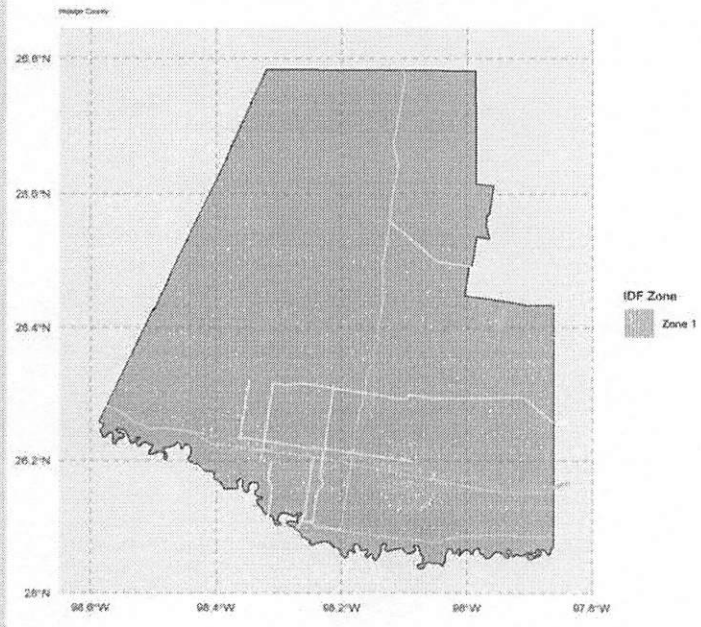
Rainfall Intensity-Duration-Frequency Coefficients for Texas

Based on "National Oceanic and Atmospheric Administration's (NOAA) Atlas 14 Precipitation-Frequency Atlas of the United States, Volume 11 Version 2.0: Texas" (Perica et al. 2018)

Parameter Selection
1. Select Units: English
2. Select Methodology: Annual Maximum Series (AMS)
3. Select County: HIDALGO
4. Select County Zone: Zone-1
5. Select Time of Concentration (t_c): 10 Minute

Coefficient	Design Annual Exceedance Probability (Design Annual Recurrence Interval)						
	50% (2-year)	20% (5-year)	10% (10-year)	4% (25-year)	2% (50-year)	1% (100-year)	0.2% (500-year)
e	0.8385	0.8215	0.8123	0.8022	0.7952	0.7888	0.7792
b	62.3356	79.1505	92.2303	109.9653	123.4681	137.9853	178.7526
d (min)	12.3218	12.2329	12.3289	12.6024	12.8577	13.3182	15.2816
Intensity (inches/hour)	4.61	6.19	7.40	9.01	10.25	11.51	14.43

Note: Hidalgo County has 1 rainfall zone.



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APPENDIX I

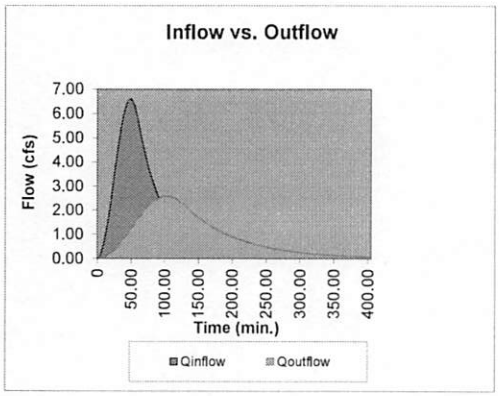
(TxDOT Small Watershed and Elevation Area Calculations)

PRELIMINARY MITIGATION VOLUME CALCULATION
BY USE OF THE SMALL WATERSHED HYDROGRAPH METHOD
(REF: HCFCD HYDROLOGY MANUAL)
10 Year

Denotes "user input"

Proposed		Existing		
Acres	1.21	Acres	1.2100	ac
depth	6.10	depth	5.07	in
Qp	6.62	Qp	2.59	cfs
V	7.377	V	6.132	acre- in
Tp	48.50	Tp	103.05	Min
	0.81		1.72	hr
Req Inter	Inc	Req Inter	Inc	
4.85	5	10.30	5	

A79
MAX VOLUME REQUIRED= 0.35 ac-ft



		Pre	Post	
Step 1: Visit NOAA website https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=tx				
Step 2: Type site address, then search				
Step 3: Look at PF tabular and obtain value of 24 hours rainfall depth for 100 year storm	$P_{24HR\ 100YR}$	6.25	6.25	in
Step 4: Select Runoff Curve Number for propose condition	CN	84	95	
Step 5: Compute potential max depth of water retained in the watershed	S	1.905	0.526	in
Step 6: Total drainge area entering the pond	A	1.210	1.210	ac
Step 7: Compute accumulated excess rainfall	P_e	4.43	5.66	in
Step 8: Enter proposed impervious cover (decimal format)	IC	0.35	0.74	
Step 9: Compute effective runoff depth	$D_{eff\ runoff}$	5.07	6.10	in



Lesley Reel 10/23/25

		Qinflow PROPOSED CFS	Vinflow PROPOSED CF	Qoutflow EXISTING CFS	Voutflow EXISTING CF	STORAGE NEEDED Vdelta CF	Vdelta AC-FT
	Minutes						
1	0	0.00	26	0.00	2	24	0.001
2	5.00	0.17	152	0.02	13	139	0.003
3	10.00	0.67	469	0.06	42	427	0.010
4	15.00	1.44	1047	0.13	97	950	0.022
5	20.00	2.41	1929	0.23	186	1743	0.040
6	25.00	3.47	3127	0.36	316	2812	0.065
7	30.00	4.51	4619	0.50	492	4127	0.095
8	35.00	5.43	6354	0.67	720	5634	0.129
9	40.00	6.13	8254	0.85	1003	7251	0.166
10	45.00	6.54	10225	1.04	1344	8880	0.204
11	50.00	6.60	12165	1.23	1744	10421	0.239
12	55.00	6.33	13976	1.43	2203	11773	0.270
13	60.00	5.74	15592	1.63	2719	12874	0.296
14	65.00	5.03	17007	1.81	3288	13719	0.315
15	70.00	4.40	18245	1.99	3908	14337	0.329
16	75.00	3.85	19327	2.14	4572	14755	0.339
17	80.00	3.37	20273	2.28	5275	14999	0.344
18	85.00	2.94	21101	2.40	6008	15093	0.346
19	90.00	2.57	21825	2.49	6764	15061	0.346
20	95.00	2.25	22458	2.55	7534	14924	0.343
21	100.00	1.97	23012	2.58	8310	14702	0.338
22	105.00	1.72	23496	2.59	9082	14414	0.331
23	110.00	1.51	23920	2.56	9842	14077	0.323
24	115.00	1.32	24290	2.50	10581	13709	0.315
25	120.00	1.15	24614	2.42	11291	13323	0.306
26	125.00	1.01	24897	2.31	11964	12933	0.297
27	130.00	0.88	25145	2.18	12598	12547	0.288
28	135.00	0.77	25362	2.05	13194	12168	0.279
29	140.00	0.67	25551	1.92	13753	11798	0.271
30	145.00	0.59	25717	1.80	14278	11439	0.263
31	150.00	0.52	25862	1.69	14770	11092	0.255
32	155.00	0.45	25989	1.59	15233	10756	0.247
33	160.00	0.39	26100	1.49	15667	10432	0.239
34	165.00	0.34	26197	1.40	16075	10122	0.232
35	170.00	0.30	26281	1.32	16458	9824	0.226
36	175.00	0.26	26356	1.24	16817	9538	0.219
37	180.00	0.23	26420	1.16	17155	9266	0.213
38	185.00	0.20	26477	1.09	17472	9006	0.207
39	190.00	0.18	26527	1.02	17769	8758	0.201
40	195.00	0.15	26570	0.96	18048	8522	0.196
41	200.00	0.13	26608	0.90	18310	8298	0.190
42	205.00	0.12	26641	0.85	18557	8085	0.186
43	210.00	0.10	26670	0.79	18788	7883	0.181
44	215.00	0.09	26696	0.75	19005	7691	0.177
45	220.00	0.08	26718	0.70	19209	7509	0.172
46	225.00	0.07	26737	0.66	19400	7338	0.168
47	230.00	0.06	26754	0.62	19579	7175	0.165
48	235.00	0.05	26769	0.58	19748	7021	0.161
49	240.00	0.05	26782	0.54	19906	6876	0.158
50	245.00	0.04	26794	0.51	20055	6739	0.155
51	250.00	0.04	26803	0.48	20194	6609	0.152
52	255.00	0.03	26812	0.45	20325	6487	0.149

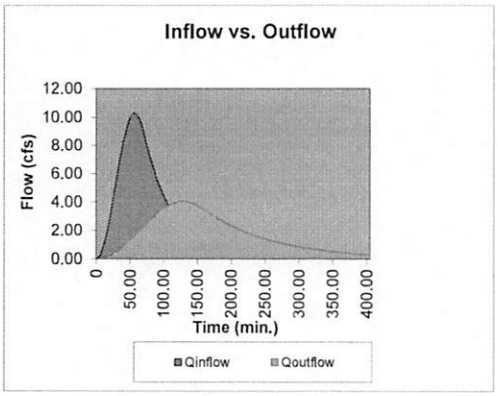
53	260.00	0.03	26820	0.42	20448	6371	0.146
54	265.00	0.02	26826	0.40	20564	6262	0.144
55	270.00	0.02	26832	0.37	20672	6160	0.141
56	275.00	0.02	26837	0.35	20774	6063	0.139
57	280.00	0.02	26842	0.33	20870	5972	0.137
58	285.00	0.01	26846	0.31	20959	5886	0.135
59	290.00	0.01	26849	0.29	21044	5805	0.133
60	295.00	0.01	26852	0.27	21123	5729	0.132
61	300.00	0.01	26855	0.26	21197	5658	0.130
62	305.00	0.01	26857	0.24	21267	5590	0.128
63	310.00	0.01	26859	0.23	21332	5527	0.127
64	315.00	0.01	26861	0.21	21394	5467	0.126
65	320.00	0.01	26862	0.20	21451	5411	0.124
66	325.00	0.00	26863	0.19	21506	5358	0.123
67	330.00	0.00	26865	0.17	21556	5308	0.122
68	335.00	0.00	26866	0.16	21604	5261	0.121
69	340.00	0.00	26867	0.15	21649	5218	0.120
70	345.00	0.00	26867	0.14	21691	5176	0.119
71	350.00	0.00	26868	0.14	21731	5137	0.118
72	355.00	0.00	26869	0.13	21768	5101	0.117
73	360.00	0.00	26869	0.12	21803	5067	0.116
74	365.00	0.00	26870	0.11	21835	5034	0.116
75	370.00	0.00	26870	0.11	21866	5004	0.115
76	375.00	0.00	26870	0.10	21895	4976	0.114
77	380.00	0.00	26871	0.09	21922	4949	0.114
78	385.00	0.00	26871	0.09	21947	4924	0.113
79	390.00	0.00	26871	0.08	21971	4900	0.112
80	395.00	0.00	26871	0.08	21994	4878	0.112
81	400.00	0.00	26872	0.07	22015	4857	0.112
82	405.00	0.00	26872	0.07	22034	4837	0.111
83	410.00	0.00	26872	0.06	22053	4819	0.111
84	415.00	0.00	26872	0.06	22070	4802	0.110
85	420.00	0.00	26872	0.06	22087	4785	0.110
86	425.00	0.00	26872	0.05	22102	4770	0.110
87	430.00	0.00	26872	0.05	22116	4756	0.109
88	435.00	0.00	26872	0.05	22130	4742	0.109
89	440.00	0.00	26872	0.04	22143	4730	0.109
90	445.00	0.00	26872	0.04	22154	4718	0.108
91	450.00	0.00	26872	0.04	22166	4707	0.108
92	455.00	0.00	26872	0.04	22176	4696	0.108
93	460.00	0.00	26873	0.03	22186	4686	0.108
94	465.00	0.00	26873	0.03	22195	4677	0.107
95	470.00	0.00	26873	0.03	22204	4669	0.107
96	475.00	0.00	26873	0.03	22212	4660	0.107
97	480.00	0.00	26873	0.03	22220	4653	0.107
98	485.00	0.00	26873	0.02	22227	4646	0.107
99	490.00	0.00	26873	0.02	22234	4639	0.106
100	495.00	0.00	26873	0.02	22240	4633	0.106
101	500.00	0.00	26873	0.02	22246	4627	0.106
102	505.00	0.00	26873	0.02	22252	4621	0.106
103	510.00	0.00	26873	0.02	22257	4616	0.106
104	515.00	0.00	26873	0.02	22262	4611	0.106
105	520.00	0.00	26873	0.02	22267	4606	0.106
106	525.00	0.00	26873	0.01	22271	4602	0.106
107	530.00	0.00	26873	0.01	22275	4598	0.106
108	535.00	0.00	26873	0.01	22279	4594	0.105
109	540.00	0.00	26873	0.01	22282	4590	0.105
110	545.00	0.00	26873	0.01	22286	4587	0.105
111	550.00	0.00	26873	0.01	22289	4584	0.105
112	555.00	0.00	26873	0.01	22292	4581	0.105
113	560.00	0.00	26873	0.01	22295	4578	0.105
114	565.00	0.00	26873	0.01	22297	4575	0.105
115	570.00	0.00	26873	0.01	22300	4573	0.105
116	575.00	0.00	26873	0.01	22302	4571	0.105
117	580.00	0.00	26873	0.01	22304	4569	0.105
118	585.00	0.00	26873	0.01	22306	4566	0.105
119	590.00	0.00	26873	0.01	22308	4565	0.105
120	595.00	0.00	26873	0.01	22310	4563	0.105
121	600.00	0.00	26873	0.01	22312	4561	0.105
122	605.00	0.00	26873	0.01	22313	4559	0.105
123	610.00	0.00	26873	0.01	22315	4558	0.105
124	615.00	0.00	26873	0.00	22316	4557	0.105
125	620.00	0.00	26873	0.00	22317	4555	0.105
126	625.00	0.00	26873	0.00	22319	4554	0.105
127	630.00	0.00	26873	0.00	22320	4553	0.105
128	635.00	0.00	26873	0.00	22321	4552	0.104
129	640.00	0.00	26873	0.00	22322	4551	0.104
130	645.00	0.00	26873	0.00	22323	4550	0.104
131	650.00	0.00	26873	0.00	22324	4549	0.104
132	655.00	0.00	26873	0.00	22325	4548	0.104
133	660.00	0.00	26873	0.00	22325	4547	0.104
134	665.00	0.00	26873	0.00	22326	4547	0.104
135	670.00	0.00	26873	0.00	22327	4546	0.104
136	675.00	0.00	26873	0.00	22328	4545	0.104
137	680.00	0.00	26873	0.00	22328	4545	0.104
138	685.00	0.00	26873	0.00	22329	4544	0.104
139	690.00	0.00	26873	0.00	22329	4544	0.104
140	695.00	0.00	26873	0.00	22330	4543	0.104
141	700.00	0.00	26873	0.00	22330	4543	0.104
142	705.00	0.00	26873	0.00	22331	4542	0.104
143	710.00	0.00	26873	0.00	22331	4542	0.104
144	715.00	0.00	26873	0.00	22332	4541	0.104
145	720.00	0.00	26873	0.00	22332	4541	0.104

PRELIMINARY MITIGATION VOLUME CALCULATION
BY USE OF THE SMALL WATERSHED HYDROGRAPH METHOD
(REF: HCFCD HYDROLOGY MANUAL)
100 Year

Denotes "user input"

Proposed		Existing		
Acres	1.210	Acres	1.2100	ac
depth	11.04	depth	9.90	in
Qp	10.29	Qp	4.04	cfs
V	13.361	V	11.979	acre- in
Tp	56.51	Tp	129.05	Min
	0.94		2.15	hr
Req Inter	Inc	Req Inter	Inc	
5.65	5	12.91	5	

A79
MAX VOLUME REQUIRED= 0.65 ac-ft



		Pre	Post	
Step 1: Visit NOAA website				
https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=tx				
Step 2: Type site address, then search				
Step 3: Look at PF tabular and obtain value of 24 hours rainfall depth for 100 year storm	$P_{24HR\ 100YR}$	11.20	11.20	in
Step 4: Select Runoff Curve Number for propose condition	CN	84	95	
Step 5: Compute potential max depth of water retained in the watershed	S	1.905	0.526	in
Step 6: Total drainge area entering the pond	A	1.210	1.210	ac
Step 7: Compute accumulated excess rainfall	P_e	9.20	10.59	in
Step 8: Enter proposed impervious cover (decimal format)	IC	0.35	0.74	
Step 9: Compute effective runoff depth	$D_{eff\ runoff}$	9.90	11.04	in

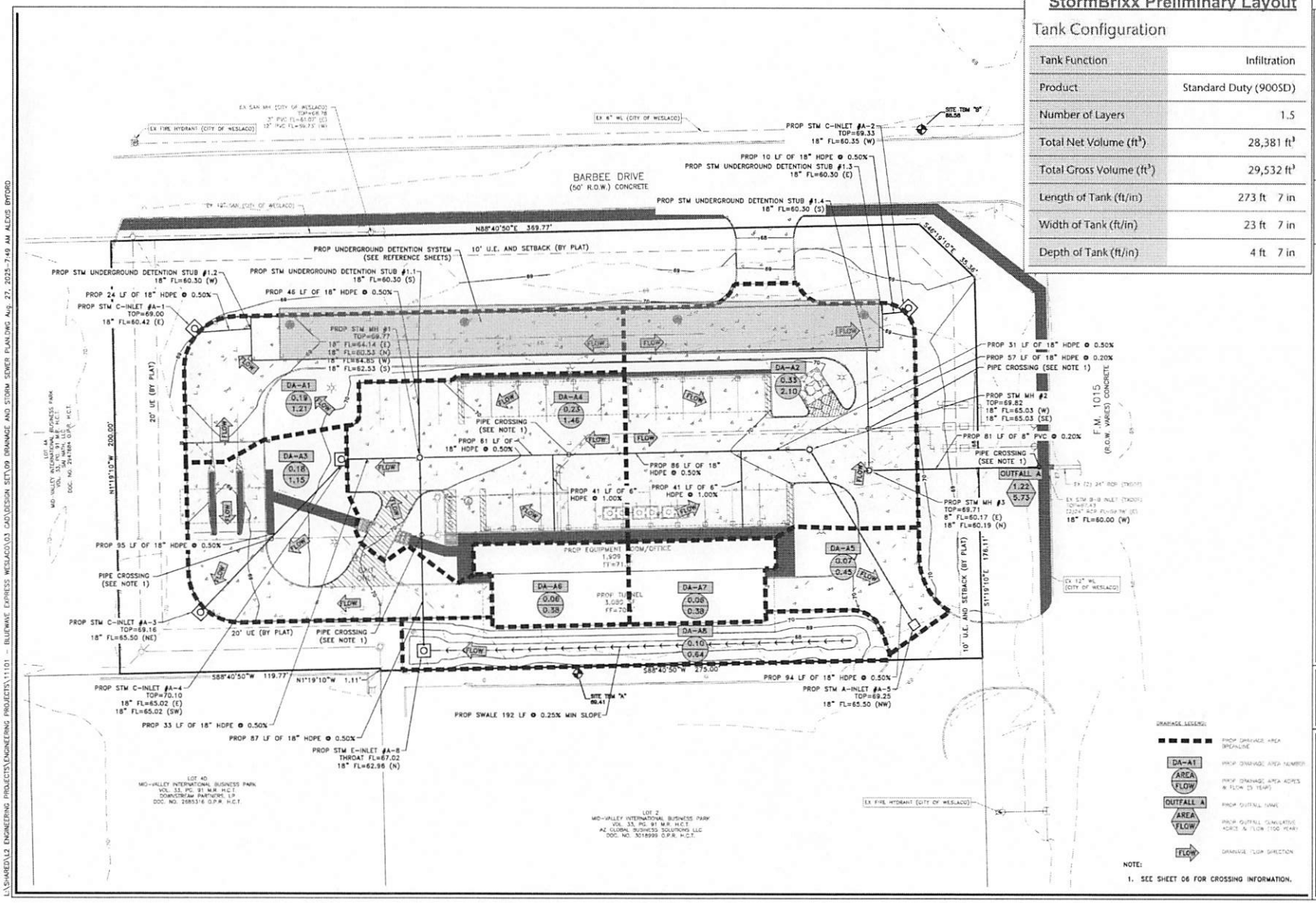


Lesley Reel 10/23/25

		Qinflow PROPOSED CFS	Vinflow PROPOSED CF	Qoutflow EXISTING CFS	Voutflow EXISTING CF	STORAGE NEEDED Vdelta CF	Vdelta AC-FT
	Minutes						
1	0	0.00	30	0.00	2	27	0.001
2	5.00	0.20	175	0.01	13	162	0.004
3	10.00	0.77	545	0.06	42	502	0.012
4	15.00	1.69	1228	0.13	98	1130	0.026
5	20.00	2.87	2290	0.23	187	2103	0.048
6	25.00	4.22	3769	0.36	319	3451	0.079
7	30.00	5.64	5670	0.52	500	5171	0.119
8	35.00	7.03	7965	0.69	736	7229	0.166
9	40.00	8.27	10596	0.88	1033	9564	0.220
10	45.00	9.27	13480	1.10	1395	12085	0.277
11	50.00	9.96	16515	1.32	1827	14688	0.337
12	55.00	10.27	19584	1.56	2330	17255	0.396
13	60.00	10.19	22573	1.80	2906	19667	0.451
14	65.00	9.73	25369	2.04	3556	21813	0.501
15	70.00	8.91	27898	2.29	4278	23620	0.542
16	75.00	7.96	30155	2.53	5072	25083	0.576
17	80.00	7.09	32167	2.76	5934	26233	0.602
18	85.00	6.32	33960	2.99	6861	27099	0.622
19	90.00	5.63	35558	3.19	7848	27710	0.636
20	95.00	5.02	36983	3.38	8889	28094	0.645
21	100.00	4.48	38253	3.56	9978	28275	0.649
22	105.00	3.99	39385	3.70	11108	28277	0.649
23	110.00	3.56	40394	3.83	12270	28124	0.646
24	115.00	3.17	41293	3.92	13457	27836	0.639
25	120.00	2.83	42095	3.99	14660	27434	0.630
26	125.00	2.52	42809	4.03	15871	26938	0.618
27	130.00	2.24	43446	4.04	17080	26367	0.605
28	135.00	2.00	44014	4.02	18278	25736	0.591
29	140.00	1.78	44520	3.97	19456	25063	0.575
30	145.00	1.59	44971	3.89	20607	24363	0.559
31	150.00	1.42	45373	3.78	21722	23651	0.543
32	155.00	1.26	45731	3.65	22794	22937	0.527
33	160.00	1.13	46051	3.49	23817	22234	0.510
34	165.00	1.00	46335	3.33	24790	21545	0.495
35	170.00	0.89	46589	3.16	25716	20873	0.479
36	175.00	0.80	46815	3.01	26596	20219	0.464
37	180.00	0.71	47017	2.86	27433	19584	0.450
38	185.00	0.63	47197	2.72	28229	18967	0.435
39	190.00	0.56	47357	2.59	28986	18371	0.422
40	195.00	0.50	47500	2.46	29706	17794	0.408
41	200.00	0.45	47627	2.34	30390	17237	0.396
42	205.00	0.40	47740	2.22	31040	16700	0.383
43	210.00	0.36	47841	2.11	31659	16182	0.371
44	215.00	0.32	47932	2.01	32247	15684	0.360
45	220.00	0.28	48012	1.91	32807	15205	0.349
46	225.00	0.25	48084	1.82	33339	14745	0.338
47	230.00	0.22	48147	1.73	33845	14303	0.328
48	235.00	0.20	48204	1.64	34325	13879	0.319
49	240.00	0.18	48255	1.56	34783	13472	0.309
50	245.00	0.16	48300	1.49	35218	13083	0.300
51	250.00	0.14	48340	1.41	35631	12709	0.292
52	255.00	0.13	48376	1.34	36024	12352	0.284

53	260.00	0.11	48408	1.28	36396	12010	0.276
54	265.00	0.10	48437	1.21	36754	11683	0.268
55	270.00	0.09	48462	1.16	37092	11371	0.261
56	275.00	0.08	48485	1.10	37413	11072	0.254
57	280.00	0.07	48505	1.04	37719	10786	0.248
58	285.00	0.06	48523	0.99	38010	10514	0.241
59	290.00	0.06	48539	0.94	38288	10253	0.235
60	295.00	0.05	48554	0.90	38549	10005	0.230
61	300.00	0.04	48566	0.85	38799	9768	0.224
62	305.00	0.04	48578	0.81	39036	9542	0.219
63	310.00	0.04	48588	0.77	39262	9326	0.214
64	315.00	0.03	48597	0.73	39477	9120	0.209
65	320.00	0.03	48605	0.70	39681	8924	0.205
66	325.00	0.03	48612	0.66	39875	8737	0.201
67	330.00	0.02	48619	0.63	40060	8558	0.196
68	335.00	0.02	48624	0.60	40236	8388	0.193
69	340.00	0.02	48629	0.57	40403	8226	0.189
70	345.00	0.02	48634	0.54	40562	8072	0.185
71	350.00	0.01	48638	0.52	40713	7925	0.182
72	355.00	0.01	48642	0.49	40856	7785	0.179
73	360.00	0.01	48645	0.47	40993	7652	0.176
74	365.00	0.01	48648	0.44	41123	7525	0.173
75	370.00	0.01	48650	0.42	41246	7404	0.170
76	375.00	0.01	48652	0.40	41363	7289	0.167
77	380.00	0.01	48654	0.38	41475	7179	0.165
78	385.00	0.01	48656	0.36	41581	7075	0.162
79	390.00	0.01	48658	0.34	41682	6976	0.160
80	395.00	0.01	48659	0.33	41778	6881	0.158
81	400.00	0.00	48661	0.31	41869	6791	0.156
82	405.00	0.00	48662	0.30	41956	6706	0.154
83	410.00	0.00	48663	0.28	42039	6624	0.152
84	415.00	0.00	48664	0.27	42117	6547	0.150
85	420.00	0.00	48664	0.25	42192	6473	0.149
86	425.00	0.00	48665	0.24	42263	6403	0.147
87	430.00	0.00	48666	0.23	42330	6336	0.145
88	435.00	0.00	48666	0.22	42394	6272	0.144
89	440.00	0.00	48667	0.21	42455	6212	0.143
90	445.00	0.00	48667	0.20	42513	6154	0.141
91	450.00	0.00	48668	0.19	42568	6099	0.140
92	455.00	0.00	48668	0.18	42621	6047	0.139
93	460.00	0.00	48668	0.17	42671	5998	0.138
94	465.00	0.00	48669	0.16	42718	5951	0.137
95	470.00	0.00	48669	0.15	42763	5906	0.136
96	475.00	0.00	48669	0.15	42806	5863	0.135
97	480.00	0.00	48669	0.14	42847	5823	0.134
98	485.00	0.00	48670	0.13	42886	5784	0.133
99	490.00	0.00	48670	0.13	42922	5747	0.132
100	495.00	0.00	48670	0.12	42957	5712	0.131
101	500.00	0.00	48670	0.11	42991	5679	0.130
102	505.00	0.00	48670	0.11	43022	5648	0.130
103	510.00	0.00	48670	0.10	43053	5618	0.129
104	515.00	0.00	48670	0.10	43081	5589	0.128
105	520.00	0.00	48670	0.09	43108	5562	0.128
106	525.00	0.00	48670	0.09	43134	5536	0.127
107	530.00	0.00	48671	0.08	43159	5512	0.127
108	535.00	0.00	48671	0.08	43182	5488	0.126
109	540.00	0.00	48671	0.08	43205	5466	0.125
110	545.00	0.00	48671	0.07	43226	5445	0.125
111	550.00	0.00	48671	0.07	43246	5425	0.125
112	555.00	0.00	48671	0.07	43265	5406	0.124
113	560.00	0.00	48671	0.06	43283	5387	0.124
114	565.00	0.00	48671	0.06	43301	5370	0.123
115	570.00	0.00	48671	0.06	43317	5354	0.123
116	575.00	0.00	48671	0.05	43333	5338	0.123
117	580.00	0.00	48671	0.05	43348	5323	0.122
118	585.00	0.00	48671	0.05	43362	5309	0.122
119	590.00	0.00	48671	0.05	43375	5296	0.122
120	595.00	0.00	48671	0.04	43388	5283	0.121
121	600.00	0.00	48671	0.04	43400	5271	0.121
122	605.00	0.00	48671	0.04	43412	5259	0.121
123	610.00	0.00	48671	0.04	43423	5248	0.120
124	615.00	0.00	48671	0.04	43433	5238	0.120
125	620.00	0.00	48671	0.03	43443	5228	0.120
126	625.00	0.00	48671	0.03	43453	5218	0.120
127	630.00	0.00	48671	0.03	43462	5209	0.120
128	635.00	0.00	48671	0.03	43470	5201	0.119
129	640.00	0.00	48671	0.03	43478	5193	0.119
130	645.00	0.00	48671	0.03	43486	5185	0.119
131	650.00	0.00	48671	0.03	43494	5178	0.119
132	655.00	0.00	48671	0.02	43500	5171	0.119
133	660.00	0.00	48671	0.02	43507	5164	0.119
134	665.00	0.00	48671	0.02	43513	5158	0.118
135	670.00	0.00	48671	0.02	43519	5152	0.118
136	675.00	0.00	48671	0.02	43525	5146	0.118
137	680.00	0.00	48671	0.02	43531	5140	0.118
138	685.00	0.00	48671	0.02	43536	5135	0.118
139	690.00	0.00	48671	0.02	43541	5130	0.118
140	695.00	0.00	48671	0.02	43545	5126	0.118
141	700.00	0.00	48671	0.02	43550	5121	0.118
142	705.00	0.00	48671	0.01	43554	5117	0.117
143	710.00	0.00	48671	0.01	43558	5113	0.117
144	715.00	0.00	48671	0.01	43562	5109	0.117
145	720.00	0.00	48671	0.01	43564	5107	0.117

APPENDIX J
(ADS Detention Design)



StormBrixx Preliminary Layout

Tank Configuration

Tank Function	Infiltration
Product	Standard Duty (900SD)
Number of Layers	1.5
Total Net Volume (ft^3)	28,381 ft^3
Total Gross Volume (ft^3)	29,532 ft^3
Length of Tank (ft/in)	273 ft 7 in
Width of Tank (ft/in)	23 ft 7 in
Depth of Tank (ft/in)	4 ft 7 in

L SQUARED ENGINEERING
MUNICIPAL · COMMERCIAL · RESIDENTIAL
WWW.LSENGINEERING.COM

CLIENT INFORMATION
PROJECT DEVELOPMENT
HEATHER RAINER
6721 SAMICH RIDGE RD
CARROLLTON, TX 75010

PROJECT ADDRESS
1115 BARBEE DR
WESLACO, TX 78596

BLUEWAVE EXPRESS WESLACO

STORM SEWER & DRAINAGE PLAN

#	DATE	BY	COMMENT
1	8-27-25	LR	FOR PERMIT

DRAWING INFORMATION

PROJECT	11101	TDLP
DRAWN	CD	LR
SCALE	1" = 20' (24x36) 1" = 40' (11x17)	SHEET 12

STATE OF TEXAS
LESLEY REEL
143908
LICENSED
PROFESSIONAL ENGINEER
08/27/2025

"PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED AS SUCH"

L:\SHARED\L2 ENGINEERING PROJECTS\ENGINEERING PROJECTS\11101 - BLUEWAVE EXPRESS WESLACO\03 CAD\DESIGN SET\09 DRAINAGE AND STORM SEWER PLAN.DWG Aug 27, 2025 - 7:49 AM ALEXIS BYFORD

FILL CHART

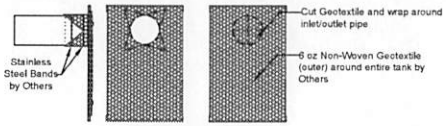
Material Location	Description	Material Classification			Compaction/Density Requirement (NOTE 3)
FINAL FILL Fill starting from the top of the embedment fill layer. (NOTE 1 and 2)	Suitable Fill Materials as noted in the Project Geotechnical Report and noted on the Site Design Engineer's Plans	See Project Geotechnical Report and Site Design Engineer's Plans			Plate Compact or Static Roll up to 8-inch loose lifts to densify fill. Use at least two full passes of the equipment to level the layer. Continue until 24 inches of total fill thickness has been placed above the tank. For AASHTO M145 soils, a minimum of 95% of the Standard Proctor Maximum Dry Density is recommended. After 24 inches of fill is placed, place fill in accordance with the engineer of record's relative compaction requirement or to 95% of the Standard Proctor Maximum Dry Density - whichever is greater.
EMBEDMENT FILL Fill Immediately Surrounding the sides and top of tank (NOTE 4) **BEDDING FILL** Fill Immediately below the tank (NOTE 4)	Sand-Gravel Mixtures or Open-Graded Crushed Aggregate Blends	AASHTO M145 A-1, A-2-4, A-3	or	AASHTO M43 3, 357, 4, 467, 5, 56, 57	Plate Compact or Static Roll up to 8-inch loose lifts to densify fill. Use at least two full passes of the equipment to level the layer. For AASHTO M145 soils, a minimum of 95% of the Standard Proctor Maximum Dry Density is recommended.

NOTE 1: This layer can include pavement subbase
NOTE 2: If open-graded aggregates are used for embedment fill, fines migration from the final to embedment fill layer may be reduced by installing a layer of 6 oz non-woven geotextile fabric at the final and embedment fill interface.
NOTE 3: See Construction Equipment Table for more information for construction equipment limitations.
NOTE 4: Import or native soils may be used if the soils meet the material classification listed. Fill material should be selected based on classification, groundwater conditions, and tank invert elevation.

CONSTRUCTION EQUIPMENT CHART

Equipment Make (NOTE 1)	Maximum Gross Vehicle Weight (lbs)	Fill Depth over Tank (in)
Plate Compactor	1,500	6
Roller - Static Mode	12,000	18
Low Ground Pressure Tracked Vehicles (NOTE 2)	20,000	14
Roller - Vibratory Mode	12,000	24
Dump Trucks and Pans	NOTE 3	

NOTE 1: Vehicles shall make straight runs only across tank footprint.
NOTE 2: Maximum track pressure 7 psi for tracked vehicles.
NOTE 3: Dump trucks and pans shall not traverse or park over the system during construction. Backfill material may be temporarily unloaded near the excavation. Material shall not be stockpiled near the excavation for longer than 24 hours.



DETAIL A
PIPE WRAP
NTS

COVER CHART

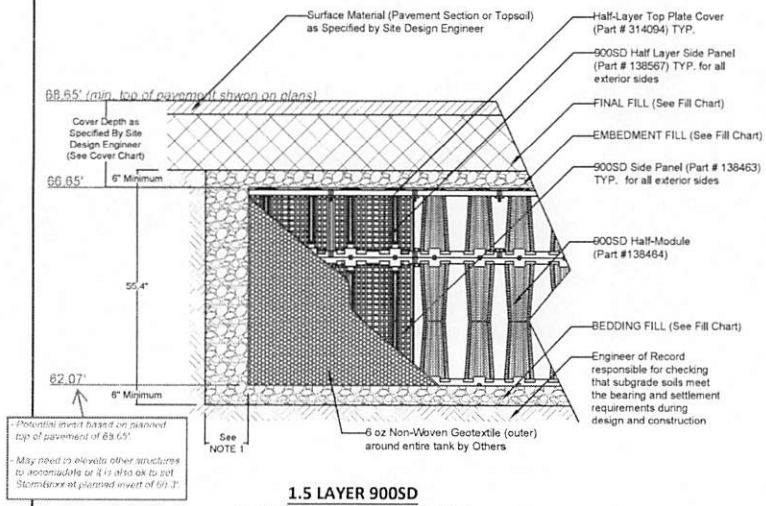
Live Loading Condition	Cover Thickness (inches)	
	Minimum	Maximum
Non-Trafficked Areas (i.e. Landscaping)	12	78
Passenger Vehicles Parking Lot (i.e. Gross Vehicle Weight ≤10,000 lbs)	18	78
Passenger Vehicle Parking Lot with one weekly AASHTO HS-20 vehicle	24	78
Heavy AASHTO HS-20 Traffic	26	78

NOTE 1: Minimum Cover Thickness in non-trafficked areas is based on landscape surface with a 40 degree load distribution. In trafficked areas, Minimum Cover Thicknesses are based on an asphalt-surfaced pavement with a 30 degree load distribution.
NOTE 2: Calculations assume backfill with a minimum 32-degree angle of internal friction and a maximum density of 120 lbs per cubic foot, and a seasonal groundwater elevation at least 2 feet below the invert of the tank.

SIDE PANEL PIPE DIAMETER CHART

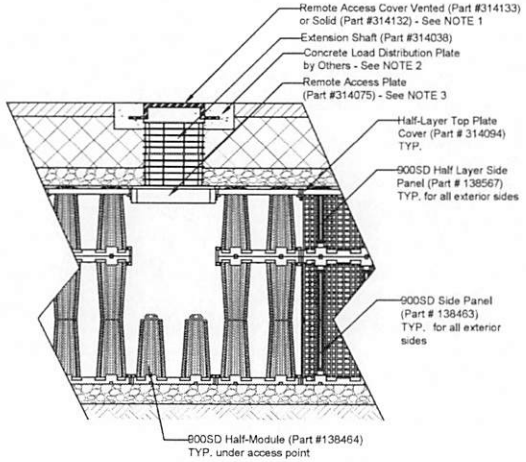
Layer Height	Inlet/Outlet Pipe Diameter	
	Minimum	Maximum
0.5	4 inches	10 inches
1	4 inches	24 Inches (Note 2)

NOTE 1: Cut inlet/outlet pipe hole prior to side panel installation.
NOTE 2: Pipe holes should be aligned with the vertical centerline of the side panel. For pipes larger than 18 inches, center the pipe hole along the seam of two side panels.
NOTE 3: Contact ACO for guidance for inlet / outlet pipes larger than 24-inch diameter



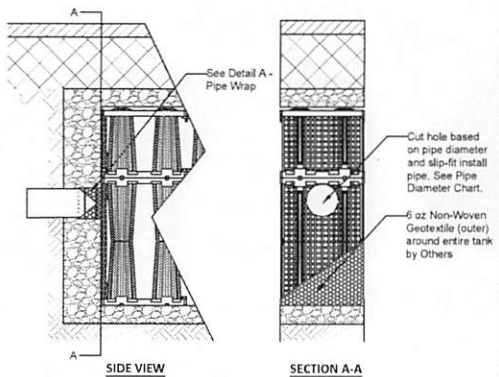
1.5 LAYER 900SD
INFILTRATION CROSS SECTION
NTS

NOTE 1: The minimum width of sidewall backfill is 12" or large enough to accommodate selected compaction equipment, whichever is greater.



1.5 LAYER 900SD
ACCESS POINT CROSS SECTION
NTS

NOTE 1: Ventilation may be crucial to reducing the pressure build up within the system. If solid access covers are used, alternative methods of ventilation are recommended.
NOTE 2: Concrete Load Plate not required for unpaved applications. Consult Engineer of Record for requirements
NOTE 3: The Remote Access Plate is approximately the size of half of a half-module. The half-module at the top of the tank must be cut in half to accommodate the Remote Access Plate



SIDE VIEW
NTS

SECTION A-A
NTS

1.5 LAYER 900SD
PIPE INSTALLATION
NTS

For distribution contact:
Contractor's Source, Inc.
Maria Hernandez
713-553-8204
Maria@contractorssourceinc.com

DRAWN BY	CHECKED BY
A Frye	J Jonke
DATE	REV.
10/01/2024	2

STORMBRIXX STANDARD DETAILS

INFILTRATION SYSTEM - 900SD 1.5 LAYER

ACO, INC.

WEST SALES OFFICE
825 W BEECHCRAFT ST.
CASA GRANDE, AZ 85122
Tel. (888) 490-9552
Fax (520) 421-9899

EAST SALES OFFICE
9470 PINECONE DRIVE
MENTOR, OH 44060
Tel. (800) 543-4764
Fax (440) 639-7235

SOUTHEAST SALES OFFICE
481 MUNN RD. SUITE #225
FORT MILL, SC 29715
Tel. (440)-639-7230
Fax (803)-802-1063

www.acoswm.com

APPENDIX K
(Restrictor Sizing Calculations)

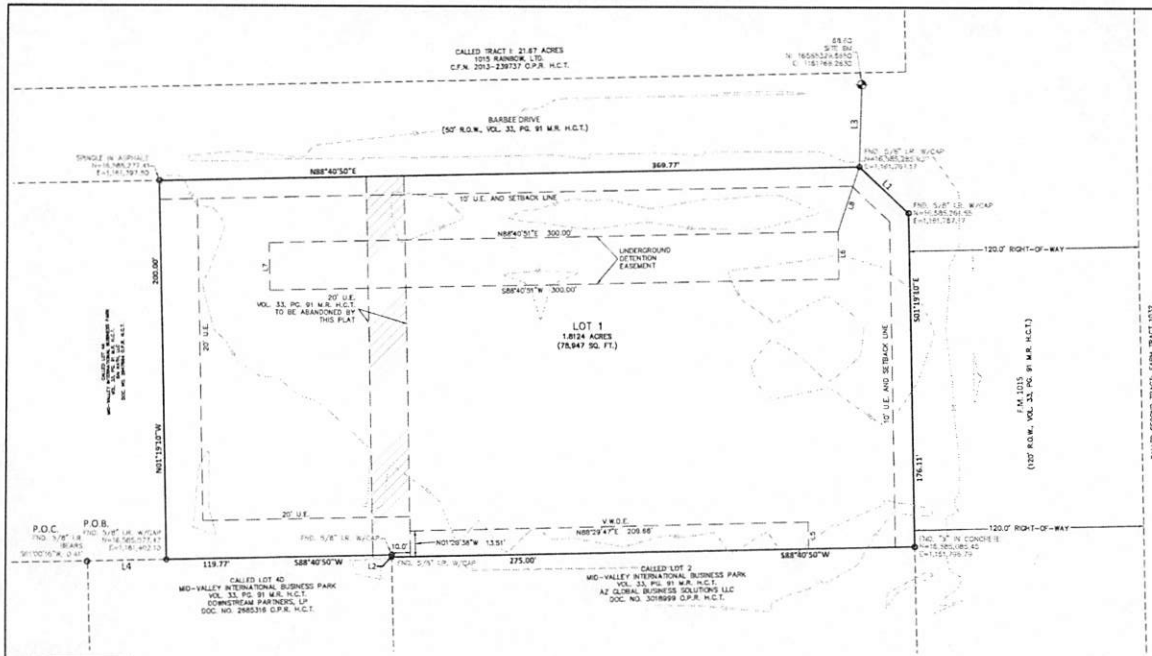
100 Yr - Restrictor Sizing	
Allowable Discharge Rate (CFS):	3.63
Given	
Outfall Flowline (ft):	62.07
100-Year WSE:	67.60
H: head (ft)	5.53
Max Orifice Diameter	
Maximum Orifice Diameter (ft):	0.552
Maximum Orifice Diameter (in):	6.623
Provided Orifice Diameter and Discharge Rate	
Provided Orifice Diameter (in):	6
Provided Orifice Diameter (ft):	0.500
Provided Discharge Rate from Underground Detention (CFS):	2.98
Provided Discharge Rate from entire site (CFS):	5.39

10 Yr - Restrictor Sizing	
Allowable Discharge Rate (CFS):	2.33
Given	
Outfall Flowline (ft):	62.07
10-Year WSE:	65.02
H: head (ft)	2.95
Max Orifice Diameter	
Maximum Orifice Diameter (ft):	0.517
Maximum Orifice Diameter (in):	6.207
Provided Orifice Diameter and Discharge Rate	
Provided Orifice Diameter (in):	6
Provided Orifice Diameter (ft):	0.500
Provided Discharge Rate from Underground Detention (CFS):	2.17
Provided Discharge Rate from entire site (CFS):	3.73



Lesley Reel 10/23/25

MAP OF
BW WESLACO BARBEE
BEING A RE-SUBDIVISION OF LOTS 3 AND 4B, BLOCK 1
CITY OF WESLACO
VOL. 33, PG. 91 HIDALGO COUNTY MAP RECORDS
HIDALGO COUNTY, TEXAS



LINE TABLE		
NO.	BEARING	LENGTH
L1	S 46°18'20" E	35.96'
L2	N 81°18'20" W	1.41'
L3	N 82°27'43" E	43.75'
L4	S 88°40'50" W	41.89'
L5	S 01°19'10" E	14.28'
L6	S 01°19'09" E	25.00'
L7	N 01°18'08" W	25.00'
L8	S 18°01'17" W	33.99'

LEGEND / ABBREVIATIONS

A.	ABSTRACT
B.M.	BENCH MARK
FND.	FOUND
I.R.	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
H.C.T.	HIDALGO COUNTY, TEXAS
M.R.	MAP RECORDS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
U.E.	UTILITY EASEMENT
V.W.D.E.	VARIABLE WIDTH DRAINAGE EASEMENT
○	PROPERTY MARKER

N

GRAPHIC SCALE

30 0 30 60

(IN FEET)
1 inch = 30 ft.

VICINITY MAP
1" = 1,000'



CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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

DATED ON THIS _____ DAY OF _____, 2025.

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

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

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

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

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

_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

FILE 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: SDR	DATE: 04/16/25		
IRRIGATION, CHECKED:	DATE:		
SURVEYED, CHECKED:	DATE:		
FINAL CHECK:	DATE:		

METES AND BOUNDS DESCRIPTION:

BEING 1.8124 acres (78,947 square feet) tract of land situated in the Juan Jose Thobias de Ball Survey, Abstract No. 54 of Hidalgo County, Texas and being all of Lots 3 and 4B of Mid-Valley International Business Park, a subdivision recorded under Volume 33, Page 91 of the Map Records of Hidalgo County, Texas (M.R. H.C.T.), as described in an instrument to M.L. Valencia Family, LP, recorded under Document Number 3571844 of the Official Public Records of Hidalgo County, Texas (O.P.R. H.C.T.), said 1.8124-acre tract of land described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod with cap in the north line of Lot 4D out of said Mid-Valley International Business Park, as described in an instrument to Downstream Partners, LP, recorded under Document Number 2685316 of the O.P.R. H.C.T., marking the southeast corner of Lot 4A, of said Mid-Valley International Business Park, as described in an instrument to Sal Noth, LLC, recorded under Document Number 2947684 of the O.P.R. H.C.T., also being the southeast corner of said Lot 4B and the herein described tract, from which a point for the northeast corner of said Lot 4D bears South 88°40'50" West, a distance of 41.83 feet, from which a found 5/8 inch iron rod bears South 61°00'16" West, a distance of 0.41 feet;

THENCE North 01°19'10" West, along and with the common line of Lots 4A and 4B, a distance of 200.00 feet to a found spindle in asphalt in the south right-of-way (R.O.W.) line of Barbee Drive, 50' R.O.W., marking the northern common corner of said Lots 4A and 4B, also being the northeast corner of the herein described tract;

THENCE North 88°40'50" East, along and with said south R.O.W. line, passing at a distance of 129.77 feet a found 5/8 inch iron rod with cap, marking the northern common corner of said Lots 3 and 4B and continuing for a total distance of 369.77 feet to a found 5/8 inch iron rod with cap, marking the northerly corner of a cut-back of said Lot 3 and the herein described tract;

THENCE South 46°19'10" East, along and with said cut-back, a distance of 35.36 feet to a found 5/8 inch iron rod with cap in the west R.O.W. line of F.M. 1015, R.O.W. varies, marking the southerly corner of a cut-back;

THENCE South 01°19'10" East, along and with said west R.O.W. line, a distance of 176.11 feet to a found "X" in concrete, marking the northeast corner of Lot 2 of said Mid-Valley International Business Park, as described in an instrument to AZ Global Business Solutions LLC, recorded under Document Number 3018999 of the O.P.R. H.C.T., also being the southeast corner of said Lot 3 and the herein described tract;

THENCE South 88°40'50" West, along and with the common line of said Lots 2 and 3, passing at a distance of 265.00 feet a found 5/8 inch iron rod with cap, marking the southerly common corner of said Lots 3 and 4B and continuing for a total distance of 275.00 feet to a found 5/8 inch iron rod with cap in the east line of said Lot 4D, marking an internal corner of said Lot 4D and the herein described tract;

THENCE North 01°19'10" West, along and with the east line of said Lot 4D, a distance of 1.11 feet to a found 5/8 inch iron rod with cap, marking the northeast corner of said Lot 4D, area being an internal corner of said Lot 4B and the herein described tract;

THENCE South 88°40'50" West, along and with the north line of said Lot 4D, a distance of 119.77 feet to the POINT OF BEGINNING and containing a computed 1.8124 acres (78,947 square feet) of land.

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "X"

ZONE "X" 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)

COMMUNITY-PANEL NUMBER: 480334O450 C
EFFECTIVE DATE: JUNE 06, 2000

2. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 72" OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

3. MINIMUM SETBACKS SHALL BE AS FOLLOWS:

FRONTAGE: F.M. 1015 IS IDENTIFIED AS PART OF THE HIDALGO COUNTY THOROUGHFARE MAP.
F.M. 1015: 25' OR EASEMENT, WHICH EVER IS GREATER
SIDE: 5' OR EASEMENT, WHICH EVER IS GREATER
REAR: 10' OR EASEMENT, WHICH EVER IS GREATER

4. 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 28,277 CUBIC FEET (0.649 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE CALCULATION UTILIZED A TOTAL POST WEIGHTED C VALUE OF 0.61. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMODATE 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.

5. BENCH MARK: NGS AC1220, STAINLESS STEEL ROD IN SLEEVE LOCATED ±95' EAST OF NORTH MILANOS ROAD AND NORTH OF WEST BUSINESS 83. THE FOLLOWING COORDINATE AND ELEVATION. N:16585323.5980, E:1143478.8230 AT ELEVATION = 80.24'

SITE BM (BENCH MARK): 5/8 INCH IRON ROD WITH CAP LOCATED NORTH 01°27'43" EAST, A DISTANCE OF 43.75 FEET FROM THE SOUTHEAST CORNER OF THIS PROPERTY.
N:16585329.6650, E:1161768.2830
ELEVATION = 88.60'

6. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS .EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS, OR FLOWER(S) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. DRAIN SWALE(S) ARE TO BE MAINTAINED BY PROPERTY OWNER AND SHALL NOT BE ALTERED IN ANYWAY.

8. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.

9. A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.

10. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

11. NO CURB CUTS SHALL BE PERMITTED ALONG N. INTERNATIONAL BLVD. (FM 1015).

12. A 5 FT WIDE SIDEWALK IS REQUIRED ALONG THE WEST SIDE OF N INTERNATIONAL BLVD. (FM 1015). AND ON THE SOUTH SIDE OF BARBEE DR.

13. LOT 1 SHALL HAVE ACCESS UNTO N INTERNATIONAL BLVD. (FM 1015) AND BARBEE DR.

14. DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

15. ALL DETENTION AREAS WILL BE MAINTAINED BY OWNER(S). DETENTION AREA SHALL NOT BE SUBDIVIDED FOR FUTURE DEVELOPMENT.

16. NO VISIBLE WATER WELLS ARE LOCATED WITHIN 150 FEET OF ANY SEWER SYSTEM.

17. TRAFFIC CONTROL & STREET SIGNS TO BE PROVIDED FOR BY THE DEVELOPER.

PRINCIPAL CONTACTS:	NAME	ADDRESS:	CITY & ZIP	PHONE
OWNER:	BW WESLACO BARBEE, LLC	2175 FRANCISCO BLVD. E SUITE C	SAN RAFAEL, CA 94901	
ENGINEER:	Lesley Reel, P.E.	3307 WEST DAVIS ST #100	CONROE, TX 77304	(936) 647-0420
SURVEYOR:	Clemente Turrubiartes, Jr.	104 WEST PAULINE STREET	CONROE, TX 77301	(936) 443-0507

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE "BW WESLACO BARBEE" RE-SUBDIVISION OF LOTS 3 AND 4B, BLOCK 1" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____
STRATTON POLAND, MANAGER DATE
BW WESLACO BARBEE, LLC
A TEXAS LIMITED LIABILITY COMPANY
2175 FRANCISCO BLVD E, SUITE G
SAN RAFAEL, CA 94901

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

_____
Notary Public in and for the State of Texas

My Commission expires: _____

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, THE UNDERSIGNED, LESLEY REEL, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED ON THIS _____ DAY OF _____, 2025.

_____
LESLEY REEL, PROFESSIONAL ENGINEER No. 143908
I. SQUARED ENGINEERING-TPELS REG NO. 11235
STATE OF TEXAS

DATE PREPARED: 03-31-2025
ENGINEERING JOB No. 11101

STATE OF TEXAS
COUNTY OF MONTGOMERY

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

DATED ON THIS _____ DAY OF _____, 2025.

_____
CLEMENTE TURRUBIARTES, JR., PROFESSIONAL LAND SURVEYOR No. 6657
FULCRUM LAND SURVEYING-TBPLS REG NO. 10194866
STATE OF TEXAS
DATE PREPARED: 03-31-25
SURVEY JOB# 25-020-1

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

CITY OF WESLACO
COUNTY OF HIDALGO

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.

DATED ON THIS _____ DAY OF _____, 2025.

_____ _____
CHAIRMAN DATE

CITY OF WESLACO
CERTIFICATE OF PLAT APPROVAL

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

_____ _____
MAYOR CITY OF WESLACO DATE

_____ _____
ATTEST: CITY OF WESLACO SECRETARY DATE

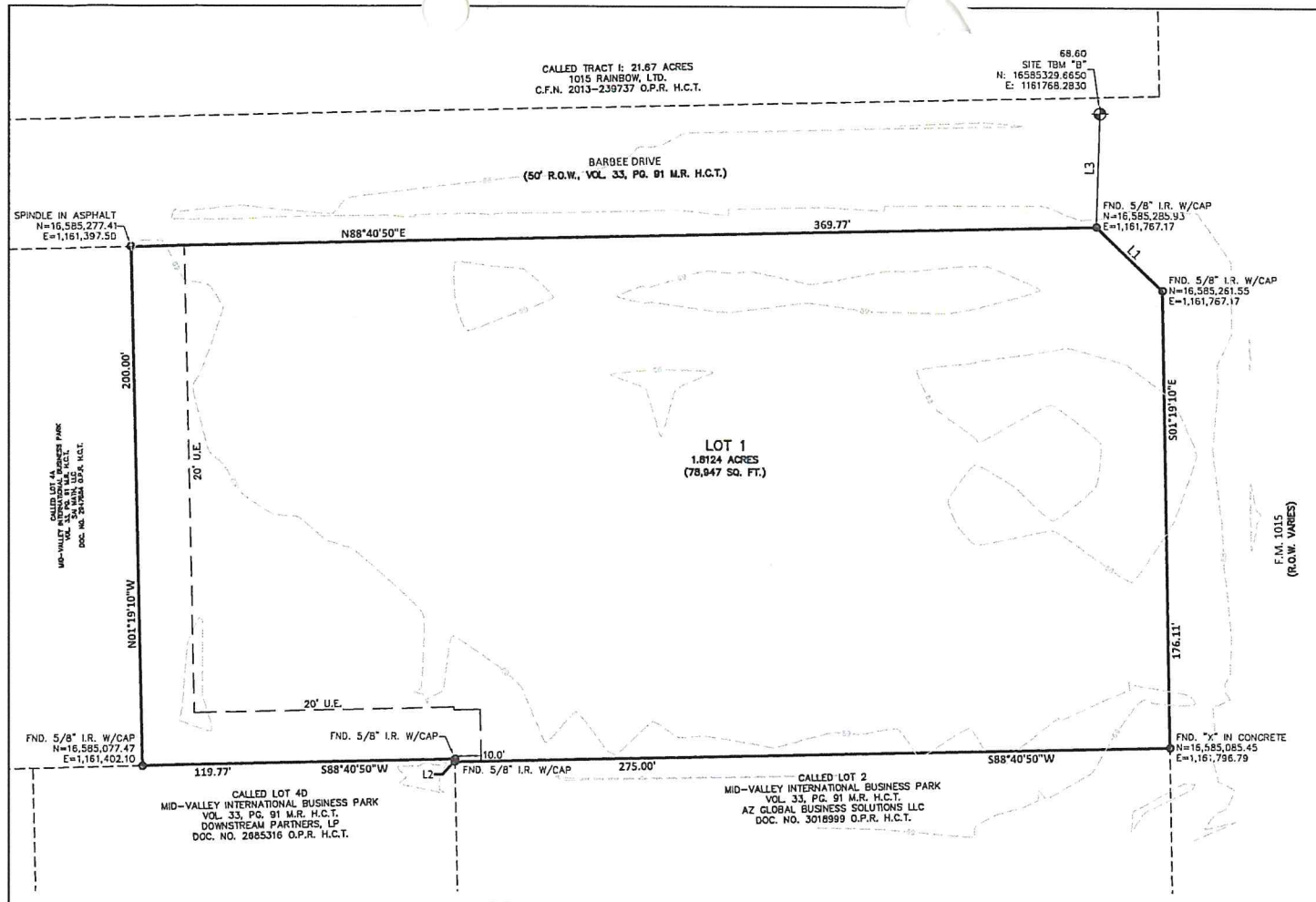
SURVEYOR:
Fulcrum SURVEYING
104 W. PAULINE ST
CONROE, TX 77301
T: 936.443.0507
TBPLS REG NO. 10194866
info@fulcrumsurveying.com
fulcrumsurveying.com

OWNER:
BW WESLACO BARBEE, LLC
A TEXAS LIMITED LIABILITY COMPANY
2175 FRANCISCO BLVD. E, SUITE G
SAN RAFAEL, CA 94901

ENGINEER:
I. SQUARED ENGINEERING
PROFESSIONAL ENGINEERING REGISTRATION
3307 WEST DAVIS ST #100
CONROE, TX 77304
(936) 647-0420
TBPLS REG NO. 11235

SHEET 1 OF 1

25-020-1 PLAT BLUEPRINT WESLACO.dwg



LINE TABLE		
NO.	BEARING	LENGTH
L1	S 46°19'10" E	35.36'
L2	N 01°19'10" W	1.11'
L3	N 01°27'43" E	43.75'

LEGEND / ABBREVIATIONS

A	ABSTRACT
FND.	FOUND
I.R.	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
H.C.T.	HIDALGO COUNTY, TEXAS
M.R.	MAP RECORDS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
U.E.	UTILITY EASEMENT
O	PROPERTY MARKER

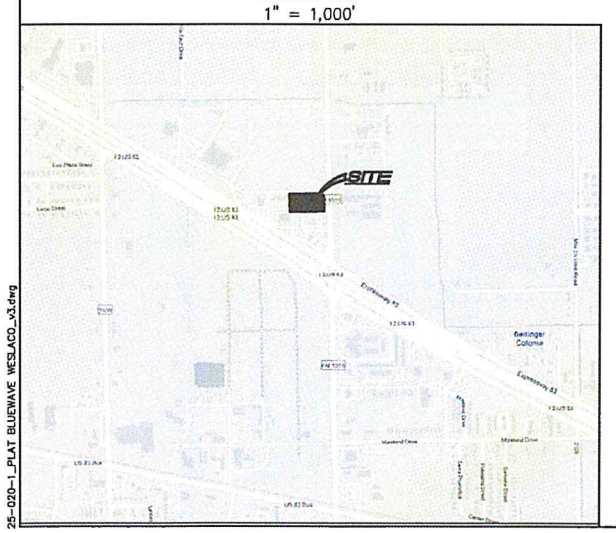
N

GRAPHIC SCALE

30 0 30 60

(IN FEET)
1 inch = 30 ft

VICINITY MAP
1" = 1,000'



MAP OF
BW WESLACO BARBEE
BEING A RE-SUBDIVISION OF LOTS 3 AND 4B, BLOCK 1
CITY OF WESLACO
VOL. 33, PG. 91 HIDALGO COUNTY MAP RECORDS
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

All of Lot 3 and Lot 4B, MID-VALLEY INTERNATIONAL BUSINESS PARK, an Addition to the City of Weslaco, Hidalgo County, Texas, according to map or plat thereof recorded in Volume 33, Page 9 Map records, Hidalgo County, Texas.

GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "X"

ZONE "X" 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)

COMMUNITY-PANEL NUMBER: 4803340450 C
EFFECTIVE DATE: JUNE 06, 2000

2. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 72" OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

3. MINIMUM SETBACKS SHALL BE AS FOLLOWS:

FRONTAGE: F.M. 1015 IS IDENTIFIED AS PART OF THE HIDALGO COUNTY THOROUGHFARE MAP.
F.M. 1015: 25' OR EASEMENT, WHICH EVER IS GREATER
SIDE: 5' OR EASEMENT, WHICH EVER IS GREATER
REAR: 10' OR EASEMENT, WHICH EVER IS GREATER

4. 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 28,184 CUBIC FEET (0.647 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.

5. BENCH MARK: NGS AE1220, STAINLESS STEEL ROD IN SLEEVE LOCATED ±35' EAST OF NORTH MILANOS ROAD AND NORTH OF WEST BUSINESS 83 THE FOLLOWNG COORDINATE AND ELEVATION. N:16585323.5960, E:1143478.8230 AT ELEVATION = 80.24'

SITE TBM (TEMPORARY BENCH MARK): 5/8 INCH IRON ROD WITH CAP LOCATED NORTH 01°27'43" EAST, A DISTANCE OF 43.75 FEET FROM THE SOUTHEAST CORNER OF THIS PROPERTY. N:16585329.6650, E:1161768.2830 AT ELEVATION = 68.60'

6. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS .EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS ,OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7. DRAIN SWALE(S) ARE TO BE MAINTAINED BY PROPERTY OWNER AND SHALL NOT BE ALTERED IN ANYWAY.

8. STREET LIGHTS MUST BE LOCATED EVERY 300 FEET.

9. A STORM WATER POLLUTION PREVENTION PLAN IS REQUIRED PRIOR TO CONSTRUCTION.

10. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE "BW WESLACO BARBEE, RE-SUBDIVISON OF LOTS 3 AND 4B, BLOCK 1" TO THE CITY OF WESLACO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____
STRATTON POLAND, MANAGER DATE
BW WESLACO BARBEE, LLC,
A TEXAS LIMITED LIABILITY COMPANY
2175 FRANCISCO BLVD E, SUITE G
SAN RAFAEL, CA 94901

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2025.

_____
Notary Public in and for the State of Texas

My Commission expires: _____

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 ON THIS _____ DAY OF _____, 2025.

_____ PROFESSIONAL ENGINEER No. _____
STATE OF TEXAS

DATE PREPARED: _____
ENGINEERING JOB# _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED ON THIS _____ DAY OF _____, 2025.

_____
CLEMENTE TURRUBIARTES, JR., PROFESSIONAL LAND SURVEYOR No. 6657
STATE OF TEXAS

DATE PREPARED: 03-31-25
SURVEY JOB# 25-020-1

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 SUBDIVISON 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. DATE
GENERAL MANAGER

CERTIFICATION OF HIDALGO & CAMERON
COUNTIES IRRIGATION DISTRICT NO. 9

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

DATED ON THIS _____ DAY OF _____, 2025.

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

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

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

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

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

_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

CITY OF WESLACO
COUNTY OF HIDALGO

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.

DATED ON THIS _____ DAY OF _____, 2025.

_____ _____
CHAIRMAN DATE

CITY OF WESLACO
CERTIFICATE OF APPROVAL

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

_____ _____
MAYOR CITY OF WESLACO DATE

_____ _____
ATTEST: CITY OF WESLACO SECRETARY DATE

FILE 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: SDR	DATE: 04/14/25	
IRRIGATION, CHECKED: _____	DATE: _____	
SURVEYED, CHECKED: _____	DATE: _____	
FINAL CHECK: _____	DATE: _____	

PRINCIPAL CONTACTS:	NAME	ADDRESS:	CITY & ZIP	PHONE
OWNER:	BW WESLACO BARBEE, LLC	2175 FRANCISCO BLVD. E SUITE G	SAN RAFAEL, CA 94901	
ENGINEER:	Lesley Reel, P.E.	3307 WEST DAVIS ST #100	CONROE, TX 77304	(936) 647-0420
SURVEYOR:	Clemente Turrubiartes, Jr.	104 WEST PAULLINE STREET	CONROE, TX 77301	(936) 443-0507

SURVEYOR:
Fulcrum SURVEYING
104 W. PAULINE ST.
CONROE, TX 77301
T: 936.443.0507
TBPLS REG NO: 10134366
cl@fulcrumsurveying.com
fulcrumsurveying.com

OWNER:
BW WESLACO BARBEE, LLC
A TEXAS LIMITED LIABILITY COMPANY
2175 FRANCISCO BLVD. E, SUITE G
San RAFAEL, CA 94901

ENGINEER:
L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
3307 WEST DAVIS ST #100,
CONROE, TX 77304
(936) 647-0420

25-020-1_PLAT BLUEWAVE WESLACO_v3.dwg

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-789

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration to approve the Final Plat for The Gardens at Villa Verde Subdivision Phase II, being 6.70 acres out of Farm Tract 745, West and Adams Tract Subdivision, Weslaco, Hidalgo County, Texas. Located approximately 2,200 ft. north of W Mile 5 N. (Staffed by Planning & Code Enforcement Department.)

Background:
The proposed thirty-nine (39) lot subdivision is located inside the City of Weslaco. This subdivision is being serviced with water by the City of Weslaco through an 8” waterline and sewer by the City of Weslaco through an 10” sewer line. The property is within a Flood Zone “B”. Applicant is requesting a variance to allow for a 10’ rear setback and a 20’ front setback on all lots. As well as requesting a 0-foot side setback on one side of the lot due to the limitations of the reduced lot size and buildable area. The applicant is also requesting allowing for off-site drainage. The applicant states that the off-site drainage design has been approved by HCDD1 and HCCID9. Stormwater runoff will be detained by widening the existing drainage channel along the west side of the property, in accordance with the approved drainage report. The applicant was approved for the variance request on June 3, 2026, by the Planning & Zoning Commission.

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 recommendation for their regular meeting of July 1, 2026, will be provided at the meeting.

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

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff recommends approval of the Final Plat and compliance with the ordinance on the variance request.

Attachments, if any:
The Gardens at Villa Verde PH II - Memo, The gardens at villa verde ph 2- Application, Drainage Report and Legal Documents, The Gardens at Villa Verde PH II- Aerial, SET OF PLANS THE GARDENS AT VILLA VERDE 03-18-

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: The Gardens at Villa Verde PH II - Final Plat

DATE: June 30, 2026

The proposed subdivision consists of thirty-nine (39) residential lots located within the City of Weslaco. The development will be served by City of Weslaco utilities, including water through an existing 8-inch water line and wastewater through an existing 10-inch sewer line.

The applicant requested variances to allow a 20-foot front setback, a 10-foot rear setback on all lots, and a 0-foot side setback on one side of each lot due to the reduced lot sizes and limited buildable area. The applicant also requested approval for off-site drainage. According to the applicant, the off-site drainage design has been approved by HCDD No. 1 and HCCID No. 9. Stormwater runoff will be detained by widening the existing drainage channel along the west side of the property in accordance with the approved drainage report.

The Planning and Zoning Commission approved the variance requests during the preliminary plat review on June 3, 2026. Staff recommends approval of the Final Plat. The Planning and Zoning Commission's recommendation from its regular meeting on July 1, 2026, will be provided at the City Commission meeting.

Thank you,

Rebekah de la Fuente, CFM

SUBDIVISION PLATTING APPLICATION

PLAT-001054-2026

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

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

FILE NO._____

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

STAFF USE ONLY

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

GENERAL INFORMATION

Name of Subdivision: The Gardens At Villa Verde Subdivision Phase 2

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

Legal Description: A 6.70 ac tract of land more or less out of farm tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, volume 2, pages 34-37 H.C.M.R

Is subdivision inside city limits? ☒ YES ☐ NO

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

If no submit letter of Annexation (Contiguous or Consensual)

Existing Zoning: R-4

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

Number of Lots Proposed: 39 Gross Acreage: 6.70 ac

Title Report Submitted: ☐ YES ☐ NO

OWNER INFORMATION

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

Address: 2212 Primerose Ave Ste. D Fax: _____

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

ENGINEER INFORMATION

Name: Jose Noe Saldivar, P.E. Telephone: 956-403-9787

Address: 2020 E Griffin Parkway Fax: _____

City: Mission State: TX Zip: 78574 E-mail: s2engineering.ns@gmail.com

JF

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 HCDD1	☒ YES ☐ NO Irrigation District HCCID9

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

JF

__X__Plat Layout
_____Existing & Proposed Easements
_____Existing & Proposed ROW_____Existing & Proposed Drainage Easements
_____Contours
_____Flood Zones
_____Adjoiners
_____Existing & Proposed street names
__X__Utility Layout
_____Existing & Proposed Utilities
_____Proposed Fire Hydrants
_____Adjoiners
_____Street names
__X__Drainage plans and calculations with engineer's seal
_____Elevations
_____Flood directional arrows
_____Detention areas
_____Street names
__X__Proof of ownership of the property
_____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
__2__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

VF

** 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: RGV Developers, LLC / Jorge Ferretis

Owner Signature: _____ Date: 05/21/2026

_____ is the authorized agent

Authorized Agent Signature: _____ Date: 05/11/2026

Authorized Agent Printed Name: Jose Noe Saldivar, P.E.

****

THIS PAGE FOR STAFF USE ONLY

Date Received: _____ Received By: _____ Date Paid _____

P & Z Commission Approval on Preliminary Plat: _____

P & Z Commission Approval on Final Plat: _____

City Commission Approval on Final Plat: _____

Preconstruction Meeting Date: _____

Date Recorded: _____ Instrument No. _____

General Comments: _____

_____

APPLICATION FOR SUBDIVISION VARIANCE

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

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

FILE NO._____

GENERAL INFORMATION

Name of Subdivision: The Gardens At Villa Verde Subdivision Phase 2

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

Legal Description: A 6.70 acre tract of land more or less out of farm tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, volume 2, pages 34-37, H.C.M.R. and also being part out of a 15.32 acre tract of land as described in warranty deed recorded februart 16, 2022, via document number 3311512, offical records of Hidalgo County, Texas.

VARIANCE TYPE:

□ Streetlights □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Sanitary Sewer □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

□ Fire Hydrants □ YES □ NO

Describe in detail the reason for the variance request:

_____

_____

■ Setbacks □ YES □ NO

Describe in detail the reason for the variance request:

To overcome the limitations of the reduced lot size and irregular lot shapes due to the cul-de-sac, we are requesting a cul-de-sac rear setback to be reduced to 10 feet. Additionally, we would like to request a 20 feet front setback on all lots. This would provide enough buildable area to construct the garden homes.

■ Drainage □ YES □ NO

Describe in detail the reason for the variance request:

Storm water runoff will be detained by widening the existing drainage ditch on the west side of the property as per approved drainage report. Off-site drainage design has been approved by HCDD1 and HCCID9.

JF

■ 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 zero side setback □ YES □ NO

Describe in detail the reason for the variance request:

A 0 foot side setback on one side of the lot due to the limitations of the reduced lot size and buildable area. A fire protected wall will be used.

OWNER INFORMATION

Owner's Name: RGV Developers LLC / Jorge Ferretis, Manager Telephone:

Address: 2212 PRIMROSE AVE STE D Fax:

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

AUTHORIZATION AND ACKNOWLEDGEMENTS

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

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

Owner Printed Name: Jorge Ferretis

Owner Signature: Date: 4/9/2026

Jose Noe Saldivar , P.E. is the authorized agent

Authorized Agent Signature: Date: 04/08/2026

Authorized Agent Printed Name: Jose Noe Saldivar , P.E.

Rebekah M. De La Fuente

From: Rebekah M. De La Fuente
Sent: Friday, May 8, 2026 8:17 AM
To: 'Alexis Rodriguez'
Cc: Kayla A. Arevalo; Jorge M Ferretis; S2 engineering; Luis R. Martinez
Subject: RE: Gardens at Villa Verde Phase 2 Plans and Variance Request
Attachments: Subdivision review report.pdf; Subdivision Fees chart.pdf

Good Morning,

Attached is the subdivision review report, which has been approved with comments please submit your packet for Commission consideration and referenced the attached fee chart:

- Platting Application
- Application fee
- $100 Fire Review fee
- 12 set of plats (plat, drainage, utility and paving sheets only)
- Approved drainage Report
- Variance application and support letters for off-site drainage
- Variance application fee

Rebekah de la Fuente, CFM, CPM
Planning & Code Enforcement Director
City of Weslaco
255 S. Kansas Avenue
Weslaco, TX 78596
Ph: (956) 447-3403
Fax: (956) 973-3128
rdelafuente@weslacotx.gov

From: Alexis Rodriguez <s2engineering.ar@gmail.com>
Sent: Friday, May 1, 2026 5:42 PM
To: Rebekah M. De La Fuente <rdelafuente@weslacotx.gov>
Cc: Kayla A. Arevalo <karevalo@weslacotx.gov>; Jorge M Ferretis <jorge.ferretis@outlook.com>; S2 engineering <s2engineering.ns@gmail.com>; Luis R. Martinez <s2engineering.lm@gmail.com>
Subject: Gardens at Villa Verde Phase 2 Plans and Variance Request

Good Afternoon,

Attached please find the latest set of plans and variance request application for review and approval.

Should you have any questions or require additional information, please do not hesitate to contact us.

Thank you,

PLAN CORRECTIONS REPORT PAR-000983-2026
FOR CITY OF WESLACO

PLAN ADDRESS: The Gardens At Villa Verde Subdivision Phase 2
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 01/22/2026 **SQUARE FEET:** 0.00 **DESCRIPTION:** THE GARDENS AT VILLA VERDE SUBDIVISION PHASE

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

CONTACTS	Name	Company	Address
Engineer	JOSE SALDIVAR	S2 ENGINEERING PLLC	2020 Griffin Pkwy Mission, TX 78574
Owner		RGV DEVELOPERS LLC	

Pre-Application Subdivision Review

REVIEW ITEM	STATUS	REVIEWER
Building Review - Planning v.1 Building Review - Planning	Approved	Felix Salazar email: fsalazar@weslacotx.gov
Engineering v.1 Review conducted by the engineering department	Requires Re-submit	Peter Hermida Ph: 9569683181 email: phermida@weslacotx.gov
Engineering v.2 Review conducted by the engineering department	Approved with Comments	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	Requires Re-submit	Kayla Arevalo email: karevalo@weslacotx.gov
Planning/Zoning v.4 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	Requires Re-submit	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov
Public Works v.4 Public Works	Approved	David Arce Ph: 956-793-8735 email: darce@weslacotx.gov

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

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

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

PLAN CORRECTIONS REPORT PAR-000983-2026
FOR CITY OF WESLACO

PLAN ADDRESS: The Gardens At Villa Verde Subdivision Phase 2
Weslaco, TX 78596

PARCEL:

APPLICATION DATE: 01/22/2026 **SQUARE FEET:** 0.00 **DESCRIPTION:** THE GARDENS AT VILLA VERDE SUBDIVISION PHASE

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

CONTACTS	Name	Company	Address
Engineer	JOSE SALDIVAR	S2 ENGINEERING PLLC	2020 Griffin Pkwy Mission, TX 78574
Owner		RGV DEVELOPERS LLC	

Pre-Application Subdivision Review

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

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

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

General Condition - Planning 3rd revisions
Comment: 1. Metes and bounds description must match plan view as provided. (L2 on meets and bounds and line table are different.)
2.Must update plat sheet to show on-site detention area. If proposing off-site must apply for a variance.
3. add on plat: A 75-foot easement must be dedicated from the centerline of any drainage canal or ditch.
4. Proposed street names need to be aligned with existing streets. Developer must provide letter from 911 addressing of approved street names
5. Minimum Building Setback lines shall be as follows:
Side: 5 ' (otherwise must apply for a variance)

General Condition - Public works 3rd revisions
Comment: Meter boxes to be DFW 1300 with blue lids with antenna hole
Valves and Hydrants to be MUELLER

City of Weslaco
Engineering Division
255 S. Kansas ◇ Weslaco, TX 78570 ◇ (956)

TRIP GENERATION WORKSHEET

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

A. Subdivision Information

Subdivision Name: The Gardens At Villa Verde Subdivision Phase 2

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

Applicant: S2 Engineering PLLC ☐Owner ■Agent

Address: 2020 E Griffin Parkway Phone Number: (956)403-9787

B. Trip Generation Calculation

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

ITE Code	Anticipated Land Use	Project Size			AM Peak Hour Trips	PM Peak Hour Trips	Weekday Trips
		Acres	GFA	# of Units			
210	Garden Homes (Detached)	6.70		38	33.45	42.91	76.36

Comments: 1 dwelling unit per lot

Prepared by: S2 Engineering PLLC Date:

Address: 2020 E Griffin Parkway Phone Number: (956)403-9787

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

_____ A traffic impact analysis is required. The agent preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

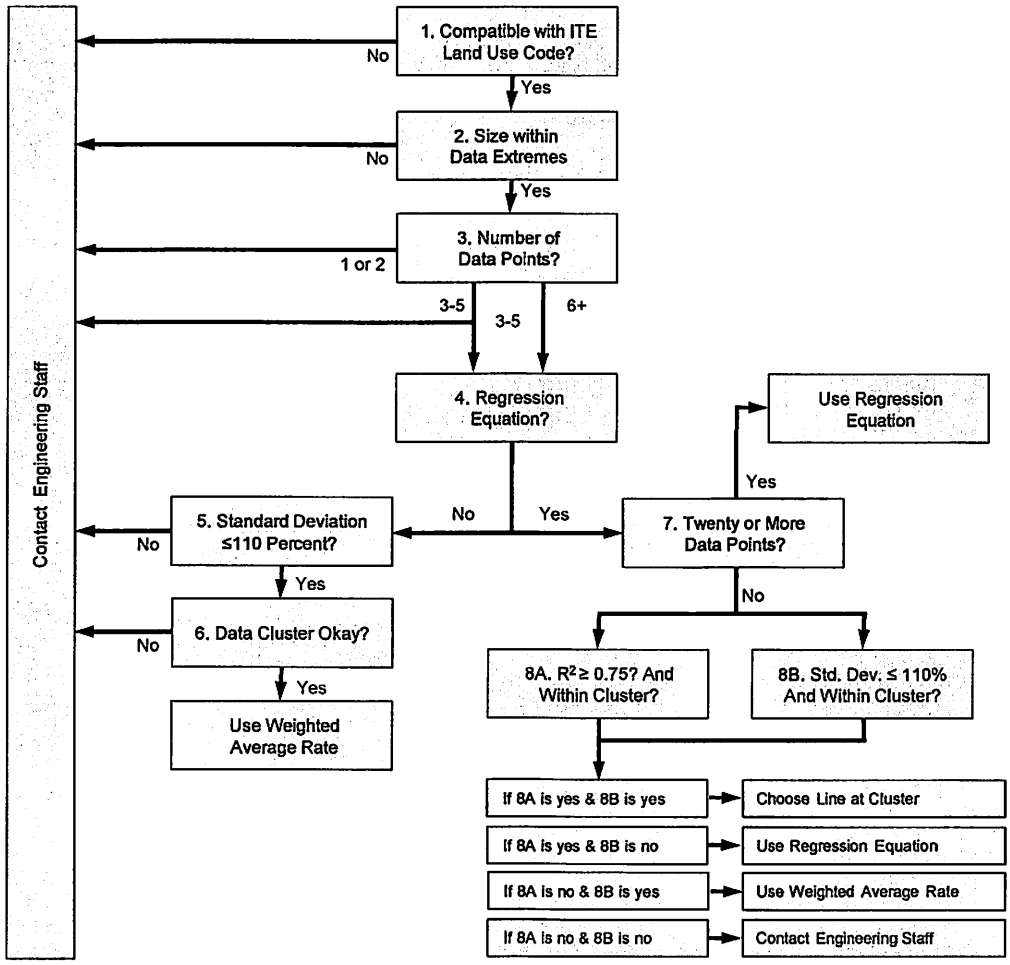
Comments:

Reviewed by: _____ Date: _____ STID#: _____

GFA = Gross Floor Area (bldg size sq.ft.)

ITE = Institute of Transportation Engineers, Trip Generation, 7th Edition.

Recommended Procedure for Selecting Between Trip Generation Average Rates and Equations



From ITE Trip Generation Handbook

City of Weslaco
Engineering Division
255 S. Kansas Ave
Weslaco, TX 78596

(956)

(956) 973-3128 (fax)

Gardens at Villa Verde Subdivision Phase 1

Drainage Report

Prepared By:

S2 Engineering, PLLC

Firm Registration No.: 22858

2020 Griffing Parkway

Mission, Texas 78574

Phone No.: (956) 403-9787

Email: s2engineering.ns@gmail.com

Date: June 19, 2024



6-19-24

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

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

DRAINAGE STATEMENT

Gardens at Villa Verde Subdivision

Hidalgo County, Texas

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194798
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
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Gardens at Villa Verde Subdivision Phase 1 is a proposed 36-lot townhouse subdivision in Hidalgo County, located on the west side of S Texas Rd (FM 88) and approximately 2,000 ft north of W Mile 5 N. The property lies within City of Weslaco city limits as per the approved annexation letter (attached). Being a 6.33-acre tract of land, more or less, out of Farm Tract 745, The West and Adams Tract Subdivision, Hidalgo County, Texas, as per the map or plat thereof recorded in Volume 2, Pages 34-37, Map Records in the Office of the County Clerk of Hidalgo County, Texas.

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

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

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

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

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

☐ REJECTED
☑ APPROVED FOR SUBMITTAL
☐ TO H.C. PLANNING DEPT.
☑ TO CITY
☑ DISCHARGE PERMIT REQUIRED
☑ DISTRICT FACILITY
☐ CITY FACILITY
☑ OTHER HCCID 9

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

6-25-24
H.C.D.D. NO. 1 DATE

STATE OF TEXAS
JOSE N. SALDIVAR
94076
LICENSED PROFESSIONAL ENGINEER

6-19-24

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

City of Weslaco

"The City on the Grow"

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

Martin Garza, Interim City Manager

August 3, 2022

Jose Saldivar
2424 Mimosa
Mission, TX 78574

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

Dear Applicant:

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

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

.

Attentively,

Rebekah de la Fuente
Planning Director



S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

LOCATION MAP

GARDENS AT VILLA VERDE PHASE I
SUBDIVISION

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

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

Average velocity (**V**): **V = KukSp^0.5**

k (Table 2): **0.213** (Exist.)

k (Table 2): **0.619** (Prop.)

Ku constant: **3.28**

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

(tc = 10 min. minimum)

Peak flow (**Q**): **Q = CiA**

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

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

Rainfall IDF Coefficients - Hidalgo County (Table 1)

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

Release Rate: 6.00 cfs

Prop. 50-yr i: 6.65 in/hr

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

88,904 cf (Detention Required)

2.04 Ac-ft

3,293 cy

Table 2 - Intercept Coefficients

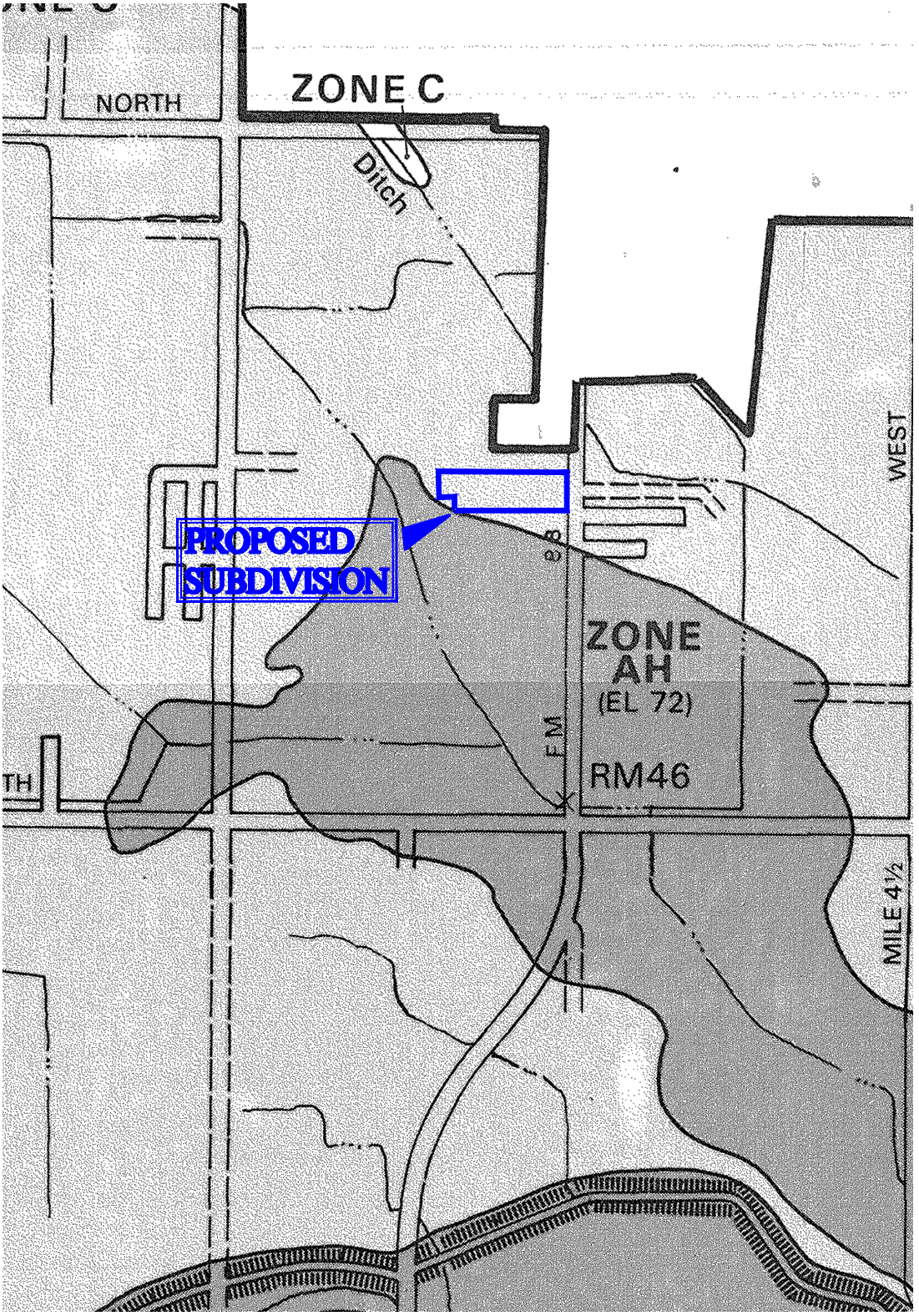
Land Cover/Flow System	k
Forest with heavy ground litter, hay meadow (overland flow)	0.076
Trash fallow or minimum tillage cultivation; contour or strip cropped; woodland (overland flow)	0.152
Short grass pasture (overland flow)	0.213
Cultivated straight row (overland flow)	0.274
Nearly bare and untilled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

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

Table 3 - Runoff Coefficients

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

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



KEY TO MAP

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

FIRM
FLOOD INSURANCE RATE MAP

HIDALGO COUNTY, TEXAS
(UNINCORPORATED AREAS)

PANEL 525 OF 525

COMMUNITY-PANEL NUMBER
480334 0525 B

EFFECTIVE DATE:
JANUARY 2, 1981

federal emergency management agency
federal insurance administration

FEMA FIRM MAP
APPENDIX A

SCALE=NTS

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

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

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Hidalgo County, Texas



November 13, 2023

Custom Soil Resource Report
Soil Map



Map Scale: 1:2,020 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

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
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	3.9	79.3%
34	Matamoros silty clay	0.1	1.2%
52	Raymondville clay loam, 0 to 1 percent slopes	1.0	19.4%
Totals for Area of Interest		**4.9**	**100.0%**

Map Unit Descriptions

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

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

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

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

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

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

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

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

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

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

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

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

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

Hidalgo County, Texas

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

Map Unit Setting

National map unit symbol: 2sxvl
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville
Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes
Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy
Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

34—Matamoros silty clay

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

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

Description of Matamoros

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

Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 7 inches: silty clay
H2 - 7 to 65 inches: stratified very fine sandy loam to silty clay to clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: Occasional
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 2.0
Available water supply, 0 to 60 inches: High (about 10.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY009TX - Clayey Bottomland
Hydric soil rating: No

Minor Components

Unnamed

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

52—Raymondville clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: dbm1
Elevation: 20 to 200 feet
Mean annual precipitation: 23 to 33 inches
Mean annual air temperature: 72 to 73 degrees F
Frost-free period: 300 to 340 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

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

Description of Raymondville

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

Minor Components

Unnamed

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

References

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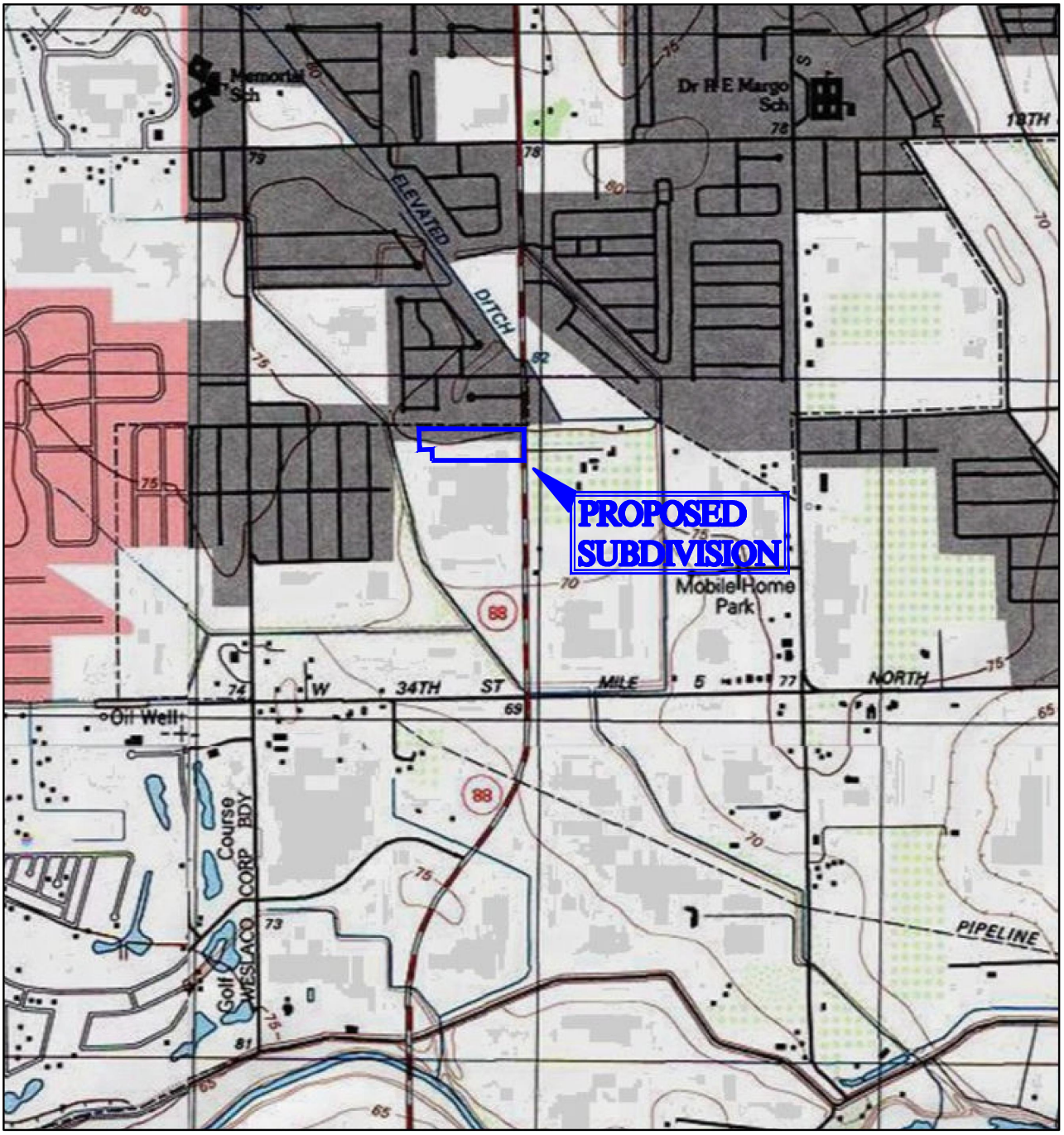
The National Map Advanced Viewer



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0 0.2 0.4 0.8 km

USGS TOPOGRAPHIC MAP

APPENDIX B

SCALE=NTS

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

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

The National Map Advanced Viewer



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

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0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

Waterbody - Large Scale
- Estuary
- Ice Mass
- Lake Pond
- Playa
- Reservoir
- Swamp Marsh

Area - Large Scale
- Area of Complex Channels
- Area to be Submerged
- BayInlet
- Bridge
- CanalDitch
- DamWeir

- Flume
- Foreshore
- Hazard Zone
- Inundation Area
- Lock Chamber
- Rapids
- SeaOcean

USGS HYDROGRAPHIC MAP
APPENDIX C

SCALE=NTS

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

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

SUBDIVISION PLAT OF:

THE GARDENS AT VILLA VERDE

A 6.33 ACRE TRACT OF LAND MORE OR LESS OUT OF FARM TRACT 745, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME 2, PAGES 34–37. H.C.M.R. AND ALSO BEING PART OUT OF A 15.32 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 16, 2022, VIA DOCUMENT NUMBER 3311512, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 6.33 ACRE TRACT OF LAND MORE OR LESS OUT OF FARM TRACT 745, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, VOLUME 2, PAGES 34–37. H.C.M.R. AND ALSO BEING PART OUT OF A 15.32 ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 16, 2022, VIA DOCUMENT NUMBER 3311512, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A POINT OF APPARENT NORTHEAST CORNER OF SAID FARM TRACT 745, THENCE, S01°12'02"E, WITH THE APPARENT EAST LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 156.77 FEET TO A POINT FOR THE SOUTHEAST CORNER OF A 3.68–ACRE TRACT VESTED IN JESUS E. MORALES (DOCUMENT #701486, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), ALSO BEING THE NORTHEAST CORNER AND POINT OF BEGINNING OF SAID 6.33–ACRE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01° 12' 02"EAST, CONTINUING ALONG THE SAID EAST LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 275.38 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

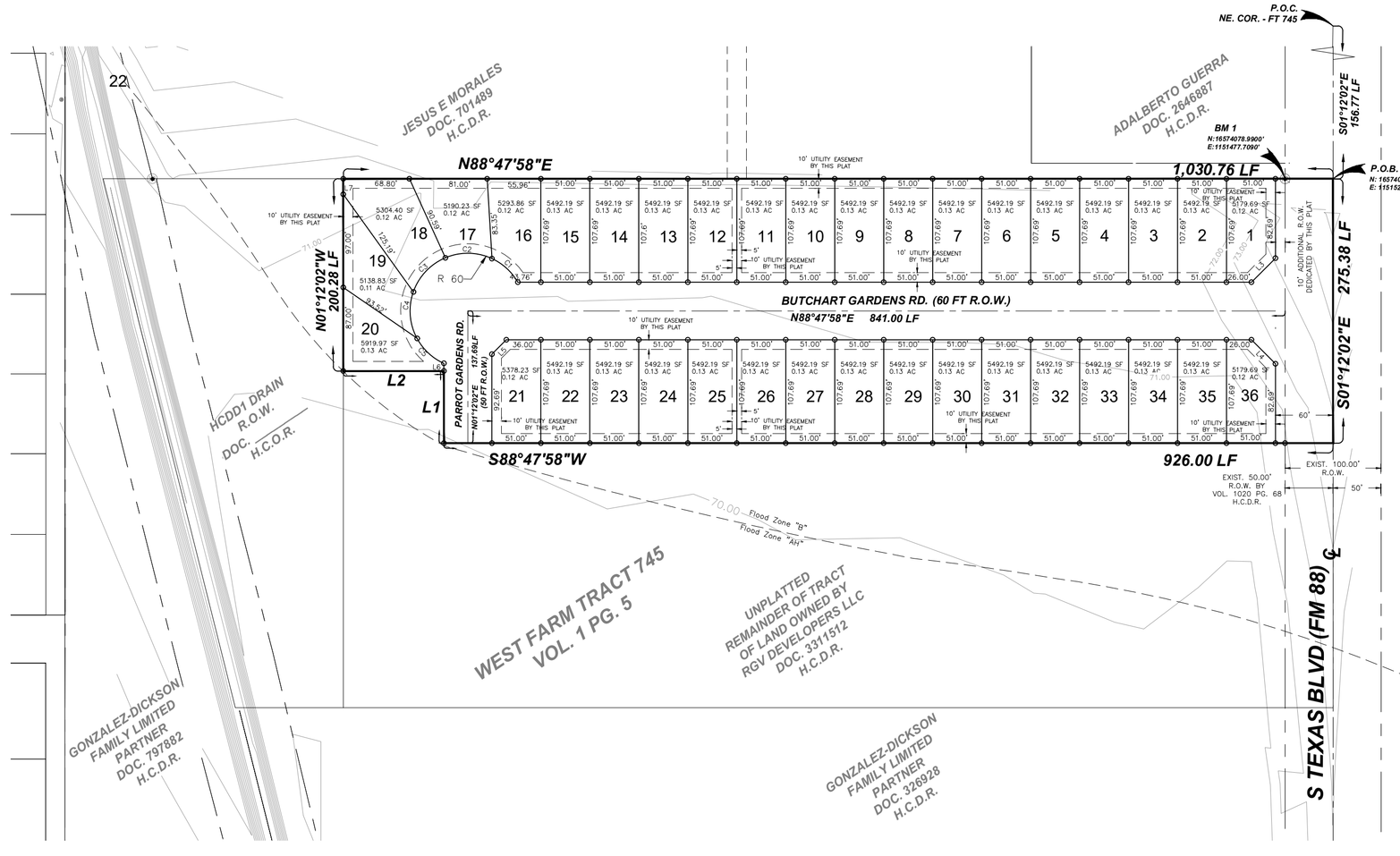
THENCE, SOUTH 88°47'58" WEST, PARALLEL TO THE NORTH LINE OF SAID FARM TRACT 745, A DISTANCE OF 50.00 FEET PASSED THE APPARENT WEST RIGHT–OF–WAY LINE OF FM 88, CONTINUING FOR A TOTAL DISTANCE OF 926.00 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP "S2 10194796" FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

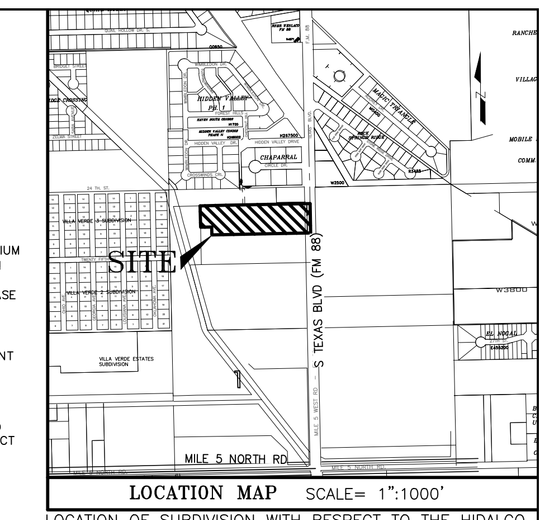
THENCE, NORTH 01° 12' 02"WEST, PARALLEL TO THE EAST LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 75.08 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP "S2 10194796". FOR AN INTERNAL CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 88°47'58"WEST, PARALLEL TO THE NORTH LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 104.76 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP "S2 10194796" FOR THE NORTHERNMOST SOUTHWEST THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 01° 12' 02" WEST, PARALLEL TO THE EAST LINE OF SAID FARM TRACT 745, A DISTANCE OF 200.28 TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP "S2 10194796" ALONG THE SOUTH LINE OF SAID 3.68–ACRE TRACT VESTED IN JESUS E. MORALES, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 88° 47' 58" EAST, PARALLEL TO THE NORTH LOT LINE OF SAID FARM TRACT 745, AND WITH THE SOUTH LINE OF SAID 3.68–ACRE TRACT VESTED IN JESUS E. MORALES, A DISTANCE OF 980.76 FEET TO A NO. 4 REBAR FOUND ON WEST RIGHT–OF–WAY LINE OF FM 88, CONTINUING FOR A TOTAL DISTANCE OF 1,030.76 FEET TO THE POINT OF BEGINNING, CONTAINING A GROSS OF 6.33 ACRES OF LAND MORE OR LESS.





LOCATION MAP SCALE= 1":1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:

THE GARDENS AT VILLA VERDE SUBDIVISION IS LOCATED SOUTH HIDALGO COUNTY TEXAS, PRECINCT NO. 1., ON THE WEST SIDE OF S TEXAS BLVD AND APPROXIMATELY 2,200 FT NORTH OF MILE 5. THIS SUBDIVISION LIES WITHIN THE CITY'S LIMITS OF WESLACO, HIDALGO COUNTY, TEXAS (POPULATION 41,024 – 2021 CENSUS) UNDER LOCAL GOVERNMENT CODE 42.02

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADING)

ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0525 B, DATED JANUARY 2, 1981. ZONE "B" (MEDIUM SHADING) IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100– YEAR FLOOD AND 500– YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

THE AREAS WITHIN THE PROPOSED STREET RIGHT–OF–WAY ARE WITHIN THE 100–YEAR FLOOD PLAIN. COMMUNITY–PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY,TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100–YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100–YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:
FRONT: 25.00 FEET.
REAR: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE:5.00 FEET OR EASEMENT WHICHEVER IS GREATER
CUL–DE–SAC FRONT: 20.00 FEET OR GREATER FOR EASEMENTS

3. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 72.00 OR 18" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

4. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

BM 1 AT IRON ROD LOCATED NORTHEAST CORNER OF THE SUBDIVISION AND WEST SIDE OF TEXAS RD.
NORTHING: 16574078.9900' EASTING:1151477.7090' ELEVATION: 74.88'

5. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS.) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HIDALGO COUNTY REQUIREMENTS, AND CITY OF WESLACO REQUIMENTS, PHASE 1 AND 2 OF THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 88,904 CUBIC FEET OR 2.04 ACRE–FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMODATED IN THE PROPOSED DRAIN DITCH EXPANSION BY HCDD1. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

7. FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.

8. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINTS FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

9. NO ACCESS SHALL BE GRANTED FOR LOTS 1 AND 36 ONTO TEXAS RD (FM 88).

10. ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP S2 F–10194796.

11. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

12. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

13. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE CITY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.20 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

15. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

16. A 5 FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

17. A 5 FT. SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
"C1"	35.26	60.00'	36.93	36.35'	N48°49'53"W
"C2"	47.75	60.00'	50.00'	48.57'	S89°39'52"W
"C3"	47.74	60.00'	50.00'	48.57'	S41°55'06"W
"C4"	47.75	60.00'	50.00'	48.57	S5°49'43"W
"C5"	36.87	60.00'	38.61	37.95'	S48°08'21"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N1°12'02"W	75.08'
L2	S88°47'58"W	104.76'
L3	N43°47'58"E	35.35'
L4	S46°12'02"E	35.35
L5	N1°12'02"W	16.28'
L6	S1°12'02"E	8.05'
L7	N1°12'02"W	16.28'

LEGEND
- ● – 1/2" IRON ROD FOUND
- ○ – 1/2" IRON ROD SET
- ◁ – SET 60–D NAIL
- R.O.W. – RIGHT OF WAY
- P.O.B. – POINT OF BEGRIMING
- P.O.C. – POINT OF COMMENCING
- S.W.C. – SOUTHWEST CORNER
- X. __ _ Y. __ _ – LATITUDE AND LONGITUDE COORDINATES

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE GARDENS AT VILLA VERDE SUBDIVISION, DO HEREBY GRANT AND EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREIN SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

_____ _____
JORGE FERRETIS, MANAGER DATE:
RGV DEVELOPERS LLC
4812 N 10TH STREET, APT 715
MCALLEN, TX 78504

STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED_____ PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DE–CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____ DAY OF_____ , 20___.

_____
NOTARY PUBLIC– STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, RESTITUTO A. ASCANO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE THE GARDENS AT VILLA VERDE SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____

STATE OF TEXAS
RESTITUTO A. ASCANO, III
6225
PROFESSIONAL
LAND SURVEYOR

Preliminary
_____ _____
RESTITUTO A. ASCANO III, R.P.L.S. DATE
R.P.L.S. No. 6225
TBLS 10194796
S2 ENGINEERING, PLLC.
2020 GRIFFING PKWY
MISSION, TEXAS 78572
FIRM NUMBER: 10194796

STATE OF TEXAS
CITY OF WESLACO
MAYOR APPROVAL

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 CITY SECRETARY DATE

STATE OF TEXAS
CITY OF WESLACO
PLANNING AND ZONING COMMISSION

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 THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS_____DAY OF_____, 20___

_____
CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS

COUNTY OF HIDALGO

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

STATE OF TEXAS
JOSE N. SALDIVAR
94076
LICENSED
PROFESSIONAL ENGINEER

Preliminary
_____
JOSE N. SALDIVAR, P.E. , C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
TBPE F–22858
S2 ENGINEERING, PLLC.
2020 GRIFFING PKWY
MISSION, TEXAS 78572
FIRM NUMBER: F–22858

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

DATE THIS _____ DAY OF _____ 20___.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS–OF–WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF 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 RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THE 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

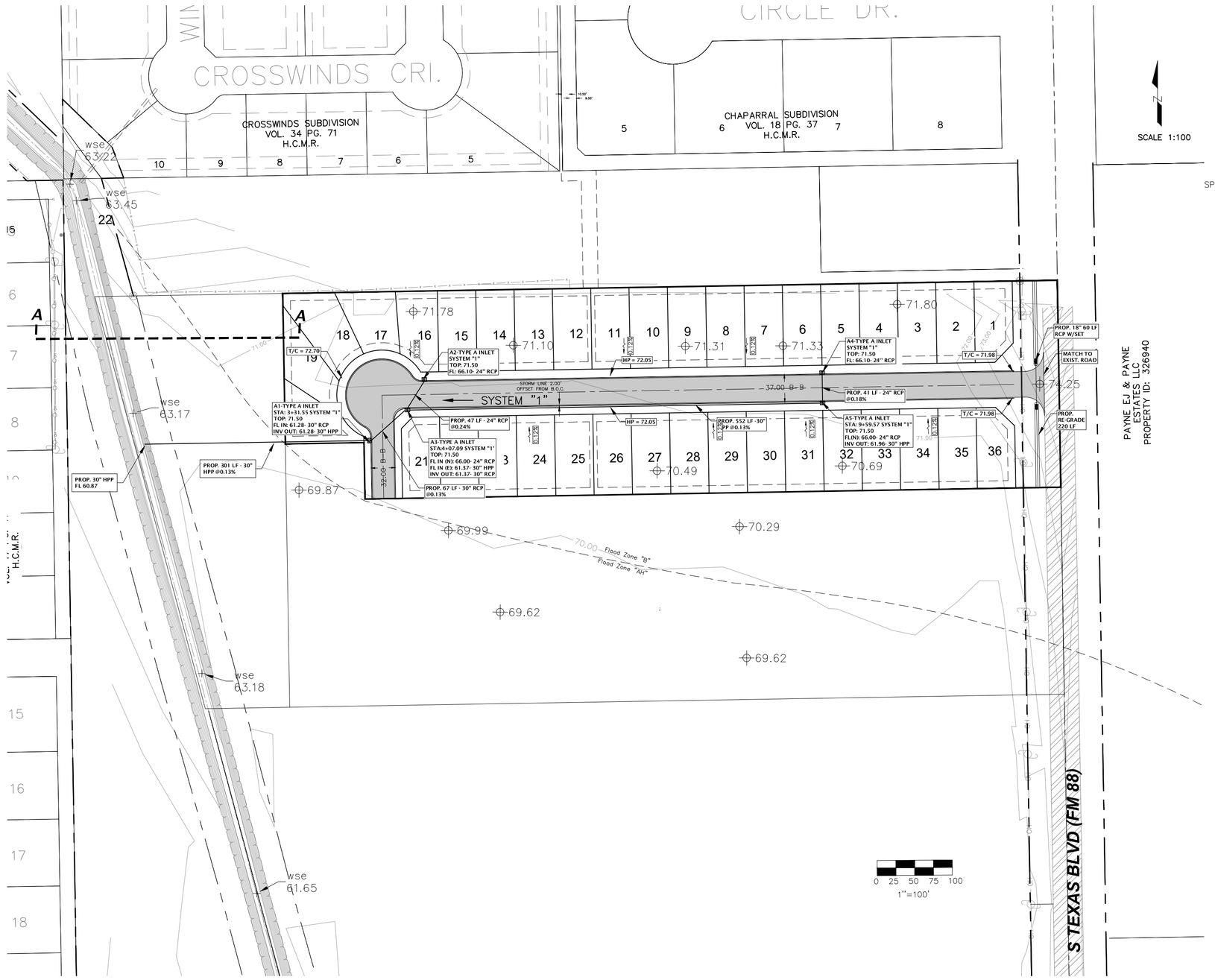
BY:_____ DEPUTY

PRINCIPAL CONTACTS:

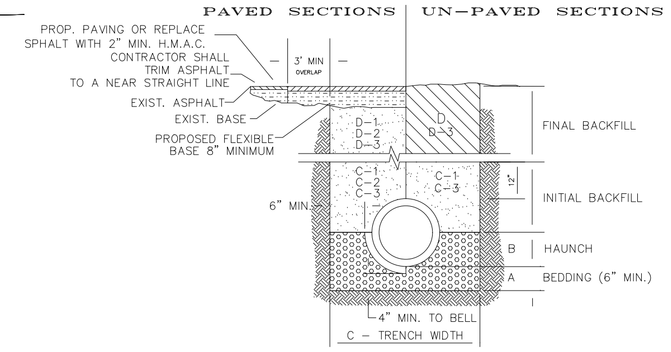
Name	Address	City & Zip	Phone
OWNER: RGV DEVELOPERS, LLC	4812 N 10TH STREET, APT 715	MCALLEN, TEXAS 78504	(956)732–6619
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 GRIFFING PKWY	MISSION, TEXAS 78572	(956)403–9787
SURVEYOR: RESTITUTO A. ASCANO III R.P.L.S.	2020 GRIFFING PKWY	MISSION, TEXAS 78572	(956)403–9787

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

PAVING AND DRAINAGE LAYOUT:
THE GARDENS AT VILLA VERDE
PHASE 1



PAVED SECTIONS | UN-PAVED SECTIONS



STORM TRENCH BEDDING AND BACKFILL DETAILS

N.T.S

A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") – PIT RUN GRAVEL 2" MAX SIZE.

B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C. TRENCH WIDTH – SHALL BE BELL O.D. X 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.

C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS – SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS – SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).

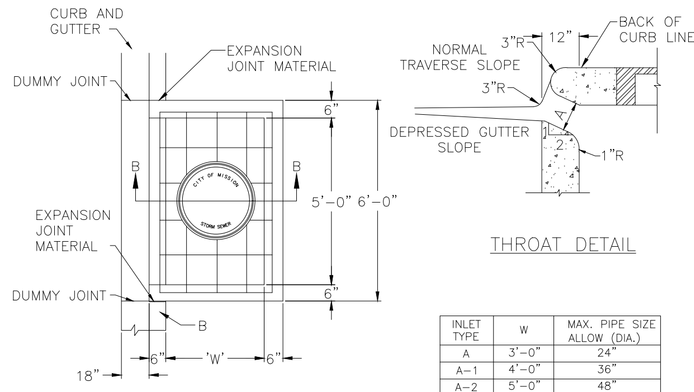
D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS– SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) – STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL COMPACTION ENERGY 95% (WELLPOINT MINIMUM 4" GRAVEL OR CEMENT STABILIZATION), APPROVED GEOGRATTED SOIL, INCORPORATION WHEN EXISTING SOILS IS UNSTABLE. BACKFILLING OF STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

N TES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

TYPE "A" INLET

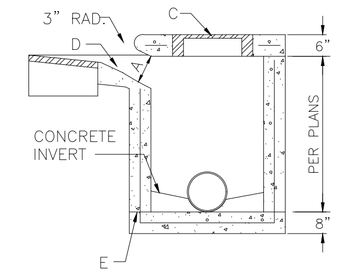


TOP VIEW



THROAT DETAIL

INLET TYPE	W	MAX. PIPE SIZE ALLOW (DIA.)
A	3'-0"	24"
A-1	4'-0"	36"
A-2	5'-0"	48"
A-3	6'-0"	60"

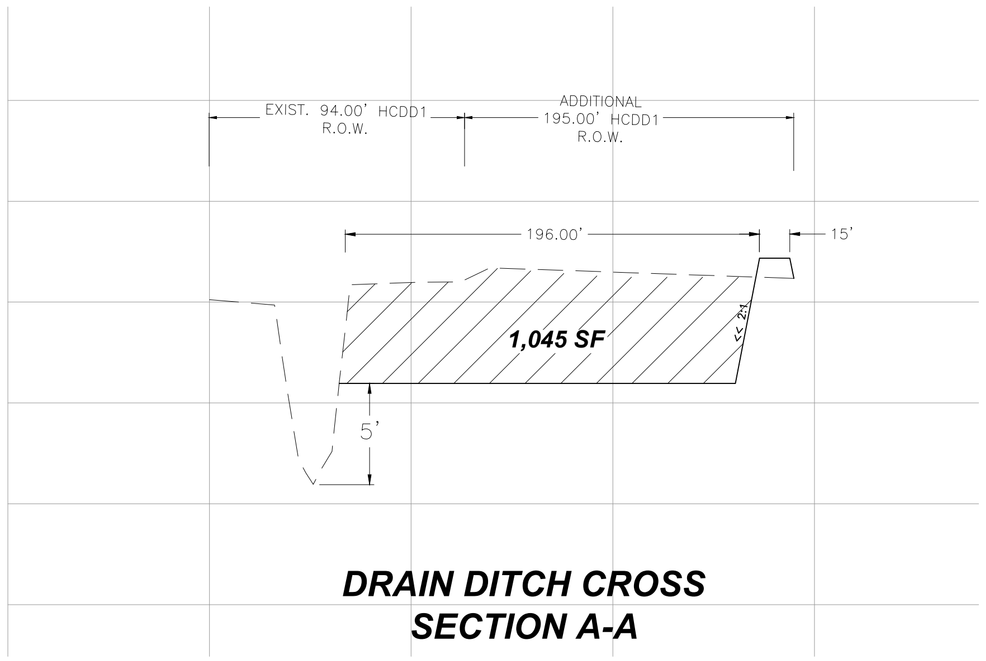


GENERAL NOTES:

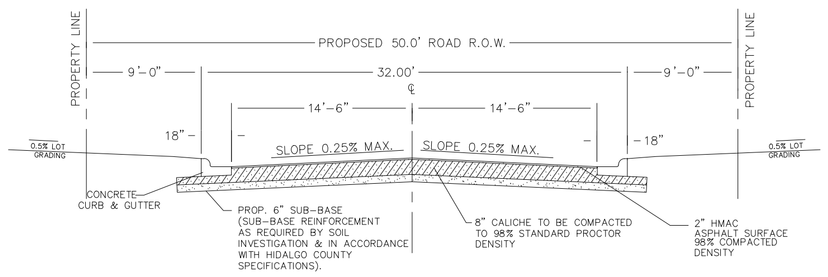
1. TRANSITION NORMAL GUTTER TO INLET FLOW SLOPE APPROX. 3".
2. INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
3. 6" GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR GROUND WATER IS FOUND.

CONSTRUCTION NOTES:

A. 5" CLEAR OPENINGS.
B. CURB & GUTTER SECTION.
C. CJ. MANHOLE RING & COVER SHALL BE ALAMO 860-22 OR EQUAL 20, 3/8"
D. DEPRESS 2" BELOW NORMAL GUTTER.
E. ALL REINFORCING NO. 4 BARS 12" O.C.E.W.

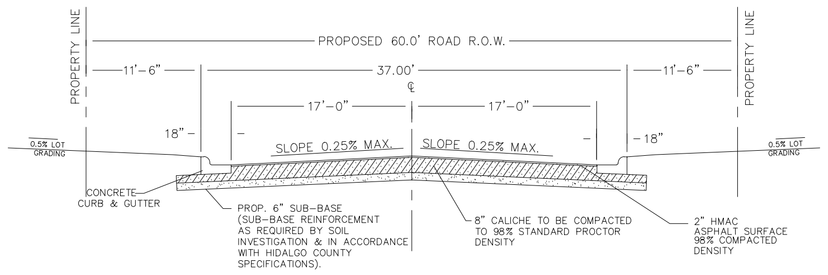


DRAIN DITCH CROSS SECTION A-A



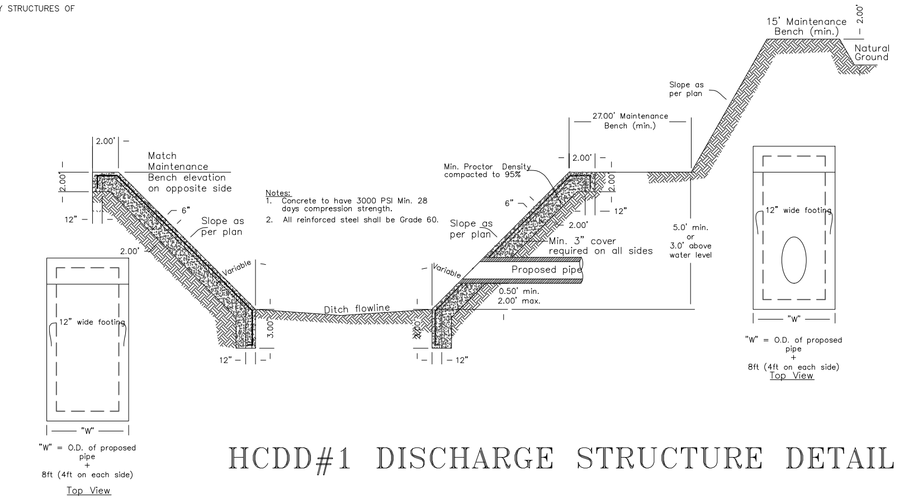
STREET SECTION

50' MINIMUM R.O.W.
NO LESS THAN 32' B-B

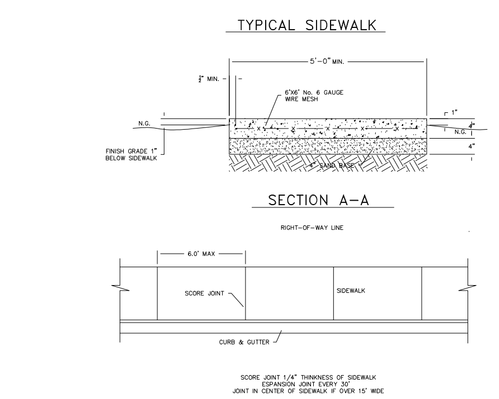


STREET SECTION

60' MINIMUM R.O.W.
NO LESS THAN 37' B-B



HCDD#1 DISCHARGE STRUCTURE DETAIL



PLAN VIEW OF URBAN SECTION

LEGEND
- WOOD FENCE
- CHAIN LINK FENCE
- EXIST. PAVEMENT

JOSE N. SALDIVAR
94076
LICENSED PROFESSIONAL ENGINEER

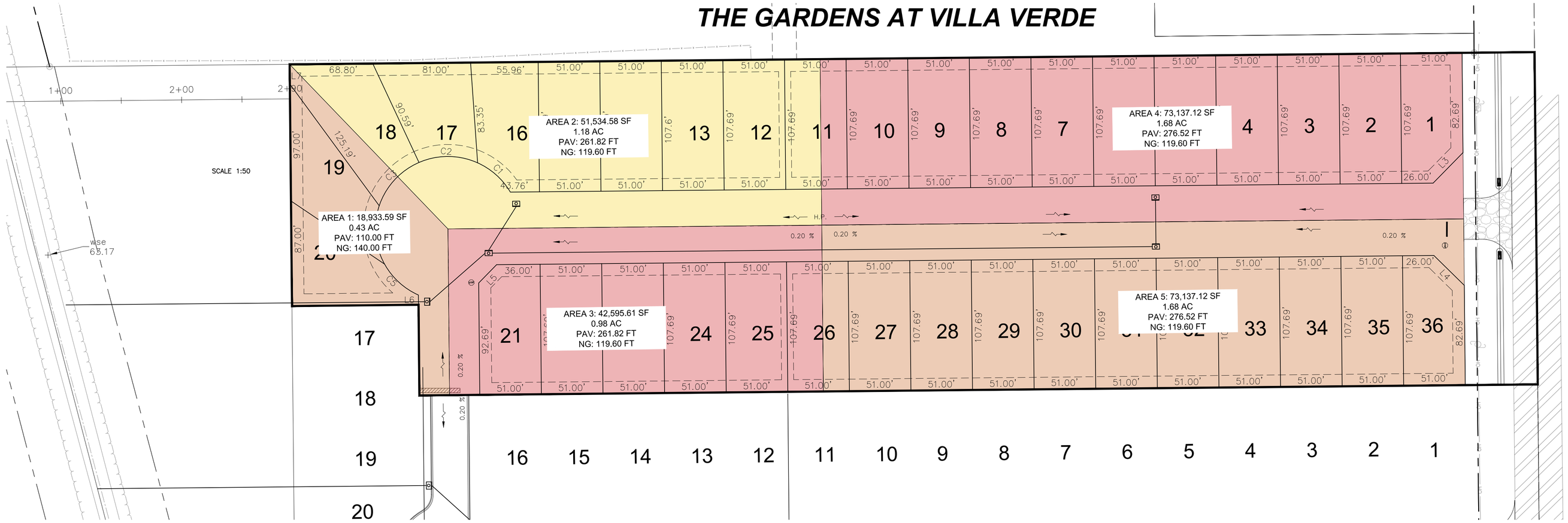
Preliminary

THE GARDENS AT VILLA VERDE
PAVING AND DRAINAGE LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796 956-403-9787
2020 E GRIFFIN PKWY. MISSION, TX 78574
S2ENGINEERINGPLLC.COM

DRAINAGE AREA MAP:

THE GARDENS AT VILLA VERDE



HYDRAULIC CALCULATIONS

Project Name: The Garden at Villa Verde Subdivision
Location: Weslaco, Texas
Project No.:
Date: 3/16/2024

Time of Concentration Calculations

Time of concentration (**tc**): **tc = L/60V**
Minimum 10 min.
FHA Hydraulic Engineering Circular No. 22, Third Edition
Urban Drainage Design Manual
Shallow Concentrated Flow Velocity Formula
Average velocity (**V**): **V = Kuk(Sp%)^0.5**
k value for short grass pasture: **0.213**
k value for paved area (shallow: **0.619**
Ku constant: **3.28**

Atlas 14 Values

10 year frequency

	e	b	d
CITY	0.812	92.23	12.33
TXDOT	0.8133	65.758	9.053

50 year frequency

	e	b	d
CITY	0.795	123.47	12.86
TXDOT	0.8056	90.414	8.508

10 year frequency

DA #	Overlan Flow	Pipe Flow	Gutter Flow	Overland Velocity	Overland Slope	Gutter Velocity	Gutter Slope	Time of Concentration:	I CITY	I TXDOT	C RESID	A ACRES	Q CFS	n value	DA #	RUN	R ID/4	F/L IN FT	F/L OUT FT	Slope FT/FT	Dia FT	Veloc FPS	drop FT	Length FT	A SQFT	PIPE Q CFS	EXIST Q CFS	Over/ Under Design cfs	Head Lose Coeff	Minor Loose Coeff	Flow Time in Sewer	Hydraulic Grede Line			Top Curb	Top Gutter	elev = gutter
A-1	140	0	110	0.24	0.12	0.91	0.2	tc = 11.66 min	6.9869		0.4	1.11	3.10	0.011	A-1	A1-OUT 1	0.6	61.28	60.87	0.00140	2.5	3.70	0.41	292	4.91	18.16	17.75	**0.41**	1.5	0.1000	0.2000	71.08	71.18	71.59	71.5	-0.5	71.00
A-2	120	0	262	0.24	0.12	0.91	0.2	tc = 13.07 min	6.6697		0.4	1.18	3.15	0.013	A-2	A2-A3	0.5	66.10	66.00	0.00213	2	3.32	0.10	47	3.14	10.43	3.15	**7.28**	0.5	0.1063	0.2359	70.88	70.98	71.08	71.5	-0.5	71.00
A-3	120	0	262	0.24	0.12	0.91	0.2	tc = 13.07 min	6.6697		0.4	0.98	2.61	0.011	A-3	A3-A1	0.6	61.37	61.28	0.00134	2.5	3.62	0.09	67	4.91	17.76	14.65	**3.12**	0.5	0.0856	0.3086	70.70	70.79	70.88	71.5	-0.5	71.00
A-4	120	0	277	0.24	0.12	0.91	0.2	tc = 13.35 min	6.6115		0.4	1.68	4.44	0.013	A-4	A4-A5	0.5	66.10	66.00	0.00244	2	3.56	0.10	41	3.14	11.17	4.44	**6.73**	0.5	0.1017	0.1922	70.50	70.60	70.70	71.5	-0.5	71.00
A-5	120	0	277	0.24	0.12	0.91	0.2	tc = 13.35 min	6.6115		0.4	1.68	4.44	0.011	A-5	A5-A3	0.6	61.96	61.37	0.00107	2.5	3.23	0.59	552	4.91	15.85	8.89	**6.96**	0.5	0.0981	2.8501	70.50	70.60	70.50	71.5	-0.5	71.00

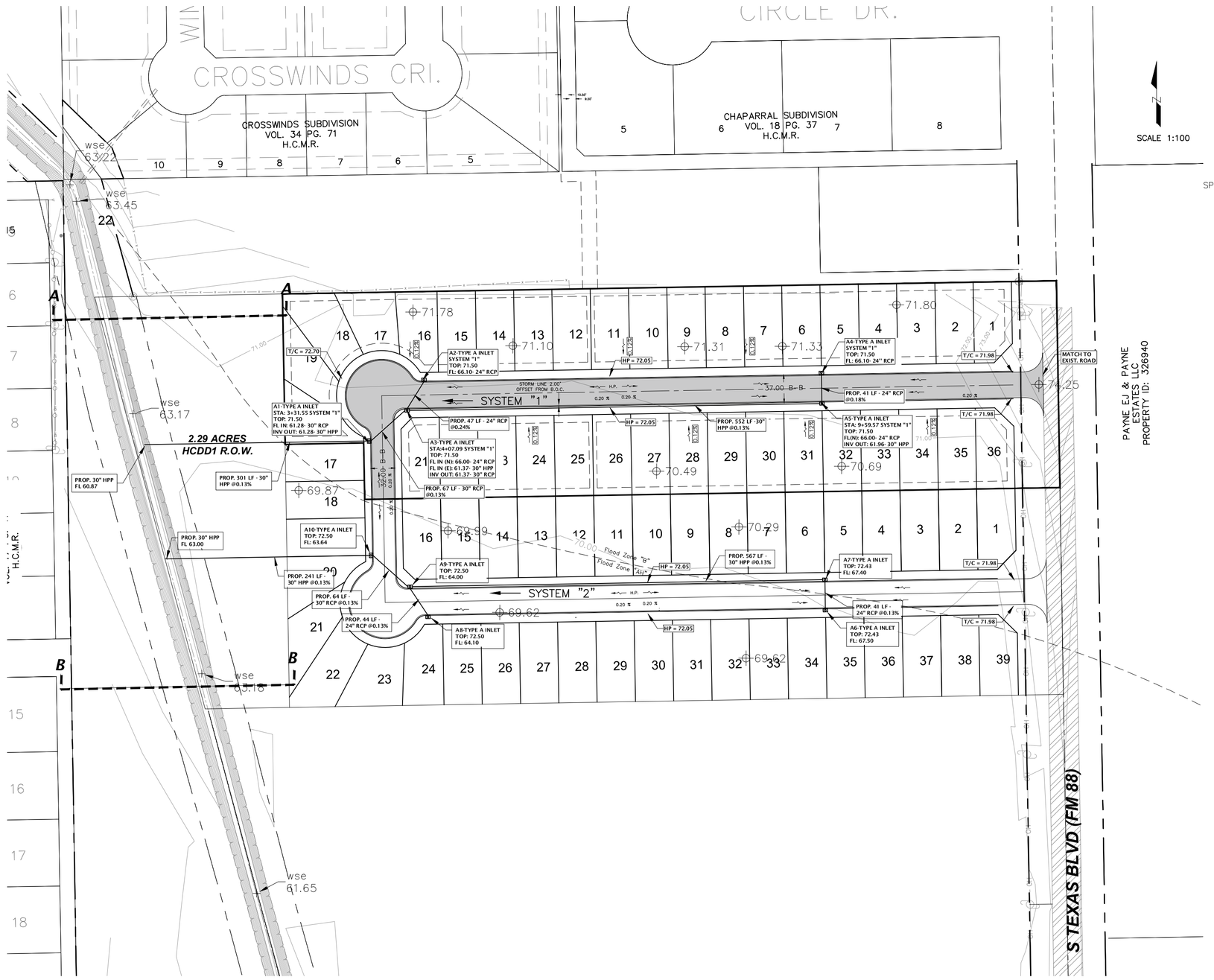
STATE OF TEXAS
JOSE N. SALDIVAR
94076
LICENSED
PROFESSIONAL ENGINEER
Preliminary

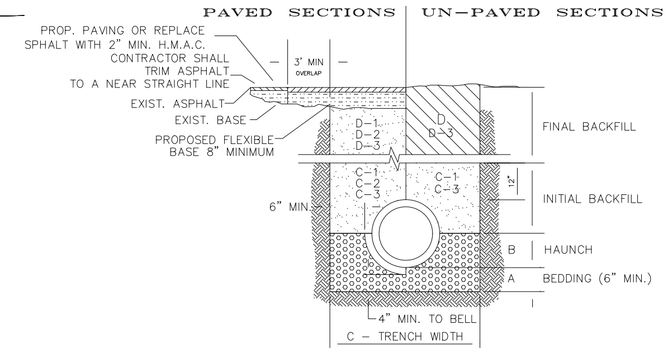
THE GARDENS AT VILLA VERDE
DRAINAGE AREA MAP

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

PAVING AND DRAINAGE LAYOUT:

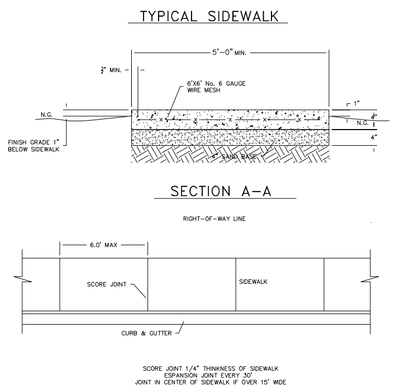
THE GARDENS AT VILLA VERDE





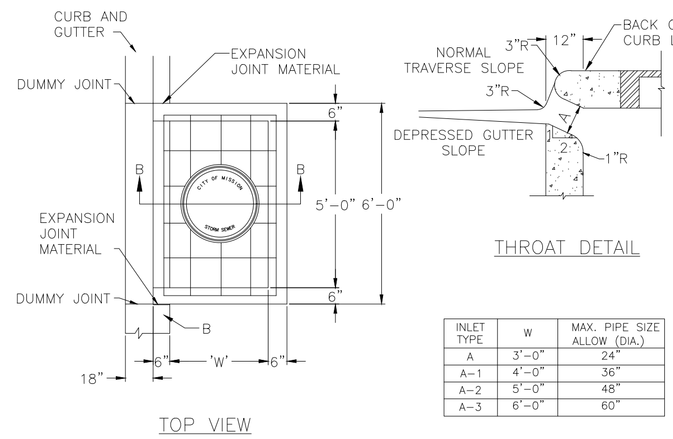
STORM TRENCH BEDDING AND BACKFILL DETAILS

N.T.S



PLAN VIEW OF URBAN SECTION

TYPE "A" INLET



INLET TYPE	W	MAX. PIPE SIZE ALLOW (DIA.)
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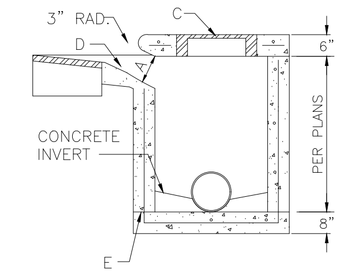
A-1	4'-0"	36"
A-2	5'-0"	48"
A-3	6'-0"	60"



GENERAL NOTES:

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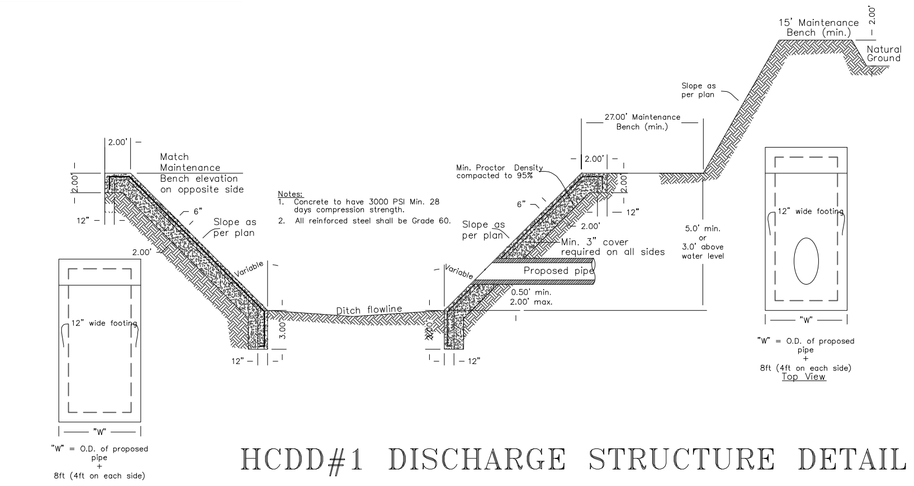
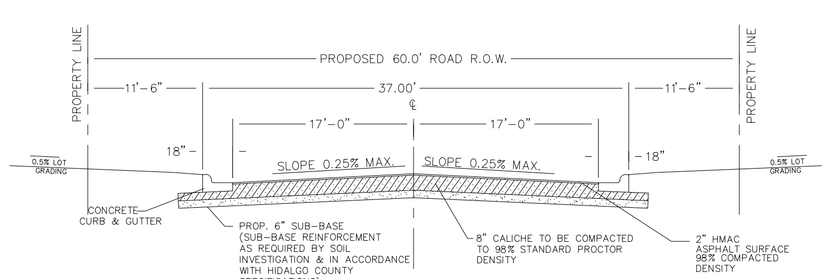


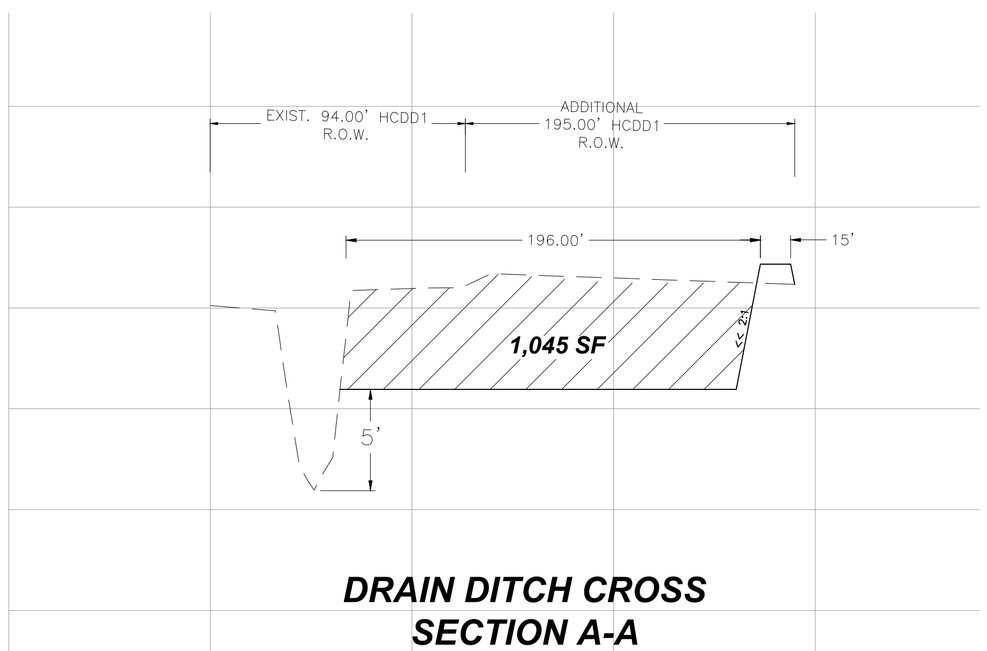
HCDD#1 DISCHARGE STRUCTURE DETAIL



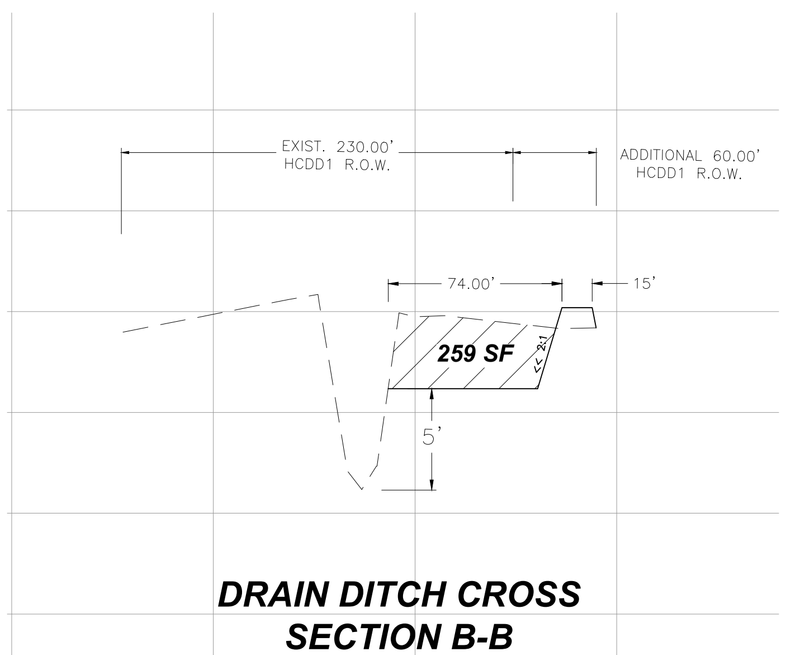
STREET SECTION

60' MINIMUM R.O.W.
NO LESS THAN 37' B-B

LEGEND
- WOOD FENCE
- CHAIN LINK FENCE
- EXIST. PAVEMENT



DRAIN DITCH CROSS SECTION A-A



DRAIN DITCH CROSS SECTION B-B

JOSE N. SALDIVAR
94076
LICENSED PROFESSIONAL ENGINEER

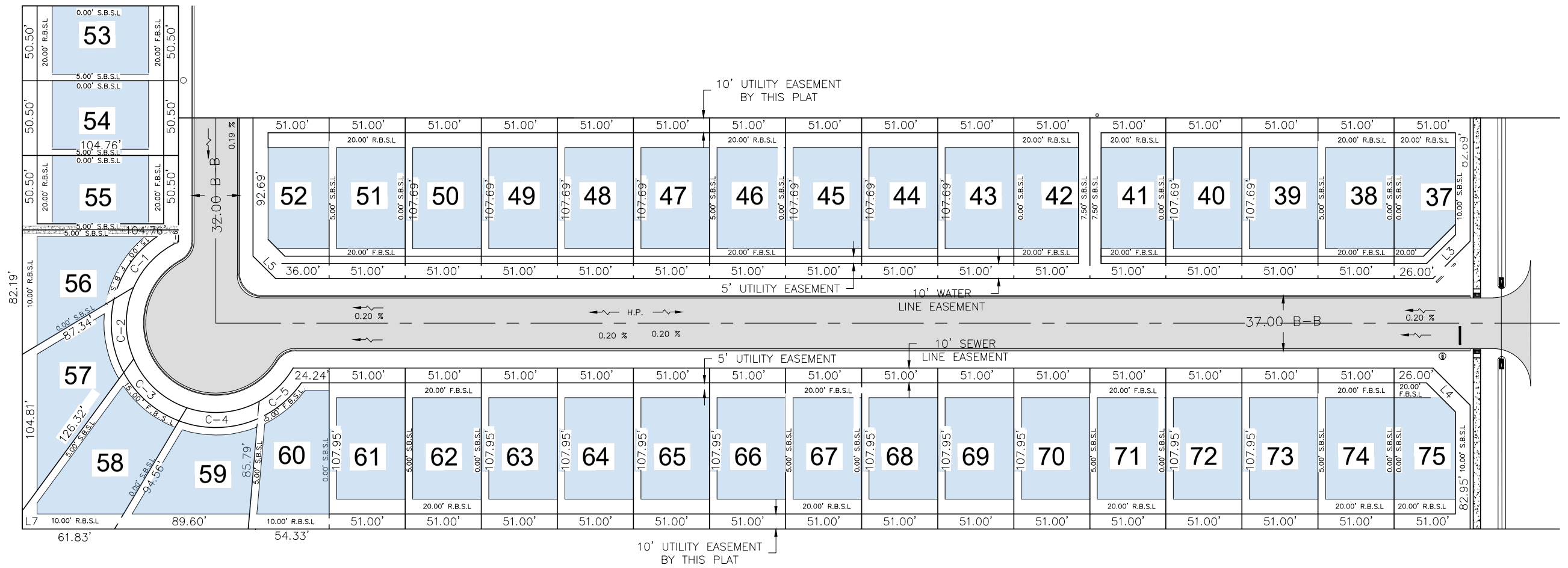
Preliminary

THE GARDENS AT VILLA VERDE
PAVING AND DRAINAGE LAYOUT
PHASE 1 AND 2

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796 956-403-9787
2020 E GRIFFIN PKWY, MISSION, TX 78574
S2ENGINEERINGPLLC.COM

LEGEND

BUILDABLE AREA




Final Plat
The Gardens at Villa Verde PH II
W Chaparral Dr
S Texas Blvd
S Texas Blvd
S Texas Blvd
Legend
The Gardens at Villa Verde PH II
N
700 ft
Google Earth

SUBDIVISION PLAT OF:

THE GARDENS AT VILLA VERDE PHASE 2

A 6.70 ACRE TRACT OF LAND MORE OR LESS OUT OF FARM TRACT 745, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED THEREOF IN VOLUME 2, PAGES 34–37, HIDALGO COUNTY MAP RECORDS, TEXAS, AND ALSO BEING PART OUT OF A 15.32 ACRE TRACT OF LAND CONVEYED TO RGV DEVELOPERS LLC AS DESCRIBED IN A WARRANTY DEED RECORDED DATED FEBRUARY 16, 2022, IN DOCUMENT NUMBER 3311512, OFFICIAL RECORDS OF HIDALGO COUNTY, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 6.70 ACRE TRACT OF LAND MORE OR LESS OUT OF FARM TRACT 745, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED THEREOF IN VOLUME 2, PAGES 34–37, HIDALGO COUNTY MAP RECORDS, TEXAS, AND ALSO BEING PART OUT OF A 15.32 ACRE TRACT OF LAND CONVEYED TO RGV DEVELOPERS LLC AS DESCRIBED IN A WARRANTY DEED RECORDED DATED FEBRUARY 16, 2022, IN DOCUMENT NUMBER 3311512, OFFICIAL RECORDS OF HIDALGO COUNTY, HIDALGO COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING, AT A POINT OF AN APPARENT NORTHEAST CORNER OF SAID FARM TRACT 745 (E: 1151524.3936, N: 15674236.2643), THENCE, S 01°09'48" E, ALONG THE EAST LOT LINE OF SAID FARM TRTACT 745, A DISTANCE OF 432.15 FEET TO A CALCULATE POINT ON THE EAST LINE OF SAID FRAM TRACT 745, FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01° 09' 48" EAST, CONTINUING ALONG THE SAID EAST LOT LINE OF SAID FARM TRACT 745 SAME BEING THE CENTERLINE OF A 100.00–FOOT ROAD RIGHT–OF–WAY, SOUTH TEXAS BOULEVARD (FM 88), A DISTANCE OF 275.64 FEET TO A CALCULATE POINT FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

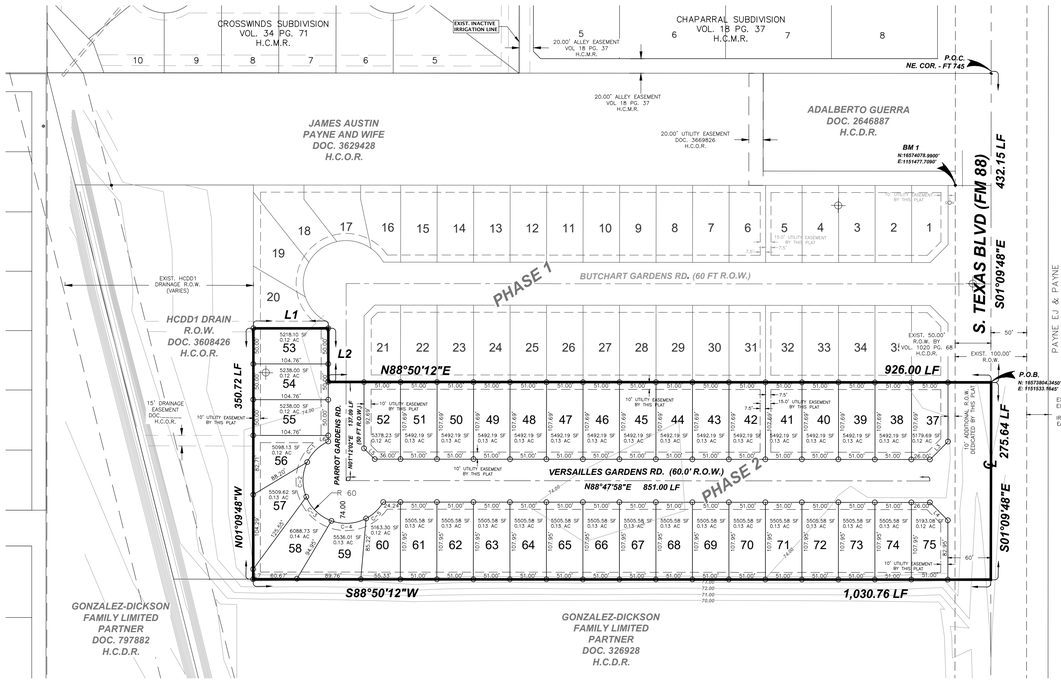
THENCE, SOUTH 88°50'12" WEST, PARALLEL TO THE NORTH LOT LINE OF SAID FARM TRACT 745, AT A DISTANCE OF 50.00 FEET PASSING A FOUND 1/2–IN IRON ROD ON WEST RIGHT–OF–WAY LINE OF SAID SOUTH TEXAS BOULEVARD (FM 88), CONTINUING A TOTAL DISTANCE OF 1,030.76 FEET TO A FOUND 1/2–IN IRON ROD WITH CAP STAMPED "S2 F–10194796" ON THE EAST LINE OF A CERTAIN TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AS DESCRIBED IN A DONATION DEED RECORDED DATED DECEMBER 23, 2024 IN DOCUMENT NUMBER 3608426, HIDALGO COUNTY OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 01° 09' 48" WEST, PARALLEL TO THE EAST LOT LINE OF SAID FARM TRACT 745 AND ALONG THE EAST LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT TRACT, A DISTANCE OF 350.72 FEET TO A FOUND 1/2 IN IRON ROD WITH CAP STAMPED "S2 F–10194796" ON THE EAST LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT TRACT, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 88° 50' 12" EAST, PARALLEL TO THE NORTH LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 104.76 FEET TO A FOUND 1/2 IN IRON ROD ON THE INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 01° 09' 48" EAST, PARALLEL TO THE EAST LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 75.08 FEET TO A FOUND 1/2 IN IRON ROD ON THE INTERIOR CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 88° 50' 12" EAST, PARALLEL TO THE NORTH LOT LINE OF SAID FARM TRACT 745, A DISTANCE OF 948.00 FEET TO A FOUND 1/2 IN IRON ROD ON WEST RIGHT–OF–WAY LINE OF SAID SOUTH TEXAS BOULEVARD (FM 88), CONTINUING FOR A TOTAL DISTANCE OF 926.00 FEET TO THE POINT OF BEGINNING, CONTAINING A GROSS OF 6.70 ACRES OF LAND, MORE OR LESS.



GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (MEDIUM SHADING)

ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0525 B, DATED JANUARY 2, 1981. ZONE "B" (MEDIUM SHADING) IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100– YEAR FLOOD AND 500– YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

ZONE AH WITH A BASE FLOOD ELEVATION DETERMINED TO BE 72.00. THE PROPOSED SUBDIVISION IS UNDER A FEMA LOMR–F PROCESS (CASE No. 25–06–1950A).

THE AREAS WITHIN THE PROPOSED STREET RIGHT–OF–WAY ARE WITHIN THE 100–YEAR FLOOD PLAIN. COMMUNITY–PANEL NO. 480334 0525 B EFFECTIVE DATE: JANUARY 2, 1981 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY,TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100–YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100–YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:
FRONT:..... 25.00 FEET.
REAR:..... 20% OF LOT DEPTH NOT TO EXCEED 25'.
CUL–DE–SAC FRONT:..... 15.00 FEET OR GREATER FOR EASEMENTS.
CUL–DE–SAC REAR:..... 10.00 FEET OR GREATER FOR EASEMENTS.
LOTS 38 – 47, 52, 58 – 60, 65–74 EAST SIDE SETBACK:..... 0 FEET.
LOT 37, 48 – 51, 61 – 64, 75 WEST SIDE SETBACK:..... 0 FEET.
LOT 53–56 NORTH SIDE SETBACK:..... 0 FEET.
LOT 57–58 SOUTH SIDE SETBACK:..... 0 FEET.

3. FINISHED FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN 75.80 OR 24" ABOVE TOP OF CURB OR CENTER LINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.

4. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

BM 1 AT IRON ROD LOCATED NORTHEAST CORNER OF THE SUBDIVISION AND WEST SIDE OF TEXAS RD. NORTHING: 16574078.9900' EASTING:1151477.7090' ELEVATION: 74.88'

5. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS.) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HIDALGO COUNTY REQUIREMENTS, AND CITY OF WESLACO REQUIREMENTS, PHASE 1 AND 2 OF THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 88,904 CUBIC FEET OR 2.04 ACRE–FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMMODATED IN THE PROPOSED DRAIN DITCH EXPANSION BY HCDD1. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

7. FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.

8. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINTS FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

9. NO ACCESS SHALL BE GRANTED FOR LOTS 37 AND 75 ONTO S TEXAS BLVD (FM 88).

10. ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP S2 F–10194796.

11. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

12. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

13. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE CITY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.00 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

15. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

16. A 5 FT. SIDEWALK IS REQUIRED ALONG S. TEXAS BLVD. UPON THE ISSUANCE OF A NOTICE TO PROCEED.

17. A 5 FT. SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

18. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

19. ACCESS ROADS SHALL BE 26' MINIMUM WITH HYDRANT UNOBSTRUCTED, 20' WITHOUT HYDRANT OBSTRUCTED. ALL WEATHER SURFACE ROAD THAT SUPPORTS THE IMPOSED LOADS OF FIRE APPARATUS SHALL BE IN PLACE (CONCRETE OR ASPHALT).

20. UTILITY EASEMENT RECORDED UNDER DOCUMENT NO. 3669826, H.C.O.R. FOR SANITARY SEWER AND WATER LINE INSTALLATION.

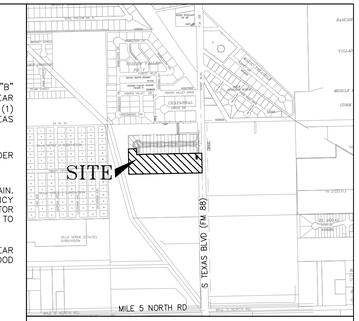
21. ANY FENCES ABUTTING DRAIN R.O.W. SHALL BE PLACED WITHIN INDIVIDUALS LOT TO NO IMPEDE MAINTENANCE OF DITCH.

22. ALL EXCAVATION CONSIDERED FOR PHASE 1 AND FUTURE PHASE 2 DETENTION SHALL BE DONE IN PHASE I AS PER APPROVED DRAINAGE REPORT.

23. NO PART OF A BUILDING SHALL ENCROACH ONTO ADJACENT LOTS.

24. ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.

25. DRAINAGE OUTPARCELS CANNOT BE RE–SUBDIVIDED FOR FUTURE DEVELOPMENT



LOCATION MAP SCALE= 1":1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
THE GARDENS AT VILLA VERDE SUBDIVISION PASE 2 IS LOCATED SOUTH HIDALGO COUNTY TEXAS, PRECINCT NO. 1., ON THE WEST SIDE OF S TEXAS BLVD AND APPROXIMATELY 2,200 FT NORTH OF MILE 5. THIS SUBDIVISION LIES WITHIN THE CITY'S LIMITS OF WESLACO, HIDALGO COUNTY, TEXAS (POPULATION 41,024 – 2021 CENSUS) UNDER LOCAL GOVERNMENT CODE 42.02

LEGEND	
●	– 1/2" IRON ROD FOUND
O	– 1/2" IRON ROD SET
⌖	– SET 60–D NAIL
R.O.W.	– RIGHT OF WAY
P.O.B.	– POINT OF BEGRIMING
P.O.C.	– POINT OF COMMENCING
S.W.C.	– SOUTHWEST CORNER
X: __ _ Y: __ _	– LATITUDE AND LONGITUDE COORDINATES

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE GARDENS AT VILLA VERDE SUBDIVISION PHASE 2, DO HEREBY GRANT AND EASEMENT TO THE CITY OF WESLACO AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREIN SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF WESLACO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

_____ _____
JORGE FERRETIS, MANAGER DATE:
RGV DEVELOPERS LLC
4812 N 10TH STREET, APT 715
MCALLEN, TX 78504

STATE OF TEXAS

COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED_____ PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DE–CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____, 20___.

_____
NOTARY PUBLIC– STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, RESTITUTO A. ASCANO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE THE GARDENS AT VILLA VERDE SUBDIVISION PHASE 2 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON_____

STATE OF TEXAS · RESTITUTO A. ASCANO, III · NO. 6225 · PROFESSIONAL LAND SURVEYOR

Preliminary

_____ _____
RESTITUTO A. ASCANO III, R.P.L.S. DATE
R.P.L.S. No. 6225
TBLS 10194796
S2 ENGINEERING, PLLC.
2020 GRIFFING PKWY
MISSION, TEXAS 78572
FIRM NUMBER: 10194796

STATE OF TEXAS
CITY OF WESLACO
MAYOR APPROVAL

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 CITY SECRETARY DATE

STATE OF TEXAS
CITY OF WESLACO
PLANNING AND ZONING COMMISSION

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 THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS____DAY OF_____, 20___

_____
CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS

COUNTY OF HIDALGO

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

STATE OF TEXAS · JOSE N. SALDIVAR · 94076 · LICENSED PROFESSIONAL ENGINEER

Preliminary

_____
JOSE N. SALDIVAR, P.E. , C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
TBPE F–22858
S2 ENGINEERING, PLLC.
2020 GRIFFING PKWY
MISSION, TEXAS 78572
FIRM NUMBER: F–22858

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 9

DATE THIS _____ DAY OF _____ 20___.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS–OF–WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF 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 RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA, THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

_____
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
"C1"	39.98	60.00'	41.86'	41.02'	S44°13'26"W
"C2"	47.75	60.00'	50.00'	48.57'	S0°21'45"W
"C3"	47.75	60.00'	50.00'	48.57'	S47°23'03"E
"C4"	47.75	60.00'	50.00'	48.57'	N84°52'10"E
"C5"	32.16	60.00'	33.68'	33.24'	N44°54'59"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°09'48"W	75.08'
L2	S88°50'12"W	104.76'
L3	N43°50'12"E	35.36'
L4	S46°09'48"E	35.36'
L5	S46°09'48"E	21.21'
L6	S01°09'48"E	8.42'
L7	S01°09'48"E	13.91'

THE 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

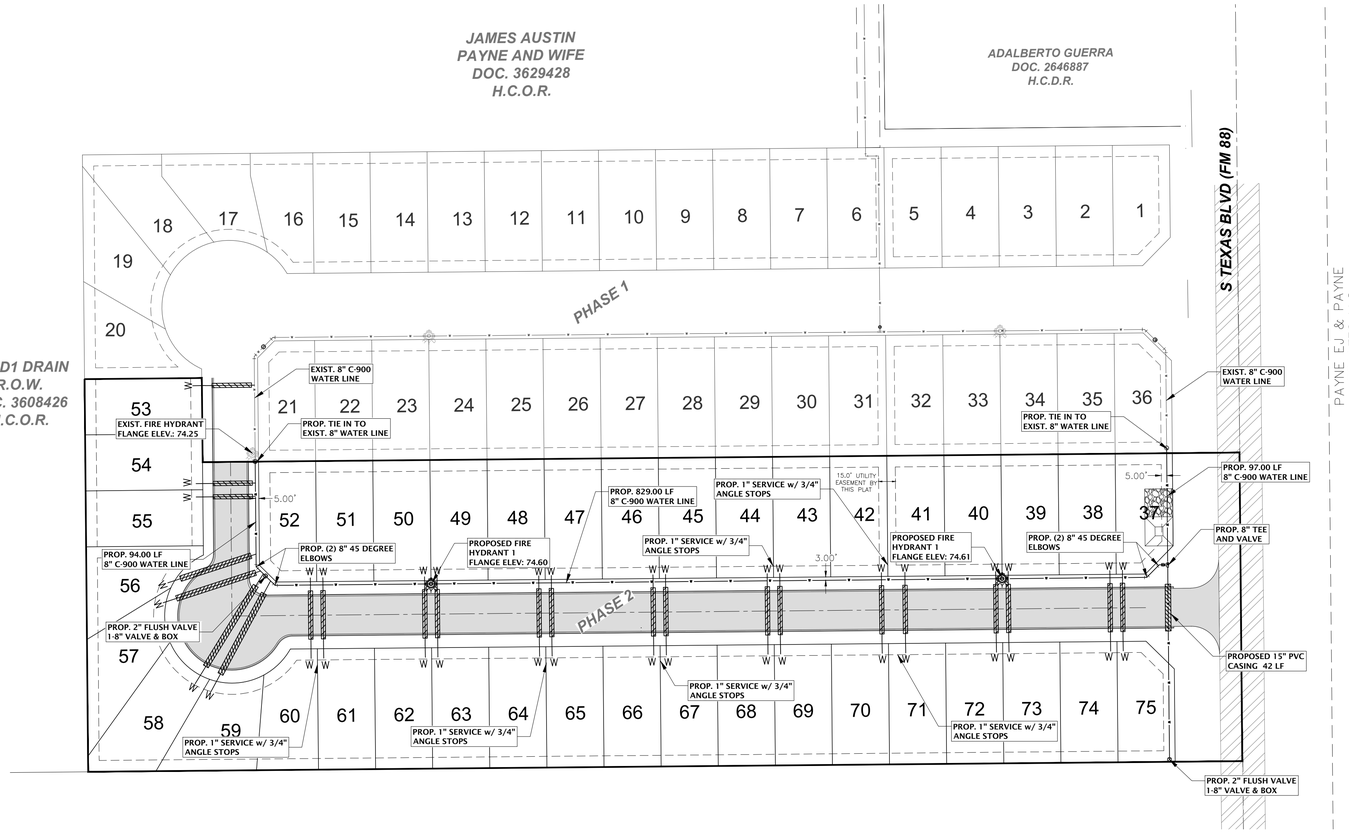
PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: RGV DEVELOPERS, LLC	4812 N 10TH STREET, APT 715	MCALLEN, TEXAS 78504	(956)732–6619
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 GRIFFING PKWY	MISSION, TEXAS 78572	(956)403–9787
SURVEYOR: RESTITUTO A. ASCANO III R.P.L.S.	2020 GRIFFING PKWY	MISSION, TEXAS 78572	(956)403–9787

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

WATER DISTRIBUTION :

THE GARDENS AT VILLA VERDE PHASE 2



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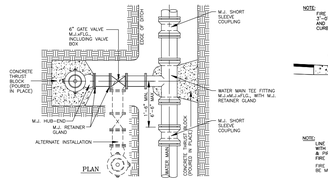
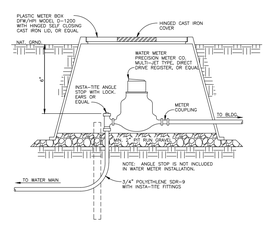
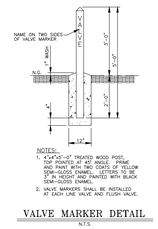


TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



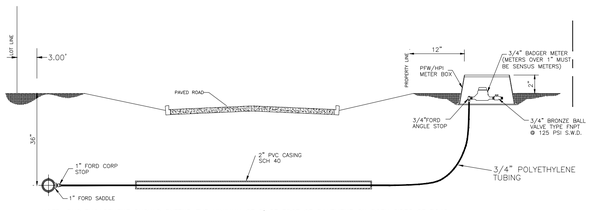
TYPICAL WATER METER INSTALLATION
N.T.S.



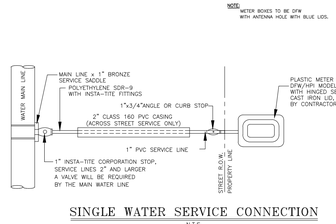
VALVE MARKER DETAIL
N.T.S.

GENERAL CONSTRUCTION NOTES:

1. ALL EXISTING WATER LINES TO BE C-900 DR-18.
2. CONTRACTOR TO INSTALL 1" SERVICE PER LOT WITH 1"X3/4" ANGLE STOPS & ALL SERVICES TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 1.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
3. CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
4. SEE WATER DETAIL SHEET FOR MORE INFORMATION.
5. ALL LOTS SHALL HAVE DFW METER BOXES WITH BLUE LIDS AND ANTENNA HOLE. ALL LOTS TO BE PROVIDED WITH SERVICE STUBOUTS AND SAID SEVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY.
6. THE RESIDENTIAL LOTS SHOULD REFLECT SERVICE BY A 3/4" METER.
7. ACCESS ROADS SHALL BE 26' MINIMUM WITH HYDRANT UNOBSTRUCTED, 20' WITHOUT HYDRANT UNOBSTRUCTED.
8. ALL WEATHER SURFACE ROAD THAT SUPPORTS THE IMPOSED LOADS OF FIRE APPARATUS SHALL BE IN PLACE (CONCRETE OR ASPHALT)
9. SHALL HAVE FIRE HYDRANT WITHIN 400'.
10. SHALL HAVE 4 1/2" OUTLET FACING THE STREET WITH 18" TO 24" CLEARANCE FROM BOTTOM OF OUTLET TO GRADE LEVEL FOR HYDRANT WRENCH.
11. HYDRANTS SHALL HAVE 3' CLEARANCE FROM ANY FENCES, POLES, BRUSH ETC.

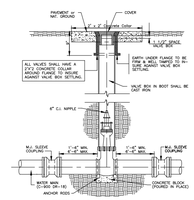


NOTE: PVC ENCASEMENT SHOULD EXTEND THE MINIMUM OF 5' OF EDGE OF PAVEMENT ON BOTH SIDES OF ROAD

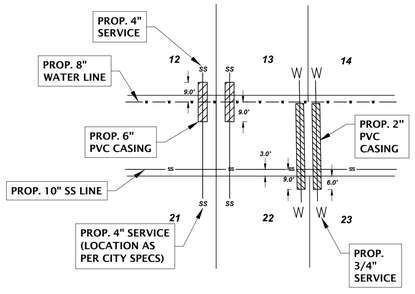


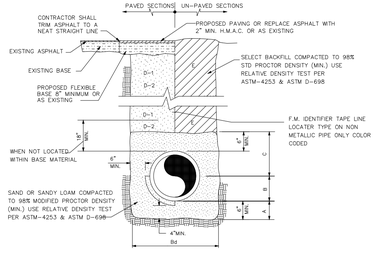
SINGLE WATER SERVICE CONNECTION
N.T.S.

CASING DETAIL FOR SEWER LINE CROSSING



TYPICAL VALVE and VALVE BOX INSTALLATION
N.T.S.





A. SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS= 6")

B. SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) BOTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.

C. SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)

D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 98% SPD. (8" LIFTS, MECHANICAL COMPACTION)

D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.

E. SELECT EARTH BACKFILL COMPACTED TO 98% SPD. (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL BE A MINIMUM OF 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

WATER LINE BEDDING AND BACK FILL DETAIL

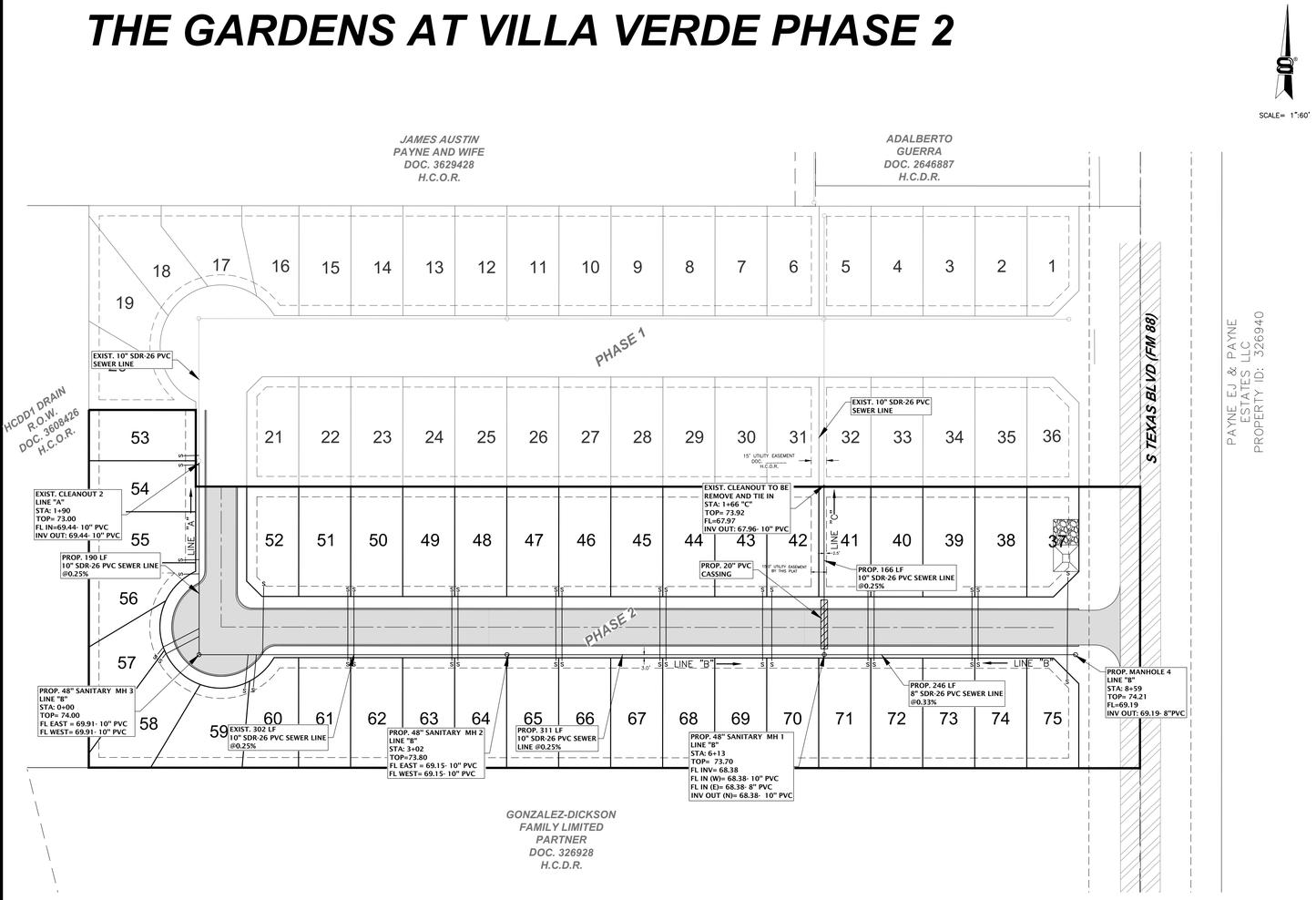
JOSE N. SALDIVAR
94076
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
Preliminary

THE GARDENS AT VILLA VERDE PHASE 2
WATER DISTRIBUTION LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22658 - TBLS 10194795
2020 E GRIFFIN PKWY, MISSION, TX 78574
956-403-9787
S2ENGINEERINGPLLC.COM

SANITARY SEWER DISTRIBUTION OF:

THE GARDENS AT VILLA VERDE PHASE 2



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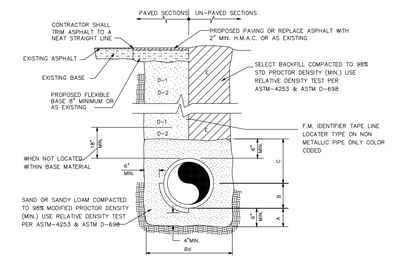


A. SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS= 4")

B. SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) Bd TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.

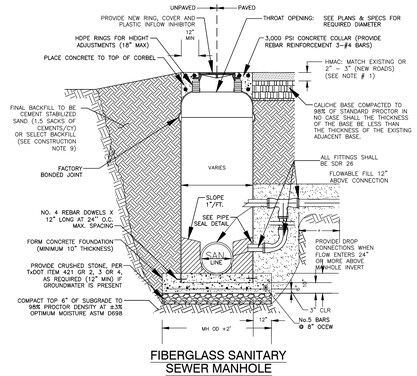
C. SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)

D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 98% SPD. (8" LIFTS, MECHANICAL COMPACTION)

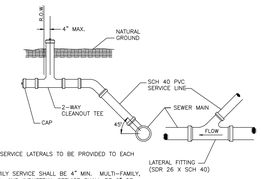
D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.

E. SELECT EARTH BACKFILL COMPACTED TO 98% SPD. (12" LIFTS, MECHANICAL COMPACTION) FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL BE A MINIMUM OF 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

SANITARY SEWER BEDDING AND BACK FILL DETAIL



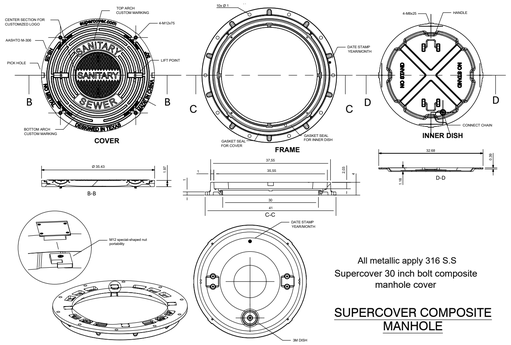
FIBERGLASS SANITARY SEWER MANHOLE



NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

SANITARY SEWER SERVICE TYP. DETAIL

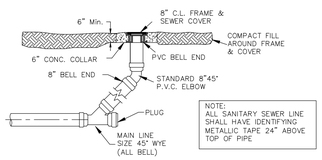


All metallic apply 316 S.S Supercover 30 inch bolt composite manhole cover

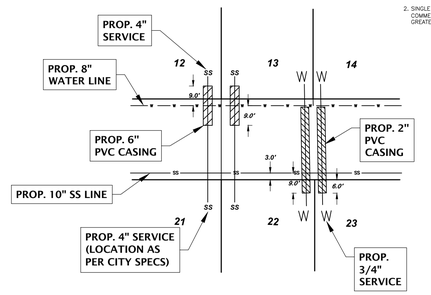
SUPERCOVER COMPOSITE MANHOLE

GENERAL WASTEWATER CONSTRUCTION NOTES:

1. HMAC: 2"- MINOR RESIDENTIAL, RESIDENTIAL AND MULTI-FAMILY COLLECTOR, COLLECTOR, MINOR AND PRINCIPAL ARTERIAL STREETS. HMAC: 3"-RURAL ARTERIAL STREETS, IN NO CASE SHALL THE THICKNESS OF THE HMAC BE LESS THAN THE THICKNESS OF THE EXISTING ADJACENT HMAC.
2. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO BE ENCOUNTERED, IMPROVEMENTS TO BE PROTECTED, AND PERMITS AND FEES TO BE REQUIRED, ALONG WITH OTHER RESEARCH THAT IS NECESSARY TO ENSURE THAT THE CONTRACTOR THOROUGHLY UNDERSTANDS THE PROJECT AND IS FULLY AWARE OF ALL THE CONDITIONS AND CONSTRAINTS THAT MAY BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL ADHERE TO ALL TCEQ REGULATIONS PER 30 TAC CHAPTER 217 AND TRENCH SAFETY FOR EXCAVATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. ALL FIBERGLASS MANHOLES SHALL BE MONOLITHIC WITH 0.50" MINIMUM WALL THICKNESS. FIBERGLASS BOTTOM SHALL BE DESIGNED TO WITHSTAND HYDROSTATIC HEAD PRESSURE UNDER ALL CONDITIONS.
6. ALL MANHOLE WALL PENETRATIONS SHALL BE CORED AND SEALED WITH APPROVED TPSMHA WATER STOP GASKET ASSEMBLY.
7. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORBEL AREA, MANHOLE WALLS AND MANHOLE BENCH.
8. FOR FIBERGLASS MANHOLES WITH WATERTIGHT BOTTOM, ADHERE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.
9. CEMENT STABILIZED SAND AND SELECT BACKFILL TO BE COMPACTED TO 95% OF THE SAME STD. PROCTOR.
10. ALL JOINT CONNECTIONS TO MANHOLE SHALL USE TPSMHA WATER STOP GASKET ASSEMBLY.
11. CONCRETE COLLARS WITHIN PAVED AREAS SHALL BE SQUARE.
12. NO DROP STRUCTURES ON MANHOLES.



SANITARY SEWER CLEANOUT



*CONSTRUCTION NOTES:

PROVIDE TRENCH PROTECTION TO COMPLY WITH OSHA STANDARDS ON SECTIONS WHERE 5' OR GREATER IS EXCAVATED.

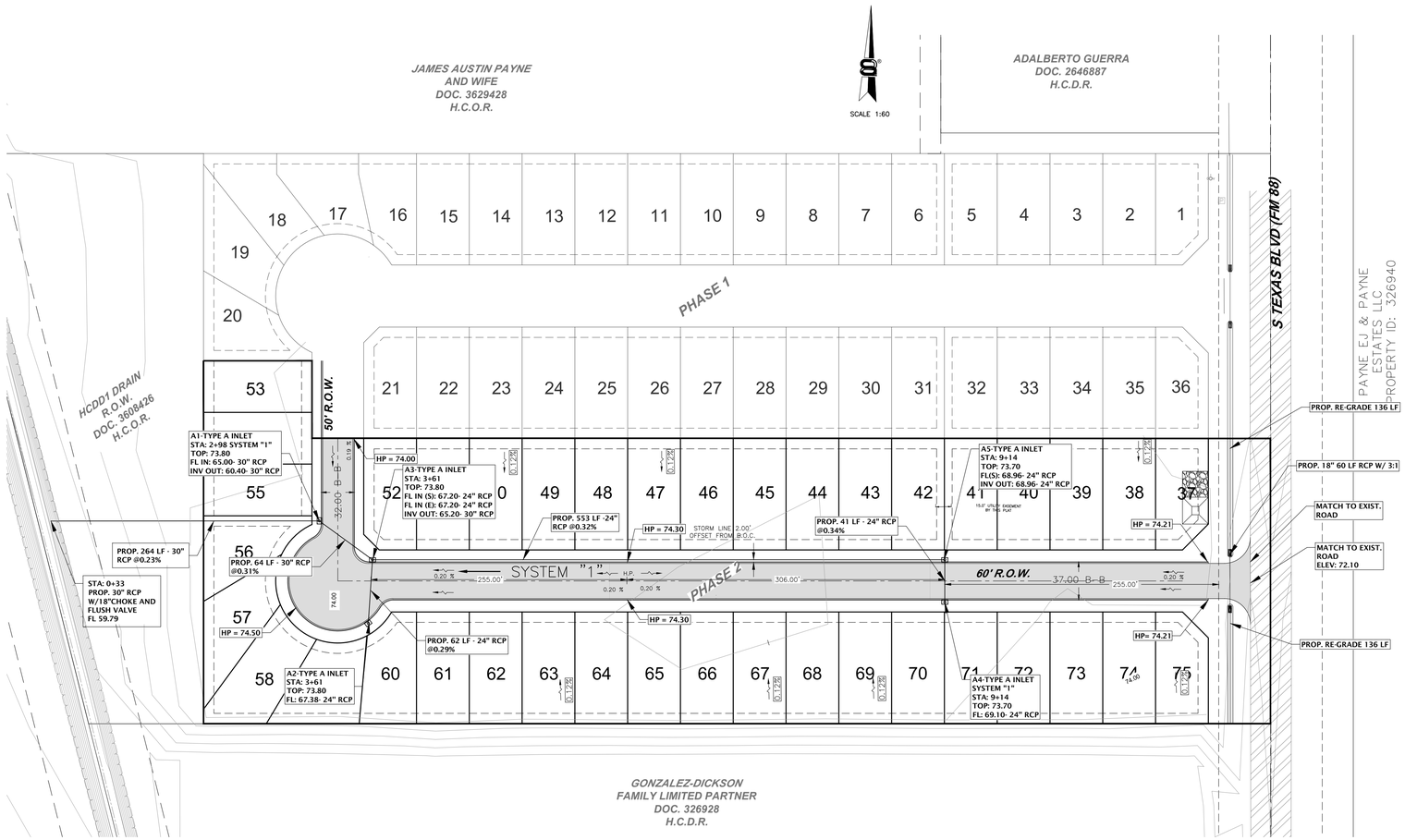
STATE OF TEXAS
CHARLES WILLIAM SALLMAN
94076
LICENSED PROFESSIONAL ENGINEER

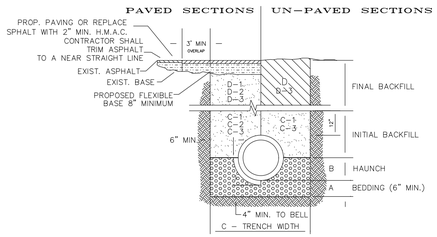
Preliminary

THE GARDENS AT VILLA VERDE PHASE 2
SANITARY SEWER LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796 956-403-9787
2020 E GRIFFIN PKWY, MISSION, TX 78574
S2ENGINEERINGPLLC.COM

PAVING AND DRAINAGE LAYOUT:
THE GARDENS AT VILLA VERDE
PHASE 2





STORM TRENCH BEDDING AND BACKFILL DETAILS

N.T.S

A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") – PIT RUN GRAVEL 2" MAX SIZE.

B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C. TRENCH WIDTH – SHALL BE BELL O.D. + 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.

C–1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS – SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C–2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C–3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS – SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).

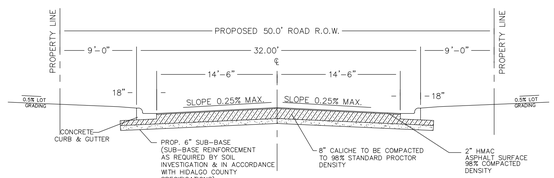
D–1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS– SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D–2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D–3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) – STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

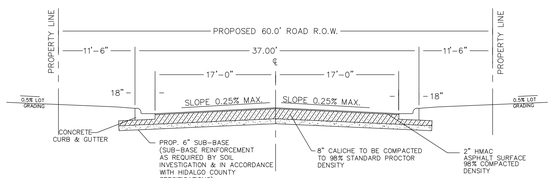
N TES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D–1 AND D–2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

GONZALEZ-DICKSON
FAMILY LIMITED PARTNER
DOC. 326928
H.C.D.R.



STREET SECTION

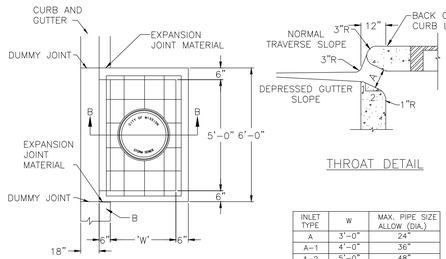
50' MINIMUM R.O.W.
NO LESS THAN 32' B–B



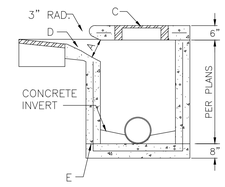
STREET SECTION

60' MINIMUM R.O.W.
NO LESS THAN 37' B–B

TYPE "A" INLET



INLET TYPE	W	MAX. PIPE SIZE ALLOW (DIA.)
A	3'–0"	24"
A–1	4'–0"	36"
A–2	5'–0"	48"
A–3	6'–0"	60"

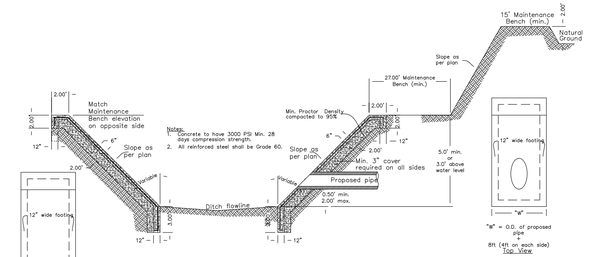


GENERAL NOTES:

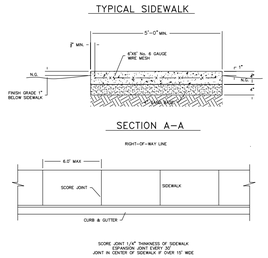
1. TRANSITION NORMAL GUTTER TO INLET FLOW SLOPE APPROX. 3".
2. INLETS SHALL BE COMPOSED OF PRE–CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
3. 6" GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR GROUND WATER IS FOUND.

CONSTRUCTION NOTES:

A. 5" CLEAR OPENINGS.
B. CURB & GUTTER SECTION.
C. C.I. MANHOLE RING & COVER SHALL BE ALAMO 860–22 OR EQUAL 20, 3/8"
D. DEPRESS 2" BELOW NORMAL GUTTER.
E. ALL REINFORCING NO. 4 BARS 12" O.C.E.W.



HCDD#1 DISCHARGE STRUCTURE DETAIL



PLAN VIEW OF URBAN SECTION

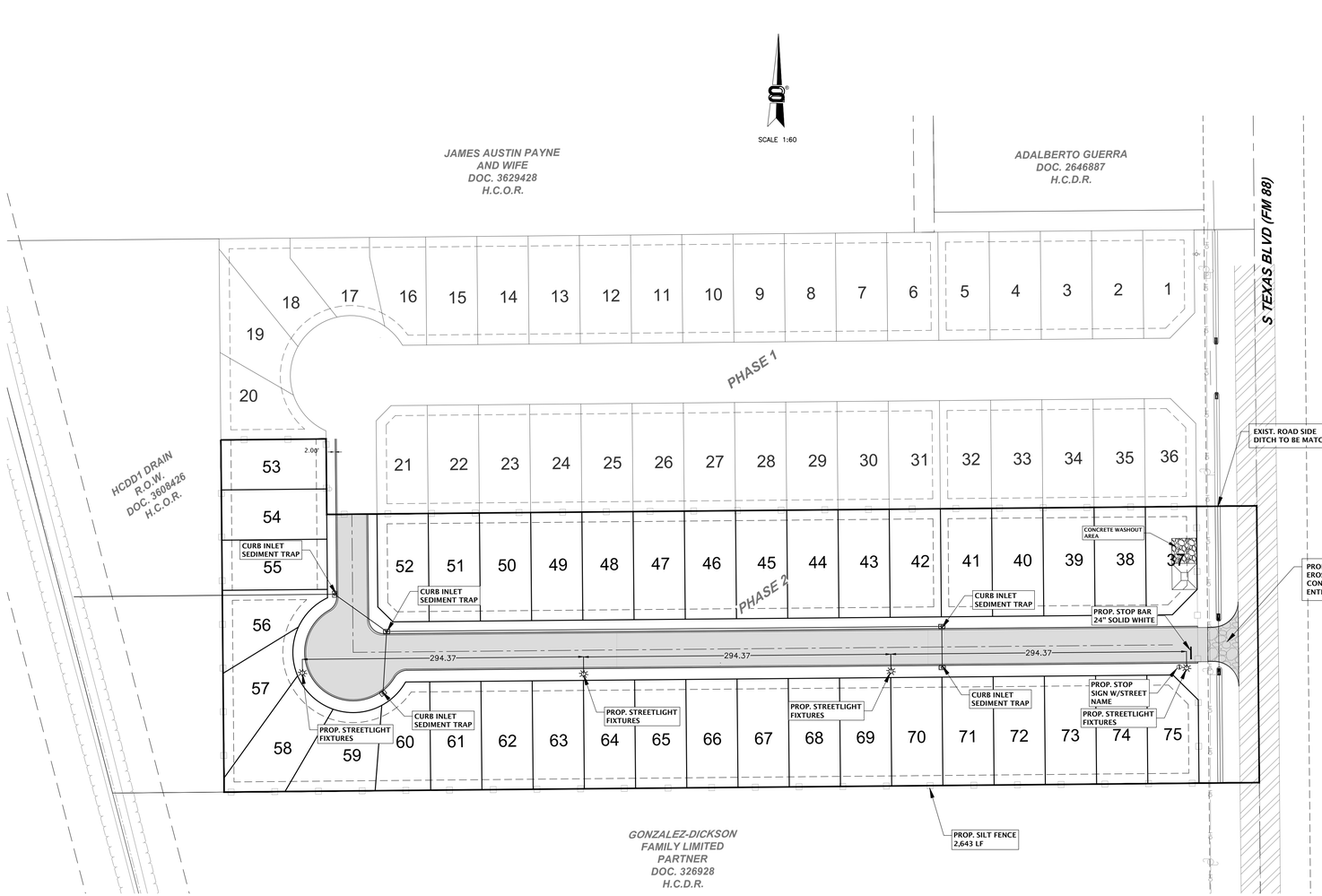
LEGEND
- WOOD FENCE
- CHAIN LINK FENCE
- EXIST. PAVEMENT

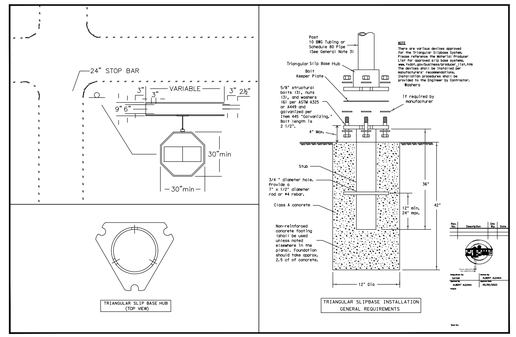
STATE OF TEXAS
JOSE N. SALDIVAR
94076
LICENSED
PROFESSIONAL ENGINEER

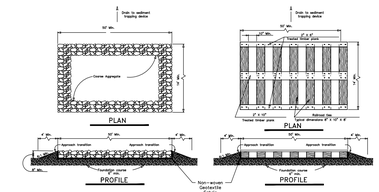
Preliminary

THE GARDENS AT VILLA VERDE PHASE 2
PAVING AND DRAINAGE LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY. MISSION, TX 78574
956-403-9787
S2ENGINEERINGPLLC.COM







CONSTRUCTION EXIT (TYPE 1)

GENERAL NOTES

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



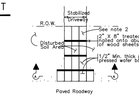
CONSTRUCTION EXIT (TYPE 2)

GENERAL NOTES

1. THE LENGTH OF TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50.
2. THE TREATED TIMBER PLANKS SHALL BE ATTACHED TO THE RAILROAD TIES WITH 1/2 x 6" MIN. LAG BOLTS. OTHER FASTENERS MAY BE USED AS APPROVED BY THE ENGINEER.
3. THE APPROACH TIES SHALL BE PLACED 5' CENTER MIN. AND SHOULD BE FREE FROM LARGE AND LOOSE KNOTS.
4. THE APPROACH TRANSITIONS SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE CRUSHED BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
6. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
7. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

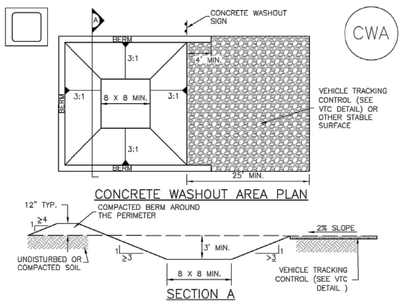
TEMPORARY EROSION CONTROL CONSTRUCTION ACCESS / EXIT

STW-5



PLAN

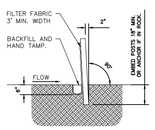
FILTER FABRIC: NON-WOVEN GEOTEXTILE FABRIC		
FABRIC WEIGHT	OZ/SY	6 MIN.
PERMITTIVITY	1/SEC	0.5 MIN.
TENSILE STRENGTH	LBS	200 MIN.
APPARENT OPENING SIZE	SIEVE NO.	80–120
ELONGATION AT YIELD	%	20–100
TRAPEZOIDAL TEAR	LBS	75 MIN.



CONCRETE WASHOUT AREA PLAN

SECTION A

CWA–1. CONCRETE WASHOUT AREA



GENERAL NOTES

1. THE GUIDELINES SHOW HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

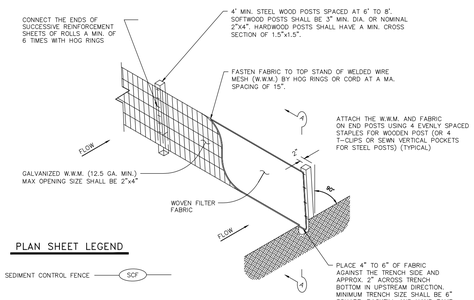
SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT². SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.

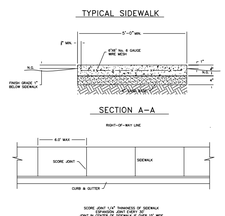
TEMPORARY SEDIMENT CONTROL FENCE – DETAILS

STW–2

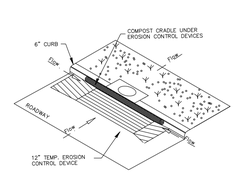


PLAN SHEET LEGEND

SEDIMENT CONTROL FENCE — SCF



PLAN VIEW OF URBAN SECTION



CURB INLET SEDIMENT TRAP

CI–ST

NTS

TEMPORARY EROSION CONTROL LOGS – 2

STW–4

SEDIMENT BASIN & TRAP USAGE GUIDELINES

A sediment trap may be used to precipitate sediment out of runoff draining from an unstabilized area.

Traps: the drainage area for a sediment trap should not exceed 5 acres. The trap capacity should be 1800 CF/Acre (0.5" over the drainage area).

Sediment traps should be placed in the following locations:
1. Immediately preceding drain inlets
2. Just before the drainage enters a water course
3. Just before the drainage leaves the right of way
4. Just before the drainage leaves the construction limits where drainage flows away from the project

The trap should be cleaned when the capacity has been reduced by 1/2 or the sediment has accumulated to a depth of 1', whichever is less.
Cleaning and removal of accumulated sediment deposits is incidental and will not be paid for seperately.

GENERAL NOTES

1. LENGTHS OF EROSION CONTROL LOGS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED. MAXIMUM LENGTH OF LOGS SHALL BE 30' FOR 12" DIAMETER LOGS.
2. UNLESS OTHERWISE DIRECTED, USE BIODEGRADABLE OR PHOTODEGRADABLE CONTAINMENT MESH ONLY WHERE LOG WILL REMAIN IN PLACE FOR LESS THAN 12 MONTHS. USE PLASTIC FOR TEMPORARY INSTALLATIONS. USE RECYCLABLE CONTAINMENT MESH.
3. STUFF LOGS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE DENSITY THAT WILL HOLD SHAPE WITHOUT EXCESSIVE DEFORMATION.
4. STAKES SHALL BE 2" X 2" WOOD 4' LONG, EMBEDDED 6" OR THAT NECESSARY TO HOLD LOG.
5. COMPOST CRADLE MATERIAL IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.

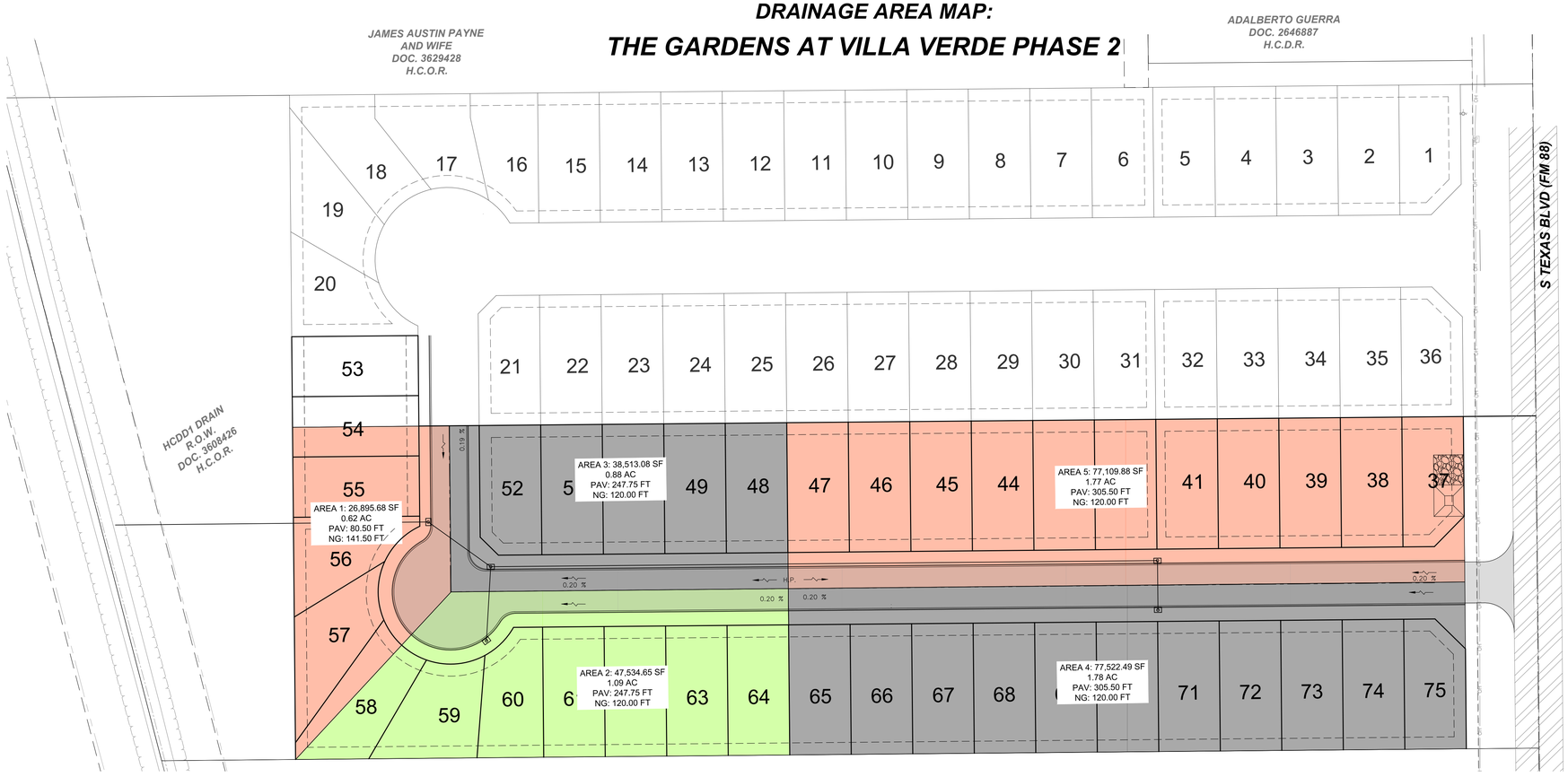
JOSE N. SALDIVAR 94076 LICENSED PROFESSIONAL ENGINEER
Preliminary

THE GARDENS AT VILLA VERDE PHASE 2
STREETLIGHT LAYOUT, EROSION CONTROL, SIGNS PLAN AND STRIPING

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194756
2020 E GRIFFIN PKWY MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

DRAINAGE AREA MAP:

THE GARDENS AT VILLA VERDE PHASE 2



SCALE 1:50

HYDRAULIC CALCULATIONS

Project Name: The Garden at Villa Verde Subdivision Phase 2
Location: Weslaco, Texas
Project No.:
Date: 1/9/2026

Time of Concentration Calculations

Time of concentration (tc): **tc = L/60V**
Minimum 10 min.
FHA Hydraulic Engineering Circular No. 22, Third Edition
Urban Drainage Design Manual
Shallow Concentrated Flow Velocity Formula
Average velocity (V): **V = Kuk(Sp%)^0.5**
k value for short grass pasture (overland flow): **0.213**
k value for paved area (shallow **0.619**
Ku constant: **3.28**

Atlas 14 Values

10 year frequency

	e	b	d
CITY	0.812	92.23	12.33
TXDOT	0.8133	65.758	9.053

50 year frequency

	e	b	d
CITY	0.795	123.47	12.86
TXDOT	0.8056	90.414	8.508

Enter Distances in Fe | **Velocities Calculated** | **10 year frequency**

DA #	Overlan Flow	Pipe Flow	Gutter Flow	Overland Velocity	Overland Slope	Gutter Velocity	Gutter Slope	Time of Concentration:	I CITY	I TXDOT	C RESID	A ACRES	Q CFS	n value	DA #	RUN	R ID/4	F/L IN FT	F/L OUT FT	Slope FT/FT	Dia FT	Veloc FPS	drop FT	Length FT	A SQFT	PIPE Q CFS	EXIST Q CFS	Over/ Under Design cfs	Head Lose Coeff	Minor Loose Coeff	Flow Time in Sewer	Hydraulic Grede Line			Top Curb	Top Gutter	elev = gutter
A-1	142	0	81	0.24	0.12	0.91	0.2	tc = 11.27 min	7.082		0.4	0.62	1.76	0.013	A-1	A1-OUT 1	0.6	60.40	59.79	0.00231	2.5	4.02	0.61	264	4.91	19.71	16.29	**3.42**	1.5	0.1000	0.2000	71.43	71.53	72.14	73.8	-0.5	73.30
A-2	120	0	248	0.24	0.12	0.91	0.2	tc = 12.82 min	6.725		0.4	1.09	2.93	0.013	A-2	A2-A3	0.5	67.38	67.20	0.00290	2	3.88	0.18	62	3.14	12.19	2.93	**9.25**	0.5	0.1252	0.2664	71.13	71.25	71.43	73.8	-0.5	73.30
A-3	120	0	248	0.24	0.12	0.91	0.2	tc = 12.82 min	6.725		0.4	0.88	2.37	0.013	A-3	A3-A1	0.6	65.20	65.00	0.00313	2.5	4.67	0.20	64	4.91	22.93	14.53	**8.39**	0.5	0.1168	0.2284	70.81	70.93	71.13	73.8	-0.5	73.30
A-4	120	0	306	0.24	0.12	0.91	0.2	tc = 13.88 min	6.502		0.4	1.78	4.63	0.013	A-4	A4-A5	0.5	69.10	68.96	0.00341	2	4.21	0.14	41	3.14	13.22	4.63	**8.59**	0.5	0.1694	0.1624	70.50	70.67	70.81	73.7	-0.5	73.20
A-5	120	0	306	0.24	0.12	0.91	0.2	tc = 13.88 min	6.502		0.4	1.77	4.60	0.013	A-5	A5-A3	0.5	68.96	67.20	0.00318	2	4.06	1.76	553	3.14	12.76	9.23	**3.53**	0.5	0.1374	2.2693	70.50	70.64	70.50	73.7	-0.5	73.20

Preliminary

THE GARDENS AT VILLA VERDE PHASE 2
DRAINAGE AREA MAP

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22658 TBLS 10194798
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-852

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:

1. 1 S Kansas Ave., WESLACO ORIGINAL TOWNSITE BLK C LTS 24-25, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anna Maria Garci
2. 114 N Republic St., STAATS ADDN LTS 18, 19, 20 BLK 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Jose C Sanchez
3. 216 W Plaza St., NORTHSIDE LOTS 15-17 BLK 8, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Angelita Rivera
4. 314 N Missouri Ave., TENN-TEX BLK 3 LT 4, City of Weslaco, Hidalgo County, Texas.Recorded Owner: Land Grabber, LLC
5. 601 Airport Dr., EL TEXANO BLK 8 LT 12, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Martina Escalante Rivera
6. 605 W Esplanada St., ESPLANADA BLK 12, LOT 9, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Monica Pina

Background:

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

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

Amount:	Term of Impact:	Identified in Current Budget:

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:
Notice appeared in the Monitor for the BOA-Building Codes and City Commission on May 27, 2026, June 3, 2026, June 27, 2026 and July 1, 2026.

Advisory Review, if any (name of board/committee, date of action, recommendation)**:**
The Board of Adjustments and Appeals To The Building Codes recommended approval of the demolition request at their regular meeting of June 4, 2026.

FLOR ELISA ACUNA	Created/Initiated
REBEKAH DE LA FUENTE	Approved

Xavier Salinas	Final Approval

City Manager Comments:

Approve as recommended by staff.

Staff Recommendation:

Staff recommends demolition of the structures.

Attachments, if any:

1 S Kansas Ave- Title Report, Inspection Reports, Photos, 114 N Republic- Title Report, Inspection Reports, Photos, 216 W Plaza- Title Report, Inspection Reports, Photos, 314 N Missouri- Title Report, Inspection Reports, Photos, 601 N Airport- Title Report, Inspection Reports, Photos, 605 W Esplanada- Title Report, Inspection Reports, Photos

Responsibilities upon Approval:

Staff will proceed with either demolition of the structure or will conduct progress checks on the properties that were granted extensions.















RE: Dilapidated Structure at 1 S. Kansas, Weslaco, Texas 5/21/2026

NOTICE OF PUBLIC HEARING

Dear Anna Maria Garcia

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **1 S. Kansas** legally described as being; **Weslaco Townsite, Lots 24 & 25, Block C, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192697

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lots 24 and 25, Block "C" ORIGINAL TOWNSITE OF WESLACO, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 30, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Anna Maria Garcia by virtue of a Warranty Deed from Juanita A. Thrane dated January 3, 1997 filed February 14, 1997 under Document Number 579264, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

(None of Record)

EXCEPTIONS:

A. Roads, easements and reservations as shown on the map and dedication of Original Townsite of Weslaco, recorded in Volume 2, Page 30, Map Records of Hidalgo County, Texas.

B. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

C. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

D. Rights of tenants in possession under unrecorded leases or rental agreements.

E. Rights of parties in possession.

F. Visible and apparent easements on or across the property herein described.

G. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

H. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

A. We find the following 15 liens which may be against the Record Title Owner, Anna Maria Garcia. (see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2026 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: Ida L. Castañeda
Ida Castañeda

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

GARCIA ANNA MARIA
301 W BUCHANAN ST
HARLINGEN, TX 78550-6609

Legal Description:
WESLACO ORIGINAL TOWNSITE BLK C LTS 24-25

Account No: W2300-00-00C-0024-00

2025 Value: $194,394
Appr. Dist. No.: 321663

Legal Acres: .1865
Parcel Address: 1 S KANSAS AVE

As of Date: 05/22/2026

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	IF PAID BY June 1, 2026 Total	IF PAID BY June 30, 2026 Penalty Interest	IF PAID BY June 30, 2026 Total	IF PAID BY July 31, 2026 Penalty Interest	IF PAID BY July 31, 2026 Total
2025	1 2 40 53 54 55	$3,113.44	$404.74	$3,518.18	$467.01	$3,580.45	$1,111.50	$4,224.94
TOTAL AMOUNT DUE:		**$3,113.44**	$404.74	**$3,518.18**	$467.01	**$3,580.45**	$1,111.50	**$4,224.94**

Tax Unit Codes:

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

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

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

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

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

31.1.58

Print Date: **05/22/2026**

Appr. Dist. No.: 321663

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

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

* W 2 3 0 0 0 0 0 0 C 0 0 2 4 0 0 *

If Paid By	Amount Due
June 1, 2026	$3,518.18
June 30, 2026	$3,580.45
July 31, 2026	$4,224.94
Amount Paid:	**$_____.__**

W2300-00-00C-0024-00

GARCIA ANNA MARIA
301 W BUCHANAN ST
HARLINGEN, TX 78550-6609

00003216630000351818

OFFICE OF THE TAX ASSESSOR-COLLECTOR
HIDALGO COUNTY

EDINBURG
Main - Full Service Center
2804 S US Hwy 281
(956) 318-2157
From 8:00am - 4:30pm

MISSION
Full Service Center
722 N Breyfogle, Ste. 104
(956) 205-7050
From 8:00am - 4:30pm

WESLACO
Full Service Center
1902 Joe Stephens, Ste. 201
(956) 973-7825
From 8:00am - 4:30pm

PHARR
Full Service Center
300 W Hall Acres Rd, Ste. C
(956) 784-3500
From 8:00am - 4:30pm

ALAMO
Community Center
1429 S Tower Rd
(956) 784-8688
From 8:00am - 4:30pm
Monday and Tuesday only

SAN JUAN
Community Center
509 E Earling Rd
(956) 283-1773
From 8:00am - 4:30pm

ELSA
Community Center
708 E Edinburg Ave
(956) 292-7622
From 8:00am - 4:30pm

MCALLEN
Community Center
300 E Hackberry Ave, Ste. 3
(956) 686-7424
From 8:00am - 4:30pm

OFFICES COUNTYWIDE TO BETTER SERVE YOU

PAYMENT OPTIONS: Taxpayer may pay the total amount due by cash, check, credit card, or make partial payments. Only U.S. funds from U.S. bank accounts are accepted. If total current tax is paid by January 31, no penalty and interest is charged. Taxpayer may establish an Escrow Account. A four-payment option is available for individuals who are disabled or at least 65 years of age or a disabled veteran with a residential homestead exemption. This plan spreads property tax bill over four payments in accordance with Texas Property Tax Code Sec. 31.031.

PAYMENT IN PERSON: If you wish to pay in person, you may pay at any of the above locations. A drop off box is available at all 8 offices.

PAYMENT BY MAIL: Mail must be postmarked for the month in which payment is due in accordance with Texas Property Tax Code Sec. 1.08 (check should include current driver license #). If we have to return your payment for any reason, the postmark date of your reply envelope is the controlling date.

PENALTY AND INTEREST: Taxes are delinquent, if not paid prior to February 1 of each year and will accrue Penalty and Interest added in accordance with Texas Property Tax Code Sec. 33.01 (a).

On February 1 of each year, all accounts under legal judgment are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.48, an attorney's fees and collection expenses will be added.

On April 1 of each year, all delinquent personal property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.11, an attorney's fees and collection expenses will be added.

On July 1 of each year, all delinquent property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.07, an attorney's fees and collection expenses will be added. (Please refer to the table provided as an example)

TEXAS PROPERTY TAX CODE SEC. 31.01 (g) states that failure to send or receive a tax bill does not affect the validity of the tax, penalty or interest, the due date, existence of a tax lien, or any procedure instituted to collect a tax.

Example of Penalty and Interest for 33.07 on a property assessed with $1,000.00 Taxes Due

Month	Penalty %	Interest %	Delinquent Amount	Coll Fees	Total Amount
January	0%	0%	$ 1,000.00	$ 0.00	$ 1,000.00
February	6%	1%	$ 1,070.00	$ 0.00	$ 1,070.00
March	7%	2%	$ 1,090.00	$ 0.00	$ 1,090.00
April	8%	3%	$ 1,110.00	$ 0.00	$ 1,110.00
May	9%	4%	$ 1,130.00	$ 0.00	$ 1,130.00
June	10%	5%	$ 1,150.00	$ 0.00	$ 1,150.00
July	12%	6%	$ 1,180.00	$ 177.00	$ 1,357.00

TEXAS PROPERTY TAX CODE SEC. 42.08(a) states that the pendency of an appeal does not affect the delinquency date for the taxes on the property subject to the appeal. (d) states that a property owner who appeals must pay taxes on the property subject to the appeal or the property owner forfeits the right to proceed to the final determination of the appeal. The amount of taxes the property owner must pay on the property before the delinquency date to comply with the subsection is the lesser of:

(1) the amount of taxes due on the portion of the taxable value of the property that is not in dispute; or
(2) the amount of taxes due on the property under the order from which the appeal is taken.

TEXAS PROPERTY TAX CODE SEC. 33.045 states that "if you are 65 years of age or older or disabled and the property described in this document is your residence homestead, you should contact the appraisal district regarding any entitlement you may have to a postponement in the payment of these taxes"

INTERNET PAYMENTS 24/7: Can be made by going to **www.hidalgocountytax.org**. A convenience fee will be charged based on a fee schedule.
**There is no fee when paying by Electronic Check.

MAIL PAYMENT TO:
Pablo (Paul) Villarreal Jr.
Hidalgo County Tax Assessor-Collector
PO Box 178
Edinburg TX 78540-0178

HIDALGO COUNTY APPRAISAL DISTRICT

Date _____

CORRECTION FORM
(address only)

Entity _____

Clerk _____

PIDN | | | | | | | | | | | | | | |

CURRENT PREVIOUS

NAME: _____ _____

C/O: _____ _____

ADDRESS: _____ _____

CITY: _____ _____

STATE: _____ ZIP: _____ _____
(Use ZIP + 4)

LIENS:

DOCUMENT NO: 2774702

DOCUMENT NO: 2829576

DOCUMENT NO: 2912955

DOCUMENT NO: 2940604

DOCUMENT NO: 2955470

DOCUMENT NO:3036524

DOCUMENT NO: 3039039

DOCUMENT NO: 3089468

DOCUMENT NO:3150311

DOCUMENT NO: 3165186

DOCUMENT NO:3271890

DOCUMENT NO:3376974

DOCUMENT NO: 3405317

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT ? (1) SOUTH KANSAS.			HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	NO WIRES IN WALLS	6
1.2 WINDOW CONDITION	ALL BROKEN WINDOWS	6
1.3 CEILING CONDITION	NO SHEET ROCK	6
1.4 WALL CONDITION	NO WIRE / SHEET ROCK	6
1.5 FLOOR CONDITION	ALL DETERIORATED	
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY	N/A	6
2.2 WINDOW CONDITION	BROKEN	6
2.3 CEILING CONDITION	NO CEILING BARE ROOF	6
2.4 WALL CONDITION	JUST FRAME	6
2.5 FLOOR CONDITION	BARE PLYWOOD	6
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY	IN COMPLETE	6
3.2 WINDOW CONDITION		6
3.3 CEILING CONDITION	BARE ROOF	6
3.4 WALL CONDITION	SEVERE WEATHERING	6
3.5 FLOOR CONDITION	NO FLOORING	6
3.6 FLUSH TOILET IN ENLOSED. ROOM IN UNIT		6
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		6
3.8 TUB OR SHOWER IN UNIT		6
3.9 VENTILIATION		6

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

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
	STRUCTURE OF HOME ALL DETERATING, NO
	WIRE, NO SHEETROCH, NO KITCHEN, NO RESTROOM
	ALL GUTES OUT, FLOORS ALL FALLING APART AND
	~~WEA~~ ROTTED OUT.

RECOMMENDATION: REPAIR ____ DEMOLISH __X__ VACATE ____

*INTERPRETATION OF NUMERIC SCALE

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

INSPECTED BY Jerry Valdez

DATE 3/5/26

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 1 S. Kansas Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

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

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

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ____x___DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Asst. Fire Marshal Mike Swinnea
OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 321663 | 1 S KANSAS AVE

Property Summary Report | 2026
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 321663
Geographic ID: W2300-00-00C-0024-00
Type: R
Zoning: RM
Agent:
Legal Description: WESLACO ORIGINAL TOWNSITE BLK C LTS 24-25
Property Use: APT

LOCATION

Address: 1 S KANSAS AVE, TX

Market Area:
Market Area CD: ALL
Map ID: CWL VOL 2 PG 30
Zoning: RM

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: GARCIA ANNA MARIA

Secondary Name:

Mailing Address: 301 W BUCHANAN ST HARLINGEN TX US 78550-6609

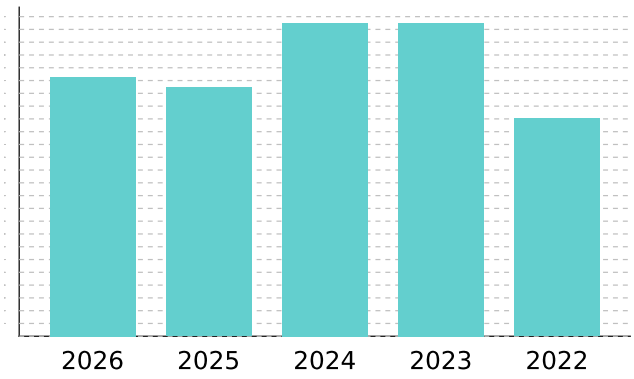
Owner ID: 357875
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$67,031
Special Use Land Market:	$0
Total Land:	$67,031
Improvement Homesite:	$0
Improvement Non-Homesite:	$135,894
Total Improvement:	$135,894
Market:	$202,925
Special Use Exclusion (-):	$0
Appraised:	$202,925
Value Limitation Adjustment (-):	$0
Net Appraised:	$202,925

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$67,031	$135,894	$0	$202,925	$0	$202,925
2025	$58,500	$135,894	$0	$194,394	$0	$194,394
2024	$58,500	$186,627	$0	$245,127	$0	$245,127
2023	$58,500	$186,627	$0	$245,127	$0	$245,127
2022	$30,063	$140,288	$0	$170,351	$0	$170,351

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$202,925	$202,925
DR1	DRAINAGE DISTRICT #1	0.112300	$202,925	$202,925
GHD	HIDALGO COUNTY	0.575000	$202,925	$202,925
JCC	SOUTH TEXAS COLLEGE	0.162000	$202,925	$202,925
SST	SOUTH TEXAS SCHOOL	0.049200	$202,925	$202,925
SWL	WESLACO ISD	0.943300	$202,925	$202,925

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$5,130.96
Estimated Taxes Without Exemptions:	$5,130.96

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: COMMERCIAL Improvement Value: $50,958 Main Area: 1,440
State Code: B1 Description: Gross Building Area: 1,440

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
APT	APARTMENT	CAPT		1	1956	1956	720
APT2	APT 2ND FL	CAPT		1	1956	1956	720

Improvement Features

APT Flooring: LIN, Plumbing: 2, Roof Covering: CmpS, Number of Units: 2, Exterior Wall: MRY, Construction Style: COM, Roof Style: GAB, Heating/Cooling: MINUS, Interior Finish: SRK, Ceiling: 16, Foundation: SLB
APT2 Heating/Cooling: MINUS

Improvement #2: COMMERCIAL Improvement Value: $49,755 Main Area: 1,395
State Code: B1 Description: Gross Building Area: 1,395

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
APT	APARTMENT	CAPT		1	1975	1975	388
APT	APARTMENT	CAPT		1	1975	1975	344
APT	APARTMENT	CAPT		1	1975	1975	343
APT	APARTMENT	CAPT		1	1975	1975	320

Improvement Features

APT Flooring: LIN, Roof Covering: CmpS, Construction Style: COM, Roof Style: GAB, Heating/Cooling: MINUS, Interior Finish: SRK, Plumbing: 8, Number of Units: 4, Exterior Wall: DWD, Foundation: CBK, Ceiling: 8
APT Flooring: LIN, Roof Covering: CmpS, Construction Style: COM, Roof Style: GAB, Heating/Cooling: MINUS, Interior Finish: SRK, Plumbing: 8, Number of Units: 4, Exterior Wall: DWD, Foundation: CBK, Ceiling: 8
APT Flooring: LIN, Roof Covering: CmpS, Construction Style: COM, Roof Style: GAB, Heating/Cooling: MINUS, Interior Finish: SRK, Plumbing: 8, Number of Units: 4, Exterior Wall: DWD, Foundation: CBK, Ceiling: 8
APT Flooring: LIN, Roof Covering: CmpS, Construction Style: COM, Roof Style: GAB, Heating/Cooling: MINUS, Interior Finish: SRK, Plumbing: 8, Number of Units: 4, Exterior Wall: DWD, Foundation: CBK, Ceiling: 8

Improvement #3: COMMERCIAL Improvement Value: $35,181 Main Area: 877
State Code: B1 Description: Gross Building Area: 1,120

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
APT	APARTMENT	CAPT		1	1975	1975	877
CAN	CANOPY	CAPT		1	1975	1975	243

Improvement Features

APT Flooring: LIN, Plumbing: 2, Number of Units: 2, Construction Style: COM, Roof Style: GAB, Heating/Cooling: MINUS, Interior Finish: SRK, Exterior Wall: DWD, Foundation: CBK, Roof Covering: MTL, Ceiling: 8

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.1865	8,125	$8.25	$67,031	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/14/97	CONV	CONVERSION	THRANE JUANITA A	GARCIA ANNA MARIA				579264
5/23/92	CONV	CONVERSION	GONZALEZ FRANCES A	THRANE JUANITA A		3265	135	
	CONV	CONVERSION	JOSE LUIS ARGUELLO	GONZALEZ FRANCES A				

Board of Adjustments & **Appeals- Zoning**
Standardized Agenda Request Form

Date of Meeting: June 4, 2026	**Agenda Item No.** (to be assigned by PCE): **B.**
From: John Rubio, Code Enforcement Officer, on behalf of City of Weslaco	
Subject/Agenda Item: To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225	
Discussion/Overview: The Code Enforcement is requesting for the structure either be repaired to current building codes or demolished Legal Description: 114 N Republic St., STAATS ADDN LTS 18, 19, 20 BLK 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Jose C Sanchez	
Staff recommendation for Commission's Action: Staff recommends compliance with the ordinance.	
Attachments, (if any): Application, site plan	
Responsibilities upon Commission's Action: Staff will advise applicant.	



















RE: Dilapidated Structure at 114 N. Republic, Weslaco, Texas 5/21/2026

NOTICE OF PUBLIC HEARING

Dear Jose C. Sanchez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **114 N. Republic** legally described as being; **Staats Addition, Lots 18, 19, & 20, Block 7, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192706

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lots 18, 19 and 20, Block 7, STAATS ADDITION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 6, Page 57, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

As to Lots 18 and 19, Block 7: Jose Sanchez by virtue of a Warranty Deed from Mrs. Mary C. Staats, dated May 21, 1938, recorded in Volume 480, Page 372, Deed Records, Hidalgo County, Texas.

Graciela Sanchez by virtue of a Warranty Deed from Jose V. Sanchez, Inocencia Sanchez; Anita Sanchez Garza; Samuel V. Sanchez; Roberto Enrique Sanchez; Maria Belinda Sanchez Blankenship; Ana Delia Rodriguez; Jose Fidencio Martinez, Jr.; Alma Valero; Argelia Martinez; and Adalia Reyna dated March 23, 2012 filed April 23, 2012 under Document Number 2012-2301064, Official Records, Hidalgo County, Texas.

Maria Belinda Sanchez Blankenship, a single woman by virtue of a Special Warranty Gift Deed from Graciela Sanchez, a single woman, dated August 2, 2019, filed August 2, 2019 under Document Number 3036356, Official Records, Hidalgo County, Texas.

NOTE: The chain of title is incomplete. No deed is found from, nor heirship, nor probate proceedings for the said Jose Sanchez.

As to Lot 20, Block 7: Jose C. Sanchez and wife, Maria V. Sanchez by virtue of a Warranty Deed from Mrs. Mary C. Staats, dated December 4, 1968, recorded in Volume 1219, Page 655, Deed Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

None of record.

EXCEPTIONS:

A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

B. Roads, easements and reservations as shown on the map of Staats Addition, recorded in Volume 6, Page 57, Map Records of Hidalgo County, Texas.

C. Perpetual easements in favor of the Public as shown by instrument dated May 21, 1941, recorded in Volume 480, Page 372 and dated May 10, 1945, recorded in Volume 559, Page 329, Deed Records of Hidalgo County, Texas.

D. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

E. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

F. Rights of parties in possession.

G. Visible and apparent easements on or across the property herein described.

H. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

I. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

A. We find the following 7 liens which may be against the Jose C. Sanchez. (see attached sheets)

B. We find the following 9 liens which may be against the Maria V. Sanchez. (see attached sheets)

C. We find the following 8 liens which may be against the Maria Belinda Sanchez Blankenship. (see attached sheets)

D. By instrument dated March 23, 2012, filed April 23, 2012, under Document Number 2013-2301064, Official Records of Hidalgo County, Texas, Jose V. Sanchez, Inocencia Sanchez; Anita Sanchez Garza; Samuel V. Sanchez; Roberto Enrique Sanchez; Maria Belinda Sanchez Blankenship; Ana Delia Rodriguez; Jose Fidencio Martinez, Jr.; Alma Valero; Argelia Martinez; and Adalia Reyna, conveyed the property under examination unto Graciela Sanchez.

We find the following 1 lien which may be against the prior owner-Jose V. Sanchez. (see attached sheets)

E. By instrument dated March 23, 2012, filed April 23, 2012, under Document Number 2013-2301064, Official Records of Hidalgo County, Texas, Jose V. Sanchez, Inocencia Sanchez; Anita Sanchez Garza; Samuel V. Sanchez; Roberto Enrique Sanchez; Maria Belinda Sanchez Blankenship; Ana Delia Rodriguez; Jose Fidencio Martinez, Jr.; Alma Valero; Argelia Martinez; and Adalia Reyna, conveyed the property under examination unto Graciela Sanchez.

We find the following 3 liens which may be against the prior owner-Samuel V. Sanchez. (see attached sheets)

F. By instrument dated March 23, 2012, filed April 23, 2012, under Document Number 2013-2301064, Official Records of Hidalgo County, Texas, Jose V. Sanchez, Inocencia Sanchez; Anita Sanchez Garza; Samuel V. Sanchez; Roberto Enrique Sanchez; Maria Belinda Sanchez Blankenship; Ana Delia Rodriguez; Jose Fidencio Martinez, Jr.; Alma Valero; Argelia Martinez; and Adalia Reyna, conveyed the property under examination unto Graciela Sanchez.

We find the following 3 liens which may be against the prior owner-Anita Sanchez Garza. (see attached sheets)

G. By instrument dated March 23, 2012, filed April 23, 2012, under Document Number 2013-2301064, Official Records of Hidalgo County, Texas, Jose V. Sanchez, Inocencia Sanchez; Anita Sanchez Garza; Samuel V. Sanchez; Roberto Enrique Sanchez; Maria Belinda Sanchez Blankenship; Ana Delia Rodriguez; Jose Fidencio Martinez, Jr.; Alma Valero; Argelia Martinez; and Adalia Reyna, conveyed the property under examination unto Graciela Sanchez.

We find the following 14 liens which may be against the prior owner-Roberto Enrique Sanchez. (see attached sheets)

H. By instrument dated March 23, 2012, filed April 23, 2012, under Document Number 2013-2301064, Official Records of Hidalgo County, Texas, Jose V. Sanchez, Inocencia Sanchez; Anita Sanchez Garza; Samuel V. Sanchez; Roberto Enrique Sanchez; Maria Belinda Sanchez Blankenship; Ana Delia Rodriguez; Jose Fidencio Martinez, Jr.; Alma Valero; Argelia Martinez; and Adalia Reyna, conveyed the property under examination unto Graciela Sanchez.

We find the following 1 lien which may be against the prior owner-Ana Delia Rodriguez. (see attached sheets)

I. By instrument dated March 23, 2012, filed April 23, 2012, under Document Number 2013-2301064, Official Records of Hidalgo County, Texas, Jose V. Sanchez, Inocencia Sanchez; Anita Sanchez Garza; Samuel V. Sanchez; Roberto Enrique Sanchez; Maria Belinda Sanchez Blankenship; Ana Delia Rodriguez; Jose Fidencio Martinez, Jr.; Alma Valero; Argelia Martinez; and Adalia Reyna, conveyed the property under examination unto Graciela Sanchez.

We find the following 7 liens which may be against the prior owner-Jose Fidencio Martinez. (see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2026 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: _____
Martha Rodriguez

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

SANCHEZ JOSE C
114 N REPUBLIC ST
WESLACO, TX 78596-5120

Legal Description:
STAATS ADDN LTS 18 19 20 BLK 7

Account No: S5850-00-007-0018-00

2025 Value: $86,669
Appr. Dist. No.: 289852

Legal Acres: .1377
Parcel Address: 114 N REPUBLIC ST

As of Date: 05/22/2026 **Cause No:** T-0657-20-A

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	IF PAID BY June 1, 2026 Total	IF PAID BY June 30, 2026 Penalty Interest	IF PAID BY June 30, 2026 Total	IF PAID BY July 31, 2026 Penalty Interest	IF PAID BY July 31, 2026 Total
2021	40 53	$490.41	$434.50	$924.91	$440.14	$930.55	$445.79	$936.20
2022	40 53	$209.10	$156.41	$365.51	$158.81	$367.91	$161.21	$370.31
2023	40 53	$858.55	$343.42	$1,201.97	$352.00	$1,210.55	$360.59	$1,219.14
2024	1 2 40 53 54 55	$1,331.82	$628.61	$1,960.43	$643.93	$1,975.75	$659.25	$1,991.07
2025	1 2 40 53 54 55	$1,595.13	$207.38	$1,802.51	$239.27	$1,834.40	$569.46	$2,164.59
TOTAL AMOUNT DUE:		**$4,485.01**	$1,770.32	**$6,255.33**	$1,834.15	**$6,319.16**	$2,196.30	**$6,681.31**

Tax Unit Codes:

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

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

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

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

31.1.58

Print Date: 05/22/2026

Appr. Dist. No.: 289852

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

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

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If Paid By	Amount Due
June 1, 2026	$6,255.33
June 30, 2026	$6,319.16
July 31, 2026	$6,681.31
Amount Paid:	$_____.___

S5850-00-007-0018-00

SANCHEZ JOSE C
114 N REPUBLIC ST
WESLACO, TX 78596-5120

00002898520000625533

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

SANCHEZ JOSE C
114 N REPUBLIC ST
WESLACO, TX 78596-5120

Legal Description:

STAATS ADDN LTS 18 19 20 BLK 7

Account No: S5850-00-007-0018-00

2025 Value: $86,669
Appr. Dist. No.: 289852

Legal Acres: .1377
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TOTAL AMOUNT DUE:		**$4,485.01**	$1,770.32	**$6,255.33**	$1,834.15	**$6,319.16**	$2,196.30	**$6,681.31**

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

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

31.1.58

Print Date: **05/22/2026**

Appr. Dist. No.: 289852

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

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

* S 5 8 5 0 0 0 0 0 7 0 0 1 8 0 0 *

If Paid By	Amount Due
June 1, 2026	$6,255.33
June 30, 2026	$6,319.16
July 31, 2026	$6,681.31
Amount Paid:	**$_____.__**

S5850-00-007-0018-00

SANCHEZ JOSE C
114 N REPUBLIC ST
WESLACO, TX 78596-5120

00002898520000625533

OFFICE OF THE TAX ASSESSOR-COLLECTOR
HIDALGO COUNTY

EDINBURG
Main - Full Service Center
2804 S US Hwy 281
(956) 318-2157
From 8:00am - 4:30pm

MISSION
Full Service Center
722 N Breyfogle, Ste. 104
(956) 205-7050
From 8:00am - 4:30pm

WESLACO
Full Service Center
1902 Joe Stephens, Ste. 201
(956) 973-7825
From 8:00am - 4:30pm

PHARR
Full Service Center
300 W Hall Acres Rd, Ste. C
(956) 784-3500
From 8:00am - 4:30pm

ALAMO
Community Center
1429 S Tower Rd
(956) 784-8688
From 8:00am - 4:30pm
Monday and Tuesday only

SAN JUAN
Community Center
509 E Earling Rd
(956) 283-1773
From 8:00am - 4:30pm

ELSA
Community Center
708 E Edinburg Ave
(956) 292-7622
From 8:00am - 4:30pm

MCALLEN
Community Center
300 E Hackberry Ave, Ste. 3
(956) 686-7424
From 8:00am - 4:30pm

OFFICES COUNTYWIDE TO BETTER SERVE YOU

PAYMENT OPTIONS: Taxpayer may pay the total amount due by cash, check, credit card, or make partial payments. Only U.S. funds from U.S. bank accounts are accepted. If total current tax is paid by January 31, no penalty and interest is charged. Taxpayer may establish an Escrow Account. A four-payment option is available for individuals who are disabled or at least 65 years of age or a disabled veteran with a residential homestead exemption. This plan spreads property tax bill over four payments in accordance with Texas Property Tax Code Sec. 31.031.

PAYMENT IN PERSON: If you wish to pay in person, you may pay at any of the above locations. A drop off box is available at all 8 offices.

PAYMENT BY MAIL: Mail must be postmarked for the month in which payment is due in accordance with Texas Property Tax Code Sec. 1.08 (check should include current driver license #). If we have to return your payment for any reason, the postmark date of your reply envelope is the controlling date.

PENALTY AND INTEREST: Taxes are delinquent, if not paid prior to February 1 of each year and will accrue Penalty and Interest added in accordance with Texas Property Tax Code Sec. 33.01 (a).

On February 1 of each year, all accounts under legal judgment are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.48, an attorney's fees and collection expenses will be added.

On April 1 of each year, all delinquent personal property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.11, an attorney's fees and collection expenses will be added.

On July 1 of each year, all delinquent property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.07, an attorney's fees and collection expenses will be added. (Please refer to the table provided as an example)

TEXAS PROPERTY TAX CODE SEC. 31.01 (g) states that failure to send or receive a tax bill does not affect the validity of the tax, penalty or interest, the due date, existence of a tax lien, or any procedure instituted to collect a tax.

Example of Penalty and Interest for 33.07 on a property assessed with $1,000.00 Taxes Due

Month	Penalty %	Interest %	Delinquent Amount	Coll Fees	Total Amount
January	0%	0%	$ 1,000.00	$ 0.00	$ 1,000.00
February	6%	1%	$ 1,070.00	$ 0.00	$ 1,070.00
March	7%	2%	$ 1,090.00	$ 0.00	$ 1,090.00
April	8%	3%	$ 1,110.00	$ 0.00	$ 1,110.00
May	9%	4%	$ 1,130.00	$ 0.00	$ 1,130.00
June	10%	5%	$ 1,150.00	$ 0.00	$ 1,150.00
July	12%	6%	$ 1,180.00	$ 177.00	$ 1,357.00

TEXAS PROPERTY TAX CODE SEC. 42.08(a) states that the pendency of an appeal does not affect the delinquency date for the taxes on the property subject to the appeal. (d) states that a property owner who appeals must pay taxes on the property subject to the appeal or the property owner forfeits the right to proceed to the final determination of the appeal. The amount of taxes the property owner must pay on the property before the delinquency date to comply with the subsection is the lesser of:

(1) the amount of taxes due on the portion of the taxable value of the property that is not in dispute; or
(2) the amount of taxes due on the property under the order from which the appeal is taken.

TEXAS PROPERTY TAX CODE SEC. 33.045 states that "if you are 65 years of age or older or disabled and the property described in this document is your residence homestead, you should contact the appraisal district regarding any entitlement you may have to a postponement in the payment of these taxes"

INTERNET PAYMENTS 24/7: Can be made by going to **www.hidalgocountytax.org**. A convenience fee will be charged based on a fee schedule.
**There is no fee when paying by Electronic Check.

MAIL PAYMENT TO:
Pablo (Paul) Villarreal Jr.
Hidalgo County Tax Assessor-Collector
PO Box 178
Edinburg TX 78540-0178

HIDALGO COUNTY APPRAISAL DISTRICT

Date _____

CORRECTION FORM
(address only)

Entity _____

Clerk _____

PIDN | | | | | | | | | | | | | | |

CURRENT PREVIOUS

NAME: _____ _____

C/O: _____ _____

ADDRESS: _____ _____

CITY: _____ _____

STATE: _____ ZIP: _____ _____
(Use ZIP + 4)

LIENS:

DOCUMENT NO: 770071

DOCUMENT NO:975854

DOCUMENT NO: 415826

DOCUMENT NO: 589467

DOCUMENT NO: 1099609

DOCUMENT NO: 2011-2180128

DOCUMENT NO: 2005-1512225

DOCUMENT NO: 2902395

DOCUMENT NO: 3401864

DOCUMENT NO: 3450991

DOCUMENT NO: 3629729

DOCUMENT NO: 2007-1716104

DOCUMENT NO: 2966277

DOCUMENT NO: 3539219

DOCUMENT NO: 2011-2180149.

DOCUMENT NO:2006-1570609

DOCUMENT NO:2006-1679670

DOCUMENT NO:2007-1726379

DOCUMENT NO: 2008-1940295

DOCUMENT NO: 2725456

DOCUMENT NO:2731381

DOCUMENT NO:2982732

DOCUMENT NO:2990891

DOCUMENT NO:30700005

DOCUMENT NO:3284822

DOCUMENT NO:2010-2143432

DOCUMENT NO:2709769

DOCUMENT NO: 2725456

DOCUMENT NO: 2731381

DOCUMENT NO:2982732

DOCUMENT NO: 2990891

DOCUMENT NO: 3070005

DOCUMENT NO: 3284823

DOCUMENT NO: 2010-2143432

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION				
ADDRESS OF INSPECTED UNIT 114 N. REPUBLIC ST				HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET	CITY Weslaco			
COUNTY Hidalgo	STATE TX	ZIP 78596		
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED				PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY		6
1.2 WINDOW CONDITION	SEVERE DETERIORATION	6
1.3 CEILING CONDITION	OF STRUCTURE	7
1.4 WALL CONDITION	HONEY BEE INFESTATION	6
1.5 FLOOR CONDITION	UNSTEADY FLOOR CAVING IN	7
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY		6
2.2 WINDOW CONDITION		6
2.3 CEILING CONDITION	STRUCTURAL CEILING CAVING	7
2.4 WALL CONDITION	WATER DAMAGE/MOLD	6
2.5 FLOOR CONDITION		7
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		6
3.2 WINDOW CONDITION		6
3.3 CEILING CONDITION		6
3.4 WALL CONDITION		6
3.5 FLOOR CONDITION		6
3.6 FLUSH TOILET IN ENLOSED. ROOM IN UNIT		5
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		5
3.8 TUB OR SHOWER IN UNIT		5
3.9 VENTILIATION		

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

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

RECOMMENDATION: REPAIR _____ DEMOLISH ✓ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

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

Joshua L Gonzalez
INSPECTED BY

3-19-26
DATE

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 114 N. Republic Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

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

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

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ____x___DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Asst. Fire Marshal Mike Swinnea
OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 289852 | 114 N REPUBLIC ST

Property Summary Report | 2026
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 289852
Geographic ID: S5850-00-007-0018-00
Type: R
Zoning: RS
Agent:
Legal Description: STAATS ADDN LTS 18 19 20 BLK 7

Property Use:

LOCATION

Address: 114 N REPUBLIC ST, WESLACO TX

Market Area:
Market Area CD: SWLA001
Map ID: CWL VOL 6 PG 57
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: SANCHEZ JOSE C

Secondary Name:

Mailing Address: 114 N REPUBLIC ST WESLACO TX US 78596-5120

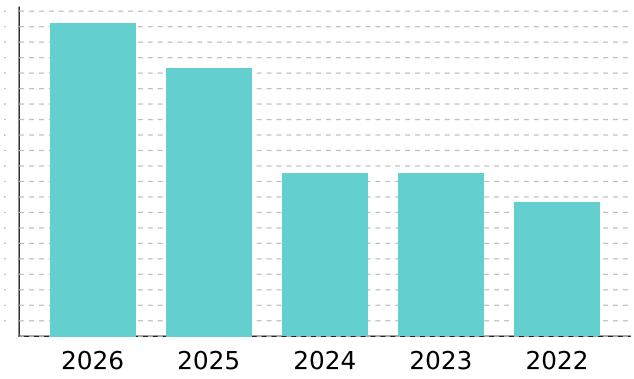
Owner ID: 159467
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$66,744
Special Use Land Market:	$0
Total Land:	$66,744
Improvement Homesite:	$0
Improvement Non-Homesite:	$34,486
Total Improvement:	$34,486
Market:	$101,230
Special Use Exclusion (-):	$0
Appraised:	$101,230
Value Limitation Adjustment (-):	$25,527
Net Appraised:	$75,703

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$66,744	$34,486	$0	$101,230	$25,527	$75,703
2025	$46,500	$40,169	$0	$86,669	$23,583	$63,086
2024	$36,000	$16,572	$0	$52,572	$0	$52,572
2023	$36,000	$16,572	$0	$52,572	$0	$52,572
2022	$21,300	$21,863	$0	$43,163	$0	$43,163

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$75,703	$75,703
DR1	DRAINAGE DISTRICT #1	0.112300	$75,703	$75,703
GHD	HIDALGO COUNTY	0.575000	$75,703	$75,703
JCC	SOUTH TEXAS COLLEGE	0.162000	$75,703	$75,703
SST	SOUTH TEXAS SCHOOL	0.049200	$75,703	$75,703
SWL	WESLACO ISD	0.943300	$75,703	$75,703

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$1,914.15
Estimated Taxes Without Exemptions:	$1,914.15

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: RESIDENTIAL Improvement Value: $34,486 Main Area: 1,053
State Code: A1 Description: Gross Building Area: 1,269

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDVL		1	1986	1986	1,053
POR	PORCH (COVERED)	SIDVL		1	1986	1986	96
STG	STORAGE	SIDVL		1	1986	1986	120

Improvement Features

MA Flooring: LIN, Plumbing: 1, Custom: 0, Roof Style: GAB, Number of Bedrooms: 3.00, BATH: 1, Heating/Cooling: MINUS, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DWD, Foundation: CBK

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.1377	6,000	$11.12	$66,744	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
	CONV	CONVERSION	JOSE LUIS ARGUELLO	SANCHEZ JOSE C				

















RE: Dilapidated Structure at 216 W. Plaza, Weslaco, Texas 5/21/2026

NOTICE OF PUBLIC HEARING

Dear Angelita Rivera

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **216 W. Plaza** legally described as being; **Northside Subdivision, Lots 15, 16, & 17, Block 8, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192700

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 15, 16, and 17, Block 8, THE NORTHSIDE SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 58, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Angelita Rivera by virtue of a Warranty Deed from Antonia R. Martinez, and husband Salvador Martinez, Jacinto Rivera, Maria R. Roman and husband Longino Roman, Uvaldo Rivera, Teresa R. De Los Santos and husband Refugio De Los Santos, Ernestina R. Rodriguez and husband Arnulfo Rodriguez, Guadalupe R. Garcia and husband Simon Garcia, Manuel Rivera and Santos Nabor Rivera, dated November 16, 1967, recorded in Volume 1195, Page 43, Deed Records, Hidalgo County, Texas.

Note: Per Case No. P-30,699 filed in the Probate County of Hidalgo County, Texas, Guardianship of Angelita Rivera were opened and dismissed as she passed away. No deed is found from, nor heirship, nor probate proceedings for the said Angelita Rivera.

BUILDING RESTRICTIONS:

None of Record

EXCEPTIONS:

A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

B. Roadways and reservations as shown on the map of The Northside Subdivision, recorded in Volume 3, Page 58, Map Records of Hidalgo County, Texas.

C. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

D. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

E. Rights of parties in possession.

F. Visible and apparent easements on or across the property herein described.

G. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

H. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

A. Tax Suit T-0698-23-E

B. Consequences of proceedings pending entitled Fela B. Olivarez vs. Santos Rivera and Manuel Rivera, as disclosed by Notice of Lis Pendens dated September 26, 2006, filed September 27, 2006 under Document Number 2006-1667860, Official Records of Hidalgo County, Texas.

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2026 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: Ida L. Castañeda
Ida Castañeda

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

RIVERA ANGELITA
PO BOX 52467
MCALLEN, TX 78505-2467

Legal Description:
NORTHSIDE LOTS 15-17 BLK 8

Account No: N7700-00-008-0015-00

2025 Value: $81,536
Appr. Dist. No.: 249190

Legal Acres: .1469
Parcel Address: 216 W PLAZA ST

As of Date: 05/22/2026 **Cause No:** T-0698-23-E

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	IF PAID BY June 1, 2026 Total	IF PAID BY June 30, 2026 Penalty Interest	IF PAID BY June 30, 2026 Total	IF PAID BY July 31, 2026 Penalty Interest	IF PAID BY July 31, 2026 Total
2016	1 2 54 55	$156.19	$246.15	$402.34	$247.95	$404.14	$249.75	$405.94
2017	1 2 54 55	$164.51	$236.57	$401.08	$238.46	$402.97	$240.35	$404.86
2018	1 2 40 54 55	$283.62	$368.71	$652.33	$371.95	$655.57	$375.24	$658.86
2019	1 2 40 54 55	$286.86	$333.32	$620.18	$336.65	$623.51	$339.93	$626.79
2020	1 2 40 53 54 55	$941.66	$964.27	$1,905.93	$975.08	$1,916.74	$985.93	$1,927.59
2021	1 2 40 53 54 55	$1,025.56	$908.63	$1,934.19	$920.45	$1,946.01	$932.24	$1,957.80
2022	1 2 40 53 54 55	$1,107.10	$828.11	$1,935.21	$840.84	$1,947.94	$853.58	$1,960.68
2023	1 2 40 53 54 55	$2,129.09	$1,298.73	$3,427.82	$1,323.24	$3,452.33	$1,347.73	$3,476.82
2024	1 2 40 53 54 55	$2,134.06	$1,007.28	$3,141.34	$1,031.83	$3,165.89	$1,056.34	$3,190.40
2025	1 2 40 53 54 55	$2,061.64	$268.02	$2,329.66	$309.24	$2,370.88	$736.00	$2,797.64
TOTAL AMOUNT DUE:		**$10,290.29**	$6,459.79	**$16,750.08**	$6,595.69	**$16,885.98**	$7,117.09	**$17,407.38**

Tax Unit Codes:

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

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

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

31.1.58

Print Date: 05/22/2026

Appr. Dist. No.: 249190

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

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

* N 7 7 0 0 0 0 0 0 8 0 0 1 5 0 0 *

If Paid By	Amount Due
June 1, 2026	$16,750.08
June 30, 2026	$16,885.98
July 31, 2026	$17,407.38
Amount Paid:	**$_____.__**

N7700-00-008-0015-00

RIVERA ANGELITA
PO BOX 52467
MCALLEN, TX 78505-2467

00002491900001675008

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

RIVERA ANGELITA
PO BOX 52467
MCALLEN, TX 78505-2467

Legal Description:
NORTHSIDE LOTS 15-17 BLK 8

Account No: N7700-00-008-0015-00

2025 Value: $81,536
Appr. Dist. No.: 249190

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As of Date: 05/22/2026 **Cause No:** T-0698-23-E

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	Total	IF PAID BY June 30, 2026 Penalty Interest	Total	IF PAID BY July 31, 2026 Penalty Interest	Total
TOTAL AMOUNT DUE:		**$10,290.29**	$6,459.79	**$16,750.08**	$6,595.69	**$16,885.98**	$7,117.09	**$17,407.38**

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

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

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

31.1.58

Print Date: **05/22/2026**

Appr. Dist. No.: 249190

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

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

* N 7 7 0 0 0 0 0 0 8 0 0 1 5 0 0 *

If Paid By	Amount Due
June 1, 2026	$16,750.08
June 30, 2026	$16,885.98
July 31, 2026	$17,407.38
Amount Paid:	**$_____.__**

N7700-00-008-0015-00

RIVERA ANGELITA
PO BOX 52467
MCALLEN, TX 78505-2467

00002491900001675008

OFFICE OF THE TAX ASSESSOR-COLLECTOR
HIDALGO COUNTY

EDINBURG
Main - Full Service Center
2804 S US Hwy 281
(956) 318-2157
From 8:00am - 4:30pm

MISSION
Full Service Center
722 N Breyfogle, Ste. 104
(956) 205-7050
From 8:00am - 4:30pm

WESLACO
Full Service Center
1902 Joe Stephens, Ste. 201
(956) 973-7825
From 8:00am - 4:30pm

PHARR
Full Service Center
300 W Hall Acres Rd, Ste. C
(956) 784-3500
From 8:00am - 4:30pm

ALAMO
Community Center
1429 S Tower Rd
(956) 784-8688
From 8:00am - 4:30pm
Monday and Tuesday only

SAN JUAN
Community Center
509 E Earling Rd
(956) 283-1773
From 8:00am - 4:30pm

ELSA
Community Center
708 E Edinburg Ave
(956) 292-7622
From 8:00am - 4:30pm

MCALLEN
Community Center
300 E Hackberry Ave, Ste. 3
(956) 686-7424
From 8:00am - 4:30pm

OFFICES COUNTYWIDE TO BETTER SERVE YOU

PAYMENT OPTIONS: Taxpayer may pay the total amount due by cash, check, credit card, or make partial payments. Only U.S. funds from U.S. bank accounts are accepted. If total current tax is paid by January 31, no penalty and interest is charged. Taxpayer may establish an Escrow Account. A four-payment option is available for individuals who are disabled or at least 65 years of age or a disabled veteran with a residential homestead exemption. This plan spreads property tax bill over four payments in accordance with Texas Property Tax Code Sec. 31.031.

PAYMENT IN PERSON: If you wish to pay in person, you may pay at any of the above locations. A drop off box is available at all 8 offices.

PAYMENT BY MAIL: Mail must be postmarked for the month in which payment is due in accordance with Texas Property Tax Code Sec. 1.08 (check should include current driver license #). If we have to return your payment for any reason, the postmark date of your reply envelope is the controlling date.

PENALTY AND INTEREST: Taxes are delinquent, if not paid prior to February 1 of each year and will accrue Penalty and Interest added in accordance with Texas Property Tax Code Sec. 33.01 (a).

On February 1 of each year, all accounts under legal judgment are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.48, an attorney's fees and collection expenses will be added.

On April 1 of each year, all delinquent personal property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.11, an attorney's fees and collection expenses will be added.

On July 1 of each year, all delinquent property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.07, an attorney's fees and collection expenses will be added. (Please refer to the table provided as an example)

TEXAS PROPERTY TAX CODE SEC. 31.01 (g) states that failure to send or receive a tax bill does not affect the validity of the tax, penalty or interest, the due date, existence of a tax lien, or any procedure instituted to collect a tax.

Example of Penalty and Interest for 33.07 on a property assessed with $1,000.00 Taxes Due

Month	Penalty %	Interest %	Delinquent Amount	Coll Fees	Total Amount
January	0%	0%	$ 1,000.00	$ 0.00	$ 1,000.00
February	6%	1%	$ 1,070.00	$ 0.00	$ 1,070.00
March	7%	2%	$ 1,090.00	$ 0.00	$ 1,090.00
April	8%	3%	$ 1,110.00	$ 0.00	$ 1,110.00
May	9%	4%	$ 1,130.00	$ 0.00	$ 1,130.00
June	10%	5%	$ 1,150.00	$ 0.00	$ 1,150.00
July	12%	6%	$ 1,180.00	$ 177.00	$ 1,357.00

TEXAS PROPERTY TAX CODE SEC. 42.08(a) states that the pendency of an appeal does not affect the delinquency date for the taxes on the property subject to the appeal. (d) states that a property owner who appeals must pay taxes on the property subject to the appeal or the property owner forfeits the right to proceed to the final determination of the appeal. The amount of taxes the property owner must pay on the property before the delinquency date to comply with the subsection is the lesser of:

(1) the amount of taxes due on the portion of the taxable value of the property that is not in dispute; or
(2) the amount of taxes due on the property under the order from which the appeal is taken.

TEXAS PROPERTY TAX CODE SEC. 33.045 states that "if you are 65 years of age or older or disabled and the property described in this document is your residence homestead, you should contact the appraisal district regarding any entitlement you may have to a postponement in the payment of these taxes"

INTERNET PAYMENTS 24/7: Can be made by going to **www.hidalgocountytax.org**. A convenience fee will be charged based on a fee schedule.
**There is no fee when paying by Electronic Check.

MAIL PAYMENT TO:
Pablo (Paul) Villarreal Jr.
Hidalgo County Tax Assessor-Collector
PO Box 178
Edinburg TX 78540-0178

HIDALGO COUNTY APPRAISAL DISTRICT

Date _____

CORRECTION FORM
(address only)

Entity _____

Clerk _____

PIDN | | | | | | | | | | | | | | |

CURRENT PREVIOUS

NAME: _____ _____

C/O: _____ _____

ADDRESS: _____ _____

CITY: _____ _____

STATE: _____ ZIP: _____ _____
(Use ZIP + 4)

Recorded On-2006-Sep-27 As-1667860

Hidalgo County
Eddy Trevino
County Clerk
Edinburg,TX 78540

70 2006 01667860

Instrument Number: 2006-1667860
As
Recording

Recorded On: September 27, 200

Parties:

To

Billable Pages: 2

Number of Pages: 3

Comment: LIS PENDENS

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

Recording	20.00
Total Recording:	**20.00**

********** THIS PAGE IS PART OF THE INSTRUMENT **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:
Document Number: 2006-1667860
Receipt Number: 800256
Recorded Date/Time: September 27, 2006 11:29A

User / Station: I Leal - Cash Station 02

Record and Return To:
LAW OFFICE OF FELA B OLIVAREZ
216 E. EXPRESSWAY 83 SUITES L & M
PHARR TX 78502

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed heron, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Eddy Trevino
County Clerk
Hidalgo County, TX

Recorded On-2006-Sep-27 As-1667860

LIS PENDENS

1667860

STATE OF TEXAS §

COUNTY OF Hidalgo §

NOTICE IS HEREBY GIVEN THAT I FELA B. OLIVAREZ represented SANTOS RIVERA and MANUEL RIVERA in the **"In the Guardianship of Angelita Rivera, an Incapacitated Person,** bearing **Cause No. P-30,699.** I herein file my Notice of Lis Pendens for attorney's fees in the amount of **$12,040.00** due me by MANUEL RIVERA and SANTOS RIVERA.

The real property affected by this proceeding is located at **216 W. Plaza Street, Weslaco, TX 78596, described as follows, to-wit:**

Lot 15, Lot 16 and Lot 17, Block 8, Northside Subdivision to the City of Weslaco, Hidalgo County, Texas, together with all improvements thereon.

Dated this the 26th day of September, 2006.

FELA B. OLIVAREZ

Recorded On-2006-Sep-27 As-1667860

STATE OF TEXAS §
COUNTY OF Hidalgo §

This instrument was acknowledged before me on the 26th day of September, 2006 by FELA B. OLIVAREZ.

SONIA BALBOA
MY COMMISSION EXPIRES
December 12, 2009

Notary Public, State of Texas

When recorded, please return this instrument to:

Fela B. Olivarez
Law Office Of Fela B. Olivarez
216 E. Expressway 83, Suites L & M
Pharr, Texas 78502

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 216 W PLASA ST.			HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY		4
1.2 WINDOW CONDITION	BROKEN	4
1.3 CEILING CONDITION	WATER DAMAGE	4
1.4 WALL CONDITION	PAINT FALLING OFF	4
1.5 FLOOR CONDITION		4
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY		4
2.2 WINDOW CONDITION	BROKEN	4
2.3 CEILING CONDITION		4
2.4 WALL CONDITION		4
2.5 FLOOR CONDITION		4
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		4
3.2 WINDOW CONDITION	BROKEN	4
3.3 CEILING CONDITION	WATER DAMAGE	4
3.4 WALL CONDITION	PAINT FALLING OFF	4
3.5 FLOOR CONDITION		4
3.6 FLUSH TOILET IN ENLOSED. ROOM IN UNIT		4
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		4
3.8 TUB OR SHOWER IN UNIT		4
3.9 VENTILIATION		4

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

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

RECOMMENDATION: REPAIR X DEMOLISH _____ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

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

INSPECTED BY Jerry Valdez

DATE 3/4/26

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 216 W. Plaza Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

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

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

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ____x___DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Asst. Fire Marshal Mike Swinnea
OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 249190 | 216 W PLAZA ST

Property Summary Report | 2026
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 249190
Geographic ID: N7700-00-008-0015-00
Type: R
Zoning: RS
Agent:
Legal Description: NORTHSIDE LOTS 15-17 BLK 8

Property Use:

LOCATION

Address: 216 W PLAZA ST, WESLACO TX

Market Area:
Market Area CD: SWLA001
Map ID: CWL
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: RIVERA ANGELITA

Secondary Name:

Mailing Address: PO BOX 52467 MCALLEN TX US 78505-2467

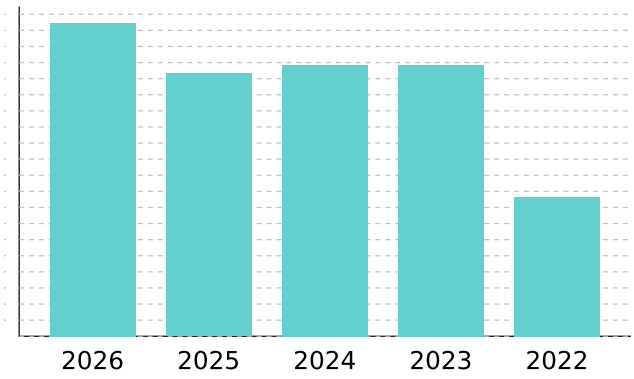
Owner ID: 144587
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$68,794
Special Use Land Market:	$0
Total Land:	$68,794
Improvement Homesite:	$0
Improvement Non-Homesite:	$28,540
Total Improvement:	$28,540
Market:	$97,334
Special Use Exclusion (-):	$0
Appraised:	$97,334
Value Limitation Adjustment (-):	$0
Net Appraised:	$97,334

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$68,794	$28,540	$0	$97,334	$0	$97,334
2025	$49,600	$31,936	$0	$81,536	$0	$81,536
2024	$61,120	$23,120	$0	$84,240	$0	$84,240
2023	$61,120	$23,120	$0	$84,240	$0	$84,240
2022	$22,720	$20,533	$0	$43,253	$0	$43,253

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$97,334	$97,334
DR1	DRAINAGE DISTRICT #1	0.112300	$97,334	$97,334
GHD	HIDALGO COUNTY	0.575000	$97,334	$97,334
JCC	SOUTH TEXAS COLLEGE	0.162000	$97,334	$97,334
SST	SOUTH TEXAS SCHOOL	0.049200	$97,334	$97,334
SWL	WESLACO ISD	0.943300	$97,334	$97,334

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$2,461.09
Estimated Taxes Without Exemptions:	$2,461.09

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: RESIDENTIAL Improvement Value: $28,540 Main Area: 744
State Code: A1 Description: Gross Building Area: 830

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1977	1977	744
POR	PORCH (COVERED)	SIDLW		1	1977	1977	70
STG	STORAGE	SIDLW		1	0	0	16

Improvement Features

MA Flooring: LIN, Plumbing: 1, Custom: 0, Roof Style: GAB, Foundation: PR-BM, Number of Bedrooms: 2.00, BATH: 1, Heating/Cooling: MINUS, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DWD

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.0918	4,000	$10.75	$42,996	$0
L	LOT	0.0551	2,400	$10.75	$25,798	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
1/19/68	DEED	DEED	JOSE LUIS ARGUELLO	RIVERA ANGELITA		1195	43	























RE: Dilapidated Structure at 314 N. Missouri Ave., Weslaco, Texas 5/21/2026

NOTICE OF PUBLIC HEARING

Dear Land Grabber, LLC.

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **314 N. Missouri Ave.** legally described as being; **Tenn-Tex Subdivision, Lot 4, Block 3, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192694

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 4, Block 3, TENN-TEX-SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 4, Page 10, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Land Grabber LLC by virtue of a Sheriffs Deed as shown by instrument dated October 29, 2020, filed November 13, 2020 under Document Number 3166340, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

None of record.

EXCEPTIONS:

A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

B. Roads, easements and reservations as shown on the map of Tenn-Tex-Subdivision, recorded in Volume 4, Page 10, Map Records of Hidalgo County, Texas.

C. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

D. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

E. Rights of parties in possession.

F. Visible and apparent easements on or across the property herein described.

G. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

H. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

None of record.

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2026 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: _____
Martha Rodriguez

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

LAND GRABBER LLC
550 W 3 MILE LINE
PALMHURST, TX 78573

Legal Description:
TENN-TEX BLK 3 LT 4

Account No: T1700-00-003-0004-00

2025 Value: $51,602
Appr. Dist. No.: 294475

Legal Acres: .0430
Parcel Address: 314 N MISSOURI AVE

As of Date: 05/22/2026

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	Total	IF PAID BY June 30, 2026 Penalty Interest	Total	IF PAID BY July 31, 2026 Penalty Interest	Total

Tax Unit Codes:

NO DELINQUENT TAXES ARE DUE AT THIS TIME

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

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

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

31.1.58

Print Date: 05/22/2026

Appr. Dist. No.: 294475

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

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

T1700000003000400

T1700-00-003-0004-00

$_____.___

LAND GRABBER LLC
550 W 3 MILE LINE
PALMHURST, TX 78573

00002944750000000000

OFFICE OF THE TAX ASSESSOR-COLLECTOR
HIDALGO COUNTY

EDINBURG
Main - Full Service Center
2804 S US Hwy 281
(956) 318-2157
From 8:00am - 4:30pm

MISSION
Full Service Center
722 N Breyfogle, Ste. 104
(956) 205-7050
From 8:00am - 4:30pm

WESLACO
Full Service Center
1902 Joe Stephens, Ste. 201
(956) 973-7825
From 8:00am - 4:30pm

PHARR
Full Service Center
300 W Hall Acres Rd, Ste. C
(956) 784-3500
From 8:00am - 4:30pm

ALAMO
Community Center
1429 S Tower Rd
(956) 784-8688
From 8:00am - 4:30pm
Monday and Tuesday only

SAN JUAN
Community Center
509 E Earling Rd
(956) 283-1773
From 8:00am - 4:30pm

ELSA
Community Center
708 E Edinburg Ave
(956) 292-7622
From 8:00am - 4:30pm

MCALLEN
Community Center
300 E Hackberry Ave, Ste. 3
(956) 686-7424
From 8:00am - 4:30pm

OFFICES COUNTYWIDE TO BETTER SERVE YOU

PAYMENT OPTIONS: Taxpayer may pay the total amount due by cash, check, credit card, or make partial payments. Only U.S. funds from U.S. bank accounts are accepted. If total current tax is paid by January 31, no penalty and interest is charged. Taxpayer may establish an Escrow Account. A four-payment option is available for individuals who are disabled or at least 65 years of age or a disabled veteran with a residential homestead exemption. This plan spreads property tax bill over four payments in accordance with Texas Property Tax Code Sec. 31.031.

PAYMENT IN PERSON: If you wish to pay in person, you may pay at any of the above locations. A drop off box is available at all 8 offices.

PAYMENT BY MAIL: Mail must be postmarked for the month in which payment is due in accordance with Texas Property Tax Code Sec. 1.08 (check should include current driver license #). If we have to return your payment for any reason, the postmark date of your reply envelope is the controlling date.

PENALTY AND INTEREST: Taxes are delinquent, if not paid prior to February 1 of each year and will accrue Penalty and Interest added in accordance with Texas Property Tax Code Sec. 33.01 (a).

On February 1 of each year, all accounts under legal judgment are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.48, an attorney's fees and collection expenses will be added.

On April 1 of each year, all delinquent personal property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.11, an attorney's fees and collection expenses will be added.

On July 1 of each year, all delinquent property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.07, an attorney's fees and collection expenses will be added. (Please refer to the table provided as an example)

TEXAS PROPERTY TAX CODE SEC. 31.01 (g) states that failure to send or receive a tax bill does not affect the validity of the tax, penalty or interest, the due date, existence of a tax lien, or any procedure instituted to collect a tax.

Example of Penalty and Interest for 33.07 on a property assessed with $1,000.00 Taxes Due

Month	Penalty %	Interest %	Delinquent Amount	Coll Fees	Total Amount
January	0%	0%	$ 1,000.00	$ 0.00	$ 1,000.00
February	6%	1%	$ 1,070.00	$ 0.00	$ 1,070.00
March	7%	2%	$ 1,090.00	$ 0.00	$ 1,090.00
April	8%	3%	$ 1,110.00	$ 0.00	$ 1,110.00
May	9%	4%	$ 1,130.00	$ 0.00	$ 1,130.00
June	10%	5%	$ 1,150.00	$ 0.00	$ 1,150.00
July	12%	6%	$ 1,180.00	$ 177.00	$ 1,357.00

TEXAS PROPERTY TAX CODE SEC. 42.08(a) states that the pendency of an appeal does not affect the delinquency date for the taxes on the property subject to the appeal. (d) states that a property owner who appeals must pay taxes on the property subject to the appeal or the property owner forfeits the right to proceed to the final determination of the appeal. The amount of taxes the property owner must pay on the property before the delinquency date to comply with the subsection is the lesser of:

(1) the amount of taxes due on the portion of the taxable value of the property that is not in dispute; or
(2) the amount of taxes due on the property under the order from which the appeal is taken.

TEXAS PROPERTY TAX CODE SEC. 33.045 states that "if you are 65 years of age or older or disabled and the property described in this document is your residence homestead, you should contact the appraisal district regarding any entitlement you may have to a postponement in the payment of these taxes"

INTERNET PAYMENTS 24/7: Can be made by going to **www.hidalgocountytax.org**. A convenience fee will be charged based on a fee schedule.
**There is no fee when paying by Electronic Check.

MAIL PAYMENT TO:
Pablo (Paul) Villarreal Jr.
Hidalgo County Tax Assessor-Collector
PO Box 178
Edinburg TX 78540-0178

HIDALGO COUNTY APPRAISAL DISTRICT

Date _____

CORRECTION FORM
(address only)

Entity _____

Clerk _____

PIDN | | | | | | | | | | | | | | |

CURRENT PREVIOUS

NAME: _____ _____

C/O: _____ _____

ADDRESS: _____ _____

CITY: _____ _____

STATE: _____ ZIP: _____ _____
(Use ZIP + 4)

Doc-3166340



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

Document No: 3166340

Recorded On: November 13, 2020 10:48 AM

Billable Pages: 4

Number of Pages: 5

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

Total Recording: $ 49.00

*******THIS PAGE IS PART OF THE DOCUMENT*******

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document No:	3166340
Receipt No:	20201113000138
Recorded On:	November 13, 2020 10:48 AM
Deputy Clerk:	Olga Garcia
Station:	CH-1-CC-K21

Record and Return To:

Perdue Brandon Fielder Collins & Mott LLP
PO Box 2916
original return to customer
McAllen TX 78502

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-3166340

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

SHERIFFS DEED

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HIDALGO §

WHEREAS, by virtue of an Order of Sale out of the District Court of HIDALGO County, Texas, for the 430th Judicial District in Cause No. T-3130-14-J in favor of

WESLACO INDEPENDENT SCHOOL DISTRICT
CITY OF WESLACO
HIDALGO COUNTY
HIDALGO COUNTY DRAINAGE DISTRICT #1
SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT
SOUTH TEXAS COLLEGE

as Plaintiffs, as Intervenors, and

MARIA SOLEDAD VILLARREAL AKA MARIA SOLEDAD REYES

and the unknown owner or unknown owners, and any all other persons unknown; including adverse claimants owning or claiming any legal or equitable interest in or lien upon the real property herein described; the heirs and legal representatives known and unknown of the named defendants who may be stockholders of any of the named parties which may be corporations, foreign, domestic, defunct or otherwise, and any successors, heirs or assigns of such corporations, or anyone as Defendants therein, on a certain Judgment and decree of sale rendered in said Court on the 14th day of July, 2020, which Order of Sale was issued on the 4th day of September, 2020, and delivered to me as Sheriff of the County and State aforesaid, commanding any sheriff or constable of the State of Texas to seize and sell as under execution the premises described in said Order of Sale, I, Sheriff as aforesaid, did upon the 4th day of September, 2020 in obedience to said Order of Sale, seize and levy upon all the estate, right, title, claim and interest which the said Defendant, on the 14th day of July, 2020 so had of, in and to, and since said time had of, in and to the premises hereinafter described, and on the 6th day of October, 2020 the sale being the 1st Tuesday of said month, between the hours of 10:00 a.m. and 4:00 p.m. as prescribed by law, did sell said premises at public auction in the County of HIDALGO at the door of the Courthouse thereof, in the City of Edinburg, Texas, having first given public notice of the authority by virtue of which sale was to be made, the time of levy, the time and place of sale and a description of the property that was to be sold, together with the other information required by law, by causing an advertisement thereof to be published in the English language once a week for three consecutive weeks immediately preceding the date of such sale in the ADVANCE NEWS JOURNAL a newspaper for such purpose, and having transmitted all such notice as required by law.

WHEREAS, at said sale, the property was sold to Land Grabber LLC, hereinafter referred to as GRANTEE, for the sum of $14,000.00, that being the highest bid, and said sale being duly conducted; and,

WHEREAS, GRANTEE has paid to me the said sum of $14,000.00, receipt of which is hereby acknowledged;

Doc-3166340

WHEREAS, the above named Grantee exhibited to the officer who conducted the sale an unexpired written statement issued by the HIDALGO County Tax Collector pursuant to Texas Tax Code Section 34.015 showing that there are no delinquent taxes due to HIDALGO County and that no school district or municipality with territory within such county has reported delinquent taxes due by the Grantee

NOW, WHEREAS, in consideration of the premises, said judgment and Order of Sale and the provisions of Section 34.01, Texas Property Tax Code, I, J.E. "EDDIE" GUERRA, Sheriff of HIDALGO County, Texas aforesaid, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY, unto the said GRANTEE, all the estate, right, title, interest and claim which the said Defendants had on the 14th day of July, 2020, or at any time afterwards, in and to the premises described in said Order of Sale, viz; the lot, tract or parcel of land lying and situated in HIDALGO County, Texas and described as follows, to wit;

Description: LOT FOUR (4) IN BLOCK THREE (3), OF THE TENN-TEX ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. (ACCT. NO. T170000003000400)

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA.

LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL CONDADO, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIABILIDAD, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTÁREAS O MENOS SE PRESUME QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE SERVICIOS DE AGUA POTABLE O AGUAS RESIDUALES, LA

Doc-3166340

PROPIEDAD NO PUEDE CALIFICAR PARA EL USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MÁS INFORMACIÓN, DEBERÁ HACER ESTUDIOS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.

to have and to hold the above described property unto Land Grabber LLC its successors and assigns forever, as fully and absolutely as I, Sheriff as aforesaid, can convey by virtue of said Judgment, Order of Sale, and the provisions of Section 34.01, Texas Property Tax Code, and subject to Defendants right of redemption, if any, as set out in said Section.

IN TESTIMONY WHEREOF, I have hereunto set my hand on Oct. 29, 2020.

Sheriff HIDALGO County, Texas

By Rene Figueroa 1089
Deputy/~~Agent~~

GRANTEE:
Land Grabber LLC
550 W 3 Mile Line
Palmhurst, TX 78573

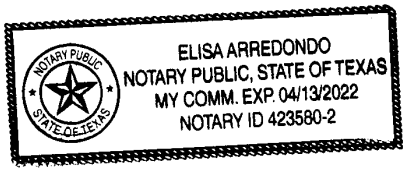
Doc-3166340

THE STATE OF TEXAS §
§
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared Rene Tijerina, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and in the capacity as therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on Oct. 29, 2020.

Elisa Arredondo
NOTARY PUBLIC in and for the State Of Texas
My Commission Expires: 04/13/2022



HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 314 N. Missouri			HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET 314	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	EXPOSED WIRING	7
1.2 WINDOW CONDITION	WINDOWS BROKEN	6
1.3 CEILING CONDITION	HOLE IN CEILING/ROOF	6
1.4 WALL CONDITION	MOLD ON WALL	6
1.5 FLOOR CONDITION		6
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY		7
2.2 WINDOW CONDITION	BROKEN WINDOWS	7
2.3 CEILING CONDITION	COLLAPSED CEILING	7
2.4 WALL CONDITION	COLLAPSED WALL	7
2.5 FLOOR CONDITION	CRUMBLING FLOOR	7
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		7
3.2 WINDOW CONDITION	BROKEN	7
3.3 CEILING CONDITION	COLLAPSED ROOF	7
3.4 WALL CONDITION	BROKEN WALL	7
3.5 FLOOR CONDITION	CRUMBLING	7
3.6 FLUSH TOILET IN ENLOSED. ROOM IN UNIT		7
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		7
3.8 TUB OR SHOWER IN UNIT		7
3.9 VENTILIATION		7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		6
4.2 WINDOW CONDITION		6
4.3 CEILING CONDITION		6
4.4 WALL CONDITION		6
4.5 FLOOR CONDITION		6
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION	CRUMBLING	6
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		
6.3 CONDITION OF ROOF AND GUTTERS	NON EXISTENT	6
6.4 CONDITION OF EXTERIOR SURFACES	WORN	6
6.5 LEAD PAINT: EXT. SURFACES		
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP	NO EXISTING HEATING	6
7.2 SAFETY OF HEATING EQUIP.		
7.3 VENTILATION/COOLING		
7.4 WATER HEATER	NONE	6
7.5 APPROVABLE WATER SUPPLY		
7.6 PLUMBING	RUSTED	6
7.7 SEWER CONNECTION		

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

RECOMMENDATION: REPAIR _____ DEMOLISH X VACATE _____

*INTERPRETATION OF NUMERIC SCALE

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

INSPECTED BY Jerry Valdez

DATE 3/3/26

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 314 N. Missouri Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

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

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

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ____x___DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Asst. Fire Marshal Mike Swinnea
OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 294475 | 314 N MISSOURI AVE

Property Summary Report | 2026
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 294475
Geographic ID: T1700-00-003-0004-00
Type: R
Zoning: RS
Agent:
Legal Description: TENN-TEX BLK 3 LT 4

Property Use:

LOCATION

Address: 314 N MISSOURI AVE, TX

Market Area:
Market Area CD: SWLA001
Map ID: CWL VOL 4 PG10
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: LAND GRABBER LLC

Secondary Name:

Mailing Address: 550 W 3 MILE LINE PALMHURST TX US 78573

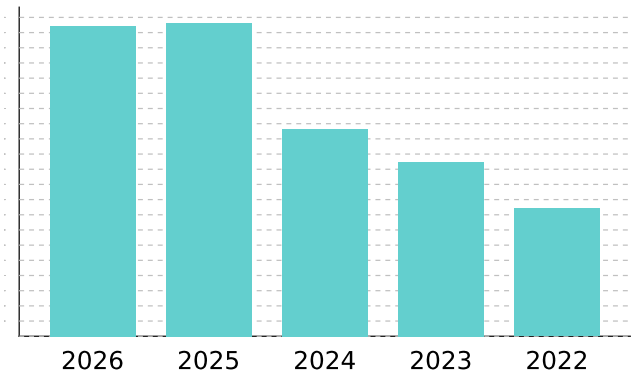
Owner ID: 1021664
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$24,375
Special Use Land Market:	$0
Total Land:	$24,375
Improvement Homesite:	$0
Improvement Non-Homesite:	$26,684
Total Improvement:	$26,684
Market:	$51,059
Special Use Exclusion (-):	$0
Appraised:	$51,059
Value Limitation Adjustment (-):	$1,962
Net Appraised:	$49,097

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$24,375	$26,684	$0	$51,059	$1,962	$49,097
2025	$20,063	$31,539	$0	$51,602	$10,688	$40,914
2024	$17,906	$16,189	$0	$34,095	$0	$34,095
2023	$17,906	$10,793	$0	$28,699	$0	$28,699
2022	$6,656	$14,381	$0	$21,037	$0	$21,037

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$49,097	$49,097
DR1	DRAINAGE DISTRICT #1	0.112300	$49,097	$49,097
GHD	HIDALGO COUNTY	0.575000	$49,097	$49,097
JCC	SOUTH TEXAS COLLEGE	0.162000	$49,097	$49,097
SST	SOUTH TEXAS SCHOOL	0.049200	$49,097	$49,097
SWL	WESLACO ISD	0.943300	$49,097	$49,097

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$1,241.43
Estimated Taxes Without Exemptions:	$1,241.43

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: RESIDENTIAL Improvement Value: $26,684 Main Area: 735
State Code: A1 Description: Gross Building Area: 735

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDVL		1	1983	1983	735

Improvement Features

MA Flooring: LIN, Plumbing: 1, Custom: 0, Roof Style: GAB, Number of Bedrooms: 2.00, BATH: 1, Heating/Cooling: MINUS, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DWD, Foundation: CBK

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.0430	1,875	$13.00	$24,375	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/13/20	SHD	SHERIFF'S DEED	VILLARREAL MARIA S	LAND GRABBER LLC				3166340
3/31/04	WD	WARRANTY DEED	TORRES ROEL	VILLARREAL MARIA S				1316728
4/2/92	CONV	CONVERSION	TORRES ROEL	TORRES ROEL				
11/19/91	CONV	CONVERSION	TORRES JESUS	TORRES ROEL		3163	792	
7/24/89	CONV	CONVERSION	GUTIERREZ BEATRIS V	TORRES JESUS		2786	179	











RE: Dilapidated Structure at 601 Airport Dr., Weslaco, Texas 5/21/2026

NOTICE OF PUBLIC HEARING

Dear Marthina E. Rivera

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **601 Airport Dr.** legally described as being; **El Texano, Lot 12, Block 8, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192699

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 12, Block 8, EL TEXANO, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 13, Page 53, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Marthina Escalante Rivera by virtue of a Warranty Deed dated November 8, 2006 filed February 2, 2017 under Document Number 2784002, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

Volume 13, Page 53, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

EXCEPTIONS:

A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

B. Roadways and setback lines as shown on the map of El Texano, recorded in Volume 13, Page 53, Map Records of Hidalgo County, Texas.

C. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Arthur Austin to V.F. Neuhaus, dated July 10, 1958, recorded in Volume 216, Page 251, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).

D. Mineral and/or royalty reservation contained in deed dated December 9, 1960, recorded in Volume 994, Page 457, Deed Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

E. Mineral and/or royalty reservation contained in deed dated January 28, 1981, recorded in Volume 1707, Page 768, Deed Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

F. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated December 30, 1969, recorded in Volume 325, Page 387, Oil and Gas Records of Hidalgo County, Texas.

G. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

H. Subject to Spoil Bank located along the South Line of subject property.

I. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

J. Rights of parties in possession.

K. Visible and apparent easements on or across the property herein described.

L. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

M. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

A. We find the following 2 liens which may be against the Prior Owner, Jose Omar Escobar. (see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2026 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: Ida L. Castañeda
Ida Castañeda

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

RIVERA MARTHINA ESCALANTE
601 AIRPORT DR
WESLACO, TX 78596-5002

Legal Description:
EL TEXANO BLK 8 LT 12

Account No: E4900-00-008-0012-00

2025 Value: $67,070
Appr. Dist. No.: 168086

Legal Acres: .1860
Parcel Address: 601 N AIRPORT DR

As of Date: 05/22/2026

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	IF PAID BY June 1, 2026 Total	IF PAID BY June 30, 2026 Penalty Interest	IF PAID BY June 30, 2026 Total	IF PAID BY July 31, 2026 Penalty Interest	IF PAID BY July 31, 2026 Total
2025	1 2 40 53 54 55	$1,695.86	$220.45	$1,916.31	$254.39	$1,950.25	$605.42	$2,301.28
TOTAL AMOUNT DUE:		**$1,695.86**	$220.45	**$1,916.31**	$254.39	**$1,950.25**	$605.42	**$2,301.28**

Tax Unit Codes:

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

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

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

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

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

31.1.58

Print Date: **05/22/2026**

Appr. Dist. No.: 168086

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

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

* E 4 9 0 0 0 0 0 0 8 0 0 1 2 0 0 *

If Paid By	Amount Due
June 1, 2026	$1,916.31
June 30, 2026	$1,950.25
July 31, 2026	$2,301.28
Amount Paid:	**$_____.__**

E4900-00-008-0012-00

RIVERA MARTHINA ESCALANTE
601 AIRPORT DR
WESLACO, TX 78596-5002

00001680860000191631

OFFICE OF THE TAX ASSESSOR-COLLECTOR
HIDALGO COUNTY

EDINBURG
Main - Full Service Center
2804 S US Hwy 281
(956) 318-2157
From 8:00am - 4:30pm

MISSION
Full Service Center
722 N Breyfogle, Ste. 104
(956) 205-7050
From 8:00am - 4:30pm

WESLACO
Full Service Center
1902 Joe Stephens, Ste. 201
(956) 973-7825
From 8:00am - 4:30pm

PHARR
Full Service Center
300 W Hall Acres Rd, Ste. C
(956) 784-3500
From 8:00am - 4:30pm

ALAMO
Community Center
1429 S Tower Rd
(956) 784-8688
From 8:00am - 4:30pm
Monday and Tuesday only

SAN JUAN
Community Center
509 E Earling Rd
(956) 283-1773
From 8:00am - 4:30pm

ELSA
Community Center
708 E Edinburg Ave
(956) 292-7622
From 8:00am - 4:30pm

MCALLEN
Community Center
300 E Hackberry Ave, Ste. 3
(956) 686-7424
From 8:00am - 4:30pm

OFFICES COUNTYWIDE TO BETTER SERVE YOU

PAYMENT OPTIONS: Taxpayer may pay the total amount due by cash, check, credit card, or make partial payments. Only U.S. funds from U.S. bank accounts are accepted. If total current tax is paid by January 31, no penalty and interest is charged. Taxpayer may establish an Escrow Account. A four-payment option is available for individuals who are disabled or at least 65 years of age or a disabled veteran with a residential homestead exemption. This plan spreads property tax bill over four payments in accordance with Texas Property Tax Code Sec. 31.031.

PAYMENT IN PERSON: If you wish to pay in person, you may pay at any of the above locations. A drop off box is available at all 8 offices.

PAYMENT BY MAIL: Mail must be postmarked for the month in which payment is due in accordance with Texas Property Tax Code Sec. 1.08 (check should include current driver license #). If we have to return your payment for any reason, the postmark date of your reply envelope is the controlling date.

PENALTY AND INTEREST: Taxes are delinquent, if not paid prior to February 1 of each year and will accrue Penalty and Interest added in accordance with Texas Property Tax Code Sec. 33.01 (a).

On February 1 of each year, all accounts under legal judgment are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.48, an attorney's fees and collection expenses will be added.

On April 1 of each year, all delinquent personal property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.11, an attorney's fees and collection expenses will be added.

On July 1 of each year, all delinquent property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.07, an attorney's fees and collection expenses will be added. (Please refer to the table provided as an example)

TEXAS PROPERTY TAX CODE SEC. 31.01 (g) states that failure to send or receive a tax bill does not affect the validity of the tax, penalty or interest, the due date, existence of a tax lien, or any procedure instituted to collect a tax.

Example of Penalty and Interest for 33.07 on a property assessed with $1,000.00 Taxes Due

Month	Penalty %	Interest %	Delinquent Amount	Coll Fees	Total Amount
January	0%	0%	$ 1,000.00	$ 0.00	$ 1,000.00
February	6%	1%	$ 1,070.00	$ 0.00	$ 1,070.00
March	7%	2%	$ 1,090.00	$ 0.00	$ 1,090.00
April	8%	3%	$ 1,110.00	$ 0.00	$ 1,110.00
May	9%	4%	$ 1,130.00	$ 0.00	$ 1,130.00
June	10%	5%	$ 1,150.00	$ 0.00	$ 1,150.00
July	12%	6%	$ 1,180.00	$ 177.00	$ 1,357.00

TEXAS PROPERTY TAX CODE SEC. 42.08(a) states that the pendency of an appeal does not affect the delinquency date for the taxes on the property subject to the appeal. (d) states that a property owner who appeals must pay taxes on the property subject to the appeal or the property owner forfeits the right to proceed to the final determination of the appeal. The amount of taxes the property owner must pay on the property before the delinquency date to comply with the subsection is the lesser of:

(1) the amount of taxes due on the portion of the taxable value of the property that is not in dispute; or
(2) the amount of taxes due on the property under the order from which the appeal is taken.

TEXAS PROPERTY TAX CODE SEC. 33.045 states that "if you are 65 years of age or older or disabled and the property described in this document is your residence homestead, you should contact the appraisal district regarding any entitlement you may have to a postponement in the payment of these taxes"

INTERNET PAYMENTS 24/7: Can be made by going to **www.hidalgocountytax.org**. A convenience fee will be charged based on a fee schedule.
**There is no fee when paying by Electronic Check.

MAIL PAYMENT TO:
Pablo (Paul) Villarreal Jr.
Hidalgo County Tax Assessor-Collector
PO Box 178
Edinburg TX 78540-0178

HIDALGO COUNTY APPRAISAL DISTRICT

Date _____

CORRECTION FORM
(address only)

Entity _____

Clerk _____

PIDN | | | | | | | | | | | | | | |

CURRENT PREVIOUS

NAME: _____ _____

C/O: _____ _____

ADDRESS: _____ _____

CITY: _____ _____

STATE: _____ ZIP: _____ _____
(Use ZIP + 4)

1093443

Notice of Child Support Lien

TO: (Name, address)	*HIDALGO COUNTY CLERK'S OFFICE* *P.O. BOX 58* *EDINBURG, TEXAS 78540*
OBLIGOR: (Name, Address/DOB, SSN)	*JOE ESCOBAR JR* *1711 ANACUA CIR* *WESLACO TX 78596-3614-11* DOB: *8/3/69* SSN: *449-55-2498*
FROM: (Claimant)	OFFICE OF THE ATTORNEY GENERAL 2411 N. Texas Suite C Weslaco, TX 78596 Telephone No. (956)969-2010 Fax No. (956)969-1158
OBLIGEE: (Name)	*IMELDA ESCOBAR*
IV-D Case Number:	*0550982151*

This lien results from a child support order, entered on *2/10/94* by *93RD JUDICIAL DISTRICT COURT, HIDALGO COUNTY, TEXAS* in tribunal number *C-5105-93-B*.

As of *6/6/02*, the obligor owes unpaid support in the amount of $ *25,598.20*. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or titled personal property of the above-named obligor which is located or existing within the state/county of filing, including any property specifically described below.

Specific description of property:

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An Obligor must follow the laws and procedures of the State where the property is located or recorded to contest or challenge this lien. This lien remains in effect until released by the claimant or in accordance with the laws of the State of filing.

As an authorized agent of a state, or subdivision of a State, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency (claimant) and reference its case number, both listed above.

APPROVED:

William H Koos

WILLIAM H. KOOS
DONNA O'SHEA
Assistant Attorney General
Texas Bar No. 11679320/11079870
Child Support Division
2411 N. Texas Suite C
Weslaco, Texas 78596
Telephone No. (956)969-2010
Fax No. (956) 969-1158

State of : Texas

County of: Hidalgo

I certify that William H. Koos appeared before me and is known to me as the individual who signed the above.

Date: 6-11-02

Thelma G. Urbina
Notary Public

THELMA G. URBINA
Notary Public, State of Texas
My Commission Expires
FEBRUARY 24, 2004

My appointment expires 2-24-04

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153 Expiration Date: 03/31/2004

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

On: Jun 18,2002 at 02:46P

As a Recording

Document Number: 1093443
Total Fees $ .00

Receipt Number - 427512
By,
Imelda Leal, Deputy



Doc-2761513

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

Document No: 2761513

Recorded On: November 07, 2016 03:25 PM

Billable Pages: 2

Number of Pages: 3

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

Total Recording: 36.00

*******THIS PAGE IS PART OF THE DOCUMENT*******

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:
Document No: 2761513
Receipt No: 20161107000368
Recorded On: November 07, 2016 03:25 PM
Deputy Clerk: Tania Rivera
Station: CH-1-CC-K11

Record and Return To:
Investment Retrievers Inc
PO Box 4733

El Dorado Hills CA 95762-0023

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2761513
NOTICE: THIS
DOCUMENT CONTAINS
SENSITIVE DATA

CAUSE NO. CL-15-4025-H

INVESTMENT RETRIEVERS, INC.,	§	**COUNTY COURT AT LAW**
	§	
Plaintiff,	§	
	§	
vs.	§	
	§	**COURT NO. 8**
JOE ESCOBAR III,	§	
	§	
Defendant.	§	
	§	
	§	
	§	**HIDALGO COUNTY, TEXAS**

ABSTRACT OF JUDGMENT

STATE OF TEXAS)
)
COUNTY OF HARRIS)

I, Carl Tucker, attorney for Investment Retrievers, Inc., Judgment Plaintiff, certify that in Cause No. CL-15-4025-H in Hidalgo County, Texas, Investment Retrievers, Inc. recovered a Judgment against JOE ESCOBAR III, herein after "Judgment Defendant".

Judgment Plaintiff's mailing address is P.O. Box 4733, El Dorado Hills, CA 95762.

Judgment Defendant's address is 1225 S 17th St, Donna, Texas 78537.

Judgment Defendant was served with citation on 12/12/15, at 1225 S 17th St, Donna, Texas 78537.

Judgment Defendant's social security number is xxx-xx-x672 .

Judgment Defendant's date of birth is 04/26/90.

Judgment Defendant's driver's license number is not reasonably available.

Judgment was rendered on 05/25/16, in the principal amount of $14,993.29, prejudgment interest in the amount of $1,625.69, attorney's fees in the amount of $1,000.00, and costs in the amount of $352.64.

The interest rate on the judgment is the post judgment rate of 9.14% per year, from the date of judgment until paid. There is now still due on this judgment the amounts set out above. The amount still due on this judgment as of 10/18/2016 is $18,628.66.

Doc-2761513

Respectfully submitted,

By: _____

Carl Tucker
State Bar No. 20265100
The Law Offices of Carl Tucker
381 Casa Linda Plaza, PMB #296
Dallas, Texas 75218
Tel: (866) 457-4107
Fax: (214) 594-7862
carl@carltuckerlaw.com
Attorney for the Plaintiff,
Investment Retrievers, Inc.

State of Texas

County of Harris

_____

Carl Tucker
Affiant

Subscribed and sworn to (or affirmed) before me on this 24th day of October, 2016 by Carl Tucker, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

_____ (signature of Notary)

DAVID E. MENJIVAR
Notary Public, State of Texas
My Commission Expires
March 05, 2018

1093443

Notice of Child Support Lien

TO: (Name, address)	*HIDALGO COUNTY CLERK'S OFFICE* *P.O. BOX 58* *EDINBURG, TEXAS 78540*
OBLIGOR: (Name, Address/DOB, SSN)	*JOE ESCOBAR JR* *1711 ANACUA CIR* *WESLACO TX 78596-3614-11* DOB: *8/3/69* SSN: *449-55-2498*
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As an authorized agent of a state, or subdivision of a State, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any state, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency (claimant) and reference its case number, both listed above.

APPROVED:

William H Koos

WILLIAM H. KOOS
DONNA O'SHEA
Assistant Attorney General
Texas Bar No. 11679320/11079870
Child Support Division
2411 N. Texas Suite C
Weslaco, Texas 78596
Telephone No. (956)969-2010
Fax No. (956) 969-1158

State of : Texas

County of: Hidalgo

I certify that William H. Koos appeared before me and is known to me as the individual who signed the above.

Date: 6-11-02

Thelma G. Urbina
Notary Public

THELMA G. URBINA
Notary Public, State of Texas
My Commission Expires
FEBRUARY 24, 2004

My appointment expires 2-24-04

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Arturo Guajardo Jr.
County Clerk
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Record and Return To:
Investment Retrievers Inc
PO Box 4733

El Dorado Hills CA 95762-0023

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2761513
NOTICE: THIS
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SENSITIVE DATA

CAUSE NO. CL-15-4025-H

INVESTMENT RETRIEVERS, INC.,	§	**COUNTY COURT AT LAW**
	§	
Plaintiff,	§	
	§	
vs.	§	
	§	**COURT NO. 8**
JOE ESCOBAR III,	§	
	§	
Defendant.	§	
	§	
	§	
	§	**HIDALGO COUNTY, TEXAS**

ABSTRACT OF JUDGMENT

STATE OF TEXAS)
)
COUNTY OF HARRIS)

I, Carl Tucker, attorney for Investment Retrievers, Inc., Judgment Plaintiff, certify that in Cause No. CL-15-4025-H in Hidalgo County, Texas, Investment Retrievers, Inc. recovered a Judgment against JOE ESCOBAR III, herein after "Judgment Defendant".

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Judgment Defendant was served with citation on 12/12/15, at 1225 S 17th St, Donna, Texas 78537.

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Doc-2761513

Respectfully submitted,

By: _____

Carl Tucker
State Bar No. 20265100
The Law Offices of Carl Tucker
381 Casa Linda Plaza, PMB #296
Dallas, Texas 75218
Tel: (866) 457-4107
Fax: (214) 594-7862
carl@carltuckerlaw.com
Attorney for the Plaintiff,
Investment Retrievers, Inc.

State of Texas

County of Harris

_____

Carl Tucker
Affiant

Subscribed and sworn to (or affirmed) before me on this 24th day of October, 2016 by Carl Tucker, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

_____ (signature of Notary)

DAVID E. MENJIVAR
Notary Public, State of Texas
My Commission Expires
March 05, 2018

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 600 AIRPORT.			HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	ELECTRICAL ALL BURNED	5
1.2 WINDOW CONDITION	NO WINDOWS	5
1.3 CEILING CONDITION	CINDER BLOCK/MOSTLY MILBROKE	5
1.4 WALL CONDITION	CEILING ALL GONE(BURNED)	5
1.5 FLOOR CONDITION	FAIR CONCRETE	4
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY		5
2.2 WINDOW CONDITION		5
2.3 CEILING CONDITION		5
2.4 WALL CONDITION		5
2.5 FLOOR CONDITION		4
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		5
3.2 WINDOW CONDITION		5.
3.3 CEILING CONDITION		5
3.4 WALL CONDITION		5
3.5 FLOOR CONDITION		5
3.6 FLUSH TOILET IN ENLOSED. ROOM IN UNIT	NO TOILET.	5
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT	NO LAVATORY	5
3.8 TUB OR SHOWER IN UNIT	NO TUB OR SHOWER	5
3.9 VENTILIATION		5

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

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
	No Roof Structure All Burned. Wall
	made out of Block mostly All Broken. Building
	Has No Windows.

RECOMMENDATION: REPAIR _____ DEMOLISH X VACATE _____

*INTERPRETATION OF NUMERIC SCALE

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

Jerry Valdez
INSPECTED BY

3/5/26
DATE

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 601 N. Airport Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **COMMERCIAL**

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

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

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ____x___DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Asst. Fire Marshal Mike Swinnea
OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 168086 | 601 N AIRPORT DR

Property Summary Report | 2026
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 168086
Geographic ID: E4900-00-008-0012-00
Type: R
Zoning: CO
Agent:
Legal Description: EL TEXANO BLK 8 LT 12

Property Use: RETL

LOCATION

Address: 601 N AIRPORT DR, WESLACO TX

Market Area:
Market Area CD: ALL
Map ID: CWL VOL 13 PG 53
Zoning: CO

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: RIVERA MARTHINA ESCALANTE

Secondary Name:

Mailing Address: 601 AIRPORT DR WESLACO TX US 78596-5002

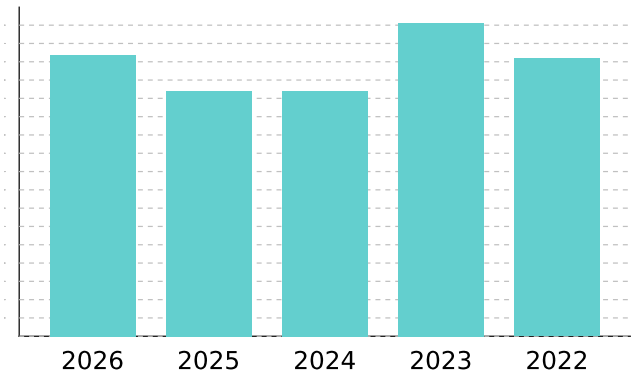
Owner ID: 1094620
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$72,900
Special Use Land Market:	$0
Total Land:	$72,900
Improvement Homesite:	$0
Improvement Non-Homesite:	$3,890
Total Improvement:	$3,890
Market:	$76,790
Special Use Exclusion (-):	$0
Appraised:	$76,790
Value Limitation Adjustment (-):	$0
Net Appraised:	$76,790

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$72,900	$3,890	$0	$76,790	$0	$76,790
2025	$63,180	$3,890	$0	$67,070	$0	$67,070
2024	$63,180	$3,890	$0	$67,070	$0	$67,070
2023	$63,180	$22,451	$0	$85,631	$0	$85,631
2022	$32,400	$43,544	$0	$75,944	$0	$75,944

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$76,790	$76,790
DR1	DRAINAGE DISTRICT #1	0.112300	$76,790	$76,790
GHD	HIDALGO COUNTY	0.575000	$76,790	$76,790
JCC	SOUTH TEXAS COLLEGE	0.162000	$76,790	$76,790
SST	SOUTH TEXAS SCHOOL	0.049200	$76,790	$76,790
SWL	WESLACO ISD	0.943300	$76,790	$76,790

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$1,941.64
Estimated Taxes Without Exemptions:	$1,941.64

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: COMMERCIAL Improvement Value: $2,000 Main Area: 700
State Code: F1 Description: Gross Building Area: 700

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
RTLS	RETAIL STORE	CRTL		1	1980	1980	700

Improvement Features

RTLS Exterior Wall: CBK, Plumbing: 2, Roof Covering: CmpS, Construction Style: COM, Roof Style: GAB, Ceiling: 10, Interior Finish: UNF, Heating/Cooling: MINUS, Foundation: SLB, Flooring: CON

Improvement #2: COMMERCIAL Improvement Value: $1,890 Main Area: 0
State Code: F1 Description: Gross Building Area: 1,575

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
GAR	GARAGE	CRTL		1	1968	1968	1,575

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.1860	8,100	$9.00	$72,900	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/2/17	WD	WARRANTY DEED	ESCOBAR ELEAZAR	RIVERA MARTHINA ESCALANTE				2784002
10/15/91	CONV	CONVERSION	BERMEA ROGELIO C & MARIA C	ESCOBAR ELEAZAR		3146	695	
1/28/81	CONV	CONVERSION	AARONSON M	BERMEA ROGELIO C & MARIA C		1707	768	

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
	CONV	CONVERSION	AARONSON M	AARONSON M				
	CONV	CONVERSION	AARONSON M	AARONSON M				

















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

RE: Dilapidated Structure at 601 W. Esplanada St., Weslaco, Texas **5/21/2026**

NOTICE OF PUBLIC HEARING

Dear Yadira Lopez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **601 W. Esplanada St.** legally described as being; **Esplanada Subdivision, Lots 7 & 8, Block 12, N55', City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192701

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lots Seven (7) and Eight (8), Block Twelve (12), ESPLANADA SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 8, Page 26, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Yadira Lopez by virtue of a Warranty Deed from Juan E. Guajardo and wife, Maria E. Guajardo-Aleman dated May 30, 2017 filed May 30, 2017 under Document Number 2819207, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

None of record

EXCEPTIONS:

A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

B. Roads, easements and reservations as shown on the map of Esplanada Subdivision, recorded in Volume 8, Page 26, Map Records of Hidalgo County, Texas.

C. Easements for canals, drainage ditches, laterals, etc. as shown by instrument dated January 1, 1918, recorded in Volume 66, Page 521, Deed Records of Hidalgo County, Texas.

D. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

E. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

F. Rights of parties in possession.

G. Visible and apparent easements on or across the property herein described.

H. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

I. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

A. By instrument dated May 30, 2017, filed May 30, 2017, under Document Number 2819207, Official Records of Hidalgo County, Texas, Juan E. Guajardo and wife, Maria E. Guajardo-Aleman, conveyed the property under examination unto Yadira Lopez.

We find the following 1 lien which may be against the prior owner, Juan E. Guajardo. (see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2026 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: Ida L. Castañeda
Ida Castañeda

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT (601) 605 ON HOME ADDRESS ESPLANADA.			HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	BAD WIRE (CLOTHE)	~~8~~ 6
1.2 WINDOW CONDITION	BROKEN WINDOWS	5
1.3 CEILING CONDITION		3
1.4 WALL CONDITION	TERMITE INFESTATION	5
1.5 FLOOR CONDITION		5
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY		~~5~~ 6
2.2 WINDOW CONDITION	CABNETS NO	5
2.3 CEILING CONDITION	GOOD.	5
2.4 WALL CONDITION		5
2.5 FLOOR CONDITION		5
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		6
3.2 WINDOW CONDITION	SHOWER AREA	6
3.3 CEILING CONDITION	FLOOR ALL COLAPSED	6
3.4 WALL CONDITION		5
3.5 FLOOR CONDITION		6
3.6 FLUSH TOILET IN ENLOSED. ROOM IN UNIT		5
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		6
3.8 TUB OR SHOWER IN UNIT		6
3.9 VENTILIATION		6

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

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
	FLOOR ON HOME MOSTLY ALL ROTTON AND
	FULL OF TERMITES, ELECTRICAL WIRE NOT
	IN COMPLIANCE., MOST ALL OF WINDOWS ARE
	BROKEN.

RECOMMENDATION: REPAIR _____ DEMOLISH X VACATE _____

*INTERPRETATION OF NUMERIC SCALE

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

Jerry Ralf
INSPECTED BY

3/5/26
DATE

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 601 (605) W. Esplanada Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

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

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

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

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

_____ Asst. Fire Marshal Mike Swinnea

OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 171243 | 605 W ESPLANADA ST

GENERAL INFO

ACCOUNT

Property ID: 171243
Geographic ID: E7200-00-012-0009-00
Type: R
Zoning: RS
Agent:
Legal Description: ESPLANADA BLK 12 LT 9

Property Use:

LOCATION

Address: 605 W ESPLANADA ST, TX

Market Area:
Market Area CD: SWLA001
Map ID: VOL 8 PG 26
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: PINA MONICA

Secondary Name:

Mailing Address: 1200 E VERMONT AVE APT 107
MCALLEN TX US 78503-1738

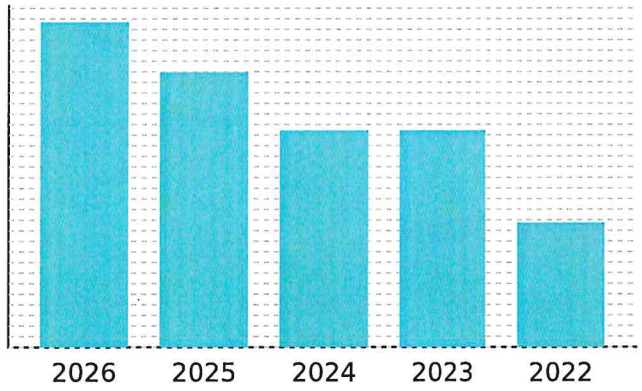
Owner ID: 670198
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$42,250
Special Use Land Market:	$0
Total Land:	$42,250
Improvement Homesite:	$0
Improvement Non-Homesite:	$34,482
Total Improvement:	$34,482
Market:	$76,732
Special Use Exclusion (-):	$0
Appraised:	$76,732
Value Limitation Adjustment (-):	$3,134
Net Appraised:	$73,598

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$42,250	$34,482	$0	$76,732	$3,134	$73,598
2025	$25,188	$39,698	$0	$64,886	$3,554	$61,332
2024	$31,038	$20,072	$0	$51,110	$0	$51,110
2023	$31,038	$20,072	$0	$51,110	$0	$51,110
2022	$11,538	$17,829	$0	$29,367	$0	$29,367

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$73,598	$73,598
DR1	DRAINAGE DISTRICT #1	0.112300	$73,598	$73,598
GHD	HIDALGO COUNTY	0.575000	$73,598	$73,598
JCC	SOUTH TEXAS COLLEGE	0.162000	$73,598	$73,598
SST	SOUTH TEXAS SCHOOL	0.049200	$73,598	$73,598
SWL	WESLACO ISD	0.943300	$73,598	$73,598

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$1,860.93
Estimated Taxes Without Exemptions:	$1,860.93

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: RESIDENTIAL Improvement Value: $34,482 Main Area: 680
State Code: A1 Description: Gross Building Area: 760

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1987	1983	680
POR	PORCH (COVERED)	SIDLW		1	1987	1983	80

Improvement Features

MA Plumbing: 1, Custom: 0, Roof Style: GAB, Flooring: VYL, BATH: 1, Heating/Cooling: MINUS, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DWD, Foundation: CBK, Number of Bedrooms: 1.00

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.0746	3,250	$13.00	$42,250	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/4/07	WD	WARRANTY DEED	GUAJARDO ANTONIO S	PINA MONICA				1802282
	CONV	CONVERSION	JOSE LUIS ARGUELLO	GUAJARDO ANTONIO S				

Board of Adjustments & Appeals- Zoning
Standardized Agenda Request Form

Date of Meeting: June 4, 2026	**Agenda Item No.** (to be assigned by PCE): **L.**

From:
John Rubio, Code Enforcement Officer, on behalf of City of Weslaco

Subject/Agenda Item:
To discuss the following unoccupied building on premises to determine if they have become dilapidated, substandard, unfit for human habitation and hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Ordinance Chapter 26 Article VIII Unsanitary & Dangerous Buildings, Sec. 26-225

Discussion/Overview:
The Code Enforcement is requesting for the structure either be repaired to current building codes or demolished

Legal Description: 711 N Texas Ave., ESPLANADA BLK 16 LOT 6, City of Weslaco, Hidalgo County, Texas.

Recorded Owner: Jesus Jr & Jose Castillo

Staff recommendation for Commission's Action:
Staff recommends compliance with the ordinance.

Attachments, (if any):
Application, site plan

Responsibilities upon Commission's Action:
Staff will advise applicant.

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-863

From:
REBEKAH DE LA FUENTE

Subject:
Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:

7. 210 W Los Torritos, ESPLANADA BLK 2 LTS 5-6, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Maria De Leon
8. 1803 FROST PROOF HEIGHTS LOT 2, 0.75AC, City of Weslaco, Hidalgo County, Texas. Recorded Owner: R. Cantu Construction LLC.

Background:

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

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

Amount:	Term of Impact:	Identified in Current Budget:

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:

Notice appeared in the Monitor for the BOA-Building Codes and City Commission on May 27, 2026, June 3, 2026, June 27, 2026 and July 1, 2026.

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

The Board of Adjustments and Appeals To The Building Codes recommended approval of the six-month extension request at their regular meeting of June 4, 2026.

REBEKAH DE LA FUENTE	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Xavier Salinas	Final Approval

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Staff recommends demolition of the structures.

Attachments, if any:

210 W Los Torritos - Title Report, Inspection Reports, Photos, 1803 Frost Proof- Title Report, Inspection Reports, Photos

Responsibilities upon Approval:

Staff will proceed with either demolition of the structure or will conduct progress checks on the properties that were granted extensions.



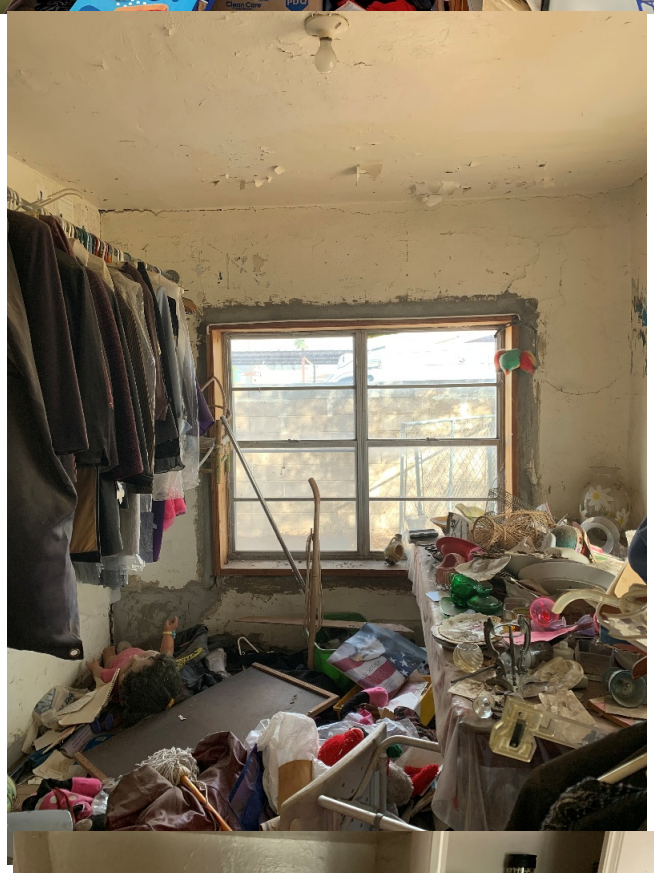
















RE: Dilapidated Structure at 210 W. Los Torritos, Weslaco, Texas 5/21/2026

NOTICE OF PUBLIC HEARING

Dear Maria De Leon

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **210 W. Los Torritos** legally described as being; **Esplanada Subdivision, Lots 5 & 6, Block 2, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192696

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lots 5 and 6, Block 2, ESPLANADA SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 8, Page 26, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

L.C. Olivarez, Trustee by virtue of a Warranty Deed from Candelaria C. Cuellar, a widow dated October 1, 1976, recorded in Volume 1502, Page 753, Deed Records, Hidalgo County, Texas.

Francisco De Leon by virtue of a General Warranty Deed from Olivarez Family Partnership, LTD., dated November 20, 2008, filed November 24, 2008 under Document Number 2008-1948731, Official Records, Hidalgo County, Texas.

NOTE TO CLOSER: The Chain of Title is incomplete. No Deed is found out of L.C. Olivarez, Trustee.

Maria De Leon by virtue of a General Warranty Deed reserving Enhanced Life Estate from Francisco De Leon, dated February 14, 2022, filed February 15, 2022 under Document Number 3310804, Official Records, Hidalgo County, Texas.

NOTE: The Grantor in said Deed above reserved a Life Estate and power to sell.

We find of record a Revocable Transfer on Death Deed, executed by Maria De Leon unto Leeza Deleon, as "Primary Beneficiary" and Adela Mares Dehoyos, "Alternate Beneficiary", dated October 6, 2025, filed October 6, 2025 under Document Number 3689329, Official Records of Hidalgo County, Texas.

BUILDING RESTRICTIONS:

Volume 8, Page 26, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

EXCEPTIONS:

A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

B. Roads, easements and reservations as shown on the map of Esplanada Subdivision, recorded in Volume 8, Page 26, Map Records of Hidalgo County, Texas.

C. Easements for canals, drainage ditches, laterals, etc. as shown by instrument dated January 1, 1918, recorded in Volume 66, Page 521, Deed Records of Hidalgo County, Texas.

D. Mineral and/or royalty reservation contained in deed dated November 20, 2008, filed November 24, 2008 under Document Number 2008-1948731, Official Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

E. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

F. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

G. Rights of parties in possession.

H. Visible and apparent easements on or across the property herein described.

I. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

J. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

A. We find the following 6 liens which may be against the owner-Francisco De Leon. (see attached sheets)

B. We find the following 12 liens which may be against the seller-Maria De Leon. (see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2026 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: _____
Martha Rodriguez

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

DE LEON MARIA
FRANCISCO DE LEON
210 W LOS TORRISTOS ST
WESLACO, TX 78596

Legal Description: ESPLANADA BLK 2 LTS 5-6

Account No: E7200-00-002-0005-00

2025 Value: $95,968
Appr. Dist. No.: 171165

Legal Acres: .1492
Parcel Address: 210 W LOS TORRITOS

As of Date: 05/22/2026

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	Total	IF PAID BY June 30, 2026 Penalty Interest	Total	IF PAID BY July 31, 2026 Penalty Interest	Total

Tax Unit Codes:

NO DELINQUENT TAXES ARE DUE AT THIS TIME

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

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

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

31.1.58

Print Date: 05/22/2026

Appr. Dist. No.: 171165

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

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

* E 7 2 0 0 0 0 0 0 2 0 0 0 5 0 0 *

E7200-00-002-0005-00

DE LEON MARIA
FRANCISCO DE LEON
210 W LOS TORRISTOS ST
WESLACO, TX 78596

$_____.___

0000171165000000000000

OFFICE OF THE TAX ASSESSOR-COLLECTOR
HIDALGO COUNTY

EDINBURG
Main - Full Service Center
2804 S US Hwy 281
(956) 318-2157
From 8:00am - 4:30pm

MISSION
Full Service Center
722 N Breyfogle, Ste. 104
(956) 205-7050
From 8:00am - 4:30pm

WESLACO
Full Service Center
1902 Joe Stephens, Ste. 201
(956) 973-7825
From 8:00am - 4:30pm

PHARR
Full Service Center
300 W Hall Acres Rd, Ste. C
(956) 784-3500
From 8:00am - 4:30pm

ALAMO
Community Center
1429 S Tower Rd
(956) 784-8688
From 8:00am - 4:30pm
Monday and Tuesday only

SAN JUAN
Community Center
509 E Earling Rd
(956) 283-1773
From 8:00am - 4:30pm

ELSA
Community Center
708 E Edinburg Ave
(956) 292-7622
From 8:00am - 4:30pm

MCALLEN
Community Center
300 E Hackberry Ave, Ste. 3
(956) 686-7424
From 8:00am - 4:30pm

OFFICES COUNTYWIDE TO BETTER SERVE YOU

PAYMENT OPTIONS: Taxpayer may pay the total amount due by cash, check, credit card, or make partial payments. Only U.S. funds from U.S. bank accounts are accepted. If total current tax is paid by January 31, no penalty and interest is charged. Taxpayer may establish an Escrow Account. A four-payment option is available for individuals who are disabled or at least 65 years of age or a disabled veteran with a residential homestead exemption. This plan spreads property tax bill over four payments in accordance with Texas Property Tax Code Sec. 31.031.

PAYMENT IN PERSON: If you wish to pay in person, you may pay at any of the above locations. A drop off box is available at all 8 offices.

PAYMENT BY MAIL: Mail must be postmarked for the month in which payment is due in accordance with Texas Property Tax Code Sec. 1.08 (check should include current driver license #). If we have to return your payment for any reason, the postmark date of your reply envelope is the controlling date.

PENALTY AND INTEREST: Taxes are delinquent, if not paid prior to February 1 of each year and will accrue Penalty and Interest added in accordance with Texas Property Tax Code Sec. 33.01 (a).

On February 1 of each year, all accounts under legal judgment are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.48, an attorney's fees and collection expenses will be added.

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On July 1 of each year, all delinquent property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.07, an attorney's fees and collection expenses will be added. (Please refer to the table provided as an example)

TEXAS PROPERTY TAX CODE SEC. 31.01 (g) states that failure to send or receive a tax bill does not affect the validity of the tax, penalty or interest, the due date, existence of a tax lien, or any procedure instituted to collect a tax.

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(1) the amount of taxes due on the portion of the taxable value of the property that is not in dispute; or
(2) the amount of taxes due on the property under the order from which the appeal is taken.

TEXAS PROPERTY TAX CODE SEC. 33.045 states that "if you are 65 years of age or older or disabled and the property described in this document is your residence homestead, you should contact the appraisal district regarding any entitlement you may have to a postponement in the payment of these taxes"

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**There is no fee when paying by Electronic Check.

MAIL PAYMENT TO:
Pablo (Paul) Villarreal Jr.
Hidalgo County Tax Assessor-Collector
PO Box 178
Edinburg TX 78540-0178

HIDALGO COUNTY APPRAISAL DISTRICT

Date _____

CORRECTION FORM
(address only)

Entity _____

Clerk _____

PIDN | | | | | | | | | | | | | | |

CURRENT PREVIOUS

NAME: _____ _____

C/O: _____ _____

ADDRESS: _____ _____

CITY: _____ _____

STATE: _____ ZIP: _____ _____
(Use ZIP + 4)

LIENS:

DOCUMENT NO: 3437742

DOCUMENT NO: 2840944

DOCUMENT NO: 2841201

DOCUMENT NO: 3468916

DOCUMENT NO: 2755483

DOCUMENT NO: 2802661

DOCUMENT NO: 2857978

DOCUMENT NO: 2991643

DOCUMENT NO: 1392581

DOCUMENT NO: 3437248

DOCUMENT NO: 3455839

DOCUMENT NO: 3455887

DOCUMENT NO: 3500181

DOCUMENT NO: 3733562

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 210 W Los Toros			HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	4	4
1.2 WINDOW CONDITION	SOME BROKEN	4
1.3 CEILING CONDITION	SLIGHT CRACKING	5
1.4 WALL CONDITION	CINDER BLOCK	5
1.5 FLOOR CONDITION	TRASH EVERYWHERE	5
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY		4
2.2 WINDOW CONDITION	EVERYTHING REPAIRABLE	5
2.3 CEILING CONDITION		5
2.4 WALL CONDITION		5
2.5 FLOOR CONDITION		5
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		4
3.2 WINDOW CONDITION		5
3.3 CEILING CONDITION		5
3.4 WALL CONDITION	MOLD/CRACKING OF PLASTER	5
3.5 FLOOR CONDITION		5
3.6 FLUSH TOILET IN ENLOSED. ROOM IN UNIT		5
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		5
3.8 TUB OR SHOWER IN UNIT		5
3.9 VENTILIATION		5

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

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

RECOMMENDATION: REPAIR X DEMOLISH _____ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

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

INSPECTED BY _____ DATE 3/3/26

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 210 W. Los Torritos Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

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

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

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ____x___DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Asst. Fire Marshal Mike Swinnea
OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 171165 | 210 W LOS TORRITOS

Property Summary Report | 2026
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 171165
Geographic ID: E7200-00-002-0005-00
Type: R
Zoning: RS
Agent:
Legal Description: ESPLANADA BLK 2 LTS 5-6

Property Use:

LOCATION

Address: 210 W LOS TORRITOS, WESLACO TX

Market Area:
Market Area CD: SWLA001
Map ID: CWL VOL 8 PG 26
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: DE LEON MARIA

Secondary Name:

Mailing Address: 210 W LOS TORRISTOS ST WESLACO TX 78596

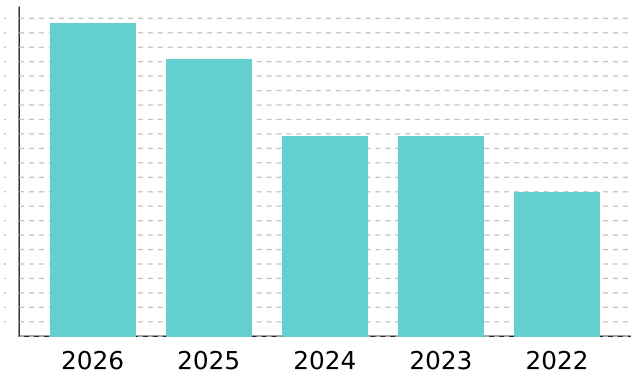
Owner ID: 1335843
% Ownership: 100.000000
Exemptions: DVHSS - Disabled Veteran Homestead Surviving Spouse,HS - Homestead,

VALUES

CURRENT VALUES

Land Homesite:	$69,260
Land Non-Homesite:	$0
Special Use Land Market:	$0
Total Land:	$69,260
Improvement Homesite:	$39,179
Improvement Non-Homesite:	$0
Total Improvement:	$39,179
Market:	$108,439
Special Use Exclusion (-):	$0
Appraised:	$108,439
Value Limitation Adjustment (-):	$43,101
Net Appraised:	$65,338

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$69,260	$39,179	$0	$108,439	$43,101	$65,338
2025	$50,375	$45,593	$0	$95,968	$36,570	$59,398
2024	$39,000	$30,289	$0	$69,289	$15,291	$53,998
2023	$39,000	$30,289	$0	$69,289	$20,200	$49,089
2022	$23,075	$26,901	$0	$49,976	$5,350	$44,626

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$65,338	$0
DR1	DRAINAGE DISTRICT #1	0.112300	$65,338	$0
GHD	HIDALGO COUNTY	0.575000	$65,338	$0
JCC	SOUTH TEXAS COLLEGE	0.162000	$65,338	$0
SST	SOUTH TEXAS SCHOOL	0.049200	$65,338	$0
SWL	WESLACO ISD	0.943300	$65,338	$0

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$0
Estimated Taxes Without Exemptions:	$1,652.07

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: RESIDENTIAL Improvement Value: $39,179 Main Area: 1,031
State Code: A1 Description: Gross Building Area: 1,071

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	MRYLW		1	1984	1984	867
ADD	ADDITION	MRYLW		1	1984	1984	164
POR	PORCH (COVERED)	MRYLW		1	1984	1984	40

Improvement Features

MA Roof Style: HIP, Plumbing: 1, Custom: 0, Number of Bedrooms: 3.00, BATH: 1, Heating/Cooling: MINUS, Flooring: TIL, Interior Finish: SRK, Construction Style: RES, Foundation: SLB, Exterior Wall: DMRY
ADD Roof Style: HIP, Plumbing: 1, Custom: 0, Number of Bedrooms: 3.00, BATH: 1, Heating/Cooling: MINUS, Flooring: TIL, Interior Finish: SRK, Construction Style: RES, Foundation: SLB, Exterior Wall: DMRY

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.1492	6,500	$10.66	$69,260	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
8/5/25	DC	DEATH CERT	DE LEON MARIA	DE LEON MARIA				142-25-137504
2/15/22	ENLB	ENHANCED/LADY BIRD	DE LEON FRANCISCO	DE LEON MARIA				3310804
11/24/08	GWD	GEN. W/D	OLIVAREZ LUMBER CO INC	DE LEON FRANCISCO				1948731
	CONV	CONVERSION	OLIVAREZ L C	OLIVAREZ LUMBER CO INC				
	CONV	CONVERSION	JOSE LUIS ARGUELLO	OLIVAREZ L C				

























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

RE: Dilapidated Structure at 1803 Frost Proof Dr., Weslaco, Texas **5/21/2026**

NOTICE OF PUBLIC HEARING

Dear R. Cantu Construction, LLC

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **1803 Frost Proof Dr.** legally described as being; **Frost Proof Heights, Lot 2, 0.75AC, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192704

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 2, FROST PROOF HEIGHTS, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 3, Page 24, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Jesus R. Pena by virtue of Warranty Deeds from Jose Antonio Pena, Maria Herlinda Pena, Flor Estela Pena, Martha Isabel Pena, Maria Magdalena Pena, Maria De Lourdes Pena, Olga Nora Pena and Eva Nancy Pena, Cesar Pena, Juan Jesus Pena, Rosa Hilda Pena, dated May 4, 1987, filed June 12, 1995 recorded under Document Numbers 457190 and 457191, 457192 and filed June 26, 1995 under Document Number 460049, Official Records of Hidalgo County, Texas and;

R Cantu Construction LLC by virtue of General Warranty Deed from Phillip Tran, dated February 24, 2026, filed February 25, 2026 under Document Number 3727519, Official Records of Hidalgo County, Texas.

BUILDING RESTRICTIONS:

Volume 3, Page 24, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

EXCEPTIONS:

A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

B. Roads, easements and reservations as shown on the map of Frost Proof Heights, recorded in Volume 3, Page 24, Map Records of Hidalgo County, Texas.

C. Right of way easement in favor of State of Texas as shown by instrument dated April 13, 1954, recorded in Volume 797, Page 560, Deed Records of Hidalgo County, Texas.

D. Easement and Right of Way easement in favor of City of Weslaco as shown by instrument dated August 26, 2005, filed September 29, 2005 under Document Number 2005-1526541, Official Records of Hidalgo County, Texas.

E. Easement and Right of Way easement in favor of City of Weslaco as shown by instrument dated August 26, 2005, filed September 29, 2005 under Document Number 2005-1526542, Official Records of Hidalgo County, Texas.

F. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated March 12, 1954, recorded in Volume 155, Page 281, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).

G. Rights of parties in possession. (Owner's Policy Only)

H. Visible and apparent easements on or across the property herein described.

I. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

J. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

NONE

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 5, 2026 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: Ida L. Castañeda

Ida Castañeda

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

TRAN PHILLIP
1415 LOBELIA ST
WESLACO, TX 78599-2854

Legal Description:

FROST PROOF HEIGHTS LOT 2 0.75AC GR
0.70 AC NET

Account No: F7800-00-000-0002-00

2025 Value: $285,235
Appr. Dist. No.: 176543

Legal Acres: .7026
Parcel Address: 1803 FROSTPROOF DR

As of Date: 05/22/2026

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	Total	IF PAID BY June 30, 2026 Penalty Interest	Total	IF PAID BY July 31, 2026 Penalty Interest	Total

Tax Unit Codes:

NO DELINQUENT TAXES ARE DUE AT THIS TIME

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

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

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

31.1.58

Print Date: **05/22/2026**

Appr. Dist. No.: 176543

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

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

* F 7 8 0 0 0 0 0 0 0 0 0 0 0 2 0 0 *

F7800-00-000-0002-00

$_____.___

TRAN PHILLIP
1415 LOBELIA ST
WESLACO, TX 78599-2854

00001765430000000000

OFFICE OF THE TAX ASSESSOR-COLLECTOR
HIDALGO COUNTY

EDINBURG
Main - Full Service Center
2804 S US Hwy 281
(956) 318-2157
From 8:00am - 4:30pm

MISSION
Full Service Center
722 N Breyfogle, Ste. 104
(956) 205-7050
From 8:00am - 4:30pm

WESLACO
Full Service Center
1902 Joe Stephens, Ste. 201
(956) 973-7825
From 8:00am - 4:30pm

PHARR
Full Service Center
300 W Hall Acres Rd, Ste. C
(956) 784-3500
From 8:00am - 4:30pm

ALAMO
Community Center
1429 S Tower Rd
(956) 784-8688
From 8:00am - 4:30pm
Monday and Tuesday only

SAN JUAN
Community Center
509 E Earling Rd
(956) 283-1773
From 8:00am - 4:30pm

ELSA
Community Center
708 E Edinburg Ave
(956) 292-7622
From 8:00am - 4:30pm

MCALLEN
Community Center
300 E Hackberry Ave, Ste. 3
(956) 686-7424
From 8:00am - 4:30pm

OFFICES COUNTYWIDE TO BETTER SERVE YOU

PAYMENT OPTIONS: Taxpayer may pay the total amount due by cash, check, credit card, or make partial payments. Only U.S. funds from U.S. bank accounts are accepted. If total current tax is paid by January 31, no penalty and interest is charged. Taxpayer may establish an Escrow Account. A four-payment option is available for individuals who are disabled or at least 65 years of age or a disabled veteran with a residential homestead exemption. This plan spreads property tax bill over four payments in accordance with Texas Property Tax Code Sec. 31.031.

PAYMENT IN PERSON: If you wish to pay in person, you may pay at any of the above locations. A drop off box is available at all 8 offices.

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MAIL PAYMENT TO:
Pablo (Paul) Villarreal Jr.
Hidalgo County Tax Assessor-Collector
PO Box 178
Edinburg TX 78540-0178

HIDALGO COUNTY APPRAISAL DISTRICT

Date _____

CORRECTION FORM
(address only)

Entity _____

Clerk _____

PIDN | | | | | | | | | | | | | | | | | |

CURRENT PREVIOUS

NAME: _____ _____

C/O: _____ _____

ADDRESS: _____ _____

CITY: _____ _____

STATE: _____ ZIP: _____ _____
(Use ZIP + 4)

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 1803 Missouri / FROST PROOF.			HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	SOME BURNED.	4
1.2 WINDOW CONDITION	WINDOWS CNOT IN COMPLY	4
1.3 CEILING CONDITION	1/2 HOME IS BURNED.	5
1.4 WALL CONDITION	BURNED.	5
1.5 FLOOR CONDITION		3
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY		4
2.2 WINDOW CONDITION		5
2.3 CEILING CONDITION	ALL BURNED	5
2.4 WALL CONDITION	CABNETS All BURNED	5
2.5 FLOOR CONDITION		3
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		4
3.2 WINDOW CONDITION		5.
3.3 CEILING CONDITION	ALL BURNED	5
3.4 WALL CONDITION	ALL BURNED	5
3.5 FLOOR CONDITION		5
3.6 FLUSH TOILET IN ENLOSED. ROOM IN UNIT		5
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		5
3.8 TUB OR SHOWER IN UNIT		5
3.9 VENTILIATION		5

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION	½ HOME IS BURNED.	4
4.2 WINDOW CONDITION		4
4.3 CEILING CONDITION		5
4.4 WALL CONDITION		5
4.5 FLOOR CONDITION		4
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		
6.3 CONDITION OF ROOF AND GUTTERS		
6.4 CONDITION OF EXTERIOR SURFACES		
6.5 LEAD PAINT: EXT. SURFACES		
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		
7.2 SAFETY OF HEATING EQUIP.		
7.3 VENTILATION/COOLING		
7.4 WATER HEATER		
7.5 APPROVABLE WATER SUPPLY		
7.6 PLUMBING		
7.7 SEWER CONNECTION		

INSPECTION SUMMARY (OPTIONAL)	
ITEM NO.	REASON FOR COMMENTS
	Structure was found to be in a condition of neglect by owners. As the housing report indicates several areas are considered to be in severe dilapidation. Homeowners would have to provide a plan of remodeling to bring structure into compliance. All elements of electrical and plumbing are in decay and disrepair. It is in this inspectors opinion that the structure is in such dilapidated state that plan for reconstruction or remodeling would have to be developed to bring this structure into compliance.
	BACK AREA OF HOME ALL BURNED.
	SMOKE DAMAGE THE MAJORITY OF HOME. HOME
	SEEMS TO HAVE SOMEONE TAKING CARE OF
	TRASH.

RECOMMENDATION: REPAIR X DEMOLISH _____ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

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

INSPECTED BY Jerry Valdez

DATE 3/5/26

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 1803 Frost Proof (1804 N. Missouri) Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

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

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

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

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

_____ Asst. Fire Marshal Mike Swinnea

OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 176543 | 1803 FROSTPROOF DR

GENERAL INFO

ACCOUNT

Property ID: 176543
Geographic ID: F7800-00-000-0002-00
Type: R
Zoning:
Agent:
Legal Description: FROST PROOF HEIGHTS LOT 2 0.75AC GR 0.70 AC NET
Property Use: 23.01e

LOCATION

Address: 1803 FROSTPROOF DR, TX

Market Area:
Market Area CD: SWLA003
Map ID: VOL 3 PG 24
Zoning:

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: R CANTU CONSTRUCTION LLC

Secondary Name:

Mailing Address: 1402 LOBELIA ST WESLACO TX US 78599-2854

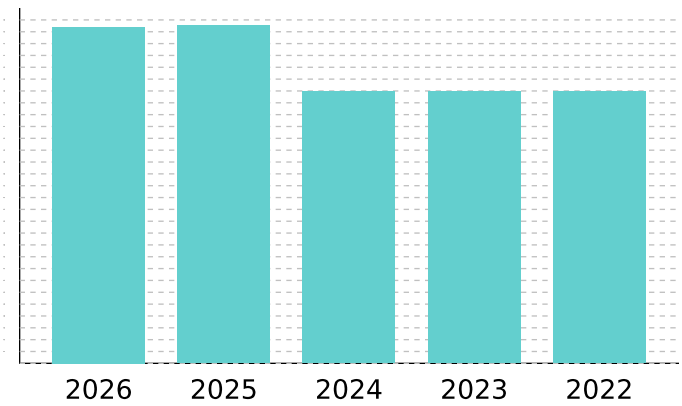
Owner ID: 1176615
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$229,556
Special Use Land Market:	$0
Total Land:	$229,556
Improvement Homesite:	$0
Improvement Non-Homesite:	$54,552
Total Improvement:	$54,552
Market:	$284,108
Special Use Exclusion (-):	$0
Appraised:	$284,108
Value Limitation Adjustment (-):	$0
Net Appraised:	$284,108

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$229,556	$54,552	$0	$284,108	$0	$284,108
2025	$229,556	$55,679	$0	$285,235	$9,768	$275,467
2024	$229,556	$0	$0	$229,556	$0	$229,556
2023	$229,556	$0	$0	$229,556	$0	$229,556
2022	$229,556	$0	$0	$229,556	$0	$229,556

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$284,108	$284,108
DR1	DRAINAGE DISTRICT #1	0.112300	$284,108	$284,108
GHD	HIDALGO COUNTY	0.575000	$284,108	$284,108
JCC	SOUTH TEXAS COLLEGE	0.162000	$284,108	$284,108
SST	SOUTH TEXAS SCHOOL	0.049200	$284,108	$284,108
SWL	WESLACO ISD	0.943300	$284,108	$284,108

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$7,183.66
Estimated Taxes Without Exemptions:	$7,183.66

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: RESIDENTIAL Improvement Value: $54,552 Main Area: 1,278
State Code: A1 Description: Gross Building Area: 1,906

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDFA		1	1990	1972	1,278
CPT	CARPORT	SIDFA		1	1990	1972	440
PAT	PATIO	SIDFA		1	1990	2000	128
POR	PORCH (COVERED)	SIDFA		1	1990	1972	60

Improvement Features

MA Heating/Cooling: AND, Plumbing: 2, BATH: 2, Roof Style: GAB, Number of Bedrooms: 3.00, Flooring: TIL, Interior Finish: SRK, Construction Style: RES, Foundation: SLB, Exterior Wall: DMRY
CPT Heating/Cooling: MINUS, Foundation: SLB
POR Heating/Cooling: MINUS, Foundation: SLB

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.4905	21,367.5	$7.50	$160,256	$0
L	LOT	0.2121	9,240	$7.50	$69,300	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2/24/26	GWD	GEN. W/D	TRAN PHILLIP	R CANTU CONSTRUCTION				3727519
8/16/21	GWD	GEN. W/D	PENA CESAR ETAL, PENA MARIA	TRAN PHILLIP				3253594
8/16/21	GWD	GEN. W/D	PENA MARIA DE LOURDES ET AL	PENA MARIA HERLINDA				3253593
5/8/87	CONV	CONVERSION	PENA JESUS & TINA L	PENA MARIA DE LOURDES ET AL		2448	838	

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-864

From:
JOSE PEDRAZA

Subject:
Discussion and consideration after public hearing to authorize the demolition order for an unoccupied building as dilapidated, substandard, unfit for human habitation and a hazard to the health, safety and welfare of the citizens of the City of Weslaco as per Weslaco Code of ordinances Chapter 26 Article VIII Unsanitary & Dangerous Buildings, §26-225 located at:

9. 220 Sgt Rosas St., DIANA SUBDIVISION UT 2 BLK 3 LOTS 9 & 10, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Herman P Ochoa Jr
10. 400 N Republic St., STAATS ADDN BLK 2 LTS 12,13,14, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Armando Alanis
11. 601 N Padre Ave., EL TEXANO BLK 5 LT 12, City of Weslaco, Hidalgo County, Texas.
Recorded Owner: Samuel Pena
12. 1919 W Dallas Dr EXPRESSWAY HEIGHTS UT NO. 3 BLK 11 LOT 10, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Anita ET AL Sanchez
13. 2009 Corpus Christi Dr., EXPRESSWAY HEIGHTS UT NO. 2 BLK 10 LOT 7, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Coralee Garcia FKA Coralee Rickford
14. 2307 E Plaza., WEST TRACT, FARM TRACT 17, 0.339AC-S14.4711AC-N20AC, 0.339AC, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Pedro C Gonzalez
15.118 N Illinois Ave., GONZALES ADDN N1/2 LOT 9 & ALL LOT 10 BLK 9, City of Weslaco, Hidalgo County, Texas. Recorded Owner: Rita Cruz

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

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

Amount:	Term of Impact:	Identified in Current Budget:

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:

Notice appeared in the Monitor for the BOA-Building Codes and City Commission on May 27, 2026, June 3, 2026, June 27, 2026 and July 1, 2026.

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

The Board of Adjustments and Appeals To The Building Codes recommended approval of the one year extension request with immediate demolition if no action has been taken in six-months at their regular meeting of June 4, 2026.

REBEKAH DE LA FUENTE	Created/Initiated
REBEKAH DE LA FUENTE	Approved
Xavier Salinas	Final Approval

City Manager Comments:

Approve as recommended by staff.

Staff Recommendation:

Staff recommends demolition of the structures.

Attachments, if any:

220 SGT Rosas- Title Report, Inspection Reports, Photos, 400 N Republic- Title Report, Inspection Reports, Photos, 601 N Padre- Title Report, Inspection Reports, Photos, 1919 W Dallas- Title Report, Inspection Reports, Photos, 2009 Corpus Christi- Title Report, Inspection Reports, Photos, 2307 E Plaza-- Title Report, Inspection Reports, Photos, 118 N Illinois- Title Report, Inspection Reports, Photos

Responsibilities upon Approval:

Staff will proceed with either demolition of the structure or will conduct progress checks on the properties that were granted extensions.

















RE: Dilapidated Structure at 220 Sgt. Rosas, Weslaco, Texas 5/21/2026

NOTICE OF PUBLIC HEARING

Dear Herman Phillip Ochoa Jr. and Linzey Georgette Cuellar, husband and wife

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **220 Sgt. Rosas** legally described as being; **Diana Subdivision Unit Two, Lots 9 & 10, Block 3, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192693

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lots 9 and 10, Block 3, DIANA SUBDIVISION UNIT NO.2, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 17, Page 21, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Alejandro Martinez and wife, Christina Martinez by virtue of a Warranty Deed from Emilio De Los Santos and wife, Trinidad M. De Los Santos dated January 23, 1979, recorded in Volume 1610, Page 576, Deed Records, Hidalgo County, Texas.

By Affidavit of Heirship concerning Alejandro Martinez, it is disclosed that Alejandro Martinez, died intestate on August 7, 1986, and that Christina Martinez is his surviving spouse and their children: Juan Martinez, Dario Martinez, Ignacio Amador, Alejandro Martinez, Pedro Martinez, Guadalupe Martinez, Jesus Martinez, Arturo Martinez and Sylvia Martinez, as shown by instrument filed February 4, 2011 under Document Number 2011-2176734, Official Records of Hidalgo County, Texas. Note: Said affidavit is, however, insufficient for title insuring purposes.

NOTE: We did not find Affidavits of Heirship or Probates on the two (2) deceased sons of Alejandro Martinez being Alejandro Martinez and Guadalupe Martinez.

The Last Will and Testament of Christina Martinez, deceased, was Probated as Muniment of Title under Cause No. P-34,735, filed December 12, 2011 under Document Number 2264276, Official Records of Hidalgo County, Texas, Christina Martinez bequeathed her interest to the property under examination unto her daughter Ignacia Amador.

Herman Phillip Ochoa, Jr. and wife, Linzey Georgette Cuellar by virtue of a Warranty Deed with Vendor's Lien from Juan De La Cruz Martinez, dated December 5, 2014, filed December 29, 2014 under Document Number 2014-2573993, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

Volume 17, Page 21, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

EXCEPTIONS:

A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

B. Thirty (30) foot front set-back line as shown on the map of Diana Subdivision Unit No. 2, recorded in Volume 17, Page 21, Map Records of Hidalgo County, Texas.

C. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated April 27, 1956, recorded in Volume 860, Page 361, Deed Records of Hidalgo County, Texas.

D. Mineral and/or royalty reservations as set forth in Deed dated April 19, 1962, recorded in Volume 1032, Page 483, Deed Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

E. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

F. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

G. Rights of parties in possession.

H. Visible and apparent easements on or across the property herein described.

I. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

J. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

A. We find the following 27 liens which may be against the prior owner-Juan De La Cruz Martinez. (see attached sheets)

B. We find the following 2 liens which may be against the owner-Herman Phillip Ochoa, Jr.. (see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2026 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: _____
Martha Rodriguez

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

OCHOA HERMAN P JR
LINZEY G CUELLAR
413 E MILE 12 N
WESLACO, TX 78599-2354

Legal Description:
DIANA UT 2 BLK 3 LOTS 9 & 10

Account No: D4400-02-003-0009-00

2025 Value: $104,397
Appr. Dist. No.: 159339

Legal Acres: .2755
Parcel Address: 220 SGT ROSAS ST

As of Date: 05/22/2026 **Cause No:** T-0570-26-J

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	IF PAID BY June 1, 2026 Total	IF PAID BY June 30, 2026 Penalty Interest	IF PAID BY June 30, 2026 Total	IF PAID BY July 31, 2026 Penalty Interest	IF PAID BY July 31, 2026 Total
2022	1 2 40 53 54 55	$299.55	$224.07	$523.62	$227.51	$527.06	$230.98	$530.53
2023	1 2 40 53 54 55	$2,017.66	$1,230.78	$3,248.44	$1,253.95	$3,271.61	$1,277.18	$3,294.84
2024	1 2 40 53 54 55	$2,246.36	$1,060.28	$3,306.64	$1,086.13	$3,332.49	$1,111.95	$3,358.31
2025	1 2 40 53 54 55	$2,639.67	$343.17	$2,982.84	$395.95	$3,035.62	$942.35	$3,582.02
TOTAL AMOUNT DUE:		**$7,203.24**	$2,858.30	**$10,061.54**	$2,963.54	**$10,166.78**	$3,562.46	**$10,765.70**

Tax Unit Codes:

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

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

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

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

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

31.1.58

Print Date: 05/22/2026

Appr. Dist. No.: 159339

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

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

* D 4 4 0 0 0 2 0 0 3 0 0 0 9 0 0 *

If Paid By	Amount Due
June 1, 2026	$10,061.54
June 30, 2026	$10,166.78
July 31, 2026	$10,765.70
Amount Paid:	**$_____.__**

D4400-02-003-0009-00

OCHOA HERMAN P JR
LINZEY G CUELLAR
413 E MILE 12 N
WESLACO, TX 78599-2354

00001593390001006154

OFFICE OF THE TAX ASSESSOR-COLLECTOR
HIDALGO COUNTY

EDINBURG
Main - Full Service Center
2804 S US Hwy 281
(956) 318-2157
From 8:00am - 4:30pm

MISSION
Full Service Center
722 N Breyfogle, Ste. 104
(956) 205-7050
From 8:00am - 4:30pm

WESLACO
Full Service Center
1902 Joe Stephens, Ste. 201
(956) 973-7825
From 8:00am - 4:30pm

PHARR
Full Service Center
300 W Hall Acres Rd, Ste. C
(956) 784-3500
From 8:00am - 4:30pm

ALAMO
Community Center
1429 S Tower Rd
(956) 784-8688
From 8:00am - 4:30pm
Monday and Tuesday only

SAN JUAN
Community Center
509 E Earling Rd
(956) 283-1773
From 8:00am - 4:30pm

ELSA
Community Center
708 E Edinburg Ave
(956) 292-7622
From 8:00am - 4:30pm

MCALLEN
Community Center
300 E Hackberry Ave, Ste. 3
(956) 686-7424
From 8:00am - 4:30pm

OFFICES COUNTYWIDE TO BETTER SERVE YOU

PAYMENT OPTIONS: Taxpayer may pay the total amount due by cash, check, credit card, or make partial payments. Only U.S. funds from U.S. bank accounts are accepted. If total current tax is paid by January 31, no penalty and interest is charged. Taxpayer may establish an Escrow Account. A four-payment option is available for individuals who are disabled or at least 65 years of age or a disabled veteran with a residential homestead exemption. This plan spreads property tax bill over four payments in accordance with Texas Property Tax Code Sec. 31.031.

PAYMENT IN PERSON: If you wish to pay in person, you may pay at any of the above locations. A drop off box is available at all 8 offices.

PAYMENT BY MAIL: Mail must be postmarked for the month in which payment is due in accordance with Texas Property Tax Code Sec. 1.08 (check should include current driver license #). If we have to return your payment for any reason, the postmark date of your reply envelope is the controlling date.

PENALTY AND INTEREST: Taxes are delinquent, if not paid prior to February 1 of each year and will accrue Penalty and Interest added in accordance with Texas Property Tax Code Sec. 33.01 (a).

On February 1 of each year, all accounts under legal judgment are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.48, an attorney's fees and collection expenses will be added.

On April 1 of each year, all delinquent personal property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.11, an attorney's fees and collection expenses will be added.

On July 1 of each year, all delinquent property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.07, an attorney's fees and collection expenses will be added. (Please refer to the table provided as an example)

TEXAS PROPERTY TAX CODE SEC. 31.01 (g) states that failure to send or receive a tax bill does not affect the validity of the tax, penalty or interest, the due date, existence of a tax lien, or any procedure instituted to collect a tax.

Example of Penalty and Interest for 33.07 on a property assessed with $1,000.00 Taxes Due

Month	Penalty %	Interest %	Delinquent Amount	Coll Fees	Total Amount
January	0%	0%	$ 1,000.00	$ 0.00	$ 1,000.00
February	6%	1%	$ 1,070.00	$ 0.00	$ 1,070.00
March	7%	2%	$ 1,090.00	$ 0.00	$ 1,090.00
April	8%	3%	$ 1,110.00	$ 0.00	$ 1,110.00
May	9%	4%	$ 1,130.00	$ 0.00	$ 1,130.00
June	10%	5%	$ 1,150.00	$ 0.00	$ 1,150.00
July	12%	6%	$ 1,180.00	$ 177.00	$ 1,357.00

TEXAS PROPERTY TAX CODE SEC. 42.08(a) states that the pendency of an appeal does not affect the delinquency date for the taxes on the property subject to the appeal. (d) states that a property owner who appeals must pay taxes on the property subject to the appeal or the property owner forfeits the right to proceed to the final determination of the appeal. The amount of taxes the property owner must pay on the property before the delinquency date to comply with the subsection is the lesser of:

(1) the amount of taxes due on the portion of the taxable value of the property that is not in dispute; or
(2) the amount of taxes due on the property under the order from which the appeal is taken.

TEXAS PROPERTY TAX CODE SEC. 33.045 states that "if you are 65 years of age or older or disabled and the property described in this document is your residence homestead, you should contact the appraisal district regarding any entitlement you may have to a postponement in the payment of these taxes"

INTERNET PAYMENTS 24/7: Can be made by going to **www.hidalgocountytax.org**. A convenience fee will be charged based on a fee schedule.
**There is no fee when paying by Electronic Check.

MAIL PAYMENT TO:
Pablo (Paul) Villarreal Jr.
Hidalgo County Tax Assessor-Collector
PO Box 178
Edinburg TX 78540-0178

HIDALGO COUNTY APPRAISAL DISTRICT

Date _____

CORRECTION FORM
(address only)

Entity _____

Clerk _____

PIDN | | | | | | | | | | | | | | | | | | |

CURRENT PREVIOUS

NAME: _____ _____

C/O: _____ _____

ADDRESS: _____ _____

CITY: _____ _____

STATE: _____ ZIP: _____ _____
(Use ZIP + 4)

LIENS:

DOCUMENT NO: 3164535

DOCUMENT NO:3661955

DOCUMENT NO: 1227502

DOCUMENT NO:751822

DOCUMENT NO:760796

DOCUMENT NO:796684

DOCUMENT NO:775877

DOCUMENT NO:987251

DOCUMENT NO:1095983

DOCUMENT NO:1151804

DOCUMENT NO: 1151805

DOCUMENT NO: 1164664

DOCUMENT NO: 1281866

DOCUMENT NO:1305040

DOCUMENT NO: 1351693

DOCUMENT NO:1395050

DOCUMENT NO:1423118

DOCUMENT NO:201326

DOCUMENT NO:219889

DOCUMENT NO:813831

DOCUMENT NO:1344832

DOCUMENT NO:2005.1496029

DOCUMENT NO: 2008-1946730

DOCUMENT NO:2010-2084423

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 220 ~~ROSAS~~ 561 ROSAS			HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	LOOK LIKE SOME	4
1.2 WINDOW CONDITION	NEW WORK HAS	4
1.3 CEILING CONDITION	BEEN DONE.	4
1.4 WALL CONDITION		4
1.5 FLOOR CONDITION		4
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY		4
2.2 WINDOW CONDITION		4
2.3 CEILING CONDITION		4
2.4 WALL CONDITION		4
2.5 FLOOR CONDITION		4
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		4
3.2 WINDOW CONDITION		4
3.3 CEILING CONDITION		4
3.4 WALL CONDITION		4
3.5 FLOOR CONDITION		4
3.6 FLUSH TOILET IN ENLOSED. ROOM IN UNIT		4
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		4
3.8 TUB OR SHOWER IN UNIT		4
3.9 VENTILIATION		4

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

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

RECOMMENDATION: REPAIR X DEMOLISH _____ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

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

INSPECTED BY Jerry Valdez

DATE 3/3/26

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 220 Sgt. Rosas Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

	1	Deteriorated interior walls	X	13	Sheetrock walls exposed
	2	Deteriorated roof	X	14	Sheetrock ceiling exposed
X	3	Vegetation overgrowth		15	Signs of roof leaking
X	4	Unsecured doors	X	16	Broken and/or uneven floors
X	5	Unsecured windows		17	Animals (dogs, cats, mice, etc.) inside
X	6	Debris inside		18	Severe fire damage
X	7	Debris outside		19	Roof collapsed and/or exposed
	8	Exposed electrical wiring		20	Graffiti
	9	Broken or missing windows		21	Broken/cracked exterior walls
	10	Broken or missing garage doors		22	Other:
	11	Signs or feces		23	Other:
	12	Signs of transients/vagrants		24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ____x___DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Asst. Fire Marshal Mike Swinnea
OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 159339 | 220 SGT ROSAS ST

Property Summary Report | 2026
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 159339
Geographic ID: D4400-02-003-0009-00
Type: R
Zoning: RS
Agent:
Legal Description: DIANA UT 2 BLK 3 LOTS 9 & 10

Property Use:

LOCATION

Address: 220 SGT ROSAS ST, WESLACO TX

Market Area:
Market Area CD: SWLA017
Map ID: CWL VOL 17 PG 21
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: OCHOA HERMAN P JR

Secondary Name: LINZEY G CUELLAR

Mailing Address: 413 E MILE 12 N WESLACO TX US 78599-2354

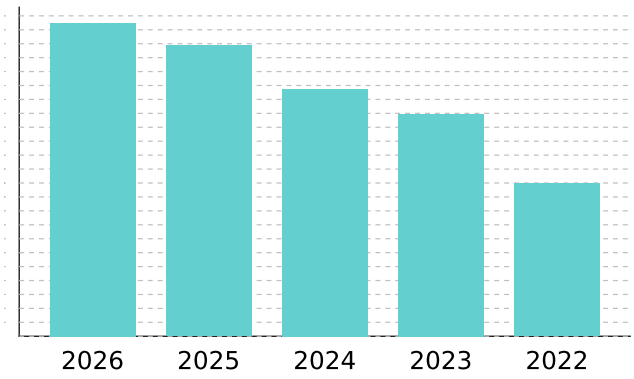
Owner ID: 1041713
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$81,000
Special Use Land Market:	$0
Total Land:	$81,000
Improvement Homesite:	$0
Improvement Non-Homesite:	$31,480
Total Improvement:	$31,480
Market:	$112,480
Special Use Exclusion (-):	$0
Appraised:	$112,480
Value Limitation Adjustment (-):	$0
Net Appraised:	$112,480

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$81,000	$31,480	$0	$112,480	$0	$112,480
2025	$72,000	$32,397	$0	$104,397	$0	$104,397
2024	$72,000	$16,673	$0	$88,673	$0	$88,673
2023	$64,200	$15,631	$0	$79,831	$0	$79,831
2022	$30,000	$24,762	$0	$54,762	$0	$54,762

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$112,480	$112,480
DR1	DRAINAGE DISTRICT #1	0.112300	$112,480	$112,480
GHD	HIDALGO COUNTY	0.575000	$112,480	$112,480
JCC	SOUTH TEXAS COLLEGE	0.162000	$112,480	$112,480
SST	SOUTH TEXAS SCHOOL	0.049200	$112,480	$112,480
SWL	WESLACO ISD	0.943300	$112,480	$112,480

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$2,844.06
Estimated Taxes Without Exemptions:	$2,844.06

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: RESIDENTIAL Improvement Value: $31,480 Main Area: 936
State Code: A1 Description: Gross Building Area: 976

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1996	1960	936
POR	PORCH (COVERED)	SIDLW		1	1996	1960	40

Improvement Features

MA Plumbing: 1, Custom: 0, Roof Style: GAB, Number of Bedrooms: 3.00, Flooring: UNF, Interior Finish: UNF, BATH: 1, Heating/Cooling: MINUS, Construction Style: RES, Exterior Wall: DWD, Foundation: CBK

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.2755	12,000	$6.75	$81,000	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
12/29/14	WDV	WARRANTY DEED/VENDO	MARTINEZ JUAN DE LA CRUZ	OCHOA HERMAN P JR				2573993
3/11/14	WD	WARRANTY DEED	AMADOR IGNACIA	MARTINEZ JUAN DE LA CRUZ				2492977
12/12/12	PRW	PROBATED WILL	MARTINEZ JUAN ETAL	AMADOR IGNACIA				2264276
1/4/11	AOH	AFFIDAVIT OF HEIRSHIP	MARTINEZ ALEJANDRO &	MARTINEZ JUAN ETAL				2176733-4
	CONV	CONVERSION	JOSE LUIS ARGUELLO	MARTINEZ ALEJANDRO &				























RE: Dilapidated Structure at 400 N. Republic., Weslaco, Texas 5/21/2026

NOTICE OF PUBLIC HEARING

Dear Armando Alaniz.

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **400 N. Republic.** legally described as being; **Staats Addition, Lots 12, 13, & 14, Block 2, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192705

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lots 12, 13 and 14, Block 2, STAATS ADDITION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 6, Page 57, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Armando Alaniz by virtue of a General Warranty Deed from Herlinda Cantu, a single person, dated July 18, 2017, filed July 19, 2017 under Document Number 2833126, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

None of record.

EXCEPTIONS:

A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

B. Roads, easements and reservations as shown on the map of Staats Addition, recorded in Volume 6, Page 57, Map Records of Hidalgo County, Texas.

C. Perpetual easements in favor of the Public as shown by instrument dated November 14, 1941, recorded in Volume 488, Page 51; dated October 26, 1943, recorded in Volume 523, Page 49 and dated September 5, 1969, recorded in Volume 1240, Page 953, Deed Records of Hidalgo County, Texas.

D. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

E. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

F. Rights of parties in possession.

G. Visible and apparent easements on or across the property herein described.

H. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

I. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

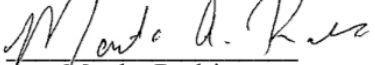
LIENS:

None of record.

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2026 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: 

Martha Rodriguez

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

ALANIZ ARMANDO
JULIAN CANTU
2308 E 18TH ST
WESLACO, TX 78596-8529

Legal Description:
STAATS ADDN BLK 2 LTS 12,13,14

Account No: S5850-00-002-0012-00

2025 Value: $131,664
Appr. Dist. No.: 289789

Legal Acres: .1377
Parcel Address: 400 N REPUBLIC ST

As of Date: 05/22/2026 **Cause No:** T-0524-25-H

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	IF PAID BY June 1, 2026 Total	IF PAID BY June 30, 2026 Penalty Interest	IF PAID BY June 30, 2026 Total	IF PAID BY July 31, 2026 Penalty Interest	IF PAID BY July 31, 2026 Total
2021	53	$297.87	$263.92	$561.79	$267.34	$565.21	$270.76	$568.63
2023	1 2 40 53 54 55	$1,436.84	$859.95	$2,296.79	$876.47	$2,313.31	$893.00	$2,329.84
2024	1 2 40 53 54 55	$1,557.98	$735.38	$2,293.36	$753.29	$2,311.27	$771.21	$2,329.19
2025	1 2 40 53 54 55	$1,866.04	$242.58	$2,108.62	$279.90	$2,145.94	$666.18	$2,532.22
TOTAL AMOUNT DUE:		**$5,158.73**	$2,101.83	**$7,260.56**	$2,177.00	**$7,335.73**	$2,601.15	**$7,759.88**

Tax Unit Codes:

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

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

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

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

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

31.1.58

Print Date: **05/22/2026**

Appr. Dist. No.: 289789

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

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

* S 5 8 5 0 0 0 0 0 2 0 0 1 2 0 0 *

If Paid By	Amount Due
June 1, 2026	$7,260.56
June 30, 2026	$7,335.73
July 31, 2026	$7,759.88
Amount Paid:	**$_____.__**

S5850-00-002-0012-00

ALANIZ ARMANDO
JULIAN CANTU
2308 E 18TH ST
WESLACO, TX 78596-8529

00002897890000726056

OFFICE OF THE TAX ASSESSOR-COLLECTOR
HIDALGO COUNTY

EDINBURG
Main - Full Service Center
2804 S US Hwy 281
(956) 318-2157
From 8:00am - 4:30pm

MISSION
Full Service Center
722 N Breyfogle, Ste. 104
(956) 205-7050
From 8:00am - 4:30pm

WESLACO
Full Service Center
1902 Joe Stephens, Ste. 201
(956) 973-7825
From 8:00am - 4:30pm

PHARR
Full Service Center
300 W Hall Acres Rd, Ste. C
(956) 784-3500
From 8:00am - 4:30pm

ALAMO
Community Center
1429 S Tower Rd
(956) 784-8688
From 8:00am - 4:30pm
Monday and Tuesday only

SAN JUAN
Community Center
509 E Earling Rd
(956) 283-1773
From 8:00am - 4:30pm

ELSA
Community Center
708 E Edinburg Ave
(956) 292-7622
From 8:00am - 4:30pm

MCALLEN
Community Center
300 E Hackberry Ave, Ste. 3
(956) 686-7424
From 8:00am - 4:30pm

OFFICES COUNTYWIDE TO BETTER SERVE YOU

PAYMENT OPTIONS: Taxpayer may pay the total amount due by cash, check, credit card, or make partial payments. Only U.S. funds from U.S. bank accounts are accepted. If total current tax is paid by January 31, no penalty and interest is charged. Taxpayer may establish an Escrow Account. A four-payment option is available for individuals who are disabled or at least 65 years of age or a disabled veteran with a residential homestead exemption. This plan spreads property tax bill over four payments in accordance with Texas Property Tax Code Sec. 31.031.

PAYMENT IN PERSON: If you wish to pay in person, you may pay at any of the above locations. A drop off box is available at all 8 offices.

PAYMENT BY MAIL: Mail must be postmarked for the month in which payment is due in accordance with Texas Property Tax Code Sec. 1.08 (check should include current driver license #). If we have to return your payment for any reason, the postmark date of your reply envelope is the controlling date.

PENALTY AND INTEREST: Taxes are delinquent, if not paid prior to February 1 of each year and will accrue Penalty and Interest added in accordance with Texas Property Tax Code Sec. 33.01 (a).

On February 1 of each year, all accounts under legal judgment are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.48, an attorney's fees and collection expenses will be added.

On April 1 of each year, all delinquent personal property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.11, an attorney's fees and collection expenses will be added.

On July 1 of each year, all delinquent property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.07, an attorney's fees and collection expenses will be added. (Please refer to the table provided as an example)

TEXAS PROPERTY TAX CODE SEC. 31.01 (g) states that failure to send or receive a tax bill does not affect the validity of the tax, penalty or interest, the due date, existence of a tax lien, or any procedure instituted to collect a tax.

Example of Penalty and Interest for 33.07 on a property assessed with $1,000.00 Taxes Due

Month	Penalty %	Interest %	Delinquent Amount	Coll Fees	Total Amount
January	0%	0%	$ 1,000.00	$ 0.00	$ 1,000.00
February	6%	1%	$ 1,070.00	$ 0.00	$ 1,070.00
March	7%	2%	$ 1,090.00	$ 0.00	$ 1,090.00
April	8%	3%	$ 1,110.00	$ 0.00	$ 1,110.00
May	9%	4%	$ 1,130.00	$ 0.00	$ 1,130.00
June	10%	5%	$ 1,150.00	$ 0.00	$ 1,150.00
July	12%	6%	$ 1,180.00	$ 177.00	$ 1,357.00

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(2) the amount of taxes due on the property under the order from which the appeal is taken.

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**There is no fee when paying by Electronic Check.

MAIL PAYMENT TO:
Pablo (Paul) Villarreal Jr.
Hidalgo County Tax Assessor-Collector
PO Box 178
Edinburg TX 78540-0178

HIDALGO COUNTY APPRAISAL DISTRICT

Date _____

CORRECTION FORM
(address only)

Entity _____

Clerk _____

PIDN | | | | | | | | | | | | | | |

CURRENT PREVIOUS

NAME: _____ _____

C/O: _____ _____

ADDRESS: _____ _____

CITY: _____ _____

STATE: _____ ZIP: _____ _____
(Use ZIP + 4)

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 400 N REPUBLIC			HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET 400	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	EXPOSED WIRE	7
1.2 WINDOW CONDITION	BROKEN THROUGHOUT	7
1.3 CEILING CONDITION	COLLAPSED	7
1.4 WALL CONDITION	CINDER BLOCK	6
1.5 FLOOR CONDITION	CONCRETE	6
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY		7
2.2 WINDOW CONDITION		7
2.3 CEILING CONDITION		6
2.4 WALL CONDITION		6
2.5 FLOOR CONDITION		
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY	NONE	7
3.2 WINDOW CONDITION	BROKEN	7
3.3 CEILING CONDITION	COLLAPSED	7
3.4 WALL CONDITION	BROKEN	7
3.5 FLOOR CONDITION	CONCRETE	7
3.6 FLUSH TOILET IN ENLOSED ROOM IN UNIT	BROKEN	7
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT	BROKEN	7
3.8 TUB OR SHOWER IN UNIT		7
3.9 VENTILIATION	NONE	7

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION	1	
4.2 WINDOW CONDITION	1	JV
4.3 CEILING CONDITION	1	
4.4 WALL CONDITION	4	
4.5 FLOOR CONDITION	1	
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	**COMMENT**	**INITIAL ASSESSMENT**
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	**COMMENT**	**INITIAL ASSESSMENT**
6.1 CONDITION OF FOUNDATION		3
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		3
6.3 CONDITION OF ROOF AND GUTTERS	COLLAPSED	6
6.4 CONDITION OF EXTERIOR SURFACES	PEELING PAINT	3
6.5 LEAD PAINT: EXT. SURFACES		
ITEM NO. 7. HEATING & PLUMBING	**COMMENT**	**INITIAL ASSESSMENT**
7.1 ADEQUACY OF HEATING EQUIP	NO EQUIPMENT	
7.2 SAFETY OF HEATING EQUIP.		
7.3 VENTILATION/COOLING		
7.4 WATER HEATER		
7.5 APPROVABLE WATER SUPPLY		
7.6 PLUMBING		
7.7 SEWER CONNECTION		

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

RECOMMENDATION: REPAIR _____ DEMOLISH X VACATE _____

*INTERPRETATION OF NUMERIC SCALE

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

Jerry Rader
INSPECTED BY

3/3/26
DATE

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Commercial Property

PHYSICAL & MAILING ADDRESS: 400 N. Republic Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **COMMERCIAL**

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

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

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

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

_____ Asst. Fire Marshal Mike Swinnea
OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 289789 | 400 N REPUBLIC ST

Property Summary Report | 2026
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 289789
Geographic ID: S5850-00-002-0012-00
Type: R
Zoning: RS
Agent:
Legal Description: STAATS ADDN BLK 2 LTS 12,13,14

Property Use:

LOCATION

Address: 400 N REPUBLIC ST, WESLACO TX

Market Area:
Market Area CD: SWLA001
Map ID: CWL VOL 6 PG 57
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: ALANIZ ARMANDO

Secondary Name: JULIAN CANTU

Mailing Address: 2308 E 18TH ST WESLACO TX US 78596-8529

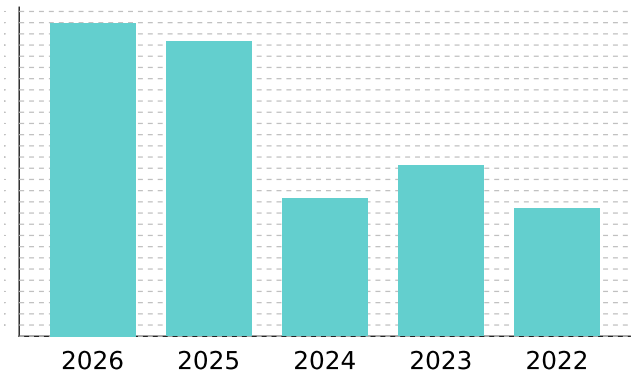
Owner ID: 1123397
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$66,744
Special Use Land Market:	$0
Total Land:	$66,744
Improvement Homesite:	$0
Improvement Non-Homesite:	$73,168
Total Improvement:	$73,168
Market:	$139,912
Special Use Exclusion (-):	$0
Appraised:	$139,912
Value Limitation Adjustment (-):	$51,352
Net Appraised:	$88,560

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$66,744	$73,168	$0	$139,912	$51,352	$88,560
2025	$46,500	$85,164	$0	$131,664	$57,864	$73,800
2024	$36,000	$25,500	$0	$61,500	$0	$61,500
2023	$36,000	$40,227	$0	$76,227	$0	$76,227
2022	$21,300	$35,732	$0	$57,032	$0	$57,032

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$88,560	$88,560
DR1	DRAINAGE DISTRICT #1	0.112300	$88,560	$88,560
GHD	HIDALGO COUNTY	0.575000	$88,560	$88,560
JCC	SOUTH TEXAS COLLEGE	0.162000	$88,560	$88,560
SST	SOUTH TEXAS SCHOOL	0.049200	$88,560	$88,560
SWL	WESLACO ISD	0.943300	$88,560	$88,560

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$2,239.24
Estimated Taxes Without Exemptions:	$2,239.24

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: RESIDENTIAL Improvement Value: $73,168 Main Area: 2,504
State Code: A1 Description: Gross Building Area: 2,504

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	MRYLW		1	1983	1983	2,504

Improvement Features

MA Plumbing: 2, Custom: 0, BATH: 2, Flooring: VYL, Number of Bedrooms: 3.00, Roof Style: FLT, Heating/Cooling: MINUS, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DBRK, Foundation: SLB

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.1377	6,000	$11.12	$66,744	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
7/19/17	GWD	GEN. W/D	CANTU JULIAN	ALANIZ ARMANDO				2833126
2/24/17	AOH	AFFIDAVIT OF HEIRSHIP	CANTU JOSE LUIS V	CANTU JULIAN				2790600
1/26/08	WD	WARRANTY DEED	CANTU JULIAN	CANTU JOSE LUIS V				1904120
	CONV	CONVERSION	JOSE LUIS ARGUELLO	CANTU JULIAN				

















RE: Dilapidated Structure at 601 N. Padre., Weslaco, Texas 5/21/2026

NOTICE OF PUBLIC HEARING

Dear Samuel Pena

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **601 N. Padre.** legally described as being; **El Texano, Lot 12, Block 5, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192691

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 12, Block 5, EL TEXANO, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 13, Page 53, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Samuel Pena and wife, Ester Pena by virtue of a Warranty Deed with Vendor's Lien from El Texano, Inc. dated June 4, 1965, recorded in Volume 1119, Page 95, Deed Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

Volume 13, Page 53, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

EXCEPTIONS:

A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

B. Roadways and setback lines as shown on the map of El Texano, recorded in Volume 13, Page 53, Map Records of Hidalgo County, Texas.

C. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by Arthur Austin to V.F. Neuhaus, dated July 10, 1958, recorded in Volume 216, Page 251, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).

D. Mineral and/or royalty reservation contained in deed dated December 9, 1960, recorded in Volume 994, Page 457, Deed Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

E. Mineral and/or royalty reservation contained in deed dated June 4, 1965, recorded in Volume 1119, Page 95, Deed Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

F. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated December 30, 1969, recorded in Volume 325, Page 387, Oil and Gas Records of Hidalgo County, Texas.

G. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

H. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

I. Rights of parties in possession.

J. Visible and apparent easements on or across the property herein described.

K. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

L. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

A. We find the following 2 liens which may be against Record Title Owner, Samuel Pena. (see attached sheets)

B. We find the following 1 lien which may be against Record Title Owner, Ester Pena. (see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2026 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: Ida L. Castañeda
Ida Castañeda

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

PENA SAMUEL
4970 FM 1422
EDCOUCH, TX 78538-3068

Legal Description:
EL TEXANO BLK 5 LT 12

Account No: E4900-00-005-0012-00

2025 Value: $141,085
Appr. Dist. No.: 168015

Legal Acres: .1722
Parcel Address: 601 N PADRE AVE

As of Date: 05/22/2026

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	Total	IF PAID BY June 30, 2026 Penalty Interest	Total	IF PAID BY July 31, 2026 Penalty Interest	Total

Tax Unit Codes:

NO DELINQUENT TAXES ARE DUE AT THIS TIME

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

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

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

31.1.58

Print Date: 05/22/2026

Appr. Dist. No.: 168015

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

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

E490000000500120 0

E4900-00-005-0012-00

$_____.___

PENA SAMUEL
4970 FM 1422
EDCOUCH, TX 78538-3068

00001680150000000000

OFFICE OF THE TAX ASSESSOR-COLLECTOR
HIDALGO COUNTY

EDINBURG
Main - Full Service Center
2804 S US Hwy 281
(956) 318-2157
From 8:00am - 4:30pm

MISSION
Full Service Center
722 N Breyfogle, Ste. 104
(956) 205-7050
From 8:00am - 4:30pm

WESLACO
Full Service Center
1902 Joe Stephens, Ste. 201
(956) 973-7825
From 8:00am - 4:30pm

PHARR
Full Service Center
300 W Hall Acres Rd, Ste. C
(956) 784-3500
From 8:00am - 4:30pm

ALAMO
Community Center
1429 S Tower Rd
(956) 784-8688
From 8:00am - 4:30pm
Monday and Tuesday only

SAN JUAN
Community Center
509 E Earling Rd
(956) 283-1773
From 8:00am - 4:30pm

ELSA
Community Center
708 E Edinburg Ave
(956) 292-7622
From 8:00am - 4:30pm

MCALLEN
Community Center
300 E Hackberry Ave, Ste. 3
(956) 686-7424
From 8:00am - 4:30pm

OFFICES COUNTYWIDE TO BETTER SERVE YOU

PAYMENT OPTIONS: Taxpayer may pay the total amount due by cash, check, credit card, or make partial payments. Only U.S. funds from U.S. bank accounts are accepted. If total current tax is paid by January 31, no penalty and interest is charged. Taxpayer may establish an Escrow Account. A four-payment option is available for individuals who are disabled or at least 65 years of age or a disabled veteran with a residential homestead exemption. This plan spreads property tax bill over four payments in accordance with Texas Property Tax Code Sec. 31.031.

PAYMENT IN PERSON: If you wish to pay in person, you may pay at any of the above locations. A drop off box is available at all 8 offices.

PAYMENT BY MAIL: Mail must be postmarked for the month in which payment is due in accordance with Texas Property Tax Code Sec. 1.08 (check should include current driver license #). If we have to return your payment for any reason, the postmark date of your reply envelope is the controlling date.

PENALTY AND INTEREST: Taxes are delinquent, if not paid prior to February 1 of each year and will accrue Penalty and Interest added in accordance with Texas Property Tax Code Sec. 33.01 (a).

On February 1 of each year, all accounts under legal judgment are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.48, an attorney's fees and collection expenses will be added.

On April 1 of each year, all delinquent personal property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.11, an attorney's fees and collection expenses will be added.

On July 1 of each year, all delinquent property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.07, an attorney's fees and collection expenses will be added. (Please refer to the table provided as an example)

TEXAS PROPERTY TAX CODE SEC. 31.01 (g) states that failure to send or receive a tax bill does not affect the validity of the tax, penalty or interest, the due date, existence of a tax lien, or any procedure instituted to collect a tax.

Example of Penalty and Interest for 33.07 on a property assessed with $1,000.00 Taxes Due

Month	Penalty %	Interest %	Delinquent Amount	Coll Fees	Total Amount
January	0%	0%	$ 1,000.00	$ 0.00	$ 1,000.00
February	6%	1%	$ 1,070.00	$ 0.00	$ 1,070.00
March	7%	2%	$ 1,090.00	$ 0.00	$ 1,090.00
April	8%	3%	$ 1,110.00	$ 0.00	$ 1,110.00
May	9%	4%	$ 1,130.00	$ 0.00	$ 1,130.00
June	10%	5%	$ 1,150.00	$ 0.00	$ 1,150.00
July	12%	6%	$ 1,180.00	$ 177.00	$ 1,357.00

TEXAS PROPERTY TAX CODE SEC. 42.08(a) states that the pendency of an appeal does not affect the delinquency date for the taxes on the property subject to the appeal. (d) states that a property owner who appeals must pay taxes on the property subject to the appeal or the property owner forfeits the right to proceed to the final determination of the appeal. The amount of taxes the property owner must pay on the property before the delinquency date to comply with the subsection is the lesser of:

(1) the amount of taxes due on the portion of the taxable value of the property that is not in dispute; or
(2) the amount of taxes due on the property under the order from which the appeal is taken.

TEXAS PROPERTY TAX CODE SEC. 33.045 states that "if you are 65 years of age or older or disabled and the property described in this document is your residence homestead, you should contact the appraisal district regarding any entitlement you may have to a postponement in the payment of these taxes"

INTERNET PAYMENTS 24/7: Can be made by going to **www.hidalgocountytax.org**. A convenience fee will be charged based on a fee schedule.
**There is no fee when paying by Electronic Check.

MAIL PAYMENT TO:
Pablo (Paul) Villarreal Jr.
Hidalgo County Tax Assessor-Collector
PO Box 178
Edinburg TX 78540-0178

HIDALGO COUNTY APPRAISAL DISTRICT

Date _____

CORRECTION FORM
(address only)

Entity _____

Clerk _____

PIDN | | | | | | | | | | | | | | |

CURRENT PREVIOUS

NAME: _____ _____

C/O: _____ _____

ADDRESS: _____ _____

CITY: _____ _____

STATE: _____ ZIP: _____ _____
(Use ZIP + 4)

Recorded On-2012-Aug-07 As-2332978

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

70 2012 02332978

Instrument Number: 2012-2332978

As

Recorded On: August 07, 2012 **Abstract of Judgment**

Parties:

To

Number of Pages: 2

Comment:

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

Abstract of Judgment	9.00
Total Recording:	**9.00**

********** THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2012-2332978
Receipt Number: 1296137
Recorded Date/Time: August 07, 2012 04:35P

User / Station: E Castillo - Cash Station 17

Record and Return To:

OFFICE OF THE ATTORNEY GENERAL
BANKRUPTCY AND COLLECTIONS DIVISION
PO BOX 12548
AUSTIN TX 78711-2548

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed heron, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Recorded On-2012-Aug-07 As-2332978

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

ABSTRACT OF JUDGMENT
2332978

I, the undersigned, hereby certify the following information:

Cause No.:	C-1-CV-12-004586
Court:	COUNTY COURT AT LAW NO. 1 Travis County, Texas
Plaintiff:	State of Texas
Defendant:	ESTHER PENA
Judgment Date:	6/22/2012

State of Texas recovered a judgment against ESTHER PENA, whose address is:

COLONIA LLANO GRANDE #2 LOT 50
PROGRESO TX 78579

Social Security No:	XXXXXX980
Defendant's DOB:	1/16/1975
Defendant's D.L. No.:	XXXXX071 TX
Judgment Amount:	$28,088.43
	TWENTY EIGHT THOUSAND EIGHTY EIGHT DOLLARS AND FORTY THREE CENTS
Attorney's Fees:	$ 2,000.00
Court Costs To Date:	$ 226.00
Interest Rate(s):	5.25% from judgment date until paid in full.
Credits:	$ 0.00 total credits, other than from a guarantor.
Guarantee Payments:	
Guarantor:	

Current balance, after credits: $32,295.75 as of 8/6/2012.

I hereby verify, in accordance with §52.002 of the Texas Property Code, that the foregoing is true and correct.

Cheryl Bellesen
Manager, Student Loan Collections
Bankruptcy and Collections Division
Office of the Attorney General
P. O. Box 12548
Austin, Texas 78711-2548
Tel: (512) 475-0524
Fax: (512) 457-4486

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, on this day personally appeared Cheryl Bellesen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office on August 6th, 2012.

MARY ALICE LOPEZ
Notary Public
STATE OF TEXAS
Commission Exp. March 19, 2016
Notary without Bond

Notary Public for the State of Texas

NOTE: Texas Education Code §51.967 states, "No statute of limitations shall apply to a lawsuit, to the enforcement of a judgment, or to any other legal action to collect an educational debt owed to an institution of higher education or to the Texas Higher Education Coordinating Board." A lien perfected by this abstract shall not expire, nor shall the judgment become dormant.

After recording, return to: **Office of the Attorney General**
Bankruptcy and Collections Division
P.O. Box 12548
Austin, Texas 78711-2548

HIDALGO 108 $ 9.00 AG Case No: C126323963 Ref No.: 6315592049 CL00

1186643

Notice of Child Support Lien

TO: (Name, address)	*HIDALGO COUNTY COUNTY CLERK'S OFFICE* *P.O. BOX 59* *EDINBURG, TEXAS 78540*
OBLIGOR: (Name, Address/DOB, SSN)	*SAMUEL PENA JR* *302 S TIO AVE* *WESLACO TX 78596-6564* DOB: *10/5/65* SSN: *453-49-5751*
FROM: (Claimant)	OFFICE OF THE ATTORNEY GENERAL Child Support Unit 0303E 2411 N. Texas Suite C Weslaco, TX 78596 Telephone No. (956)969-2010 Fax No. (956)969-1158
OBLIGEE: (Office of the Attorney General by assignment from *YOLANDA PENA*)	*YOLANDA PENA*
IV-D Case Number:	*0008945640*

This lien results from a child support order, entered on *11/6/01* by *92ND JUDICIAL DISTRICT COURT, HIDALGO COUNTY, TEXAS* in tribunal number *F-1977-01-A*.

As of *3/23/03*, the obligor owes unpaid support in the amount of $ *16,186.77*. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An Obligor must follow the laws and procedures of the State where the property is located or recorded to contest or challenge this lien. This lien remains in effect until released by the obligee or in accordance with the laws of the State of filing.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

3-25-03
Date

Hector E Garcia
Authorized Agent

HECTOR E GARCIA
Print Name

State of : Texas

County of: Hidalgo

I certify that Hector E. Garcia appeared before me and is known to me as the individual who signed the above.

Date: 3-25-03

Thelma G. Urbina
Notary Public

THELMA G. URBINA
Notary Public, State of Texas
My Commission Expires
FEBRUARY 24, 2004

My appointment expires 2-24-04

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153 Expiration Date: 03/31/2004

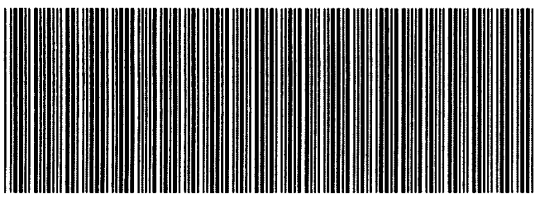
Filed for Record in:
Hidalgo County
by J. D. Salinas, III
County Clerk

On: Apr 09,2003 at 08:56A

As a Recording

Document Number: 1186643
Total Fees : .00

Receipt Number - 490326
By,
Imelda Leal, Deputy



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

Document No: 2769007

Recorded On: December 06, 2016 04:10 PM

Billable Pages: 2

Number of Pages: 3

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

Total Recording: 0.00

*******THIS PAGE IS PART OF THE DOCUMENT*******

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:
Document No: 2769007
Receipt No: 20161206000467
Recorded On: December 06, 2016 04:10 PM
Deputy Clerk: Tania Rivera
Station: CH-1-CC-K11

Record and Return To:
Office of the Attorney Gen, Child Supp Div
3508 N Jackson Rd Ste 600
Samuel Pena
Pharr TX 78577

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2769007

NOTICE: THIS DOCUMENT CONTAINS SENSITIVE DATA

NOTICE OF LIEN

TO: (Name/Address of recorder or asset holder)	*HIDALGO County Clerk's Office* *P.O. Box 58* Edinburg, TX 78540
Obligor: (Name, Address/DOB, SSN)	*SAMUEL PENA* *2335 EVA AVE* *EDINBURG TX 78542-5828-35* DOB: *6/14/1996* SSN: *xxx-xx-5543*
FROM: (IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address, phone, e-mail address, fax number)	Office of the Attorney General CHILD SUPPORT UNIT 0316E 3508 N JACKSON RD STE 600 PHARR, TX 78577-8643 Telephone No. (800)252-8014 Toll Free 1(800)252-8014 Fax No. (956)971-3790
Obligee: (Name)	*Office of the Attorney General* by assignment from YOLANDA ODALIS FERNANDEZ
IV-D Case #: (or non-IV-D docket #)	*0013456516*

This lien results, by operation of law, from a child support order, entered on *10/26/2016* by *COUNTY COURT AT LAW NO.2* in *HIDALGO COUNTY, TEXAS* tribunal number *F-5998-16-2*.

As of *11/1/2016*, the obligor owes unpaid support in the amount of $ *1,761.00*. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

Doc-2769007

All aspects of this lien, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lien. This lien remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on behalf of the obligee, or in accordance with the laws of the State where the property is located.

Note to Lien Recorder: Please provide the sender with a copy of the filed lien, containing the recording information, at the address provided above.

As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

11/2/2016
Date

Maria E. Rubio
Authorized Agent

Maria Elena Rubio, Ph:956-630-2891, Fax:956-971-3790
Print Name, e-mail address, phone and fax number

Notice: Respondents are not required to respond to this information collection unless it displays a valid OMB control number. The average burden for responding to this information collection is estimated at 30 minutes. If you believe this estimate is inaccurate, or if you have ideas to reduce this burden, please provide comment to the issuing agency.

OMB Control #: 0970-0153 Expiration Date: 12/31/2016 (Please note, this expiration date is for the OMB form and not the lien itself.)

1186643

Notice of Child Support Lien

TO: (Name, address)	*HIDALGO COUNTY COUNTY CLERK'S OFFICE* *P.O. BOX 59* *EDINBURG, TEXAS 78540*
OBLIGOR: (Name, Address/DOB, SSN)	*SAMUEL PENA JR* *302 S TIO AVE* *WESLACO TX 78596-6564* DOB: *10/5/65* SSN: *453-49-5751*
FROM: (Claimant)	OFFICE OF THE ATTORNEY GENERAL Child Support Unit 0303E 2411 N. Texas Suite C Weslaco, TX 78596 Telephone No. (956)969-2010 Fax No. (956)969-1158
OBLIGEE: (Office of the Attorney General by assignment from *YOLANDA PENA*)	*YOLANDA PENA*
IV-D Case Number:	*0008945640*

This lien results from a child support order, entered on *11/6/01* by *92ND JUDICIAL DISTRICT COURT, HIDALGO COUNTY, TEXAS* in tribunal number *F-1977-01-A*.

As of *3/23/03*, the obligor owes unpaid support in the amount of $ *16,186.77*. This judgment may be subject to interest.

Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below.

Specific description of property:

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As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 651 et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed above.

3-25-03
Date

Authorized Agent

Hector E Garcia
Print Name

State of : Texas

County of: Hidalgo

I certify that Hector E. Garcia appeared before me and is known to me as the individual who signed the above.

Date: 3-25-03

Thelma G. Urbina
Notary Public

THELMA G. URBINA
Notary Public, State of Texas
My Commission Expires
FEBRUARY 24, 2004

My appointment expires 2-24-04

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On: Apr 09,2003 at 08:56A

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By,
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Doc-2769007

VG-1391-2016-2769007

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

Document No: 2769007

Recorded On: December 06, 2016 04:10 PM

Billable Pages: 2

Number of Pages: 3

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

Total Recording: 0.00

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Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

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Record and Return To:
Office of the Attorney Gen, Child Supp Div
3508 N Jackson Rd Ste 600
Samuel Pena
Pharr TX 78577

STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

Doc-2769007

NOTICE: THIS DOCUMENT CONTAINS SENSITIVE DATA

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FROM: (IV-D Agency or name of obligee and/or his or her private attorney or entity acting on behalf of the obligee, address, phone, e-mail address, fax number)	Office of the Attorney General CHILD SUPPORT UNIT 0316E 3508 N JACKSON RD STE 600 PHARR, TX 78577-8643 Telephone No. (800)252-8014 Toll Free 1(800)252-8014 Fax No. (956)971-3790
Obligee: (Name)	*Office of the Attorney General* by assignment from YOLANDA ODALIS FERNANDEZ
IV-D Case #: (or non-IV-D docket #)	*0013456516*

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Specific description of property:

Doc-2769007

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11/2/2016
Date

Maria E. Rubio
Authorized Agent

Maria Elena Rubio, Ph:956-630-2891, Fax:956-971-3790
Print Name, e-mail address, phone and fax number

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OMB Control #: 0970-0153 Expiration Date: 12/31/2016 (Please note, this expiration date is for the OMB form and not the lien itself.)

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION				
ADDRESS OF INSPECTED UNIT 601 N. PADRE AVE.				HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET	CITY Weslaco			
COUNTY Hidalgo	STATE TX	ZIP 78596		
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED				PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT		INITIAL ASSESSMENT
1.1 ELECTRICITY			3
1.2 WINDOW CONDITION	BROKEN WINDOWS		4
1.3 CEILING CONDITION	WATER DAMAGE		4
1.4 WALL CONDITION	PEELING PAINT		4
1.5 FLOOR CONDITION			3
ITEM NO. 2. KITCHEN	**COMMENT**		**INITIAL ASSESSMENT**
2.1 ELECTRICITY			3
2.2 WINDOW CONDITION			3
2.3 CEILING CONDITION			3
2.4 WALL CONDITION			3
2.5 FLOOR CONDITION			3
ITEM NO. 3. BATHROOM	**COMMENT**		**INITIAL ASSESSMENT**
3.1 ELECTRICITY			3
3.2 WINDOW CONDITION			3.
3.3 CEILING CONDITION	WATER DAMAGE		3
3.4 WALL CONDITION	EXPOSED WALLS		3
3.5 FLOOR CONDITION			3
3.6 FLUSH TOILET IN ENLOSED. ROOM IN UNIT			3
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT			3
3.8 TUB OR SHOWER IN UNIT			3
3.9 VENTILIATION			3

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION	EXPOSED WIRING	4
4.2 WINDOW CONDITION	BROKEN	4
4.3 CEILING CONDITION	BROKEN DRYWALL	4
4.4 WALL CONDITION	MOLD DAMAGE	4
4.5 FLOOR CONDITION		4
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		5
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		5
6.3 CONDITION OF ROOF AND GUTTERS		5
6.4 CONDITION OF EXTERIOR SURFACES	SEVERE DETIORATION	5
6.5 LEAD PAINT: EXT. SURFACES		
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP		
7.2 SAFETY OF HEATING EQUIP.	INADEQUATE SAFETY	
7.3 VENTILATION/COOLING	NONE	
7.4 WATER HEATER		
7.5 APPROVABLE WATER SUPPLY		
7.6 PLUMBING		
7.7 SEWER CONNECTION		

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

RECOMMENDATION: REPAIR ✓ DEMOLISH _____ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

1 = Newly constructed

2 = Good condition requiring no repairs

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

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

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

6 = Dilapidated condition requiring more than 50% structural replacement

7 = Severe dilapidated condition that would require immediate attention

Jesus Gonzalez
INSPECTED BY

3-19-26
DATE

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 601 N. Padre Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

	1	Deteriorated interior walls		13	Sheetrock walls exposed
X	2	Deteriorated roof		14	Sheetrock ceiling exposed
	3	Vegetation overgrowth	X	15	Signs of roof leaking
	4	Unsecured doors		16	Broken and/or uneven floors
	5	Unsecured windows		17	Animals (dogs, cats, mice, etc.) inside
	6	Debris inside		18	Severe fire damage
X	7	Debris outside	X	19	Roof collapsed and/or exposed
	8	Exposed electrical wiring		20	Graffiti
X	9	Broken or missing windows	X	21	Broken/cracked exterior walls
	10	Broken or missing door	X	22	Other: Vehicles on property
	11	Signs or feces		23	Other:
	12	Signs of transients/vagrants		24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

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

_____ Asst. Fire Marshal Mike Swinnea

OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 168015 | 601 N PADRE AVE

GENERAL INFO

ACCOUNT

Property ID: 168015
Geographic ID: E4900-00-005-0012-00
Type: R
Zoning: RS
Agent:
Legal Description: EL TEXANO BLK 5 LT 12

Property Use:

LOCATION

Address: 601 N PADRE AVE, TX

Market Area:
Market Area CD: SWLA002
Map ID: VOL 13 PG 53
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: PENA SAMUEL

Secondary Name:

Mailing Address: 4970 FM 1422 EDCOUCH TX US 78538-3068

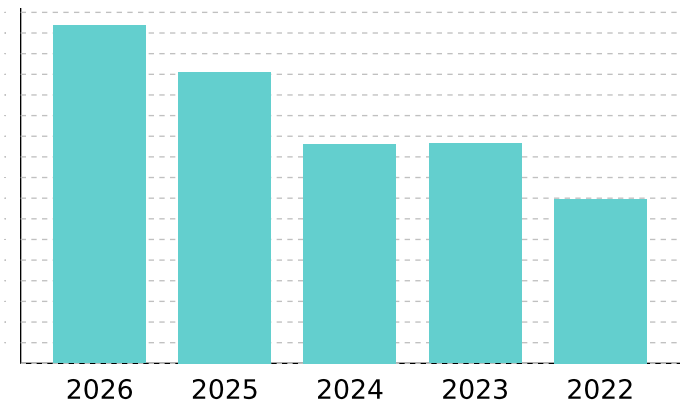
Owner ID: 51011
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$72,884
Special Use Land Market:	$0
Total Land:	$72,884
Improvement Homesite:	$0
Improvement Non-Homesite:	$90,731
Total Improvement:	$90,731
Market:	$163,615
Special Use Exclusion (-):	$0
Appraised:	$163,615
Value Limitation Adjustment (-):	$10,779
Net Appraised:	$152,836

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$72,884	$90,731	$0	$163,615	$10,779	$152,836
2025	$45,000	$96,085	$0	$141,085	$13,722	$127,363
2024	$45,000	$61,136	$0	$106,136	$0	$106,136
2023	$45,000	$61,520	$0	$106,520	$0	$106,520
2022	$24,750	$54,986	$0	$79,736	$0	$79,736

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$152,836	$152,836
DR1	DRAINAGE DISTRICT #1	0.112300	$152,836	$152,836
GHD	HIDALGO COUNTY	0.575000	$152,836	$152,836
JCC	SOUTH TEXAS COLLEGE	0.162000	$152,836	$152,836
SST	SOUTH TEXAS SCHOOL	0.049200	$152,836	$152,836
SWL	WESLACO ISD	0.943300	$152,836	$152,836

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$3,864.45
Estimated Taxes Without Exemptions:	$3,864.45

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: RESIDENTIAL
State Code: A1 Description:
Improvement Value: $90,731
Main Area: 1,752
Gross Building Area: 1,887

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	BRKFA		1	1982	1982	996
ADD	ADDITION	BRKFA		1	1994	1994	378
MA2	MAIN 2ND FL	BRKFA		1	1994	0	378
UTY	UTILITY ROOM	BRKFA		1	1982	1982	90
POR	PORCH (COVERED)	BRKFA		1	1982	1982	45

Improvement Features

MA2 Custom: 0, Flooring: CPT, Exterior Wall: DBRK
POR Heating/Cooling: MINUS, Foundation: SLB
UTY Heating/Cooling: MINUS, Foundation: SLB
MA Plumbing: 2, Custom: 0, BATH: 2, Roof Style: GAB, Number of Bedrooms: 4.00, Heating/Cooling: MINUS, Flooring: TIL, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DBRK, Foundation: SLB
ADD Plumbing: 2, Custom: 0, BATH: 2, Roof Style: GAB, Number of Bedrooms: 4.00, Heating/Cooling: MINUS, Flooring: TIL, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DBRK, Foundation: SLB

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.1722	7,500	$9.72	$72,884	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
	CONV	CONVERSION	JOSE LUIS ARGUELLO	PENA SAMUEL				
















HEAVY DUTY EXTRA LARGE
KING SET



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

RE: Dilapidated Structure at 1919 W. Dallas, Weslaco, Texas **5/21/2026**

NOTICE OF PUBLIC HEARING

Dear Dianne A. Sanchez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **1919 W. Dallas.** legally described as being; **Expressway Heights Subdivision Unit No.3, Lot 10, Block 11, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192692

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 10, Block 11, EXPRESSWAY HEIGHTS SUBDIVISION UNIT NO. 3, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 17, Page 15, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Juan B. Sanchez, Dianne Anita Sanchez and Celia Zuriela M. by virtue of a Warranty Deed from Braulio Sanchez and Adelina Sanchez, dated May 21, 2021, filed October 8, 2021 under Document Number 3271032, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

None of record

EXCEPTIONS:

A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

B. Roadways and restrictions as shown on the map of Expressway Heights Subdivision Unit No. 3, recorded in Volume 17, Page 15, Map Records of Hidalgo County, Texas.

C. Easements for roadways, canals, ditches as shown by instrument dated January 18, 1918, recorded in Volume 66, Page 521, Deed Records of Hidalgo County, Texas.

D. Easement and right of way in favor of Central Power and Light Company as shown by instrument dated February 28, 1947, recorded in Volume 612, Page 373, Deed Records of Hidalgo County, Texas.

E. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, in favor of W.L. Popejoy, as Lessee, dated December 20, 1976, recorded in Volume 364, Page 403 and dated January 25, 1977, recorded in Volume 366, Page 96, Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).

F. Mineral and/or royalty reservation contained in deed dated March 14, 1941, recorded in Volume 481, Page 240 and dated December 21, 1979, recorded in Volume 1605, Page 331, Deed Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

G. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

H. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

I. Rights of parties in possession.

J. Visible and apparent easements on or across the property herein described.

K. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

L. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

A. We find the following 1 lien which may be against the prior owner-Adelina Sanchez. (see attached sheets)

B. We find the following 17 liens which may be against the owner-Juan B. Sanchez. (see attached sheets)

C. We find the following 3 liens which may be against the owner-Dianne Anita Sanchez. (see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2026 at 5:00 p.m.

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

SANCHEZ DIANNE ANITA ET AL
1919 W DALLAS DR
WESLACO, TX 78596

Legal Description:

EXPRESSWAY HEIGHTS UT NO. 3 BLK 11 LOT 10

Account No: E8500-03-011-0010-00

2025 Value: $79,380
Appr. Dist. No.: 172987

Legal Acres: .1380
Parcel Address: 1919 DALLAS DR

As of Date: 05/22/2026

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	IF PAID BY June 1, 2026 Total	IF PAID BY June 30, 2026 Penalty Interest	IF PAID BY June 30, 2026 Total	IF PAID BY July 31, 2026 Penalty Interest	IF PAID BY July 31, 2026 Total
2022	1 2 40 54 55	$203.82	$134.51	$338.33	$135.36	$339.18	$136.22	$340.04
2023	1 2 40 54 55	$937.19	$489.21	$1,426.40	$493.11	$1,430.30	$497.02	$1,434.21
2024	1 2 40 54 55	$933.62	$168.04	$1,101.66	$171.95	$1,105.57	$175.83	$1,109.45
2025	1 2 40 54 55	$943.11	$15.71	$958.82	$19.65	$962.76	$23.57	$966.68
TOTAL AMOUNT DUE:		**$3,017.74**	$807.47	**$3,825.21**	$820.07	**$3,837.81**	$832.64	**$3,850.38**

Tax Unit Codes:

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

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

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

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

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

31.1.58

Print Date: 05/22/2026

Appr. Dist. No.: 172987

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

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

E8500030110010000

E8500-03-011-0010-00

If Paid By	Amount Due
June 1, 2026	$3,825.21
June 30, 2026	$3,837.81
July 31, 2026	$3,850.38
Amount Paid:	**$_____.__**

SANCHEZ DIANNE ANITA ET AL
1919 W DALLAS DR
WESLACO, TX 78596

00001729870000382521

OFFICE OF THE TAX ASSESSOR-COLLECTOR
HIDALGO COUNTY

EDINBURG
Main - Full Service Center
2804 S US Hwy 281
(956) 318-2157
From 8:00am - 4:30pm

MISSION
Full Service Center
722 N Breyfogle, Ste. 104
(956) 205-7050
From 8:00am - 4:30pm

WESLACO
Full Service Center
1902 Joe Stephens, Ste. 201
(956) 973-7825
From 8:00am - 4:30pm

PHARR
Full Service Center
300 W Hall Acres Rd, Ste. C
(956) 784-3500
From 8:00am - 4:30pm

ALAMO
Community Center
1429 S Tower Rd
(956) 784-8688
From 8:00am - 4:30pm
Monday and Tuesday only

SAN JUAN
Community Center
509 E Earling Rd
(956) 283-1773
From 8:00am - 4:30pm

ELSA
Community Center
708 E Edinburg Ave
(956) 292-7622
From 8:00am - 4:30pm

MCALLEN
Community Center
300 E Hackberry Ave, Ste. 3
(956) 686-7424
From 8:00am - 4:30pm

OFFICES COUNTYWIDE TO BETTER SERVE YOU

PAYMENT OPTIONS: Taxpayer may pay the total amount due by cash, check, credit card, or make partial payments. Only U.S. funds from U.S. bank accounts are accepted. If total current tax is paid by January 31, no penalty and interest is charged. Taxpayer may establish an Escrow Account. A four-payment option is available for individuals who are disabled or at least 65 years of age or a disabled veteran with a residential homestead exemption. This plan spreads property tax bill over four payments in accordance with Texas Property Tax Code Sec. 31.031.

PAYMENT IN PERSON: If you wish to pay in person, you may pay at any of the above locations. A drop off box is available at all 8 offices.

PAYMENT BY MAIL: Mail must be postmarked for the month in which payment is due in accordance with Texas Property Tax Code Sec. 1.08 (check should include current driver license #). If we have to return your payment for any reason, the postmark date of your reply envelope is the controlling date.

PENALTY AND INTEREST: Taxes are delinquent, if not paid prior to February 1 of each year and will accrue Penalty and Interest added in accordance with Texas Property Tax Code Sec. 33.01 (a).

On February 1 of each year, all accounts under legal judgment are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.48, an attorney's fees and collection expenses will be added.

On April 1 of each year, all delinquent personal property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.11, an attorney's fees and collection expenses will be added.

On July 1 of each year, all delinquent property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.07, an attorney's fees and collection expenses will be added. (Please refer to the table provided as an example)

TEXAS PROPERTY TAX CODE SEC. 31.01 (g) states that failure to send or receive a tax bill does not affect the validity of the tax, penalty or interest, the due date, existence of a tax lien, or any procedure instituted to collect a tax.

Example of Penalty and Interest for 33.07 on a property assessed with $1,000.00 Taxes Due

Month	Penalty %	Interest %	Delinquent Amount	Coll Fees	Total Amount
January	0%	0%	$ 1,000.00	$ 0.00	$ 1,000.00
February	6%	1%	$ 1,070.00	$ 0.00	$ 1,070.00
March	7%	2%	$ 1,090.00	$ 0.00	$ 1,090.00
April	8%	3%	$ 1,110.00	$ 0.00	$ 1,110.00
May	9%	4%	$ 1,130.00	$ 0.00	$ 1,130.00
June	10%	5%	$ 1,150.00	$ 0.00	$ 1,150.00
July	12%	6%	$ 1,180.00	$ 177.00	$ 1,357.00

TEXAS PROPERTY TAX CODE SEC. 42.08(a) states that the pendency of an appeal does not affect the delinquency date for the taxes on the property subject to the appeal. (d) states that a property owner who appeals must pay taxes on the property subject to the appeal or the property owner forfeits the right to proceed to the final determination of the appeal. The amount of taxes the property owner must pay on the property before the delinquency date to comply with the subsection is the lesser of:

(1) the amount of taxes due on the portion of the taxable value of the property that is not in dispute; or
(2) the amount of taxes due on the property under the order from which the appeal is taken.

TEXAS PROPERTY TAX CODE SEC. 33.045 states that "if you are 65 years of age or older or disabled and the property described in this document is your residence homestead, you should contact the appraisal district regarding any entitlement you may have to a postponement in the payment of these taxes"

INTERNET PAYMENTS 24/7: Can be made by going to **www.hidalgocountytax.org**. A convenience fee will be charged based on a fee schedule.
**There is no fee when paying by Electronic Check.

MAIL PAYMENT TO:
Pablo (Paul) Villarreal Jr.
Hidalgo County Tax Assessor-Collector
PO Box 178
Edinburg TX 78540-0178

HIDALGO COUNTY APPRAISAL DISTRICT

Date _____

CORRECTION FORM
(address only)

Entity _____

Clerk _____

PIDN | | | | | | | | | | | | | | | | | |

CURRENT PREVIOUS

NAME: _____ _____

C/O: _____ _____

ADDRESS: _____ _____

CITY: _____ _____

STATE: _____ ZIP: _____ _____
(Use ZIP + 4)

LIENS:

DOCUMENT NO: 2957930

DOCUMENT NO: 2975110

DOCUMENT NO: 3009957

DOCUMENT NO: 3036784

DOCUMENT NO: 2807501

DOCUMENT NO: 3032994

DOCUMENT NO: 3486400

DOCUMENT NO: 3523566

DOCUMENT NO: 3620669

DOCUMENT NO: 747143

DOCUMENT NO: 789745

DOCUMENT NO: 845089

DOCUMENT NO: 884005

DOCUMENT NO: 1094867

DOCUMENT NO: 1379626

DOCUMENT NO: 2005-1488673

DOCUMENT NO: 2007-1803956

DOCUMENT NO: 2843581

DOCUMENT NO: 2959320

DOCUMENT NO: 2006-1643850

DOCUMENT NO: 2006-1667248

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 1919 W DALLAS			HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY		3
1.2 WINDOW CONDITION		5
1.3 CEILING CONDITION	WATER DAMAGE ↓	4
1.4 WALL CONDITION		4
1.5 FLOOR CONDITION	WEAK FLOORING	5
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY		3
2.2 WINDOW CONDITION	BROKEN	5
2.3 CEILING CONDITION	MOLD DAMAGE	5
2.4 WALL CONDITION	PEELING PAINT	4
2.5 FLOOR CONDITION	CAVING IN	5
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		3
3.2 WINDOW CONDITION		3
3.3 CEILING CONDITION	SEVERE MOLD	5
3.4 WALL CONDITION	THROUGHOUT	5
3.5 FLOOR CONDITION	STRUCTURAL INTEGRITY	5
3.6 FLUSH TOILET IN ENLOSED ROOM IN UNIT	COMPROMISED	5
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		5
3.8 TUB OR SHOWER IN UNIT		5
3.9 VENTILIATION		5

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

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

RECOMMENDATION: REPAIR _____ DEMOLISH ✓ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

1 = Newly constructed

2 = Good condition requiring no repairs

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

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

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

6 = Dilapidated condition requiring more than 50% structural replacement

7 = Severe dilapidated condition that would require immediate attention

Jesua Gonzalez
INSPECTED BY

3-19-26
DATE

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 1919 W. Dallas Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

	1	Deteriorated interior walls		13	Sheetrock walls exposed
	2	Deteriorated roof		14	Sheetrock ceiling exposed
X	3	Vegetation overgrowth		15	Signs of roof leaking
	4	Unsecured doors		16	Broken and/or uneven floors
X	5	Unsecured windows		17	Animals (dogs, cats, mice, etc.) inside
	6	Debris inside		18	Severe fire damage
X	7	Debris outside	X	19	Roof collapsed and/or exposed
X	8	Exposed electrical wiring		20	Graffiti
	9	Broken or missing windows		21	Broken/cracked exterior walls
	10	Broken or missing door		22	Other:
	11	Signs or feces		23	Other:
	12	Signs of transients/vagrants		24	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY x DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Asst. Fire Marshal Mike Swinnea

OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 172987 | 1919 DALLAS DR

GENERAL INFO

ACCOUNT

Property ID: 172987
Geographic ID: E8500-03-011-0010-00
Type: R
Zoning: RS
Agent:
Legal Description: EXPRESSWAY HEIGHTS UT NO. 3 BLK 11 LOT 10
Property Use:

LOCATION

Address: 1919 DALLAS DR, TX

Market Area:
Market Area CD: SWLA003
Map ID: CWL VOL 17 PG 15
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: SANCHEZ DIANNE ANITA ET AL

Secondary Name:

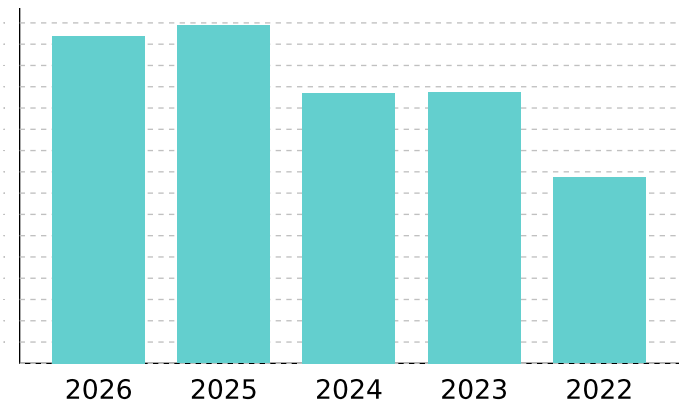
Mailing Address: 1919 W DALLAS DR WESLACO TX 78596
Owner ID: 1215786
% Ownership: 100.000000
Exemptions: DP - Disability,HS - Homestead

VALUES

CURRENT VALUES

Land Homesite:	$33,865
Land Non-Homesite:	$0
Special Use Land Market:	$0
Total Land:	$33,865
Improvement Homesite:	$43,008
Improvement Non-Homesite:	$0
Total Improvement:	$43,008
Market:	$76,873
Special Use Exclusion (-):	$0
Appraised:	$76,873
Value Limitation Adjustment (-):	$0
Net Appraised:	$76,873

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$33,865	$43,008	$0	$76,873	$0	$76,873
2025	$34,859	$44,521	$0	$79,380	$9,421	$69,959
2024	$34,859	$28,740	$0	$63,599	$0	$63,599
2023	$34,859	$28,919	$0	$63,778	$0	$63,778
2022	$17,430	$26,213	$0	$43,643	$0	$43,643

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$76,873	$66,873
DR1	DRAINAGE DISTRICT #1	0.112300	$76,873	$76,873
GHD	HIDALGO COUNTY	0.575000	$76,873	$76,873
JCC	SOUTH TEXAS COLLEGE	0.162000	$76,873	$76,873
SST	SOUTH TEXAS SCHOOL	0.049200	$76,873	$71,873
SWL	WESLACO ISD	0.943300	$76,873	$0

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$950.88
Estimated Taxes Without Exemptions:	$1,943.73

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: RESIDENTIAL Improvement Value: $43,008 Main Area: 1,302
State Code: A1 Description: Gross Building Area: 1,338

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1990	1990	563
ADD	ADDITION	SIDLW		1	2007	2007	160
ENC	ENCLOSED ADD	SIDLW		1	1990	1990	117
OBL	OUT BUILDING	SIDLW		1	1990	1990	462
POR	PORCH (COVERED)	SIDLW		1	1990	1990	36

Improvement Features

MA Flooring: LIN, Plumbing: 2, Custom: 0, Roof Style: GAB, Number of Bedrooms: 2.00, BATH: 1, Heating/Cooling: MINUS, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DWD, Foundation: CBK
ENC Flooring: LIN, Plumbing: 2, Custom: 0, Roof Style: GAB, Number of Bedrooms: 2.00, BATH: 1, Heating/Cooling: MINUS, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DWD, Foundation: CBK
ADD Flooring: LIN, Plumbing: 2, Custom: 0, Roof Style: GAB, Number of Bedrooms: 2.00, BATH: 1, Heating/Cooling: MINUS, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DWD, Foundation: CBK
POR Foundation: PR-BM

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.1380	6,010.2	$5.63	$33,865	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
10/8/21	WD	WARRANTY DEED	SANCHES BRAULIO & ADELINA	SANCHEZ DIANNE ANITA ET AL				3271032
	CONV	CONVERSION	JOSE LUIS ARGUELLO	SANCHES BRAULIO & ADELINA				

















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

RE: Dilapidated Structure at 2009 Corpus Christi Dr., Weslaco, Texas 5/21/2026

NOTICE OF PUBLIC HEARING

Dear Coralee Rickford

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **2009 Corpus Christi Dr.** legally described as being; **Expressway Heights Subdivision Unit No.2, Lot 7, Block 10, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192695

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of Lot 7, Block 10, EXPRESSWAY HEIGHTS SUBDIVISION UNIT NO. 2, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 16, Page 16, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Coralee Rickford fka Coralee Garcia by virtue of a Special Warranty Deed (Gift Deed) from Tomas Garcia, dated March 27, 2025, filed March 31, 2025 under Document Number 3634088, Official Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

None of record

EXCEPTIONS:

A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9

B. Roadways and reservations as shown on the map of Expressway Heights Subdivision Unit No. 2, recorded in Volume 16, Page 16, Map Records of Hidalgo County, Texas.

C. Electric transmission line easement in favor of Central Power and Light Company as shown by instrument dated February 28, 1947, recorded in Volume 612, Page 373, Deed Records of Hidalgo County, Texas.

D. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, executed by to W.L. Popejoy, dated December 20, 1976, recorded in Volume 364, Page 403 and dated January 25, 1977, recoded in Volume 366, Page 96, both in the Oil and Gas Records of Hidalgo County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to ownership or holder of such interest(s).

E. Mineral and/or royalty reservation contained in deed dated March 14, 1941, recorded in Volume 481, Page 240 and dated September 19, 1975, recorded in Volume 1457, Page 728, Deed Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

F. Mineral and/or royalty reservation contained in deed dated May 29, 1996, filed November 6, 1996 under Document Number 560732; dated March 11, 2013, filed April 22, 2013 under Document Number 2013-2404201; dated October 31, 2014, filed November 3, 2014 under Document Number 2014-2560612 and dated March 27, 2025, filed March 31, 2025 under Document Number 3634088, Official Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

G. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

H. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

I. Rights of parties in possession.

J. Visible and apparent easements on or across the property herein described.

K. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

L. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

A. By instrument dated May 29, 1996, filed November 6, 1996, under Document Number 560732, Official Records of Hidalgo County, Texas, Ramiro V. Garcia and wife, Gumecinda Garcia, conveyed the property under examination unto Ruben Garcia and wife, San Juanita Garcia.

We find the following 2 liens which may be against the prior owner-Ramiro Garcia. (see attached sheets)

B. By instrument dated October 31, 2014, filed November 13, 2014, under Document Number 2014-2560612, Official Records of Hidalgo County, Texas, Ruben Garcia and wife, San Juanita Garcia, conveyed the property under examination unto Ruben Garcia, Jr..

We find the following 15 liens which may be against the prior owner-Ruben Garcia. (see attached sheets)

C. By instrument dated October 31, 2014, filed November 13, 2014, under Document Number 2014-2560612, Official Records of Hidalgo County, Texas, Ruben Garcia and wife, San Juanita Garcia, conveyed the property under examination unto Ruben Garcia, Jr..

We find the following 2 liens which may be against the prior owner-San Juanita Garcia. (see attached sheets)

D. By instrument dated October 31, 2014, filed November 13, 2014, under Document Number 2014-2560612, Official Records of Hidalgo County, Texas, Ruben Garcia, Jr., conveyed the property under examination unto Tomas Garcia and daughter Coralee Garcia.

We find the following 15 liens which may be against the prior owner-Ruben Garcia, Jr. (see attached sheets)

E. We find the following 9 liens which may be against the prior owner-Tomas Garcia. (see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 2, 2026 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: _____
Martha Rodriguez

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

RICKFORD CORALEE FKA CORALEE GARCIA
6810 N MILE 6 W
WESLACO, TX 78599

Legal Description:
EXPRESSWAY HEIGHTS UT NO. 2 BLK 10 LOT 7

Account No: E8500-02-010-0007-00

2025 Value: $74,095
Appr. Dist. No.: 562264

Legal Acres: .1380
Parcel Address: 2009 CORPUS CHRISTI DR

As of Date: 05/22/2026 **Cause No:** T-0260-24-I

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	IF PAID BY June 1, 2026 Total	IF PAID BY June 30, 2026 Penalty Interest	IF PAID BY June 30, 2026 Total	IF PAID BY July 31, 2026 Penalty Interest	IF PAID BY July 31, 2026 Total
2017	1 2 40 54 55	$289.73	$416.65	$706.38	$419.96	$709.69	$423.29	$713.02
2019	1 2 40 54 55	$278.54	$323.67	$602.21	$326.86	$605.40	$330.07	$608.61
2021	1 2 40 54 55	$542.71	$480.84	$1,023.55	$487.09	$1,029.80	$493.33	$1,036.04
2022	1 2 40 54 55	$112.71	$84.30	$197.01	$85.63	$198.34	$86.91	$199.62
2024	1 2 40 54 55	$1,004.91	$474.32	$1,479.23	$485.88	$1,490.79	$497.44	$1,502.35
2025	1 2 40 54 55 9150	$1,194.55	$351.78	$1,546.33	$378.78	$1,573.33	$419.33	$1,613.88
TOTAL AMOUNT DUE:		**$3,423.15**	$2,131.56	**$5,554.71**	$2,184.20	**$5,607.35**	$2,250.37	**$5,673.52**

Tax Unit Codes:

1 HIDALGO COUNTY **2** DRAIN DIST #1 **40** CITY OF WESLACO **54** SOUTH TEXAS ISD
55 SOUTH TEXAS COLLEGE **9150** REVERSE PAYMENT

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

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

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

31.1.58

Print Date: 05/22/2026

Appr. Dist. No.: 562264

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

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

E8500020100007000

If Paid By	Amount Due
June 1, 2026	$5,554.71
June 30, 2026	$5,607.35
July 31, 2026	$5,673.52
Amount Paid:	**$_____.__**

E8500-02-010-0007-00

RICKFORD CORALEE FKA CORALEE GARCIA
6810 N MILE 6 W
WESLACO, TX 78599

00005622640000555471

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

RICKFORD CORALEE FKA CORALEE GARCIA
6810 N MILE 6 W
WESLACO, TX 78599

Legal Description:
EXPRESSWAY HEIGHTS UT NO. 2 BLK 10 LOT 7

Account No: E8500-02-010-0007-00

2025 Value: $74,095
Appr. Dist. No.: 562264

Legal Acres: .1380
Parcel Address: 2009 CORPUS CHRISTI DR

As of Date: 05/22/2026 **Cause No:** T-0260-24-I

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	Total	IF PAID BY June 30, 2026 Penalty Interest	Total	IF PAID BY July 31, 2026 Penalty Interest	Total
TOTAL AMOUNT DUE:		**$3,423.15**	$2,131.56	**$5,554.71**	$2,184.20	**$5,607.35**	$2,250.37	**$5,673.52**

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

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

31.1.58

Print Date: **05/22/2026**

Appr. Dist. No.: 562264

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

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

E85000201000007 00

If Paid By	Amount Due
June 1, 2026	$5,554.71
June 30, 2026	$5,607.35
July 31, 2026	$5,673.52
Amount Paid:	**$**_____.__

E8500-02-010-0007-00

RICKFORD CORALEE FKA CORALEE GARCIA
6810 N MILE 6 W
WESLACO, TX 78599

00005622640000555471

OFFICE OF THE TAX ASSESSOR-COLLECTOR
HIDALGO COUNTY

EDINBURG
Main - Full Service Center
2804 S US Hwy 281
(956) 318-2157
From 8:00am - 4:30pm

MISSION
Full Service Center
722 N Breyfogle, Ste. 104
(956) 205-7050
From 8:00am - 4:30pm

WESLACO
Full Service Center
1902 Joe Stephens, Ste. 201
(956) 973-7825
From 8:00am - 4:30pm

PHARR
Full Service Center
300 W Hall Acres Rd, Ste. C
(956) 784-3500
From 8:00am - 4:30pm

ALAMO
Community Center
1429 S Tower Rd
(956) 784-8688
From 8:00am - 4:30pm
Monday and Tuesday only

SAN JUAN
Community Center
509 E Earling Rd
(956) 283-1773
From 8:00am - 4:30pm

ELSA
Community Center
708 E Edinburg Ave
(956) 292-7622
From 8:00am - 4:30pm

MCALLEN
Community Center
300 E Hackberry Ave, Ste. 3
(956) 686-7424
From 8:00am - 4:30pm

OFFICES COUNTYWIDE TO BETTER SERVE YOU

PAYMENT OPTIONS: Taxpayer may pay the total amount due by cash, check, credit card, or make partial payments. Only U.S. funds from U.S. bank accounts are accepted. If total current tax is paid by January 31, no penalty and interest is charged. Taxpayer may establish an Escrow Account. A four-payment option is available for individuals who are disabled or at least 65 years of age or a disabled veteran with a residential homestead exemption. This plan spreads property tax bill over four payments in accordance with Texas Property Tax Code Sec. 31.031.

PAYMENT IN PERSON: If you wish to pay in person, you may pay at any of the above locations. A drop off box is available at all 8 offices.

PAYMENT BY MAIL: Mail must be postmarked for the month in which payment is due in accordance with Texas Property Tax Code Sec. 1.08 (check should include current driver license #). If we have to return your payment for any reason, the postmark date of your reply envelope is the controlling date.

PENALTY AND INTEREST: Taxes are delinquent, if not paid prior to February 1 of each year and will accrue Penalty and Interest added in accordance with Texas Property Tax Code Sec. 33.01 (a).

On February 1 of each year, all accounts under legal judgment are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.48, an attorney's fees and collection expenses will be added.

On April 1 of each year, all delinquent personal property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.11, an attorney's fees and collection expenses will be added.

On July 1 of each year, all delinquent property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.07, an attorney's fees and collection expenses will be added. (Please refer to the table provided as an example)

TEXAS PROPERTY TAX CODE SEC. 31.01 (g) states that failure to send or receive a tax bill does not affect the validity of the tax, penalty or interest, the due date, existence of a tax lien, or any procedure instituted to collect a tax.

Example of Penalty and Interest for 33.07 on a property assessed with $1,000.00 Taxes Due

Month	Penalty %	Interest %	Delinquent Amount	Coll Fees	Total Amount
January	0%	0%	$ 1,000.00	$ 0.00	$ 1,000.00
February	6%	1%	$ 1,070.00	$ 0.00	$ 1,070.00
March	7%	2%	$ 1,090.00	$ 0.00	$ 1,090.00
April	8%	3%	$ 1,110.00	$ 0.00	$ 1,110.00
May	9%	4%	$ 1,130.00	$ 0.00	$ 1,130.00
June	10%	5%	$ 1,150.00	$ 0.00	$ 1,150.00
July	12%	6%	$ 1,180.00	$ 177.00	$ 1,357.00

TEXAS PROPERTY TAX CODE SEC. 42.08(a) states that the pendency of an appeal does not affect the delinquency date for the taxes on the property subject to the appeal. (d) states that a property owner who appeals must pay taxes on the property subject to the appeal or the property owner forfeits the right to proceed to the final determination of the appeal. The amount of taxes the property owner must pay on the property before the delinquency date to comply with the subsection is the lesser of:

(1) the amount of taxes due on the portion of the taxable value of the property that is not in dispute; or
(2) the amount of taxes due on the property under the order from which the appeal is taken.

TEXAS PROPERTY TAX CODE SEC. 33.045 states that "if you are 65 years of age or older or disabled and the property described in this document is your residence homestead, you should contact the appraisal district regarding any entitlement you may have to a postponement in the payment of these taxes"

INTERNET PAYMENTS 24/7: Can be made by going to **www.hidalgocountytax.org**. A convenience fee will be charged based on a fee schedule.
**There is no fee when paying by Electronic Check.

MAIL PAYMENT TO:
Pablo (Paul) Villarreal Jr.
Hidalgo County Tax Assessor-Collector
PO Box 178
Edinburg TX 78540-0178

HIDALGO COUNTY APPRAISAL DISTRICT

Date _____

CORRECTION FORM
(address only)

Entity _____

Clerk _____

PIDN | | | | | | | | | | | | | | | | | |

CURRENT PREVIOUS

NAME: _____ _____

C/O: _____ _____

ADDRESS: _____ _____

CITY: _____ _____

STATE: _____ ZIP: _____ _____
(Use ZIP + 4)

LIENS:

DOCUMENT NO:525173

DOCUMENT NO:336389

DOCUMENT NO: 1028160

DOCUMENT NO:2012-2289100

DOCUMENT NO: 2753334

DOCUMENT NO:2958873

DOCUMENT NO:1464886

DOCUMENT NO: 2835066

DOCUMENT NO: 2835074

DOCUMENT NO: 2884412

DOCUMENT NO: 2884411

DOCUMENT NO: 834903

DOCUMENT NO: 1009725

DOCUMENT NO: 1021094

DOCUMENT NO: 1132461

DOCUMENT NO: 1139770

DOCUMENT NO: 2005-1487351

DOCUMENT NO: 2006-1599917

DOCUMENT NO:2008-1883152

DOCUMENT NO: 2009-1965123

DOCUMENT NO: 2008-1951269

DOCUMENT NO: 1203891

DOCUMENT NO: 1353436

DOCUMENT NO:2013-2443513

DOCUMENT NO: 2008-1951269

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 2009 CORPUS CHRISTI DR			HOUSING TYPE √ Single Family ___ Duplex Dwelling ___ Apartment ___ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY	EXPOSED WIRING	6
1.2 WINDOW CONDITION	BROKEN WINDOWS	6
1.3 CEILING CONDITION	DRY WALL COLLAPSED	6
1.4 WALL CONDITION	WATER DAMAGED	6
1.5 FLOOR CONDITION	CAVED IN	6
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY		6
2.2 WINDOW CONDITION	EXPOSED AREAS IN	6
2.3 CEILING CONDITION	WALL AND FLOOR	6
2.4 WALL CONDITION	THROUGHOUT	6
2.5 FLOOR CONDITION		6
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		3
3.2 WINDOW CONDITION		3
3.3 CEILING CONDITION		3
3.4 WALL CONDITION		3
3.5 FLOOR CONDITION		3
3.6 FLUSH TOILET IN ENLOSED. ROOM IN UNIT		3
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT		3
3.8 TUB OR SHOWER IN UNIT		3
3.9 VENTILIATION		3

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

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

RECOMMENDATION: REPAIR _____ DEMOLISH ✓ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

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

Jesus Gonzalez
INSPECTED BY

3-19-26
DATE

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 2009 Corpus Christi Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

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

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

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

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

_____ Asst. Fire Marshal Mike Swinnea

OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 562264 | 2009 CORPUS CHRISTI DR

GENERAL INFO

ACCOUNT

Property ID: 562264
Geographic ID: E8500-02-010-0007-00
Type: R
Zoning: RS
Agent:
Legal Description: EXPRESSWAY HEIGHTS UT NO. 2 BLK 10 LOT 7
Property Use:

LOCATION

Address: 2009 CORPUS CHRISTI DR, WESLACO TX 78596
Market Area:
Market Area CD: SWLA003
Map ID: CWL VOL 16 PG 16
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

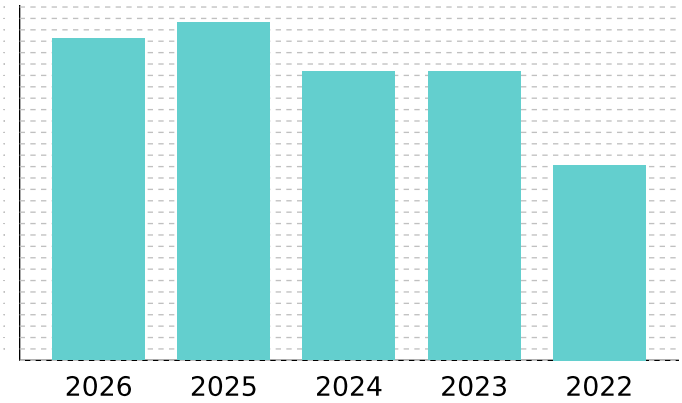
Name: RICKFORD CORALEE FKA CORALEE GARCIA
Secondary Name:
Mailing Address: 6810 N MILE 6 W WESLACO TX 78599
Owner ID: 1311426
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$33,863
Special Use Land Market:	$0
Total Land:	$33,863
Improvement Homesite:	$0
Improvement Non-Homesite:	$36,746
Total Improvement:	$36,746
Market:	$70,609
Special Use Exclusion (-):	$0
Appraised:	$70,609
Value Limitation Adjustment (-):	$0
Net Appraised:	$70,609

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$33,863	$36,746	$0	$70,609	$0	$70,609
2025	$34,858	$39,237	$0	$74,095	$0	$74,095
2024	$34,858	$28,535	$0	$63,393	$0	$63,393
2023	$34,858	$28,535	$0	$63,393	$0	$63,393
2022	$17,429	$25,457	$0	$42,886	$0	$42,886

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$70,609	$70,609
DR1	DRAINAGE DISTRICT #1	0.112300	$70,609	$70,609
GHD	HIDALGO COUNTY	0.575000	$70,609	$70,609
JCC	SOUTH TEXAS COLLEGE	0.162000	$70,609	$70,609
SST	SOUTH TEXAS SCHOOL	0.049200	$70,609	$70,609
SWL	WESLACO ISD	0.943300	$70,609	$70,609

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$1,785.34
Estimated Taxes Without Exemptions:	$1,785.34

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: RESIDENTIAL Improvement Value: $36,746 Main Area: 824
State Code: A1 Description: Gross Building Area: 1,024

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1984	1950	536
ENC	ENCLOSED ADD	SIDLW		1	1984	1950	288
STG	STORAGE	SIDLW		1	1990	1990	100
SPO	SCREEN PORCH	SIDLW		1	1984	1984	100

Improvement Features

MA Flooring: LIN, Plumbing: 2, Custom: 0, Roof Style: GAB, Number of Bedrooms: 3.00, BATH: 1, Heating/Cooling: MINUS, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DWD, Foundation: CBK

ENC Flooring: LIN, Plumbing: 2, Custom: 0, Roof Style: GAB, Number of Bedrooms: 3.00, BATH: 1, Heating/Cooling: MINUS, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DWD, Foundation: CBK

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.1380	6,010	$5.63	$33,863	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
3/27/25	SWD	SPEC. W/D	GARCIA TOMAS & CORALEE	RICKFORD CORALEE FKA				3634088
11/3/14	GFD	GIFT DEED	GARCIA RUBEN JR	GARCIA TOMAS & CORALEE				2560612
4/22/13	GFD	GIFT DEED	GARCIA RUBEN & SAN JUANITA	GARCIA RUBEN JR				2404201
11/6/96	CONV	CONVERSION	CACERES CIRO & ESTELA	GARCIA RUBEN & SAN JUANITA				560732





















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

RE: Dilapidated Structure at 2307 E. Plaza Dr., Weslaco, Texas **5/21/2026**

NOTICE OF PUBLIC HEARING

Dear Pedro C. Gonzalez

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **2307 E. Plaza Dr.** legally described as being; **West And Adams Tracts, Farm Tract 17, 0.339AC-S14.4711AC-N20AC, 0.339AC, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192698

PREPARED FOR:

City of Weslaco

DESCRIPTION:

A tract of land out of Farm Tract 17, THE WEST AND ADAMS TRACTS, Hidalgo County, Texas, according to the map recorded in Volume 2, Page 34, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and being more particularly described by metes and bounds as follows:

Commencing at the Northeast corner of Farm Tract 17, West Tract Subdivision, Llano Grande Grant, Hidalgo County, Texas;

THENCE along the East line of Farm Tract 17, South, 630.00 feet to a point;

THENCE West 429.00 feet to the POINT OF BEGINNING of the tract herein conveyed;

THENCE North 18.81 feet to a point;

THENCE North 57° 40' 18" West a distance of 151.82 feet to a point;

THENCE West 71.72 feet to a point;

THENCE South 100.00 feet to a point;

THENCE East and parallel to the South line of Farm Tract 17 a distance of 200.00 feet to the POINT OF BEGINNING,

NOTE: The company does not represent that the above acreage or square footage calculations are correct.

RECORD TITLE OWNER:

Pedro C. Gonzalez by virtue of a Warranty Deed from James M. Black, a single man dated October 28, 1982, recorded in Volume 1831, Page 89, Deed Records, Hidalgo County, Texas.

BUILDING RESTRICTIONS:

None of Record.

EXCEPTIONS:

A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

B. Roads, easements and reservations as shown on the map of The West and Adams Tracts, recorded in Volume 2, Pages 34-37, Map Records of Hidalgo County, Texas.

C. Easement for canals, drainage ditches, laterals, etc.as shown by instrument dated February 20, 1917, recorded in Volume 35, Page 193, Deed Records of Hidalgo County, Texas.

D. Utility easement as shown by instrument dated October 28, 1982, recorded in Volume 1831, Page 89, Deed Records of Hidalgo County, Texas.

E. Dedicatory instrument as shown by instrument dated November --, 1982, recorded in Volume 1808, Page 572, Deed Records of Hidalgo County, Texas.

F. Dedicatory instrument as shown by instrument dated November --, 1982, recorded in Volume 1808, Page 799, Deed Records of Hidalgo County, Texas.

G. Dedicatory instrument as shown by instrument dated December 2, 1982, recorded in Volume 1812, Page 484, Deed Records of Hidalgo County, Texas.

H. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

I. Mineral and/or royalty reservation contained in deed dated October 28, 1982, recorded in Volume 1831, Page 89, Official Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

J. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

K. Any claim or allegation that the land, described in Schedule "A", was or is to be conveyed in violation of state statutes or any county or municipal ordinances requiring the platting of the land or affecting subdivisions, or any loss of the use of the land by reason thereof.

L. Rights of parties in possession.

M. Visible and apparent easements on or across the property herein described.

N. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

O. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

A. Deed of Trust executed by Pedro C. Gonzalez to Bill Thornton, Trustee, dated September 22, 1981, recorded in Volume 1883, Page 880 in the Official Records, Hidalgo County, Texas, securing the payment of one note of even date therewith in the principal sum of $52,000.00, executed by Grantor and payable to Mid Valley Bank of Weslaco; and all the terms, conditions and stipulations contained therein, including, but not limited to, any additional indebtedness, if any, secured by said instrument.

B. We find the following 14 liens which may be against the owner, Pedro C. Gonzalez. (see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2026 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: Ida L. Castañeda
Ida Castañeda

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

GONZALEZ PEDRO C
2222 N WILSON DR
WESLACO, TX 78599-8810

Legal Description:

WEST TRACT 0.339AC-S14.4711AC-N20AC FT 17 0.339AC NET

Account No: W3800-00-017-0000-07

2025 Value: $183,791
Appr. Dist. No.: 324095

Legal Acres: .3390
Parcel Address: 2307 E PLAZA

As of Date: 05/22/2026

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	Total	IF PAID BY June 30, 2026 Penalty Interest	Total	IF PAID BY July 31, 2026 Penalty Interest	Total

Tax Unit Codes:

NO DELINQUENT TAXES ARE DUE AT THIS TIME

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

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

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

31.1.58

Print Date: **05/22/2026**

Appr. Dist. No.: 324095

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

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

* W 3 8 0 0 0 0 0 1 7 0 0 0 0 0 7 *

W3800-00-017-0000-07

$_____.___

GONZALEZ PEDRO C
2222 N WILSON DR
WESLACO, TX 78599-8810

00003240950000000000

OFFICE OF THE TAX ASSESSOR-COLLECTOR
HIDALGO COUNTY

EDINBURG
Main - Full Service Center
2804 S US Hwy 281
(956) 318-2157
From 8:00am - 4:30pm

MISSION
Full Service Center
722 N Breyfogle, Ste. 104
(956) 205-7050
From 8:00am - 4:30pm

WESLACO
Full Service Center
1902 Joe Stephens, Ste. 201
(956) 973-7825
From 8:00am - 4:30pm

PHARR
Full Service Center
300 W Hall Acres Rd, Ste. C
(956) 784-3500
From 8:00am - 4:30pm

ALAMO
Community Center
1429 S Tower Rd
(956) 784-8688
From 8:00am - 4:30pm
Monday and Tuesday only

SAN JUAN
Community Center
509 E Earling Rd
(956) 283-1773
From 8:00am - 4:30pm

ELSA
Community Center
708 E Edinburg Ave
(956) 292-7622
From 8:00am - 4:30pm

MCALLEN
Community Center
300 E Hackberry Ave, Ste. 3
(956) 686-7424
From 8:00am - 4:30pm

OFFICES COUNTYWIDE TO BETTER SERVE YOU

PAYMENT OPTIONS: Taxpayer may pay the total amount due by cash, check, credit card, or make partial payments. Only U.S. funds from U.S. bank accounts are accepted. If total current tax is paid by January 31, no penalty and interest is charged. Taxpayer may establish an Escrow Account. A four-payment option is available for individuals who are disabled or at least 65 years of age or a disabled veteran with a residential homestead exemption. This plan spreads property tax bill over four payments in accordance with Texas Property Tax Code Sec. 31.031.

PAYMENT IN PERSON: If you wish to pay in person, you may pay at any of the above locations. A drop off box is available at all 8 offices.

PAYMENT BY MAIL: Mail must be postmarked for the month in which payment is due in accordance with Texas Property Tax Code Sec. 1.08 (check should include current driver license #). If we have to return your payment for any reason, the postmark date of your reply envelope is the controlling date.

PENALTY AND INTEREST: Taxes are delinquent, if not paid prior to February 1 of each year and will accrue Penalty and Interest added in accordance with Texas Property Tax Code Sec. 33.01 (a).

On February 1 of each year, all accounts under legal judgment are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.48, an attorney's fees and collection expenses will be added.

On April 1 of each year, all delinquent personal property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.11, an attorney's fees and collection expenses will be added.

On July 1 of each year, all delinquent property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.07, an attorney's fees and collection expenses will be added. (Please refer to the table provided as an example)

TEXAS PROPERTY TAX CODE SEC. 31.01 (g) states that failure to send or receive a tax bill does not affect the validity of the tax, penalty or interest, the due date, existence of a tax lien, or any procedure instituted to collect a tax.

Example of Penalty and Interest for 33.07 on a property assessed with $1,000.00 Taxes Due

Month	Penalty %	Interest %	Delinquent Amount	Coll Fees	Total Amount
January	0%	0%	$ 1,000.00	$ 0.00	$ 1,000.00
February	6%	1%	$ 1,070.00	$ 0.00	$ 1,070.00
March	7%	2%	$ 1,090.00	$ 0.00	$ 1,090.00
April	8%	3%	$ 1,110.00	$ 0.00	$ 1,110.00
May	9%	4%	$ 1,130.00	$ 0.00	$ 1,130.00
June	10%	5%	$ 1,150.00	$ 0.00	$ 1,150.00
July	12%	6%	$ 1,180.00	$ 177.00	$ 1,357.00

TEXAS PROPERTY TAX CODE SEC. 42.08(a) states that the pendency of an appeal does not affect the delinquency date for the taxes on the property subject to the appeal. (d) states that a property owner who appeals must pay taxes on the property subject to the appeal or the property owner forfeits the right to proceed to the final determination of the appeal. The amount of taxes the property owner must pay on the property before the delinquency date to comply with the subsection is the lesser of:

(1) the amount of taxes due on the portion of the taxable value of the property that is not in dispute; or
(2) the amount of taxes due on the property under the order from which the appeal is taken.

TEXAS PROPERTY TAX CODE SEC. 33.045 states that "if you are 65 years of age or older or disabled and the property described in this document is your residence homestead, you should contact the appraisal district regarding any entitlement you may have to a postponement in the payment of these taxes"

INTERNET PAYMENTS 24/7: Can be made by going to **www.hidalgocountytax.org**. A convenience fee will be charged based on a fee schedule.
**There is no fee when paying by Electronic Check.

MAIL PAYMENT TO:
Pablo (Paul) Villarreal Jr.
Hidalgo County Tax Assessor-Collector
PO Box 178
Edinburg TX 78540-0178

HIDALGO COUNTY APPRAISAL DISTRICT

Date _____

CORRECTION FORM
(address only)

Entity _____

Clerk _____

PIDN | | | | | | | | | | | | | | | | | |

CURRENT PREVIOUS

NAME: _____ _____

C/O: _____ _____

ADDRESS: _____ _____

CITY: _____ _____

STATE: _____ ZIP: _____ _____
(Use ZIP + 4)

LIENS:

DOCUMENT NO:3221017

DOCUMENT NO: 3221038

DOCUMENT NO: 3281570

DOCUMENT NO: 1108971

DOCUMENT NO: 1380506

DOCUMENT NO: 2009-1994665

DOCUMENT NO: 2010-2101999

DOCUMENT NO: 2013-2429633

DOCUMENT NO: 2015-2672360

DOCUMENT NO: 3174358

DOCUMENT NO:3363553

DOCUMENT NO: 3454794

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 2222 E. Plaza Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **APARTMENTS**

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

	13	Sheetrock walls exposed
	14	Sheetrock ceiling exposed
	15	Signs of roof leaking
X	16	Broken and/or uneven floors (2nd floor walkway
	17	Animals (dogs, cats, mice, etc.) inside
	18	Severe fire damage
X	19	Roof collapsed and/or exposed
	20	Graffiti
X	21	Broken/cracked exterior walls
	22	Other:
	23	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ____x___DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Asst. Fire Marshal Mike Swinnea

OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 324095 | 2307 E PLAZA

GENERAL INFO

ACCOUNT

Property ID: 324095
Geographic ID: W3800-00-017-0000-07
Type: R
Zoning: RM
Agent:
Legal Description: WEST TRACT 0.339AC-S14.4711AC-N20AC FT 17 0.339AC NET
Property Use: APT

LOCATION

Address: 2307 E PLAZA, WESLACO TX 78596

Market Area:
Market Area CD: ALL
Map ID: CWL VOL 2 PG 34-37
Zoning: RM

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: GONZALEZ PEDRO C

Secondary Name:

Mailing Address: 2222 N WILSON DR WESLACO TX US 78599-8810

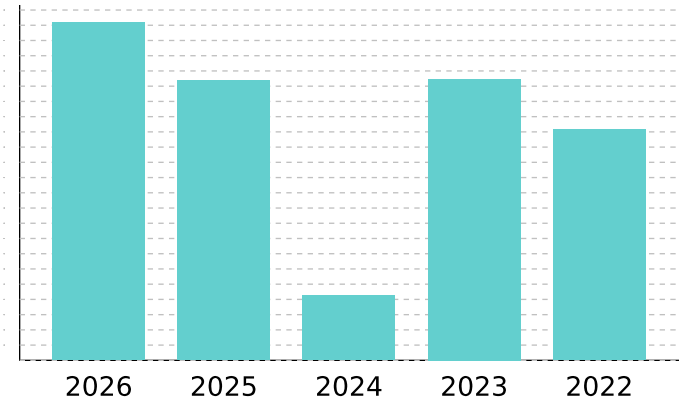
Owner ID: 171628
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$77,522
Special Use Land Market:	$0
Total Land:	$77,522
Improvement Homesite:	$0
Improvement Non-Homesite:	$144,255
Total Improvement:	$144,255
Market:	$221,777
Special Use Exclusion (-):	$0
Appraised:	$221,777
Value Limitation Adjustment (-):	$160,356
Net Appraised:	$61,421

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$77,522	$144,255	$0	$221,777	$160,356	$61,421
2025	$39,536	$144,255	$0	$183,791	$132,607	$51,184
2024	$37,653	$5,000	$0	$42,653	$0	$42,653
2023	$37,653	$146,985	$0	$184,638	$0	$184,638
2022	$37,653	$113,930	$0	$151,583	$0	$151,583

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$61,421	$61,421
DR1	DRAINAGE DISTRICT #1	0.112300	$61,421	$61,421
GHD	HIDALGO COUNTY	0.575000	$61,421	$61,421
JCC	SOUTH TEXAS COLLEGE	0.162000	$61,421	$61,421
SST	SOUTH TEXAS SCHOOL	0.049200	$61,421	$61,421
SWL	WESLACO ISD	0.943300	$61,421	$61,421

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$1,553.03
Estimated Taxes Without Exemptions:	$1,553.03

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: COMMERCIAL Improvement Value: $144,255 Main Area: 4,876
State Code: B2 Description: Gross Building Area: 12,926

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
APT	APARTMENT	CAPT		1	1972	1972	2,668
APT2	APT 2ND FL	CAPT		1	1972	1972	2,208
CASP-	ASPHALT LW	CAPT		1	1972	1972	7,750
CONC-	CONCRETE LW	CAPT		1	1972	1972	300

Improvement Features

APT Exterior Wall: CMRY, Roof Covering: CmpS, Construction Style: COM, Roof Style: GAB, Flooring: VYL, Number of Units: 8, Heating/Cooling: MINUS, Plumbing: 8, Ceiling: 16, Foundation: SLB

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.3390	14,766	$5.25	$77,522	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
	CONV	CONVERSION	JOSE LUIS ARGUELLO	GONZALEZ PEDRO C				




116
N. ILLINOIS













RE: Dilapidated Structure at 118 N. Illinois Ave., Weslaco, Texas 5/21/2026

NOTICE OF PUBLIC HEARING

Dear Rita R. Cruz

Please be advised that the Code Enforcement Department for the City of Weslaco has determined that you are the legal owner(s) of the property and the building(s) located at **118 N. Illinois Ave.** legally described as being; **Gonzales Addition To Weslaco, Lot 9, N1/2, & Lot 10, Block 9, City of Weslaco, Hidalgo County, Texas.** and it finds that the building(s) does not meet the minimum standards for continued use and occupancy. The structure has been inspected and found to be dilapidated, substandard, unfit for human habitation and it is a hazard to the health, safety and welfare of the citizens of the City of Weslaco, placing it in violation of Weslaco, Texas Code of Ordinance Chapter 26 Article VIII. Unsanitary & Dangerous Buildings, Sec. 26-225.

On Thursday, June 4, 2026, at 5:30 pm, has been set as the date for a public hearing by the Board of Adjustments and Appeals of Building at the Legislative Chambers located at 255 S. Kansas, Weslaco, Texas. In this hearing the Code Enforcement Inspector shall present evidence as to why the building does not meet the minimum standards for continued use and occupancy. On this date, you as the owner(s) of the above-mentioned property and building shall have an equal opportunity to present evidence in your defense. Members of the general public will also be given an opportunity to voice their opinion regarding the premise or building, the subject of this public hearing.

If you have any questions or comments regarding this notice, please call me at (956) 973-3123 Ext. # 1417.

Sincerely,

Felix Salazar
Chief Building Official

TITLE MEMORANDUM
GF# 192702

PREPARED FOR:

City of Weslaco

DESCRIPTION:

All of the North One-half (N. 1/2) of Lot Nine (9) and all of Lot Ten (10), Block Nine (9), GONZALES ADDITION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 7, Page 10A, Map Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes.

RECORD TITLE OWNER:

Rita R. Cruz by virtue of a Gift Warranty Deed from Ricardo Esquivel, Jr., Denise E. Burke and Natasha E. Wilson dated August 31, 2023 filed December 4, 2024 under Document Number 3603071, Official Records, Hidalgo County, Texas;

Rita R. Cruz by virtue of a Gift Warranty Deed from Fernando Cruz, Eugene Paul Cruz, Gabriel Cruz, Maximillian Cruz, Mauricio Cruz, III, Juan Manuel Gonzalez II and Rosa Torres dated December 31, 2023 filed December 4, 2024 under Document Number 3603072, Official Records, Hidalgo County, Texas.

Rita R. Cruz by virtue of a Gift Warranty Deed from Gloria Castillo and RoseMarie Jimenez dated December 21, 2023 filed December 4, 2024 under Document Number 3603073, Official Records, Hidalgo County, Texas.

Note: Statutory Correction instrument Affidavit dated June 26, 2024, filed December 3, 2024 under Document Number 3602928, Official Records of Hidalgo County, Texas executed by **Affiant:** GLORIA CASTILLO on behalf of Esperanza V. Cruz, deceased.

Description of Original Instrument ("Original Instrument"): AFFIDAVIT OF HEIRSHIP dated August 25, 2023, recorded on August 25, 2023 under Document No. 3477723, Official Records of Hidalgo County,.Texas. ·

Affiant declares under oath that the following statements are true and correct as matters of Affiant's personal knowledge:

I. My name is GLORIA CASTILLO, Affiant executed an Affidavit of Heirship for Esperanza V. Cruz, Deceased. I am the daughter of the Decedent, Esperanza V. Cruz, I am over the age of eighteen (18) years and am qualified to make this Affidavit.

2. I, executed the original Affidavit of Heirship that stated that my niece, Sylvia Cruz, DOD July 27, 1993, had two daughters, Celia Salas and Christina Salas, however, they were formally adopted by their father's parents and would not be heirs of the Decedent, Esperanza V. Cruz. I now have personal knowledge of the facts relevant to this correction of the Original Instrument.

3. I make this Affidavit as a correction instrument pursuant to TEX. PROPERTY CODE §§5.027-5.031 with regard to the following non-material error in the Original Instrument: The Decedent, Esperanza **V.** Cruz's surviving heirs should be as follows:

Name of Heir **Relationship to Decedent**

1. REBECCA CRUZ - Daughter - DOD: March 10, 2023
Had No Children

2. ENRIQUE CRUZ SR. - SON - DOD: January 16, 1975
His Children

a) Esperanza Cruz - Granddaughter

b) Enrique Cruz Jr. - Grandson - DOD: March 2, 2021
i. Elizabeth Cavazos - Great Granddaughter
ii. Liliana Gallegos - Great Granddaughter
iii.. Cecilia Rodriguez - Great Granddaughter

c) Alfredo Cruz - Grandson - DOD: August 6, 1980
Had No Children

d) Nancy Anaya - Granddaughter

e) Francisco Cruz - Grandson

f) Sylvia Cruz - Granddaughter - DOD: July 27, 1993

g) Angelina Cruz Garza - Granddaughter

h) Noelia Cruz Esquivel - Granddaughter - DOD: September 9, 2002
i. Ricardo Esquivel Jr. - Great Grandson - conveyed out by Document Number 3603071
ii. Denise E. Burke - Great Granddaughter - conveyed out by Document Number 3603071
iii. Natasha E. Wilson - Great Granddaughter - conveyed out by Document Number 3603071

i) Michael Leal Cruz - Grandson - DOD: July, 1971
Had No Children

3. GLORIA CASTILLO - Daughter - conveyed out by Document Number 3603073

4. AURORA RAMOS - Daughter - DOD: June 9, 2006
Her Children:
a) Ricardo Ramos - Grandson
b). Rogelio Ramos - Grandson
c) Rolando Ramos - Grandson - DOD: August 2, 1997
i. Justin Rolando Ramos - Great Grandson
d) Rosemarie Jimenez - Granddaughter - conveyed out by Document Number 3603073
e) Roxanne R. Montanez - Granddaughter
f) Rachel Ramos - Granddaughter
g) Rae Kae Ramos - Granddaughter
h) Reta Raevan Ramos - Granddaughter

5. ROSA TORRES - Daughter - conveyed out by Document Number 3603072

6. MAURICIO CRUZ JR. Son - DOD: November 9, 2021
His Children:
a) Fernando Cruz - Grandson - conveyed out by Document Number 3603072
b) Melinda Gomez - Granddaughter
c) Eugene Paul Cruz - Grandson - conveyed out by Document Number 3603072
d) Gabriel Cruz - Grandson - conveyed out by Document Number 3603072
e) Maximillian Cruz - Grandson - conveyed out by Document Number 3603072
f) Mauricio Cruz - Grandson - conveyed out by Document Number 3603072
g) Elizabeth C. Gonzalez - Granddaughter - DOD: February 12, 2018
i**. Juan Manuel Gonzalez II - Great Grandson - conveyed out by Document Number 3603072**

7. EDUARDO CRUZ Son - DOD: July 15, 2008
Had No Children

8. RITA R.CRUZ - Daughter

9. ROY JUAN CRUZ - Son - DOD: August 28, 1994
Had No Children

4. The Original instrument is hereby corrected to read as listed above with respect to the nonmaterial error described above regarding Decedent's surviving heirs.

5. Decedent owned as her sole and separate property, the below described property, to-wit:

All of the North One-half (N. 1/2) of Lot Nine (9), and all of Lot Ten (10), in Block Nine (9), of the Gonzalez Addition to the City of Weslaco, Texas, according to the Map or Plat thereof on file and of record in the Office of the County-Clerk of Hidalgo County, Texas, to which reference is here made for all purposes.

The only heirs of Esperanza V. Cruz, deceased that conveyed out their interest are the heirs under Document Numbers 3603071, 3603072 and 3603073, Official Records of Hidalgo County, Texas.

BUILDING RESTRICTIONS:

Volume 7, Page 10A, Map Records of Hidalgo County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

EXCEPTIONS:

A. Easements, rules, regulations and rights in favor of Hidalgo and Cameron Counties Water Control and Improvement District No. 9.

B. Roads, easements and reservations as shown on the map of Gonzales Addition, recorded in Volume 7, Page 10A, Map Records of Hidalgo County, Texas.

C. All leases, grants, exceptions or reservations of the geothermal energy and associated resources (as defined in the Texas Natural Resources Code) below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the land that are not listed.

D. Mineral and/or royalty reservation contained in deed dated December 15, 1943, recorded in Volume 790, Page 227, Deed Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

E. Mineral and/or royalty reservation contained in deed dated March 22, 2002, filed March 25, 2002 under Document Number 1065529 and dated February 23, 2003, filed May 2, 2003 under Document Number 1194821, Official Records of Hidalgo County, Texas.

Title to the herein described mineral interest not checked subsequent to date of aforesaid instrument.

F. Terms, stipulations and conditions contained in a Non-Drilling Agreement, dated January 3, 1956, recorded in Volume 1555, Page 297, Deed Records of Hidalgo County, Texas.

G. Rights of parties in possession.

H. Visible and apparent easements on or across the property herein described.

I. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway.

J. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

LIENS:

A. By instrument dated August 31, 2023, filed December 4, 2024, under Document Number 3603071, Official Records of Hidalgo County, Texas, Ricardo Esquivel, Jr., Denise E. Burke, and Natasha E. Wilson, conveyed the property under examination unto Rita R. Cruz.

We find the following 2 liens which may be against one of the prior owners, Ricardo Esquivel. (see attached sheets)

B. By instrument dated December 31, 2023, filed December 4, 2024, under Document Number 3603072, Official Records of Hidalgo County, Texas, Fernando Cruz, Eugene Paul Cruz, Gabriel Cruz, Maximillian Cruz, Mauricio Cruz, III, Juan Manuel Gonzalez, II and Rosa Torres, conveyed the property under examination unto Rita R. Cruz

We find the following 5 liens which may be against one of the prior owners, Fernando Cruz (see attached sheets)

C. By instrument dated December 31, 2023, filed December 4, 2024, under Document Number 3603072, Official Records of Hidalgo County, Texas, Fernando Cruz, Eugene Paul Cruz, Gabriel Cruz, Maximillian Cruz, Mauricio Cruz, III, Juan Manuel Gonzalez, II and Rosa Torres, conveyed the property under examination unto Rita R. Cruz

We find the following 1 lien which may be against one of the prior owners, Maximillian Cruz. (see attached sheets)

D. By instrument dated December 31, 2023, filed December 4, 2024, under Document Number 3603072, Official Records of Hidalgo County, Texas, Fernando Cruz, Eugene Paul Cruz, Gabriel Cruz, Maximillian Cruz, Mauricio Cruz, III, Juan Manuel Gonzalez, II and Rosa Torres, conveyed the property under examination unto Rita R. Cruz

We find the following 4 liens which may be against one of the prior owners, Mauricio Cruz, III (see attached sheets)

E. By instrument dated December 31, 2023, filed December 4, 2024, under Document Number 3603072, Official Records of Hidalgo County, Texas, Fernando Cruz, Eugene Paul Cruz, Gabriel Cruz, Maximillian Cruz, Mauricio Cruz, III, Juan Manuel Gonzalez, II and Rosa Torres, conveyed the property under examination unto Rita R. Cruz

We find the following 72 liens which may be against one of the prior owners, Juan Manuel Gonzalez (see attached sheets)

F. We find the following 1 lien which may be against one of the owners, Elizabeth Cavazos. (see attached sheets)

G. We find the following 3 liens which may be against one of the owners, Cecilia Rodriguez (see attached sheets)

H. We find the following 4 liens which may be against one of the owners, Nancy Anaya (see attached sheets)

I. We find the following 12 liens which may be against one of the owners, Francisco Cruz (see attached sheets)

J. We find the following 3 liens which may be against one of the owners, Angelina Cruz Garza (see attached sheets)

K. We find the following 1 lien which may be against one of the owners, Justin Rolando Ramos. (see attached sheets)

L. We find the following 11 liens which may be against one of the owners, Rogelio Ramos(see attached sheets)

M. We find the following 14 liens which may be against one of the owners, Ricardo Ramos(see attached sheets)

The foregoing information is based on the examination of records in the Office of Valley Land Title Co. and liability for any errors or omissions in the preparation of this Title Memorandum shall be limited to the amount of the fee paid to VALLEY LAND TITLE CO., for the preparation hereof as agreed liquidated damages. This report is for the sole use of addressee hereinabove and may not be used by anyone other than Addressee.

This examination is as of May 1, 2026 at 5:00 p.m.

VALLEY LAND TITLE CO.

By: Ida L. Castañeda
Ida Castañeda

DELINQUENT TAX STATEMENT SUMMARY

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

Certified Owner:

CRUZ RITA R ET AL
6018 SANFORD RD
HOUSTON, TX 77096

Legal Description:

GONZALES ADDN N1/2 LOT 9 & ALL LOT 10 BLK 9

Account No: G5600-00-009-0009-00

2025 Value: $78,189
Appr. Dist. No.: 180600

Legal Acres: .1218
Parcel Address: 118 N ILLINOIS AVE

As of Date: 05/22/2026 **Cause No:** T-1226-20-H

Print Date: 05/22/2026 **Printed By:** ACT_INQ

Year	Tax Units	Remaining Levy	IF PAID BY June 1, 2026 Penalty Interest	Total	IF PAID BY June 30, 2026 Penalty Interest	Total	IF PAID BY July 31, 2026 Penalty Interest	Total

Tax Unit Codes:

NO DELINQUENT TAXES ARE DUE AT THIS TIME

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

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

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

31.1.58

Print Date: 05/22/2026

Appr. Dist. No.: 180600

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

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

* G 5 6 0 0 0 0 0 0 9 0 0 0 9 0 0 *

G5600-00-009-0009-00

$_____.___

CRUZ RITA R ET AL
6018 SANFORD RD
HOUSTON, TX 77096

0000180600000000000000

OFFICE OF THE TAX ASSESSOR-COLLECTOR
HIDALGO COUNTY

EDINBURG
Main - Full Service Center
2804 S US Hwy 281
(956) 318-2157
From 8:00am - 4:30pm

MISSION
Full Service Center
722 N Breyfogle, Ste. 104
(956) 205-7050
From 8:00am - 4:30pm

WESLACO
Full Service Center
1902 Joe Stephens, Ste. 201
(956) 973-7825
From 8:00am - 4:30pm

PHARR
Full Service Center
300 W Hall Acres Rd, Ste. C
(956) 784-3500
From 8:00am - 4:30pm

ALAMO
Community Center
1429 S Tower Rd
(956) 784-8688
From 8:00am - 4:30pm
Monday and Tuesday only

SAN JUAN
Community Center
509 E Earling Rd
(956) 283-1773
From 8:00am - 4:30pm

ELSA
Community Center
708 E Edinburg Ave
(956) 292-7622
From 8:00am - 4:30pm

MCALLEN
Community Center
300 E Hackberry Ave, Ste. 3
(956) 686-7424
From 8:00am - 4:30pm

OFFICES COUNTYWIDE TO BETTER SERVE YOU

PAYMENT OPTIONS: Taxpayer may pay the total amount due by cash, check, credit card, or make partial payments. Only U.S. funds from U.S. bank accounts are accepted. If total current tax is paid by January 31, no penalty and interest is charged. Taxpayer may establish an Escrow Account. A four-payment option is available for individuals who are disabled or at least 65 years of age or a disabled veteran with a residential homestead exemption. This plan spreads property tax bill over four payments in accordance with Texas Property Tax Code Sec. 31.031.

PAYMENT IN PERSON: If you wish to pay in person, you may pay at any of the above locations. A drop off box is available at all 8 offices.

PAYMENT BY MAIL: Mail must be postmarked for the month in which payment is due in accordance with Texas Property Tax Code Sec. 1.08 (check should include current driver license #). If we have to return your payment for any reason, the postmark date of your reply envelope is the controlling date.

PENALTY AND INTEREST: Taxes are delinquent, if not paid prior to February 1 of each year and will accrue Penalty and Interest added in accordance with Texas Property Tax Code Sec. 33.01 (a).

On February 1 of each year, all accounts under legal judgment are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.48, an attorney's fees and collection expenses will be added.

On April 1 of each year, all delinquent personal property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.11, an attorney's fees and collection expenses will be added.

On July 1 of each year, all delinquent property taxes are turned over to a tax attorney for collection. In accordance with Texas Property Tax Code Sec. 6.30 (c) and Sec. 33.07, an attorney's fees and collection expenses will be added. (Please refer to the table provided as an example)

TEXAS PROPERTY TAX CODE SEC. 31.01 (g) states that failure to send or receive a tax bill does not affect the validity of the tax, penalty or interest, the due date, existence of a tax lien, or any procedure instituted to collect a tax.

Example of Penalty and Interest for 33.07 on a property assessed with $1,000.00 Taxes Due

Month	Penalty %	Interest %	Delinquent Amount	Coll Fees	Total Amount
January	0%	0%	$ 1,000.00	$ 0.00	$ 1,000.00
February	6%	1%	$ 1,070.00	$ 0.00	$ 1,070.00
March	7%	2%	$ 1,090.00	$ 0.00	$ 1,090.00
April	8%	3%	$ 1,110.00	$ 0.00	$ 1,110.00
May	9%	4%	$ 1,130.00	$ 0.00	$ 1,130.00
June	10%	5%	$ 1,150.00	$ 0.00	$ 1,150.00
July	12%	6%	$ 1,180.00	$ 177.00	$ 1,357.00

TEXAS PROPERTY TAX CODE SEC. 42.08(a) states that the pendency of an appeal does not affect the delinquency date for the taxes on the property subject to the appeal. (d) states that a property owner who appeals must pay taxes on the property subject to the appeal or the property owner forfeits the right to proceed to the final determination of the appeal. The amount of taxes the property owner must pay on the property before the delinquency date to comply with the subsection is the lesser of:

(1) the amount of taxes due on the portion of the taxable value of the property that is not in dispute; or
(2) the amount of taxes due on the property under the order from which the appeal is taken.

TEXAS PROPERTY TAX CODE SEC. 33.045 states that "if you are 65 years of age or older or disabled and the property described in this document is your residence homestead, you should contact the appraisal district regarding any entitlement you may have to a postponement in the payment of these taxes"

INTERNET PAYMENTS 24/7: Can be made by going to **www.hidalgocountytax.org**. A convenience fee will be charged based on a fee schedule.
**There is no fee when paying by Electronic Check.

MAIL PAYMENT TO:
Pablo (Paul) Villarreal Jr.
Hidalgo County Tax Assessor-Collector
PO Box 178
Edinburg TX 78540-0178

HIDALGO COUNTY APPRAISAL DISTRICT

Date _____

CORRECTION FORM
(address only)

Entity _____

Clerk _____

PIDN | | | | | | | | | | | | | | |

CURRENT PREVIOUS

NAME: _____ _____

C/O: _____ _____

ADDRESS: _____ _____

CITY: _____ _____

STATE: _____ ZIP: _____ _____
(Use ZIP + 4)

LIENS:

DOCUMENT NO: 1338207

DOCUMENT NO:3161540

DOCUMENT NO: 2013-2424358

DOCUMENT NO: 2884811

DOCUMENT NO: 3021375

DOCUMENT NO: 3353681

DOCUMENT NO: 3435941

DOCUMENT NO: 3169075

DOCUMENT NO: 3226374

DOCUMENT NO: 3101007

DOCUMENT NO: 3539536

DOCUMENT NO: 3735986

DOCUMENT NO: 2010-2122883

DOCUMENT NO: 2011-2229228

DOCUMENT NO: 3161540

DOCUMENT NO:2013-2425644

DOCUMENT NO:35210940

DOCUMENT NO:2742787

DOCUMENT NO:2901545

DOCUMENT NO: 2012-2283677

DOCUMENT NO: 3021727

HOUSING INSPECTION CHECKLIST

GENERAL INFORMATION			
ADDRESS OF INSPECTED UNIT 118 N. ILLINOIS AVE			HOUSING TYPE √ Single Family __ Duplex Dwelling __ Apartment __ Other
STREET	CITY Weslaco		
COUNTY Hidalgo	STATE TX	ZIP 78596	
NAME OF OWNER OR AGENCY AUTHORIZED TO LEASE UNIT INSPECTED			PHONE NO.

ITEM NO. 1. LIVING ROOM	COMMENT	INITIAL ASSESSMENT
1.1 ELECTRICITY		3
1.2 WINDOW CONDITION		4
1.3 CEILING CONDITION	DRYWALL COLLAPSED/MOLD	4
1.4 WALL CONDITION	EXPOSED INSULATION	3
1.5 FLOOR CONDITION		3
ITEM NO. 2. KITCHEN	**COMMENT**	**INITIAL ASSESSMENT**
2.1 ELECTRICITY		3
2.2 WINDOW CONDITION		4
2.3 CEILING CONDITION	WATER DAMAGE	4
2.4 WALL CONDITION	WATER DAMAGE	4
2.5 FLOOR CONDITION	MISSING TILES	4
ITEM NO. 3. BATHROOM	**COMMENT**	**INITIAL ASSESSMENT**
3.1 ELECTRICITY		4
3.2 WINDOW CONDITION	BROKEN WINDOW	4
3.3 CEILING CONDITION		4
3.4 WALL CONDITION	MISSING DRYWALL	5
3.5 FLOOR CONDITION	MISSING TILES	5
3.6 FLUSH TOILET IN ENLOSED ROOM IN UNIT		5
3.7 FIXED WASH BASIN IN LAVATORY IN UNIT	NO SINK	5
3.8 TUB OR SHOWER IN UNIT	NO TUB	5
3.9 VENTILIATION	NO VENTILATION	4

ITEM NO. 4. OTHER ROOMS USED FOR LIVING & HALLS	COMMENT	INITIAL ASSESSMENT
4.1 ELECTRICITY/ILLUMINATION		3
4.2 WINDOW CONDITION	BROKEN WINDOWS	4
4.3 CEILING CONDITION	MOLD	4
4.4 WALL CONDITION	WATER DAMAGE	3
4.5 FLOOR CONDITION		3
ITEM NO. 5. ROOM CODE* AND ROOM LOCATION	COMMENT	INITIAL ASSESSMENT
5.1 ELECTRICITY/ILLUMINATION		
5.2 WINDOW CONDITION		
5.3 CEILING CONDITION		
5.4 WALL CONDITION		
5.5 FLOOR CONDITION		
ITEM NO. 6. BUILDING EXTERIOR	COMMENT	INITIAL ASSESSMENT
6.1 CONDITION OF FOUNDATION		4
6.2 CONDITION OF STAIRS, RAILS AND PORCHES		4
6.3 CONDITION OF ROOF AND GUTTERS		4
6.4 CONDITION OF EXTERIOR SURFACES		4
6.5 LEAD PAINT: EXT. SURFACES		
ITEM NO. 7. HEATING & PLUMBING	COMMENT	INITIAL ASSESSMENT
7.1 ADEQUACY OF HEATING EQUIP	NO EQUIPMENT	4
7.2 SAFETY OF HEATING EQUIP.		4
7.3 VENTILATION/COOLING		4
7.4 WATER HEATER	MISSING W/H	4
7.5 APPROVABLE WATER SUPPLY		4
7.6 PLUMBING		
7.7 SEWER CONNECTION		

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

RECOMMENDATION: REPAIR ✓ DEMOLISH _____ VACATE _____

*INTERPRETATION OF NUMERIC SCALE

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

Jesus L Gonzalez
INSPECTED BY

3-19-2026
DATE

WESLACO FIRE MARSHAL'S OFFICE
300 S. BRIDGE
WESLACO, TEXAS 78596
(956) 447-3415

DILAPIDATED STRUCTURE INSPECTION REPORT

DATE: 3/4/26 X INSPECTION _____ REINSPECTION

FACILITY NAME: Abandoned Residence

PHYSICAL & MAILING ADDRESS: 118 N. Illinois Weslaco, TX 78596

PHONE #: _____ OWNER/MANAGER: _____

TYPE OF INSPECTION: **COMPLAINT** **OCCUPANCY CLASS:** **RESIDENCE**

	1	Deteriorated interior walls		13	Sheetrock walls exposed
X	2	Deteriorated roof		14	Sheetrock ceiling exposed
	3	Vegetation overgrowth		15	Signs of roof leaking
	4	Unsecured doors	X	16	Broken and/or uneven floors
X	5	Unsecured windows		17	Animals (dogs, cats, mice, etc.) inside
	6	Debris inside		18	Severe fire damage
	7	Debris outside	X	19	Roof collapsed and/or exposed
	8	Exposed electrical wiring		20	Graffiti
X	9	Broken or missing windows	X	21	Broken/cracked exterior walls
X	10	Broken or missing doors		22	Other:
	11	Signs or feces		23	Other:

NOTE: THESE CONDITIONS CONSTITUTE A FIRE HAZARD.

_____COMPLIES WITHIN CODE TODAY ____x___DOES NOT COMPLY AT THIS TIME _____WILL REINSPECT BY:_____

_____ Asst. Fire Marshal Mike Swinnea
OWNER/OCCUPANT FIRE MARSHAL/FIRE INSPECTOR

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

PID 180600 | 118 N ILLINOIS AVE

Property Summary Report | 2026
Online Services | Hidalgo Appraisal District

GENERAL INFO

ACCOUNT

Property ID: 180600
Geographic ID: G5600-00-009-0009-00
Type: R
Zoning: RS
Agent:
Legal Description: GONZALES ADDN N1/2 LOT 9 & ALL LOT 10 BLK 9
Property Use:

LOCATION

Address: 118 N ILLINOIS AVE, WESLACO TX

Market Area:
Market Area CD: SWLA002
Map ID: CWL VOL 7 PG 10A
Zoning: RS

PROTEST

Protest Status:
Informal Date:
Formal Date:

OWNER

Name: CRUZ RITA R ET AL

Secondary Name:

Mailing Address: 6018 SANFORD RD HOUSTON TX US 77096

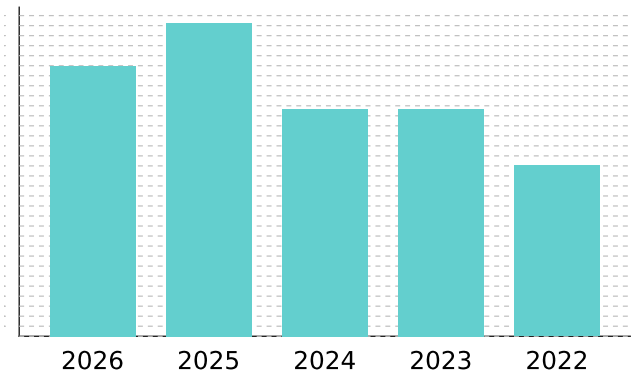
Owner ID: 1268833
% Ownership: 100.000000
Exemptions:

VALUES

CURRENT VALUES

Land Homesite:	$0
Land Non-Homesite:	$62,476
Special Use Land Market:	$0
Total Land:	$62,476
Improvement Homesite:	$0
Improvement Non-Homesite:	$4,997
Total Improvement:	$4,997
Market:	$67,473
Special Use Exclusion (-):	$0
Appraised:	$67,473
Value Limitation Adjustment (-):	$0
Net Appraised:	$67,473

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	$62,476	$4,997	$0	$67,473	$0	$67,473
2025	$41,122	$37,067	$0	$78,189	$0	$78,189
2024	$31,836	$24,820	$0	$56,656	$0	$56,656
2023	$31,836	$24,820	$0	$56,656	$0	$56,656
2022	$18,836	$23,770	$0	$42,606	$0	$42,606

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CWL	CITY OF WESLACO	0.686700	$67,473	$67,473
DR1	DRAINAGE DISTRICT #1	0.112300	$67,473	$67,473
GHD	HIDALGO COUNTY	0.575000	$67,473	$67,473
JCC	SOUTH TEXAS COLLEGE	0.162000	$67,473	$67,473
SST	SOUTH TEXAS SCHOOL	0.049200	$67,473	$67,473
SWL	WESLACO ISD	0.943300	$67,473	$67,473

Total Tax Rate:	2.528500
Estimated Taxes with Current Exemptions:	$1,706.06
Estimated Taxes Without Exemptions:	$1,706.06

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: RESIDENTIAL Improvement Value: $4,997 Main Area: 704
State Code: A1 Description: Gross Building Area: 1,034

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MA	Residential Main Area	SIDLW		1	1984	1984	704
CPT	CARPORT	SIDLW		1	1984	1984	200
STG	STORAGE	SIDLW		1	1984	1984	60
POR	PORCH (COVERED)	SIDLW		1	1984	1984	70

Improvement Features

MA Flooring: LIN, Plumbing: 2, Custom: 0, Roof Style: GAB, Number of Bedrooms: 2.00, BATH: 1, Heating/Cooling: MINUS, Interior Finish: SRK, Construction Style: RES, Exterior Wall: DWD, Foundation: CBK

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.1218	5,306	$11.77	$62,476	$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
12/21/23	GFD	GIFT DEED	CRUZ RITA R ET AL	CRUZ RITA R ET AL				3603073
8/31/23	GFD	GIFT DEED	CRUZ RITA R ET AL	CRUZ RITA R ET AL				3603072
12/4/24	GFD	GIFT DEED	CRUZ REBECCA ET AL	CRUZ RITA R ET AL				3603071
6/26/24	AOH	AFFIDAVIT OF HEIRSHIP	CRUZ RITA R ET AL	CRUZ REBECCA ET AL				3602928
8/25/23	AOH	AFFIDAVIT OF HEIRSHIP	CRUZ ESPERANZA V	CRUZ RITA R ET AL				3477723
5/2/03	GWD	GEN. W/D	RAMOS RETA R	CRUZ ESPERANZA V				1194821

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
3/25/02	GWD	GEN. W/D	CRUZ ESPERANZA V	RAMOS RETA R				1065529
	CONV	CONVERSION	JOSE LUIS ARGUELLO	CRUZ ESPERANZA V				

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-450

From:
Gabriel Perez

Subject:
Discussion and consideration to approve Resolution 2026-54 authorizing the submission of a grant application to the Texas Water Development Board under the House Bill 500 Implementation Plan – Water Supply and Infrastructure Grant Program in the amount of $16,001,674.50, with no local match required. (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	Created/Initiated
Xavier Salinas	Final Approval

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Staff Reccomends Approval

Attachments, if any:
HB500 MEMO, (TWDB-0201) Application Affidavit, (TWDB-0201B) Application - Certificate of Secretary (TWDB-0201B), R2026-54 App Filing & Authorized Representative re North Reservoir Rehab Project (TWDB-0201A)

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, Assistant City Manager
From:	Gabriel Perez, MPA, Grant Manager
Date:	July 7, 2026
Subject:	Consideration and action to authorize submission of an HB 500 funding application for the North Water Treatment Plant Water Reservoir Rehabilitation Project.

Item Explanation

The City of Weslaco is seeking authorization to submit a funding application to the Texas Water Development Board under the House Bill 500 Water Supply and Infrastructure Grants Program. This funding opportunity is intended to assist eligible communities with water supply and water infrastructure projects.

The proposed application would be for the North Water Treatment Plant Water Reservoir Rehabilitation Project. The project includes improvements to the City's water reservoir infrastructure, including embankment rehabilitation, liner improvements, inflow control structure rehabilitation, SCADA-related improvements, dredging, bypass improvements, water well and pumping improvements, discharge piping, water quality sampling, and related treatment components.

The preliminary total estimated project cost is $16,001,674.50. If awarded, the grant funding would assist the City with completing necessary water infrastructure improvements that support the reliability, operation, and long-term stability of the City's water supply system. Approval of this item will allow the City to proceed with submitting the application prior to the Texas Water Development Board's application deadline.

Staff Recommendation:

Staff recommends approval of a resolution authorizing the City of Weslaco to submit a funding application to the Texas Water Development Board under the House Bill 500 Water Supply and Infrastructure Grants Program for the North Water Treatment Plant Water Reservoir Rehabilitation Project in an amount up to $16,001,674.50 and authorizing the mayor to execute and submit all documents necessary for the application.

Application Affidavit

THE STATE OF TEXAS §

COUNTY OF Hidalgo §

APPLICANT City of Weslaco §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Adrian Gonzalez as the Authorized Representative of the City of Weslaco, who being by me duly sworn, upon oath says that:

1. The decision by the City of Weslaco (authority, city, county, corporation, district) to request financial assistance from the Texas Water Development Board ("TWDB") was made in a public meeting held in accordance with the Open Meetings Act (Government Code, §551.001, et seq,) and after providing such notice as required by such Act as is applicable to the City of Weslaco (authority, city,county, corporation, district).

2. The information submitted in the application is true and correct according to my best knowledge and belief.

3. The City of Weslaco (authority, city, county, corporation, district) has no litigation or other proceedings pending or threatened against it that would materially adversely affect its financial condition or ability to issue debt.

4. The City of Weslaco (authority, city, county, corporation, district) has no pending, threatened, or outstanding judgments, orders, fines, penalties, taxes, assessment or other enforcement or compliance issue of any kind or nature by the Environmental Protection Agency, Texas Commission on Environmental Quality, Texas Comptroller, Texas Secretary of State, or any other federal, state or local government, except for the following (if no such outstanding compliance issues, write in "none"):
None.

5. The City of Weslaco (authority, city, county, corporation, district) warrants compliance with the representations made in the application in the event that the TWDB provides the financial assistance.

6. The City of Weslaco (authority, city, county, corporation, district) is or will become in compliance with all of its material contracts.

7. The City of Weslaco (authority, city, county, corporation, district) will comply with all applicable federal laws, rules, and regulations as well as the laws of this state and the rules and regulations of the TWDB.

_____
Official Representative

Title: _____

SWORN TO AND SUBSCRIBED BEFORE ME, by _____,

on this _____ day of _____, 20____.

(NOTARY'S SEAL)

_____
Notary Public, State of Texas

TWDB-0201B
Rev 11/16

Application Resolution - Certificate of Secretary

THE STATE OF TEXAS §
COUNTY OF Hidalgo §
APPLICANT City of Weslaco §

I, the undersigned, Secretary of the City of Weslaco Texas, DO HEREBY CERTIFY as follows:

1. That on the 7th day of July, 2026, a regular/special meeting of the Weslaco City Commission was held; the duly constituted members of the Weslaco City Commission being as follows:

_____

all of whom were present at the meeting, except the following:

_____

Among other business considered at the meeting, the attached resolution entitled:

"A RESOLUTION by the Weslaco City Commission of the City of Weslaco requesting financial participation from the Texas Water Development Board; authorizing the filing of an application for financial participation; and making certain findings in connection therewith."

was introduced and submitted to the Weslaco City Commission for passage and adoption. After presentation and consideration of the resolution, and upon a motion made by _____ and seconded by_____, the resolution was passed and adopted by the _____ by the following vote:

_____voted "For" _____voted "Against" _____ abstained

all as shown in the official minutes of the City of Weslaco for this meeting.

2. That the attached resolution is a true and correct copy of the original on file in the official records of the City of Weslaco; the qualified and acting members of the Weslaco City Commission on the date of this meeting are those persons shown above and, according to the records of my office, advance notice of the time, place, and purpose of meeting was given to each member of the Weslaco City Commission; and that the meeting, and the deliberations of the public business described above, was open to the public and written notice of the meeting, including the subject of the resolution described above, was posted and given in advance of the meeting in compliance with the provisions of Chapter 551 of the Texas Government Code.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City of Weslaco, this the 7th day of July, 2026.

_____
Norma A. Cantu, City Secretary

(SEAL)

TWDB-0201A
Rev 11/16

RESOLUTION 2026-54

Application Filing and Authorized Representative Resolution

A RESOLUTION by the Weslaco City Commission of the City of Weslaco requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

BE IT RESOLVED BY THE Weslaco City Commission OF THE City of Weslaco:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed $_____ to provide for the costs of The Weslaco North Reservoir Rehabilitation and Improvement Project.

SECTION 2: That Adrian Gonzalez be and is hereby designated the authorized representative of the City of Weslaco for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the City of Weslaco before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: Anne Burger Entrekin
Hilltop Securities, Inc

Engineer: Randall Winston, P.E.
SWG Engineering, LLC

Bond Counsel: Daniel M. Martinez
Winstead PC

PASSED AND APPROVED, this the 7th day of July, 2026.

ATTEST: _____
Norma A. Cantu

By: _____
Adrian Gonzalez, Mayor

(Seal)

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-703

From:
Rick Mendoza

Subject:
Discussion and consideration to approve the purchase of eight HPE Aruba Network Switches with cable accessories and support from vendor, MGT Impact Solutions, LLC, not to exceed $77,629.20 under Contract #: DIR-CPO 5389. (Staffed by IT Department.)

Background:
Our existing City Hall's network data switches are in the end of life. The purchase of these new HPE Aruba Data Switches will provide better support for our wired and wireless connections within City Hall. The equipment includes software that enables our IT team to centralize network management and security across various departments within City Hall. This equipment also addresses our long-term goals of having a reliable and scalable network infrastructure, helping network performance and deliver quality service to our citizens and staff. All equipment will have a five-year subscription and support services from the vendor.

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 Created
Rick Mendoza
Xavier Salinas

City Manager Comments:

Staff Recommendation:
Staff Recommends Approval

Attachments, if any:
Agenda Memo-HPE Aruba Network Data Switches, Quote-Q-41626-City Hall Aruba Network Switching-MGT, Quote-27654835-City Hall Aruba Network Switching-SHI, Quote-AAAQ489657-City Hall Aruba Network Switching-NetSync

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:
7/1/2026

SUBJECT:
Recommendation to Purchase HPE Aruba Network Data Switches from MGT Impact Solutions, LLC

Purpose

The purpose of this memorandum is to recommend a purchase of eight HPE Aruba network data switches with cable accessories and support from MGT Impact Solutions, LLC through a purchasing cooperative contract #: **DIR-CPO 5389.**

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 data center needs.

Findings

Based on the evaluation, staff determined that MGT Impact Solutions, LLC provides the **best overall competitive pricing**.

- MGT Impact Solutions, LLC: $77,629.20
- SHI: $144,394.66
- NETSYNC: $146,029.74

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 recommends that the Mayor and City Commission approve the purchase of these network data switches based on best overall competitive pricing.

Q-41626

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: 6/16/2026
Valid Until: 7/16/2026
Terms: NET 30

ATTN: Rick Mendoza
(956) 968-6253
rmendoza@weslacotx.gov

Contract #: DIR-CPO 5389

Submitted By: Manny Elizalde
(832) 816-9810
melizalde@mgt.us

The City of Weslaco - City Hall Aruba Networks Data Switching (Best and Final)

Aruba Data Switching Hardware

PART NUMBER	DESCRIPTION	QTY	LIST PRICE	UNIT COST	EXT COST
R8S92A	Aruba 6300M 24p SFP+ LRM 2p50G 2p25G Sw	2	$30,239.00	$10,583.65	$21,167.30
JL085A#ABA	Aruba X371 12VDC 250W PS	4	$758.00	$265.30	$1,061.20
R8Q71A	Aruba 6200M 36G 12SR5 CL6 PoE 4SFP+ Sw	6	$16,739.00	$5,858.65	$35,151.90
JL087A#ABA	Aruba X372 54VDC 1050W PS	12	$1,627.00	$569.45	$6,833.40
JL669B	Aruba X751 FB Fan Tray	6	$705.00	$246.75	$1,480.50
J9281D	Aruba 10G SFP+ to SFP+ 1m DAC Cable	4	$164.00	$57.40	$229.60
J9283D	Aruba 10G SFP+ to SFP+ 3m DAC Cable	2	$215.00	$75.25	$150.50
J9150D	Aruba 10G SFP+ LC SR 300m MMF XCVR	12	$1,454.00	$508.90	$6,106.80
				Aruba Data Switching Hardware Subtotal:	**$72,181.20**

Aruba Central Subscriptions 5-Years

PART NUMBER	DESCRIPTION	QTY	TERM	LIST PRICE	UNIT COST	EXT COST
Q9Y80AAE	Aruba Central 63xx/38xx Switch Foundation 5y Sub E-STU	2	5-yr	$2,340.00	$936.00	$1,872.00
Q9Y75AAE	Aruba Central 62/29xx F 5y E-STU	6	5-yr	$1,490.00	$596.00	$3,576.00
					Aruba Central Subscriptions 5-Years Subtotal:	**$5,448.00**

Billing Terms	One Time

Total Cost	$77,629.20

Phase 1
Drop Ship

Pro-Services Requires a Scope of Work

Pricing Proposal
Quotation #: 27654835
Created On: 6/17/2026
Valid Until: 6/30/2026

TX-City of Weslaco

Rick Mendoza
255 S KANSAS AVE
Weslaco, TX 78596
United States
Phone: 9568684533
Email: rmendoza@weslacotx.gov

Inside Sales Executive

Bryan Kicinski
Phone: 7325071359
Email: bryan_kicinski@shi.com

All Prices are in US Dollar (USD)

	Product	Qty	Your Price	Total
1	HPE Aruba 6300M 24p SFP+ LRM support and 2p 50G and 2p 25G MACsec Switch - Switch - L3 - managed - 24 x 1 Gigabit / 10 Gigabit SFP+ + 2 x 1 Gigabit / 10 Gigabit / 25 Gigabit / 50 Gigabit SFP56 (uplink / stacking) + 2 x 1 Gigabit / 10 Gigabit / 25 Gigabit Hewlett Packard Enterprise - Part#: R8S92A Contract Name: HPE Products and Related Services Contract #: DIR-CPO-5381	2	$20,553.72	$41,107.44
2	HPE Aruba X371 - Power supply - hot-plug / redundant - AC 100-240 V - 250 Watt - United States - for HPE Aruba 2930M 24G, 2930M 48G, 3810M, 3810M 16SFP+, 3810M 24SFP+, 3810M 48G Hewlett Packard Enterprise - Part#: JL085A#ABA Contract Name: HPE Products and Related Services Contract #: DIR-CPO-5381	4	$430.48	$1,721.92
3	HPE Aruba Networking CX 6200M 36G 12SR5 Class6 PoE 4SFP+ Switch - Switch - Max. Stacking Distance 10 kms - L3 - managed - 36 x 10/100/1000 (4PPoE) + 12 x 1/2.5/5GBase-T (4PPoE) + 4 x 1 Gigabit / 10 Gigabit SFP+ (uplink / stacking) - front and side to back Hewlett Packard Enterprise - Part#: R8Q71A Contract Name: HPE Products and Related Services Contract #: DIR-CPO-5381	6	$11,377.42	$68,264.52
4	HPE Aruba X372 - Power supply - hot-plug / redundant - AC 110-240 V - 1050 Watt - United States - for HPE Aruba 2930M 24, 2930M 24G, 2930M 40G, 2930M 48G, 3810M 24G, 3810M 40G, 3810M 48G Hewlett Packard Enterprise - Part#: JL087A#ABA Contract Name: HPE Products and Related Services Contract #: DIR-CPO-5381	12	$924.02	$11,088.24

5	HPE Aruba - Network device fan tray - front-to-back airflow - for HPE Aruba 6200F 12G, 6300M Hewlett Packard Enterprise - Part#: JL669B Contract Name: HPE Products and Related Services Contract #: DIR-CPO-5381	6	$436.02	$2,616.12
6	Aruba 10G SFP+ to SFP+ 1m DAC Cable HEWLETT PACKARD ENTERPRISE - Part#: J9281D Contract Name: HPE Products and Related Services Contract #: DIR-CPO-5381	4	$98.22	$392.88
7	ARUBA 10G SFP+ TO SFP+ 3M DAC CABLE HEWLETT PACKARD ENTERPRISE - Part#: J9283D Contract Name: HPE Products and Related Services Contract #: DIR-CPO-5381	2	$128.76	$257.52
8	Aruba 10G SFP+ LC SR 300m MMF XCVR HEWLETT PACKARD ENTERPRISE - Part#: J9150D Contract Name: HPE Products and Related Services Contract #: DIR-CPO-5381	12	$875.95	$10,511.40
9	HPE Aruba Central Foundation - Subscription license (5 years) - 1 switch (48 ports) - hosted - ESD - for HPE Aruba 3810M 16SFP+, 3810M 24G, 3810M 24SFP+, 3810M 40G, 3810M 48G, 6300F, 6300M Hewlett Packard Enterprise - Part#: Q9Y80AAE Contract Name: HPE Products and Related Services Contract #: DIR-CPO-5381	2	$1,678.68	$3,357.36
10	HPE Aruba Central Foundation - Subscription license (5 years) - 1 switch (24 ports) - hosted - ESD - for HPE Aruba 2930F 12, 2930F 48, 2930F 8G, 2930M 24, 2930M 40, 2930M 48, 6200F 24, 6200F 48 Hewlett Packard Enterprise - Part#: Q9Y75AAE Contract Name: HPE Products and Related Services Contract #: DIR-CPO-5381	6	$846.21	$5,077.26
			Total	$144,394.66

Additional Comments

Please Note: Hewlett Packard Enterprise has a zero returns policy on custom build machines.For these products, orders are non-cancellable and non-returnable from point of order.

Due to ongoing global component shortages affecting memory, storage, and other critical hardware, OEMs have implemented updated policies allowing for price adjustments up until the time of shipment. Accordingly, quoted prices and lead times are subject to change prior to shipment. We remain committed to keeping you informed of any changes and will communicate promptly as updates occur.

Thank you for choosing SHI-GS! The pricing offered on this quote proposal is valid through the expiration date set above. To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order.

SHI Government Solutions, Inc. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3695478; DUNS# 14-724-3096

The products offered under this proposal are resold in accordance with the terms and conditions of the Contract referenced under that applicable line item.

NETSYNC
2500 West Loop South, Ste. 410/510
Houston, TX 77027 USA
713.218.5000

QUOTE

AAAQ489657

Quote #:	AAAQ489657
Date:	06/19/2026
Valid for:	30 Days

Customer	Inside Sales	Account Manager
City of Weslaco rmendoza@westutx.gov 9569686253	Jeff Tennant JTennant@netsync.com (m) 703-963-9298	Heriberto Soto HSoto@netsync.com

Please send purchase order to: PO@netsync.com

Line #	Part	Description	Qty	Unit Price	Ext Price
Main Site				Sub Total	146,029.74
	Default Group (07/15/2026-07/14/2031)				
1.0	R8S92A	Aruba 6300M 24p SFP+ LRM 2p50G 2p25G Sw	2	20,871.13	41,742.26
2.0	JL085A	Aruba X371 12VDC 250W PS	4	418.77	1,675.08
3.0	R8Q71A	Aruba 6200M 36G 12SR5 CL6 PoE 4SFP+ Sw	6	11,553.13	69,318.78
4.0	JL087A	Aruba X372 54VDC 1050W PS	12	898.87	10,786.44
5.0	J9281D	Aruba 10G SFP+ to SFP+ 1m DAC Cable	4	96.04	384.16
6.0	JL669B	Aruba X751 FB Fan Tray	6	445.03	2,670.18
7.0	J9283D	Aruba 10G SFP+ to SFP+ 3m DAC Cable	2	125.25	250.50
8.0	J9150D	Aruba 10G SFP+ LC SR 300m MMF XCVR	12	917.83	11,013.96
9.0	Q9Y80AAE	Aruba Central 63/38xx F 5y E-STU Unit Price: 1,624.65 Each per Year Duration: 5 Years, Billing Frequency: Prepaid	2	1,624.65	3,249.30
10.0	Q9Y75AAE	HPE ANW Central Sw CL2 Fnd 5y E-STU Unit Price: 823.18 Each per Year Duration: 5 Years, Billing Frequency: Prepaid	6	823.18	4,939.08

Quote is valid for 30 days, excluding items subject to product or supply constraints, which may be subject to price and availability changes without notice.

Notes: 340013343-001-01

Total	146,029.74
Tax/Vat	0.00
Shipping	0.00
Grand Total USD	**146,029.74**

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-857

From:
David Arce

Subject:
Discussion and consideration on Change Order No. 1 with Southern Trenchless Solutions for the 25 manhole rehabilitation project to increase the original purchase order amount by $19,998. (Staffed by Utilities Department.)

Background:
The Utilities Director requested the addition of several manholes to the current rehabilitation project. Staff conducted an assessment and identified five (5) additional manholes requiring repairs. Of these, three (3) manholes require full rehabilitation, and two (2) require repairs to the manhole structure and replacement of the concrete collar.

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
David Arce	
Xavier Salinas	

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:
Approval

Attachments, if any:
Memo 2026 Approval of Change Order – Additional Manhole Rehabilitation Work, Change Order #1

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: July 7, 2026

To: City Commission

From: David Arce, Public Utilities Director

Subject: Approval of Change Order – Additional Manhole Rehabilitation Work

Cc: Xavier Salinas, City Manager
Omar Rodriguez, Asst. City Manager
Rosie Cavazos, Finance Director

The City Commission awarded the Manhole Rehabilitation Project for the rehabilitation of twenty-five (25) sanitary sewer manholes throughout the City. The project was awarded at a bid amount that was below the engineer's estimated project cost, resulting in available project funds within the approved budget.

During the course of the project, Utilities Department staff conducted additional field assessments and identified five (5) additional manholes requiring repairs that were not included in the original scope of work. Of the five (5) additional manholes identified, three (3) require full rehabilitation and two (2) require repairs to the existing manhole structure and replacement of the concrete collar.

Given the remaining available project funds and the deteriorated condition of these structures, staff recommend adding the additional work to the current contract through a change order. Completing these repairs as part of the existing project is cost-effective and will improve the integrity and reliability of the City's wastewater collection system.

Staff recommends approval

Change Order

No. 1

Date of Issuance: _____ Effective Date: 6/9/2026

Project:	Owner:	Owner's Contract No.:
City of Weslaco - 25 Manhole Rehabilitation	City of Weslaco	RFB No.: 2025-26-23

Contract:	Date of Contract:
City of Weslaco - 25 Manhole Rehabilitation	6/9/2026
	Engineer's Project No.:

The Contract Documents are modified as follows upon execution of this Change Order:

Description: As requested per Mr. David Arce

Attachments (list documents supporting change): City of Weslaco Q#26-134-434 CO

CHANGE IN CONTRACT PRICE:

Original Contract Price:

$ 99,951.00

[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 1:

$ 0.00

Contract Price prior to this Change Order:

$ 99,951.00

[Increase] [Decrease] of this Change Order:

$ 19,998.00

Contract Price incorporating this Change Order:

$ 119,949.00

CHANGE IN CONTRACT TIMES: N/A

Original Contract Times: ☐ Working days ☑ Calendar days

Substantial completion (days or date): 4/9/2026

Ready for final payment (days or date): 6/5/2026

[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 1:

Substantial completion (days): -0-

Ready for final payment (days): -0-

Contract Times prior to this Change Order:

Substantial completion (days or date): 56 Calendar Days

Ready for final payment (days or date): 6/5/2026

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): 30 Calendar Days

Ready for final payment (days or date): 7/5/2026

Contract Times with all approved Change Orders:

Substantial completion (days or date): 86 Calendar Days

Ready for final payment (days or date): 7/5/2026

ACCEPTED:

By: _____

Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: _____

Contractor (Authorized Signature)

Date: 6/9/2026

SOUTHERN TRENCHLESS SOLUTIONS

Quote Issued 6/9/2026

Quote # 26-134-434 CO

P O Box 8084; Weslaco, TX 78599
1200 W Exp 83, La Feria, TX 78559
Ph# 956-277-0354 Fax# 956-277-0355
Adminstx@southerntrenchless.com

Invoice Issued: _____

Invoice: _____

Purchase Order #: _____

Project: City of Weslaco
25 MH Rehab

BuyBoard # 730-24

Line	Item	Description	Qty	Unit	Unit Price	Total
1	MISC	Cementitious Manhole Rehabilitation (1" - 4" thickness)	3	EA	1,783.00	5,349.00
2	MISC	(SPRAY ON ONLY) Epoxy Coating Application (100% Solids - 125 Mil)	3	EA	1,783.00	5,349.00
3	MISC	Composite Manhole (SUPERCOVER) with 6' x 6' x 6' Concrete Collar	5	EA	1,800.00	9,000.00
4	MISC	Manhole Bench Reconstruction	3	EA	100.00	300.00

Total **$19,998.00**

Exclusions:
1. Does Not Include ByPass or Point Repairs
2. Water to be Provided by the City at no charge to Southern Trenchless Solutions, LLC.
3. Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

Instructions
**Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.

Signature: _____ Print Name: _____

Title: _____

***** Please Make Checks Payable To:**

Southern Trenchless Solutions, LLC.
PO Box 8084
Weslaco, TX 78599

We Appreciate Your Business!!!

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-858

From:

Subject:
Discussion and consideration of Change Order No. 1 with Cornett Construction Company for Lift Station #12 Improvemens Project decreasing the construction contract amount by $33,427.30. (Staffed by Engineering Department.)

Background:
The City of Weslaco has received Change Order No. 1 for the Lift Station #12 Improvements Project, which reconciles final construction quantities and results in a net contract deduction of $33,427.30. The change order reflects final adjustments made at the end of the project and is included with the final payment documentation provided to the City. However, the attached pay request and change order file appears blank, and no further detail could be extracted from the document. Approval of this change order will formally revise the contract amount and allow the City to proceed with final payment and project closeout.

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)**:**

ARLENE LARA
PETER HERMIDA

Xavier Salinas

Created

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Attachments, if any:
06-03-26 CO #1

Responsibilities upon Approval:

CRUZ - HOGAN
ENGINEERS I PLANNERS
TBPE Firm Reg No. F-4860

Offices
Weslaco
McAllen
Harlingen

June 3, 2026

Xavier Salinas
Interim City Manager
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: Contractor's Application for Payment No. 5 (Final) & Change Order No. 1 (Final)
City of Weslaco
Lift Station No. 12 Improvements
RFB No. 2023-24-36

Dear Mr. Salinas:

Enclosed please find Contractor's Application for Payment No. 5 (Final) submitted by Cornett Construction Company for the City of Weslaco Lift Station No. 12 Improvements (RFB No. 2023-24-36). Also enclosed is Change Order No. 1 (Final).

We have reviewed this pay request and recommend payment approval upon the approval of Change Order No. 1 (Final). Please forward payment to Cornett Construction Company in the amount of $197,259.77 at your earliest convenience.

Sincerely,

Marcus D. Cruz, P.E., CFM
Project Engineer

MDC/rl

Enclosures

cc: Matthew Cornett, Cornett Construction Company (cornett1956@sbcglobal.net)
Peter Hermida, City of Weslaco, City Engineer (phermida@weslacotx.gov)
David Arce, City of Weslaco, Public Works Director (darce@weslacotx.gov)

Contractor's Application for Payment

Owner:	CITY OF WESLACO	**Owner's Project No.:**	
Engineer:	CRUZ-HOGAN	**Engineer's Project No.:**	
Contractor:	CORNETT CONSTRUCTION CO.	**Contractor's Project No.:**	
Project:	LIFT STATION NO.12 IMPROVEMENTS		
Contract:	RFB NO. 2023-24-36		
Application No.:	5 & FINAL	**Application Date:**	6/1/26
Application Period:	**From** 10/30/25	**to**	6/1/26

1. Original Contract Price	$	1,853,024.99
2. Net change by Change Orders	$	33,427.30
3. Current Contract Price (Line 1 + Line 2)	$	1,819,597.69
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$	1,819,597.69
5. Retainage		
a. 0% X $ 1,819,597.69 Work Completed	$	-
b. 10% X $ - Stored Materials	$	-
c. Total Retainage (Line 5.a + Line 5.b)	$	-
6. Amount eligible to date (Line 4 - Line 5.c)	$	1,819,597.69
7. Less previous payments (Line 6 from prior application)	$	1,622,337.92
8. Amount due this application	$	197,259.77
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5c)	$	-

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: CORNETT CONSTRUCTION CO.

Signature: _____ **Date:** 6/1/26

Recommended by Engineer		**Approved by Owner**	
By:	[signature]	**By:**	
Title:	PE	**Title:**	
Date:	6/3/26	**Date:**	
Approved by Funding Agency			
By:		**By:**	
Title:		**Title:**	
Date:		**Date:**	

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P O BOX 2048
SAN BENITO, TX 78586
(956) 399-3743
(956) 399-9922 FAX

Date: 1-Jun-26
Project: LIFT STATION NO.12 IMPROVEMENTS
WESLACO, TX
Page: 1 OF 1
Pay App: 5& FINAL

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS PAYMENT QUANTITY	PREVIOUS PAYMENT AMOUNT	CURRENT PERIOD QUANTITY	CURRENT PERIOD AMOUNT	CONTRACT TO DATE QUANTITY	CONTRACT TO DATE AMOUNT	PERCENT COMPLETE	MATERIAL ON HAND	UNIT	UNIT PRICE	TOTAL ON HAND
1	LIFT STATION PACKAGE	1	LS	1,019,334.78	1,019,334.78	1.00	1019334.78	0.00	0.00	1.00	1019334.78	100.00%				
2	TRENCH SAFETY FOR FORCE MAIN SEWER LINE	120	LS	2.00	240.00	120.00	240.00	0.00	0.00	120.00	240.00	100.00%				
3	TRENCH SAFETY FOR LIFT STATION CONSTRUCT.	1	LS	2,500.00	2,500.00	1.00	2500.00	0.00	0.00	1.00	2500.00	100.00%				
4	SOIL EROSION AND SEDIMENT CONTROL	1	LS	4,500.00	4,500.00	1.00	4500.00	0.00	0.00	1.00	4500.00	100.00%				
5	CONSTRUCTION SURVEYING & STAKING	1	LS	5,000.00	5,000.00	1.00	5000.00	0.00	0.00	1.00	5000.00	100.00%				
6	GRASS SEEDING OF DISTURBED AREAS	1	LS	5,000.00	5,000.00	1.00	5000.00	0.00	0.00	1.00	5000.00	100.00%				
7	12" FORCE MAIN SEWER LINE PVC DR-25	5800	LF	77.73	450,834.00	5570.00	432956.10	0.00	0.00	5570.00	432956.10	96.03%				
8	12" 90 DUCTILE IRON ELBOW	12	EA	2,314.47	27,773.64	10.00	23144.70	0.00	0.00	10.00	23144.70	83.33%				
9	12" 45 DUCTILE IRON ELBOW	35	EA	2,179.07	76,267.45	27.00	58834.89	0.00	0.00	27.00	58834.89	77.14%				
10	12" 22 1/2 DUCTILE IRON ELBOW	1	EA	2,102.21	2,102.21	1.00	2102.21	0.00	0.00	1.00	2102.21	100.00%				
11	5' DIAMETER FIBERGLASS SS MANHOLE	1	EA	49,374.26	49,374.26	1.00	49374.26	0.00	0.00	1.00	49374.26	100.00%				
12	FORCEMAIN DROP CONNECTION AT EXIST. MH	1	EA	7,037.25	7,037.25	1.00	7037.25	0.00	0.00	1.00	7037.25	100.00%				
13	REPAIR OF EXISTING PAVEMENT	285	SY	65.00	18,525.00	285.00	18525.00	0.00	0.00	285.00	18525.00	100.00%				
14	REPAIR OF EXISTING CONCRETE DRIVEWAYS	20	SY	125.00	2,500.00	20.00	2500.00	0.00	0.00	20.00	2500.00	100.00%				
15	REMOVE & REPLACE EXISTING CURB & GUTTER	120	LF	15.00	1,800.00	120.00	1800.00	0.00	0.00	120.00	1800.00	100.00%				
16	12" FORCEMAIN DITCH CROSSING 2+37 TO 3+15	1	LS	66,299.46	66,299.46	0.90	60000.00	0.00	0.00	0.90	60000.00	90.50%				
17	12" FORCEMAIN DITCH CROSSING 32+22 TO 33+00	1	LS	63,728.44	63,728.44	0.94	60000.00	0.00	0.00	0.94	60000.00	94.15%				
18	12" FORCE MAIN BORING UNDER PAVEMENT	50	LF	72.00	3,600.00	50.00	3600.00	0.00	0.00	50.00	3600.00	100.00%				
19	TRENCH SAFETY PLAN PREPARATION	1	LS	4,500.00	4,500.00	1.00	4500.00	0.00	0.00	1.00	4500.00	100.00%				
20	TRENCH SAFETY FOR FORCE MAIN SEWER LINE	5800	LF	2.00	11,600.00	5570.00	11140.00	0.00	0.00	5570.00	11140.00	96.03%				
21	SOIL EROSION AND SEDIMENT CONTROL	1	LS	10,508.50	10,508.50	1.00	10508.50	0.00	0.00	1.00	10508.50	100.00%				
22	TRAFFIC CONTROL	1	LS	3,500.00	3,500.00	1.00	3500.00	0.00	0.00	1.00	3500.00	100.00%				
23	CONSTRUCTION SURVEYING & STAKING	1	LS	5,000.00	5,000.00	1.00	5000.00	0.00	0.00	1.00	5000.00	100.00%				
24	PROJECT SIGN	1	LS	1,500.00	1,500.00	1.00	1500.00	0.00	0.00	1.00	1500.00	100.00%				
25	GRASS SEEDING OF DISTURBED AREAS	1	LS	10,000.00	10,000.00	1.00	10000.00	0.00	0.00	1.00	10000.00	100.00%				
	PROJECT TOTAL				$1,853,024.99		$ 1,802,597.69		$ -		$1,802,597.69	97.28%				
	ADDITIONAL WORK															
	REROUTE FORCE MAIN AT LIFT STATION	1	EA	12,500.00	12,500.00	0.00	0.00	1.00	12,500.00	1.00	12,500.00	100.00%				
	8" GATE VALVE ON FORCE MAIN	1	EA	4,500.00	4,500.00	0.00	0.00	1.00	4,500.00	1.00	4,500.00	100.00%				
	TOTAL ADDITIONAL WORK				17,000.00		0.00		17,000.00		17,000.00	100.00%				
	TOTAL ADDITIONAL WORK				17,000.00						17,000.00					
	TOTAL WORK DONE INCLUDING ADDITIONAL WRK.				1,870,024.99						1,819,597.69	97.30%				

CHANGE ORDER NO.: ONE (FINAL)

Owner:	**City of Weslaco**	Owner's Project No.:	--
Engineer:	**Cruz-Hogan Consultants, Inc.**	Engineer's Project No.:	**602**
Contractor:	**Cornett Construction Company**	Contractor's Project No.:	--
Project:	**RFB NO. 2023-24-36**		
Contract Name:	**Lift Station No. 12 Improvements Project**		
Date Issued:	**June 3, 2026**	Effective Date of Change Order:	**N/A**

The Contract is modified as follows upon execution of this Change Order:

Description:

This Change Order will decrease the contract cost amount due to project additions and quantification of final construction install quantities.

In accordance with the Change Order:

See Attachment.

	Change in Contract Times [State Contract Times as either a specific date or a number of days]
Original Contract Price: $ **1,853,024.99**	Original Contract Times: Substantial Completion: **N/A** Ready for final payment:
[~~Increase~~] [~~Decrease~~] from previously approved Change Orders No. 1 to No. 1: $ **0.00**	**[Increase] [Decrease]** from previously approved Change Orders No.1 to No. 1 Substantial Completion: **N/A** Ready for final payment:
Contract Price prior to this Change Order: $ **1,853,024.99**	Contract Times prior to this Change Order: Substantial Completion: **N/A** Ready for final payment:
-**[~~Increase~~]** Decrease amount of this Change Order: $ **(33,427.30)**	**[Increase] [~~Decrease~~]** this Change Order: Final Completion: **N/A**
Contract Price incorporating this Change Order: $ **1,819,597.69**	Contract Times with all approved Change Orders: Final Completion and Ready for final payment: **N/A**

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Recommended by Engineer (if required)	Accepted by Contractor
By:	By:
Marcus D. Cruz, P.E., CFM	Matthew Cornett
Title: Project Engineer	Title: Office Administrator
Date: 6/3/26	Date: 6/3/2026

Authorized by Owner	Approved by Funding Agency (if applicable)
By:	
Adrian Gonzalez	
Title: Mayor	
Date:	

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ATTACHMENT TO CHANGE ORDER NO. 1 (FINAL)

CITY OF WESLACO-LIFT STATION NO. 12 IMPROVEMENTS PROJECT

RFB NO. 2023-24-36

CHANGES TO EXISTING BID ITEMS

BID ITEM #	ITEM DESCRIPTION	ORIGINAL QTY.	UOM	UNIT PRICE	ORIGINAL CONTRACT AMOUNT	ACTUAL QTY.	ADJUSTED CONTRACT AMOUNT	Δ QTY.	CHANGE IN CONTRACT PRICE
7	12" Force main sewer line PVC DR-25	5800	LF	$ 77.73	$ 450,834.00	5570	$ 432,956.10	-230	$ (17,877.90)
8	12" 90 ductile iron elbow	12	EA	$ 2,314.47	$ 27,773.64	10	$ 23,144.70	-2	$ (4,628.94)
9	12" 45 ductile iron elbow	35	EA	$ 2,179.07	$ 76,267.45	27	$ 58,834.89	-8	$ (17,432.56)
16	12" force main ditch crossing 2+37 to 3+15	1	LS	$ 66,299.46	$ 66,299.46	0.90	$60,000.00	-0.10	$ (6,299.46)
17	12" force main ditch crossing 32+22 to 33+00	1	LS	$ 63,728.44	$ 63,728.44	0.94	$60,000.00	-0.06	$ (3,728.44)
20	Trench safety for force main sewer line	5800	LF	$ 2.00	$ 11,600.00	5570	$ 11,140.00	-230	$ (460.00)
								DEDUCTIVE TOTAL:	**$ (50,427.30)**

ADDITIONAL WORK

	QTY.	UOM	UNIT PRICE	TOTAL
Reroute force main at lift station	1	EA	$ 12,500.00	$ 12,500.00
8" gate valve on force main	1	EA	$ 4,500.00	$ 4,500.00
			ADDITIVE TOTAL:	**$ 17,000.00**

TOTAL AMOUNT OF CHANGE ORDER: $ (33,427.30)

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-865

From:

Subject:
Discussion and consideration to approve final payment to Cornett Construction Company for Lift Station #12 Improvements Project in the amount of $197,259.77. (Staffed by Engineering Department.)

Background:
The City of Weslaco has received Final Pay Request No. 5 for Lift Station #12, representing the release of retainage due upon completion of the project. The Engineering Department has reviewed and approved the final pay request, as referenced in the final approval documentation. This payment of $197,259.77 reflects the remaining contract balance owed to the contractor and authorizes project closeout. All work associated with Lift Station #12 has been completed in accordance with City requirements and the approved construction documents.

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)**:**

ARLENE LARA Created
PETER HERMIDA
Xavier Salinas

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Attachments, if any:
06-03-26 Pay Request No. 5 (Final)

Responsibilities upon Approval:

CRUZ - HOGAN
ENGINEERS I PLANNERS
TBPE Firm Reg No. F-4860

Offices
Weslaco
McAllen
Harlingen

June 3, 2026

Xavier Salinas
Interim City Manager
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

Re: Contractor's Application for Payment No. 5 (Final) & Change Order No. 1 (Final)
City of Weslaco
Lift Station No. 12 Improvements
RFB No. 2023-24-36

Dear Mr. Salinas:

Enclosed please find Contractor's Application for Payment No. 5 (Final) submitted by Cornett Construction Company for the City of Weslaco Lift Station No. 12 Improvements (RFB No. 2023-24-36). Also enclosed is Change Order No. 1 (Final).

We have reviewed this pay request and recommend payment approval upon the approval of Change Order No. 1 (Final). Please forward payment to Cornett Construction Company in the amount of $197,259.77 at your earliest convenience.

Sincerely,

Marcus D. Cruz, P.E., CFM
Project Engineer

MDC/rl

Enclosures

cc: Matthew Cornett, Cornett Construction Company (cornett1956@sbcglobal.net)
Peter Hermida, City of Weslaco, City Engineer (phermida@weslacotx.gov)
David Arce, City of Weslaco, Public Works Director (darce@weslacotx.gov)

Contractor's Application for Payment

Owner:	CITY OF WESLACO	**Owner's Project No.:**	
Engineer:	CRUZ-HOGAN	**Engineer's Project No.:**	
Contractor:	CORNETT CONSTRUCTION CO.	**Contractor's Project No.:**	
Project:	LIFT STATION NO.12 IMPROVEMENTS		
Contract:	RFB NO. 2023-24-36		
Application No.:	5 & FINAL	**Application Date:**	6/1/26
Application Period:	**From** 10/30/25	**to**	6/1/26

1. Original Contract Price	$	1,853,024.99
2. Net change by Change Orders	$	33,427.30
3. Current Contract Price (Line 1 + Line 2)	$	1,819,597.69
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	$	1,819,597.69
5. Retainage		
a. 0% X $ 1,819,597.69 Work Completed	$	-
b. 10% X $ - Stored Materials	$	-
c. Total Retainage (Line 5.a + Line 5.b)	$	-
6. Amount eligible to date (Line 4 - Line 5.c)	$	1,819,597.69
7. Less previous payments (Line 6 from prior application)	$	1,622,337.92
8. Amount due this application	$	197,259.77
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5c)	$	-

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: CORNETT CONSTRUCTION CO.

Signature: _____ **Date:** 6/1/26

Recommended by Engineer		**Approved by Owner**	
By:	[signature]	**By:**	
Title:	PE	**Title:**	
Date:	6/3/26	**Date:**	
Approved by Funding Agency			
By:		**By:**	
Title:		**Title:**	
Date:		**Date:**	

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P O BOX 2048
SAN BENITO, TX 78586
(956) 399-3743
(956) 399-9922 FAX

Date: 1-Jun-26
Project: LIFT STATION NO.12 IMPROVEMENTS
WESLACO, TX
Page: 1 OF 1
Pay App: 5& FINAL

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	CONTRACT AMOUNT	PREVIOUS PAYMENT QUANTITY	PREVIOUS PAYMENT AMOUNT	CURRENT PERIOD QUANTITY	CURRENT PERIOD AMOUNT	CONTRACT TO DATE QUANTITY	CONTRACT TO DATE AMOUNT	PERCENT COMPLETE	MATERIAL ON HAND	UNIT	UNIT PRICE	TOTAL ON HAND
1	LIFT STATION PACKAGE	1	LS	1,019,334.78	1,019,334.78	1.00	1019334.78	0.00	0.00	1.00	1019334.78	100.00%				
2	TRENCH SAFETY FOR FORCE MAIN SEWER LINE	120	LS	2.00	240.00	120.00	240.00	0.00	0.00	120.00	240.00	100.00%				
3	TRENCH SAFETY FOR LIFT STATION CONSTRUCT.	1	LS	2,500.00	2,500.00	1.00	2500.00	0.00	0.00	1.00	2500.00	100.00%				
4	SOIL EROSION AND SEDIMENT CONTROL	1	LS	4,500.00	4,500.00	1.00	4500.00	0.00	0.00	1.00	4500.00	100.00%				
5	CONSTRUCTION SURVEYING & STAKING	1	LS	5,000.00	5,000.00	1.00	5000.00	0.00	0.00	1.00	5000.00	100.00%				
6	GRASS SEEDING OF DISTURBED AREAS	1	LS	5,000.00	5,000.00	1.00	5000.00	0.00	0.00	1.00	5000.00	100.00%				
7	12" FORCE MAIN SEWER LINE PVC DR-25	5800	LF	77.73	450,834.00	5570.00	432956.10	0.00	0.00	5570.00	432956.10	96.03%				
8	12" 90 DUCTILE IRON ELBOW	12	EA	2,314.47	27,773.64	10.00	23144.70	0.00	0.00	10.00	23144.70	83.33%				
9	12" 45 DUCTILE IRON ELBOW	35	EA	2,179.07	76,267.45	27.00	58834.89	0.00	0.00	27.00	58834.89	77.14%				
10	12" 22 1/2 DUCTILE IRON ELBOW	1	EA	2,102.21	2,102.21	1.00	2102.21	0.00	0.00	1.00	2102.21	100.00%				
11	5' DIAMETER FIBERGLASS SS MANHOLE	1	EA	49,374.26	49,374.26	1.00	49374.26	0.00	0.00	1.00	49374.26	100.00%				
12	FORCEMAIN DROP CONNECTION AT EXIST. MH	1	EA	7,037.25	7,037.25	1.00	7037.25	0.00	0.00	1.00	7037.25	100.00%				
13	REPAIR OF EXISTING PAVEMENT	285	SY	65.00	18,525.00	285.00	18525.00	0.00	0.00	285.00	18525.00	100.00%				
14	REPAIR OF EXISTING CONCRETE DRIVEWAYS	20	SY	125.00	2,500.00	20.00	2500.00	0.00	0.00	20.00	2500.00	100.00%				
15	REMOVE & REPLACE EXISTING CURB & GUTTER	120	LF	15.00	1,800.00	120.00	1800.00	0.00	0.00	120.00	1800.00	100.00%				
16	12" FORCEMAIN DITCH CROSSING 2+37 TO 3+15	1	LS	66,299.46	66,299.46	0.90	60000.00	0.00	0.00	0.90	60000.00	90.50%				
17	12" FORCEMAIN DITCH CROSSING 32+22 TO 33+00	1	LS	63,728.44	63,728.44	0.94	60000.00	0.00	0.00	0.94	60000.00	94.15%				
18	12" FORCE MAIN BORING UNDER PAVEMENT	50	LF	72.00	3,600.00	50.00	3600.00	0.00	0.00	50.00	3600.00	100.00%				
19	TRENCH SAFETY PLAN PREPARATION	1	LS	4,500.00	4,500.00	1.00	4500.00	0.00	0.00	1.00	4500.00	100.00%				
20	TRENCH SAFETY FOR FORCE MAIN SEWER LINE	5800	LF	2.00	11,600.00	5570.00	11140.00	0.00	0.00	5570.00	11140.00	96.03%				
21	SOIL EROSION AND SEDIMENT CONTROL	1	LS	10,508.50	10,508.50	1.00	10508.50	0.00	0.00	1.00	10508.50	100.00%				
22	TRAFFIC CONTROL	1	LS	3,500.00	3,500.00	1.00	3500.00	0.00	0.00	1.00	3500.00	100.00%				
23	CONSTRUCTION SURVEYING & STAKING	1	LS	5,000.00	5,000.00	1.00	5000.00	0.00	0.00	1.00	5000.00	100.00%				
24	PROJECT SIGN	1	LS	1,500.00	1,500.00	1.00	1500.00	0.00	0.00	1.00	1500.00	100.00%				
25	GRASS SEEDING OF DISTURBED AREAS	1	LS	10,000.00	10,000.00	1.00	10000.00	0.00	0.00	1.00	10000.00	100.00%				
	PROJECT TOTAL				$1,853,024.99		$ 1,802,597.69		$ -		$1,802,597.69	97.28%				
	ADDITIONAL WORK															
	REROUTE FORCE MAIN AT LIFT STATION	1	EA	12,500.00	12,500.00	0.00	0.00	1.00	12,500.00	1.00	12,500.00	100.00%				
	8" GATE VALVE ON FORCE MAIN	1	EA	4,500.00	4,500.00	0.00	0.00	1.00	4,500.00	1.00	4,500.00	100.00%				
	TOTAL ADDITIONAL WORK				17,000.00		0.00		17,000.00		17,000.00	100.00%				
	TOTAL ADDITIONAL WORK				17,000.00						17,000.00					
	TOTAL WORK DONE INCLUDING ADDITIONAL WRK.				1,870,024.99						1,819,597.69	97.30%				

CHANGE ORDER NO.: ONE (FINAL)

Owner:	**City of Weslaco**	Owner's Project No.:	--
Engineer:	**Cruz-Hogan Consultants, Inc.**	Engineer's Project No.:	**602**
Contractor:	**Cornett Construction Company**	Contractor's Project No.:	--
Project:	**RFB NO. 2023-24-36**		
Contract Name:	**Lift Station No. 12 Improvements Project**		
Date Issued:	**June 3, 2026**	Effective Date of Change Order:	**N/A**

The Contract is modified as follows upon execution of this Change Order:

Description:

This Change Order will decrease the contract cost amount due to project additions and quantification of final construction install quantities.

In accordance with the Change Order:

See Attachment.

	Change in Contract Times [State Contract Times as either a specific date or a number of days]
Original Contract Price: $ **1,853,024.99**	Original Contract Times: Substantial Completion: **N/A** Ready for final payment:
[~~Increase~~] [~~Decrease~~] from previously approved Change Orders No. 1 to No. 1: $ **0.00**	**[Increase] [Decrease]** from previously approved Change Orders No.1 to No. 1 Substantial Completion: **N/A** Ready for final payment:
Contract Price prior to this Change Order: $ **1,853,024.99**	Contract Times prior to this Change Order: Substantial Completion: **N/A** Ready for final payment:
-**[~~Increase~~]** Decrease amount of this Change Order: $ **(33,427.30)**	**[Increase] [~~Decrease~~]** this Change Order: Final Completion: **N/A**
Contract Price incorporating this Change Order: $ **1,819,597.69**	Contract Times with all approved Change Orders: Final Completion and Ready for final payment: **N/A**

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Recommended by Engineer (if required)	Accepted by Contractor
By:	By:
Marcus D. Cruz, P.E., CFM	Matthew Cornett
Title: Project Engineer	Title: Office Administrator
Date: 6/3/26	Date: 6/3/2026

Authorized by Owner	Approved by Funding Agency (if applicable)
By:	
Adrian Gonzalez	
Title: Mayor	
Date:	

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ATTACHMENT TO CHANGE ORDER NO. 1 (FINAL)

CITY OF WESLACO-LIFT STATION NO. 12 IMPROVEMENTS PROJECT

RFB NO. 2023-24-36

CHANGES TO EXISTING BID ITEMS

BID ITEM #	ITEM DESCRIPTION	ORIGINAL QTY.	UOM	UNIT PRICE	ORIGINAL CONTRACT AMOUNT	ACTUAL QTY.	ADJUSTED CONTRACT AMOUNT	Δ QTY.	CHANGE IN CONTRACT PRICE
7	12" Force main sewer line PVC DR-25	5800	LF	$ 77.73	$ 450,834.00	5570	$ 432,956.10	-230	$ (17,877.90)
8	12" 90 ductile iron elbow	12	EA	$ 2,314.47	$ 27,773.64	10	$ 23,144.70	-2	$ (4,628.94)
9	12" 45 ductile iron elbow	35	EA	$ 2,179.07	$ 76,267.45	27	$ 58,834.89	-8	$ (17,432.56)
16	12" force main ditch crossing 2+37 to 3+15	1	LS	$ 66,299.46	$ 66,299.46	0.90	$60,000.00	-0.10	$ (6,299.46)
17	12" force main ditch crossing 32+22 to 33+00	1	LS	$ 63,728.44	$ 63,728.44	0.94	$60,000.00	-0.06	$ (3,728.44)
20	Trench safety for force main sewer line	5800	LF	$ 2.00	$ 11,600.00	5570	$ 11,140.00	-230	$ (460.00)
								DEDUCTIVE TOTAL:	**$ (50,427.30)**

ADDITIONAL WORK

	QTY.	UOM	UNIT PRICE	TOTAL
Reroute force main at lift station	1	EA	$ 12,500.00	$ 12,500.00
8" gate valve on force main	1	EA	$ 4,500.00	$ 4,500.00
			ADDITIVE TOTAL:	**$ 17,000.00**

TOTAL AMOUNT OF CHANGE ORDER: $ (33,427.30)

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-859
From:	
Subject: Discussion and consideration to approve final payment to 2LG Construction for Lift Station #10 Rehabilitation Project in the amount of $51,220. (Staffed by Engineering Department.)	
Background: The City of Weslaco has received the final pay application for Lift Station #10, representing the retainage amount of $51,220.00 held until project completion. The Engineering Department has reviewed the final pay application and approved it on June 29, 2026. This payment represents the final closeout requirement for the project and authorizes release of all remaining retainage to the contractor. All work associated with Lift Station #10 has been completed in accordance with project requirements.	
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)**:**	
ARLENE LARA PETER HERMIDA Xavier Salinas	Created
City Manager Comments: Approve as recommended by staff.	
Staff Recommendation:	
Attachments, if any: final pay app	
Responsibilities upon Approval:	

INVOICE

DATE	INVOICE #
06/08/2026	217

2LG CONSTRUCTION LLC.

5084 PADRE ISLAND HWY
UNIT C
BROWNSVILLE TX 78521
956-525-7111

Project :	
WESLACO LIFT STATION #10	
RFB #2024-25-31	

BILL TO
CITY OF WESLACO
255 S KANSAS AVE.
WESLACO , TEXAS 78596

QUANTITY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
1.00	CONTRACT	DRAW REQUEST FINAL AND RETAINAGE	$ 51,220.00	$ 51,220.00
			TOTAL	$ 51,220.00

APPROVED
By PETER HERMIDA
at 06/29/2026 10:16:12 AM

RETAINAGE

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER:
City of Weslaco
255 S. Kansas Ave.
Weslaco, Texas 78596

PROJECT: WESLACO LIF STATION #10

APPLICATION NO: Final

Distribution to:
- [ ] OWNER
- [ ] ARCHITECT
- [ ] CONTRACTOR
- [ ]
- [ ]

PERIOD TO: 5/18/2026
6/8/2026

FROM CONTRACTOR:
2LG CONSTRUCTION LLC
5084 PADRE ISLAND HWY UNIT C
BROWNSVILLE, TX 78521

VIA ARCHITECT:

STE

PROJECT NOS: RFB #2024-25-31

CONTRACT FOR: LEONEL GONZALEZ

CONTRACT DATE: 9/18/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$ 458,200.00
NET CHANGES BY CHANGE ORDER		$ 54,000.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 512,200.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 512,200.00
5. RETAINAGE:		
a. 10 % of Completed Work (Column D + E on G703)	$ 51,220.00	
b. 10 % of Stored Material (Column F on G703)	$ -	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 512,200.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 460,980.00
8. CURRENT PAYMENT DUE		$ 51,220.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$ 0.00

CHANGE ORDER	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$37,500.00	$0.00
Total approved this Month	$16,500.00	$0.00
TOTALS	$54,000.00	$0.00
NET CHANGES BY CHANGE ORDER	$54,000.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: 2LG CONSTRUCTION LLC

By: Leonel Gonzalez/owner Date: 6/8/2026

State of: TEXAS County of: CAMERON

Subscribed and sworn to before me this 6/8/2026

Notary Public: Ana B. Silva

My Commission expires: 12/2/2029

ANA BERTHA SILVA
Notary ID #126857196
My Commission Expires
December 2, 2029

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $ $ 51,220.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA · ©1992

THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

CONTINUATION SHEET *AIA DOCUMENT G703* PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: Final
APPLICATION DATE: 5/18/2026
PERIOD TO: 6/8/2026
ARCHITECT'S PROJECT NO: RFB #2024-25-31

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
	(Fill in & break down contract values) **WESLACO LIFT STATION #10**								
	Replace submersible pumps,21.4 HP,1200 RPM (Sulzer Pum)	$ 25,500.00	$ 25,500.00	$ -	$0.00	$ 25,500.00	100.00%	$ -	$ 2,550.00
	Provide Sulzer Submersible Pum Model:XFP206-CB2-PE160/6460/60/3	$ 80,000.00	$ 80,000.00	$ -	$0.00	$ 80,000.00	100.00%	$ -	$ 8,000.00
	Replace 8-inch pump base	$ 22,500.00	$ 22,500.00	$ -	$0.00	$ 22,500.00	100.00%	$ -	$ 2,250.00
	Replace 12-in discharge line	$ 84,000.00	$ 84,000.00		$0.00	$ 84,000.00	100.00%	$ -	$ 8,400.00
	Replace 12-in 90-degree elbow	$ 7,500.00	$ 7,500.00	$ -	$0.00	$ 7,500.00	100.00%	$ -	$ 750.00
	Replace pump guide rails 20x2 in 316 SS	$ 27,000.00	$ 27,000.00		$0.00	$ 27,000.00	100.00%	$ -	$ 2,700.00
	Replace 12-in check valves	$ 28,500.00	$ 28,500.00	$ -		$ 28,500.00	100.00%	$ -	$ 2,850.00
	Replace 12-in gate valves	$ 22,500.00	$ 22,500.00	$ -		$ 22,500.00	100.00%	$ -	$ 2,250.00
	Replace 12x16 in bypass	$ 3,000.00	$ 3,000.00			$ 3,000.00	100.00%	$ -	$ 300.00
	Relocation (Southwest) and upgrade electrical control panel	$ 59,000.00	$ 59,000.00			$ 59,000.00	100.00%	$ -	$ 5,900.00
	Replace 12x8 Eccentric reducers DI P-401 coated	$ 6,000.00	$ 6,000.00	$ -		$ 6,000.00	100.00%	$ -	$ 600.00
	316 SS bolts and gaskets	$ 2,500.00	$ 2,500.00			$ 2,500.00	100.00%	$ -	$ 250.00
	ASTM G210 Epoxy Coating Resin inside Wet Well to exposed concrete areas	$ 3,500.00	$ 3,500.00	$ -		$ 3,500.00	100.00%	$ -	$ 350.00
	6" Concrete Pad for Control Panel(3,000 PSI)	$ 3,000.00	$ 3,000.00	$ -		$ 3,000.00	100.00%	$ -	$ 300.00
	Replace Wet Well Hatch to Include safety grating, grating for each pump	$ 7,500.00	$ 7,500.00	$ -		$ 7,500.00	100.00%	$ -	$ 750.00
	NEMA 4X SS Triplex Control Panel,Includes Alarm light,Siren, 3-Soft Starters and Bypass Contactors for 25 HP 460v Motors	$ 39,500.00	$ 39,500.00	$ -	$0.00	$ 39,500.00	100.00%	$ -	$ 3,950.00
	SS 7.5 KVA Step Down Transformer with load Center. Voltage 460-480 to 120-240	$ 9,000.00	$ 9,000.00	$ -		$ 9,000.00	100.00%	$ -	$ 900.00
	All exposed cst iron lines must have a P104 epoxy coating (in and outside of pipes)	$ 3,500.00	$ 3,500.00	$ -		$ 3,500.00	100.00%	$ -	$ 350.00
	vent pipe 8" pvc	$ 1,000.00	$ 1,000.00	$ -		$ 1,000.00	100.00%	$ -	$ 100.00
	by pass pumping operation	$ 15,700.00	$ 15,700.00	$ -		$ 15,700.00	100.00%	$ -	$ 1,570.00
	BASE BID AMOUNT	**$ 450,700.00**							$ -
									$ -
									$ -
	ADDITIONAL ALTERNAT #1								$ -
	Roof/Canopy for Control Panel	**$ 7,500.00**	$ 7,500.00	$ -		$ 7,500.00	100.00%	$ -	$ 750.00
	CHANGE ORDER #1								
	Reapair existing floor of L.S. #10	**$37,500.00**	$ 37,500.00			$ 37,500.00	100.00%	$ -	$ 3,750.00
	Instal electrical junction box	**$16,500.00**	$ 16,500.00	$ -		$ 16,500.00	100.00%	$ -	$ 1,650.00
	GRAND TOTALS	**$ 512,200.00**	**$ 512,200.00**	**$ -**	**$0.00**	**$ 512,200.00**	**100%**	**$0.00**	**$ 51,220.00**

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Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-866

From:

Subject:
Discussion and consideration to authorize professional engineering services with Scheibe Consulting, LLC for the Lift Station #20 & Lift Station #21 Rehabilitation Project under the City's on-call engineering services contract, with costs not to exceed $182,100. (Staffed by Engineering Department.)

Background:
Scheibe Consulting, LLC has submitted a proposal to provide professional engineering services under the City's on-call engineering services contract for the Lift Station 20 and Lift Station 21 Rehabilitation Project. The proposal includes surveying, design, preparation of construction documents, bid-phase assistance, and construction-phase engineering services specifically and exclusively for these two lift stations.

The scope of work includes verification and installation design for City-purchased Gorman-Rupp skid-mounted pump systems, wet well lining, replacement of wet well hatches, evaluation and rehabilitation of receiving manholes, bypass pumping connection design, grading and drainage improvements, lighting, fencing options, and associated improvements. The proposal confirms that the scope applies only to Lift Stations 20 and 21 and does not include any additional wastewater facilities.
The total fee for professional engineering services is $182,100.00, as detailed in the attached fee schedule.

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)**:**

ARLENE LARA
PETER HERMIDA

Xavier Salinas

Created

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Attachments, if any:
Weslaco LS 20 21 Improvements Proposal w Fee LV 6-2-26

Responsibilities upon Approval:

SCHEIBE CONSULTING
ENGINEERS | SURVEYORS

6/2/2026

Peter Hermida, PE
City Engineer – City of Weslaco
Weslaco City Hall
255 S Kansas Ave, Weslaco, TX 78596
956-369-1345

Subject: **Proposal for Engineering Services for Wastewater Collection System Improvements for Lift Stations: 20 and 21 – Surveying, Design, Bid and Construction Phase Services**

Scheibe Consulting, LLC is pleased to provide a proposal for the services requested for the above-mentioned project. The services being requested include surveying, engineering design, bid phase and construction phase assistance.

Attachment A provides a detailed description of the project understanding, scope of services, deliverables and a fee schedule.

We appreciate the opportunity to be of service. Please let us know if you have any questions.

Sincerely,
Scheibe Consulting, LLC

Luis Vargas, PE, CFM
Senior Principal Engineer

ATTACHMENT A

Engineering Services for Wastewater Collection System Improvements for Lift Stations: 20 and 21
Surveying, Design, Bid and Construction Phase Services

Project Understanding

Scheibe Consulting was asked to provide a proposal for surveying, engineering design, bidding and construction phase services for two lift stations for the City of Weslaco, lift stations 20 and 21. Scheibe attended a meeting with City Staff on 4/28/26 to discuss project expectations and assess project sites.

Scheibe understands that the City wants to revamp these lift stations by replacing aged equipment and renovating existing facilities. The City has previously purchased pre-assembled, skid-mounted, pump-motor Gorman-Rupp setups for these lift stations and has asked Scheibe to verify their size is appropriate for the current sites and design plans for their installation. The City will provide Scheibe with existing as-built drawings and records of the lift stations and force mains.

The following items were annotated during the meeting and site visit as project needs: verify skid-mounted setups are sized correctly, verify property boundary limits for both lift stations, design a lift station bypass connection, include replacement of wet well hatches, include lining of concrete wet wells, assess receiving manholes and rehabilitate as needed, include new lighting, include options for new fencing, include barbed wire and slats if using cyclone fence, include new concrete pads and driveways as needed, include grading and drain plan of new facilities, raise FFE if possible to mitigate inflows, include natural/passive ventilation of wet well, include shade canopy for electrical panels, preferred material for panels is stainless steel.

Scope of Work

The scope of work consists of preparing design plans to rehabilitate and improve lift stations 20 and 21, assist the City with bid phase services as needed and provide construction phase services. The scope of work has been distributed in the following tasks.

Task 1. Project Coordination

Scheibe will provide project management, coordination, schedule and quality control activities. Progress activities will be reviewed with the City of Weslaco on a regular basis and discuss issues as they are noted.

Prepare and submit monthly invoices. Each invoice will include a summary of activities of which the current invoice covers the costs incurred for that billing cycle. Scheibe estimates the design will take approximately 3 months to complete. A total of 6 coordination meetings and 3 billing cycles have been included in this task.

For the duration of the contract, Scheibe will conduct bi-weekly project team meetings to be attended in person or virtually as necessary with the City to discuss ongoing progress of the project. Scheibe will prepare an agenda for each meeting and subsequent minutes.

Quality control activities will include review of internal staff activities, and overall quality control reviews for all submittals to the City.

Deliverables will include:

- *Meeting agendas with minutes*
- *Monthly Progress Reports with invoices*

Task 2. Records Review and Field Data Collection

Scheibe will review the property records and as-builts provided by the City. Scheibe will conduct an on-field survey of the proposed project limits. The survey will include features in proposed project limits (in ROW and/or City owned property), including visible on surface and overhead utilities, wastewater (manholes, cleanouts, etc.), overhead lines, light poles, service poles, and other utilities if near project area (water, gas, telecommunication and stormwater utilities). Scheibe will visit lift stations 20 and 21 (2 lift stations) and survey up to 2 receiving manholes to verify invert elevations, pipe sizes and flow directions. Other levels of SUE are excluded from this project. Aerial/drone surveying is excluded from this project. Soils are assumed to be stable in lift station grounds and near receiving manholes. Geotechnical analysis is excluded from this project.

Deliverables will include:

- *CAD and PDF file of survey*

Task 3. Design – Construction Drawings, Specifications, Estimates

Scheibe will verify that the existing pre-assembled pump-motor setups are adequately sized. Upon confirming adequate sizing, Scheibe will begin to develop design plans based on the data collected. Scheibe will coordinate with City Staff if additional site visits or information is needed for the design. The design will include plans, specifications and estimates submitted to the City in 30, 60, 90 and 100% submittals. Each submittal will include two meetings to present

and discuss the design for a total of 6 meetings, which are included in Task 1 (Project Coordination).

Scheibe assumes that the existing electrical panels of the new setups are ready to be connected to the electrical service. Electrical or control modifications or expansions of the existing panels of the new pre-assembled setups are excluded from this scope. Scheibe assumes the new setups will require additional piping and fittings for wet well suction, bypass of lift station with portable pumps, and connection to existing force main. Scheibe will include the piping and fittings design for suction, bypass and discharge of lift stations. Portable pumps sizing, selection of hoses and connectors separate from permanent lift station piping or equipment is excluded from this scope.

Scheibe assumes the existing wet wells are in good structural condition and in need of a corrosion resistant coating, which will be included in the design. If a structural analysis is needed, it will be considered as an additional service. The condition of the existing gravity line from receiving manhole to wet well is unknown. Scheibe assumes this existing line will remain and no new penetrations to the wet well will be needed. New gravity lines and/or penetrations to existing wet wells are excluded from this scope. Scheibe will inspect the condition of existing receiving manholes and provide recommendations for the rehabilitation or replacement, which will be included in the design plans. Scheibe assumes the City will require new float systems for both lift stations, which will be included in the design plans.

Since no capacity increase or lift station configuration change is expected, Scheibe assumes a TCEQ permit will not be required. If a TCEQ permit, or any other permit is required, the acquisition of such permits will be considered an additional service.

Deliverables will include:

- *30% CDs, Cost Estimate, & Specifications*
- *60% CDs, Cost Estimate, & Specifications*
- *90% CDs, Cost Estimate, & Specifications*
- *100% CDs, Cost Estimate, & Specifications*

Task 4. Bid Phase

After getting approval from the City for the final design, Scheibe will assist the City as needed with the bidding process. Scheibe can advertise the project online and assist the City with other advertisement platforms or newspapers. Scheibe will assist the City with an on-site pre-bid meeting, responses to questions during bid duration, and assist with addenda as necessary. Scheibe will conduct a bid opening meeting, tabulate bids, scan bids and send them to the City. Scheibe will assist the City with checking contractor references and providing an award

recommendation. Scheibe will assist the City with presenting the construction project award to boards/council, as necessary. Scheibe will assist the City with the construction contract execution.

Deliverables will include:

- *Assistance with Bid Contract Documents*
- *Pre-Bid Meeting Assistance*
- *Bid Opening Meeting Assistance*
- *Bid tabulation*
- *Recommendation Letter for selected contractor*
- *Attendance to board/council meeting to assist in project presentation*

Task 5. Construction Phase

After getting approval from the City and getting the award letter signed by all parties, Scheibe will issue a notice to proceed to Contractor and conduct a pre-construction meeting with the City, Contractor and all stakeholders. Scheibe will request a project schedule and material submittals from Contractor. Scheibe will review schedule and submittals and assist the City with their approval. Scheibe will conduct on-site visits as needed with Contractor and the City to monitor and discuss progress. Scheibe will assist the City with RFI responses and potential change orders. Scheibe will assist the City throughout the construction process and ensure the project is on schedule.

Scheibe will conduct a final walkthrough and annotate punch-list items. Scheibe will then ensure punch-list items are completed. Scheibe will then provide as-built drawings to the City.

Deliverables will include:

- *Pre-construction meeting conduction*
- *Review of equipment and materials submittals*
- *RFI and CO Responses*
- *Signed Pay Applications*
- *Site Inspections*
- *Attendance or conduction of progress meetings (virtual or in-person)*
- *Final walkthrough with punch list*
- *Record Drawings*
- *Final Approval Letter*

Fee Schedule | Surveying, Design, Bid and Construction Phase Services (See attached spreadsheet)

FEE SCHEDULE - WESLACO LIFT STATION 20 & 21 IMPROVEMENTS - SURVEYING, DESIGN, BID AND CONSTRUCTION PHASE SERVICES

		Professional Service Description	Total Task Hours (Scheibe)	Total Task Cost	Staff																Expenses	Subconsultants	
					Project Principal	Project Manager	Senior Engineer	Engineer V	Engineer IV	Engineer III	Engineer II	Engineer I	EIT III	EIT II	EIT I	CAD Tech III	RPLS	Drone Survey	2-Man Survey Crew	Admin		TBD - Geotechnical Engineering	Scheibe Sub Mark-up
					$ 310.00	$300.00	$250.00	$190.00	$175.00	$165.00	$155.00	$145.00	$130.00	$125.00	$115.00	$95.00	$225.00	$250.00	$200.00	$105.00	Fee	Fee	Fee
Task 1		**Project Coordination**	**102.0**	**$ 24,780.00**																			
A		Meetings with City of Weslaco (6 total)	24.0	$ 6,600.00		12.0	12.0															$ -	$ -
B		Invoice/Billing/Progress Reports (3 total)	18.0	$ 3,060.00		6.0														12.0		$ -	$ -
C		Internal Quality Control	60.0	$ 15,120.00	8.0	20.0	16.0			16.0												$ -	$ -
Task 2		**Records Review and Field Data Collection**	**128.0**	**$ 25,339.00**																			
A		Property records and as-builts review	12.0	$ 2,780.00		2.0	2.0			2.0							6.0					$ -	$ -
B		Property boundaries, ROW and easements verification	12.0	$ 3,060.00		2.0	2.0			2.0							6.0				$ 280.00	$ -	$ -
C		Topographic survey	68.0	$ 11,749.00												20.0	8.0		40.0		$ 49.00		
D		Data collection of site (wet well, receiving manholes, equipment)	36.0	$ 7,750.00		4.0	8.0			2.0						8.0	4.0		10.0		$ 560.00		
Task 3		**Design - Construction Drawings, Specifications and Estimates**	**510.0**	**$ 85,900.00**																			
A		30% Design, Specifications and Estimate	120.0	$ 19,600.00		10.0	10.0			40.0				60.0								$ -	$ -
B		60% Design, Specifications and Estimate	130.0	$ 22,100.00		10.0	20.0			40.0				60.0								$ -	$ -
C		90% Design, Specifications and Estimate	130.0	$ 22,100.00		10.0	20.0			40.0				60.0								$ -	$ -
D		100% Design, Specifications and Estimate	130.0	$ 22,100.00		10.0	20.0			40.0				60.0								$ -	$ -
Task 4		**Bid Phase Services**	**33.0**	**$ 6,659.00**																			
A		Bid Contract Documents Assistance	19.0	$ 3,440.00		2.0	4.0			4.0				8.0						1.0	$ 75.00	$ -	$ -
B		Pre-Bid Meeting Assitance	5.0	$ 1,108.00		1.0	2.0			1.0										1.0	$ 38.00	$ -	$ -
C		Bid Opening Meeting Assistance	5.0	$ 1,108.00		1.0	2.0			1.0										1.0	$ 38.00	$ -	$ -
D		Bid Tabulation and Recommendation Letter	3.0	$ 665.00		1.0	1.0													1.0	$ 10.00		
E		Board/Council Meeting Presentation Assistance	1.0	$ 338.00		1.0															$ 38.00	$ -	$ -
Task 5		**Construction Phase Services**	**200.0**	**$ 39,422.00**																			
A		Pre-construction meeting conduction	2.0	$ 550.00		1.0	1.0														$ -	$ -	$ -
B		Submittal Reviews	24.0	$ 4,700.00		4.0	8.0							12.0								$ -	$ -
C		RFI Response Log (4 RFIs estimated)	26.0	$ 5,100.00		2.0	12.0							12.0							$ -	$ -	$ -
D		CO Log (2 Change Orders estimated)	22.0	$ 4,100.00		2.0	8.0							12.0							$ -	$ -	$ -
E		Pay Application Reviews (6 Total estimated)	31.0	$ 5,900.00		3.0	12.0							16.0							$ -	$ -	$ -
F		Site Inspections (10 Total estimated)	42.0	$ 9,080.00		2.0	16.0							24.0							$ 1,480.00	$ -	$ -
H		Final Walkthrough with Punch list	23.0	$ 4,892.00		1.0	10.0							12.0							$ 592.00	$ -	$ -
I		Record drawings and Approval Letter	30.0	$ 5,100.00		2.0	8.0							20.0							$ -	$ -	$ -
		END BASIC SERVICES																					
		Total Basic Service Hours:	**973.0**	$ 182,100.00	**8.0**	**109.0**	**194.0**	**0.0**	**0.0**	**188.0**	**0.0**	**0.0**	**0.0**	**356.0**	**0.0**	**28.0**	**24.0**	**0.0**	**50.0**	**16.0**	**$ 3,160.00**	**$ -**	**$ -**
		Total Basic Services	***973.0***	***$ 182,100.00***																	.		

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-867

From:

Subject:
Discussion and consideration for Change Order No. 1 for Fuerza Construction LLC for the 2022 Bridge Pedestrian Project increasing the contract amount by $59,200. (Staffed by Engineering Department.)

Background:
The City of Weslaco was awarded funding for the Pedestrian Connection 2022 – Sidewalk Reconstruction on Bridge Ave. project through the Rio Grande Valley Metropolitan Planning Organization (RGVMPO). Under this grant structure, the City is responsible for a 20% local match, with the remaining 80% covered by federal transportation funding.
The construction contract was awarded to Fuerza Construction, LLC under RFB No. 2025-26-20. During construction, field conditions and design clarifications required adjustments to several contract quantities, including increases in sidewalk retaining wall lengths, modifications to sidewalk widths, adjustments to alley driveway quantities, and associated credits for items removed from the original scope.

Change Order No. 1 incorporates these revisions and results in a net contract increase of $59,200.00, bringing the total contract amount to $371,200.00. Additionally, this change order includes 20 added calendar days to the contract duration to accommodate the increased scope and sequencing adjustments necessitated by the revisions.
These changes support delivery of the project consistent with field conditions, RGVMPO grant requirements, and the approved project scope.

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)**:**

ARLENE LARA
PETER HERMIDA
Xavier Salinas

Created

City Manager Comments:
Approve as recommended by staff.

Staff Recommendation:

Attachments, if any:
06.23.2026 Prop. CO No.1 Pedestrian Conncection 2022

Responsibilities upon Approval:

Fuerza Construction, LLC
1422 E. Thompson Rd.
Edinburg, Texas 78542
(956) 586-2442
Email: fuerzaconstructionllc@gmail.com

June 23, 2026

APPROVED
By PETER HERMIDA
at 06/26/2026 1:18:35 PM

City of Weslaco
255 S. Kansas
Weslaco, Texas 78596
Atten: Peter Hermida "City Engineer.

Project: Pedestrian Connection 2022- Sidewalk Reconstruction on Bridge Ave.
RFB No.: 2025-26-20

Change Order No. 1

Line Item No.1 Sidewalk Retaining Walls Details as per sheet No. 24. "Retaining Curb Details"

Summary of Quantities Stations Limits Plan Sheet No. 17
——— 00+00 to 03+59 = Qty. 282 LF.
——— 03+59 to 06+50 = Qty. 232 LF.

Summary Of Quantities Stations Limits Plan Sheet No. 18
——— 00+00 to 03+80 = Qty. 282 LF.
——— 03+80 to 06+57 = Qty. 232 LF.

Summary of Quantities Stations Limits Plan Sheet No. 12 (Bridge Ave.)
——— 07+22 = Qty. 39 LF.

Summary of Quantities Stations Limits Plan Sheet No. 13 (Bridge Ave.)
——— 07+60 to 11+40 = Qty. 69 LF.
——— 11+40 to 15+18 = Qty. 103 LF.

Total Qty. "Sidewalk Retaining Walls" = 1239 LF. ✓

Labor and Materials $45.00 per LF.

Line Item No.1 Cumulative Total = $55,755.00

Line Item No. 2 " Concrete Sidewalk 4' "

Summary of Quantities Stations Limits Sheet 13 (Bridge Ave.)
——— 7+60 to 11+40 = Qty. 94 SY.

Total Qty. "Concrete Sidewalk 4' = 94 SY
Labor and Materials $67.50

No. 2 Cumulative Total = $6,345.00

Line Item No. 3 "Proposed Concrete Alley Driveways Medium Duty 6 inch "
Summary of Quantities Stations Limits "Alley Driveways Medium Duty 6 inch "

1. ——— 2+50 Alley Driveway = Qty. 22 SY
2. ——— 5+50 Alley Driveway = Qty. 24 SY
3. ——— 8+50 Alley Driveway = Qty. 23 SY
4. ——— 11+40 Alley Driveway = Qty. 18 SY
5. ——— 14+50 Alley Driveway = Qty. 20 SY
6. ——— 17+50 Alley Driveway = Qty. 19 SY
7. ——— 27+00 Alley Driveway = Qty. 16 SY

Cumulative Total "Concrete Alley Driveways" = 142 SY
Labor and Materials $ 129.75

No. 3 Cumulative Total = $ 18,424.50

Line Item No.4 "Credit to Owner Change from 5' Concrete Sidewalk"

Summary of Quantities Stations Limits Sheet 13 (Bridge Ave.)

——— 7+60 to 11+40 = Qty. 94 SY.

Total Qty. "Concrete Sidewalk 5' = 94 SY
Labor and Materials $56.30

No. 4 Cumulative Total Credit to Owner = $5,292.20

E Agostadero Street Section

Line Item No. 5 "Proposed 5ft. Concrete Sidewalk & Proposed Concrete Driveway to be Removed from Scope"

Summary Of Quantities Station Limits Plan Sheet No. 14 (Bridge Ave.)

1. Remove Prop. 5' Concrete Sidewalk —— 15+18 to 19+00 = Qty. 66 SY.
   Unit Cost per SY. $56.30 x 66 SY = **Credit $3,715.80**

2. Remove Prop. Concrete Driveway —— 15+18 to 19+00 = Qty. 19 SY.
   Unit Cost per SY. $76.50 x 19 SY. = **Credit $1,453.50**

No. 5 Cumulative Total Credit to Owner = $5,169.30 ✓

Line Item No. 6"Credit to Owner Proposed Concrete Alley Driveways "

Summary of Quantities Stations Limits "Alley Driveways"

1. ——— 2+50 Alley Driveway = Qty. 22 SY
2. ——— 5+50 Alley Driveway = Qty. 24 SY
3. ——— 8+50 Alley Driveway = Qty. 23 SY
4. ——— 11+40 Alley Driveway = Qty. 18 SY
5. ——— 14+50 Alley Driveway = Qty. 20 SY
6. ——— 17+50 Alley Driveway = Qty. 19 SY
7. ——— 27+00 Alley Driveway = Qty. 16 SY

Cumulative Total "Concrete Alley Driveways" = 142 SY ✓
Labor and Materials $76.50

No.6 Credit Cumulative Total to owner = $ 10,863.00

Change Order No. 1

Line Item No. 1 = $ 55,755.00
Line Item No. 2 = $ 6,345.00
Line Item No. 3 = $ 18,424.50
Line Item No. 4 = ($ 5,292.20) Credit to Owner
Line Item No. 5 = ($ 5,169.30) Credit to Owner
Line Item No. 6 = ($ 10,863.00) Credit to Owner

Change Order No. 1 Total = $ 59,200.00

Original Contract Amount ———- —— $ 312,000.00
Net Changes By Change Orders ——- $ 59,200.00

Total Contract Amount to Date ——— $ 371,200.00

Fuerza Construction, LLC

06/23/2026
Date:

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-931

From:

Subject:
Discussion and consideration on the presentation of options for selection of design and construction for the Pleasantview Drainage Improvements Project (Staffed by Engineering Department.)

Background:
The City of Weslaco is evaluating drainage improvements in the Pleasantview and 11th Street area due to recurring stormwater capacity limitations and insufficient conveyance. The City's consulting engineer, Melden & Hunt, Inc., has prepared two conceptual alternatives for the proposed drainage system improvements.

Option 1 consists of a smaller-scale improvement using 42-inch RCP storm sewer, associated manholes, trench safety, headwall/down drain, and rip-rap. The preliminary engineer's estimate for Option 1 totals $70,943.04.

Option 2 is a larger-scale system providing significantly greater drainage capacity. It includes 60-inch RCP storm sewer, multiple manholes, pavement reconstruction, trench protection, and associated appurtenances. The engineer's estimate for Option 2 totals $1,404,378.84.

The conceptual plan sheets illustrating both alternatives, including alignment, manhole placement, existing conditions, and discharge structures, were prepared by Melden & Hunt and include plan-view layouts for both Option 1 and Option 2.

City staff is seeking direction from the City Commission on which alternative to proceed with so engineering can advance the selected option into formal design development and cost certainties.

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
PETER HERMIDA

Created

Xavier Salinas

City Manager Comments:
Approve as recommended by the governing body.

Staff Recommendation:
Attachments, if any: COMBINE OPTIONS 1 & Quantity City of WESLACO DRAINAGE JN 25164, Combine Option 1 & 2
Responsibilities upon Approval:

Revised 4/22/2026

ENGINEER'S ESTIMATE - CITY OF WESLACO DRAINAGE PLEASANTVIEW
J.N. 25164- STORM DRAINAGE SYSTEM OPTION NO.1

PHASE: _____ _____ NO DESIGN COMPLETED
ACREA _____ X PRELIMINARY DESIGN
ENTITY Weslaco _____ FINAL DESIGN
LOTS: _____

DRAINAGE IMPROVEMENTS:

1.	42" RG RCP CL III Storm sewer (6'- 8' cut)	244	LF	$	200.00	$	48,800.00
2.	Manhole (6'-8' cut)	2	EA	$	4,900.00	$	9,800.00
3.	Storm connection (6'-8' cut)	1	EA	$	2,000.00	$	2,000.00
4.	Headwall/down drain	1	EA	$	5,850.00	$	5,850.00
5.	Conc. Rip-Rap (1)	100	SF	$	11.50	$	1,150.00
6.	Trench excavation protection	244	LF	$	8.00	$	1,952.00
Total Drainage Improvements:						$	69,552.00

MISCELLANEOUS IMPROVEMENTS:

1.	Performance & Payment Bonds	2	%	$	69,552.00	$	1,391.04
Total Miscellaneous Improvements:						$	1,391.04

TOTAL UTILITY IMPROVEMENTS: **$ 70,943.04**
*Does not include reimbursements, if any.

Estimated by: R. De Jesus
Checked by: Based on quantity dated: 4-22-26

Revised 4/22/2026

ENGINEER'S ESTIMATE - CITY OF WESLACO DRAINAGE PLEASANTVIEW
J.N. 25164- STORM DRAINAGE SYSTEM OPTION NO.2

PHASE: _____ _____ NO DESIGN COMPLETED
ACREA _____ X PRELIMINARY DESIGN
ENTITY Weslaco _____ FINAL DESIGN
LOTS: _____

DRAINAGE IMPROVEMENTS:

1.	60" RG RCP CL III Storm sewer (6'- 8' cut)	3,427	LF	$	325.00	$	1,113,775.00
2.	Manhole (6'-8' cut)	11	EA	$	4,900.00	$	53,900.00
3.	Storm connection (6'-8' cut)	2	EA	$	2,000.00	$	4,000.00
4.	Headwall/down drain	1	EA	$	5,850.00	$	5,850.00
5.	Conc. Rip-Rap (1)	100	SF	$	11.50	$	1,150.00
6.	Trench excavation protection	244	LF	$	8.00	$	1,952.00
7.	Trench excavation protection	244	LF	$	8.00	$	1,952.00
8.	HMAC Complete Pvmt repair 12' wide	2,721	LF	$	8.00	$	21,768.00
9.	3' Valley gutter-replacement	12	LF	$	8.00	$	96.00
Total Drainage Improvements:						$	1,204,443.00

MISCELLANEOUS IMPROVEMENTS:

1.	Performance & Payment Bonds	2	%	$	1,204,443.00	$	24,088.86
Total Miscellaneous Improvements:						$	24,088.86

TOTAL UTILITY IMPROVEMENTS: $ 1,228,531.86

PAVING IMPROVEMENTS: Paving Repair

1.	Excavation & grading	3,632	SY	$	4.50	$	16,344.00
2.	Subgrade preparation	3,632	SY	$	4.00	$	14,528.00
3.	5% Lime	45	TNS	$	270.00	$	12,150.00
4.	10" Compacted crushed caliche base with prime coat	3,632	SY	$	13.50	$	49,032.00
5.	2" Hot mix asphaltic concrete w/tack coat	3,632	SY	$	22.00	$	79,904.00
6.	3' Valley gutter	12	LF	$	36.75	$	441.00
Total Paving Improvements:						$	172,399.00

MISCELLANEOUS IMPROVEMENTS:

1.	Performance & Payment Bonds	1.5	LS	$	172,399.00	$	3,447.98
Total Miscellaneous Improvements:						$	3,447.98

TOTAL PAVING IMPROVEMENTS:	**$**	**175,846.98**
SUB-TOTAL IMPROVEMENTS:	**$**	**1,404,378.84**

*Does not include reimbursements, if any.

Estimated by: R. De Jesus
Checked by:_____ Based on quantity dated: 4-22-26

18'X40' RCP W/2-SET'S (6:1)
(DS FL=76.00 & US FL=76.10)
12'X8'64' RC. SEWER PIPE (CL III)
SEWER PIPE (CL III)
42" RCP
SEWER PIPE (CL III)
18'X48' RC
SEWER PIPE (CL III)
405.00
412.00
78.67 GT=78.48
79.41 TC=79.29
78.68 GT=78.56
GT=77.76
GT=77.52
GT=77.94
78.33 TC=78.75
77.60 GT=78.03
BURIED TELEPHONE CABLE (NO MARKERS PLACED)
CANOPY FURNITURE
ELEC. BOX
DETENTION
42" STORM DRAIN LINE (SEE DRAINAGE OUT FALL DETAILS (SHEET 2 OF 2 SHEETS FOR FURTHER DETAILS)
E 7
S 7
S 8
S 9
S 10
S 11
S 12
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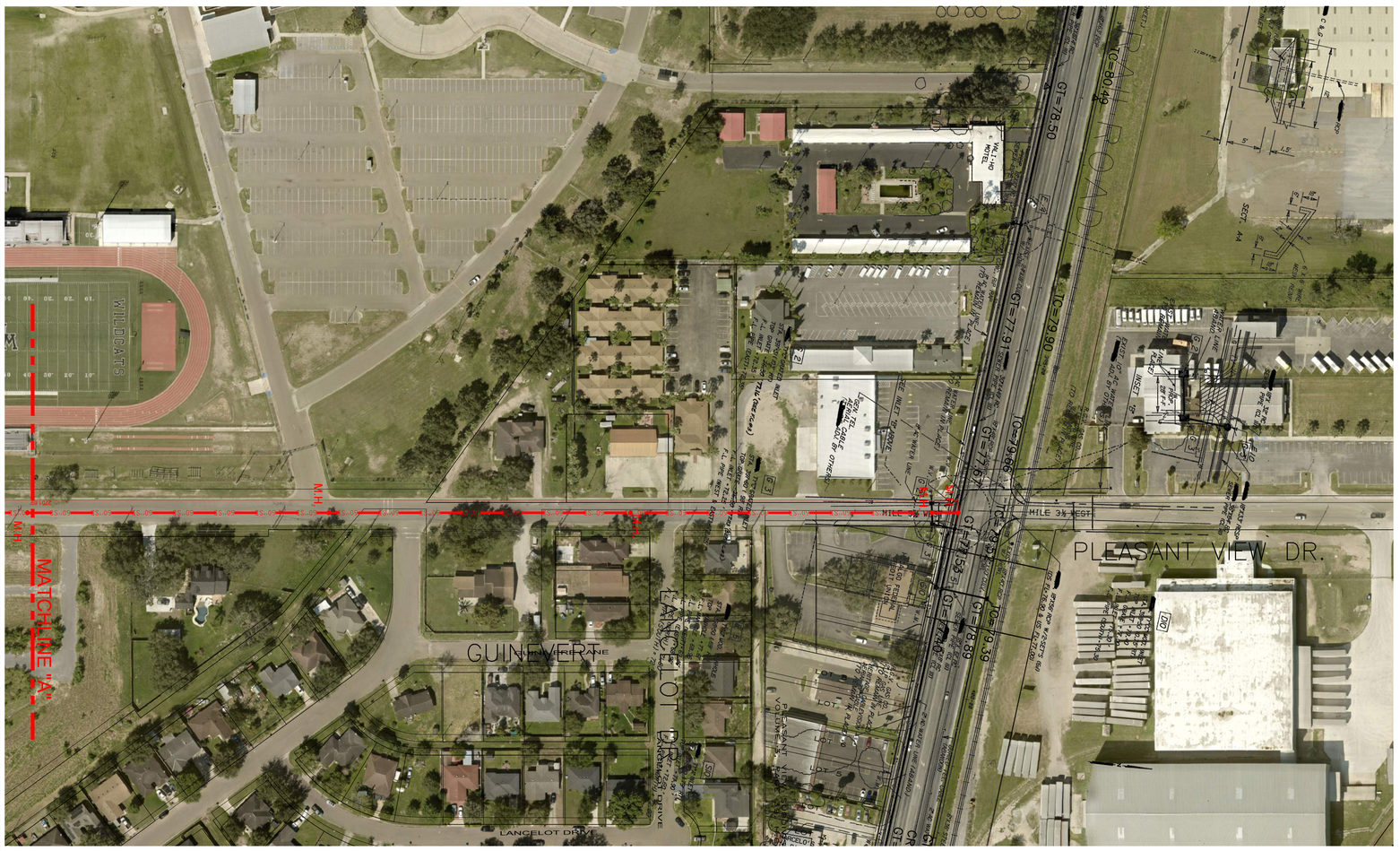
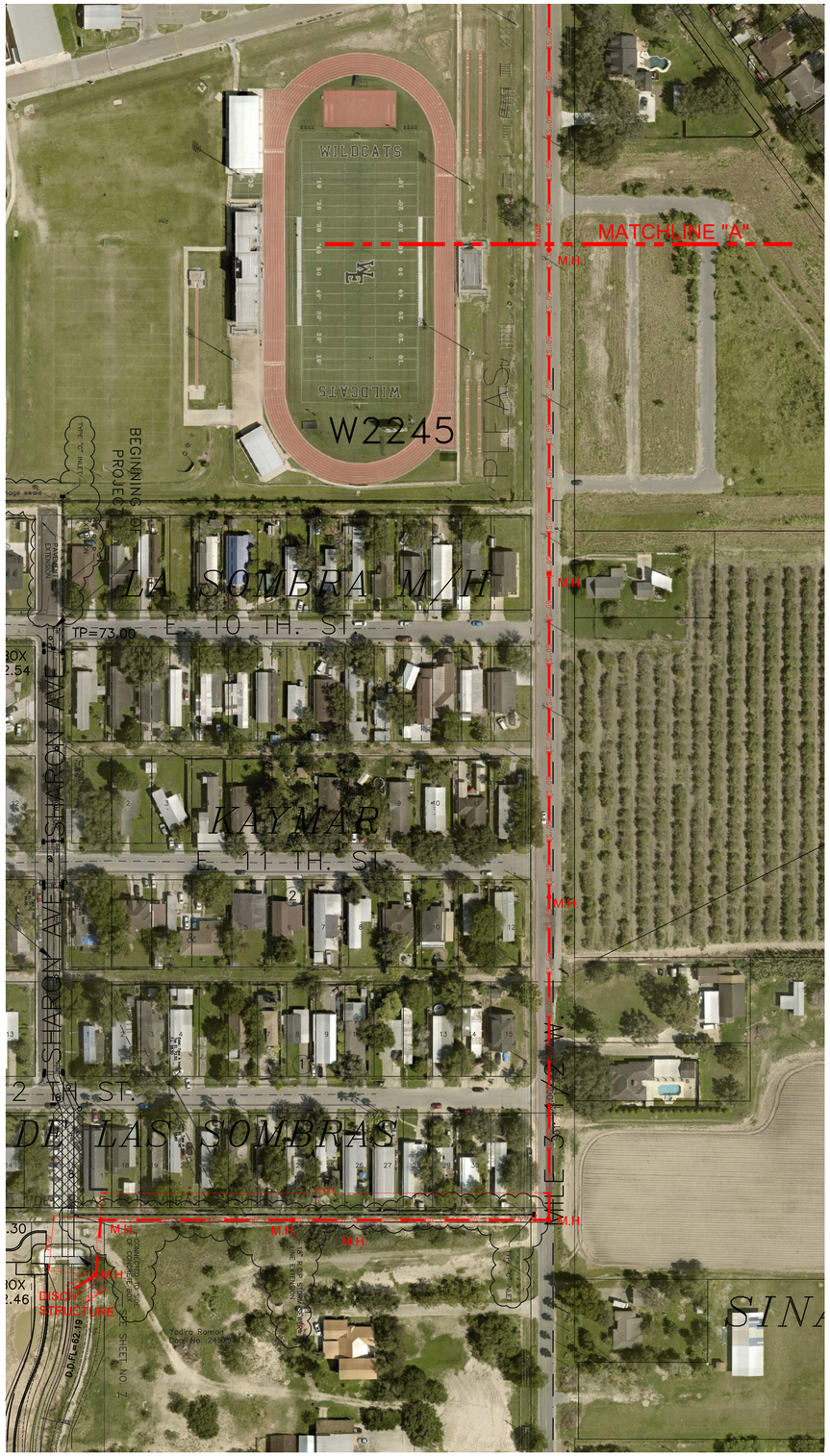
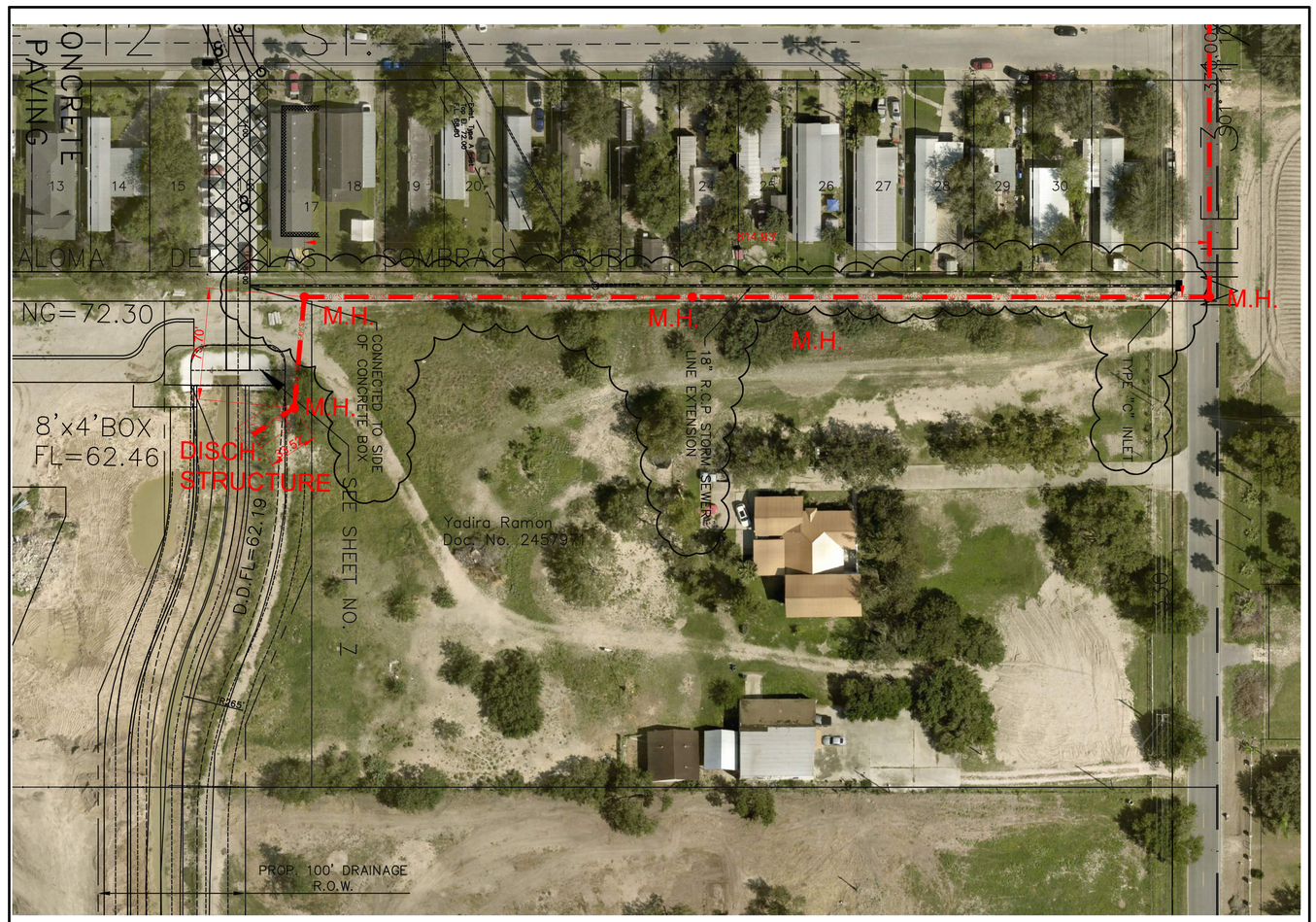

MATCHLINE "A"
MATCHLINE "A"
PLEASANT VIEW DR.
GUINEVERT
LANCELOT DR.
LANCELOT DRIVE
MILE 3½ WEST
WILDCATS
M.H.
M.H.
M.H.



SCALE: 1"= 100'



ROUTE DETAIL

N

SCALE: 1"= 50'

JOB No.
25164.00

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
TBPELS No.1008800

ENG. TECH: R. DE JESUS
PROJECT ENG: R.J.D.J.
T-BOOK, , PG.
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE: 1"= 100'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RUBEN JAMES DE JESUS, P.E. 120282 ON MARCH 2, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

CITY OF WESLACO
WESLACO DRAINAGE
PLEASANTVIEW AND 11th Street

DRAINAGE SYSTEM
IMPROVEMENTS PROJECT

OPTION NO.2
DRAINAGE AT 11th & PLEASANTVIEW

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ELEV. DATUM AS PER NAVD 88 (GEOID 2018)

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Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-868

From:
Nick Castillo

Subject:
Discussion and consideration on the upcoming streets to be paved: Georgia Avenue from Sugarcane Drive - Merida Street, Ohio Avenue from Cancun Street to Merida Street, and Westlake Village Subdivision (Tahoe Street, Cascade Drive, Superior Drive, Rimrock Drive, Sanoma Drive, and Huron Drive) for a combined cost of materials not to exceed $220,000. (Staffed by the Public Works Department.)

Background:
The streets previously approved were completed on May 15, 2026. The estimated cost for the above-listed streets is not to exceed $220,000.

Funding Source (budget code, if applicable)**:**
410-5304-550100

Amount: $220,000	Term of Impact: 1	Identified in Current Budget: yes

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)**:**

LUCERITO ESPINOZA Nick Castillo Xavier Salinas	Created/Initiated New

City Manager Comments:
Approve as recommended by staff subject to any recommendations from the governing body.

Staff Recommendation:
Approve as recommended by Staff.

Attachments, if any:
Memo 2026 Overlay_7.7.2026, SIP Estimate_HURON DR, SIP Estimate_SANOMA DR, SIP Estimate_RIMROCK, SIP Estimate_SUPERIOR, SIP Estimate_CASCADE DR, SIP Estimate_TAHOE, SIP Estimate_Ohio Ave., SIP Estimate_Georgia Ave.

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

Date: July 7, 2026

To: City Commission

From: David Arce, Public Works Director

Subject: STREET OVERLAY APPROVAL

Cc: Xavier Salinas, City Manager
Antonio Lopez, Asst. City Manager
Rosie Cavazos, Finance Director

The Public Works Department is requesting approval to proceed with paving two street segments along with Westlake Village Subdivision, these are priority locations based on pavement conditions. Approval will allow staff to move forward with material procurement and contractor scheduling.

The streets proposed for paving are:

- **Georgia Ave. from Sugarcane - Merida St.**
- **Ohio Ave. from Cancun to Merida St.**
- **Westlake Village Subdivision**
  - **Tahoe St.**
  - **Cascade Dr.**
  - **Superior Dr.**
  - **Rimrock Dr.**
  - **Huron Dr.**

The total cost of paving is estimated **not to exceed $220,000**, which includes materials, labor, equipment, and any necessary street preparation work.

This project is within current streets budget.

Staff recommends approval.

Estimated Re-Construction / Overlay Cost

HURON DR.

		Quantity	Unit	Unit Cost		Cost
	INHOUSE (COST) STREET IMPROVEMENTS			YPE OF REPAIR:		**OVERLAY**
1	HOT MIX	216	TN	$ 86.85	= $	18,759.60
2	CALICHE		TN	$ -	= $	-
3	OIL	155	GL	$ 7.00	= $	1,086.40
4	STRIPING ESTIMATE (PAVEMENT MARKINGS)	-	-	$ -	= $	-
				Sub-Total =	$	19,846.00
				TOTAL	**$**	**19,846.00**

SQ. FT.	15,520
Length	485
Width	32
Miles:	0.09

GRAND TOTAL	**$**	**19,846.00**

This statement was prepared utilizing standard cost and/or quantity estimate practices. It is understood and agreed that this is a statement of probable construction cost only.

Note: Statement of probable construction cost does not include allocations for mainlane lighting (poles, luminaires, conductors, etc.),irrigation, hardscape or escalation of unit prices.

Estimated Re-Construction / Overlay Cost

SANOMA DR.

		Quantity	Unit	Unit Cost		Cost
	INHOUSE (COST) STREET IMPROVEMENTS			YPE OF REPAIR:		**OVERLAY**
1	HOT MIX	216	TN	$ 86.85	= $	18,759.60
2	CALICHE		TN	$ -	= $	-
3	OIL	155	GL	$ 7.00	= $	1,086.40
4	STRIPING ESTIMATE (PAVEMENT MARKINGS)	-	-	$ -	= $	-
				Sub-Total =	$	19,846.00
				TOTAL	**$**	**19,846.00**

SQ. FT.	15,520
Length	485
Width	32
Miles:	0.09

GRAND TOTAL	**$**	**19,846.00**

This statement was prepared utilizing standard cost and/or quantity estimate practices. It is understood and agreed that this is a statement of probable construction cost only.

Note: Statement of probable construction cost does not include allocations for mainlane lighting (poles, luminaires, conductors, etc.),irrigation, hardscape or escalation of unit prices.

Estimated Re-Construction / Overlay Cost

RIMROCK DR.

		Quantity	Unit	Unit Cost		Cost
	INHOUSE (COST) STREET IMPROVEMENTS			YPE OF REPAIR:		**OVERLAY**
1	HOT MIX	216	TN	$ 86.85	= $	18,759.60
2	CALICHE		TN	$ -	= $	-
3	OIL	155	GL	$ 7.00	= $	1,086.40
4	STRIPING ESTIMATE (PAVEMENT MARKINGS)	-	-	$ -	= $	-
				Sub-Total =	$	19,846.00
				TOTAL	**$**	**19,846.00**

SQ. FT.	15,520
Length	485
Width	32
Miles:	0.09

GRAND TOTAl	**$**	**19,846.00**

This statement was prepared utilizing standard cost and/or quantity estimate practices. It is understood and agreed that this is a statement of probable construction cost only.

Note: Statement of probable construction cost does not include allocations for mainlane lighting (poles, luminaires, conductors, etc.),irrigation, hardscape or escalation of unit prices.

Estimated Re-Construction / Overlay Cost

SUPERIOR DR.

		Quantity	Unit	Unit Cost		Cost
	INHOUSE (COST) STREET IMPROVEMENTS			YPE OF REPAIR:		**OVERLAY**
1	HOT MIX	216	TN	$ 86.85	= $	18,759.60
2	CALICHE		TN	$ -	= $	-
3	OIL	155	GL	$ 7.00	= $	1,086.40
4	STRIPING ESTIMATE (PAVEMENT MARKINGS)	-	-	$ -	= $	-
				Sub-Total =	$	19,846.00
				TOTAL	**$**	**19,846.00**

SQ. FT.	15,520
Length	485
Width	32
Miles:	0.09

GRAND TOTAL	**$**	**19,846.00**

This statement was prepared utilizing standard cost and/or quantity estimate practices. It is understood and agreed that this is a statement of probable construction cost only.

Note: Statement of probable construction cost does not include allocations for mainlane lighting (poles, luminaires, conductors, etc.),irrigation, hardscape or escalation of unit prices.

Estimated Re-Construction / Overlay Cost

CASCADE DR.

		Quantity	Unit	Unit Cost		Cost
	INHOUSE (COST) STREET IMPROVEMENTS			YPE OF REPAIR:		**OVERLAY**
1	HOT MIX	216	TN	$ 86.85	= $	18,759.60
2	CALICHE		TN	$ -	= $	-
3	OIL	155	GL	$ 7.00	= $	1,086.40
4	STRIPING ESTIMATE (PAVEMENT MARKINGS)	-	-	$ -	= $	-
				Sub-Total =	$	19,846.00
				TOTAL	**$**	**19,846.00**

SQ. FT.	15,520
Length	485
Width	32
Miles:	0.09

GRAND TOTAl	**$**	**19,846.00**

This statement was prepared utilizing standard cost and/or quantity estimate practices. It is understood and agreed that this is a statement of probable construction cost only.

Note: Statement of probable construction cost does not include allocations for mainlane lighting (poles, luminaires, conductors, etc.),irrigation, hardscape or escalation of unit prices.

Estimated Re-Construction / Overlay Cost

TAHOE AVE.: CASCADE DR. - MILE 5 1/2W

		Quantity	Unit	Unit Cost		Cost
	INHOUSE (COST) STREET IMPROVEMENTS			YPE OF REPAIR:		**OVERLAY**
1	HOT MIX	506	TN	$ 86.85	= $	43,946.10
2	CALICHE	0	TN	$ -	= $	-
3	OIL	365	GL	$ 7.00	= $	2,555.00
4	STRIPING ESTIMATE (PAVEMENT MARKINGS)	-	-	$ -	= $	-
				Sub-Total =	$	46,501.10
				TOTAL	**$**	**46,501.10**

SQ. FT.	36,450
Length	1215
Width	30
Miles:	0.23

GRAND TOTAl	**$**	**46,501.10**

This statement was prepared utilizing standard cost and/or quantity estimate practices. It is understood and agreed that this is a statement of probable construction cost only.

Note: Statement of probable construction cost does not include allocations for mainlane lighting (poles, luminaires, conductors, etc.),irrigation, hardscape or escalation of unit prices.

Estimated Re-Construction / Overlay Cost

OHIO AVE.: CANCUN ST. - MERIDA ST.

		Quantity	Unit	Unit Cost		Cost
	INHOUSE (COST) STREET IMPROVEMENTS			YPE OF REPAIR:		**OVERLAY**
1	HOT MIX	276	TN	$ 86.85	= $	23,970.60
2	CALICHE	0	TN	$ -	= $	-
3	OIL	199	GL	$ 7.00	= $	1,393.00
4	STRIPING ESTIMATE (PAVEMENT MARKINGS)	-	-	$ -	= $	-
				Sub-Total =	$	25,363.60
				TOTAL	**$**	**25,363.60**

SQ. FT.	19,880
Length	710
Width	28
Miles:	0.13

GRAND TOTAL	**$**	**25,363.60**

This statement was prepared utilizing standard cost and/or quantity estimate practices. It is understood and agreed that this is a statement of probable construction cost only.

Note: Statement of probable construction cost does not include allocations for mainlane lighting (poles, luminaires, conductors, etc.),irrigation, hardscape or escalation of unit prices.

Estimated Re-Construction / Overlay Cost

Georgia Ave.: Sugarcane Dr. - Merida St.

		Quantity	Unit	Unit Cost		Cost
	INHOUSE (COST) STREET IMPROVEMENTS			YPE OF REPAIR:		**OVERLAY**
1	HOT MIX	516	TN	$ 86.85	= $	44,814.60
2	CALICHE	0	TN	$ -	= $	-
3	OIL	371	GL	$ 7.00	= $	2,597.00
4	STRIPING ESTIMATE (PAVEMENT MARKINGS)	-	-	$ -	= $	-
				Sub-Total =	$	47,411.60
				TOTAL	**$**	**47,411.60**

SQ. FT.	37,120
Length	1160
Width	32
Miles:	0.22

GRAND TOTAl	**$**	**47,411.60**

This statement was prepared utilizing standard cost and/or quantity estimate practices. It is understood and agreed that this is a statement of probable construction cost only.

Note: Statement of probable construction cost does not include allocations for mainlane lighting (poles, luminaires, conductors, etc.),irrigation, hardscape or escalation of unit prices.

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-886	
From:		
Subject: Discussion and consideration of purchasing a Training Vehicle not to exceed $50,000 with Federal Asset Forfeiture funds. (Staffed by the Police Department.)		
Background:		
Funding Source (budget code, if applicable)**:**		
Amount:	Term of Impact:	Identified in Current Budget:
Additional Action Prompted: Mayor's Signature		
If item previously considered, provide date and action by Commission:		
If item requires Publication Notice, provide date and periodical of publication; indicate if comments received from letters mailed to property owners:		
Advisory Review, if any (name of board/committee, date of action, recommendation)**:**		
ROXANNE SAAVEDRA ROBERT LOPEZ Xavier Salinas	Created/Initiated Approved Final Approval	
City Manager Comments: Approve as recommended by staff.		
Staff Recommendation:		
Attachments, if any: Guide to Equitable Sharing for State, Local, and Tribal Law Enforcement Agencies March 2024		
Responsibilities upon Approval:		

d. **Law enforcement equipment—**Costs associated with the purchase, lease, maintenance (including repairs or service agreements), or operation of law enforcement equipment for use by law enforcement personnel that supports law enforcement activities. Examples include furniture, audio-visual equipment, office supplies, telecommunications equipment, copiers, safes, fitness equipment, computers, computer accessories and software, body armor, body-worn cameras, cloud data storage, uniforms, firearms and related equipment, ammunition, radios, cellular telephones, electronic surveillance equipment, vehicles (*e.g.*, patrol and unmarked vehicles), and animals and animal-care-related expenses.

e. **Joint law enforcement and public safety operations—**Costs associated with the purchase of multi-use equipment and operations used by both law enforcement and non-law enforcement personnel. Examples include 911 call center equipment, defibrillators, Naloxone, search and rescue boats, aircraft, and diving equipment. These expenditures are exempt from the pro-rata calculation of law-enforcement-related costs. There must be a law enforcement use; the equipment cannot be solely for non-law enforcement operations, such as fire and EMS vehicles.

f. **Contracts for services—**Costs associated with a contract for a specific service that supports or enhances law enforcement. Examples include translation and language assistance services, outsourced laboratory testing, staffing and feasibility studies, auditing of equitable sharing funds, Employee Assistance Program services, subject matter expert consultations, grant writing, or software development.

   Employment-related contracts or contracts involving inherently law enforcement functions are prohibited. Examples include hiring an attorney, investigator, or civilian personnel to perform tasks typically or previously performed by agency or jurisdiction personnel.

   Under no circumstances should any agency enter a contract that bases payment on a percentage of the seizures and forfeitures of the law enforcement agency.

g. **Law enforcement travel and per diem—**Costs associated with travel and transportation for law enforcement agency personnel to perform or support law enforcement duties and activities. Travel and per diem for personnel from other agencies is not permitted. All related costs must be in accordance with the jurisdiction's travel and per diem policies and must not create actual or the appearance of extravagance, waste, or impropriety.

h. **Law enforcement awards and memorials—**Costs associated with the purchase of plaques, certificates, commemorative badges, and challenge coins in recognition of a law enforcement achievement, activity, or training. Shared funds may not be used to pay monetary awards in any form, including cash, cash equivalents, or stored value cards.

   Shared funds may be used to pay the costs for commemorative plaques, displays, or memorials on law enforcement property to recognize or memorialize a law enforcement officer's contributions, such as a memorial plaque or stone in honor of an agency's officers killed in the line of duty. The plaque, display, or memorial must not create actual or the appearance of extravagance, waste, or impropriety. Justice shared funds may not be used for memorials involving construction. *See* Section V.B.2.m.

Standardized Agenda Request Form

Date of Meeting: July 7, 2026	**Agenda Item No.** (to be assigned by CSO)**:** 2026-964
From:	
Subject: Discussion and consideration on Change Order No. 6 in the amount of $12,659.65 and Change Order No. 7 in the amount of $85,564.46 with EB Merit Construction for the AEP transformer and waterline routing at Isaac Rodriguez Park. (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: CHANGE ORDER 6 & 7 MEMO, Change Order 6 AEP transformer for Isaac Rodriguez Park, Change Order 7 water line for Isaac Rodriguez Park	
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: 07/07/2026

To: City Commission

From: Eddie Serna / Parks Director

Subject: Change Order for Parks Improvements at Isaac Rodriguez Park

---

The Parks and Recreation Department is requesting approval for two change orders related to ongoing park improvements at Isaac Rodriguez Park.

Change Order No. 6

The AEP transformer was originally planned to be installed near Knapp Medical Boulevard. However, placing the transformer in the area identified (highlighted in red) would create a conflict with the anticipated installation of a proposed waterline. To avoid this issue, we recommend relocating the AEP transformer to the south side of the park rather than the east side. This adjustment eliminates the risk of interference with the water line and positions the transformer away from the walking trail, enhancing aesthetics and most important, park safety.

Change Order No. 7

The original water line layout for Isaac Rodriguez Park appeared suitable based on the initial plans; however, the map provided was outdated. As a result, the water line indicated in the area marked in orange could not be located.

Several alternatives were evaluated. The first option was to connect to the water line on Bridge Avenue, but this proved impractical due to the distance from the intended connection point. The second option involved connecting through 6th Street; however, this route was even longer and presented conflicts with existing trees.

The recommended solution is to connect through Knapp Boulevard, as indicated in blue. This option provides the shortest connection distance and minimizes site disturbance.

505 N Interstate 2
Pharr, TX 78577
(956) 601-0336

Change Request Proposal

Date: 6/18/26 **No.:** 006REV

Project: Weslaco Various Parks
Address: Rodriguez Park

Contract: City of Weslaco
Address: 255 Kansas Rd.
Weslaco, TX 78596

Cost Code	No.	Description	Amount
		Provide material, labor and equipment necessary to complete work of relocating AEP transformer with it associated electrical service equipment to the new location.	
		Work includes but not limited to installation of new conduit route for both transformer and panels. Also includes boring.	
	1	New conduit route used for transformer and panels (Material)	$ 6,422.74
	2	Adder for boring of 150ft.	$ 4,500.00
	3	Labor	$ 1,250.00
		(See attached for additional description)	
		Please allow 14 additional days to complete this scope of work from when the change request is approved.	

TOTAL AMOUNT OF THIS CHANGE REQUEST: $ 12,172.74
OH&P 4% $ 486.91
TOTAL $ 12,659.65

Signed by

NAME:
TITLE:

Signed by

Partner, Owner

Project: Weslaco Various Parks, Transformer Relocation

Description of Change in scope (completed work): Provide all labor, materials, equipment, and supervision necessary to relocate panels and conduit to new area as per updated project plans.

- Provide and install new conduit route for transformer and panels.
- Provide and install an additional 70ft of primary conduit.
- Extend all outgoing branch circuits an additional 80ft (site lighting, scoreboards, and restroom) to new equipment rack location.
    - (1) 4#4 + 1#8G, 1 1/2"C
    - (2) 4#8 + 1#8G, 1"C
    - (4) 4#6 + 1#10G, 1"C
    - (3) 4#10 + 1#10G, 1"C

- Boring

Exclusions:

- Any existing panels that may be damaged or not functioning correctly
- Concrete pads
- Saw cutting
- Structural changes

Reason for change: Modification to the scope of work requested by General Contractor.

Material: $6,422.74
Labor ($25/hr): $1,250.00
Boring 150ft ($30/ft):$4,500

We offer a 1-year warranty on labor. If any issues arise within the warranty period, we will provide necessary repairs at no additional costs. We will invoice in sections upon job completion, with payment due within net 30 terms.

CHANGE ORDER #06

EAST 6TH STREET

SOUTH R.O.W.

NORTH PARKING LOT

1-STORY BLDG

SERVICE CENTER

splash pad

OPEN LAWN

SIDEWALK DRAINAGE FLUME TYPICAL

PROP. 12" R.C.P. STORM DRAIN LINE, 50.0 L.F.@ 0.437% SL.

PROP. 18" R.C.P. STORM DRAIN LINE, 133.0 L.F.@ 0.255% SL.

PROP. 18" R.C.P. STORM DRAIN LINE, 81.0 L.F.@ 0.255% SL.

PROP. 18" R.C.P. STORM DRAIN LINE, 30.0 L.F.@ 0.255% SL.

PROP. 18" R.C.P. STORM DRAIN LINE, 82.9 L.F.@ 0.255% SL.

PROP. 18" R.C.P. STORM DRAIN LINE, 115.3 L.F.@ 0.255% SL.

PROP. 24" R.C.P. STORM DRAIN LINE, 212.0 L.F.@ 0.174% SL.

PROP. 8" P.V.C. C900 SDR 18

NEW WATER LINE RUN

NEW WATER LINE RUN

RESTRICTED DRIVE FOR EMERGENCY VEHICLES

RESTROOM / CONCESSIONS

CONCESSIONS / RESTROOM

SEE DETAIL "B"

PROJECT LIMITS

KNAPP MEDICAL BOULEVARD

KNAPP HOSPITAL PARKING LOT

DISC GOLF COURSE

PICKLEBALL COURT

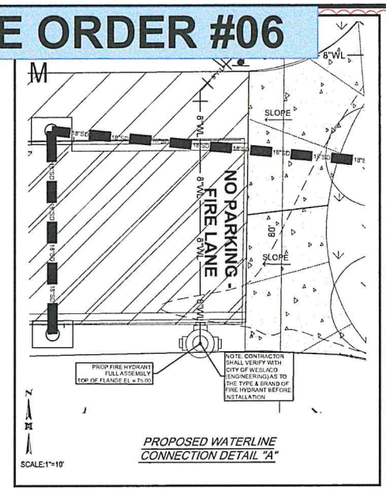
EAST 7TH ST.

PLANNED LOCATION FOR PARK TRANSFORMER AND PANELS IN CONFLICT WITH NEW WATER LINE LOCATION

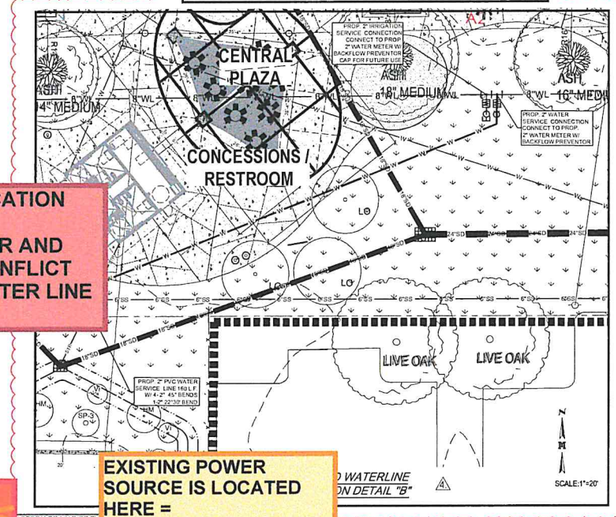
EXISTING POWER SOURCE IS LOCATED HERE = KEEPING TRANSFORMER AND PANEL LOCATION TO EAST SIDE OF PARK FOR THIS REASON.

NEW LOCATION FOR PARK TRANSFORMER AND PANELS

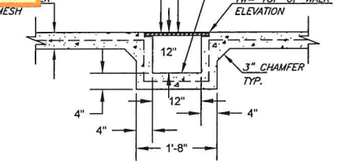
SCALE:1"=40'



PROPOSED WATERLINE CONNECTION DETAIL "A"



PROPOSED WATERLINE CONNECTION DETAIL "B"



SIDEWALK FLUME DETAIL

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
- WATER LINE
- SEWER LINE

HEFFNER DESIGN TEAM, PLLC

4100 N 22nd St.
McAllen, TX. 78504
(956) 540-7850

1777 NE Loop, Suite 600
San Antonio, TX 78217
(210) 820-2677

MELDEN & HUNT, INC
TEXAS REGISTRATION F-1435

STATE OF TEXAS
RUBEN JAMES DE JESUS
126282
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RUBEN JAMES DE JESUS, P.E. 126282

11/25/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

BY	DATE	REVISION
R.D.J.	11-25-25	REVISED PROPOSED WATERLINE
R.D.J.	11-25-25	C.O.W. PERMIT CORRECTIONS REPORT
R.D.J.	11-25-25	WIC RAMPS SHOWN
R.D.J.	11-25-25	REVISED STORM PIPE LENGTHS
R.D.J.	11-25-25	RESIZE WATER METER TO 2"
R.D.J.	05-21-26	REVISED PROPOSED WATERLINE
R.D.J.	03-12-26	C.O.W. PERMIT CORRECTIONS REPORT
R.D.J.	06-04-26	REVISED SERVICE LINE & METERS LOCATION

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MAGNOLIA • EDINBURG, TX. 78541
PH: (956) 381-0981 • FAX: (956) 381-1839
ESTABLISHED 1947 • www.meldenandhunt.com
TBPELS No. F-1435-00

JOB No. 25041
DRAWING DATE: 9/20/2025
DRAWN BY: R. DE JESUS
CHECKED BY:
DESIGNED BY:
SCALE: 1"=40'

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PROJECT:

WESLACO VARIOUS PARKS

WESLACO, TX 78596

DATE	DESCRIPTION
10-17-2025	100% CONSTRUCTION DOCUMENTS
11-25-2025	ADDENDUM NO.1
03-12-2026	PER CITY COMMENTS 01
06-04-2026	A.S.I. NO.3

SHEET TITLE:

RODRIGUEZ PARK SITE UTILITY PLAN

These Drawings and Specifications are to be an instrument of service and shall remain the property of the Landscape Architect. They are not to be used on other projects or extensions to the project except by agreement in writing with the Landscape Architect. The Landscape Architect is not responsible for construction means, methods, sequences or procedures or for safety precautions and programs in connection with the project.

PROJECT NUMBER:

24-04-ML

SHEET NUMBER:

C4

MERIT
CONSTRUCTION & DEVELOPMENT
505 N Interstate 2
Pharr, TX 78577
(956) 601-0336

Change Request Proposal

Date: 6/17/26 **No.:** 007

Project: Weslaco Various Parks
Address: Rodriguez Park

Contract: City of Weslaco
Address: 255 Kansas Rd.
Weslaco, TX 78596

Cost Code	No.	Description	Amount
		Provide material, labor and equipment necessary to complete the scope of work outlined in ASI #3 for the waterline routing.	$ 84,074.52
		Credit for portion of the 2" water line in original scope. - Material $1,200.00 - Labor $600.00	$ (1,801.00)
		See Attached for Breakdown	
		Allow additional 3 weeks from when the change request is approved to complete this work.	

TOTAL AMOUNT OF THIS CHANGE REQUEST: $ 82,273.52
OH&P 4% $ 3,290.94
TOTAL $ 85,564.46

Signed by

NAME:
TITLE:

Signed by

Partner, Owner

8" water line pipe	$14,504.00
8" water line 45 bends	$450.86
8" flange tee	$484.38
8" grip pvc rest	$1,338.03
5 FT fire hydrant	$3,500.00
2" water line	$2,420.10
2" water line Misc. material	$910.20
6" DR18 C900 PVC	$509.60
Casing & Bore	$5,200.00
Connection	$6,470.00
Demolition	$1,800.00
Hauling	$2,100.00
Curb	$1,500.00
Asphalt	$2,500.00
Caliche	$985.00
Equipmnet	$6,500.00
- Backhoe	
- Skid	
- Mini roller	
- water trailer	
Traffic Control	$2,500.00
Miscellaneous	$6,702.35
- 90's, 45's couplings	
- Glue	
- Transblock	
- Bolts	
- Cement	
- Plastics	
- Tools	
- Diesel	
- Barrels	
Labor	$23,700.00
Total:	$84,074.52

CHANGE ORDER #07

EAST 6TH STREET

SOUTH R.O.W.

NORTH PARKING LOT

1-STORY BLDG

SERVICE CENTER

splash pad

OPEN LAWN

SIDEWALK DRAINAGE FLUME TYPICAL

CONNECT TO WATERLINE AT 6TH STREET: (LONGER DISTANCE, CONFLICT WITH SERIES OF EXISTING TREES AND ROOTS)

NEW WATERLINE CONNECTION TO KNAPP BLVD. (SHORTEST RUN, LEAST DISTURBANCE)

CONNECT TO WATERLINE AT BRIDGE AVE.: (LONGEST DISTANCE, MOST DISTURBANCE)

EXISTING UTILITY MAPS INDICATE A WATERLINE HERE.
CITY AND CONTRACTOR MADE SEVERAL ATTEMPTS TO FIND WATERLINE.
WATERLINE NOT FOUND.

PROP. 12" R.C.P. STORM DRAIN LINE, 50.0 L.F.@ 0.437% SL

PROP. 18" R.C.P. STORM DRAIN LINE, 133.0 L.F.@ 0.255% SL

PROP. 18" R.C.P. STORM DRAIN LINE, 81.0 L.F.@ 0.255% SL.

PROP. 18" R.C.P. STORM DRAIN LINE, 30.0 L.F.@ 0.255% SL.

PROP. 18" R.C.P. STORM DRAIN LINE, 115.3 L.F.@ 0.255% SL.

PROP. 24" R.C.P. STORM DRAIN LINE, 212.0 L.F.@ 0.174% SL.

PROP. 8" P.V.C. C900 SDR 18 LINE, 526.0 L.F.

PROP. TY-C INLET TOP= 74.05 FL = 69.70

PROP. TY-A INLET TOP= 74.60 FL = 69.50

PROP. TY-C INLET TOP= 74.15 W. FL= 69.49 E. FL= 68.62

PROP. TY-A INLET TOP= 73.55 FL = 68.95

PROP. TY-A INLET TOP= 73.60 FL =69.33

PROP. BEEHIVE INLET TOP= 73.55 FL = 68.88

PROP. C.O. FL=72.23

PROP. 24"x18"RCP DRAIN INLET FL=67.06 CONNECTION TO EXIST. TY-A INLET RECONSTRUCT CONCRETE COVER INLET TOP= 73.00 FL =67.95

TY-A INLET TOP= 73.25 FL= 65.84 30" S. FL=65.72

PROP. SERVICE CONNECTION TO EXIST. 8" SAN. SEW. LINE 8" FL = 61.81 4" FL = 70.49

STM MH TOP=73.05 FL=65.56 30" S. FL=65.56 30" N. FL =65.59 12" W. FL= 70.38 12" E. FL=69.86

PROP. 8" PVC SAN. SEW. SERVICE LINE 348 L.F. @ 0.57% SL

PROP. 2" WATER SERVICE CONNECTION CONNECT TO PROP. 2" WATER METER W/ BACKFLOW PREVENTOR CAP FOR FUTURE USE

PROP. 2" WATER SERVICE CONNECTION CONNECT TO PROP. 2" WATER METER W/ BACKFLOW PREVENTOR

PROP. 2" WATER SERVICE LINE 160 L.F. W/ 4-45° BENDS & 22°30' BEND

PROP. 2" WATER SERVICE LINE 160 L.F. W/ 4-45° BENDS & 22°30' BEND

INSTALL 2"x8"x45° BENDS

INSTALL 1"x4"x8" TAP TEE W/ GV & BOX

BORE & ENCASE W/ 8"x10"x30 L.F. STEEL CASING

CONNECT TO PROP. 2" WATER METER W/ BACKFLOW PREVENTOR CAP FOR FUTURE USE

CONNECT TO PROP. 2" WATER METER W/ BACKFLOW PREVENTOR

CONNECT DOWNSPOUTS TO STORM SYSTEM

SIDEWALK DRAINAGE FLUME TYPICAL

DUCTOUT

SEE DETAIL "A"

SEE DETAIL "B"

CENTRAL PLAZA

CONCESSIONS / RESTROOM

RESTROOM / CONCESSIONS

FIRE HYDRANT

PROP FIRE HYDRANT FULL ASSEMBLY TOP OF FLANGE EL = 71.00

NOTE: CONTRACTOR SHALL VERIFY WITH CITY OF WESLACO ENGINEERING AS TO THE TYPE & BRAND OF FIRE HYDRANT BEFORE INSTALLATION

RESTRICTED DRIVE FOR EMERGENCY VEHICLES

105.3'

21.0' B-B

R26.0'

R26.0'

PICKLEBALL COURT

KNAPP HOSPITAL PARKING LOT

PROJECT LIMITS

KNAPP BOULEVARD

EAST 7TH ST.

bleacher F1

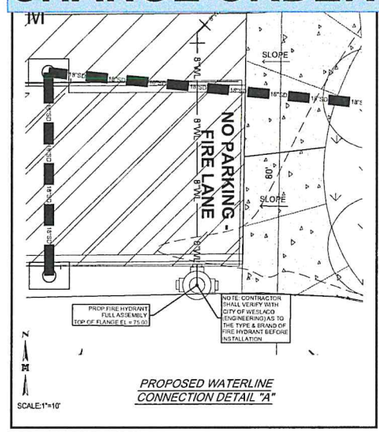
bleacher F2

bleacher F3

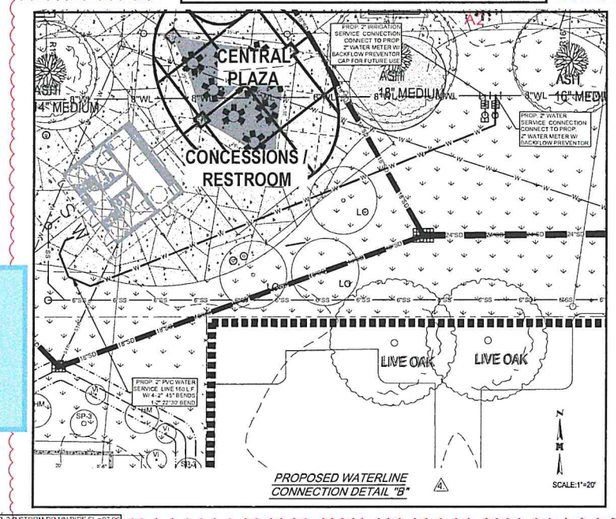
bleacher F4

SCALE:1"=40'

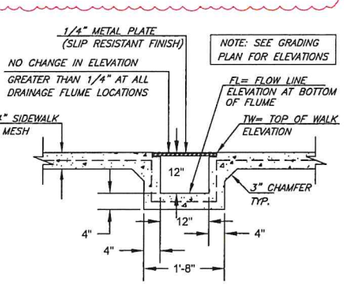
PROPOSED WATERLINE CONNECTION DETAIL "A"



PROPOSED WATERLINE CONNECTION DETAIL "B"



SIDEWALK FLUME DETAIL



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
- WATER LINE
- SEWER LINE

HEFFNER DESIGN TEAM, PLLC

4100 N 22nd St.
McAllen, TX. 78504
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MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
RUBEN JAMES DE JESUS
126282
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RUBEN JAMES DE JESUS, P.E. 126282

11/25/2025

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

REVISION	DATE	BY
REVISED PROPOSED WATERLINE	05-21-26	R.D.J.
C.O.W. PERMIT CORRECTIONS REPORT	03-12-26	R.D.J.
W/C RAMPS SHOWN	11-25-25	R.D.J.
REVISED STORM PIPE LENGTHS	11-25-25	R.D.J.
RESIZE WATER METER TO 2"	11-25-25	R.D.J.

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
TBPELS No. 1000500

JOB No. 25041
DRAWING DATE: 9/20/2025
DRAWN BY: R. DE JESUS
CHECKED BY:
DESIGNED BY:
SCALE: 1"=40'

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REVISED SERVICE LINE & METERS LOCATION 06-04-26 R.D.J.

PROJECT:

WESLACO
VARIOUS PARKS

WESLACO, TX 78596

DATE	DESCRIPTION
10-17-2025	100% CONSTRUCTION DOCUMENTS
11-25-2025	ADDENDUM NO.1
03-12-2026	PER CITY COMMENTS 01 PCC
06-04-2026	A.S.I. NO.3

SHEET TITLE:
RODRIGUEZ PARK SITE UTILITY PLAN

These Drawings and Specifications are to be an instrument of service and shall remain the property of the Landscape Architect. They are not to be used on other projects or extensions to this project except by agreement in writing with the Landscape Architect. The Landscape Architect is not responsible for construction means, methods, sequences or procedures or for safety precautions and programs in connection with the project.

PROJECT NUMBER:
24-04-ML

SHEET NUMBER:
C4