
MERCEDES CITY COMMISSION
REGULAR MEETING
MAY 6, 2025 – 6:30 PM
MERCEDES CITY HALL – COMMISSION CHAMBERS
400 S. OHIO AVE., MERCEDES, TX 78570

“At any time during the course of this meeting, the City Commission may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the City Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.”

1. **Call Meeting to Order**
2. **Establish Quorum**
3. **Invocation by Mayor Montoya**
4. **Pledge of Allegiance by Mayor Pro-Tem Saldana**
5. **Open Forum**
6. **Presentation**
 - a. Financial Audit 2023-2024
7. **Consent Agenda**
 - a. Approval of Minutes for Meeting(s) held April 15, 2025
 - b. Approval of Second and Final Reading of Ordinance 2025-08 to rezone Hacienda Olivia Ph 4
 - c. Approval of Second and Final Reading of Ordinance 2025-09 to rezone Lot 15 Woodlawn Acres Subdivision
 - d. Approval of surplus items for disposition to be placed at auction
8. **Management Items:** Present, discuss, consider and possibly take action regarding:
 - a. Approval of appointment(s) to the Planning & Zoning Commission
 - b. Final Plat Approval for Camino de Verdad Ph 2
9. **Ordinances/Resolutions**
 - a. Approval of First Reading of Ordinance 2025-10 to Abandoned Drainage Easement at Mercedes Light Industrial Park Subdivision
 - b. Approval of First Reading of Ordinance 2025-11 amending the Conditional Use Permit Ordinance
 - c. Approval of First Reading of Ordinance 2025-12 amending the R-MH Zoning Ordinance
 - d. Approval of Resolution No. 2025-13 suspending the date and rate increase by Texas Gas Service
10. **Bids/Contracts**
 - a. Approval to renew the Interlocal Agreement between the City of Mercedes and the County of Hidalgo regarding On-Site Sewage Facility (OSSF)
11. **Monthly Departmental Reports**

- a. Planning Monthly Report
 - b. Library Monthly Report
 - c. Finance Monthly Report
 - d. Rec Center Monthly Report
 - e. City Secretary/HR Monthly Report
 - f. Fire Department Monthly Report
 - g. IT Monthly Report
- 12. Executive Session: Chapter 551, Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberation regarding Real Property), Section 551.074 (Personnel Matters) and Section 551.087 (Economic Development)**
- a. Discussion with City Manager regarding personnel matters - Section 551.074
 - b. Consultation with Attorney regarding update on litigation - Section 551.071
 - c. Consultation with Attorney regarding Project Updates - Section 551.087
- 13. Open Session**
- a. Possible Action pertaining to executive session item A
 - b. Possible Action pertaining to executive session item B
 - c. Possible Action pertaining to executive session item C
- 14. Adjournment**

Notice is hereby given that the City Commissioners of the City of Mercedes, Texas will meet in a Regular Meeting on Tuesday, May 6, 2025 at 6:30 PM. Said meeting will be conducted in the Commission Chambers of the City Hall located at 400 S. Ohio, Mercedes, Texas for the purpose of considering and taking formal action regarding the items listed above. This notice is given in accordance with Vernon's Texas Codes Annotated, Texas Government Code, Section 551.001 et. Seq.

WITNESS MY HAND AND SEAL OF THE CITY THIS 2ND DAY OF MAY, 2025.

ATTEST:



Joselynn Castillo, City Secretary

Time of Posting: 4:30 P.M.

ACCESSIBILITY STATEMENT

The City of Mercedes recognizes its obligations under the Americans with Disabilities Act of 1990 to provide equal access to individuals with disabilities. Please contact the City Manager's Office at (956) 565-3114 at least 48 hours in advance of the meeting with requests for reasonable accommodations, including requests for a sign language interpreter.

**MERCEDES CITY COMMISSION
REGULAR MEETING
APRIL 15, 2025 – 6:30 PM
MERCEDES CITY HALL – COMMISSION CHAMBERS
400 S. OHIO AVE., MERCEDES, TX 78570**

MEMBERS PRESENT: Mayor Oscar Montoya
Commissioner Joe Martinez
Commissioner Armando Garcia
Mayor Pro-Tem Ruben Saldana

MEMBERS ABSENT:

STAFF PRESENT: Alberto Perez, City Manager
Joselynn Castillo, City Secretary
Martie Garcia Vela, City Attorney
Meredith Hernandez, Interim Finance Director
Michael Rocha, I.T Director
Denisse Hernandez, Interim Planning Director
Tom Villagomez, Public Works Director
Armando Villela, Parks Director

OTHERS PRESENT: Juan Vasquez, Eduardo Castellanos, Michelle Muniz, Angel Acosta

1. Call Meeting to Order

Mayor Montoya welcomed everyone and called the meeting to order at 6:30 p.m.

2. Establish Quorum

All members of the Commission were present which constitutes a full quorum.

3. Invocation by Commissioner Garcia

4. Pledge of Allegiance by Mayor Montoya

5. Open Forum

There were no comments from the public.

6. Presentation

- a. Presentation: Water reporting compliance update: South Texas Brightwater Solutions, LLC.

Jonas Gonzalez with South Texas Brightwater Solutions reported on the City of Mercedes water loss, key reporting requirement to TCEQ and Texas Water Development Board. IN 2024 the city brought in approximately 714 Million gallons of water, of that about 305 million of water is from ground water and the rest come from surface water. The city has a ground water well. Mr. Gonzalez stated that Water Loss audit report has not been submitted in some time. Both TCEQ and TWDB require that these reports meet certain population thresholds. The 2023 and 2024 surveys have been completed and submitted.

The city recorded a total water loss of approximately 12.3% which means that 12% of the water never reaches the customer. This could be due to leaks or meter inaccuracies. City baseline water loss in 2022 was 18 percent and in 2025, its down to 12 percent which is a significant improvement. The 2022 conservation plan had a goal to reduce the water per capital. Each resident used 177 gallons of water per person per day and the goal was to reduce it to 95 gallons within 5 years. In 2025, the city is down to 97 gallons per person per day. At a question, Mr. Gonzalez stated that most of the losses come from water breaks. Mr. Gonzalez added that the Texas Water Development ranks the water leaks with a ranking system of 1 to 4 with 1 being the best and 4 being the worst. The City of Mercedes is ranked at 2 while other cities are at a 3 or above. The City of Mercedes has taken measures that help reduce breaks and water lost pushing to 10%. No action required.

Commissioner Howell joined virtually at this time.

b. Presentation from SAM GIS Consulting: Water and Sewer GIS Mapping
Mr. Kelton Baker started the presentation by mentioning that the mapping project started in October and soon realized that there were several problems with the sewer structures. Mayor-Pro Tem asked about the progress of the project in terms of a timeline and percentage of the project completion. Mr. Baker provided a map visualization of the project that includes water line sizes, flows, hydrants with pictures included. Their crews average about 50 to 60 structures per day. At a question, Mr. Kelton stated he would resubmit the maps to public works and stated they would have a similar collection rate of about 40 to 50 structures per day for mapping. No action required.

7. Consent Agenda

a. Approval of Minutes for Meeting(s) held April 1, 2025
Commissioner Martinez motioned to approve. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

8. Management Items: Present, discuss, consider and possibly take action regarding:

a. Final Plat Approval for Hacienda Olivia Phase 2
Mayor Pro-Tem Saldana to approve the final plat approval. Commissioner Garcia seconded. Ms. Hernandez stated this plat approval is for phase 2. Upon a called vote, the motion passed unanimously.

9. Ordinances/Resolutions

a. Approval of First Reading of Ordinance 2025-08 to rezone Hacienda Olivia Ph 4
Commissioner Martinez motioned to approve and forego the reading. Commissioner Garcia seconded. They will be rezoning from class "N" Newly Annexed to Class "R-TH" Townhouse Residential District and will be giving up 10 lots for a basketball court and a small walking trail for the community. The commission clarified that the drainage is not being overlooked and this item is just to rezone the area. The contractors will still need to continue with the process and submit the proper documentation and get approval from the commission. Mayor Montoya stated that rooftops are important to the City in order for

investors to want to invest in downtown Mercedes. Upon a called vote, the motion passed unanimously.

b. Approval of First Reading of Ordinance 2025-09 to rezone Lot 15 Woodlawn Acres Subdivision

Ms. Hernandez stated the rezone has gone through Planning and Zoning and there were no comments from the public. Commissioner Martinez motioned to approve and forego the reading. Mayor Pro-Tem Saldana seconded. Upon a called vote, the motion passed unanimously.

10. Bids/Contracts

- a. Approval to Renew Contract for Prosecutor Services with David Gorena
Mayor Pro-Tem Saldana motioned to approve. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously.

11. City Manager Update

- a. Water Treatment Plant Equipment Update
Mr. Perez informed the Commission that project is moving along. No action required.
- b. Introduction of the New Public Information Officer
Mr. Perez introduced the new Public Information Officer Eduardo Castellanos. Mr. Castellanos provided a brief history about his work experience. Mayor Montoya informed him that the City of Mercedes has plenty of projects that can be announced on the city's social media.

12. Executive Session: Chapter 551, Texas Government Code, Section 551.071 (Consultation with Attorney), Section 551.072 (Deliberation regarding Real Property), Section 551.074 (Personnel Matters) and Section 551.087 (Economic Development)

Commissioner Martinez motioned to go into executive session. Mayor Pro-Tem Saldana seconded. Upon a called vote, the motion passed unanimously. The meeting went into executive session at 7:15 p.m.

- a. Discussion with City Manager regarding personnel matters - Section 551.074
b. Consultation with Attorney regarding update on litigation - Section 551.071
c. Consultation with Attorney regarding Project Updates - Section 551.087
d. Consultation with Attorney regarding franchise fees - 551.071

13. Open Session

Mayor Montoya called the meeting back to order at 8:02 p.m.

- a. Possible Action pertaining to executive session item A
No action was taken on this item.
- b. Possible Action pertaining to executive session item B

No action was taken on this item.

c. Possible Action pertaining to executive session item C

No action was taken on this item.

d. Possible Action pertaining to executive session item D

No action was taken on this item.

14. Adjournment

Commissioner Martinez motioned to adjourn. Commissioner Garcia seconded. Upon a called vote, the motion passed unanimously. The meeting adjourned at 8:03 p.m.

ORDINANCE NO. 2025-08

AN ORDINANCE CHANGING THE CLASSIFICATION FOR ZONING PURPOSES OF THE FOLLOWING TRACT OF LAND: LOT 7 & 8, BLOCK 67, CAPISALLO DISTRICT SUBDIVISION OF THE LANDS OF THE AMERICAN RIO-GRANDE LAND AND IRRIGATION COMPANY (13.80 ACRES), FROM CLASS “N” NEWLY ANNEXED TO CLASS “R-TH” TOWNHOUSE RESIDENTIAL DISTRICT; PROVIDING FOR A SAVINGS AND REPEAL CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 7th day of April, 2025 a public hearing was held for the purpose of hearing any objections as to why: **LOT 7 & 8, BLOCK 67, CAPISALLO DISTRICT SUBDIVISION OF THE LANDS OF THE AMERICAN RIO-GRANDE LAND AND IRRIGATION COMPANY (13.80 ACRES)**, Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class “N” Newly Annexed to a Class “R-TH” Townhouse Residential District.

WHEREAS, the City Commission at its Regular Meeting of April 15th, 2025, having considered the rezoning of the above-described property as listed in the foregoing section and having heard the pros and cons as to such rezoning request, is of the opinion that the aforementioned rezoning is in the best interest of the City of Mercedes, Texas.

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

Section 1: **LOT 7 & 8, BLOCK 67, CAPISALLO DISTRICT SUBDIVISION OF THE LANDS OF THE AMERICAN RIO-GRANDE LAND AND IRRIGATION COMPANY (13.80 ACRES)**, Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class “N” Newly Annexed to a Class “R-TH” Townhouse Residential District.

Section 2: That the aforementioned rezoning of the above property be incorporated into the official map of the City of Mercedes, Texas by the City Planner of said City.

Section 3: That if any provision, section, subsection, phrase, paragraph, sentence, clause or portion of this Ordinance shall for any reason be declared invalid, such invalidity shall not affect the remaining provisions of this Ordinance or their application of persons or sets of circumstances and to this end, all provisions of this Ordinance or parts of Ordinances in conflict herewith are hereby repealed.

Section 4: This Ordinance shall become and be effective in accordance with the City Charter of the City of Mercedes, Texas and the laws of the State of Texas.

PASSED, APPROVED AND ADOPTED ON FIRST READING THIS THE 15TH DAY OF APRIL 2025.

PASSED, APPROVED AND ADOPTED ON SECOND READING THIS THE 6TH DAY OF MAY, 2025.

CITY OF MERCEDES

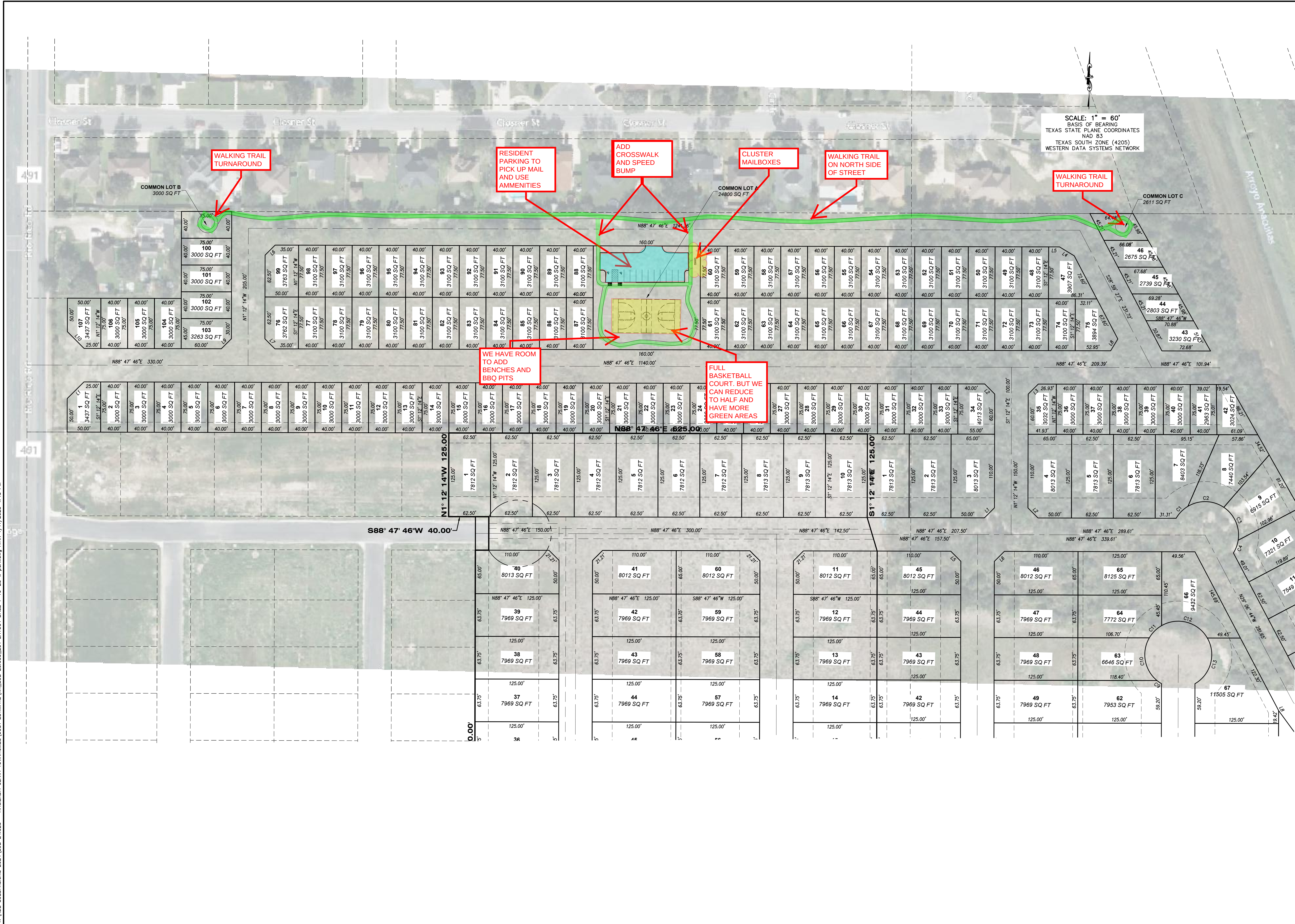
Oscar D. Montoya, Sr., Mayor

ATTEST:

APPROVED AS TO FORM:

Joselynn Castillo
City Secretary

Martie Garcia Vela
City Attorney



PROJECT:	
ENGINEER:	IVAN GARCIA P.E., R.P.L.
SURVEYOR:	IVAN GARCIA P.E., R.P.L.
CHECKED:	VAN GARCIA P.E., R.P.L.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=6'
DATE:	JUNE 202
PROJECT:	SUB 23.03
REVISIONS:	
PAGE NO.	SHT 1

ORDINANCE NO. 2025-09

AN ORDINANCE CHANGING THE CLASSIFICATION FOR ZONING PURPOSES OF THE FOLLOWING TRACT OF LAND: LOT 15, WOODLAWN ACRES SUBDIVISION (.50 ACRES), FROM CLASS “B-1” TWO FAMILY RESIDENCE DISTRICT TO CLASS “R-2” DUPLEX-FOURPLEX RESIDENTIAL DISTRICT; PROVIDING FOR A SAVINGS AND REPEAL CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 7th day of April, 2025 a public hearing was held for the purpose of hearing any objections as to why: **LOT 15, WOODLAWN ACRES SUBDIVISION (.50 ACRES)**, Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class “B-1” Two Family Residence District to Class “R-2” Duplex-Fourplex Residential District.

WHEREAS, the City Commission at its Regular Meeting of April 15th, 2025, having considered the rezoning of the above-described property as listed in the foregoing section and having heard the pros and cons as to such rezoning request, is of the opinion that the aforementioned rezoning is in the best interest of the City of Mercedes, Texas.

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

Section 1: **LOT 15, WOODLAWN ACRES SUBDIVISION (.50 ACRES)** Mercedes, Hidalgo County, Texas, should be rezoned and classified as follows: from a Class “B-1” Two Family Residence District to Class “R-2” Duplex-Fourplex Residential District.

Section 2: That the aforementioned rezoning of the above property be incorporated into the official map of the City of Mercedes, Texas by the City Planner of said City.

Section 3: That if any provision, section, subsection, phrase, paragraph, sentence, clause or portion of this Ordinance shall for any reason be declared invalid, such invalidity shall not affect the remaining provisions of this Ordinance or their application of persons or sets of circumstances and to this end, all provisions of this Ordinance or parts of Ordinances in conflict herewith are hereby repealed.

Section 4: This Ordinance shall become and be effective in accordance with the City Charter of the City of Mercedes, Texas and the laws of the State of Texas.

PASSED, APPROVED AND ADOPTED ON FIRST READING THIS THE 15TH DAY OF APRIL 2025.

PASSED, APPROVED AND ADOPTED ON SECOND READING THIS THE 6TH DAY OF MAY, 2025.

CITY OF MERCEDES

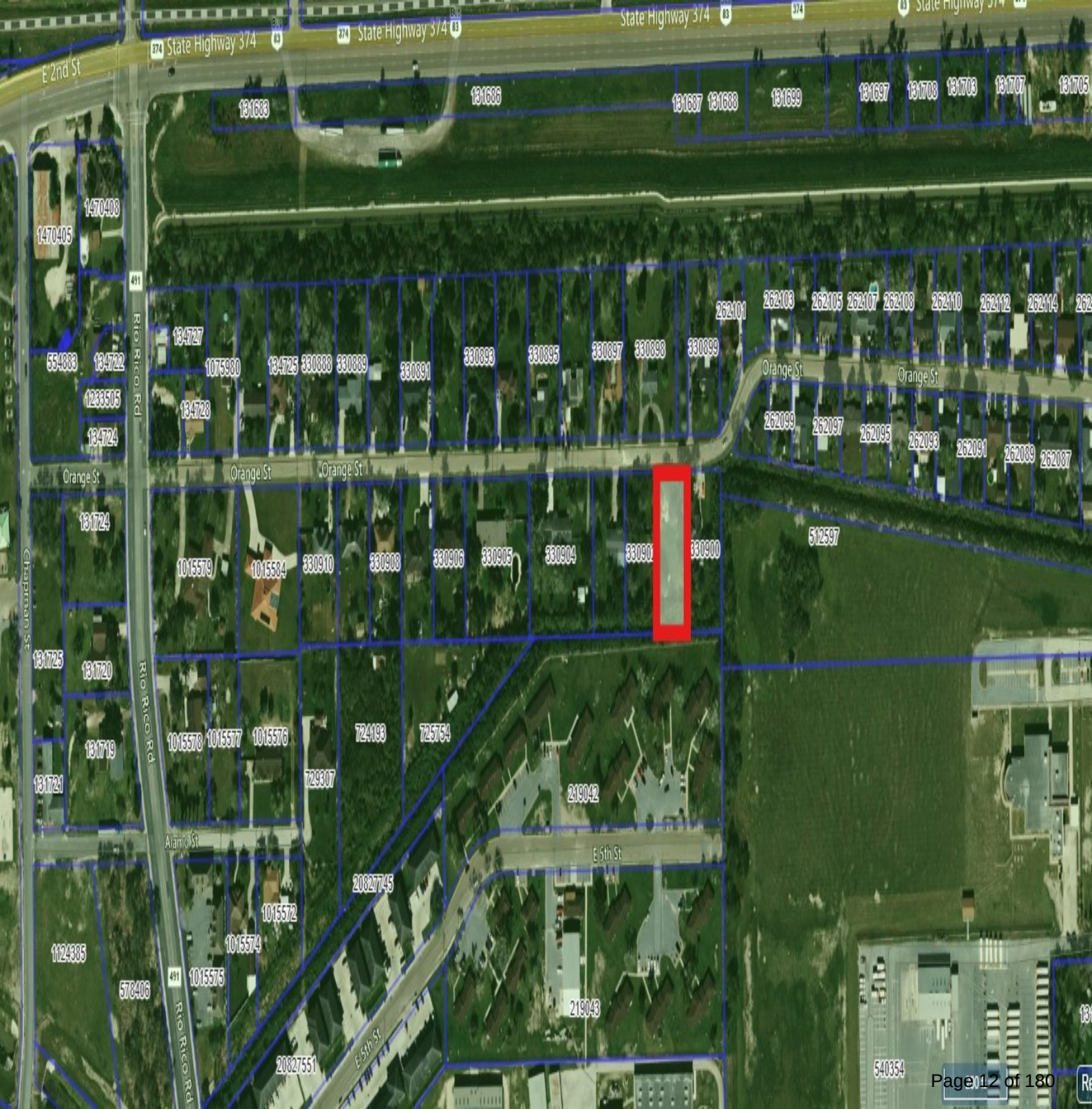
Oscar D. Montoya, Sr., Mayor

ATTEST:

APPROVED AS TO FORM:

Joselynn Castillo
City Secretary

Martie Garcia Vela
City Attorney



City of Mercedes

Asset Disposition Form

(Use this form only for equipment that has the City of Mercedes bar code tag)

The following equipment being disposed:

Barcode #	Qty	Description of Items	Purchase Date	Cost	Disposition Code
6053	1	AIR COMPRESSOR/ CHAMPION MODEL VP5-55-8; SERIAL # DS10471; PART# 313CDS8016	1/23/2020	\$ 1,629.99	D

REASON OF DISPOSAL:

EQUIPMENT DOES NOT WORK

Department: PUBLIC WORKS

 4/15/25
DEPARTMENT HEAD DATE

Disposition Code	
A	Lost
B	Stolen
C	Damaged
D	Other (exceeded useful life)

CITY MANAGER DATE



01/24/2020 10:35

CHAMPION

Model Number: VP5-55-8
Part Number: 313CDS8016
Description: 5HP 15.4scfm 230V 1-phase 23A 60Hz
Max. Pressure: 150 PSI
Serial Number: DS10471

01/24/2020 10:37

CITY OF MERCEDES

400 S. Ohio Ave
Mercedes, TX 78570
(956) 565-3114 x.163

PURCHASE ORDER

PO Number: 20-30743 Date: 12/19/2019

Request #: 20-30743 Vendor #: 95-00144

ISSUED TO: BILL BUNTON AUTO SUPPLY
1101 W SECOND STREET
MERCEDES, TX 78570

SHIP TO: PUBLIC WORKS
2314 N FM 491
MERCEDES, TX 78570
JOSE FIGUEROA

ITEM	UNITS	DESCRIPTION	G/L ACCOUNT	PROJ.	PRICE	AMOUNT
1	2.00	TYROD	01 -532-2566		40.97	81.94
2	1.00	AIR COMPRESSOR U#321	01 -528-2520		1,629.99	1,629.99

Authorized by: NEREIDA PEREZ Date: 12/19/2019 TOTAL 1,711.93

1. Original invoice plus one copy must be sent to: City of Mercedes, Accounts Payable Dept, 400 S Ohio Ave, Mercedes, TX 78570.
2. Payment may be expected within 30 days of receipt of goods, unless otherwise stated.
3. C.O.D. shipment will not be accepted.
4. Purchase Order numbers must appear on all shipping containers, packing slips and invoices. Failure to comply with the above request may delay payment.
5. All goods are to be shipped F.O.B., Destination, unless otherwise stated.
6. All materials and services are subject to approval based on the description on the face of the purchase order or appendages thereof. Substitutions are not permitted without approval of the Requesting Department. Material not approved will be returned at no cost to the City.
7. All goods and equipment must meet or exceed all necessary city, state and federal standards and regulations.
8. Vendor or manufacturer bears risk of loss or damage until property received and/or installed.
9. Seller acknowledges that buyer is an equal opportunity employer. Seller will comply with all equal opportunity laws and regulations that are applicable to it as a supplier of the buyer.
10. The City is exempt from all federal excise and state tax - ID# 74-6001716

Accounts Payable Dept. (956) 565-3114 x.163 Fax (956) 565-2209

Print Type : Original
 Delivery Method : Will Call
 RO/JOB/HAT :
 Terms :

INVOICE

www.buntonauto.com



BILL BUNTON AUTO SUPPLY &
 MACHINE, INC
 1101 W SECOND ST
 MERCEDES, TX 78570
 P:(956) 565-2473

Created Date : 12-05-2019 04:32 PM
 Finalized Date : 01-23-2020 01:29 PM
 Time Printed : 01-23-2020 01:29 PM
 By : vmr

SHIP TO :
CITY OF MERCEDES

Account # : 17350
 P. O. BOX 837
 Buy Board 551-17
 MERCEDES, TX 78570
 P#: (956) 565-6147
 F#: 956-565-9675

INVOICE NUMBER:S1-350988

CUSTOMER PO # :20-30743

BILL TO :
CITY OF MERCEDES

Account # : 17350
 P. O. BOX 837
 Buy Board 551-17
 MERCEDES, TX 78570
 P#: (956) 565-6147
 F#: 956-565-9675

Vehicle : NONE

Ord	Ship	B/O	MFR	Item #	Desc	List	Cost	Core	Ext Cost	Ext Core	Extended
1	1	0	CPA	VP5558		\$ 1629.99	\$ 1629.99	\$ 0.00	\$ 1629.99	\$ 0.00	\$ 1629.99
1	1	0	MOG	ES2836RL	T/ROD END	\$ 48.49	\$ 40.97	\$ 0.00	\$ 40.97	\$ 0.00	\$ 40.97
1	1	0	MOG	ES2836RL	T/ROD END	\$ 48.49	\$ 40.97	\$ 0.00	\$ 40.97	\$ 0.00	\$ 40.97

5 hp air compressor with 80 gallon tank : 230 volt 1 phase

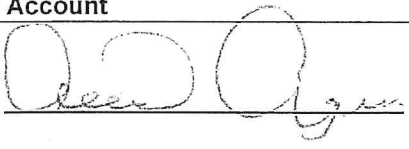
Order Number:

41519669

Total Pieces	Total Cost	Total Core	Total Freight	Total Labor	Total Tax	Invoice Total
3	\$ 1711.93	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1711.93

Payment Detail

Type	Date	Amount
Charge To Account	01-23-2020	\$ 1711.93

Received By : 

Date By : _____


 01-27-2020

City of Mercedes

Acquisition Form

(Use this form only for purchase of equipment/supplies that need to be inventoried)

The following equipment/supplies were acquired:

Department: PW 06053
Quantity: 1 Description: Champion air compressor SHP
Manufacturer: Champion Model #: VP5-55-8
Serial #: 2510471 Actual Cost: 1629.99
Purchase Date: _____ P.O.#: 20-30743
Invoice #: 51-350988 Check #: _____
Fund: 01-528-2520

Department: _____
Quantity: _____ Description: _____
Manufacturer: _____ Model #: _____
Serial #: _____ Actual Cost: _____
Purchase Date: _____ P.O.#: _____
Invoice #: _____ Check #: _____
Fund: _____

Department: _____
Quantity: _____ Description: _____
Manufacturer: _____ Model #: _____
Serial #: _____ Actual Cost: _____
Purchase Date: _____ P.O.#: _____
Invoice #: _____ Check #: _____
Fund: _____

Department Head Signature

Date

Print Type : Original
Delivery Method : Will Call
O/JOB/HAT :
Terms :

INVOICE
www.buntonauto.com



BILL BUNTON AUTO SUPPLY &
MACHINE, INC
101 W SECOND ST
MERCEDES, TX 78570
(956) 565-2473

Created Date : 12-05-2019 04:32 PM
Finalized Date : 01-23-2020 01:29 PM
Time Printed : 01-23-2020 01:29 PM
By : vmr

SHIP TO :
CITY OF MERCEDES

Account # : 17350
P.O. BOX 837
Buy Board 551-17
MERCEDES, TX 78570
P# : (956) 565-6147
F# 956-565-9675

INVOICE NUMBER: S1-350988

CUSTOMER PO # : 20-30743

BILL TO :
CITY OF MERCEDES

Account # : 17350
P. O. BOX 837
Buy Board 551-17
MERCEDES, TX 78570
P# : (956) 565-6147
F# 956-565-9675

Vehicle : NONE

Ord	Ship	B/O	Item	Desc	List	Cost	Core	Ext Cost	Ext Core	Extended
	1	0			\$ 1629.99	\$ 1629.99	\$ 0.00	\$ 1629.99	\$ 0.00	\$ 1629.99
	1	0	MOG	ES2836RL T/ROD END	\$ 48.49	\$ 40.97	\$ 0.00	\$ 40.97	\$ 0.00	\$ 40.97
	1	0	MOG	ES2836RL T/ROD END	\$ 48.49	\$ 40.97	\$ 0.00	\$ 40.97	\$ 0.00	\$ 40.97

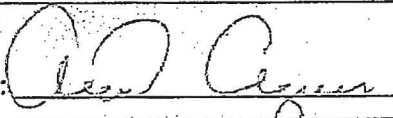
hp air compressor with 80 gallon tank : 230 volt 1 phase

Order Number:
1519669

Total Pieces	Total Cost	Total Core	Total Freight	Total Labor	Total Tax	Invoice Total
3	\$ 1711.93	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1711.93

Payment Detail

Type	Date	Amount
Charge To Account	01-23-2020	\$ 1711.93

Received By : 

Date By : _____

COPY



**CITY OF MERCEDES
FIXED ASSET ACQUISITION WORKSHEET**

Employee Name: Nelda Longoria Date: Tuesday, April 15, 2025

Department: Public Works Department Fiscal Year: 2024/2025

Building/Site: Public Works Warehouse Phone #: 956-565-6147

Description of Fixed Asse: AIR COMPRESSOR

Manufacturer: CHAMPION Model: VR7F-8 MAKE: ADVANTAGE

TYPE: VIN/Serial #: D264874

FINANCE USE ONLY

Barcode#:

Asset Type: Life (mos) Fund/Dept: 01-528

Purchase Date: 4/9/2025 Acutal Cost: \$4,749.00

Check #: P. O. #: 25-00964 Invoice#: 1757

Funding Code: 010-530-2505 Depreciation:

Authorized By:


Department Head Signature

4/15/25
Date

Finance Department Approval

Date

City Manager Approval

Date



Model No. / Modèle No. / Modelo No.

VR7F-8

Part No. / Partie No. / Parte No.

810

Serial No. / No. De Série / No. De Serie

D264874

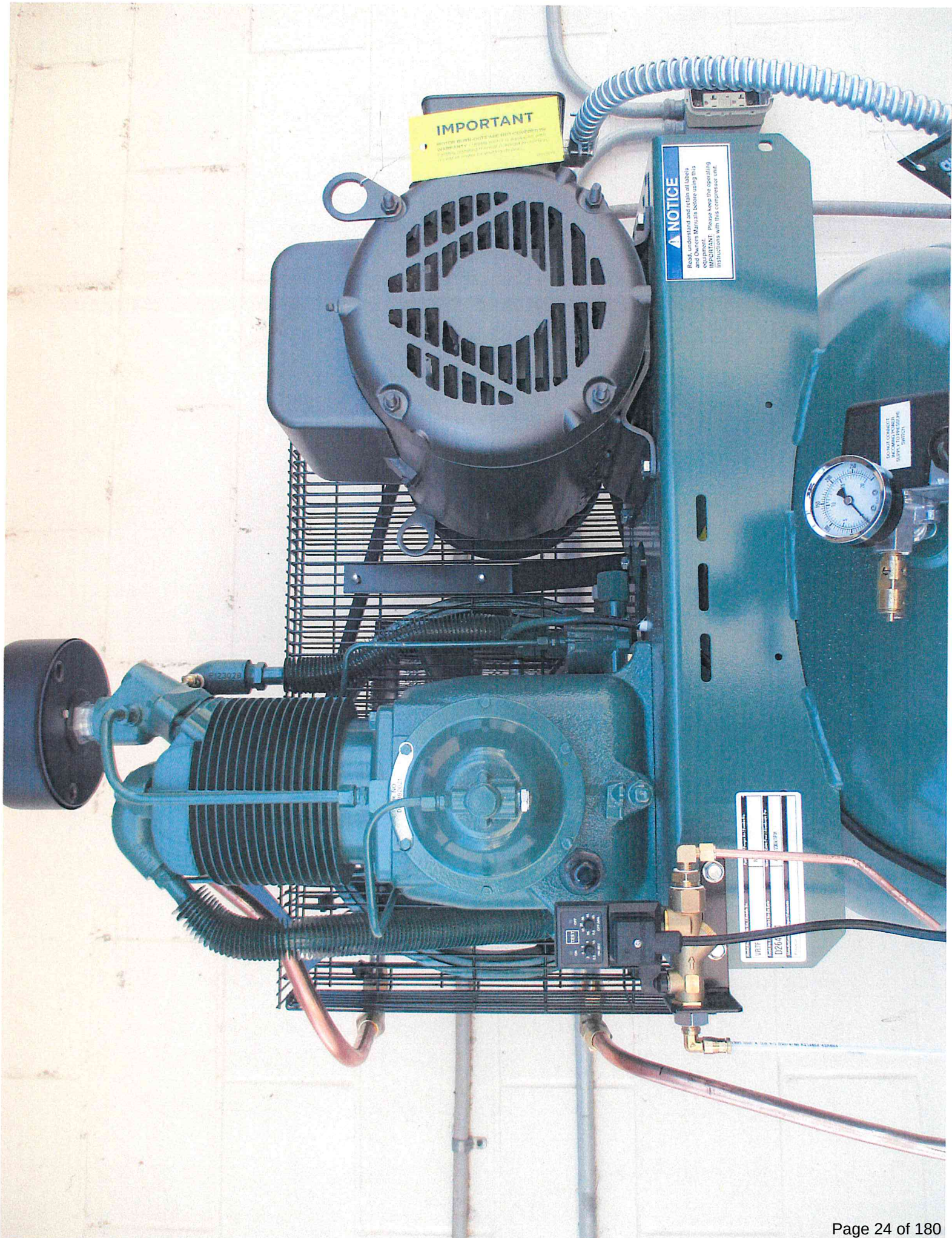
Unit No. / Unité No. / Unidad No.

7500000000000000000

Manufactured / Fabriqué / Fabricado

Princeton





INVOICE

LMG Sales, LLC

2518 W Mile 10 N

Weslaco, TX 78599-5574

lupegarza@yahoo.com

+1 (956) 532-7123



Bill to

City of Mercedes

P.O. Box 837

Mercedes, Texas 78570

Ship to

City of Mercedes

P.O. Box 837

Mercedes, Texas 78570

Invoice details

Invoice no.: 1757

Terms: Net 10

Invoice date: 04/15/2025

Due date: 04/25/2025

P.O. Number: 2500964

Sales Rep: Lupe Garza

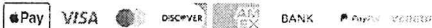
#	Product or service	Description	Qty	Rate	Amount
1.	VR7F-8	Air Compressor 7.5hp 80 Gallons/ADAV-S13	1	\$4,749.00	\$4,749.00
2.		Shop			

Serial # D264874

Total

\$4,749.00

Ways to pay



View and pay

Leonardo Escobedo

CITY OF MERCEDES

400 S. Ohio Ave
Mercedes, TX 78570
(956) 565-3114 x.163

PURCHASE ORDER**PO Number: 25-00964** **Date: 04/09/2025****Request #: 25-39165** **Vendor #: 99-06164****ISSUED TO: MEREIDA GARZA**

LMG SALES, LLC
2518 WEST MILE 10 NORTH
WESLACO, TX 78599, TX 78599

SHIP TO: PUBLIC WORKS

2314 N FM 491
MERCEDES, TX 78570
TOMAS VILLAGOMEZ III

ITEM	UNITS	DESCRIPTION	G/L ACCOUNT	PROJ	PRICE	AMOUNT
1	1.00	AIR COMPRESSOR 7.5HP 80GA 01 -528-2520			2,374.50	2,374.50
2	1.00	AIR COMPRESSOR 7.5HP 80GA 02 -530-2520			2,374.50	2,374.50
TO REPLACE THE ONE THAT DOES NOT WORK. ITEM IS NEEDED FOR THE AIR POWER TOOLS AT THE MECH SHOP AND AND FOR PUTTING AIR IN TIRES FOR ALL UNITS						
						
Authorized by: MEREDITH HERNANDEZ					TOTAL	4,749.00
Date: 04/09/2025						

1. Original invoice must be mailed to the City of Mercedes, Accounts Payable, 400 S Ohio Ave, Mercedes, TX 78570 or emailed to invoices@cityofmercedes.com
2. Payment may be expected within 30 days of receipt of goods, unless otherwise stated.
3. C.O.D. shipment will not be accepted.
4. Purchase Order numbers must appear on all shipping containers, packing slips and invoices. Failure to comply with the above request may delay payment.
5. All goods are to be shipped F.O.B. Destination unless otherwise stated.
6. All materials and services are subject to approval based on the description on the face of the purchase order or appendages thereof. Substitutions are not permitted without approval of the Requesting Department. Material not approved will be returned at no cost to the City.
7. All goods and equipment must meet or exceed all necessary city, state and federal standards and regulations.
8. Vendor or manufacturer bears risk of loss or damage until property received and/or installed.
9. Seller acknowledges that buyer is an equal opportunity employer. Seller will comply with all equal opportunity laws and regulations that are applicable to it as a supplier of the buyer.
10. The City is exempt from all federal excise and state tax - ID# 74-6001715

4-9-2025
COPY to Rene V.

ESTIMATE

LMG Sales, Inc.
2518 W Mile 10th
Weslaco, TX 78580-5574

lopegarza@yahoo.com
+1 (956) 582-7123



Bill to
City of Mercedes
P.O. Box 837
Mercedes, Texas 78570

Ship to
City of Mercedes
P.O. Box 837
Mercedes, Texas 78570

Estimate details

Sales Rep: Lupa Garza

Estimate no.: 1819
Estimate date: 04/07/2025
Expiration date: 05/07/2025

#	Product or service	Description	Qty	Rate	Amount
1.	VB7F-8	Air Compressor 7.5hp 80 Gallons/ADAV-513	1	\$4,749.00	\$4,749.00
2.		Shop			
Total					\$4,749.00
				Expiry date	05/07/2025

Accepted date

Accepted by

DATE: May 6, 2025
FROM: Denisse Hernandez, Planning Admin
ITEM: **Discussion and possible action to Approval of appointment(s) to the Planning & Zoning Commission**

BACKGROUND INFORMATION: Leonard Garcia and Jonathan Munoz, who have both served on the Planning and Zoning Board since 2022, are up for reappointment. They have expressed their continued interest in serving and have formally reapplied for their positions. If reappointed, they will each serve an additional one-year term

BOARD REVIEW/CITIZEN FEEDBACK:

ALTERNATIVES/OPTIONS:

FISCAL IMPACT: (Total Costs)

Proposed Expenditure/(Revenue):

\$

Account Number(s):

Finance Review by: Not Applicable

LEGAL REVIEW: Not Applicable

ATTACHMENTS:

None

STAFF RECOMMENDATION: Our recommendation is to approve the reappointment for a one-year term

DATE: May 6, 2025
FROM: Denisse Hernandez, Planning Admin
ITEM: **Discussion and possible action to Final Plat Approval for Camino de Verdad Ph 2**

BACKGROUND INFORMATION:

Camino de Verdad Phase 2 is a 22.76-acre multi-family subdivision consisting of 63 four-plex lots. Water and sewer services will be provided through an interlocal agreement with the City of Weslaco. A final walkthrough was conducted on April 25, and the site is ready for approval.

The only outstanding item is the installation of light poles, which were requested from AEP 18 months ago. Due to delays on AEP's end, installation is still pending but is expected to occur within the next few weeks. Street signs have already been installed.

BOARD REVIEW/CITIZEN FEEDBACK: Obtain approval from Planning & Zonning on May 5th 2025.

ALTERNATIVES/OPTIONS:

FISCAL IMPACT: (Total Costs)

Proposed Expenditure/(Revenue):
\$

Account Number(s):

Finance Review by: Not Applicable

LEGAL REVIEW: Not Applicable

ATTACHMENTS:

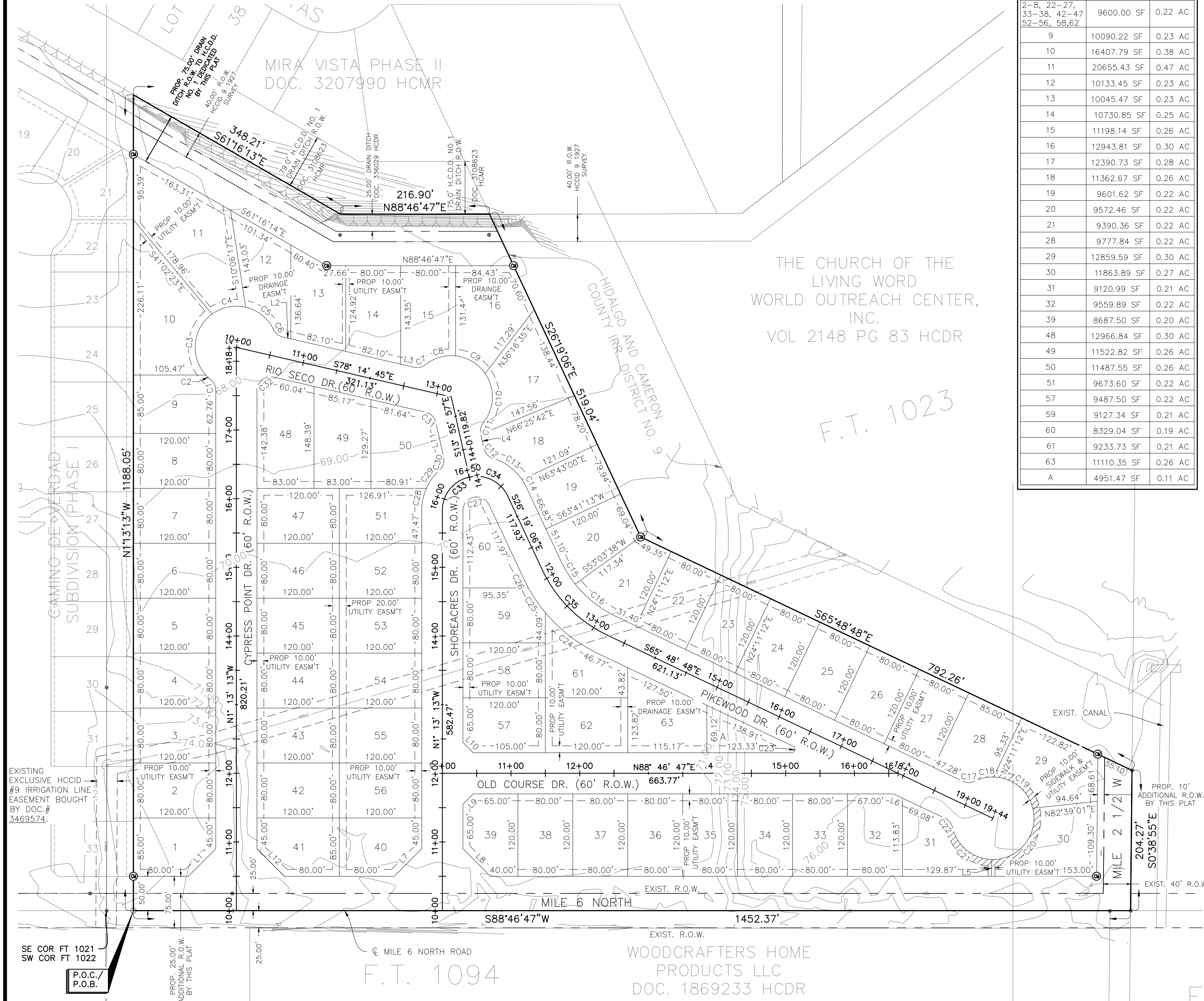
1. 02. CAMINO DE VERDAD PH II PLANS_10-23-23
2. 03. Drainage Report-Apprvd-2023-06-28--Camino De Verdad Phase II

STAFF RECOMMENDATION:

Staff recommends approval of Camino de Verdad Phase 2.

CAMINO DE VERDAD PH II SUBDIVISION

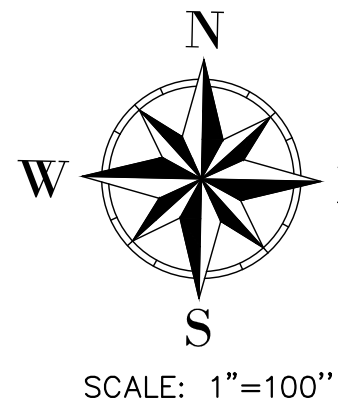
A 22.76 ACRE MORE OR LESS, TRACT OF LAND OUT OF FARM TRACT 1022, BLOCK 113, OF THE ADAMS TRACT SUBDIVISION, AS PER VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.



LOT AREAS		
LOT #	AREAS	
2-8, 22-27, 33-38, 42-47, 52-56, 58,62	9600.00 SF	0.22 AC
9	10090.22 SF	0.23 AC
10	16407.79 SF	0.38 AC
11	20655.43 SF	0.47 AC
12	10133.45 SF	0.23 AC
13	10045.47 SF	0.23 AC
14	10730.85 SF	0.25 AC
15	11198.14 SF	0.26 AC
16	12943.81 SF	0.30 AC
17	12390.73 SF	0.28 AC
18	11362.67 SF	0.26 AC
19	9601.62 SF	0.22 AC
20	9572.46 SF	0.22 AC
21	9390.36 SF	0.22 AC
28	9777.84 SF	0.22 AC
29	12859.59 SF	0.30 AC
30	11863.89 SF	0.27 AC
31	9120.99 SF	0.21 AC
32	9559.89 SF	0.22 AC
39	8687.50 SF	0.20 AC
48	12966.84 SF	0.30 AC
49	11522.82 SF	0.26 AC
50	11487.55 SF	0.26 AC
51	9673.60 SF	0.22 AC
57	9487.50 SF	0.22 AC
59	9127.34 SF	0.21 AC
60	8329.04 SF	0.19 AC
61	9233.73 SF	0.21 AC
63	11110.35 SF	0.26 AC
A	4951.47 SF	0.11 AC

LEGEND	
	SET IRON ROD
	FOUND IRON ROD W/ CAP
	CONCRETE MONUMENT
R.O.W. - RIGHT OF WAY	
P.O.C. - POINT OF COMMENCEMENT	
P.O.B. - POINT OF BEGINNING	

- SURVEY NOTES:**
- ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANS, SLASH TIPS 4205 FEET.
 - ALL HORIZONTAL CONTROL ON THIS PROJECT HAS ESTABLISHED UTILIZING RTK GPS METHODS.
 - ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).



GENERAL NOTES:

- FLOOD INSURANCE RATING ZONE: "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH 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. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0525 B REVISED: JANUARY 02, 1981
- BENCHMARK: SANITARY SEWER MANHOLE ON BUEN CAMINO DR. NORTHING: 16577163.1600' EASTING: 1162641.0160' ELEVATION: 69.07'
- THE FOLLOWING SETBACKS AS PER MULTI-FAMILY SUBDIVISION SLASH "C" APARTMENT DISTRICT. FRONT: 30'-FT REAR: 20'-FT SIDE: 7'-FT SIDE (CORNER): 10'-FT (LOTS: 1,39,40,41,48,50,57 & 60) OR GRATER FOR EASEMENT
- FINISH FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN .71.53 OR 18" ABOVE TOP OF CURB OR CENTERLINE OF STREET, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
- NO REAR OR SIDE ENTRANCE FROM MILE 6 NORTH AND MILE 2 1/2 W TO LOTS 1,29-41.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GRASS COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF MERCEDES REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 121,926 CUBIC FEET (2.8 ACRE-FT) 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 THE STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISIONS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLANS (SW3P) REQUIREMENTS.
- ALL SUBDIVISION AND PROPOSED LOT CORNERS SHALL BE PROPERLY MONUMENTED AND SET WITH CAPPED IRON RODS BY SURVEYOR PRIOR TO RECORDING.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- ALL BUILDING CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL CITY OF MERCEDES ORDINANCE, REQUIREMENTS, CITY CODES AND STATE AND FEDERAL REGULATIONS.
- A 4' SIDEWALK WITH ADA RAMPS AND LANDINGS ALONG THE FRONT OF RESIDENTIAL LOTS WILL BE REQUIRED AT THE ISSUANCE OF A BUILDING PERMIT STAGE.
- A 5' SIDEWALK WITH ADA RAMPS AND LANDINGS ALONG THE NORTH SIDE OF CAMINO DE VERDAD RD. WILL CONSTRUCTED BY DEVELOPER AT SUBDIVISION CONSTRUCTION STAGE.
- BUFFER FENCING- A 6 FOOT BUFFER FENCE SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS AN OPEN CANAL, OPEN DITCH, CALICHE PIT, AND HOLDING POND WHICH, IN THE OPINION OF THE CITY, IS NECESSARY FOR THE LOT'S OCCUPANTS TO BE PROTECTED FROM BUFFER FENCE OF THE AFFECTED LOT OWNER AT THE TIME OF THE LOT'S OCCUPANCY SHALL BE PROVIDED. REMOVAL OR DAMAGE TO THESE FENCES WILL BE SUBJECT TO THE OWNER OF THE LOT ADJACENT TO THE BUFFER FENCE TO BE REPAIR OR REPLACEMENT/REPAIR OF THE FENCE AT THE OWNER'S EXPENSE OR THE PERSON CAUSING THIS DAMAGE. SUCH BUFFERING MAY ALSO INCLUDE MAJOR THOROUGHFARES BUT NOT GOLF COURSE LAKES, AND/OR SIMILAR LANDSCAPING.
- STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
- ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
- LANDSCAPING IS REQUIRED PER CITY ORDINANCES.
- CORNER LOTS DRIVEWAY SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- LOT "A" TO BE DESIGNATED AS "COMMON AREA" AND TO BE MAINTAINED BY HOA.

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	17.91	20.00	51.32	N26° 52' 46"W
C2	2.54	60.00	2.42	S51° 19' 40"E
C3	107.59	60.00	102.74	S1° 15' 07"W
C4	51.57	60.00	49.25	S77° 14' 43"W
C5	53.62	60.00	51.20	N52° 31' 45"W
C6	17.91	20.00	51.32	S52° 35' 13"E
C7	17.91	20.00	51.32	N76° 05' 43"E
C8	46.55	60.00	44.45	S72° 39' 37"W
C9	51.57	60.00	49.25	N60° 29' 29"W
C10	76.71	60.00	73.25	N0° 45' 33"E
C11	17.91	20.00	51.32	S11° 43' 35"W
C12	20.88	20.00	59.81	S43° 50' 15"E
C13	52.98	80.00	37.94	N54° 46' 18"W
C14	13.24	80.00	9.48	N31° 03' 35"W
C15	39.94	170.00	13.46	S33° 02' 58"E
C16	77.24	170.00	26.03	S52° 47' 49"E
C17	15.50	20.00	44.42	S88° 01' 16"E
C18	12.90	50.00	14.78	S77° 09' 34"W
C19	69.87	50.00	80.06	N55° 25' 19"W
C20	91.98	50.00	105.40	N37° 18' 35"E

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C21	59.86	50.00	68.59	S55° 41' 36"E
C22	15.50	20.00	44.42	N43° 36' 21"W
C23	13.49	5.00	154.59	N11° 28' 59"E
C24	99.10	230.00	24.69	S53° 28' 11"E
C25	43.62	230.00	10.87	S35° 41' 33"E
C26	15.82	230.00	3.94	S28° 17' 20"E
C27	54.07	20.00	154.90	S78° 13' 50"W
C28	33.50	80.00	23.99	S10° 46' 33"W
C29	32.79	80.00	23.48	S34° 30' 51"W
C30	21.01	20.00	60.19	N16° 09' 43"E
C31	22.45	20.00	64.31	N46° 05' 21"W
C32	35.94	20.00	102.97	S50° 16' 01"W

Curve Table: Alignments				
Curve #	Radius	Length	Chord Direction	Delta
C33	50.00	67.73	N37° 35' 13.65"E	77.62
C34	50.00	67.44	S64° 57' 40.08"E	77.29
C35	200.00	137.86	S46° 03' 57.45"E	39.50

Parcel Line Table		
Line #	Length	Direction
L1	56.57	N43° 46' 46.55"E
L2	12.02	N78° 14' 45.39"W
L3	20.01	N78° 14' 45.39"W
L4	20.93	S13° 55' 56.65"E
L5	24.52	N1° 13' 13.45"W
L6	14.39	S65° 48' 48.45"E
L7	56.57	N43° 46' 46.55"E
L8	56.57	N46° 13' 13.45"W
L9	21.21	N43° 46' 46.55"E
L10	21.21	S46° 13' 13.45"E
L11	51.54	S13° 55' 56.65"E
L12	56.57	N46° 13' 13.45"W

STATE OF TEXAS COUNTY OF HIDALGO

I, (WE), CAMINO DE VERDAD, LLC, THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CAMINO DE VERDAD PH II SUBDIVISION AN ADDITION TO THE CITY OF MERCEDES, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MERCEDES, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MERCEDES.

CARLOS DEL ANGEL
PO BOX 3898
McALLEN, TX

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF WESLACO, TEXAS, THIS THE ____ DAY OF _____, 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED MAYOR OF THE CITY OF WESLACO, APPROVAL OF UTILITY SYSTEM OF THIS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DAVID SUAREZ
MAYOR, CITY OF WESLACO

DATE

ATTEST: CLERK, CITY OF WESLACO

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

DATED THIS ____ DAY OF _____, 20____

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCDD #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. HCDD #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCDD #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. HCDD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

5. HCDD #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



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

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

BY: _____ DEPUTY

STATE OF TEXAS COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE:

PRINCIPAL CONTACTS:

NAME
OWNER: CARLOS DEL ANGEL
ENGINEER: DAVID M. CHACON
SURVEYOR: JORGE A. GONZALEZ

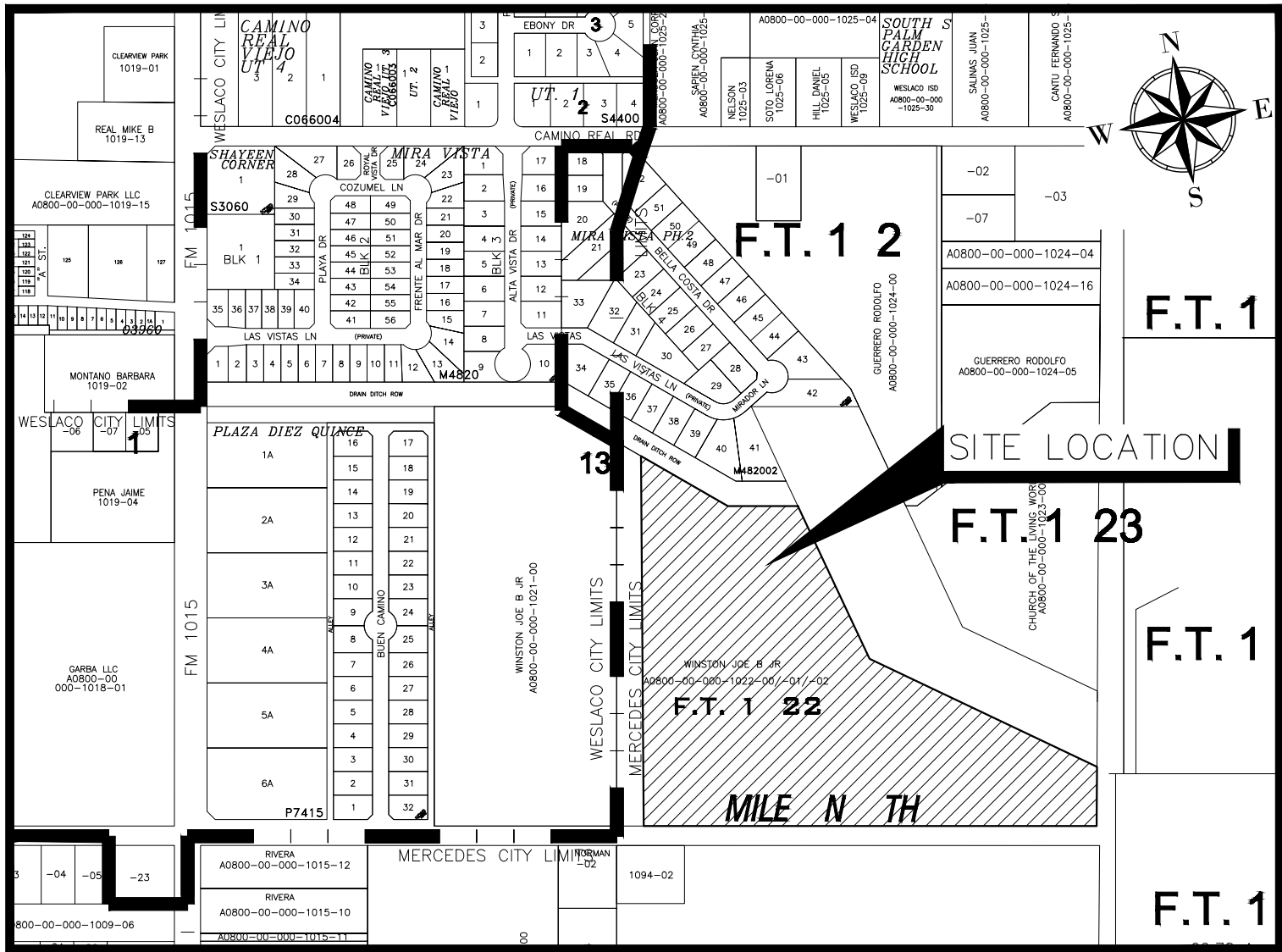
ADDRESS
PO BOX 3898
2205 N. JACKSON RD.
907 SUMMIT CIRCLE

CITY & ZIP
McALLEN, TEXAS 78505
McALLEN, TEXAS 78501
EDINBURG, TX 78539

PHONE
(956) 307-3057
(956) 429-9033
(956) 270-8476

2205 N. JACKSON RD.
McAllen, Texas 78501

(956) 429-9033
david@stone.biz



LOCATION MAP
SCALE: 1"=500'

METES AND BOUNDS

A 22.76 ACRE MORE OR LESS, TRACT OF LAND OUT OF FARM TRACT 1022, BLOCK 113, OF THE ADAMS TRACT SUBDIVISION, AS PER VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL FOUND ON THE CENTER LINE OF A ROAD FIRST CALLED MILE 6 NORTH, AND MORE RECENTLY KNOWN AS CAMINO DE VERDAD, THE SOUTHWEST CORNER OF THIS TRACT, SAID NAIL BEARS N 88°46'47" E, 38.95 FEET, FROM A COTTON PICKER SPINDLE FOUND (GPS#) BEING THE SOUTHWEST CORNER OF SAID FARM TRACT 1022; AND ALSO LOCATED ON THE CENTER LINE OF SAID ROAD;

THENCE, N 13°13'13" W, PASS AT 25.00 FEET, A 1/2 INCH IRON ROD FOUND FOR THE NORTH RIGHT-OF-WAY LINE OF SAID CAMINO DE VERDAD ROAD (MILE 6 NORTH), PASS AT 325.00 FEET, THE NORTH LINE OF A 13.89 ACRES OF LAND VESTED TO CAMINO DE VERDAD LLC AS SHOWN IN THE SPECIAL WARRANTY DEED FILED FOR RECORD UNDER CLERK'S FILE NO. 3360528, PASS AT 1141.89 FEET, A 1/2 INCH IRON ROD FOUND FOR THE SOUTH LINE OF A 40 FOOT HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY PER 1927 SURVEY, A TOTAL DISTANCE OF 1188.05 FEET, TO THE NORTHWEST CORNER OF THIS TRACT OF LAND, SAID CORNER UNABLE TO BE SET AS IT FALLS WITHIN A DRAIN DITCH;

THENCE, S 61°16'13" E (S 61°16'06" E) ALONG AND WITH THE NORTH FARM TRACT LINE OF SAID FARM TRACT 1022, WITHIN THE DRAIN DITCH, A DISTANCE OF 348.21 FEET TO A CORNER OF THIS TRACT OF LAND WHICH CAN NOT BE SET, WHENCE A 1/2 INCH IRON ROD FOUND BEARS S 00°03'51" W (SOUTH), 30.17 (30.03) FEET AS REFERENCE;

THENCE, N 88°46'47" E (N 88°46'54" E) CONTINUING ALONG AND WITH THE NORTH FARM TRACT LINE OF SAID FARM TRACT 1022 WITHIN THE DRAIN DITCH A DISTANCE OF 216.90 FEET TO A CORNER THAT OF THIS TRACT OF LAND WHICH CAN NOT BE SET, WHENCE A 1/2 INCH IRON ROD FOUND BEARS S 00°03'09" W (SOUTH), 30.07 (29.92) FEET AS REFERENCE;

THENCE, S 26°19'06" E (S 26°18'59" E), CONTINUING ALONG AND WITH THE NORTH FARM TRACT LINE OF SAID FARM TRACT 1022, LEAVING THE DRAIN DITCH, PASS AT 27.61 FEET, THE SOUTH LINE OF SAID 50 FOOT HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY PER SPECIAL WARRANTY DEED FILED FOR RECORD UNDER CLERK'S FILE NO. 3360529, PASS AT 44.17 FEET, THE SOUTH LINE OF A 40 FOOT HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY PER 1927 SURVEY, A TOTAL DISTANCE OF 519.04 FEET TO A 1/2-INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE, S 65°48'48" E (S 65°48'41" E), CONTINUING ALONG AND WITH THE NORTHEAST FARM TRACT LINE OF SAID FARM TRACT 1022, PASS AT 748.19 (747.11) FEET TO A POINT ON THE WEST LINE OF A 40.00 FOOT ROAD RIGHT-A-WAY, CONTINUING AN ADDITIONAL 44.08 (45.16) FEET, A TOTAL DISTANCE OF 792.26 FEET TO THE EAST ROAD RIGHT-OF-WAY A 1/2-INCH IRON ROD FOUND FOR THE EASTERNMOST NORTHEAST CORNER OF FARM TRACT 1022 AND THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, S 0°38'55" E (S 0°39'17" E) ALONG AND WITH THE EAST LINE OF SAID FARM TRACT 1022, A DISTANCE OF 204.27 (204.28) FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID FARM TRACT 1022 BEING ALSO THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, S 88°46'47" W (S 88°46'54" W), ALONG AND WITH THE SOUTH FARM TRACT LINE OF SAID FARM TRACT 1022, SAID LINE BEING ALSO THE ORIGINAL CENTER LINE OF SAID CAMINO DE VERDAD ROAD (MILE 6 NORTH), PASS AT 1308.37 (1,308.40) FEET, A MAG NAIL FOUND ON THE EAST LINE OF SAID 13.89 ACRES OF LAND VESTED TO CAMINO DE VERDAD LLC, A TOTAL DISTANCE OF 1452.37 FEET TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METERS AND BOUNDS A TOTAL OF 22.76 GROSS ACRES, MORE OR LESS, OF WHICH 0.83 ACRE LIES IN CAMINO DE VERDAD ROAD (MILE 6 NORTH) 50 FOOT RIGHT-OF-WAY, AND 0.53 ACRE LIES IN SAID 40 FOOT HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAY PER 1927 SURVEY.

STATE OF TEXAS COUNTY OF HIDALGO

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

ATTEST: _____ DATE
OSCAR D. MONTAÑA SR.
MAYOR, CITY OF MERCEDES

STATE OF TEXAS COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

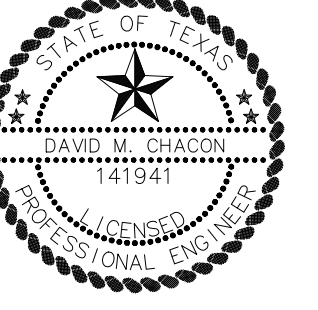
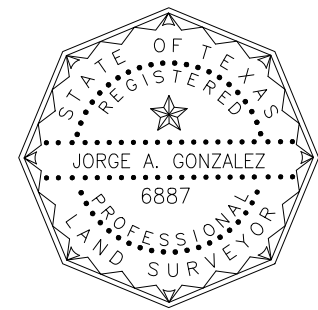
THAT I, JORGE ABLE GONZALEZ, RPLS DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MERCEDES.

JORGE A. GONZALEZ, RPLS NO. 6887 DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, DAVID M. CHACON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DAVID M. CHACON, P.E. NO. 141941 DATE

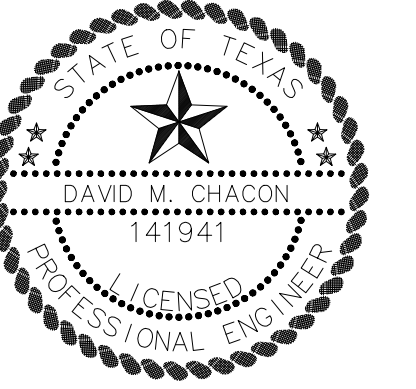
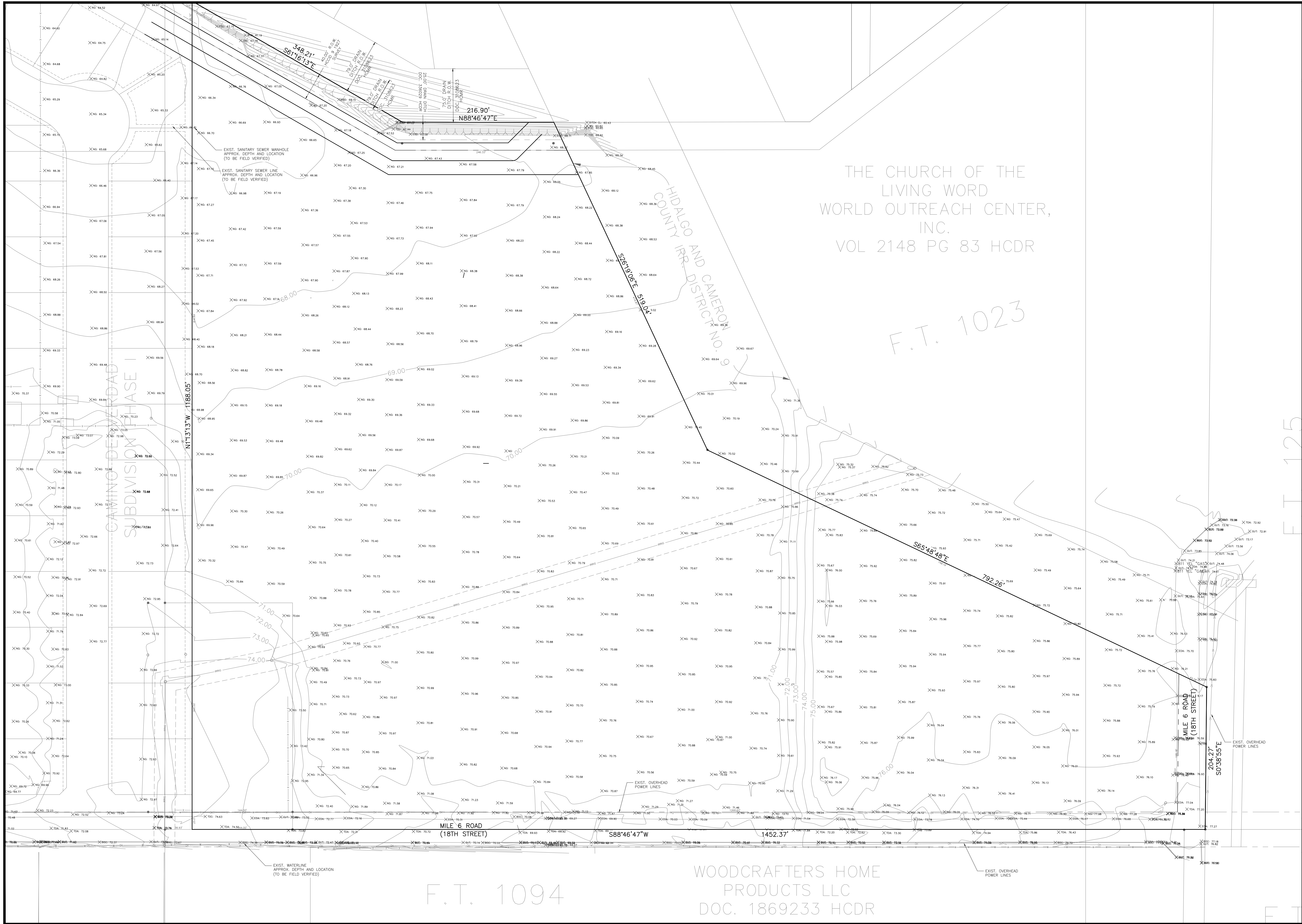


DATE OF PREPARATION: 4/11/2023

B BROWNSTONE
CONSULTANTS
FIRM No. F-23250

2205 N. JACKSON RD.
McAllen, Texas 78501

(956) 429-9033
david@stone.biz



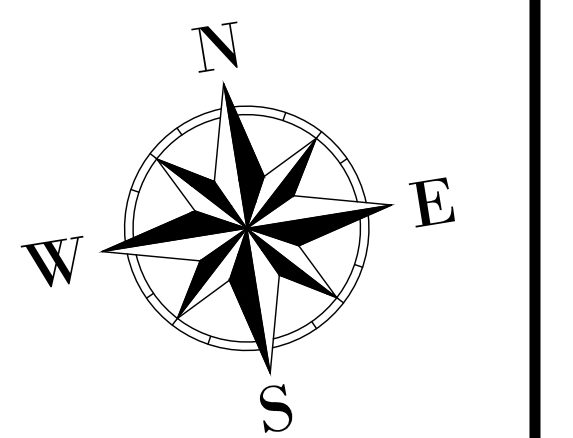
DATE
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AUTHORIZED BY DAVID M. CHACON P.E.

PROJECT:

**CAMINO DE
VERDAD PH II
SUBDIVISION**

MERCEDES, TEXAS

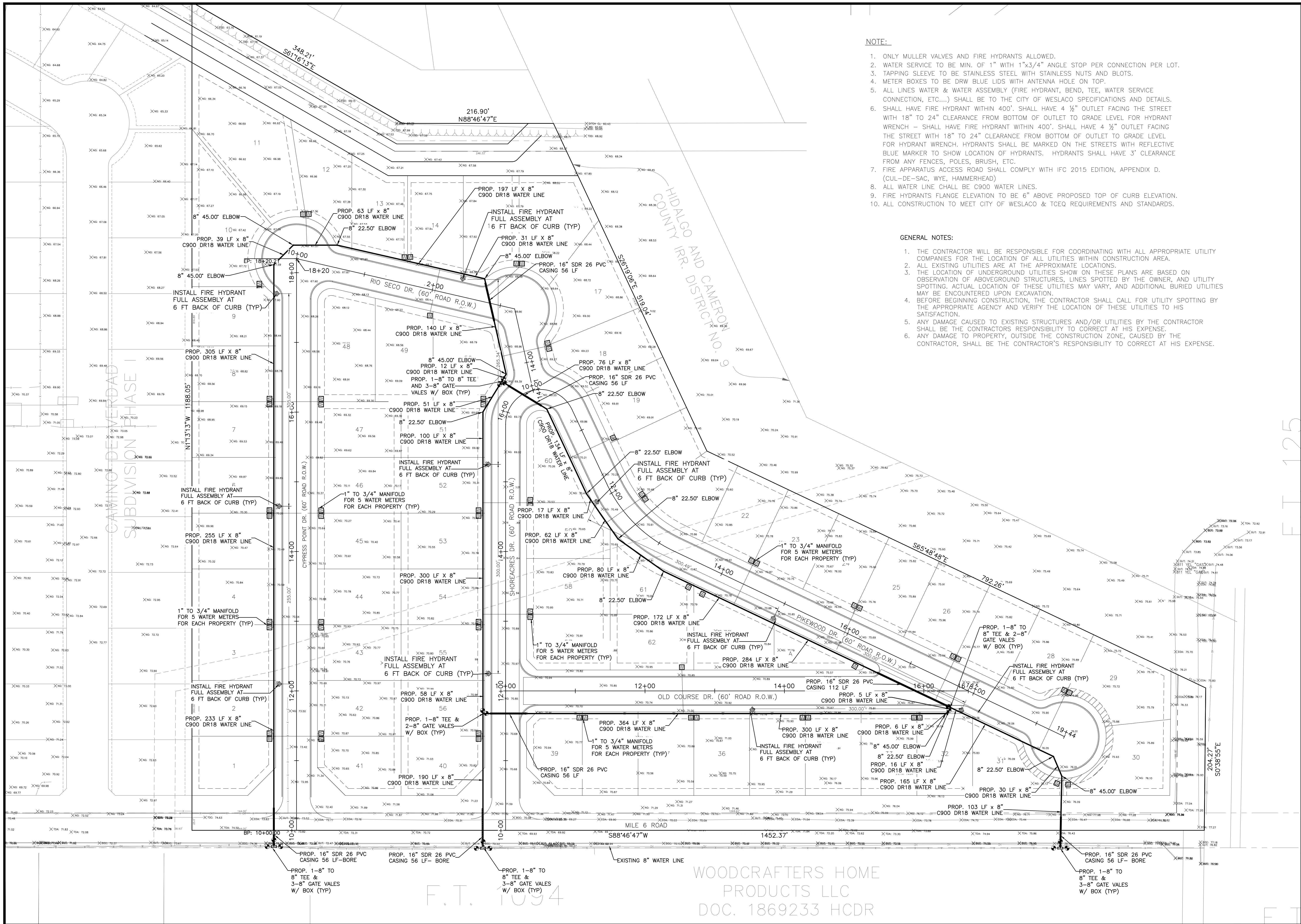
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SCALE: 1" = 60'

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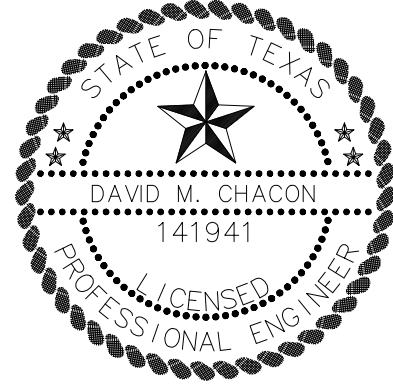


NOTE:

1. ONLY MULLER VALVES AND FIRE HYDRANTS ALLOWED.
2. WATER SERVICE TO BE MIN. OF 1" WITH 1"x3/4" ANGLE STOP PER CONNECTION PER LOT.
3. TAPPING SLEEVE TO BE STAINLESS STEEL WITH STAINLESS NUTS AND BLOTS.
4. METER BOXES TO BE DRW BLUE LIDS WITH ANTENNA HOLE ON TOP.
5. ALL LINES WATER & WATER ASSEMBLY (FIRE HYDRANT, BEND, TEE, WATER SERVICE CONNECTION, ETC....) SHALL BE TO THE CITY OF WESLACO SPECIFICATIONS AND DETAILS.
6. SHALL HAVE FIRE HYDRANT WITHIN 400'. SHALL HAVE 4 1/2" 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 1/2" 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.
7. FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH IFC 2015 EDITION, APPENDIX D. (CUL-DE-SAC, WYE, HAMMERHEAD)
8. ALL WATER LINE CHALL BE C900 WATER LINES.
9. FIRE HYDRANTS FLANGE ELEVATION TO BE 6" ABOVE PROPOSED TOP OF CURB ELEVATION.
10. ALL CONSTRUCTION TO MEET CITY OF WESLACO & TCEQ REQUIREMENTS AND STANDARDS.

GENERAL NOTES:

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



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CAMINO DE
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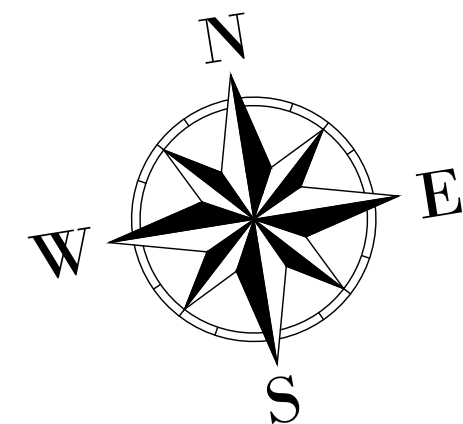
MERCEDES, TEXAS

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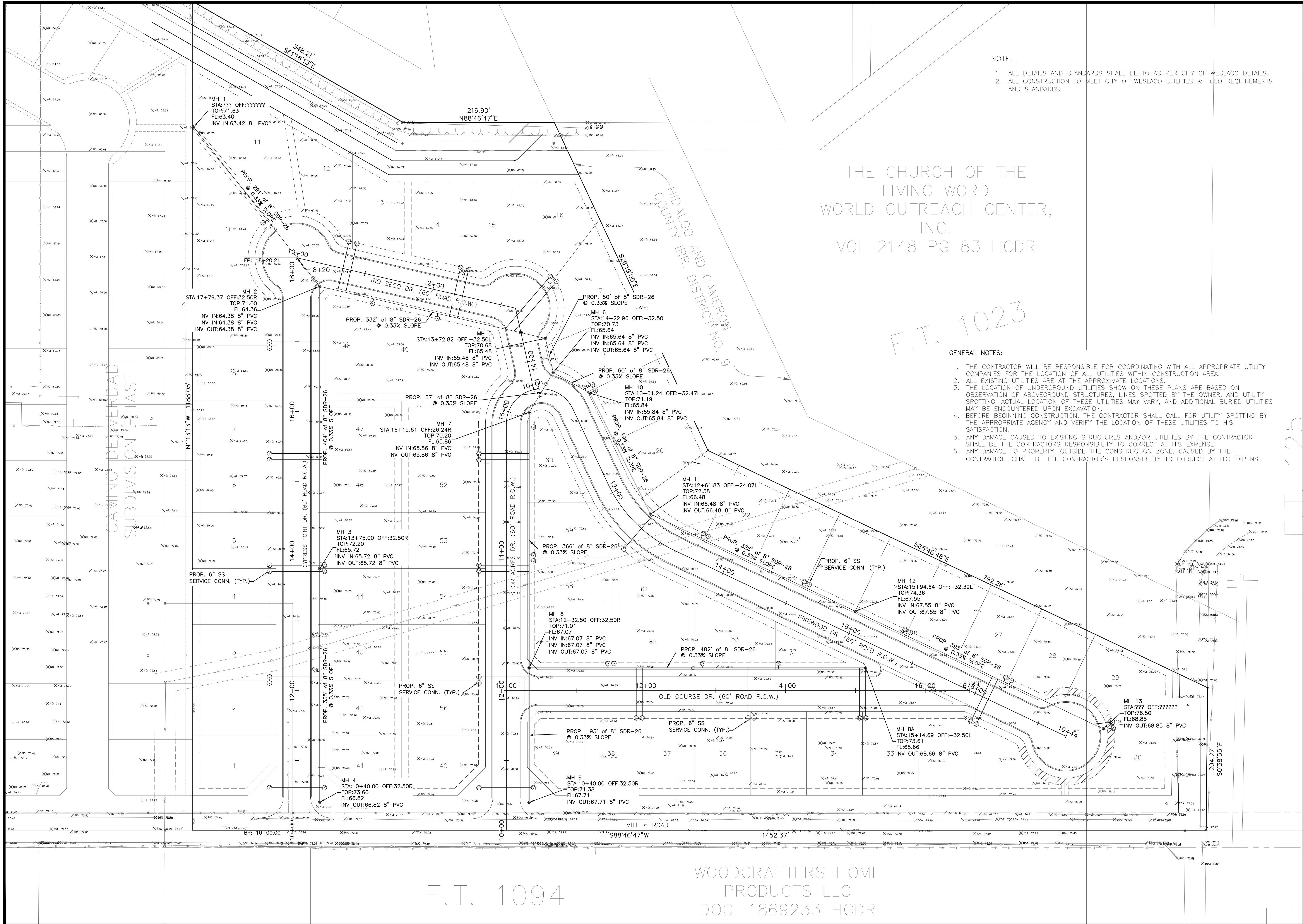
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SCALE: 1" = 60'

WATER
LAYOUT



NOTE:

1. ALL DETAILS AND STANDARDS SHALL BE TO AS PER CITY OF WESLACO DETAILS.
2. ALL CONSTRUCTION TO MEET CITY OF WESLACO UTILITIES & TCEQ REQUIREMENTS AND STANDARDS.

GENERAL NOTES:

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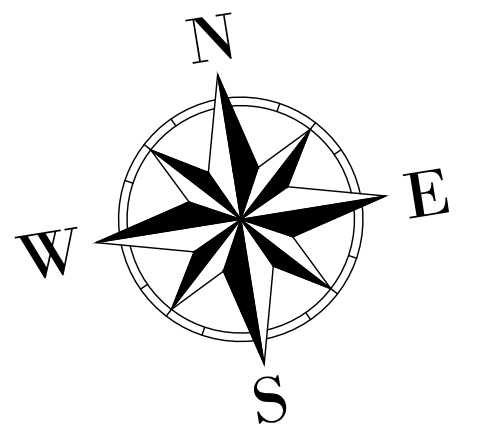
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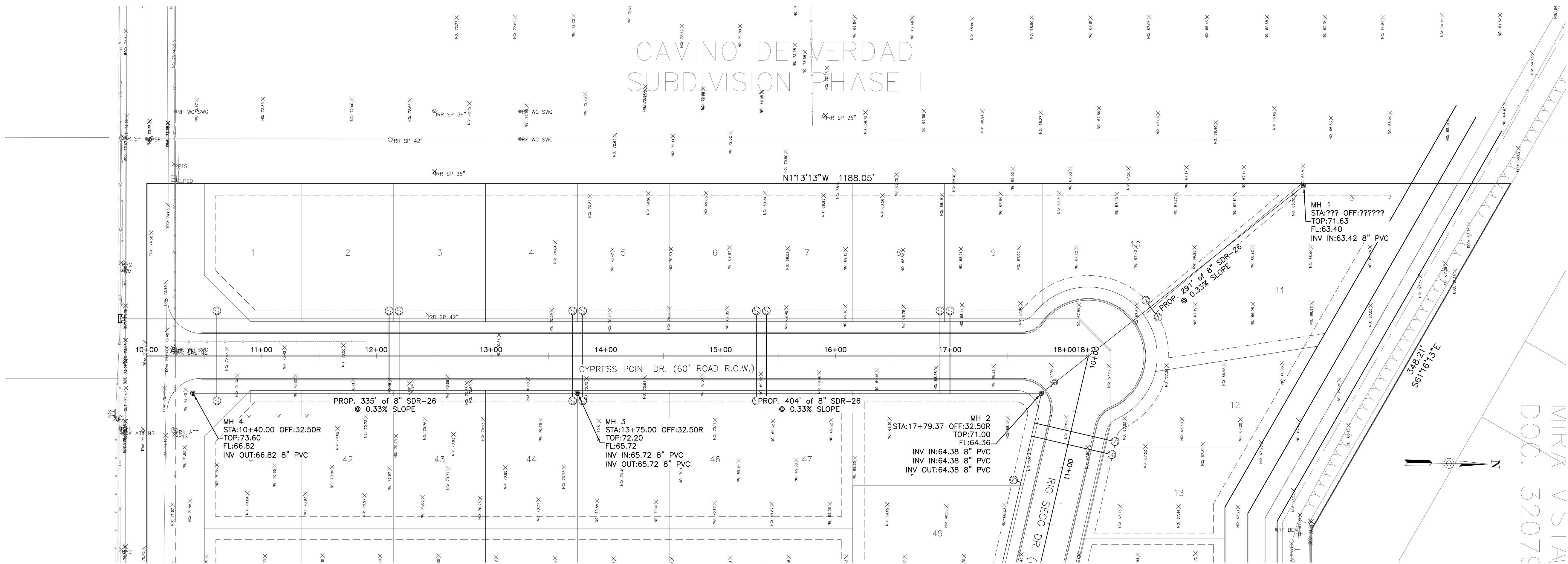
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**SANITARY SEWER
LAYOUT**

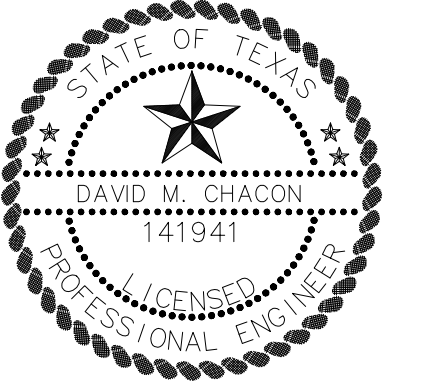
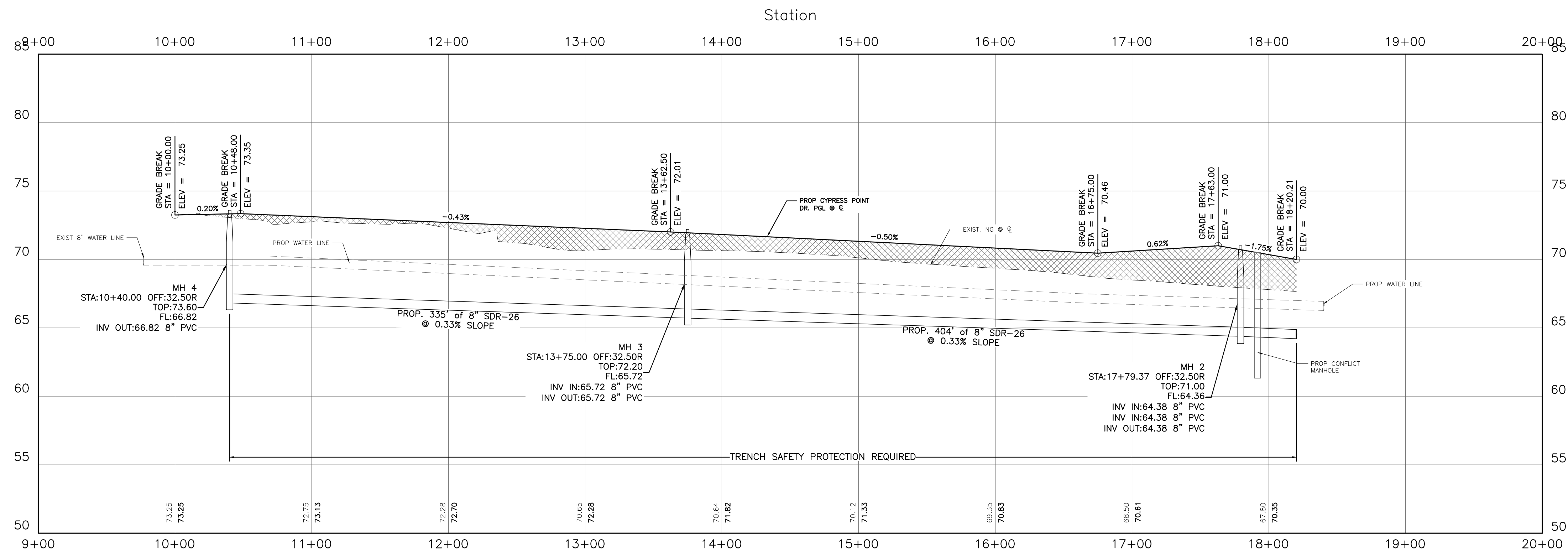
WOODCRAFTERS HOME
PRODUCTS LLC
DOC. 1869233 HCDR

F.T. 1094

F.T. 1023



CYPRESS POINT PROFILE



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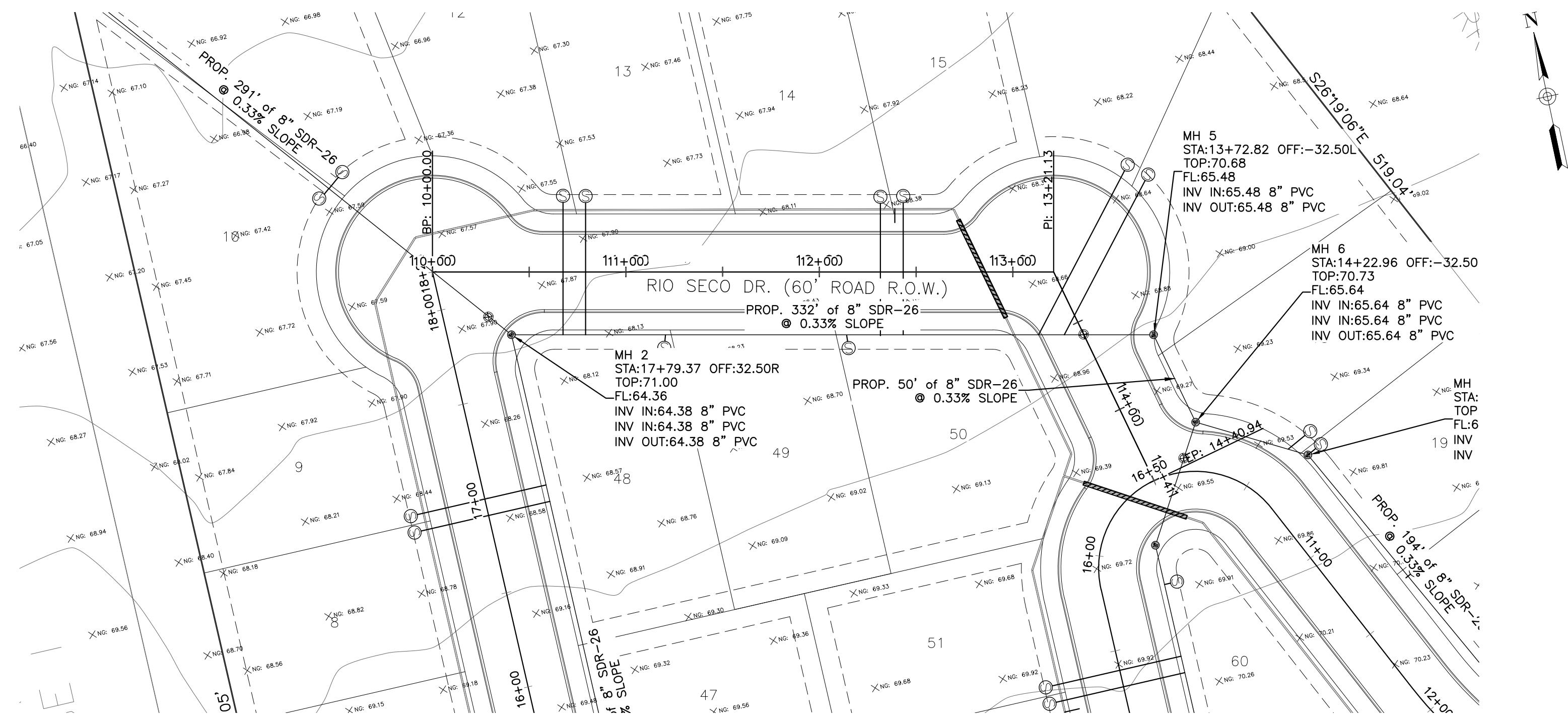
CAMINO DE
VERDAD PH II
SUBDIVISION

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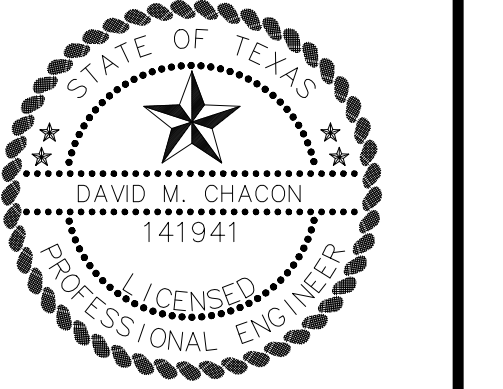
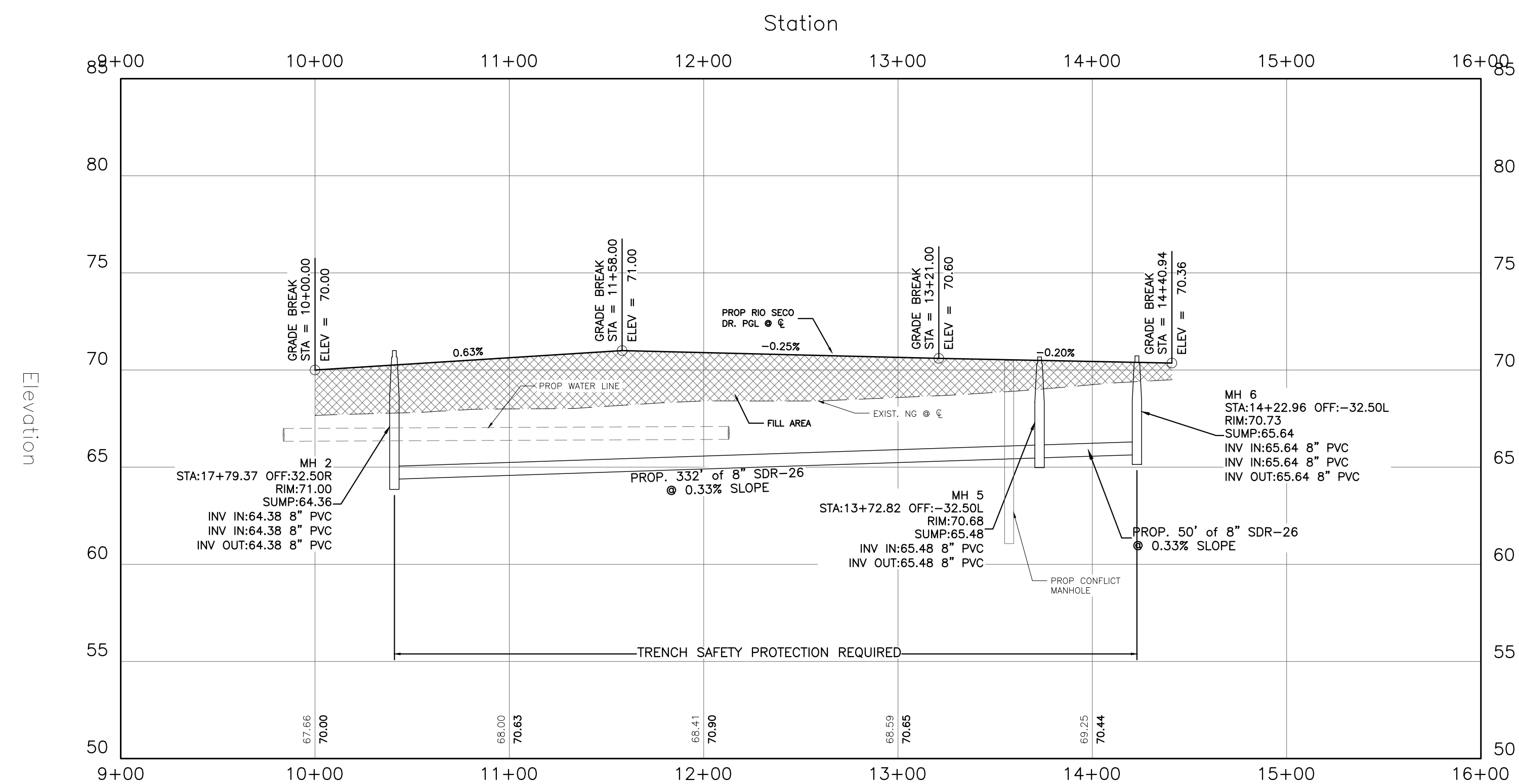
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SCALE: H: 1" = 50'
V: 1" = 5'
CYPRESS POINT DR.
SANITARY SEWER
PLAN AND PROFILE



RIO SECO DR PROFILE



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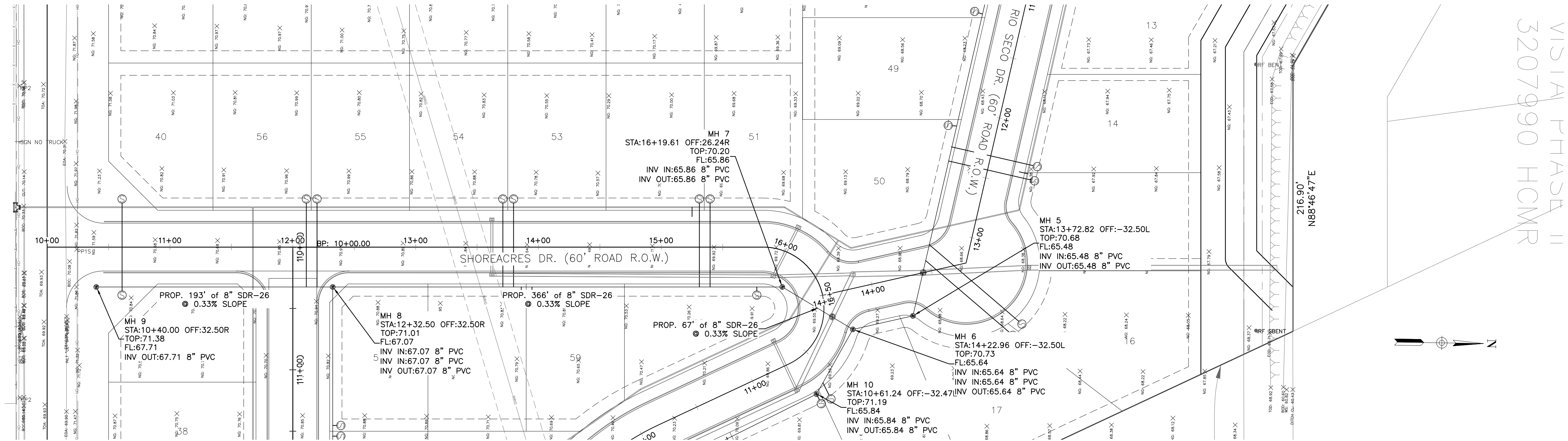
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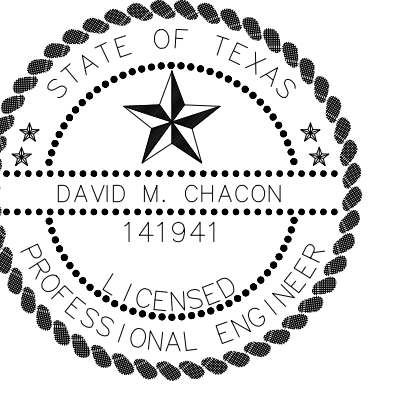
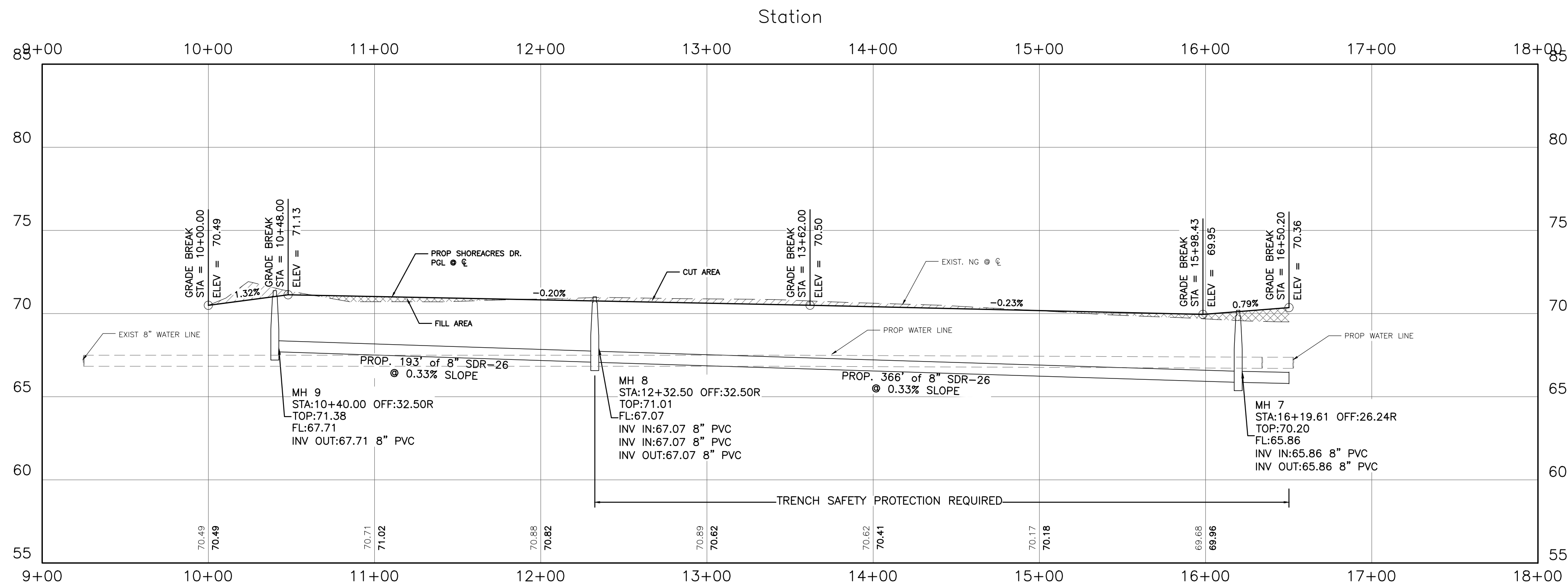
SCALE: H:1"=50'
V:1"=5'

RIO SECO DR.
SANITARY SEWER
PLAN AND PROFILE

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SHOREACRES DR. PROFILE



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CAMINO DE
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SUBDIVISION

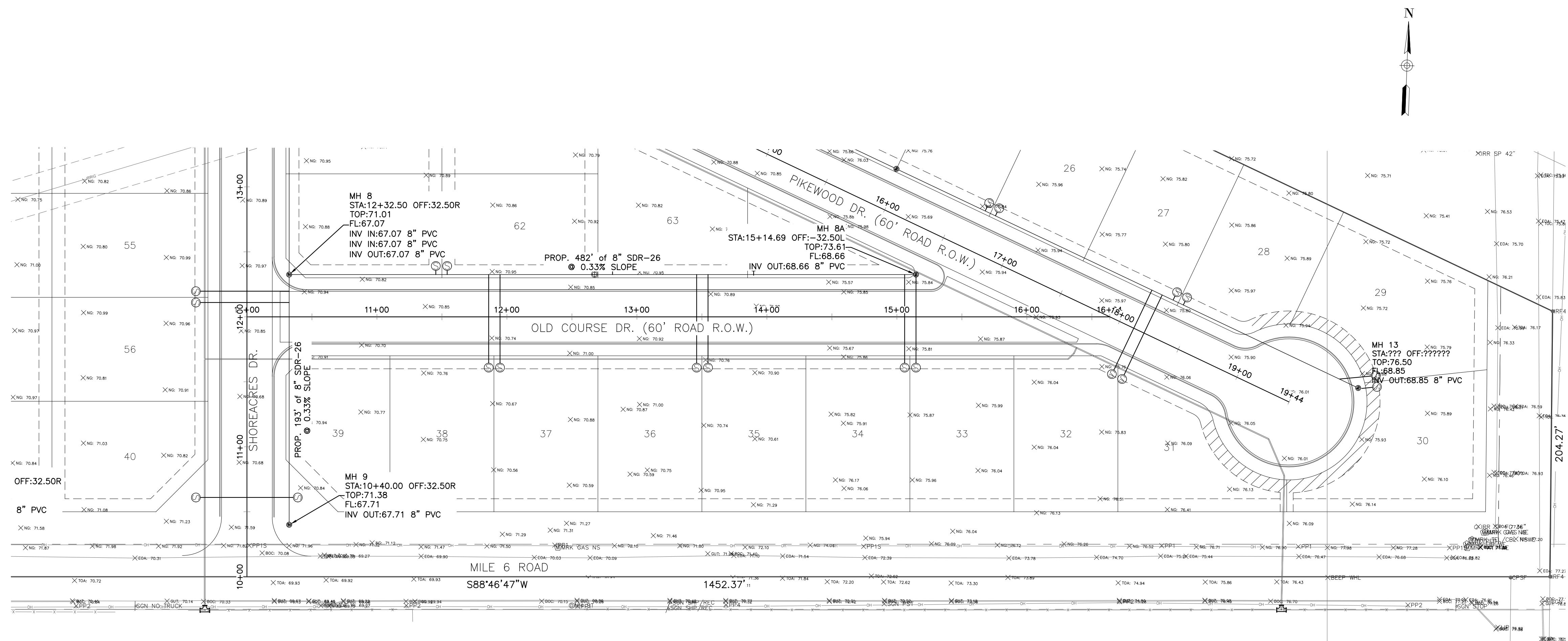
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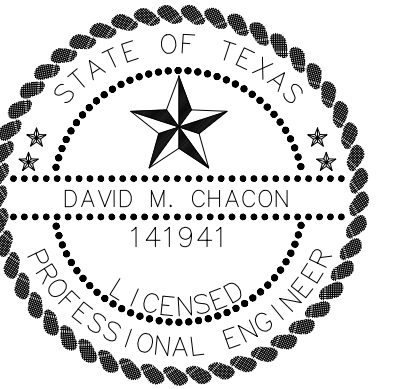
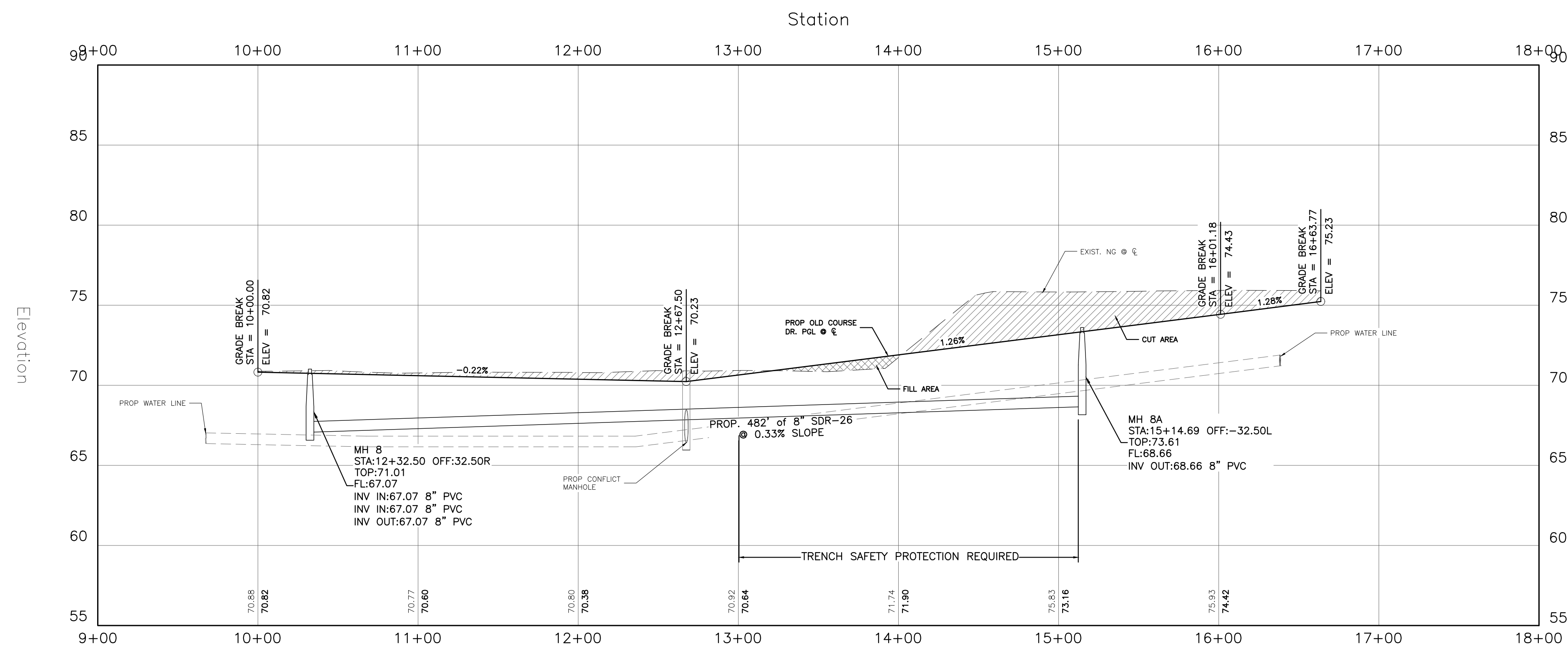
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SCALE: H: 1"=50'
V: 1"=5'

SHOREACRES DR.
SANITARY SEWER
PLAN AND PROFILE



OLD COURSE DR. PROFILE



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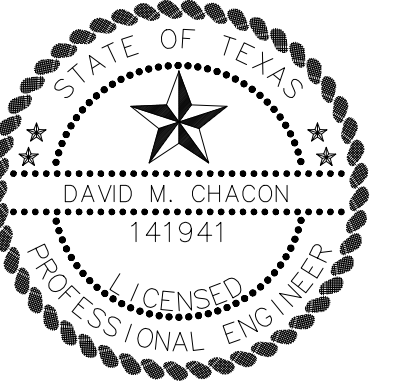
CAMINO DE VERDAD PH II
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MERCEDES, TEXAS

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SCALE: H:1"=50'
V:1"=5'
OLD COURSE DR.
SANITARY SEWER
PLAN AND PROFILE



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SUBDIVISION**

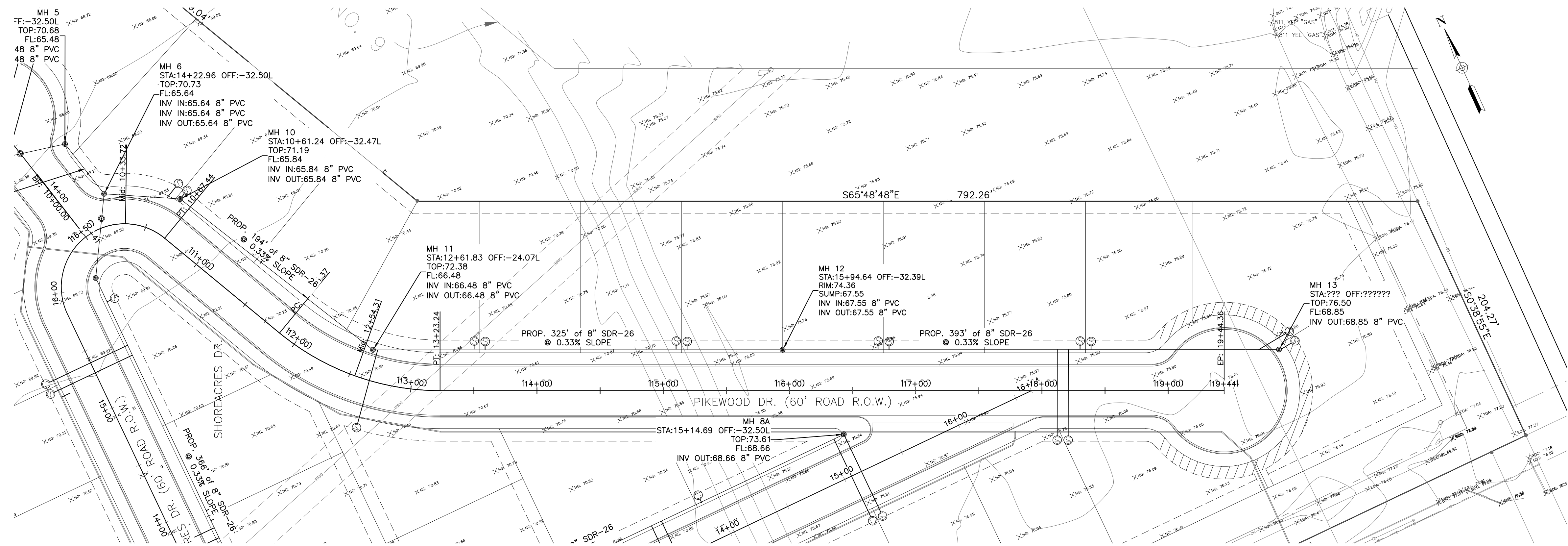
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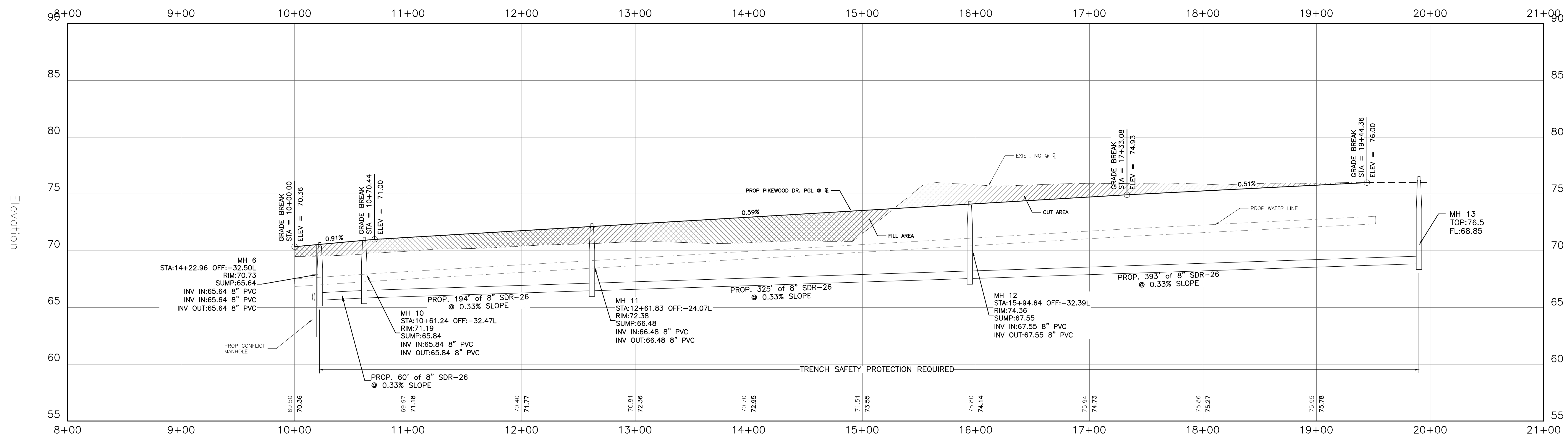
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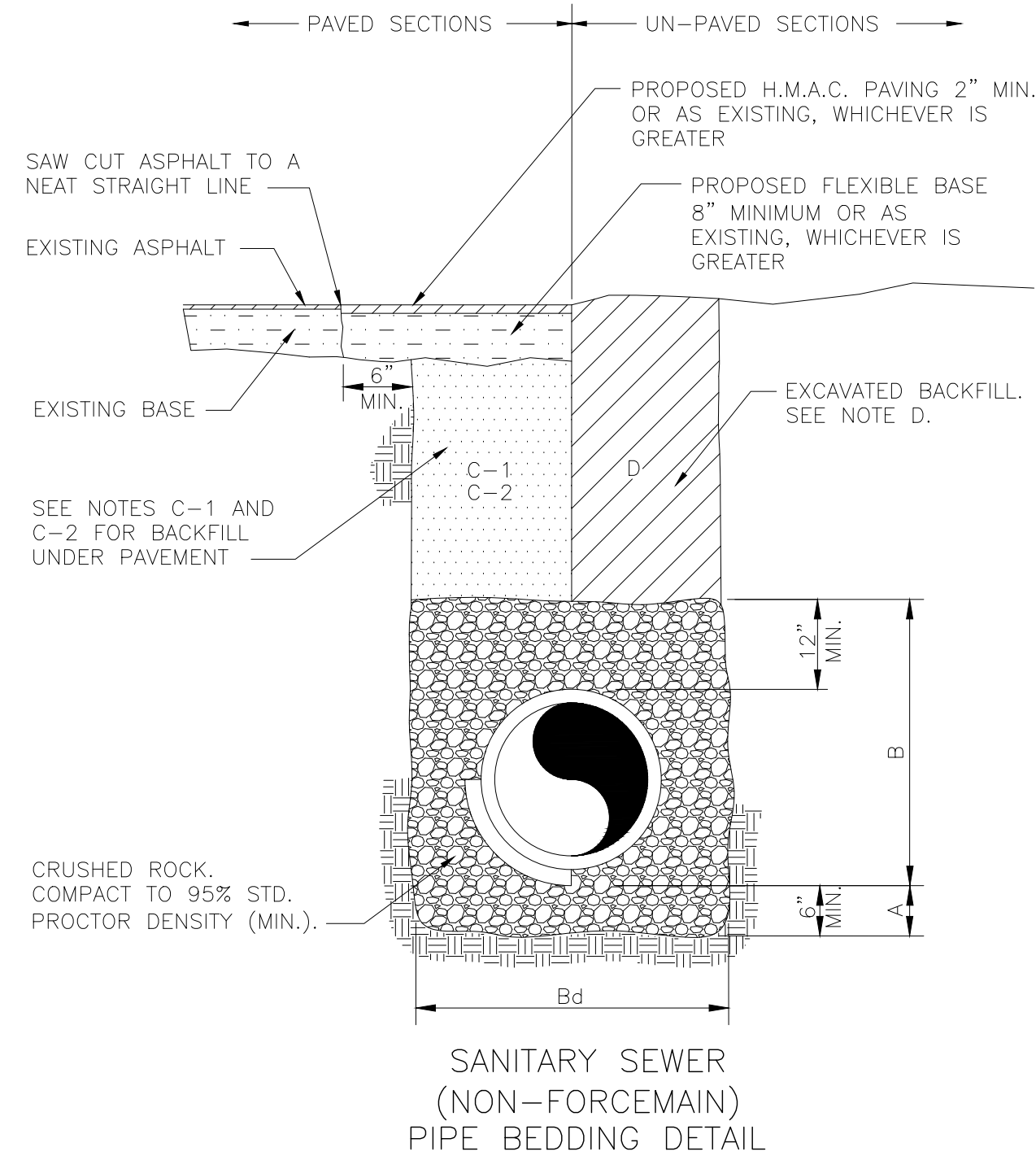
**PIKEWOOD DR.
SANITARY SEWER
PLAN AND PROFILE**



PIKEWOOD DR. PROFILE

Station





GENERAL NOTES:

- CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
- MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
- (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 98% STANDARD PROCTOR DENSITY.
- EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 95% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM $\frac{3}{4}$ " SIZE FOR PIPE SIZE ≤ 15 ". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

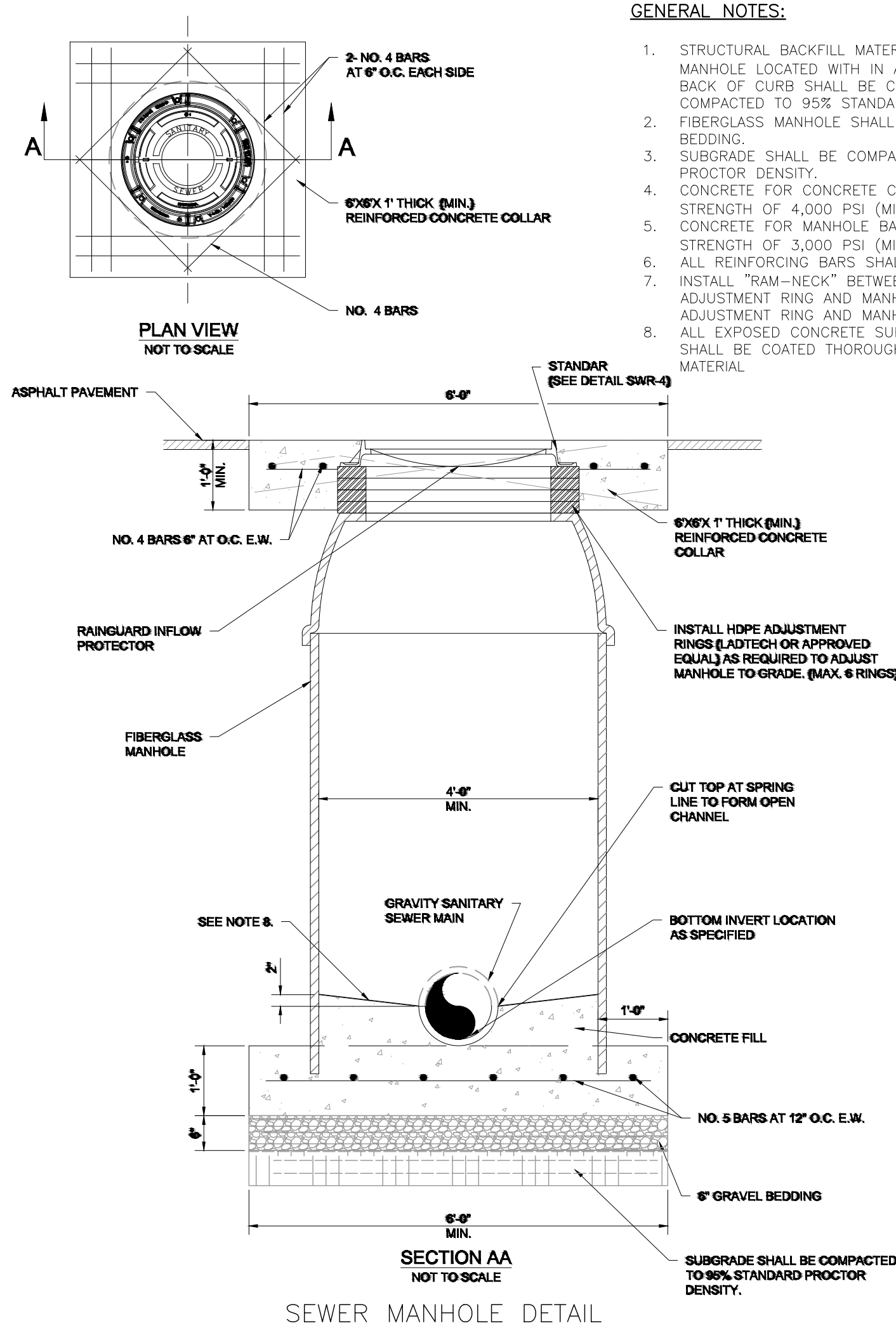
IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

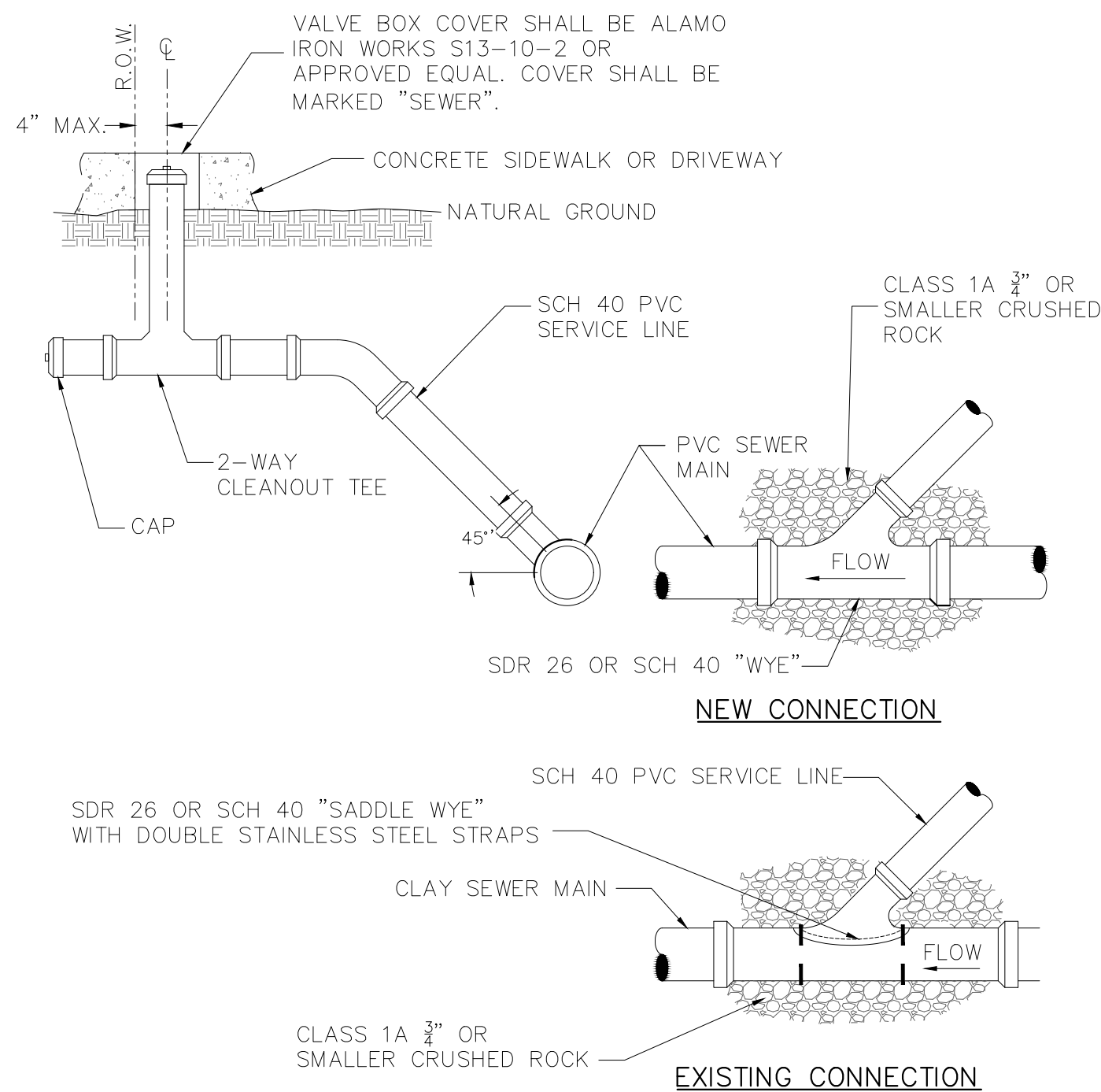
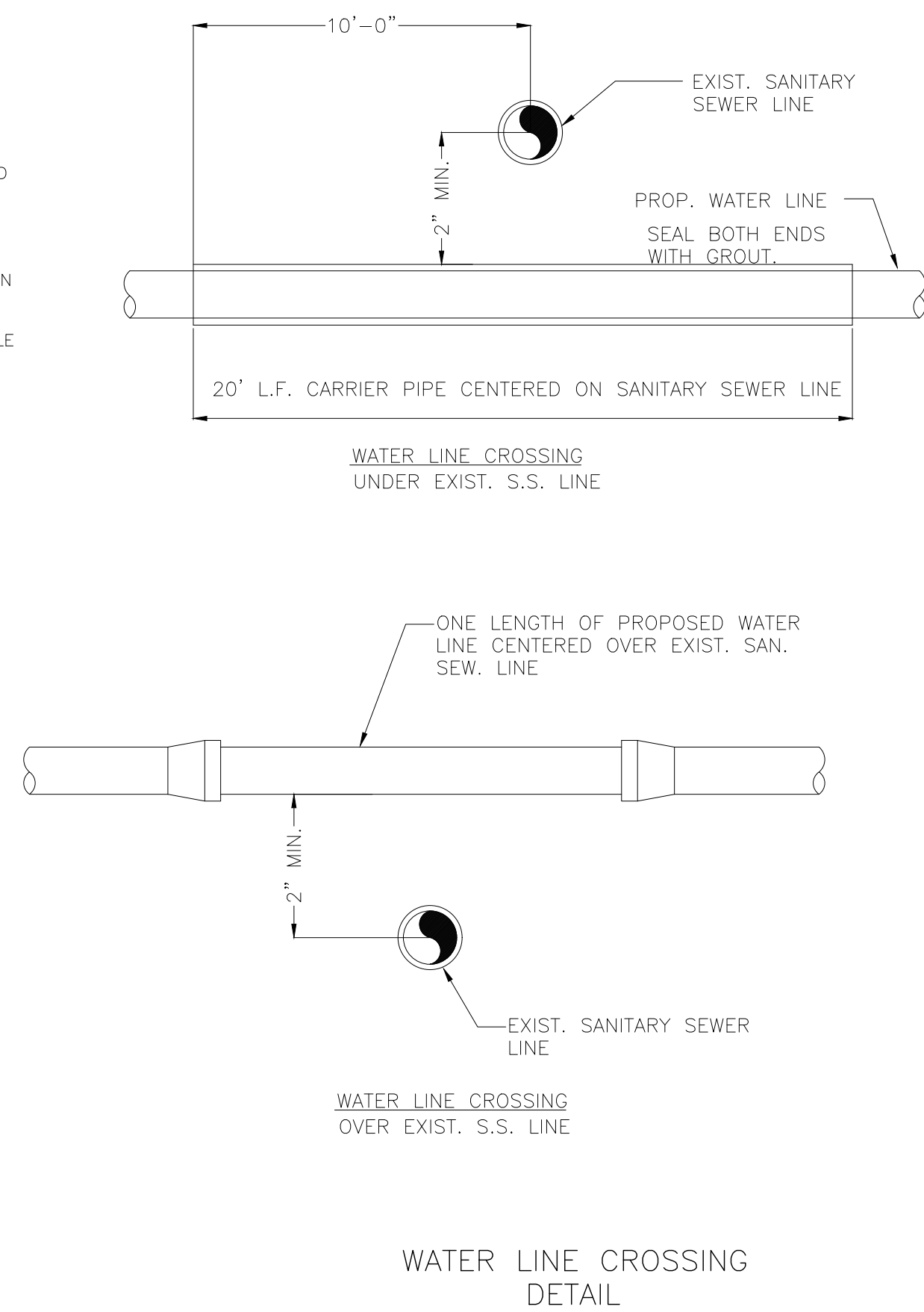
BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

SANITARY SEWER (NON-FORCEMAIN) PIPE BEDDING DETAIL



GENERAL NOTES:

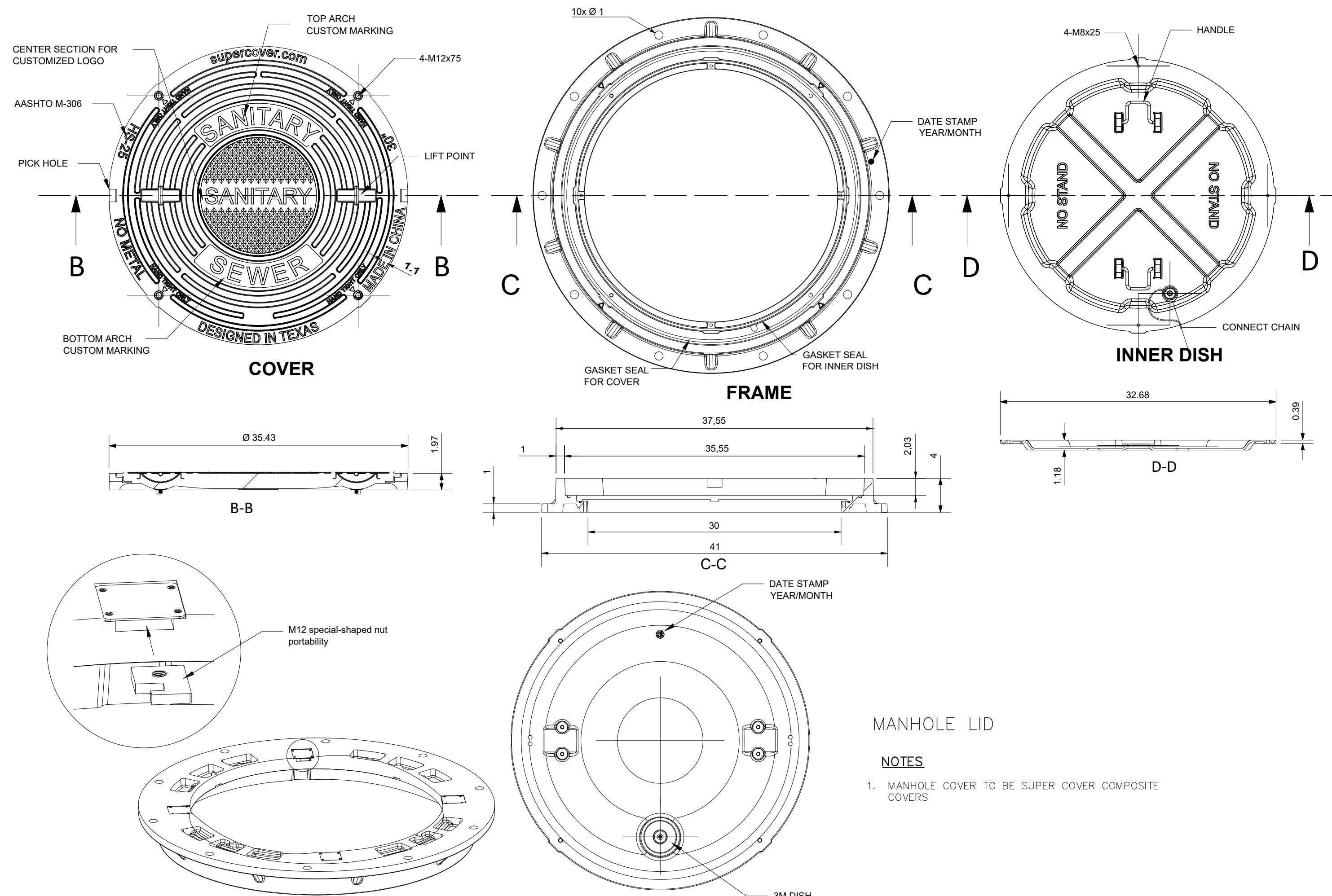
- STRUCTURAL BACKFILL MATERIAL AROUND FIBERGLAS MANHOLE LOCATED WITH IN A PAVED AREA OR 3' BEHIND BACK OF CURB SHALL BE CEMENT STABILIZED SAND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- FIBERGLASS MANHOLE SHALL BE PLACED ON A 6" GRAVEL BEDDING.
- SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- CONCRETE FOR CONCRETE COLLAR SHALL HAVE A SPECIFIED STRENGTH OF 4,000 PSI (MIN.) AT 28 DAYS. (PAVED AREA)
- CONCRETE FOR MANHOLE BASE SHALL HAVE A SPECIFIED STRENGTH OF 3,000 PSI (MIN.) AT 28 DAYS.
- ALL REINFORCING BARS SHALL BE GRADE 60.
- INSTALL "RAM-NECK" BETWEEN ADJUSTMENT RINGS, BETWEEN ADJUSTMENT RING AND MANHOLE, AND BETWEEN ADJUSTMENT RING AND MANHOLE RING AND COVER.
- ALL EXPOSED CONCRETE SURFACES INSIDE OF THE MANHOLE SHALL BE COATED THOROUGHLY WITH COAL-TAR LIQUID MATERIAL.



NOTES

- INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
- SINGLE FAMILY SERVICE SHALL BE 4" MIN. FOR MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL, SERVICE SHALL BE 6" OR GREATER AS REQUIRED.
- SANITARY SERVICES INTO MANHOLES ARE NOT PERMITTED.
- INSTALL CAST IRON VALVE BOX OVER CLEAN-OUTS LOCATED IN SIDEWALKS AND DRIVEWAYS WITH VALVE COVER MARKED "SEWER".
- MAXIMUM CLEAN-OUT HEIGHT SHALL BE 6" FROM NATURAL GROUND.
- TOP OF CAST IRON BOX SHALL BE FLUSH WITH TOP OF CONCRETE.

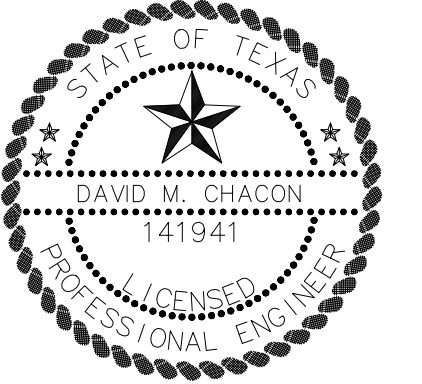
STANDARD SANITARY SEWER SERVICE CONNECTION



MANHOLE LID

NOTES

- MANHOLE COVER TO BE SUPER COVER COMPOSITE COVERS



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CAMINO DE VERDAD PH II
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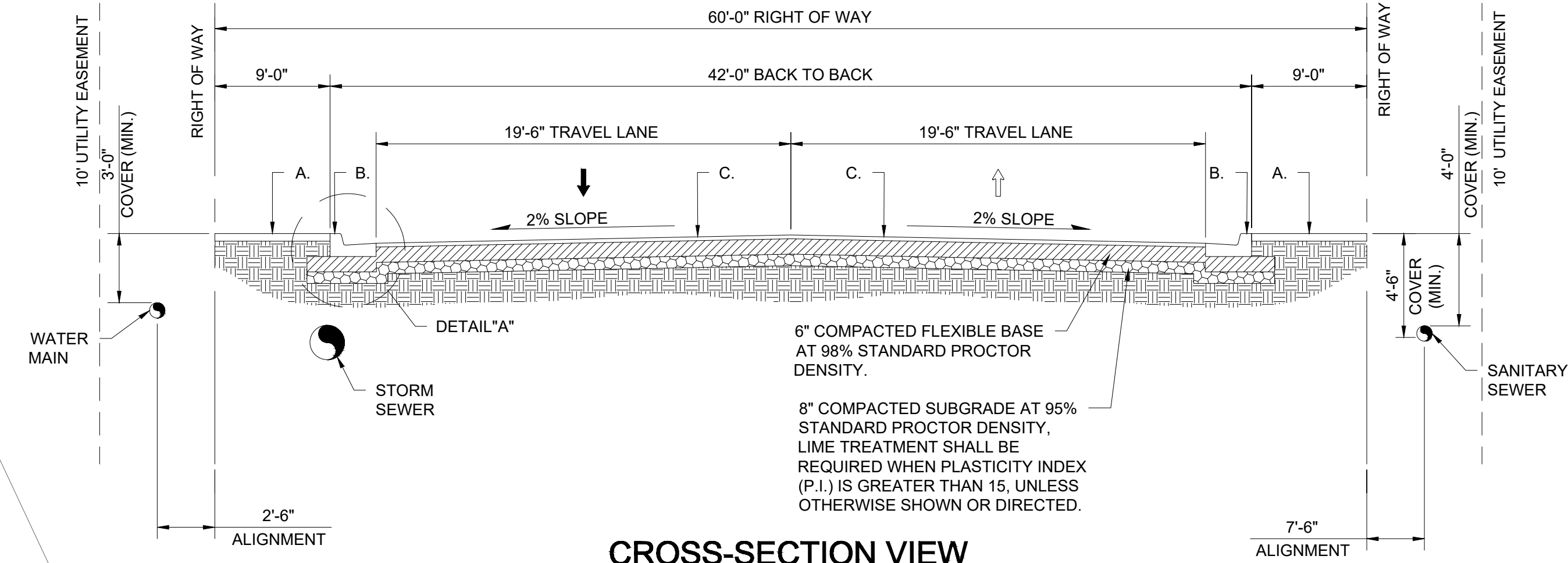
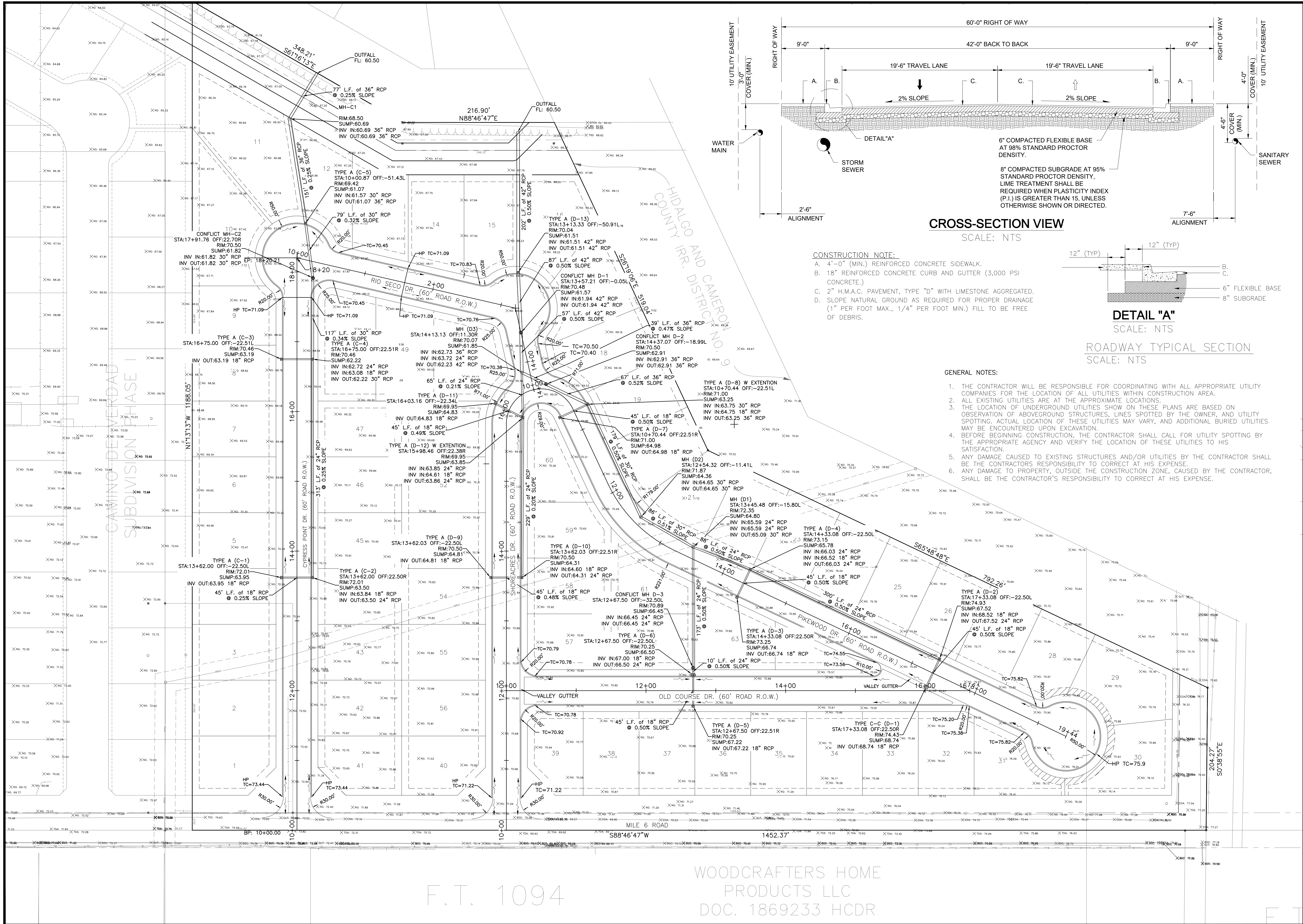
MERCEDES, TEXAS

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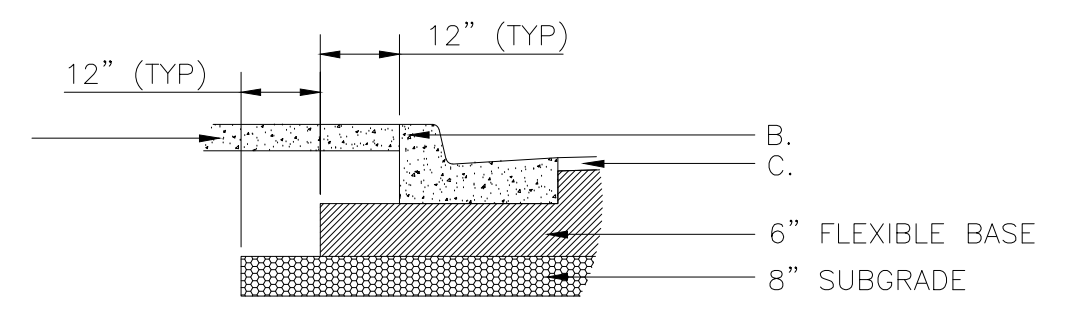
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SANITARY SEWER
DETAILS



CROSS-SECTION VIEW
SCALE: NTS

- CONSTRUCTION NOTE:
- 4'-0" (MIN.) REINFORCED CONCRETE SIDEWALK.
 - 18" REINFORCED CONCRETE CURB AND GUTTER (3,000 PSI CONCRETE.)
 - 2" H.M.A.C. PAVEMENT, TYPE "D" WITH LIMESTONE AGGREGATED.
 - SLOPE NATURAL GROUND AS REQUIRED FOR PROPER DRAINAGE (1" PER FOOT MAX., 1/4" PER FOOT MIN.) FILL TO BE FREE OF DEBRIS.



DETAIL "A"
SCALE: NTS

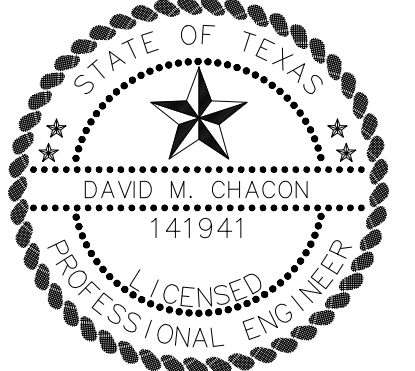
ROADWAY TYPICAL SECTION
SCALE: NTS

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REG. ENGINEERING No. F-23250
BROWNSTONE CONSULTANTS
2205 N JACKSON RD
MCALLEN, TEXAS 78501
(956) 429-9033



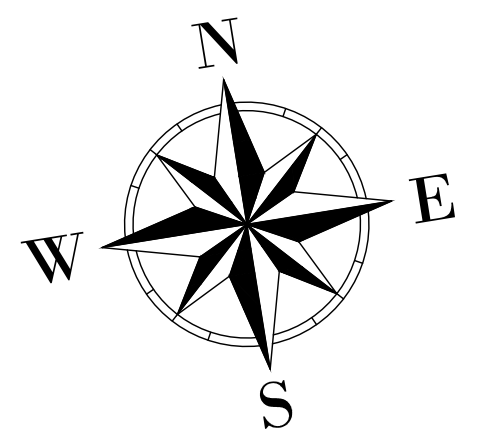
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MERCEDES, TEXAS

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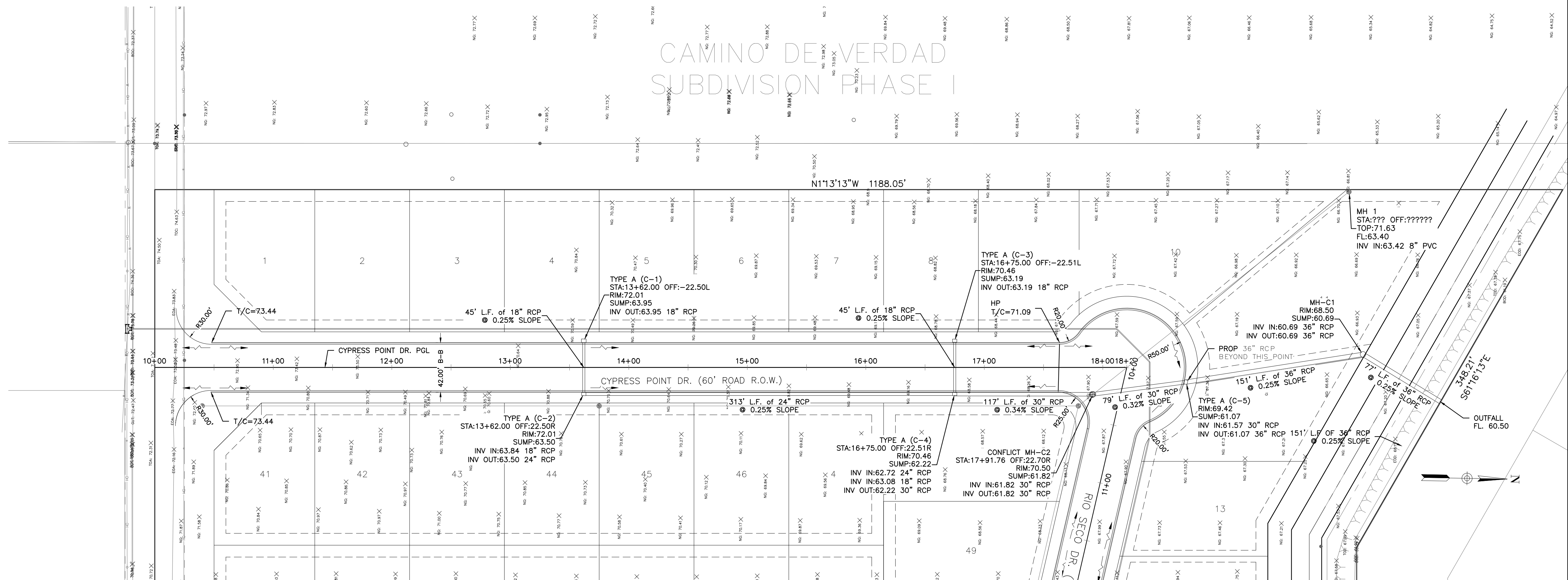


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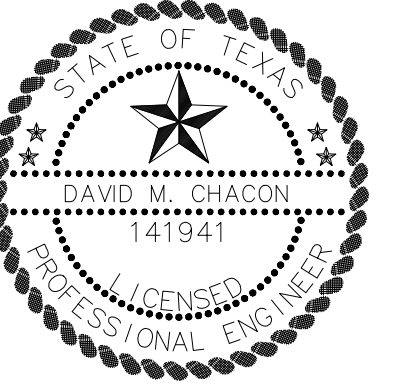
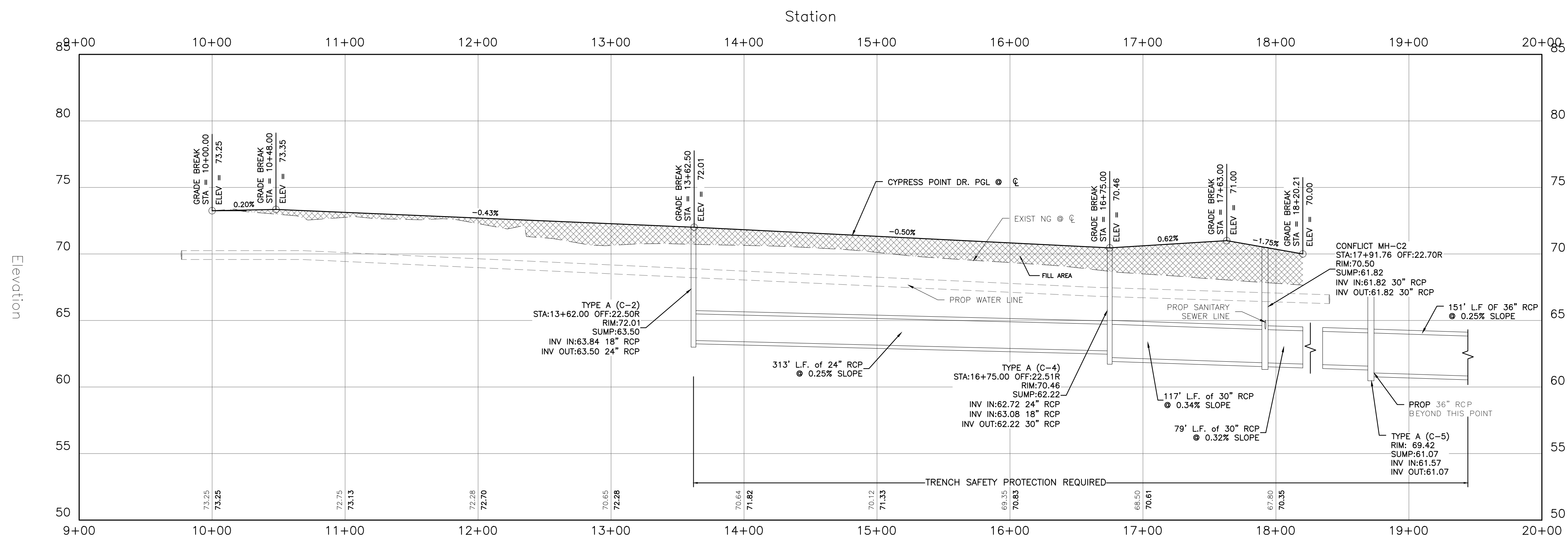
PAVING & DRAINAGE LAYOUT

F.T. 1094

WOODCRAFTERS HOME PRODUCTS LLC
DOC. 1869233 HCDR



CYPRESS POINT PROFILE



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7.1

SCALE: H: 1"=50'
V: 1"=5'

CYPRESS POINT DR.
PAVING & DRAINAGE
PLAN AND PROFILE



DATE
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PROJECT:

CAMINO DE
VERDAD PH II
SUBDIVISION

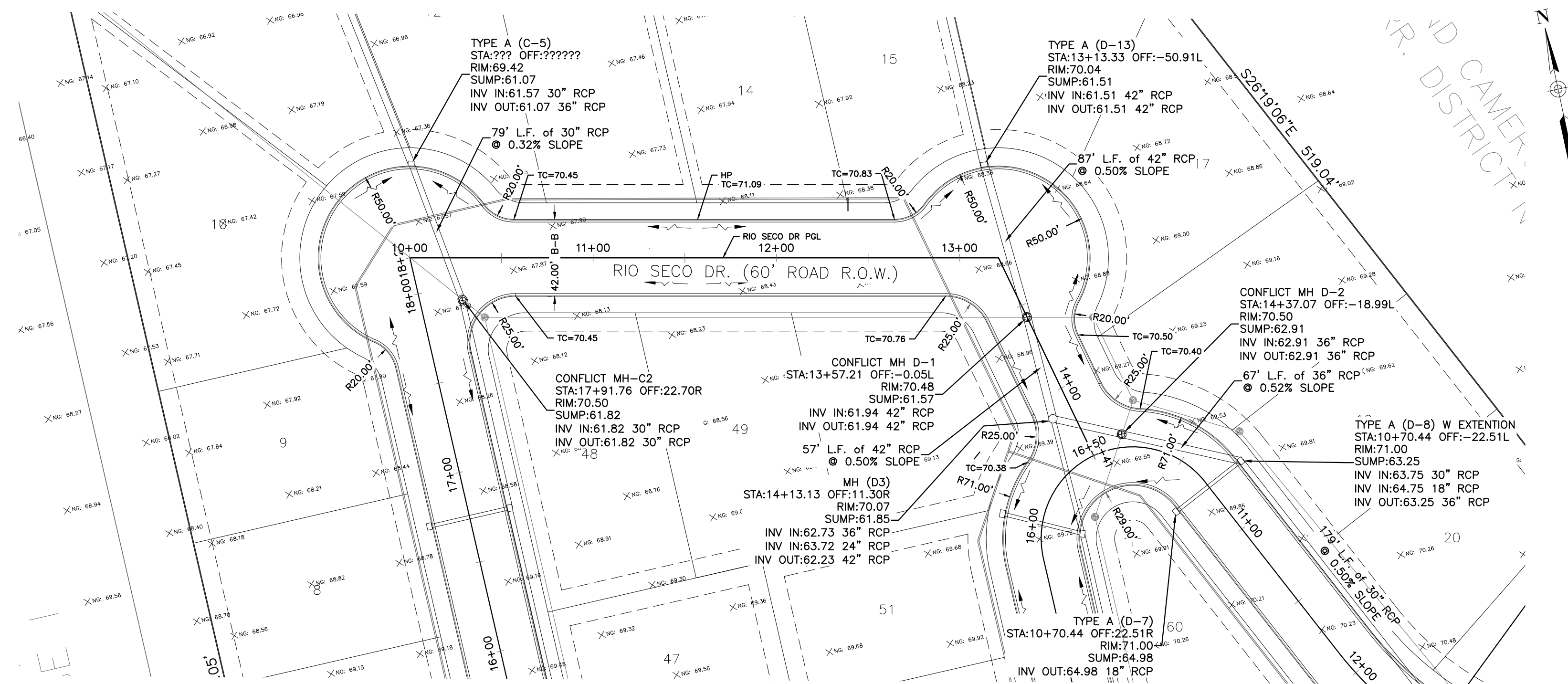
MERCEDES, TEXAS

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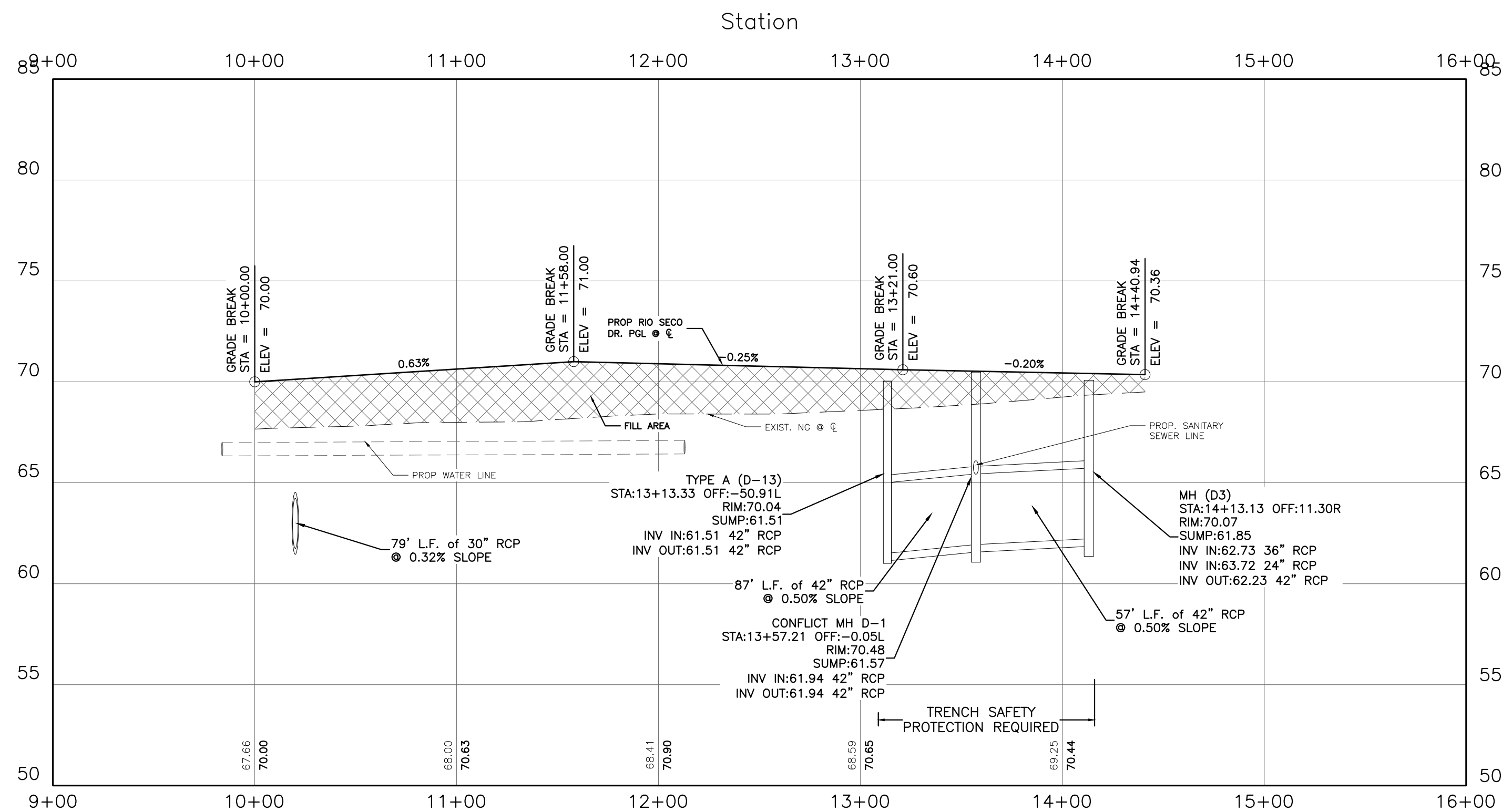
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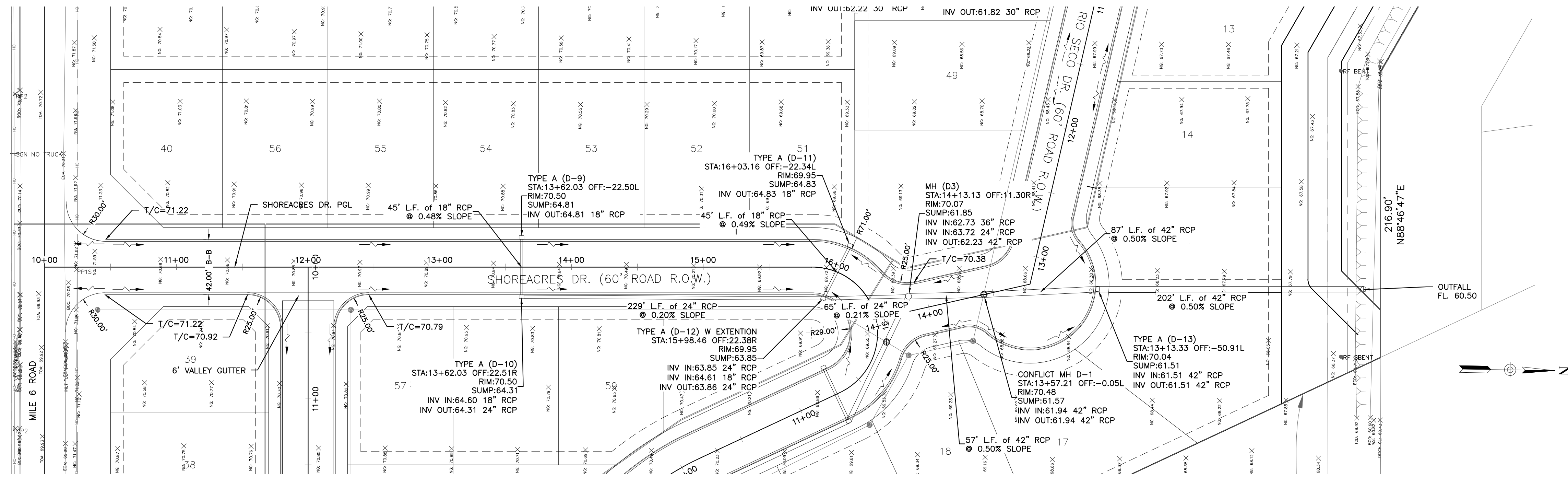
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PAVING & DRAINAGE
PLAN AND PROFILE



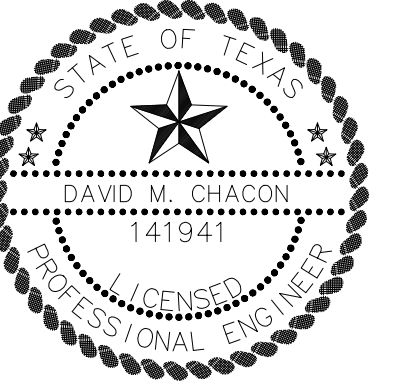
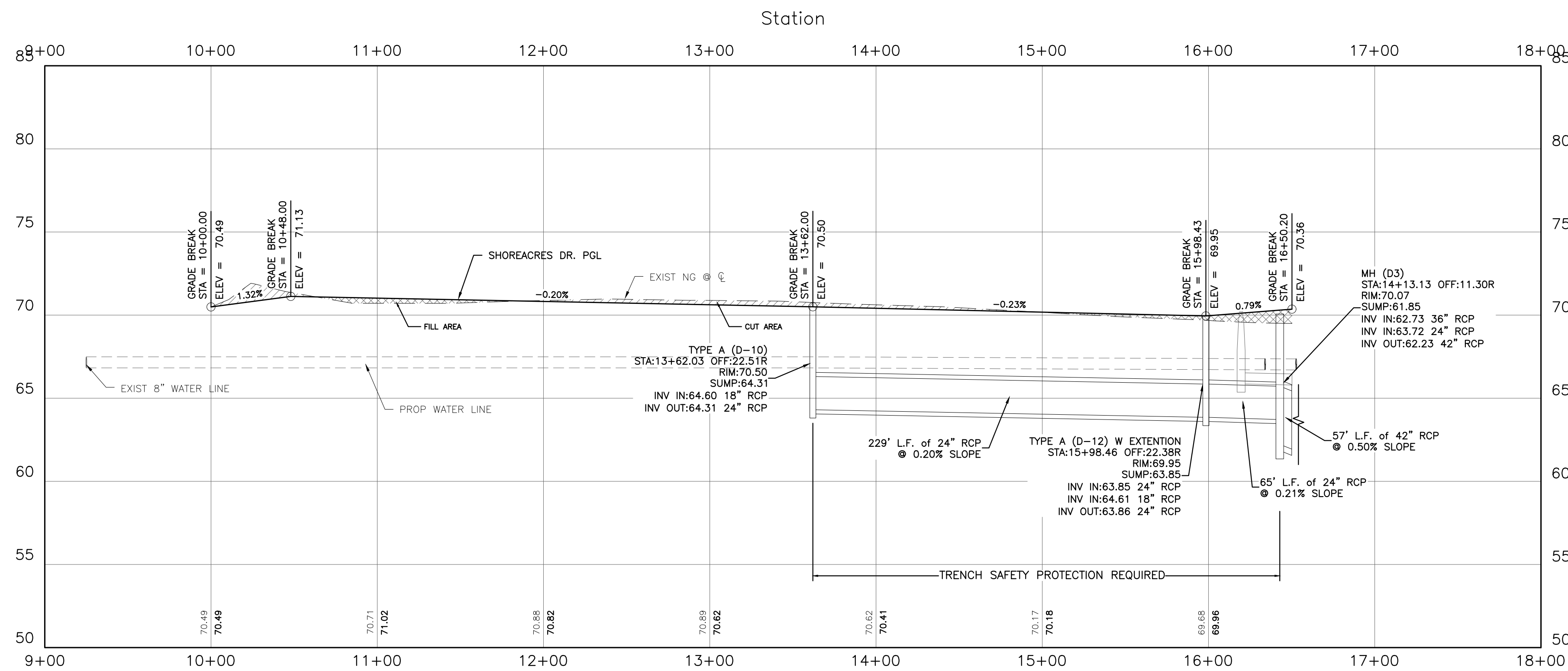
RIO SECO DR PROFILE



FT 1094



SHOREACRES DR. PROFILE



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PROJECT:

CAMINO DE
VERDAD PH II
SUBDIVISION

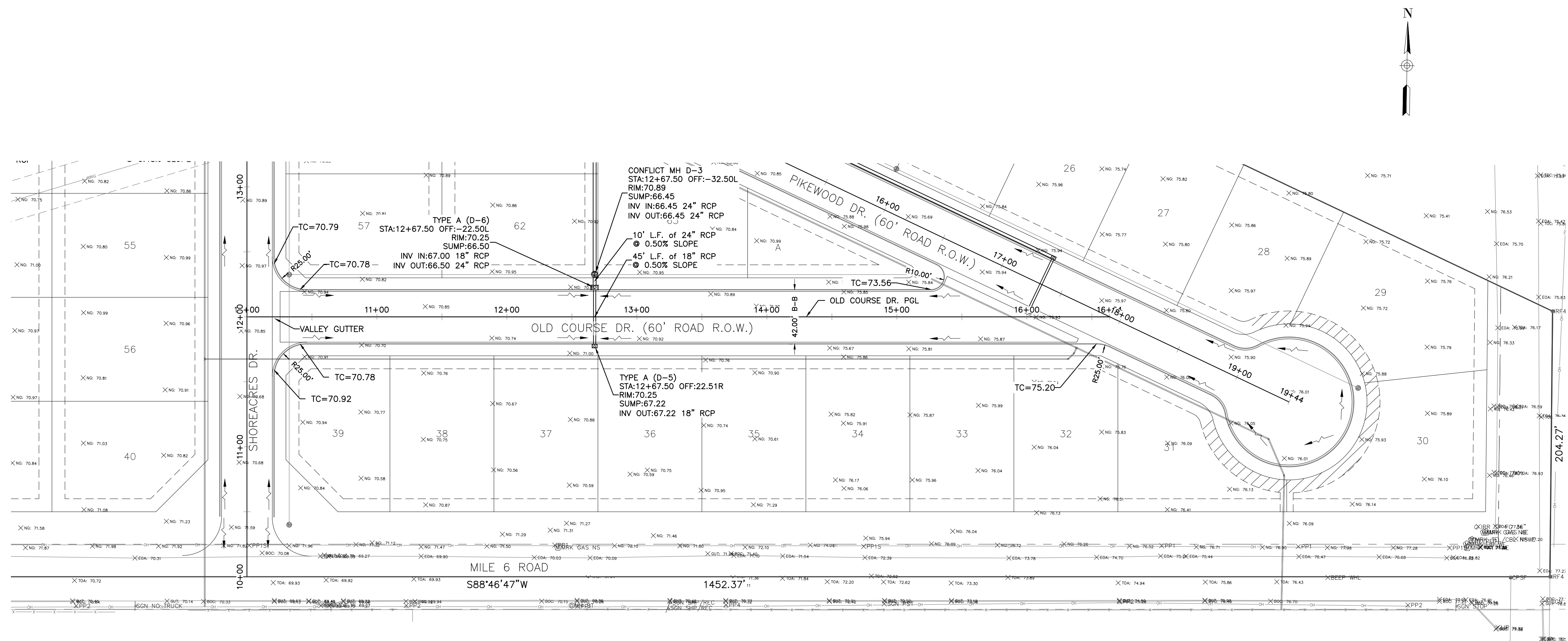
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PROJECT:
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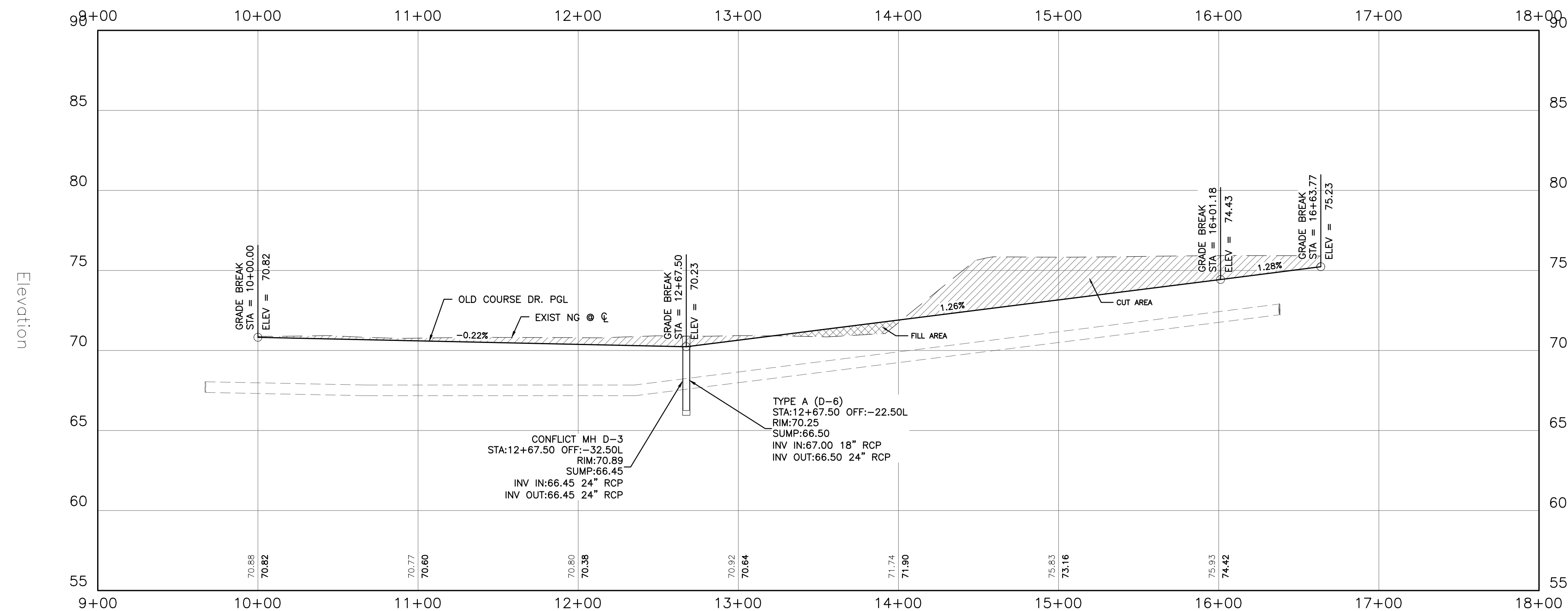
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V: 1"=5'

SHOREACRES DR.
PAVING & DRAINAGE
PLAN AND PROFILE



OLD COURSE DR. PROFILE

Station



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PROJECT:

CAMINO DE
VERDAD PH II
SUBDIVISION

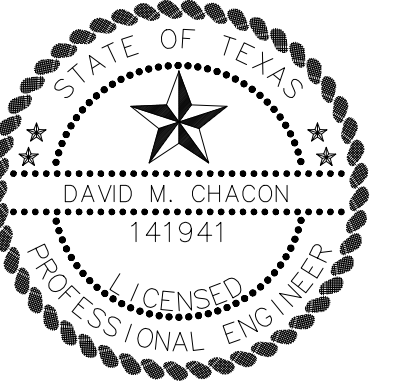
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OLD COURSE DR.
PAVING & DRAINAGE
PLAN AND PROFILE



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VERDAD PH II
SUBDIVISION

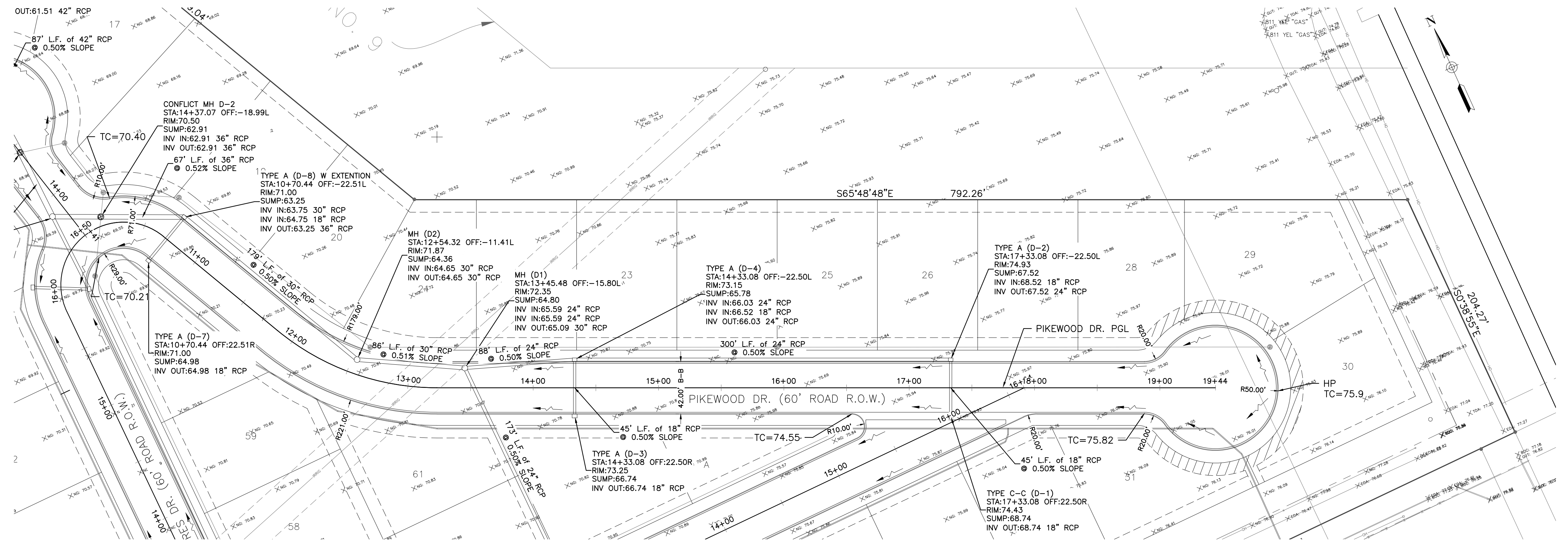
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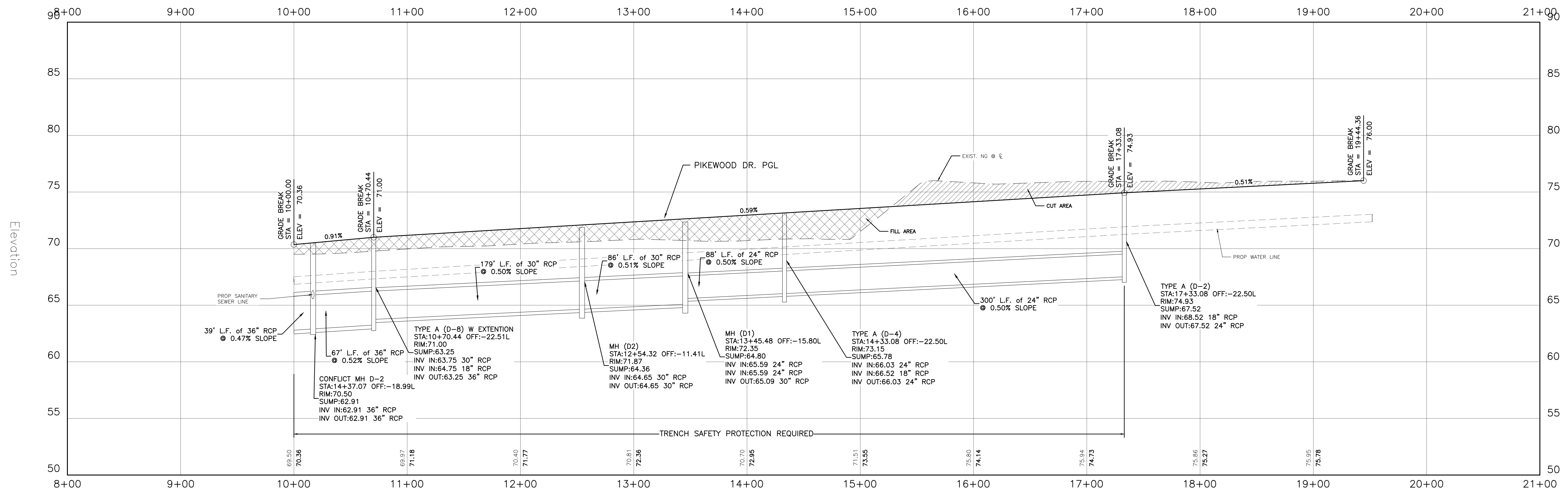
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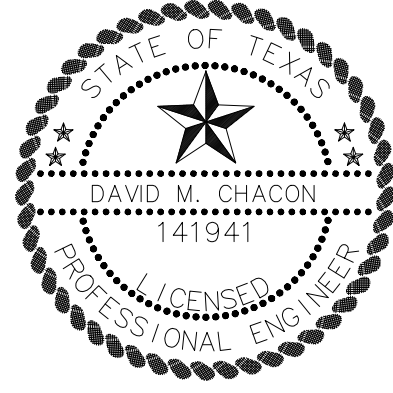
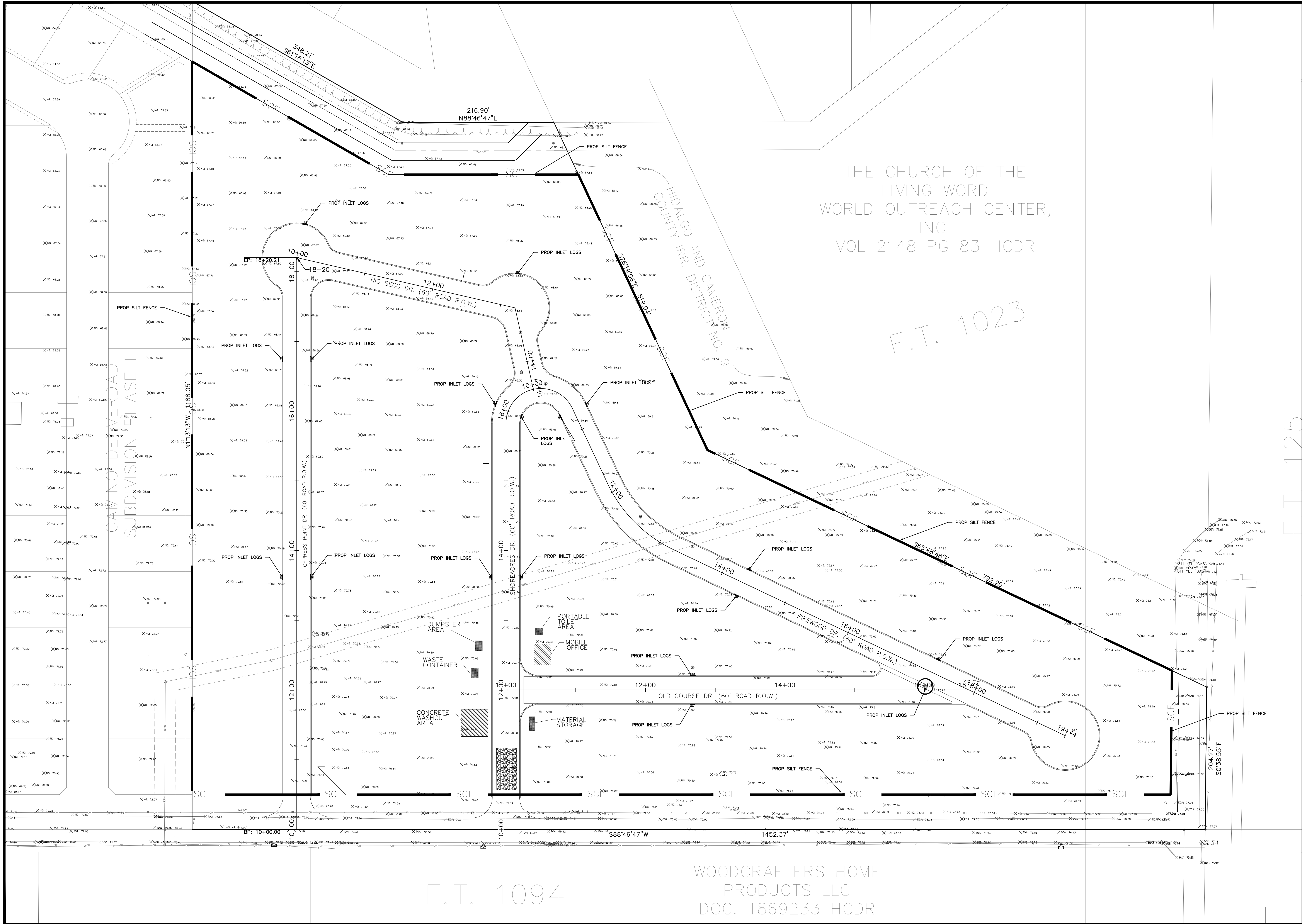
PIKEWOOD DR.
PAVING & DRAINAGE
PLAN AND PROFILE



PIKEWOOD DR. PROFILE

Station





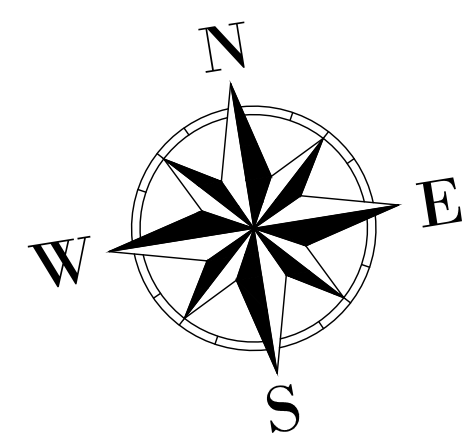
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PROJECT:

**CAMINO DE
VERDAD PH II
SUBDIVISION**

MERCEDES, TEXAS

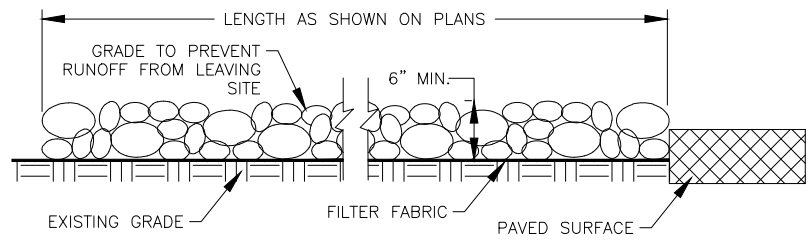
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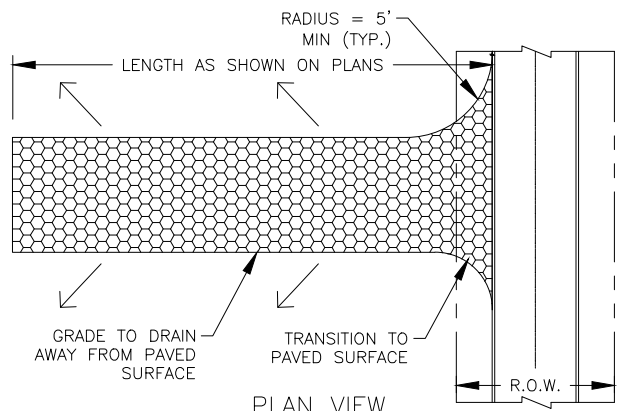
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SCALE: 1" = 60'

**EROSION CONTROL
(SWPPP) LAYOUT**



PROFILE VIEW
N.T.S.



PLAN VIEW
N.T.S.

MINIMUM EXIT DIMENSIONS		
DISTURBED AREA	MIN. WIDTH OF EXIT	MIN. LENGTH OF EXIT
< 1 ACRE	15 FEET	20 FEET
≥ 1 ACRE BUT < 5 ACRE	25 FEET	50 FEET
≥ 5 ACRES	30 FEET	50 FEET

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. LIMIT SITE ACCESS TO ONE ROUTE DURING CONSTRUCTION, IF POSSIBLE; TWO ROUTES FOR LINEAR AND LARGER PROJECTS.
2. PREVENT TRAFFIC FROM AVOIDING OR SHORTCUTTING THE FULL LENGTH OF THE CONSTRUCTION EXIT BY INSTALLING BARRIERS. BARRIERS MAY CONSIST OF SILT FENCE, CONSTRUCTION SAFETY FENCING, OR SIMILAR BARRIERS.
3. DESIGN THE ACCESS POINT(S) TO BE AT THE UPSLOPE SIDE OF THE CONSTRUCTION SITE. DO NOT PLACE CONSTRUCTION ACCESS AT THE LOWEST POINT ON THE CONSTRUCTION SITE.
4. STABILIZED CONSTRUCTION EXITS ARE TO BE CONSTRUCTED SUCH THAT DRAINAGE ACROSS THE EXIT IS DIRECTED TO A CONTROLLED, STABILIZED OUTLET ONSITE WITH PROVISIONS FOR STORAGE, PROPER FILTRATION, AND REMOVAL OF WASH WATER.
5. THE EXIT MUST BE SLOPED AWAY FROM THE PAVED SURFACE SO THAT STORM WATER FROM THE SITE DOES NOT DISCHARGE THROUGH THE EXIT ONTO ROADWAYS.
6. MINIMUM WIDTH OF EXIT SHALL BE 15 FEET.
7. THE CONSTRUCTION EXIT MATERIAL SHALL BE A MINIMUM THICKNESS OF 6 INCHES. THE STONE OR RECYCLED CONCRETE USED SHALL BE 3-5 INCHES IN SIZE WITH LITTLE OR NO FINES.
8. THE GEO-TEXTILE FABRIC MUST MEET THE FOLLOWING CRITERIA:
 - TENSILE STRENGTH, ASTM D4632 TEST METHOD FOR GRAB BREAKING LOAD AND ELONGATION OF GEO-TEXTILES, 300 LBS.
 - PUNCTURE STRENGTH, ASTM D4833 TEST METHOD FOR INDEX PUNCTURE RESISTANCE OF GEO-TEXTILES, GEO-MEMBRANES, AND RELATED PRODUCTS, 120 LBS.
 - MULLEN BURST RATING, ASTM D3786 STANDARD TEST METHOD FOR HYDRAULIC BURSTING STRENGTH OF TEXTILE FABRICS-DIAPHRAGM BURSTING STRENGTH TESTER METHOD, 600 PSI.
 - APPARENT OPENING SIZE, ASTM D4751 TEST METHOD FOR DETERMINING APPARENT OPENING SIZE OF A GEO-TEXTILE, U.S. SIEVE NO. 40 (MAX)
9. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
10. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

400 South Ohio,
Mercedes, Texas 78570
(956) 565 - 3114

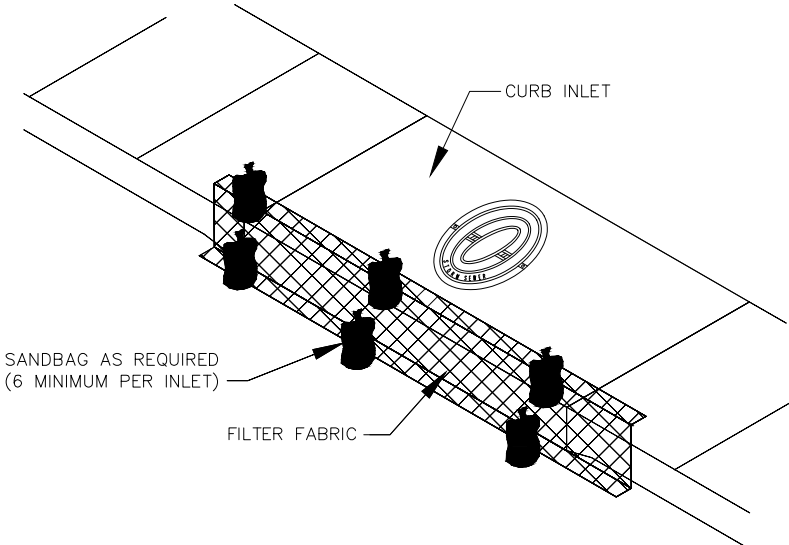
**EROSION CONTROL DETAILS
STABILIZED CONSTRUCTION ENTRANCE/EXIT**

**STANDARD DESIGN MANUAL
CITY OF MERCEDES**

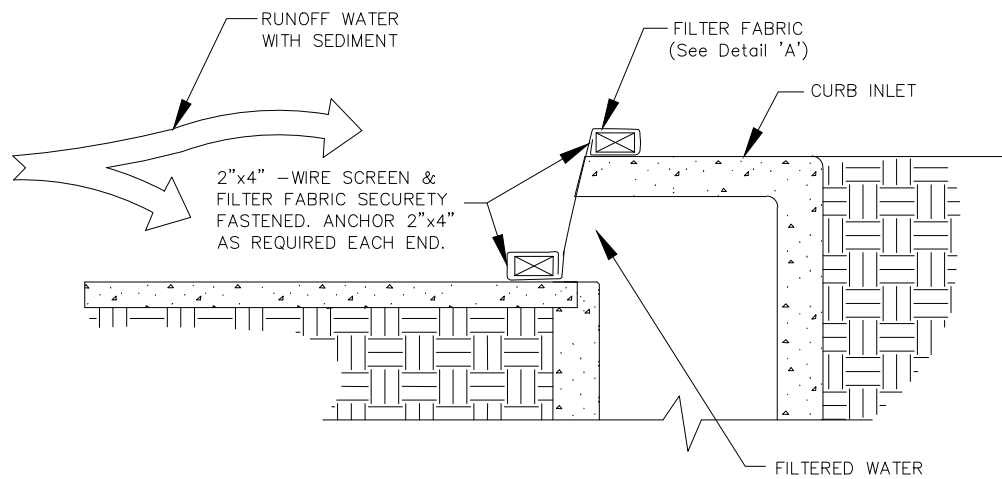
HCE PROJECT NO.
P241-01

SHEET NO.
E - 1

01/2021



ISOMETRIC VIEW



DETAIL "A"
N.T.S.

NOTE:

1. FILTER FABRIC CURB INLET PROTECTION TO BE REMOVED WHEN SITE IS FULLY STABILIZED.
2. FILTER FABRIC TO BE CLEANED AFTER EACH RAIN EVENT.
3. 2X4 LUMBER TO BE CUT AS REQUIRED TO FIT CONTOURS OF GUTTER LINE.
4. ALL BAGS TO BE USED FOR INLET PROTECTION TO BE U.V. RESISTANT.

400 South Ohio,
Mercedes, Texas 78570
(956) 565 - 3114

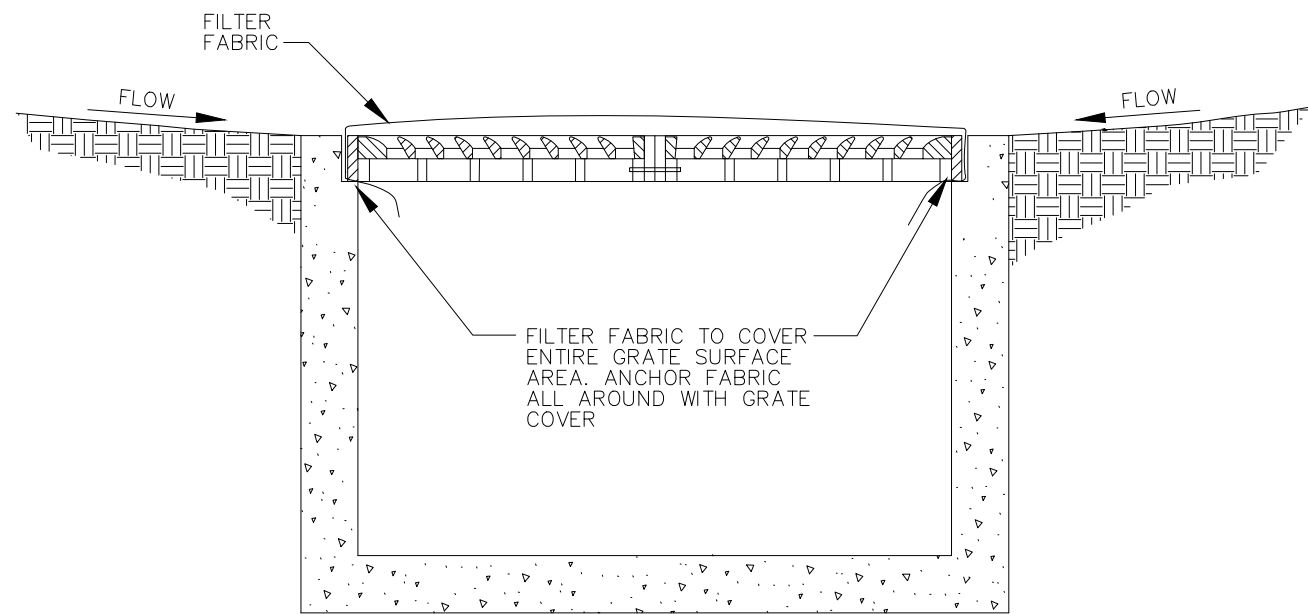
**EROSION CONTROL DETAILS
FILTER FABRIC CURB INLET PROTECTION**

**STANDARD DESIGN MANUAL
CITY OF MERCEDES**

HCE PROJECT NO.
P241-01

SHEET NO.
E - 4

01/2021



NOTE:

1. FILTER FABRIC CURB INLET PROTECTION TO BE REMOVED WHEN SITE IS FULLY STABILIZED.
2. FILTER FABRIC TO BE CLEANED AFTER EACH RAIN EVENT AT EACH INLET.

400 South Ohio,
Mercedes, Texas 78570
(956) 565 - 3114

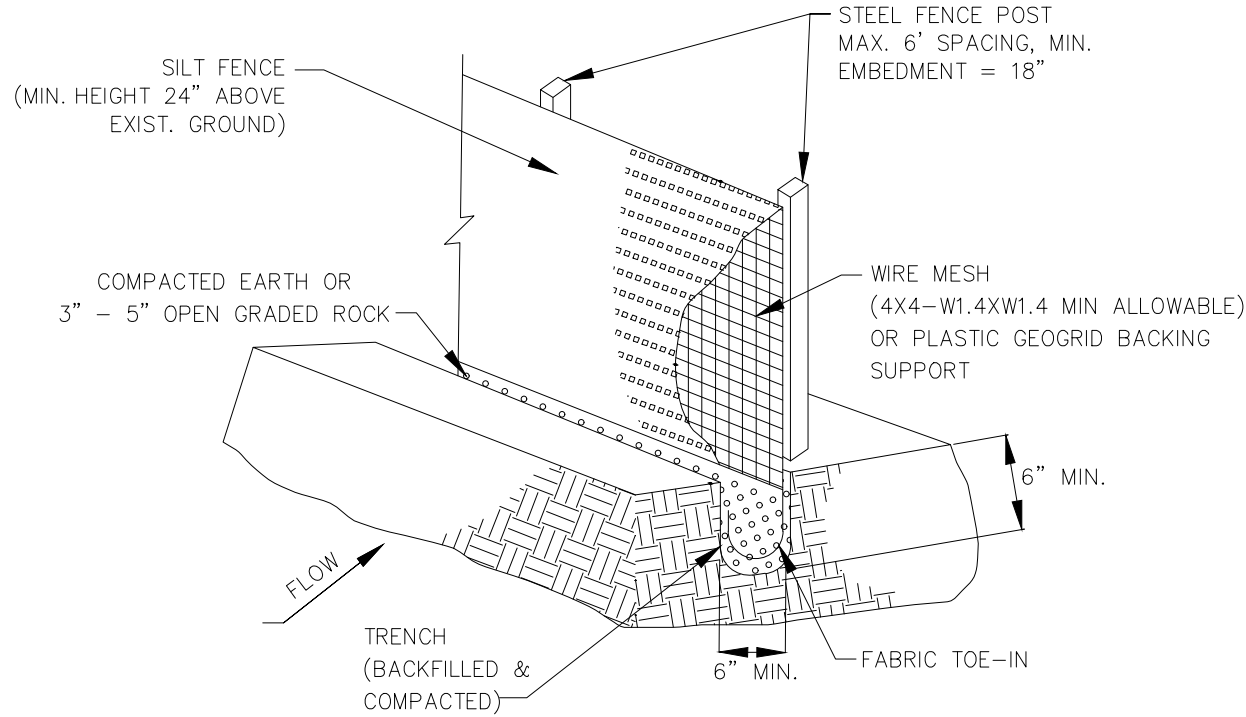
**EROSION CONTROL DETAILS
FILTER FABRIC GRATE INLET PROTECTION**

**STANDARD DESIGN MANUAL
CITY OF MERCEDES**

HCE PROJECT NO.
P241-01

SHEET NO.
E - 5

01/2021



ISOMETRIC VIEW

SILT FENCE NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18".
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE, AS NECESSARY, TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO BACKING SUPPORT, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. FABRIC SHALL OVERLAP AT ABUTTING ENDS A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO BYPASS OR LEAKAGE OCCURS.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

400 South Ohio,
Mercedes, Texas 78570
(956) 565 - 3114

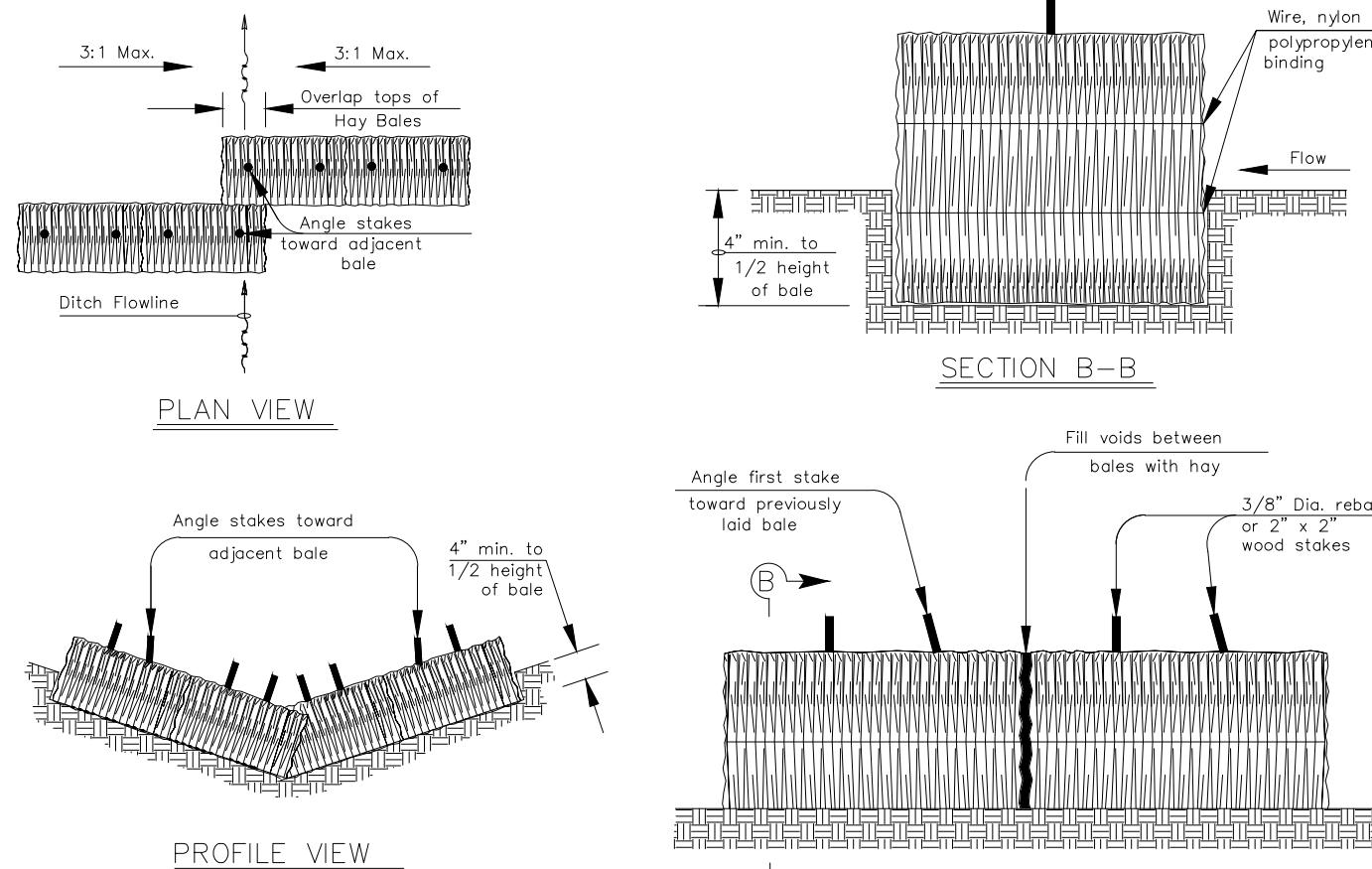
**EROSION CONTROL DETAILS
TEMPORARY SILT FENCE**

**STANDARD DESIGN MANUAL
CITY OF MERCEDES**

HCE PROJECT NO.
P241-01

SHEET NO.
E - 2

01/2021



PLAN VIEW

PROFILE VIEW

SECTION B-B

GENERAL NOTES:

1. HAY BALES SHALL BE A MINIMUM OF 30" IN LENGTH AND WEIGH A MINIMUM OF 50 LBS.
2. HAY BALES SHALL BE BOUND BY EITHER WIRE OR NYLON OR POLYPROPYLENE STRING. THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETATIVE MATTER.
3. HAY BALES SHALL BE EMBEDDED THE SOIL A MINIMUM OF 4" AND WHERE POSSIBLE, 1/2 THE HEIGHT OF THE BALE.
4. HAY BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. THE BALES SHALL BE PLACED WITH BINDING PARALLEL TO THE GROUND.
5. HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 3/8" DIA. REBAR ON 2'X2" WOOD STAKES, DRIVEN THROUGH THE BALES. THE FIRST STAKE SHALL BE ANGLED TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.
7. BALES SHOULD BE REPLACED USUALLY EVERY 2 MONTHS OR MORE OFTEN DURING WET WEATHER WHEN LOSS OF STRUCTURAL INTEGRITY IS ACCELERATED.

400 South Ohio,
Mercedes, Texas 78570
(956) 565 - 3114

**EROSION CONTROL DETAILS
TYPICAL BALED HAY INSTALLATION**

**STANDARD DESIGN MANUAL
CITY OF MERCEDES**

HCE PROJECT NO.
P241-01

SHEET NO.
E - 3

01/2021

**B BROWNSTONE
CONSULTANTS**

REG. ENGINEERING No.
F-23250
**BROWNSTONE
CONSULTANTS**
2205 N JACKSON RD
McALLEN, TEXAS 78501
(956) 429-9033



DATE
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PROJECT:

CAMINO DE
VERDAD PH II
SUBDIVISION

MERCEDES, TEXAS

PROJECT:
DATE: 04/24/2023
REVISIONS:
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SCALE: N.T.S.

EROSION CONTROL
DETAILS



STATE OF TEXAS

DAVID M. CHACON
141941

LICENSED
PROFESSIONAL ENGINEER

PROJECT:

MERCEDES, TEXAS

1 1

SCALE: 1" = 60'

LIGHTING & SIGNING PLAN LAYOUT



City of Weslaco

"The City on the Grow"



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

Martin Garza, City Manager

June 21, 2023

Mr. David M. Chacon, P.E.
Brownstone Consultants
2205 N Jackson Rd.
McAllen, Tx 78501

**Re: Camino De Verdad Subdivision Phase II
Proposed Offsite Linear Detention**

Dear Mr. Chacon:

This is to advise you that the City of Weslaco is in concurrence with the proposed off-site linear detention for the subject subdivision.

Offsite linear detention will be provided by widening the existing adjacent ditch and increasing its capacity by the required detention volume as calculated in your drainage report. The widening will occur within the newly dedicated 75 feet of drainage ROW.

If you have any questions or need anything, please do not hesitate to call me at (956) 969-1533

Sincerely,

Albert J. Aldana, P.E.
City Engineer

**Proposed
Camino De Verdad Phase II
Weslaco, Texas**

DRAINAGE REPORT

Prepared For:

**Hidalgo County Drainage District
902 N. Doolittle
Edinburg, Texas, 78541**

Prepared By:

David M. Chacon, P.E.



Reg. Engineering No. F-23250

Brownstone Consultants

**2205 N Jackson Rd
McAllen, Texas 78501
(956) 429-9033**

June 2023

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DRAINAGE REPORT
Camino De Verdad Subdivision
Weslaco, Texas

Introduction:

The proposed Camino De Verdad Phase II Subdivision (intended for multifamily residential use) is a 19.90-acre subdivision out of Farm Tract 1022, Block 113, of The Adams Tract Subdivision, as per Volume 2, Pages 34-37, Hidalgo County Map Records, Hidalgo County Texas. This report is intended to fulfill the drainage requirements of the 21.76 Acre Subdivision. Please see the attached Plat for more details.

This property is located on the North side of Camino de Verdad Rd approximately 1,360 feet East FM 1015, within the City limits of Mercedes, Texas. Currently, there is agricultural fields on the site. Multi-Family Residential lots are adjacent to the subdivision to the on the North and West side. A total of 58 multi family lots are being proposed. Please see the attached Location Map and Plat for reference.

FEMA:

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the subdivision is located in a “*Zone B*” *Community Panel Number 480334 0525 B* Map Effective *January 2, 1981*. “*Zone B*” are 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. Please see the attached FEMA Maps for reference. The QUAD Maps has also been included in Attachments.

Soil:

According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Services, the site consists of four soil type (26) -Hidalgo fine sandy loam, with 1 to 3 percent slopes, (28)-Hidalgo sandy clay loam, with 0 to 1 percent slopes, (48)-Racombes sandy clay loam, 0 to 1 percent slopes and (60) Rio clay loam, ponded. Approximately 95% of these soil types belong to hydrologic soil group B; **Soil Group B** defined as soils having a moderately high to high capacity to transmit water. These soils are well drained.

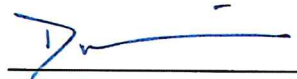
Existing Drainage Conditions:

Existing storm runoff within this property currently flows overland in a north westerly direction towards the back of the property and discharges into an existing drainage ditch that belongs to the Hidalgo & Cameron County Irrigation District No. 9 (HCCID #9).

Drainage Requirements:

The existing peak runoff from a 10-year storm determined using the rational method is 18.98 cfs and the anticipated peak runoff after development is calculated to be 114.47 cfs for a 50-year return frequency.

In accordance with the County's drainage requirements of not increasing the amount of existing runoff, we have calculated a volume of 121,975.75 cubic feet of storm runoff to be detained via in-line detention to be excavated adjacent to the existing drain ditch.

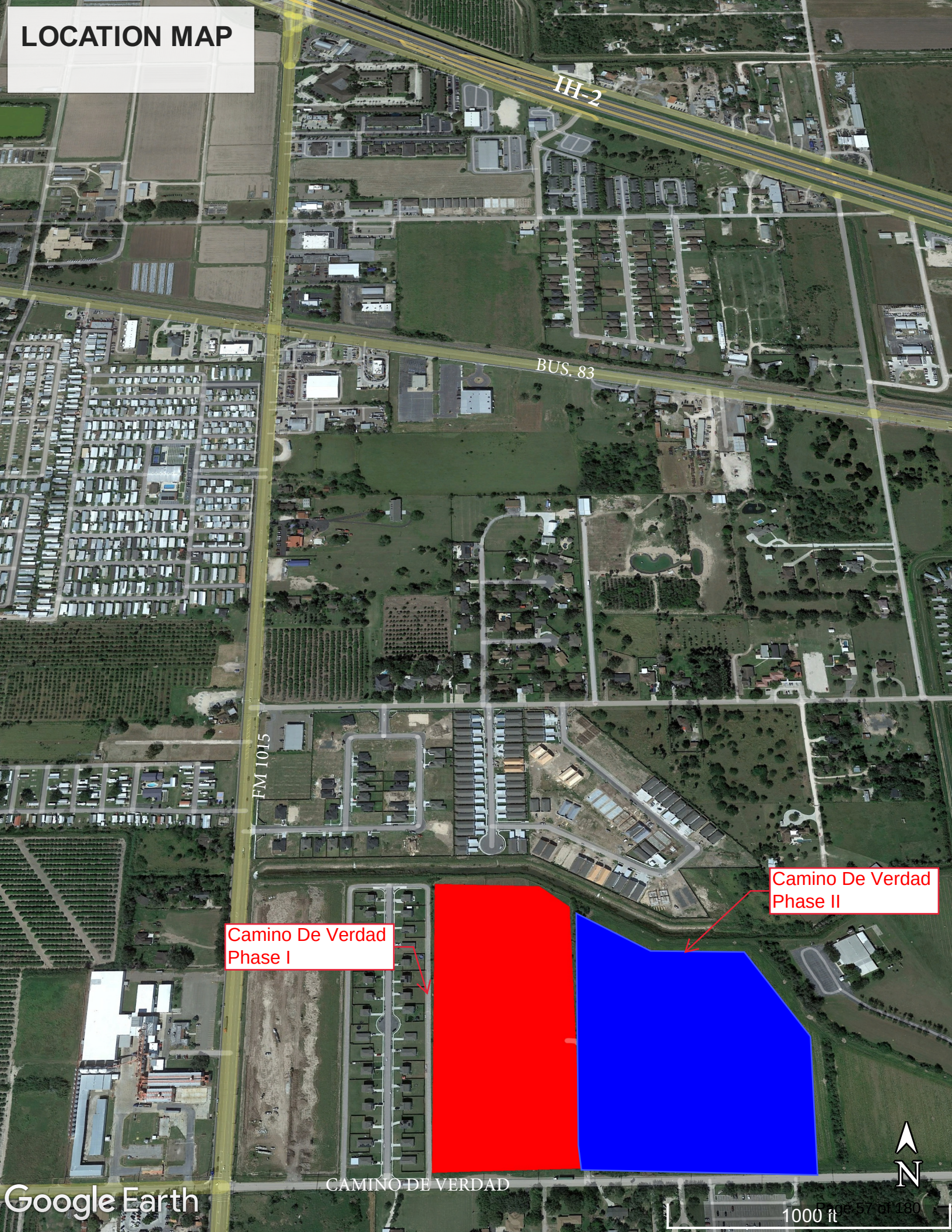

David M. Chacon, P.E.
Brownstone Consultants F#-23250



 06-07-2023

☐ REJECTED	
☒ APPROVED FOR SUBMITTAL	
☐ TO H.C. PLANNING DEPT.	
☒ TO CITY	
☒ DISCHARGE PERMIT REQUIRED	
☒ DISTRICT FACILITY	
☒ CITY FACILITY	
☐ OTHER _____	
<u>Alexis Lozano</u> <u>6/28/23</u>	
H.C.D.D. NO. 1 DATE	

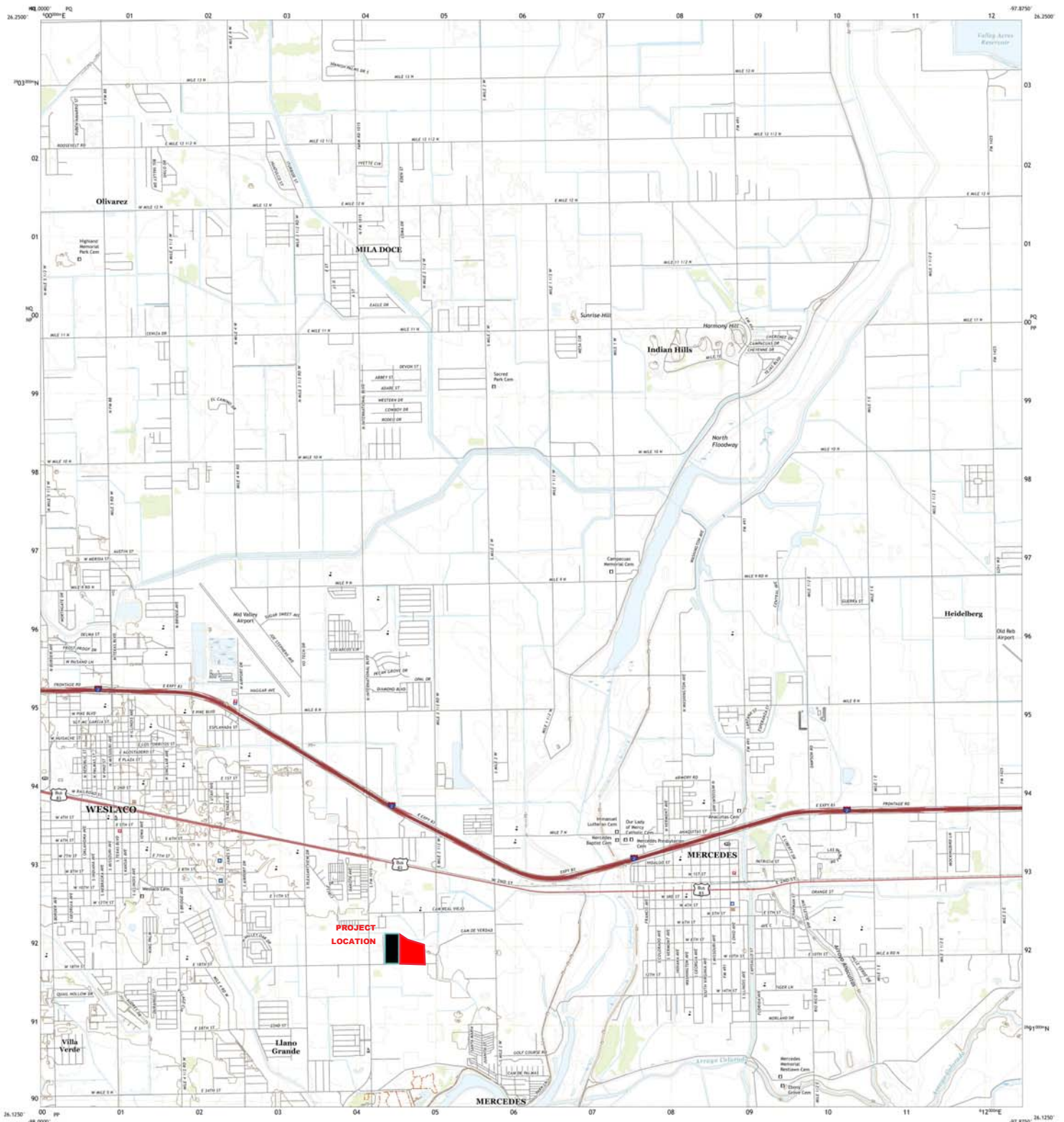
LOCATION MAP



Camino De Verdad
Phase I

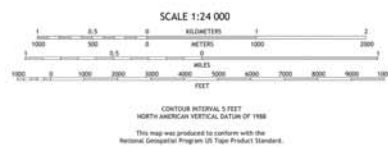
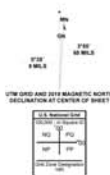
Camino De Verdad
Phase II





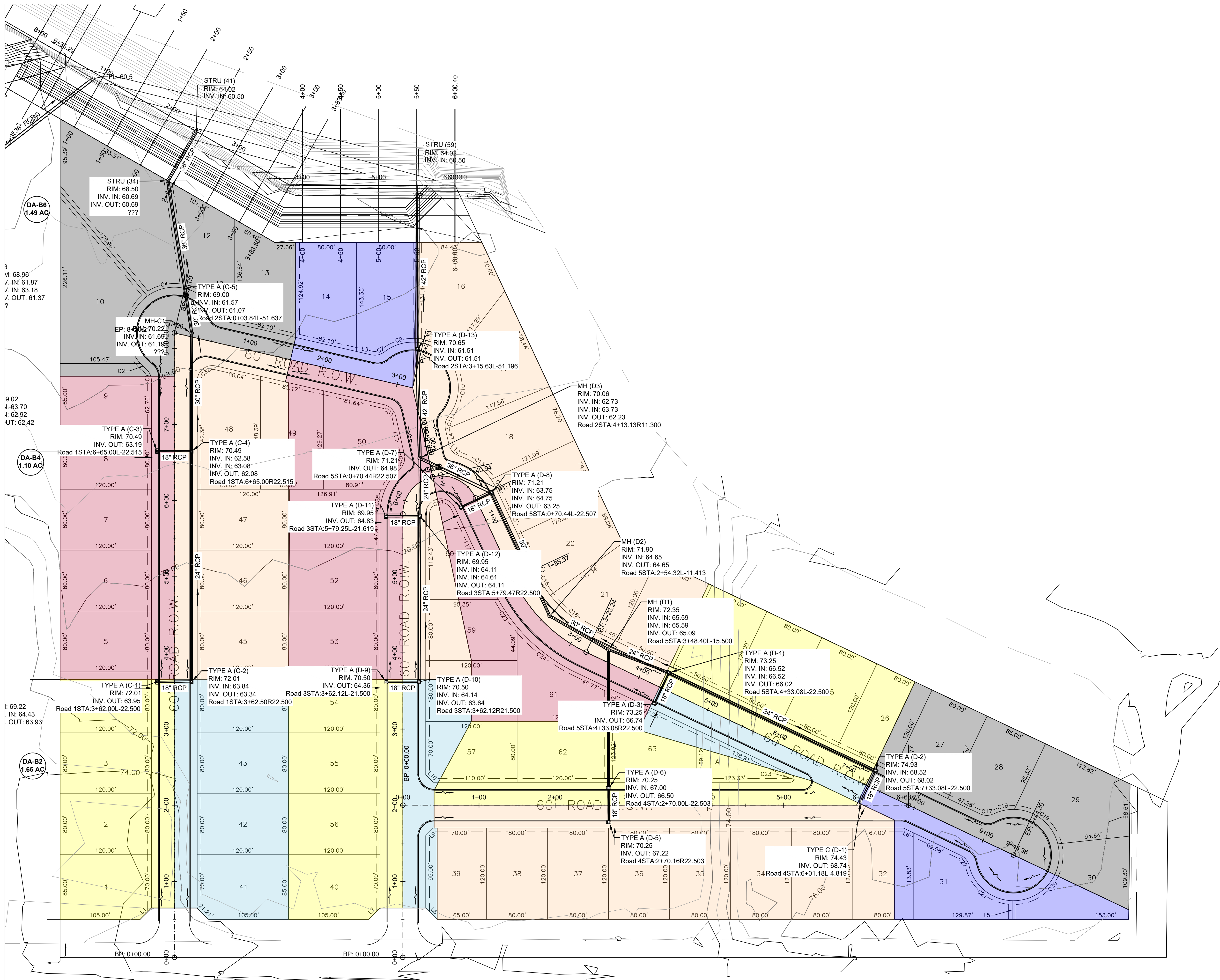
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1:250,000 scale and contour interval. Zone 14E
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands and government
reservations may not be shown. Shaded portions indicate
existing private lands.

History: AAPG, November 2014 - January 2017
Names: U.S. Census Bureau, 2010
Hydrography: National Hydrography Dataset, 2010
Contours: National Elevation Dataset, 2010
Boundaries: Multiple sources, see metadata file, 2010
Waterbodies: PMS National Wetlands Inventory, Not Available



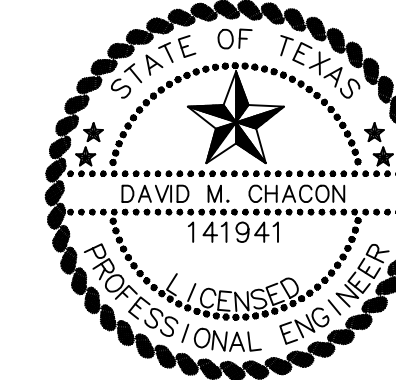
MERCEDES, TX
2022





REG. ENGINEERING No.
F-23250
**BROWNSTONE
CONSULTANTS**
2205 N JACKSON RD
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(956) 429-9033

SEAL



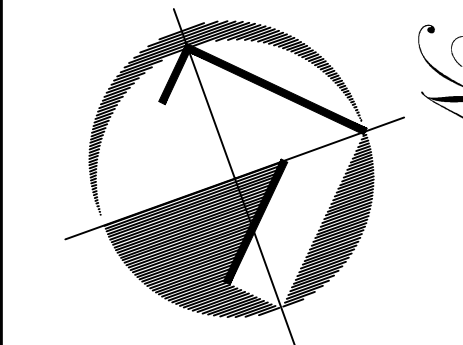
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PROJECT:

CAMINO DE
LA VERDAD
SUBDIVISION
PHASE II

WESLACO, TEXAS

PROJECT: TBD
DATE: 06/04/2023
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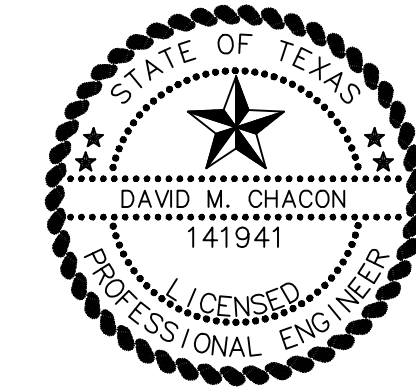


C1

SHEET 1 OF 3

DITCH WIDENING LAYOUT

SEAL



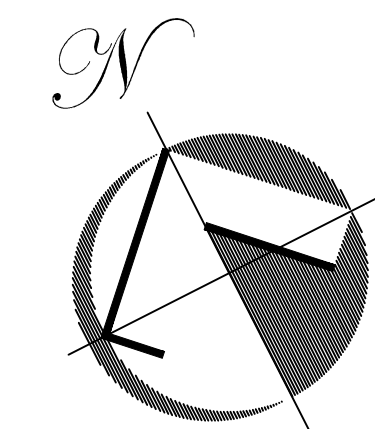
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PROJECT:

CAMINO DE
LA VERDAD
SUBDIVISION
PHASE II

WESLACO, TEXAS

PROJECT: #2022_09
DATE: 06/4/2023
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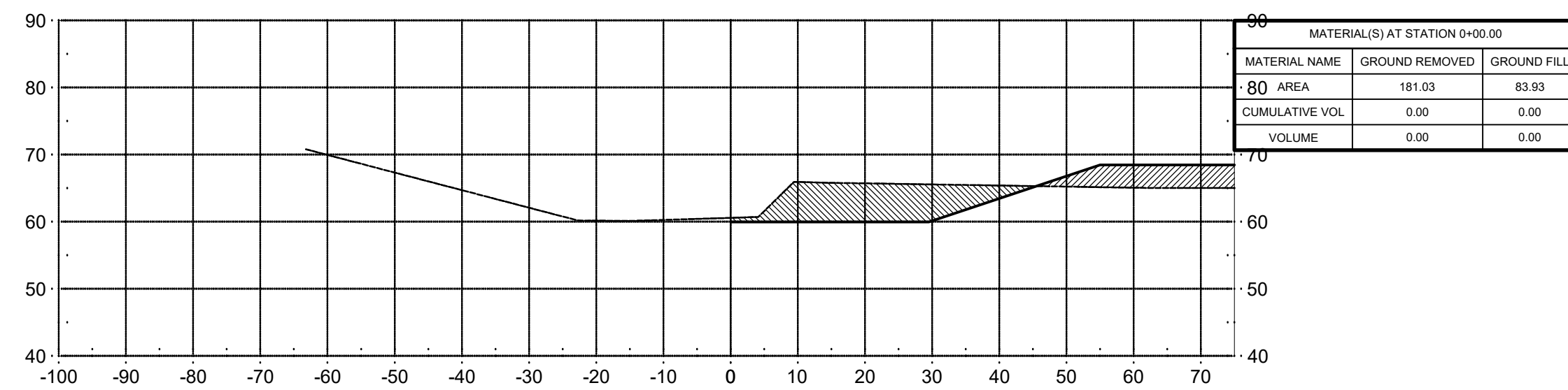


C2

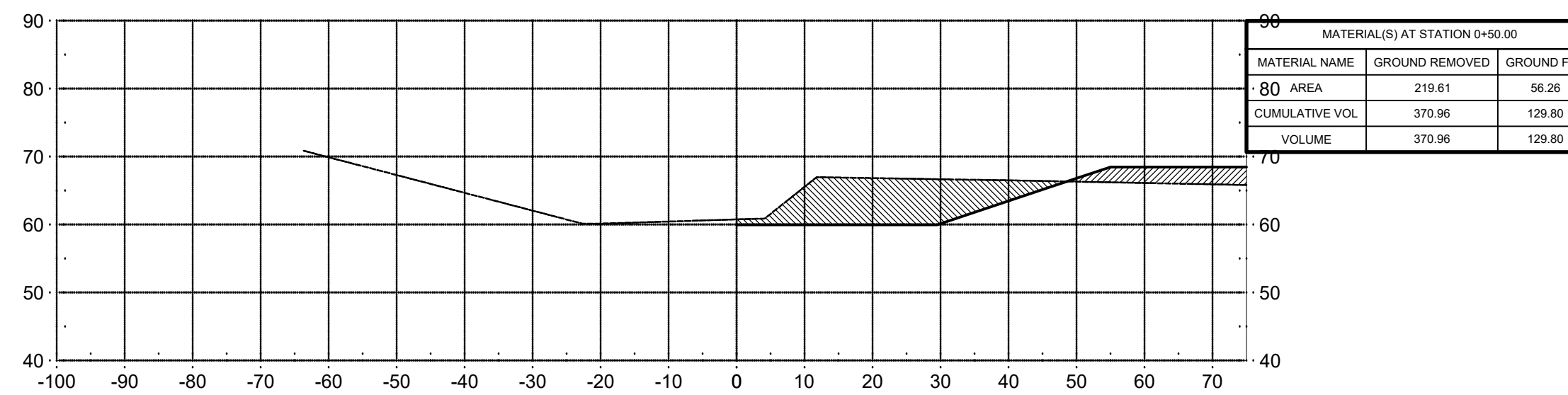
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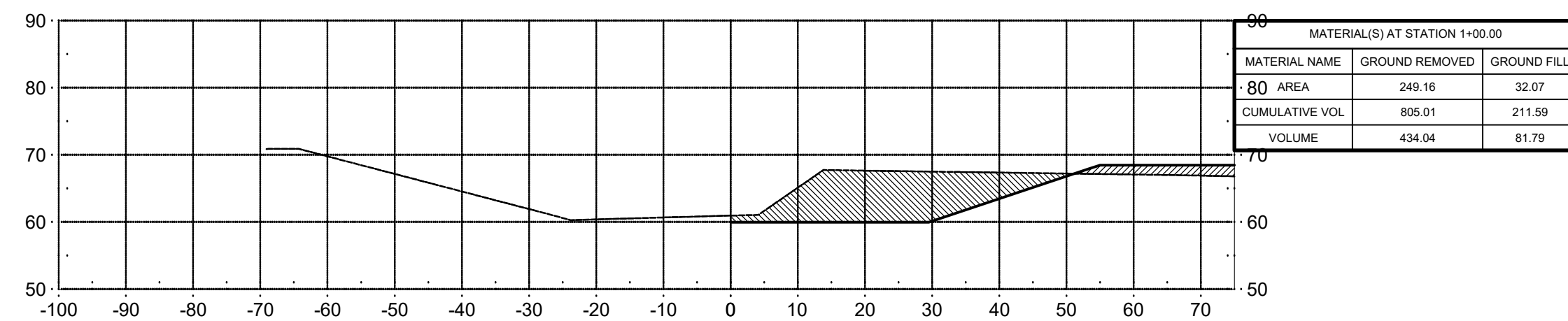
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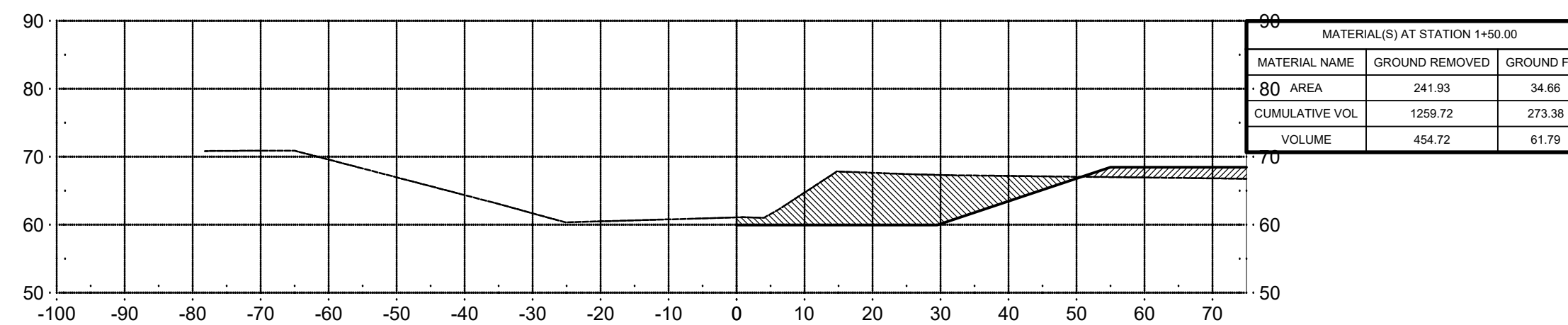
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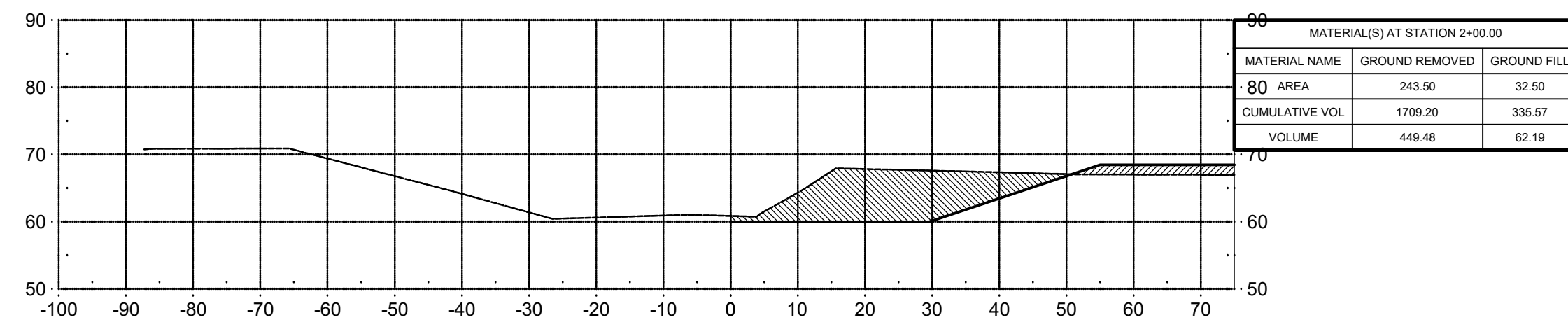
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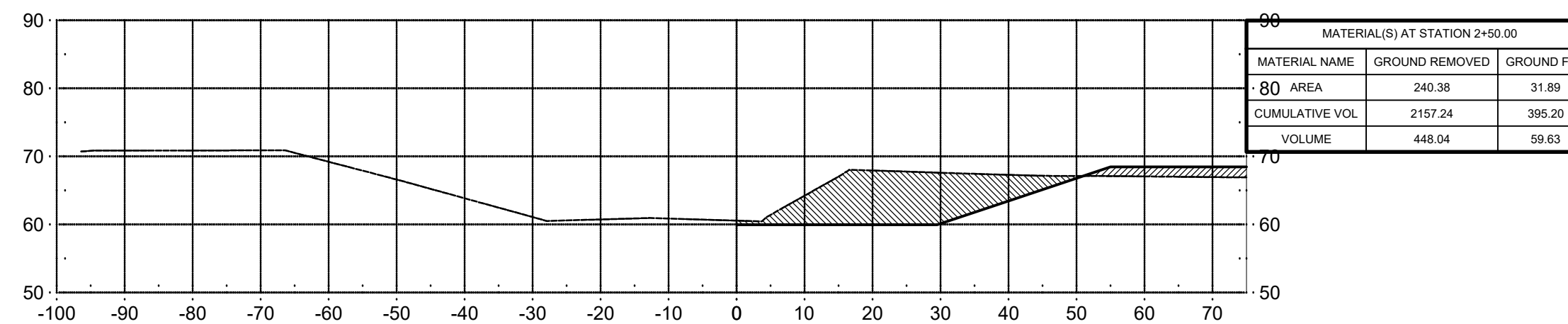
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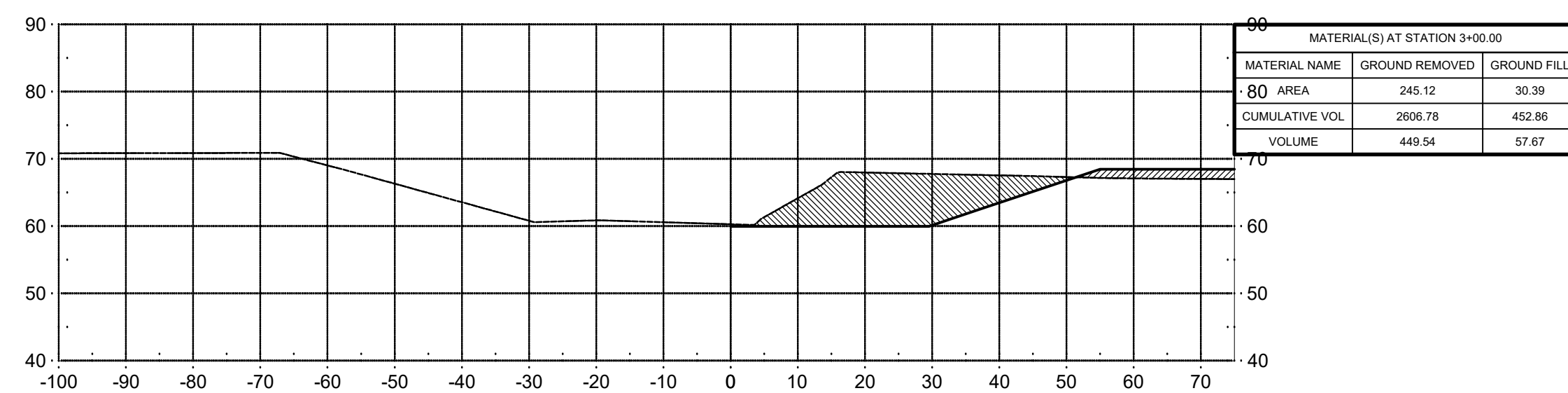
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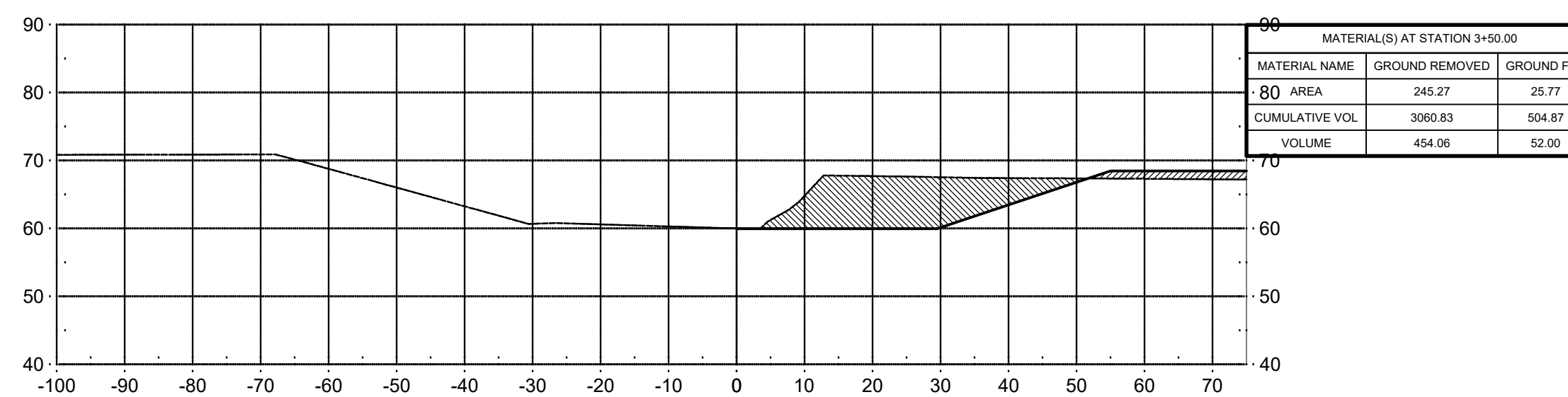
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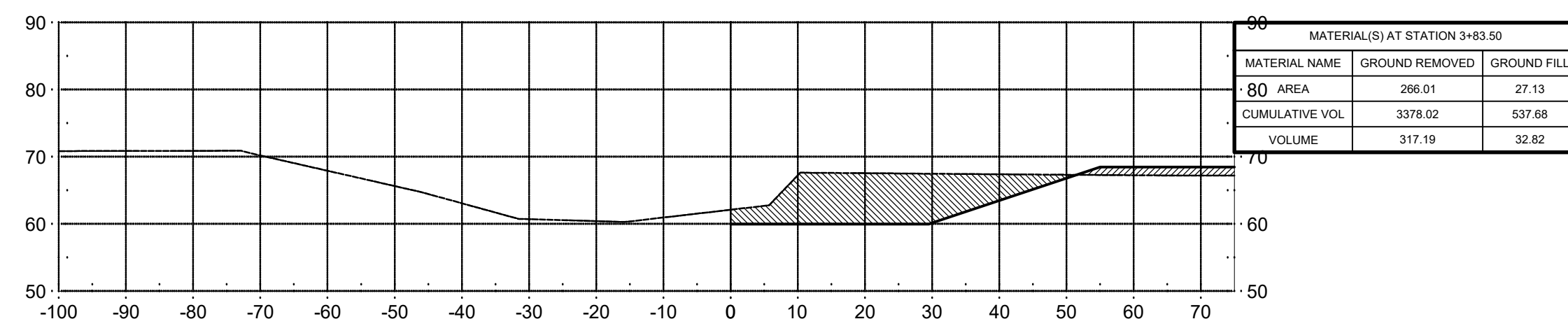
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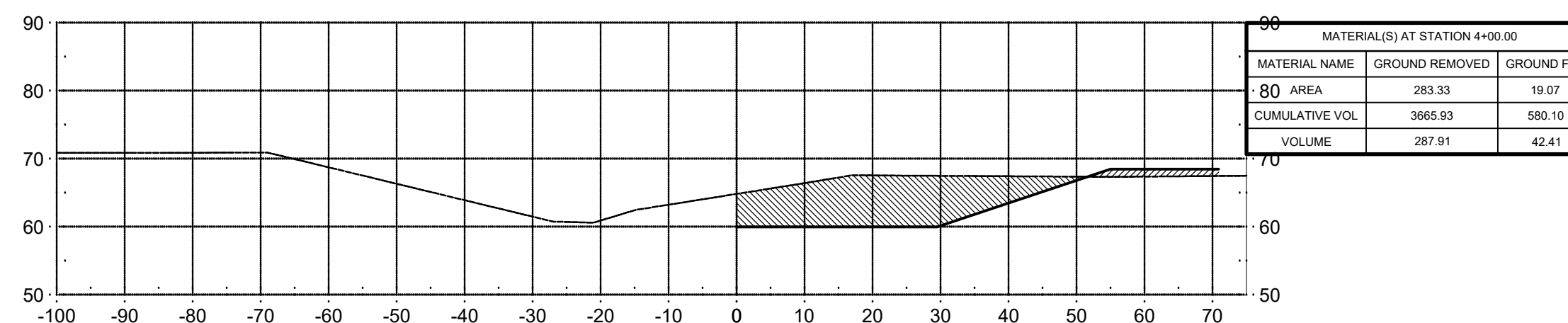
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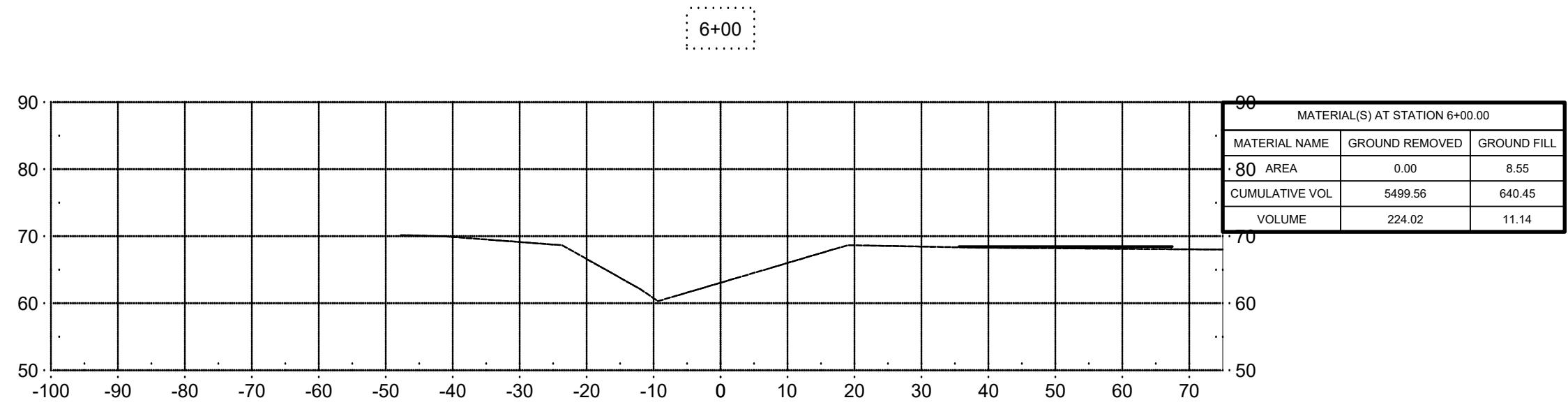
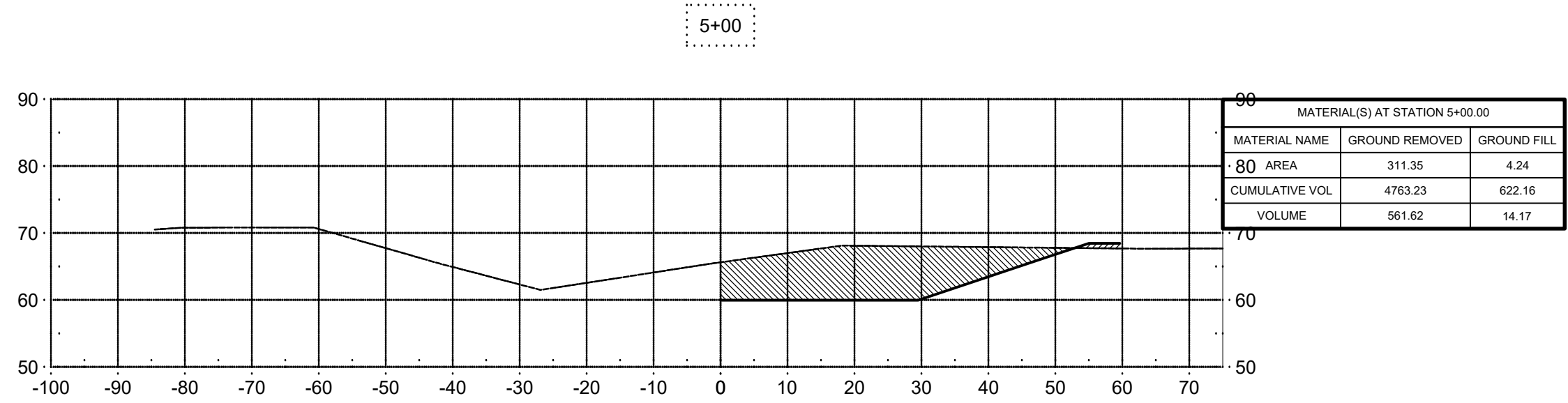
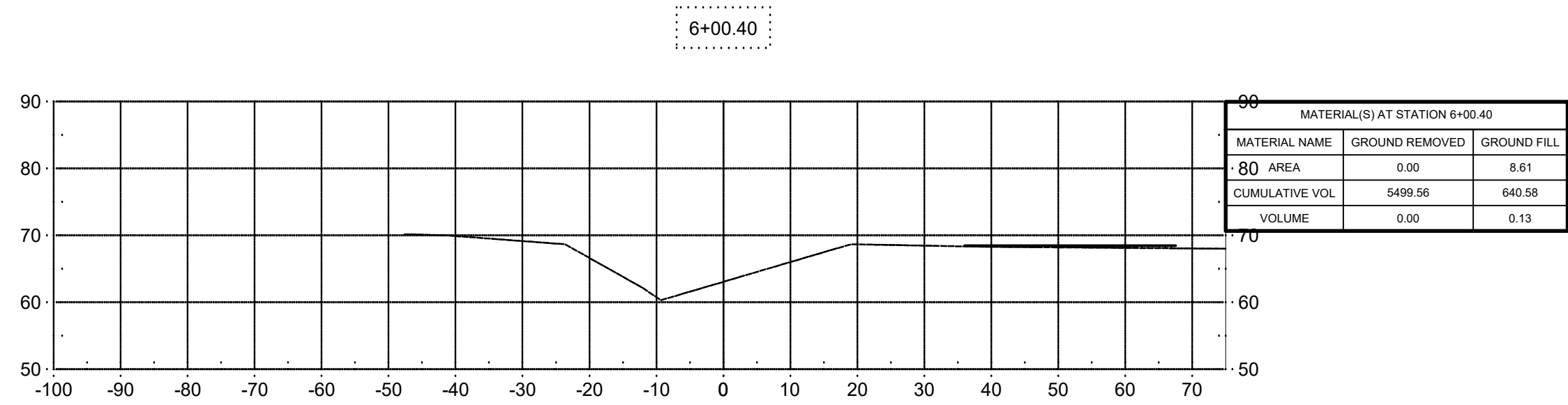
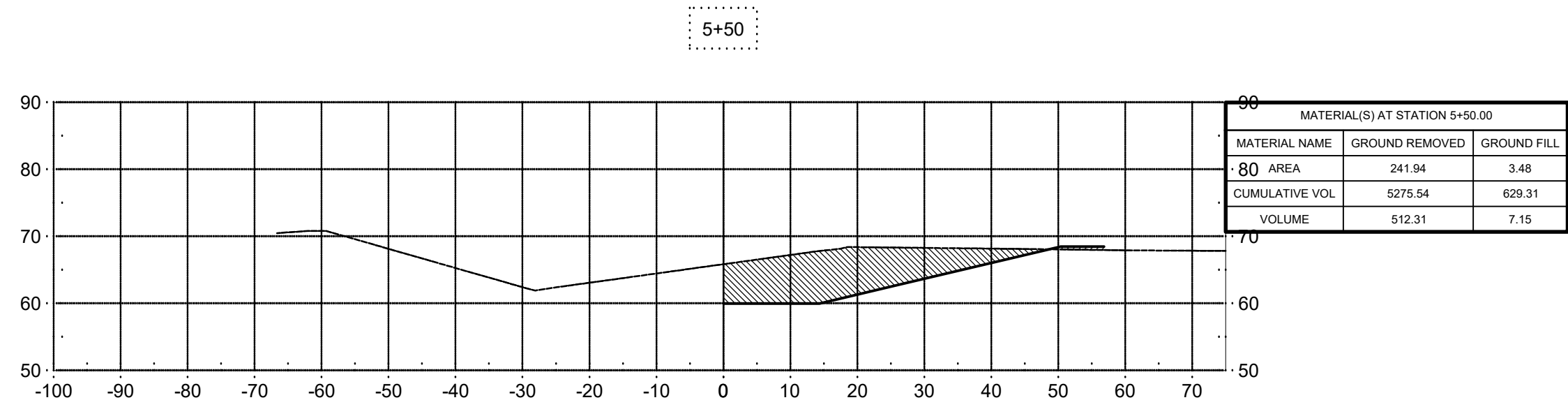
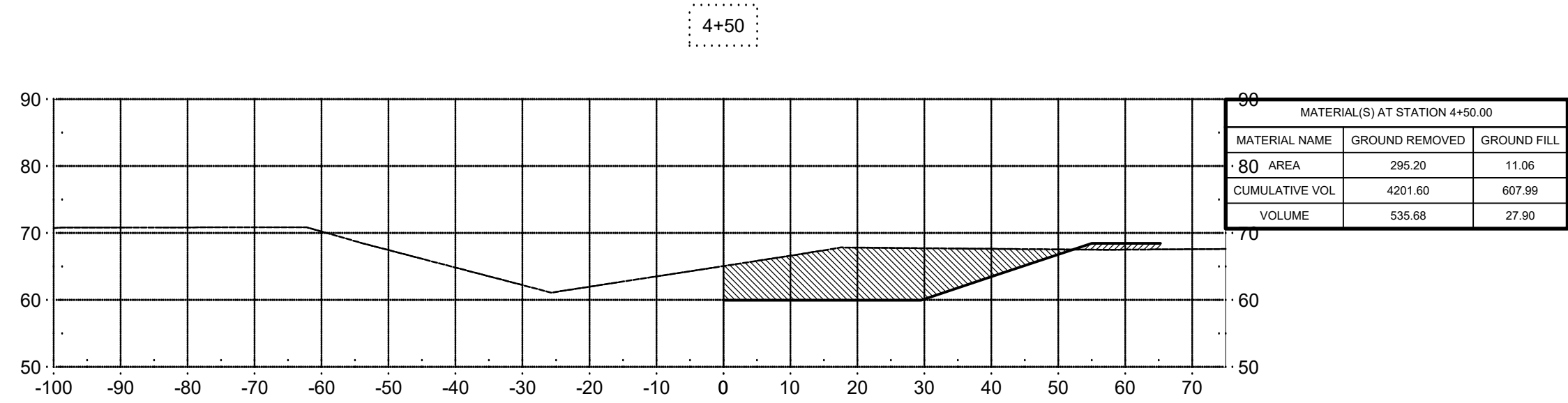


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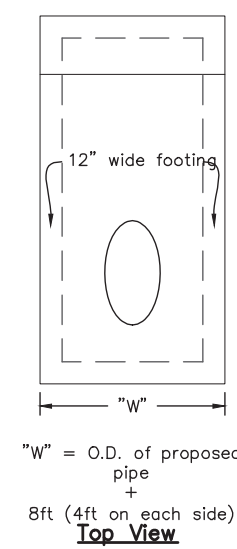
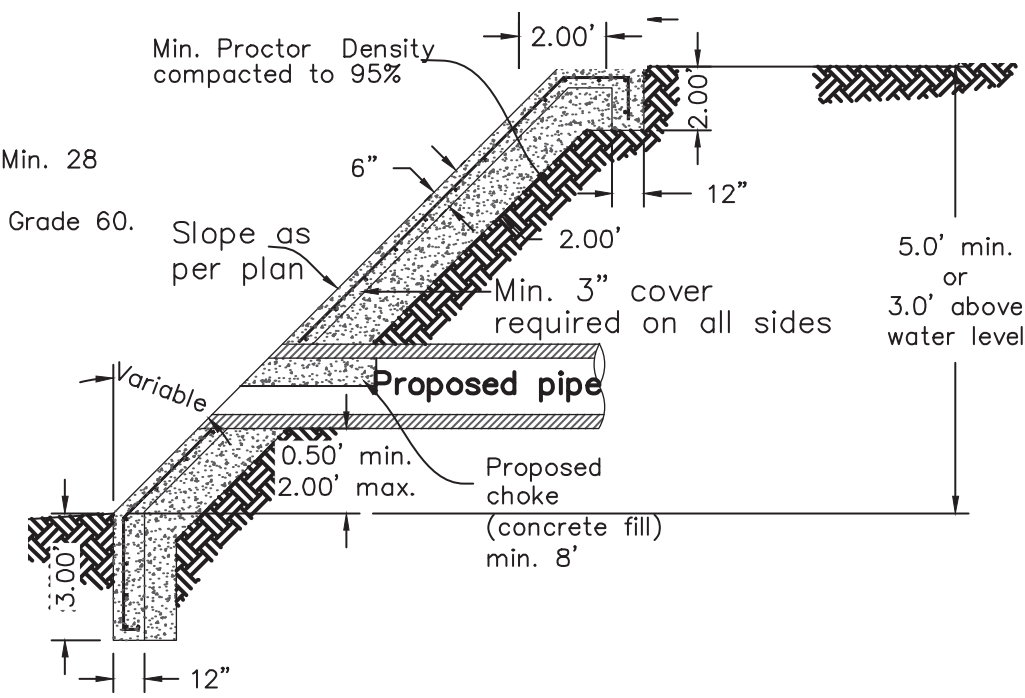


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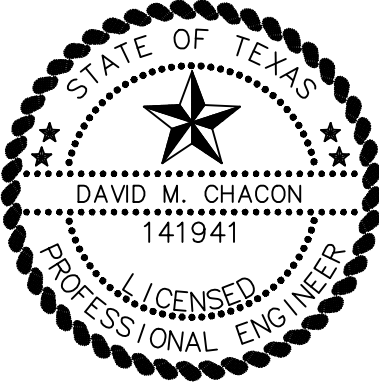


- Notes:
- Concrete to have 3000 PSI Min. 28 days compression strength.
 - All reinforced steel shall be Grade 60.



STORM DISCHARGE STRUCTURE WITH RIP RAP
N.T.S

SEAL



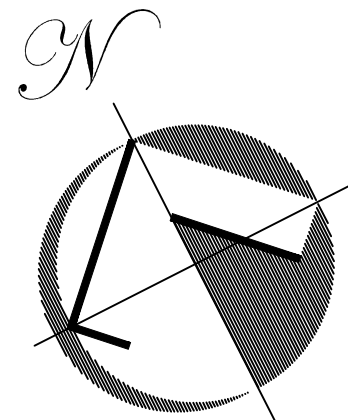
DATE
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY: RUBEN ALFARO CARRELLIO P.E.

PROJECT:

CAMINO DE
LA VERDAD
SUBDIVISION
PHASE II

WESLACO, TEXAS

PROJECT: #2022_09
DATE: 06/04/2023
REVISIONS:
1:
2:
3:
4:



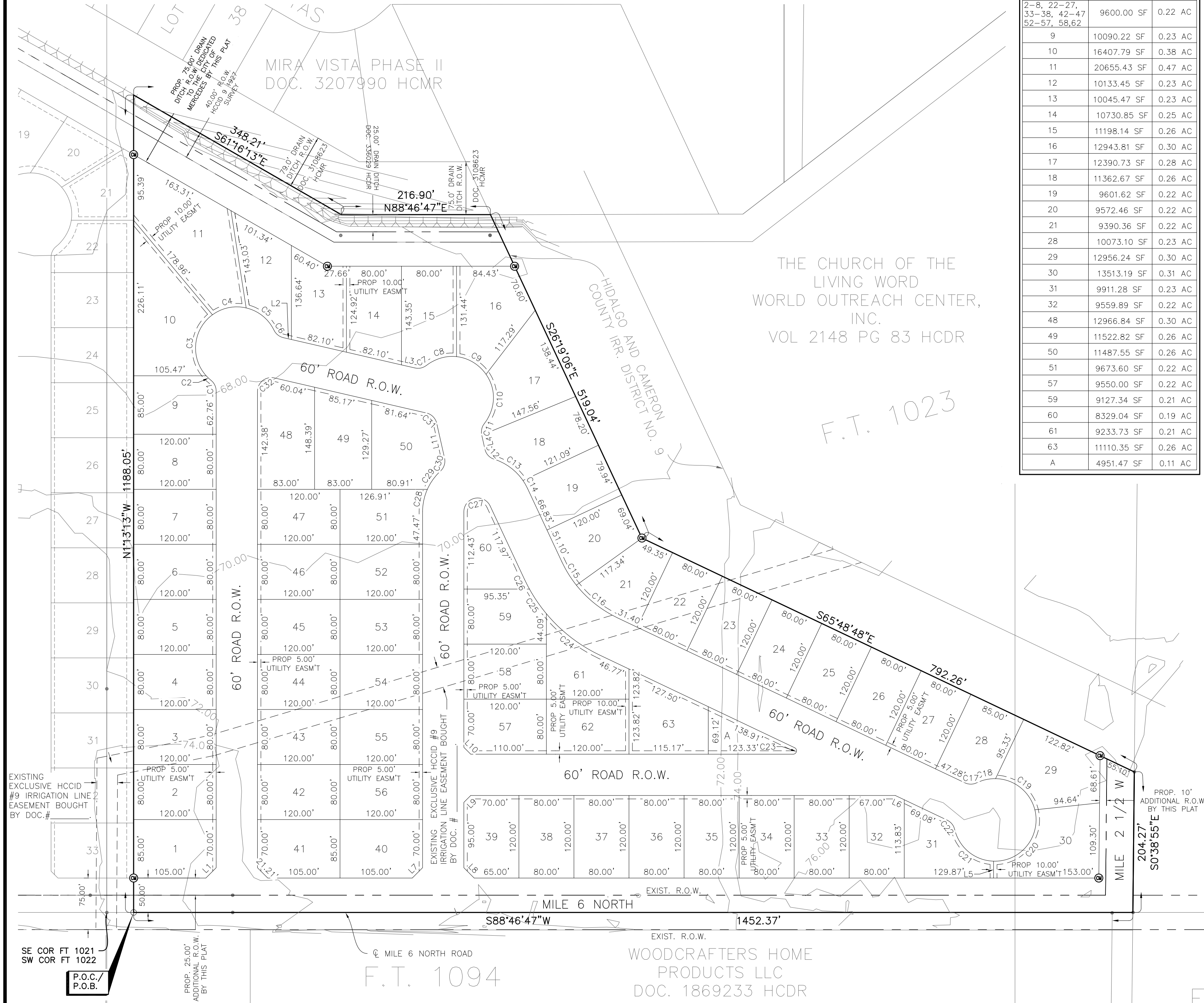
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SHEET 3 OF 3

CROSS SECTIONS

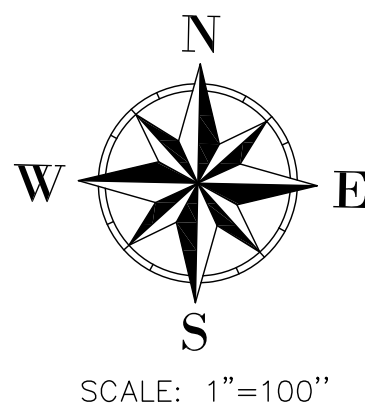
CAMINO DE VERDAD PH II SUBDIVISION

A 22.76 ACRE MORE OR LESS, TRACT OF LAND OUT OF FARM TRACT 1022, BLOCK 113, OF THE ADAMS TRACT SUBDIVISION, AS PER VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.



LOT AREAS			
LOT #	AREAS		
2-8, 22-27, 33-38, 42-47, 52-57, 58, 62	9600.00 SF	0.22 AC	
9	10090.22 SF	0.23 AC	
10	16407.79 SF	0.38 AC	
11	20655.43 SF	0.47 AC	
12	10133.45 SF	0.23 AC	
13	10045.47 SF	0.23 AC	
14	10730.85 SF	0.25 AC	
15	11198.14 SF	0.26 AC	
16	12943.81 SF	0.30 AC	
17	12390.73 SF	0.28 AC	
18	11362.67 SF	0.26 AC	
19	9601.62 SF	0.22 AC	
20	9572.46 SF	0.22 AC	
21	9390.36 SF	0.22 AC	
28	10073.10 SF	0.23 AC	
29	12956.24 SF	0.30 AC	
30	13513.19 SF	0.31 AC	
31	9911.28 SF	0.23 AC	
32	9559.89 SF	0.22 AC	
48	12966.84 SF	0.30 AC	
49	11522.82 SF	0.26 AC	
50	11487.55 SF	0.26 AC	
51	9673.60 SF	0.22 AC	
57	9550.00 SF	0.22 AC	
59	9127.34 SF	0.21 AC	
60	8329.04 SF	0.19 AC	
61	9233.73 SF	0.21 AC	
63	11110.35 SF	0.26 AC	
A	4951.47 SF	0.11 AC	

LEGEND	
IR	- SET IRON ROD
FO	- FOUND IRON ROD W/ CAP
CM	- CONCRETE MONUMENT
R.O.W.	- RIGHT OF WAY
P.O.C.	- POINT OF COMMENCEMENT
P.O.B.	- POINT OF BEGINNING



SURVEY NOTES:

- ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANS, SOUTH FIPS 4205 FEET.
- ALL HORIZONTAL CONTROL ON THIS PROJECT HAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

GENERAL NOTES:

- FLOOD INSURANCE RATING ZONE: "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH 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. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480334 0525 B REVISED: JANUARY 02, 1981
- BENCHMARK: SANITARY SEWER MANHOLE ON BUEN CAMINO DR. NORTHING: 16577163.1600' EASTING: 1162641.0160' ELEVATION: 69.07'
- THE FOLLOWING SETBACKS APPLY TO ALL LOTS IN THIS SUBDIVISION:
FRONT: 20'-FT
REAR: 15'-FT
SIDE: 5'-FT
SIDE (CORNER): 10'-FT
- FINISH FLOOR ELEVATIONS ESTABLISHED MUST BE HIGHER THAN _____ OR 18" ABOVE TOP OF CURB OR CENTERLINE OF ROAD, WHICHEVER IS GREATER, MEASURED FROM THE CENTER OF THE LOT.
- NO REAR OR SIDE ENTRANCE FROM MILE 6 NORTH AND MILE 2 1/2 W TO LOTS 1,29-41.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF MERCEDES REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **121,976** CF (**2.8** ACRE-FT) OF STORM-WATER RUNOFF. DRAINAGE DETENTION SHALL 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 THE STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISIONS.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- LANDSCAPING AS PER CITY OF MERCEDES ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- ALL BUILDING CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL CITY OF MERCEDES ORDINANCE, REQUIREMENTS, CITY CODES AND STATE AND FEDERAL REGULATIONS.
- A 5' SIDEWALK WITH ADA RAMPS AND LANDINGS ALONG THE FRONT OF RESIDENTIAL LOTS WILL BE REQUIRED AT THE ISSUANCE OF A BUILDING PERMIT.
- A 5' SIDEWALK WITH ADA RAMPS AND LANDINGS ALONG THE NORTH SIDE OF CAMINO DE VERDAD RD. WILL CONSTRUCTED BY DEVELOPER AT SUBDIVISION CONSTRUCTION STAGE.
- BUFFER FENCING- A 6 FOOT BUFFER FENCE SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS AN OPEN CANAL, OPEN DITCH, CALICHE PIT, AND HOLDING POND WHICH, IN THE OPINION OF THE CITY, IS NECESSARY FOR THE LOT'S OCCUPANTS TO BE PROTECTED FROM, BUFFER FENCE OF THE AFFECTED LOT OWNER AT THE TIME OF THE LOT'S OCCUPANCY SHALL BE PROVIDED. REMOVAL OR DAMAGE TO THESE FENCES WILL BE SUBJECT THE OWNER OF THE LOT ADJACENT TO THE BUFFER FENCE TO FINES AND/OR REPLACEMENT/ REPAIR OF THE FENCE AT THE OWNER'S EXPENSE OR THE PERSON CAUSING THIS DAMAGE. SUCH BUFFERING MAY ALSO INCLUDE MAJOR THOROUGHFARES BUT NOT GOLF COURSE LAKES, AND/OR SIMILAR LANDSCAPING.

Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	17.91	20.00	51.32	N26° 52' 46"W	17.32	C21	59.86	50.00	68.59	S55° 41' 36"E	56.35
C2	2.54	60.00	2.42	S51° 19' 40"E	2.53	C22	15.50	20.00	44.42	N43° 36' 21"W	15.12
C3	107.59	60.00	102.74	S1° 15' 07"W	93.74	C23	13.49	5.00	154.59	N11° 28' 59"E	9.76
C4	51.57	60.00	49.25	S77° 14' 43"W	50.00	C24	99.10	230.00	24.69	S53° 28' 11"E	98.34
C5	53.62	60.00	51.20	N52° 31' 45"W	51.85	C25	43.62	230.00	10.87	S35° 41' 33"E	43.56
C6	17.91	20.00	51.32	S52° 35' 13"E	17.32	C26	15.82	230.00	3.94	S28° 17' 20"E	15.82
C7	17.91	20.00	51.32	N76° 05' 43"E	17.32	C27	54.07	20.00	154.90	S76° 13' 50"W	39.04
C8	46.55	60.00	44.45	S72° 39' 37"W	45.39	C28	33.50	80.00	23.99	S10° 46' 33"W	33.26
C9	51.57	60.00	49.25	N60° 29' 29"W	50.00	C29	32.79	80.00	23.48	S34° 30' 51"W	32.56
C10	76.71	60.00	73.25	N0° 45' 33"E	71.59	C30	21.01	20.00	60.19	N16° 09' 43"E	20.06
C11	17.91	20.00	51.32	S11° 43' 35"W	17.32	C31	22.45	20.00	64.31	N46° 05' 21"W	21.29
C12	20.88	20.00	59.81	S43° 50' 15"E	19.94	C32	35.94	20.00	102.97	S50° 16' 01"W	31.30

Parcel Line Table		
Line #	Length	Direction
L1	21.21	N43° 46' 46.55"E
L2	12.02	N78° 14' 45.39"W
L3	20.01	N78° 14' 45.39"W
L4	20.93	S13° 55' 56.65"E
L5	14.39	S65° 48' 48.45"E
L6	34.51	S0° 00' 00.00"E
L7	14.14	S46° 13' 13.45"E
L8	14.14	N43° 46' 46.55"E
L9	21.21	N46° 13' 13.45"W
L10	21.21	N43° 46' 46.55"E
L11	21.21	N46° 13' 13.45"W

STATE OF TEXAS COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE:

PRINCIPAL CONTACTS:

NAME
OWNER: CARLOS DEL ANGEL
ENGINEER: DAVID M. CHACON
SURVEYOR: JORGE A. GONZALEZ



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

ON: _____ AT: _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

ADDRESS
PO BOX 3898
2205 N. JACKSON RD.
907 SUMMIT CIRCLE

CITY & ZIP
McAlLEN, TEXAS 78505
McAlLEN, TEXAS 78501
EDINBURG, TX 78539

PHONE
(956) 307-3057
(956) 429-9033
(956) 270-8476

STATE OF TEXAS COUNTY OF HIDALGO

"KNOW ALL MEN BY THESE PRESENTS:

THAT I, **JORGE ABLE GONZALEZ, RPLS** DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE PLAT AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF MERCEDES.

STATE OF TEXAS COUNTY OF HIDALGO

PRELIMINARY REVIEW

I, THE UNDERSIGNED, **DAVID M. CHACON**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DAVID M. CHACON, P.E.

NO. 141941

DATE

DATE OF PREPARATION: 4/11/2023



2205 N. JACKSON RD.
McAllen, Texas 78501

(956) 429-9033
david@stone.biz

STATE OF TEXAS COUNTY OF HIDALGO

I, (WE), **CAMINO DE VERDAD, LLC**, THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **CAMINO DE VERDAD PH II SUBDIVISION** AN ADDITION TO THE CITY OF MERCEDES, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COWERS, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MERCEDES, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MERCEDES.

CARLOS DEL ANGEL
PO BOX 3898
McAllen, TX

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____ 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

APPROVED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION, CITY OF MERCEDES, TEXAS, THIS THE ____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MERCEDES, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION

DATE



STATE OF TEXAS COUNTY OF HIDALGO

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

OSCAR D. MONTAYA SR.
MAYOR, CITY OF MERCEDES

DATE

CLERK, CITY OF MERCEDES

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

DATED THIS _____ DAY OF _____ 20____

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

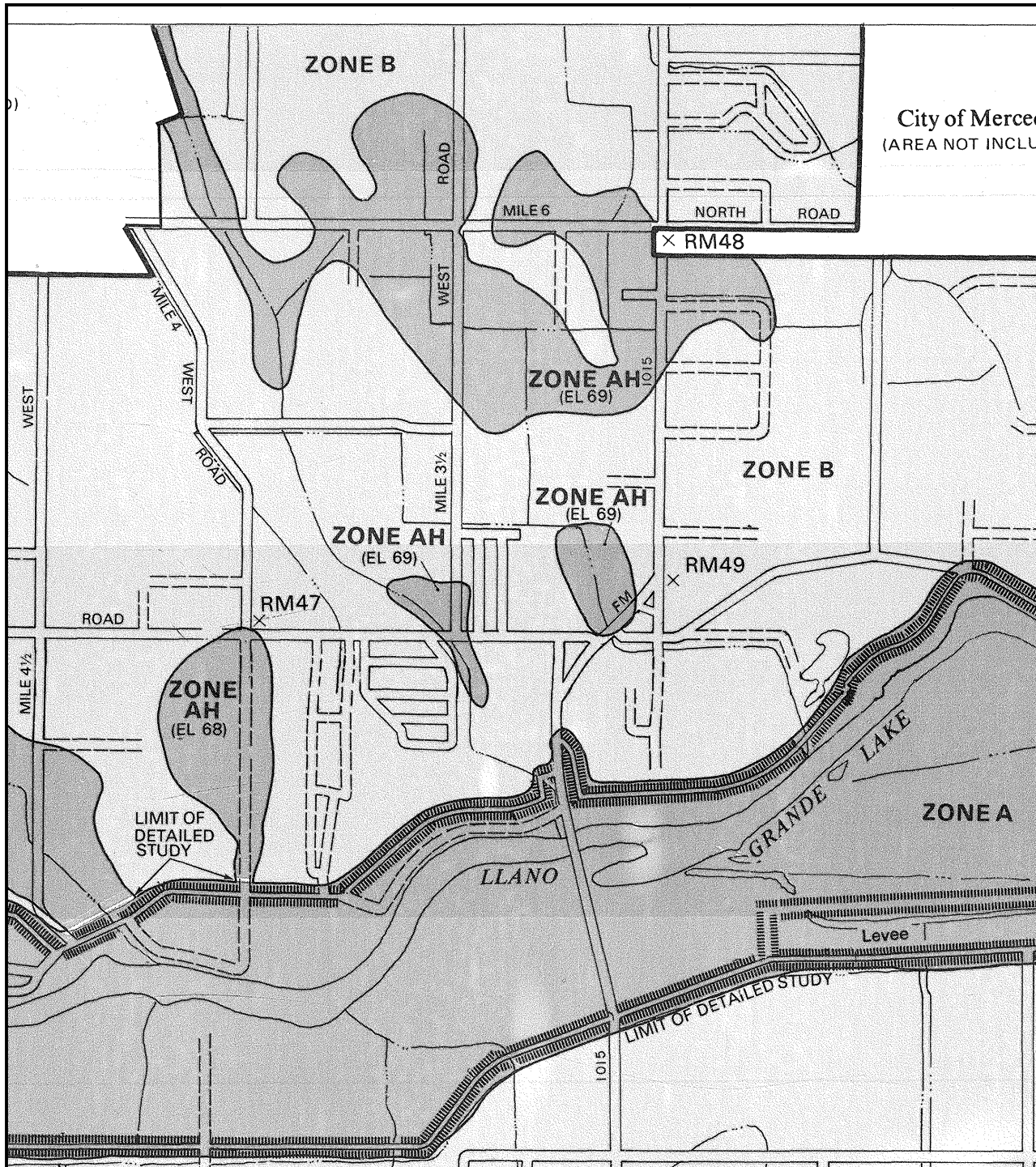
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

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



contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620, or (800) 424-8872.

City of Merced
(AREA NOT INCLUDED)

APPROXIMATE SCALE

2000 0 2000 FEET

KEY TO MAP

500-Year Flood Boundary

100-Year Flood Boundary

Zone Designations* With Date of Identification e.g., 12/2/74

100-Year Flood Boundary

500-Year Flood Boundary

Base Flood Elevation Line With Elevation In Feet**

Base Flood Elevation In Feet Where Uniform Within Zone**

Elevation Reference Mark

River Mile

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

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

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures.

This 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>.

Drainage Calculations

*Fill in shaded cells.

Project Name: Camino De La Verdad Ph II
 Date: 6/5/2023
 Prepared by: David Chacon, PE

Existing (10-year Frequency Storm)

b (coeff.)= 93.1792
 d (coeff.)= 12.3404
 e (for Hidalgo Co.)= 0.8117
 T_c= 27.00 min
 I= 4.73 in/hr
 Q_{ex}= 18.98 cfs

Runoff Coefficient

Existing Conditions		
Description	Area (ac)	C
Asphalt		0.9
Concrete		0.9
Roof		0.95
Grass	19.9	0.2
Pervious		0.2
Impervious		0.9
Developed		0.95
Undeveloped		0.25
C _{ex} (comp.)=		0.20

Future Conditions		
Description	Area (ac)	C
Asphalt		0.9
Concrete		0.9
Roof		0.95
Grass		0.35
Pervious		0.2
Impervious		0.9
Developed		0.95
Multi Family	19.9	0.65
C _{fut} (comp.)=		0.65

Future (50-year Frequency Storm)

b (coeff.)= 123.6652
 d (coeff.)= 12.8624
 e (for Hidalgo Co.)= 0.7951
 T_c= 15.00 min
 I= 8.78 in/hr
 Q_{fut}= 114.47 cfs

V_{max} = 121,975.75 cf
 4517.62 cy

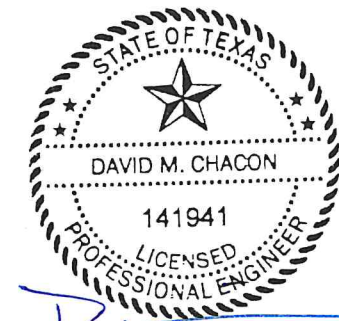
V_{excavation} = 148,488 cf
 5499.56 cy

V_{total} = 148,488.12 cf

Total Area (used for existing C value)	Total Area (used for future C value)
Area= 19.9 acre	Area= 19.9 acre
A (area)= 866844 ft ²	A (area)= 866844 ft ²



Tc (min)	I _{fut} (50 yr) (in/hr)	Q _{fut} (50yr) (cfs)	V _{fut} (ft ³)	Q _{ex} (cfs)	V _{ex} (ft ³)	V _{max} (ft ³)
10	10.271	132.854	79712.68	18.98	11387.46	68,325.23
15	8.776	113.522	102169.7	18.98	17081.19	85,088.54
20	7.697	99.560	119472.4	18.98	22774.92	96,697.48
25	6.877	88.957	133435.7	18.98	28468.65	104,967.01
30	6.231	80.603	145085	18.98	34162.37	110,922.60
35	5.708	73.833	155049.2	18.98	39856.1	115,193.13
40	5.274	68.224	163738.6	18.98	45549.83	118,188.78
45	4.909	63.494	171433.7	18.98	51243.56	120,190.17
50	4.596	59.445	178334.2	18.98	56937.29	121,396.87
55	4.324	55.935	184586.3	18.98	62631.02	121,955.29
60	4.087	52.861	190300.5	18.98	68324.75	121,975.75
65	3.877	50.144	195561.7	18.98	74018.48	121,543.23
70	3.689	47.723	200436.7	18.98	79712.21	120,724.46
75	3.522	45.551	204978.7	18.98	85405.94	119,572.72
80	3.370	43.590	209230.8	18.98	91099.67	118,131.16
85	3.232	41.810	213228.6	18.98	96793.39	116,435.20
90	3.107	40.185	217001.3	18.98	102487.1	114,514.23
95	2.992	38.697	220573.7	18.98	108180.9	112,392.88
100	2.886	37.328	223966.6	18.98	113874.6	110,092.02
105	2.788	36.063	227197.7	18.98	119568.3	107,629.43
110	2.697	34.891	230282.4	18.98	125262	105,020.40
115	2.613	33.802	233234	18.98	130955.8	102,278.19
120	2.535	32.787	236063.8	18.98	136649.5	99,414.32
125	2.461	31.838	238782.1	18.98	142343.2	96,438.90
130	2.393	30.948	241397.8	18.98	148037	93,360.83



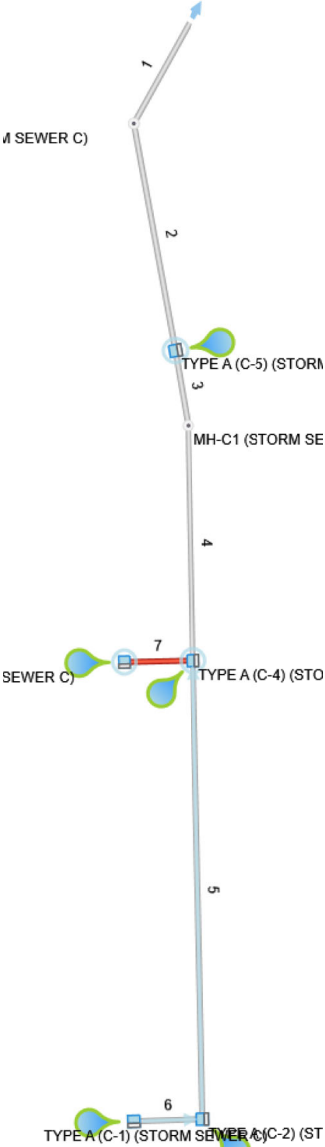
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Plan View

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Storm Sewer Tabulation

Stormwater Studio 2023 v 3.0.0.31

Project Name: Enter Project Name...

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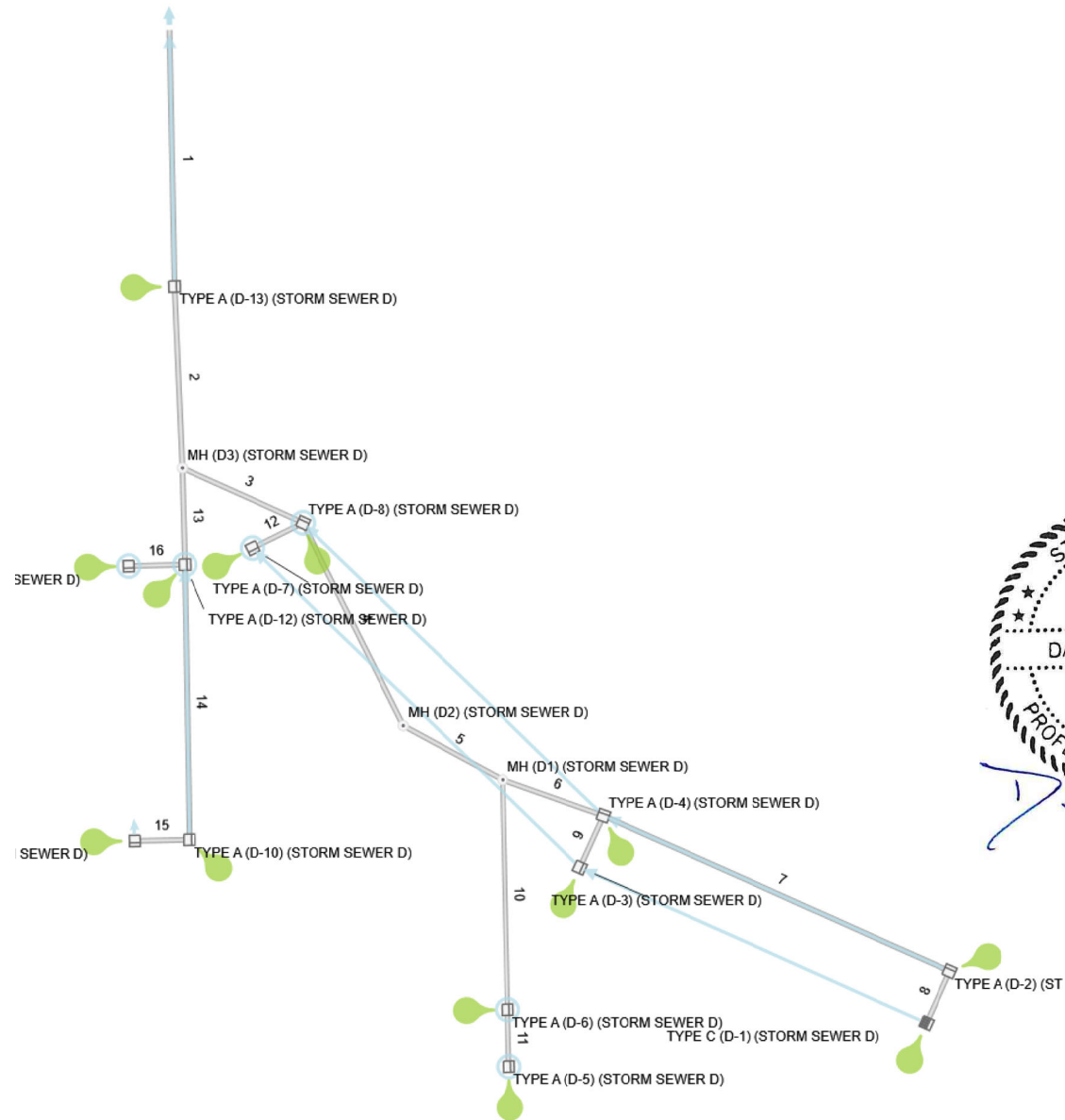
Line ID	Length (ft)	Drng Area		Rational (C)	C x A		Tc		Intensity (in/hr)	Total Q (cfs)	Capacity (cfs)	Velocity (ft/s)	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	
PIPE C6	75.00	0.000	6.650	0.00	0.00	3.99	0.0	12.87	5.93	23.67	29.83	3.36	36	0.20	61.17	61.02	64.11	64.02	68.50	64.02	1
PIPE C5	152.17	1.630	6.650	0.60	0.98	3.99	10.0	12.37	6.03	24.05	33.35	3.67	36	0.25	61.88	61.50	64.40	64.25	69.00	68.50	2
PIPE (37)	50.17	0.000	5.020	0.00	0.00	3.01	0.0	12.19	6.06	18.26	20.51	3.91	30	0.25	62.38	62.25	64.62	64.54	70.22	69.00	3
PIPE C4	155.05	1.510	5.020	0.60	0.91	3.01	10.0	11.61	6.18	18.61	23.65	4.41	33	0.20	63.63	63.32	65.46	65.15	70.49	70.22	4
PIPE C2	302.50	1.070	2.140	0.60	0.64	1.28	10.0	10.20	6.49	8.33	10.12	3.59	24	0.20	65.10	64.49	66.48	65.87	72.01	70.49	5
PIPE C1	45.00	1.070	1.070	0.60	0.64	0.64	10.0	10.00	6.53	4.19	6.06	3.70	18	0.33	66.76	66.61	67.68	67.53	72.01	72.01	6
PIPE C3	45.03	1.370	1.370	0.60	0.82	0.82	10.0	10.00	6.53	5.37	5.30	3.42	18	0.25	64.99	64.88	66.24	66.12	70.49	70.49	7

Plan View

Stormwater Studio 2023 v 3.0.0.31

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Storm Sewer Tabulation*

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Stormwater Studio 2023 v 3.0.0.31

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* Results NOT current with inputs.

Project File: CDV2 System D (Design).sws



United States
Department of
Agriculture

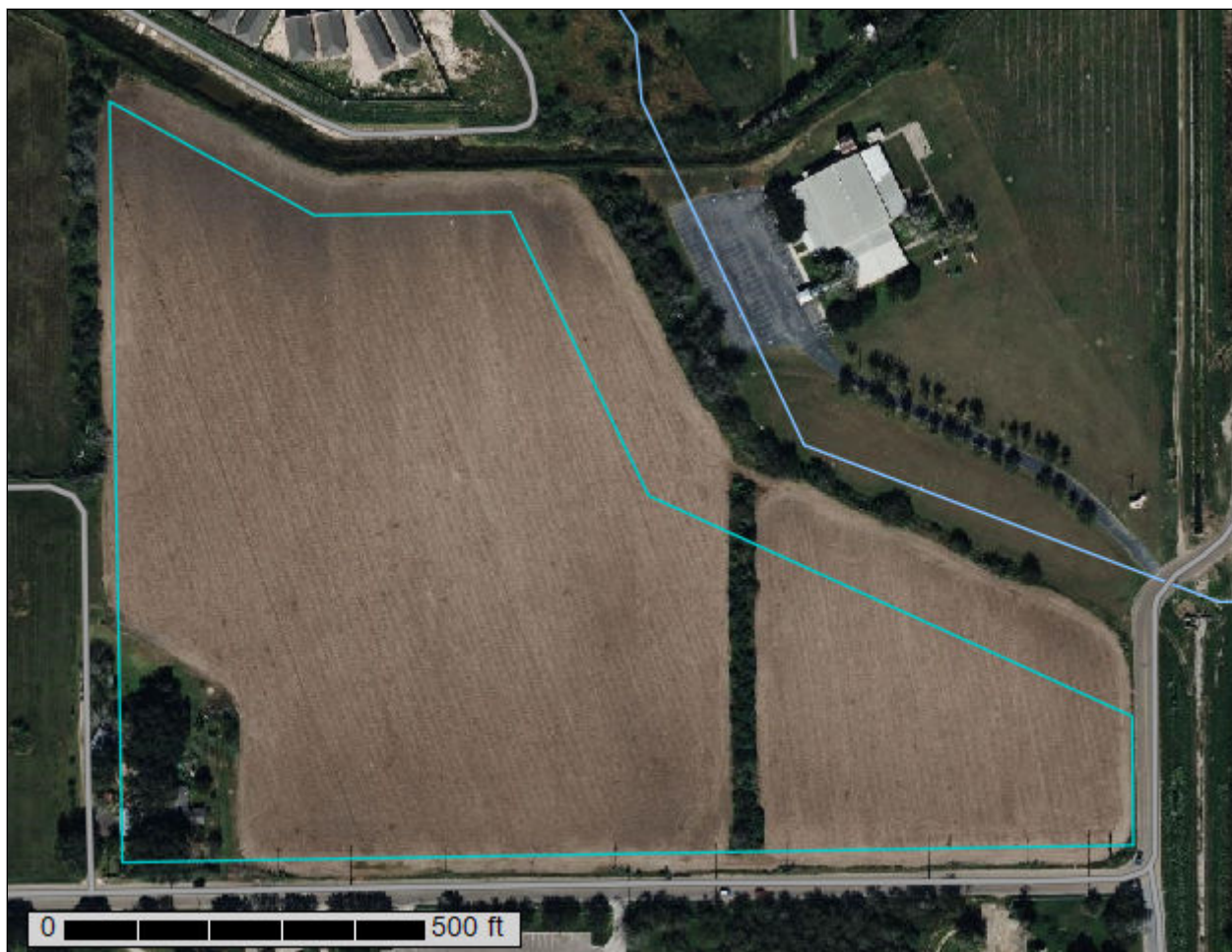
NRCS

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

Camino De Verdad Phase II



Preface

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

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

Soil Map

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

Custom Soil Resource Report Soil Map



MAP 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 21, Aug 24, 2022

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
26	Hidalgo fine sandy loam, 1 to 3 percent slopes	11.7	58.9%
28	Hidalgo sandy clay loam, 0 to 1 percent slopes	7.2	36.2%
48	Racombes sandy clay loam, 0 to 1 percent slopes	1.0	4.9%
Totals for Area of Interest		19.9	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

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

Map Unit Setting

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

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
Sodium adsorption ratio, maximum: 10.0
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

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

Minor Components

Willacy

Percent of map unit: 10 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Brennan

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

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

Map Unit Setting

National map unit symbol: 2sxvl
Elevation: 20 to 500 feet
Mean annual precipitation: 20 to 27 inches
Mean annual air temperature: 72 to 74 degrees F
Frost-free period: 300 to 365 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Hidalgo

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 2c
Hydrologic Soil Group: B
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Minor Components

Raymondville

Percent of map unit: 7 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Racombes

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Willacy

Percent of map unit: 2 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

48—Racombes sandy clay loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2yndc

Elevation: 30 to 330 feet

Mean annual precipitation: 23 to 27 inches

Mean annual air temperature: 72 to 74 degrees F

Frost-free period: 280 to 365 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Racombes and similar soils: 85 percent

Minor components: 15 percent

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

Description of Racombes

Setting

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Concave

Parent material: Calcareous loamy alluvium

Typical profile

Ap - 0 to 13 inches: sandy clay loam

Bt - 13 to 25 inches: sandy clay loam

Btk - 25 to 49 inches: sandy clay loam

Bk - 49 to 80 inches: sandy clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Negligible

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

Depth to water table: About 42 to 72 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 20 percent

Gypsum, maximum content: 2 percent

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

Sodium adsorption ratio, maximum: 6.0

Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: B

Custom Soil Resource Report

Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Minor Components

Willacy

Percent of map unit: 6 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY023TX - Sandy Loam
Hydric soil rating: No

Hidalgo

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R083DY019TX - Gray Sandy Loam
Hydric soil rating: No

Raymondville

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R083DY025TX - Clay Loam
Hydric soil rating: No

Rio

Percent of map unit: 1 percent
Landform: Closed depressions
Landform position (three-dimensional): Tread
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R083DY007TX - Lakebed
Hydric soil rating: Yes

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Soil Physical Properties

This folder contains a collection of tabular reports that present soil physical properties. The reports (tables) include all selected map units and components for each map unit. Soil physical properties are measured or inferred from direct observations in the field or laboratory. Examples of soil physical properties include percent clay, organic matter, saturated hydraulic conductivity, available water capacity, and bulk density.

Engineering Properties (Camimo De Verdad Phase II)

This table gives the engineering classifications and the range of engineering properties for the layers of each soil in the survey area.

Hydrologic soil group is a group of soils having similar runoff potential under similar storm and cover conditions. The criteria for determining Hydrologic soil group is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Listing HSGs by soil map unit component and not by soil series is a new concept for the engineers. Past engineering references contained lists of HSGs by soil series. Soil series are continually being defined and redefined, and the list of soil series names changes so frequently as to make the task of maintaining a single national list virtually impossible. Therefore, the criteria is now used to calculate the HSG using the component soil properties and no such national series lists will be maintained. All such references are obsolete and their use should be discontinued. Soil properties that influence runoff potential are those that influence the minimum rate of infiltration for a bare soil after prolonged wetting and when not frozen. These properties are depth to a seasonal high water table, saturated hydraulic conductivity after prolonged wetting, and depth to a layer with a very slow water transmission

rate. Changes in soil properties caused by land management or climate changes also cause the hydrologic soil group to change. The influence of ground cover is treated independently. There are four hydrologic soil groups, A, B, C, and D, and three dual groups, A/D, B/D, and C/D. In the dual groups, the first letter is for drained areas and the second letter is for undrained areas.

The four hydrologic soil groups are described in the following paragraphs:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

Depth to the upper and lower boundaries of each layer is indicated.

Texture is given in the standard terms used by the U.S. Department of Agriculture. These terms are defined according to percentages of sand, silt, and clay in the fraction of the soil that is less than 2 millimeters in diameter. "Loam," for example, is soil that is 7 to 27 percent clay, 28 to 50 percent silt, and less than 52 percent sand. If the content of particles coarser than sand is 15 percent or more, an appropriate modifier is added, for example, "gravelly."

Classification of the soils is determined according to the Unified soil classification system (ASTM, 2005) and the system adopted by the American Association of State Highway and Transportation Officials (AASHTO, 2004).

The Unified system classifies soils according to properties that affect their use as construction material. Soils are classified according to particle-size distribution of the fraction less than 3 inches in diameter and according to plasticity index, liquid limit, and organic matter content. Sandy and gravelly soils are identified as GW, GP, GM, GC, SW, SP, SM, and SC; silty and clayey soils as ML, CL, OL, MH, CH, and OH; and highly organic soils as PT. Soils exhibiting engineering properties of two groups can have a dual classification, for example, CL-ML.

The AASHTO system classifies soils according to those properties that affect roadway construction and maintenance. In this system, the fraction of a mineral soil that is less than 3 inches in diameter is classified in one of seven groups from A-1 through A-7 on the basis of particle-size distribution, liquid limit, and plasticity index. Soils in group A-1 are coarse grained and low in content of fines (silt and clay). At the other extreme, soils in group A-7 are fine grained. Highly organic soils are classified in group A-8 on the basis of visual inspection.

If laboratory data are available, the A-1, A-2, and A-7 groups are further classified as A-1-a, A-1-b, A-2-4, A-2-5, A-2-6, A-2-7, A-7-5, or A-7-6. As an additional refinement, the suitability of a soil as subgrade material can be indicated by a group

index number. Group index numbers range from 0 for the best subgrade material to 20 or higher for the poorest.

Percentage of rock fragments larger than 10 inches in diameter and 3 to 10 inches in diameter are indicated as a percentage of the total soil on a dry-weight basis. The percentages are estimates determined mainly by converting volume percentage in the field to weight percentage. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Percentage (of soil particles) passing designated sieves is the percentage of the soil fraction less than 3 inches in diameter based on an oven-dry weight. The sieves, numbers 4, 10, 40, and 200 (USA Standard Series), have openings of 4.76, 2.00, 0.420, and 0.074 millimeters, respectively. Estimates are based on laboratory tests of soils sampled in the survey area and in nearby areas and on estimates made in the field. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Liquid limit and *plasticity index* (Atterberg limits) indicate the plasticity characteristics of a soil. The estimates are based on test data from the survey area or from nearby areas and on field examination. Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

References:

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Custom Soil Resource Report

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007(<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
26—Hidalgo fine sandy loam, 1 to 3 percent slopes														
Hidalgo	85	B	0-17	Fine sandy loam	SC-SM, CL, SC, SM	A-2-4, A-4	0- 0- 0	0- 0- 0	100-100-100	94-96-100	84-94-100	35-47-56	15-23-25	1-7 -8
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22
28—Hidalgo sandy clay loam, 0 to 1 percent slopes														
Hidalgo	85	B	0-17	Sandy clay loam	CL, SC	A-6	0- 0- 0	0- 0- 0	100-100-100	95-98-100	86-96-100	44-54-63	25-30-39	11-15-18
			17-28	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	100-100-100	94-98-100	85-96-100	50-60-75	30-35-44	11-17-22
			28-38	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	95-97-100	91-94-100	81-93-100	54-68-81	30-38-44	11-17-22
			38-80	Sandy clay loam, clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	96-97-100	91-95-100	82-94-100	57-72-84	30-38-44	11-17-22

Custom Soil Resource Report

Engineering Properties—Hidalgo County, Texas														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
48—Racombes sandy clay loam, 0 to 1 percent slopes														
Racombes	85	B	0-13	Sandy clay loam	CL, SC	A-4, A-6	0- 0- 0	0- 0- 0	100-100-100	100-100-100	89-98-100	43-51-57	27-31-35	8-12-15
			13-25	Clay loam, sandy clay loam	CL, SC	A-6, A-7-6	0- 0- 0	0- 0- 0	95-98-100	95-98-100	85-97-100	44-53-63	34-39-43	15-19-22
			25-49	Clay loam, sandy clay loam, loam	CL, SC	A-4, A-6, A-7-6	0- 0- 0	0- 0- 0	95-98-100	95-98-100	84-97-100	44-53-63	29-34-43	10-15-20
			49-80	Sandy clay loam, clay loam, loam	CL, SC	A-4, A-6	0- 0- 0	0- 0- 0	82-93-100	79-91-100	70-90-100	36-49-63	25-30-40	8-13-18

References

- American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.
- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
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- Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577
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- United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.
- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

DATE: May 6, 2025
FROM: Patricio Avila, Assistant City Manager
ITEM: **Discussion and possible action to Approval of First Reading of Ordinance 2025-10 to Abandoned Drainage Easement at Mercedes Light Industrial Park Subdivision**

BACKGROUND INFORMATION: In 2018, the City Commission voted to void a drainage easement located at the Mercedes Light Industrial Park. The engineering firm Guzman & Muñoz has documentation reflecting this change in the recorded plat. However, an official ordinance to formalize the abandonment was never passed. Following a recent site inspection, the Public Works Department confirmed that the drainage easement is no longer in use. Additionally, records from 2018 indicate that the abandonment of the easement had been approved at that time. The easements are the following: a thirty-foot (30') easement for drainage located between Lot 1, 2, 3, and 4, and a ten-foot (10') easement for drainage located between Lot 2, together with all utility connections associated with said easements, Mercedes Light Industrial Park Subdivision Phase 1

BOARD REVIEW/CITIZEN FEEDBACK:

ALTERNATIVES/OPTIONS:

FISCAL IMPACT: (Total Costs)

Proposed Expenditure/(Revenue):
\$

Account Number(s):

Finance Review by: Not Applicable

LEGAL REVIEW: Not Applicable

ATTACHMENTS:

1. ORDINANCE NO - LIGHT INDUSTRIAL PARK EASEMENT
2. LIGHT INSDUTRIAL PARK

STAFF RECOMMENDATION: Our recommendation is to proceed with the abandonment of the easement, as it is no longer in use and is no longer necessary

ORDINANCE NO.: 2025-10

AN ORDINANCE PROVIDING FOR A DESCRIPTION OF AN EASEMENT LOCATED IN THE MERCEDES LIGHT INDUSTRIAL PARK SUBDIVISION, PHASE ONE; PROVIDING FOR THE FINDING THAT NO PUBLIC NEED EXIST FOR SAID EASEMENT OR UTILITY CONNECTIONS ASSOCIATED WITH SAID EASEMENTS; PROVIDING FOR THE ABANDONMENT SAID DRAINAGE EASEMENT; PROVIDING FOR THE MAYOR OR MAYOR PRO-TEM TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO EVIDENCE SUCH ABANDONMENT; PROVIDING FOR A SAVING AND REPEAL CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MERCEDES, COUNTY OF HIDALGO, STATE OF TEXAS, THAT:

- SECTION I.** That the existing thirty-foot (30') easement for drainage located between Lot 1, 2, 3, and 4, and ten-foot (10') easement for drainage located between Lot 2, together with all utility connections associated with said easements Mercedes Light Industrial Park Subdivision Phase 1;
- SECTION II.** That said easement was originally established for drainage service to said lots which will now not be needed and that there is no public need for said easement;
- SECTION III.** That said easement is hereby vacated and abandoned by the City of Mercedes;
- SECTION IV.** That Mayor or Mayor Pro-Tem are hereby authorized to execute any and all documents necessary to be recorded to evidence such abandonment;
- SECTION V.** That all other ordinances, or parts of ordinances in conflict herewith, are hereby repealed. That if any portion, section, subsection, phrase, sentence or clause of this ordinance shall for any reason be held invalid, such invalidity shall not affect the application of other persons or sets of circumstances, and, to this end, all provisions of this ordinance are declared to be severable.
- SECTION VI.** That with Ordinance will become effective in accordance with the laws of the State of Texas and the City Charter of the city of Mercedes, Texas.

**READ, DISCUSSED, AND APPROVED ON THIS THE 6TH DAY OF MAY,
IN THE YEAR OF OUR LORD, 2025.**

1st Reading: MAY 6, 2025

2nd Reading: MAY 20, 2025

CITY OF MERCEDES:

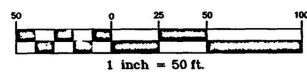
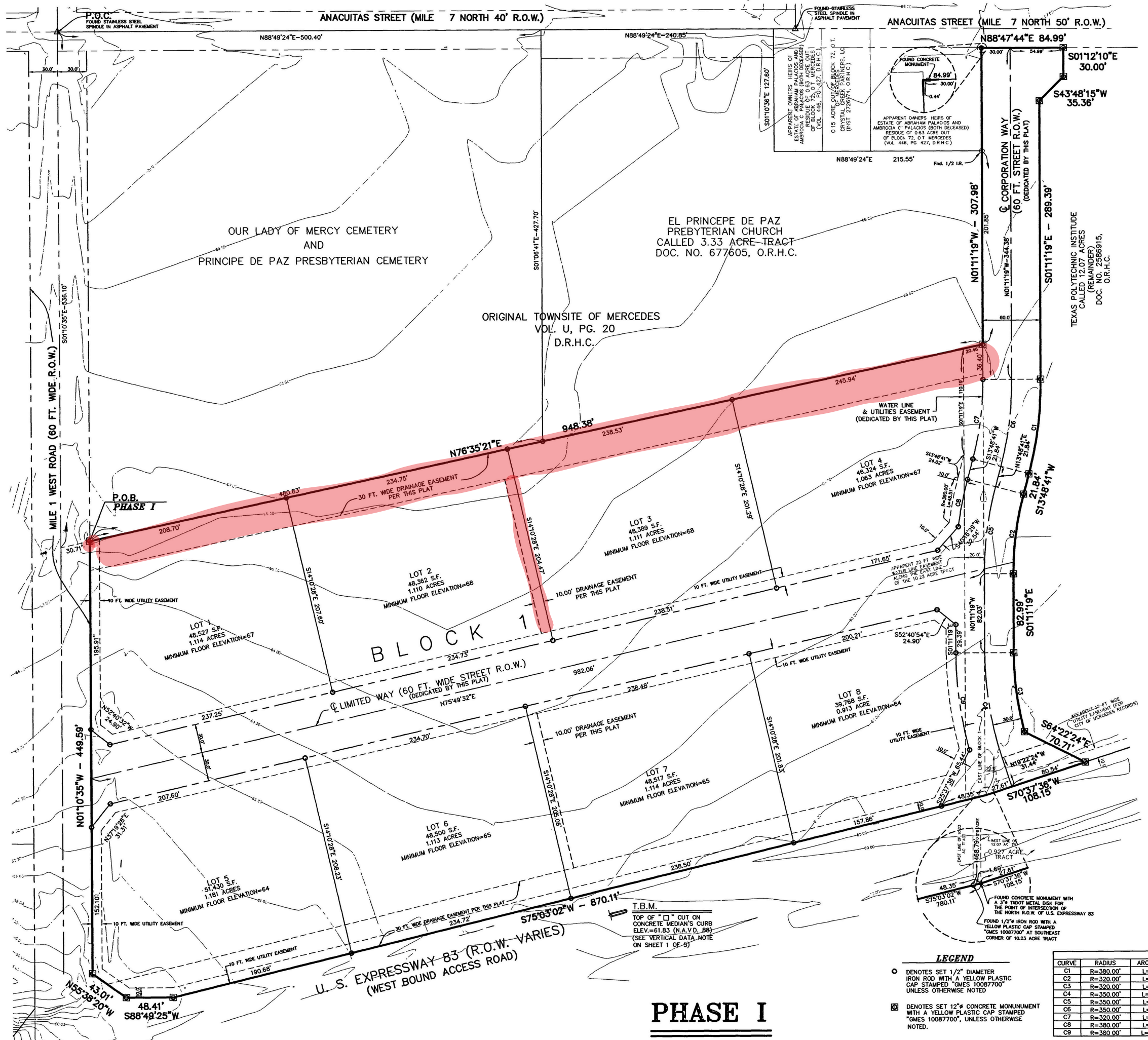
Oscar D. Montoya, Mayor

ATTEST:

Joselynn Castillo
City Secretary

APPROVED AS TO FORM:

Martie Garcia Vela
City Attorney



PHASE I - METES AND BOUNDS DESCRIPTION

Being 11,152 acre (485,764 S.F.) tract of land located in Blocks 67,71,72, 75 and 76 of the Original Townsite of Mercedes, recorded in Volume "U", Page 20, of the Deed Records of Hidalgo County (D.R.H.C.), Texas; some being situated in Lot 1, Mercedes Memorial Subdivision, as recorded in Volume 23, Page 176-A of the Map Records of Hidalgo County (M.R.H.C.), Texas; said 11,152 acre tract being out of that certain called 10.23 acre tract conveyed to the Development Corporation of Mercedes, Inc., a Texas Corporation, as recorded in Document No. 2709224, of the Official Records of Hidalgo County (O.R.H.C.), Texas, also being out of that certain 12.07 acre tract conveyed to Texas Polytechnic Institute, as described in Document No. 2586915 (O.R.H.C.), Texas; said 11,106 acre tract being more particularly described as follows:

COMMENCING at a stainless steel spindle found in asphalt pavement in the centerline intersection of Mile 1 West Road (60.0' r.o.w. width), and Mile 7 North (Anacuitas Street 40.0' r.o.w. width); **THENCE**, South 01°10'35" East along the centerline of said Mile 1 West Road, a distance of 536.10 feet to a point for the northwesterly corner of said 10.23 acre tract; **THENCE**, North 76°35'21" East, along the common line of said 10.23 acre tract and Our Lady of Mercy Cemetery tract (no instrument of record found), a distance of 30.71 feet to a 1/2" iron rod in concrete monument with a yellow plastic cap stamped "gmes 10087700" found, for the **POINT OF BEGINNING** and the northwesterly corner of the herein described tract;

THENCE, North 76°35'21" East, continuing along the common line of said 10.23 acre tract and Our Lady of Mercy Cemetery tract, at a distance of 480.83 feet pass a 1/2" iron rod with a yellow plastic cap stamped "gmes 10087700" found at the common corner of that certain called 3.33 acre tract, as recorded in Document No. 677605 (O.R.H.C.), Texas and said Our Lady of Mercy Cemetery tract, and continuing for a total distance of 948.38 feet to a 12" diameter concrete monument with a yellow plastic cap stamped "GMS 10087700" found at the common corner of said 10.23 acre tract and said 3.33 acre tract, same being in the west line of said 12.07 acre tract, for an interior corner of the herein described tract;

THENCE, North 11°01'19" West, along the common line of said 3.33 acre tract, said 12.07 acre tract and along the westerly right of way line of a proposed street (60.0' right of way), at a distance of 201.85 feet to a 1/2" iron rod found pass the common corner of said 3.33 acre tract and that certain called 0.63 acre tract conveyed to Abraham Palacios, as recorded in Volume 446, Page 724 (O.R.H.C.), Texas, continuing for a total distance of 307.98 feet in the existing south right of way line of Anacuitas Street (50.0' right of way), for the most northerly northwest corner of the herein described tract;

THENCE, North 88°47'44" East, along the existing south right of way line of said Anacuitas Street, a distance of 84.99 feet to a 12" diameter concrete monument with a yellow plastic cap stamped "GMS 10087700" found, for the most northerly northeast corner of the herein described tract;

THENCE, South 01°12'10" East, leaving the existing south right of way line of said Anacuitas Street, along the easterly right of way line of a proposed street (60.0' right of way) and severing said 12.07 acre tract, a distance of 30.00 feet to a 12" diameter concrete monument with a yellow plastic cap stamped "GMS 10087700" found, for an angle corner of the herein described tract;

THENCE, South 43°48'15" West, along the easterly right of way line of a Future Street (60.0' right of way) and severing said 12.07 acre tract, a distance of 35.36 feet to a 12" diameter concrete monument with a yellow plastic cap stamped "GMS 10087700" found, for an interior corner of the herein described tract;

THENCE, South 01°11'19" East, continue along the proposed easterly right of way line of Future Street and severing said 10.23 acre tract, a distance of 289.39 feet to a 12" diameter concrete monument with a yellow plastic cap stamped "GMS 10087700" found at the point of curvature of a curve to the right with a radius of 380.00 feet, for an angle corner of the herein described tract;

THENCE, Southerly, along the proposed westerly right of way line of Future Street and severing said 12.07 acre tract, along said curve to the right, with an arc length of 99.48 feet; delta: 15°00'00"; chord: South 06°18'41" West, a distance of 99.20 feet to a 12" diameter concrete monument with a yellow plastic cap stamped "GMS 10087700" found, to the point of tangency of said curve, for an angle corner of the herein described tract;

THENCE, South 13°48'41" West, along the proposed westerly right of way line of Future Street and continue severing said 12.07 acre tract, a distance of 21.84 feet to a 12" diameter concrete monument with a yellow plastic cap stamped "GMS 10087700" found at the point of curvature of a curve to the left with a radius of 320.00 feet, for an angle corner of the herein described tract;

THENCE, Southerly, along the proposed westerly right of way line of Future Street and continue severing said 12.07 acre tract, along said curve to the left, with an arc length of 83.78 feet; delta: 15°00'00"; chord: South 06°18'41" West, a distance of 83.54 feet to a 12" diameter concrete monument with a yellow plastic cap stamped "GMS 10087700" found, for an angle corner of the herein described tract;

THENCE, South 01°11'19" East, continue along the proposed easterly right of way line of Future Street and severing said 12.07 acre tract, a distance of 82.99 feet to a 12" diameter concrete monument with a yellow plastic cap stamped "GMS 10087700" found at the point of curvature of a curve to the left with a radius of 320.00 feet, for an angle corner of the herein described tract;

THENCE, Southerly, along the proposed westerly right of way line of Future Street and continue severing said 12.07 acre tract, along said curve to the left, with an arc length of 82.99 feet; delta: 15°00'00"; chord: South 06°37'08" West, a distance of 82.76 feet to a 12" diameter concrete monument with a yellow plastic cap stamped "GMS 10087700" found, for an angle corner of the herein described tract;

THENCE, South 64°22'24" East, continue along the proposed easterly right of way line of Future Street and severing said 12.07 acre tract, a distance of 70.71 feet to a 12" diameter concrete monument with a yellow plastic cap stamped "GMS 10087700" found in the existing northerly right of way line of U.S. Expressway 83 (r.o.w. width varies);

THENCE, South 70°37'36" West, continue along existing northerly right of way line of U.S. Expressway 83, a distance of 108.15 feet to a 3" diam. TxDOT aluminum disk, for an angle corner of the herein described tract;

THENCE, South 75°03'02" West, continue along the existing northerly right of way line of said U.S. Expressway 83, at a distance of 1.60 feet pass a 1/2" diameter iron rod with a yellow plastic cap stamped "GMS 10087700" found at common corner of said 10.23 acre tract and said 12.07 acre tract, continue for a total distance of 870.11 feet to a 12" diameter concrete monument with a yellow plastic cap stamped "GMS 10087700" found, for an angle corner of the herein described tract;

THENCE, South 88°49'25" West, continue along the existing northerly right of way line of said U.S. Expressway 83, a distance of 48.41 feet to a 12" diameter concrete monument with a yellow plastic cap stamped "GMS 10087700" found, for an angle corner of the herein described tract;

THENCE, North 55°38'20" West, continue along the existing northerly right of way line of said U.S. Expressway 83, a distance of 43.01 feet to a 12" diameter concrete monument with a yellow plastic cap stamped "GMS 10087700" found in the existing east right of way line of said Mile 1 West Road, for most westerly southwest corner of the herein described tract;

THENCE, North 01°10'35" West, along the existing easterly right of way line of said Mile 1 West Road, a distance of 449.59 feet the **POINT OF BEGINNING**, containing an area of 11,152 acres of land, (485,764 sq. ft.), more or less.

FINAL PLAT
"MERCEDES LIGHT INDUSTRIAL PARK SUBDIVISION, PHASE ONE"

PREPARED FOR:
THE DEVELOPMENT CORPORATION OF MERCEDES, INC.
AND
THE CITY OF MERCEDES, TEXAS
(FEBRUARY OF 2018)



2020 E. Expressway 83
Mercedes, Texas 78570
Phone: (956) 565-4637
Fax: (956) 565-4636

TEXAS REGISTERED ENGINEERING FIRM F-8017
TBPLS FIRM REGISTRATION NO. 10087700

- LEGEND**
- DENOTES SET 1/2" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "GMS 10087700" UNLESS OTHERWISE NOTED
 - ⊠ DENOTES SET 12" CONCRETE MONUMENT WITH A YELLOW PLASTIC CAP STAMPED "GMS 10087700", UNLESS OTHERWISE NOTED.

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA
C1	R=380.00'	L=99.48'	15°00'00"
C2	R=320.00'	L=83.78'	15°00'00"
C3	R=320.00'	L=82.99'	14°51'35"
C4	R=350.00'	L=111.08'	18°11'05"
C5	R=350.00'	L=81.63'	15°00'00"
C6	R=350.00'	L=81.63'	15°00'00"
C7	R=320.00'	L=83.78'	15°00'00"
C8	R=380.00'	L=50.26'	7°34'43"
C9	R=380.00'	L=102.04'	15°23'07"

PHASE I

DATE: May 6, 2025
FROM: Denisse Hernandez, Planning Admin
ITEM: **Discussion and possible action to Approval of First Reading of Ordinance 2025-11 amending the Conditional Use Permit Ordinance**

BACKGROUND INFORMATION:

Ordinance No. 82-36, originally adopted on November 16, 1982, outlines the City's regulations regarding Conditional Use Permits (CUPs). Since its adoption, the types and complexity of CUP applications received by the City have evolved, creating a need for clearer, more specific guidelines.

The proposed amendment aims to modernize and expand upon the existing ordinance by providing detailed requirements tailored to the various categories of CUPs currently submitted. The revised ordinance will improve consistency in the application and approval process, clarify expectations for applicants, and ensure that each proposed use aligns with community standards and planning objectives.

As part of the revision process, staff conducted a comparative review of CUP ordinances from surrounding cities, including Pharr, McAllen, Brownsville, Weslaco, San Benito, and San Juan. The proposed ordinance reflects best practices and similar regulatory structures used in those municipalities.

BOARD REVIEW/CITIZEN FEEDBACK:**ALTERNATIVES/OPTIONS:****FISCAL IMPACT: (Total Costs)**

Proposed Expenditure/(Revenue):
\$

Account Number(s):

Finance Review by: Not Applicable

LEGAL REVIEW: Not Applicable

ATTACHMENTS:

1. CONDITIONAL USE ORDINANCE

2. CURRENT ORDINANCE

STAFF RECOMMENDATION: Staff recommends approval of the proposed ordinance amending Ordinance No. 82-36 to establish updated and specific requirements for Conditional Use Permits.

ORDINANCE NO.: 2025-11

AN ORDINANCE AMENDING ORDINANCE #82-36 AS ADOPTED NOVEMBER 16, 1982, BY THE CITY COMMISSION OF THE CITY OF MERCEDES, TEXAS, ESTABLISHING A MORE DETAILED FRAMEWORK FOR CONDITIONAL USE PERMITS; PROVIDING SPECIFIC REQUIREMENTS FOR THE VARIOUS TYPES OF CONDITIONAL USE PERMITS RECEIVED BY THE CITY; AND SETTING FORTH ADDITIONAL CRITERIA TO BE MET FOR APPROVAL

WHEREAS, THIS ORDINANCE IS ADOPTED UNDER THE AUTHORITY OF THE CONSTITUTION AND THE LAWS OF THE STATES OF TEXAS AND IS HEREBY INCREMENTED AS PART OF THE CODE OF ORDINANCE OF THE CITY OF MERCEDES, TEXAS.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MERCEDES, COUNTY OF HIDALGO, STATE OF TEXAS, THAT:

SECTION I. DEFINITIONS

- a. Conditional Use Permit: Permit needed by a property owner in a residential district to allow the existence of a “home occupation use,” “convent” or “monastery” in the residence.
- b. Home Occupations: A “home occupation” is a commercial use customarily carried on in the home by members of the occupant family without structural alterations in the principal building or any of its rooms, without the installations of machinery or additional equipment other than that customary to normal household operations, without the employment of additional persons, with a non-illuminated sign that is no larger than 18 inches by 24 inches to advertise the occupation, and which does not cause the generation of other than normal noise, and pedestrian and vehicular traffic.
- c. Convent: a community of six or less women who live a life devoted largely to religious worship.
- d. Monastery: a community of men of six or less, especially monks, living together and observing religious vows.

SECTION II. APPROVAL, PROCEDURE, RESPONSIBILITY, AND APPEALS.

The City’s Planning Director shall have the responsibility for processing all conditional use permits required and presenting them to the Planning and Zoning Commission for processing as described below. The following procedures shall be complied with prior to the approval or denial of any Conditional Use Permit.

- a. Notice to all owners of real property within two hundred (200) feet of the property for which application has been made shall be [given], but in no case shall this notification occur less than ten (10) working days prior to consideration at a meeting of the Planning and Zoning Commission to consider such application.

- b. Application concerning Conditional Use Permits shall be automatically referred to the Planning and Zoning Commission for a public hearing. The Planning Director shall investigate, notify the adjacent property owners, and provide necessary professional advice. The Planning and Zoning Commission may deny an application for a Conditional Use Permit after a public hearing if the proposed use fails to meet one of the criteria set forth in Requirements for Approval.
- c. Any person or persons, jointly or severally, aggrieved by any decision of the Planning and Zoning Commission, may present to the City Commission a petition, duly verified, setting forth that such decision is unjust, in whole or in part, specifying the grounds of injustice. Such petition shall be presented to the City Commission within ten (10) days after the final decision of the Planning and Zoning Commission, and not thereafter, for notification and calling of a public hearing to hear and act on the appeal.

SECTION III. APPLICATION, FILING PROCEDURES, AND FEES.

The property owner or certified agent shall make application on a form prescribed by the City and submit a Site Plan, if required. Obtaining a Conditional Use Permit does not exempt the applicant from complying with requirements of the Building Code or other ordinances. The initial fee for the Conditional Use Permit shall be \$200 and shall be renewable thereafter at the rate of \$25 per year. Payment of such fees shall not be refundable in whole or in part.

SECTION IV. REQUIREMENTS FOR APPROVAL.

- a. The Planning and Zoning Commission may allow a conditional use if it finds that:
 - 1. The proposed use meets all the basic requirements of this and other relevant ordinances.
 - 2. It fits the purpose of the zoning district and aligns with the city's comprehensive plan.
 - 3. It will not harm the health, safety, or well-being of the neighborhood or damage nearby property
- b. Site Plans Required.
 - 1. The purpose of the site plan is to ensure compliance with the zoning ordinance and to promote the orderly, cohesive development of the city. It aims to protect the public welfare and to prevent the deterioration or devaluation of land caused by construction, additions, or alterations that are not properly planned.
 - 2. The applicant must submit three copies of the site plan to the Director of Planning. One copy will be retained in the department's records, while the other two will be used for case investigation and review by the Planning Commission, if a hearing is necessary.
 - 3. The site plan must include scaled drawings that clearly show, as applicable:
 - a. The location of all structures on the subject and adjacent properties
 - b. Existing and proposed landscaping and/or fencing in yards and setback areas
 - c. Design of ingress and egress points
 - d. Off-street parking and loading areas
 - e. Height of all structures

- f. Proposed land uses
 - g. Location, type, height, and lighting of all signs
- c. A conditional use permit is valid for up to one (1) year unless a longer period is approved by the City Commission. If a different expiration date is approved, it must be stated in the permit. Permit holders seeking renewal must apply to the Director of Planning (or their designee) at least 30 days before the permit expires. If the site is in compliance and no formal complaints have been filed, staff may renew the permit—for all uses except those involving on-site alcohol sales—for the same duration as originally approved by the Planning and Zoning Commission. If there is evidence or complaints of noncompliance, the renewal must go through the full process and public notification required for a new permit and be reviewed by the Planning and Zoning Commission.

SECTION V. DEVELOPMENT, REVOCATION AND/OR AUTOMATIC CANCELLATION OF PERMIT.

- a. The Building Official is responsible for enforcing the ordinance and permit by:
 - 1. Conducting inspections to ensure compliance and taking corrective action if needed.
 - 2. Investigating all complaints of noncompliance and maintaining records of actions taken. These records must be available during permit renewal.
- b. If a violation is found:
 - 1. The permit holder will receive written notice outlining the violation, required corrective actions, and a compliance deadline of 10 to 30 days.
 - 2. If the issue is not resolved within the given timeframe, the Planning and Zoning Commission will be notified.
- c. The Planning and Zoning Commission may revoke the permit after a hearing if violations are confirmed. Continued operation without a valid permit is a zoning violation and subject to penalties.
- d. A permit is automatically canceled if it is not used within six months of approval, or a building permit (if required) is not obtained within that time.
- e. The permit is automatically canceled if the property is sold or ownership is transferred.

SECTION VI. REQUIREMENTS OF CONDITIONAL USE

- a. Home occupations:
 - 1. The area used in conducting the home occupation will be clearly secondary to the residential use.
 - 2. A nonilluminated sign not more than 18 inches by 24 inches identifying the name of the owner and his title or occupation may be permitted when attached flush to the main building.
 - 3. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling.
 - 4. There shall be no more than one additional unrelated employee other than immediate members of the family residing on the premises.

5. There shall be no outside storage of materials or products.
6. The permitted use shall not create frequent or heavy traffic, greater than ten percent of the average load per hour, per street.
7. No additions to the residence or accessory buildings specifically to accommodate the business.
8. The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building.
9. The activity must take place at the location for which the permit was issued.
10. The business shall obtain a Sales Tax Permit from the Texas Comptroller of Public Accounts for all retail sales as well as taxable services.

b. Bars, cocktail lounges, taverns, cantinas, saloons, dancehalls, event centers, discotheques, discos or nightclubs:

1. The property line of the lot of any of the abovementioned businesses must be at least 400 feet from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruptions of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m.
2. The abovementioned businesses must be as close as possible to a major arterial, and shall not allow the traffic generated by such businesses onto residential streets, or allow such traffic to exit into and disrupt residential areas.
3. The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking.
4. The abovementioned businesses must do everything possible to prevent the unauthorized parking by the patrons of such businesses on adjacent business or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances.
5. The abovementioned businesses should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility of as much as possible of the site from a public street.
6. The abovementioned businesses must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. The abovementioned businesses shall restrict the number of persons within the building to those allowed by the planning and zoning commission at the time of permit issuance, after having taken into account the recommendations of the fire marshal, building official and director of planning. This number cannot exceed the number provided for in existing city ordinances.

c. Guesthouses:

1. Only one allowed per lot;
2. Must meet setback requirements;
3. Must be on same utilities as primary residence on lot;

4. Lot must be a minimum of 8,000 square feet;
 5. There can be no separate driveway or garage for the guesthouse;
 6. It must not be rented out; and
 7. If money is ever paid for rent or share of utilities, etc., permit will be revoked.
- d. Parking facilities:
1. Sides adjacent to residentially zoned property are screened by a six-foot opaque fence; and
 2. The paved area is landscaped in compliance with the off-street parking and loading ordinance and landscape ordinance.
- e. Produce stands:
1. Must take place in an agricultural, commercial or industrial zoning district;
 2. Must take place on a vacant tract of land no smaller than one-half acre with no less than 75 feet of frontage on a public street;
 3. Produce may be sold out of one pickup truck or car; and no trucks with a bed longer than 12 feet, trailers, or structures of any kind are permitted;
 4. No more than one pickup truck or car may be permitted on a tract at one time;
 5. The produce sold must be raised by the vendor;
 6. The site must be vacated completely every night;
 7. The operation cannot be located on the same site longer than four months out of a year;
 8. Proof of ownership of the property or written authorization from the owner must be presented;
 9. A new permit must be obtained if the location changes;
 10. The pickup truck or car must be parked on private property, not on public right-of-way;
 11. The pickup truck or car must be at least 50 feet from the intersection of street right-of-way lines;
 12. Ingress and egress of traffic to a produce stand must not unreasonably interfere with flow of traffic on the adjacent streets; and
 13. Must be approved by the city health department.
- f. Day care facilities:
1. Must meet requirements of department of human resources;
 2. Must have fenced-in area for outside play of children;
 3. Must have paved area adjacent to street for pickup and delivery of children off of street;
 4. Area used for day care facilities should be clearly secondary to residential use of structure;
 5. Person who applies for permit must reside at location for which permit is applied;
 6. There shall be no more than two day care facilities within 600 feet of each other as measured over the shortest distance of street right-of-way between the facilities;
 7. No more than one day care facility shall be permitted on a dead-end street or cul-de-sac. That day care facility shall care for no more children than are permitted in a registered family home by the state department of human resources;

8. No day care facilities shall be permitted on a half-street or on a street which has a half-street as a means of access;
 9. Day care facilities which care for more than 12 children shall not be permitted in a residential zoning district;
 10. No signs are permitted. A one-square-foot nameplate bearing the person's name and occupation may be displayed if attached flat against the wall of the residence;
 11. No more than one additional employee that does not reside on the premises is permitted; and
 12. If the person operating the day care facility is not the owner of the property, then the application must be signed by the owner or a letter of authorization from the owner must be submitted.
- g. Portable and/or temporary food concession stands:
1. Cannot be located in residentially zoned area;
 2. Stand must be inspected by building inspection department and meet applicable building codes;
 3. Must have paved off-street parking available over and above what is required for the business to which it is adjacent;
 4. If it is a portable building or trailer it must be anchored to the ground properly;
 5. Must meet setback requirements of the zoning district in which it is located; and
 6. Water and sewage disposal facilities must be available and may be required.
- h. Existing railroads and private utilities, including a telephone service: May continue to be operated and maintained in residential and commercial districts but no new railroad or utility structure other than usual poles, wires and underground utilities shall be established in such a district without a special use permit. A masonry wall shall be required as a buffer if the structure is located within the front or side yard, or adjacent to a residential use or zone.
- i. Church:
1. A detailed site plan must be submitted showing building locations, parking areas, landscaping, signage, lighting, and access points.
 2. The site plan must demonstrate compliance with all applicable zoning, building, and safety codes.
 3. Off-street parking must be provided in accordance with local zoning requirements, based on seating capacity.
 4. Traffic flow must not disrupt surrounding residential streets. A traffic impact analysis may be required for large congregations or events.
 5. Designated drop-off and pick-up zones must be clearly marked to ensure safe and efficient circulation.
 6. Outdoor amplification of sound is not permitted without a special event permit.
 7. Activities such as concerts, festivals, or large gatherings must not exceed local noise ordinance limits and may require additional review.
 8. Landscaping must be installed and maintained to buffer the property from adjacent residential uses.

9. Fencing or vegetative screening may be required to minimize visual and noise impact.
10. One on-site sign is permitted, subject to size, lighting, and placement restrictions as outlined in the city's sign ordinance.
11. All structures must be used primarily for religious worship, education, and related church functions. Any auxiliary uses (e.g., daycares, food pantries, schools) must be identified in the application and may require additional permits or approvals.
12. The church must demonstrate that its presence will not negatively affect the health, safety, or welfare of the surrounding neighborhood.
13. Complaints from neighboring properties may be grounds for review or revocation of the permit.

No form of pollution shall emanate beyond the immediate property line of the permitted use.

The planning and zoning commission may impose additional reasonable restrictions or conditions to carry out the spirit and intent of this section and to mitigate adverse effects of the proposed use. These requirements may include, but are not limited to, increased open space, loading and parking requirements, suitable landscaping, and additional improvements such as curbing and sidewalks.

2. SEVERABILITY PROVISION

By the adoption of this ordinance, should there be any word, sentence, phrase, and/or expression that may be deemed by a court of competent jurisdiction to be invalid, or legally deleted from the content of this ordinance, it is declared that the remaining portion or portions of this ordinance shall remain fully enabled, active and in full force.

3. CUMULATIVE PROVISION

Should there be any existing ordinance, regulation, policy, and/or guideline that may be in conflict with the established regulations of this zoning ordinance, whether in whole or in part, the terms of this ordinance shall be controlling and override any such existing conflict.

4. PUBLICATION DATE

Once adopted, the City secretary shall as soon as practicable, forward the caption of this coning ordinance to be published in a newspaper of local circulation.

**READ, DISCUSSED, AND APPROVED ON THIS THE 6th DAY OF MAY,
IN THE YEAR OF OUR LORD, 2025.**

1st Reading: MAY 6, 2025

2nd Reading: MAY 20, 2025

CITY OF MERCEDES:

Oscar D. Montoya, Mayor

ATTEST:

APPROVED AS TO FORM:

Joselynn Castillo
City Secretary

Martie Garcia Vela
City Attorney

ARTICLE 28 CONDITIONAL USE PERMIT

§ 1. Definitions.

- A. Conditional Use Permit: Permit needed by a property owner in a residential district to allow the existence of a “home occupation use,” “convent” or “monastery” in the residence.
- B. Home Occupations: A “home occupation” is a commercial use customarily carried on in the home by members of the occupant family without structural alterations in the principal building or any of its rooms, without the installations of machinery or additional equipment other than that customary to normal household operations, without the employment of additional persons, with a non-illuminated sign that is no larger than 18 inches by 24 inches to advertise the occupation, and which does not cause the generation of other than normal noise, and pedestrian and vehicular traffic.
- C. Convent: a community of six or less women who live a life devoted largely to religious worship.
- D. Monastery: a community of men of six or less, especially monks, living together and observing religious vows.

(Ordinance 82-36, sec. 2, adopted 11/16/82; Ordinance 2010-13 adopted 8/3/10)

§ 2. Approval, procedure, responsibility, and appeals.

The City’s Planning Director shall have the responsibility for processing all conditional use permits required and presenting them to the Planning and Zoning Commission for processing as described below. The following procedures shall be complied with prior to the approval or denial of any Conditional Use Permit.

- A. Notice to all owners of real property within two hundred (200) feet of the property for which application has been made shall be [given], but in no case shall this notification occur less than ten (10) working days prior to consideration at a meeting of the Planning and Zoning Commission to consider such application.
- B. Application concerning Conditional Use Permits shall be automatically referred to the Planning and Zoning Commission for a public hearing. The Planning Director shall investigate, notify the adjacent property owners, and provide necessary professional advice. The Planning and Zoning Commission may deny an application for a Conditional Use Permit after a public hearing if the proposed use fails to meet one of the criteria set forth in Requirements for Approval.
- C. Any person or persons, jointly or severally, aggrieved by any decision of the Planning and Zoning Commission, may present to the City Commission a petition, duly verified, setting forth that such decision is unjust, in whole or in part, specifying the grounds of injustice. Such petition shall be presented to the City Commission within ten (10) days after the final decision of the Planning and Zoning Commission, and not thereafter, for notification and calling of a public hearing to hear and act on the appeal.

(Ordinance 82-36, sec. 2, adopted 11/16/82)

§ 3. Application, filing procedures, and fees.

The property owner or certified agent shall make application on a form prescribed by the City and submit a Site Plan, if required. Obtaining a Conditional Use Permit does not exempt the applicant from complying with requirements of the Building Code or other ordinances. The initial fee for the Conditional Use Permit shall be \$50 and shall be renewable thereafter at the rate of \$10 per year. Payment of such fees shall not be refundable in whole or in part.

(Ordinance 82-36, sec. 2, adopted 11/16/82)

§ 4. Requirements for approval.

A. The Planning and Zoning Commission may permit a conditional use subject to appropriate conditions and safeguards when the Commission finds:

1. That the proposed use meets all the minimum standards established in this Ordinance and other applicable ordinances.
2. That the proposed use will not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.

(Ordinance 82-36, sec. 2, adopted 11/16/82)

§ 5. Development, relocation, and/or automatic cancellation of permit.

A. The Building Inspector shall ensure compliance with this Ordinance and the permit. He shall:

1. Make inspections to determine compliance with the provisions of this Ordinance and the permit, and initiate appropriate action if necessary.
2. Investigate thoroughly any complaints of noncompliance concerning a permitted special use, and keep a record of all complaints, indicating any action taken. These records shall be made available at the time of renewal of the permit.

B. Upon determination of noncompliance with the provisions of the Conditional Use Permit, the Building Inspector shall take action as follows:

1. Give written notice to the permit holder of the nature of the violation, the necessary action to remedy the violation, and the time period, not less than ten (10) days nor more than thirty (30) days after the date of notification, within which to comply.
2. Notify the Planning and Zoning Commission of the noncompliance if the violations have not been corrected within the prescribed time period.

C. The Planning and Zoning Commission, after due hearing, may revoke any Conditional Use Permit that has been reported in violation by the Building Inspector. Continued use without a permit will be a violation of the Zoning Ordinance and subject to the same penalties provided therein.

D. If the Conditional Use Permit has not been used within six (6) months after the date granted, the permit is automatically cancelled.

E. Appeal of a decision of the Planning and Zoning Commission shall be in accordance with Section 2 (C.) of this ordinance.

(Ordinance 82-36, sec. 2, adopted 11/16/82)

§ 6. Period of conditional use and renewal.

A Conditional Use Permit shall have a time limit of not more than one (1) year unless otherwise approved by the City Commission. If the Conditional Use Permit does have a time limitation attached, the expiration date shall be set forth. Any permittee wishing a renewal of such permit for successive time periods shall make application for renewal, not less than twenty (20) days before permit expiration.

(Ordinance 82-36, sec. 2, adopted 11/16/82)

§ 7. Conditions of conditional use.

A. Must meet applicable conditions, including but not limited to:

1. The area used in conducting the home occupation will be clearly secondary to the residential use.
2. A non-illuminated sign that is no larger than 18 inches by 24 inches identifying the name of the owner and his title or occupation may be permitted when attached to the main building.
3. There shall be no exterior display or alterations indicating that the building is being used for any purpose other than that of a dwelling.
4. There shall be no more than one (1) unrelated employee other than immediate members of the family residing on the premises.
5. There shall be no outside storage of materials or products.
6. The permitted use shall not create frequent or heavy traffic, not greater than ten percent (10%) of the average load per hour, per street.
7. The business must take place in the primary residential structure on the property rather than in a detached garage or separate accessory building.
8. The activity must take place at the location for which the permit was issued.
9. The conditional use permit shall be non-transferable.

(Ordinance 82-36, sec. 2, adopted 11/16/82)

DATE: May 6, 2025
FROM: Denisse Hernandez, Planning Admin
ITEM: **Discussion and possible action to Approval of First Reading of Ordinance 2025-12 amending the R-MH Zoning Ordinance**

BACKGROUND INFORMATION: Ordinance No. 82-6, originally adopted on March 18, 1986, regulates Manufactured Home Parks, Recreational Vehicle Parks, and Manufactured Home Subdivisions within the City of Mercedes. As development patterns, infrastructure standards, and zoning practices have evolved over the years, the ordinance requires an update to align with current best practices and the city's growing needs. The proposed amendment introduces revised definitions, updates to licensing procedures, and clearly defined license fees. It also establishes improved physical and locational standards for parks, along with enhanced requirements for water, sewer, and electrical infrastructure. Notably, the amendment mandates individual water meters for each lot in compliance with Texas Commission on Environmental Quality (TCEQ) regulations.

In addition to these infrastructure improvements, the ordinance clarifies business license requirements and outlines specific fees to improve transparency and consistency. Furthermore, the City will begin requiring future manufactured home subdivisions to undergo a formal subdivision process and meet updated standards for layout, utilities, and long-term development. These changes are based on a comprehensive review of ordinances from surrounding municipalities and aim to support responsible growth, ensure public health and safety, and protect the integrity of city infrastructure.

BOARD REVIEW/CITIZEN FEEDBACK:

ALTERNATIVES/OPTIONS:

FISCAL IMPACT: (Total Costs)

Proposed Expenditure/(Revenue):

\$

Account Number(s):

Finance Review by: Not Applicable

LEGAL REVIEW: Not Applicable

ATTACHMENTS:

1. Manufacture Homes
2. CURRENT R-MH ORDINANCE

STAFF RECOMMENDATION: Staff recommends approval of the ordinance amending Ordinance No. 82-6 to modernize regulations governing Manufactured Home and Recreational Vehicle Parks and Manufactured Home Subdivisions.

ORDINANCE NO. 2025-12

AN ORDINANCE AMENDING ORDINANCE NO. 82-6, ADOPTED ON MARCH 18, 1986, BY THE CITY COMMISSION OF THE CITY OF MERCEDES, TEXAS, RELATING TO THE REGULATION OF MANUFACTURED HOME AND RECREATIONAL VEHICLE PARKS AND MANUFACTURED HOME SUBDIVISIONS; PROVIDING UPDATED DEFINITIONS; REQUIRING LICENSING AND ESTABLISHING ASSOCIATED FEES; ESTABLISHING PHYSICAL AND LOCATION REQUIREMENTS; SETTING FORTH RULES AND REGULATIONS FOR THE OPERATION OF SUCH PARKS; ESTABLISHING REQUIREMENTS FOR WATER, SEWER, AND ELECTRICAL INFRASTRUCTURE; PROVIDING FOR PENALTIES; CONTAINING A SAVINGS CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, THIS ORDINANCE IS ADOPTED UNDER THE AUTHORITY OF THE CONSTITUTION AND THE LAWS OF THE STATES OF TEXAS AND IS HEREBY INCREMENTED AS PART OF THE CODE OF ORDINANCE OF THE CITY OF MERCEDES, TEXAS.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MERCEDES, COUNTY OF HIDALGO, STATE OF TEXAS, THAT:

SECTION I. DEFINITIONS

Section 1.01 – “Park” means Manufactured Homes and/or Recreational Vehicle (RV) park.

Section 1.02 – “Person” means any natural individual, firm, trust, partnership, association or corporation.

Section 1.03 – “Manufactured Home or Recreational Vehicle” means any vehicle or similar portable structure having no foundation other than wheels, jacks, blocks, or skirtings, and so designed or constructed as to permit occupancy for dwelling or sleeping purposes.

Section 1.04 – “Independent Manufactured Home or Recreational Vehicle” means a manufactured home or Recreational Vehicle which has a flush toilet and a bather or shower.

Section 1.05 – “Dependent Manufactured Home or Recreational Vehicle” means a manufactured home or recreational vehicle which does not have a flush toilet and a bather or shower.

Section 1.06 – “Manufactured Home and/or Recreational Vehicle Park” means any plot of ground upon which one or more homes or recreational vehicles, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodations.

Section 1.07 – “Manufactured Home and/or Recreational Vehicle Lot” means a plot of ground within a manufactured home and/or recreational vehicle park designed for the accommodations of one manufactured home or recreational vehicle.

Section 1.08 – “Manufactured Home or Recreational Vehicle Subdivision” means a subdivision designed and intended for residential use, where residence is permitted in manufactured homes or recreational vehicles, each manufactured home being located on a separate lot. Such subdivision

could retain a central management and could be operated as a condominium, retaining ownership of streets and common open spaces.

Section 1.09 – “Manufactured Home” means a permanent residence that is built in a factory and then installed on a lot.

Section 1.10 – “Recreational Vehicles (RV)” means a vehicle or trailer that’s designed for temporary living while camping, traveling, or for seasonal use. RV’s can have their own motor power or be towed or mounted on another vehicle. They are not intended for permanent or residential living.

SECTION II. LICENSES

Section 2.01 License Required

It shall be unlawful for any person to maintain or operate, within the limits of the City of Mercedes, any manufactured home and/or recreational vehicle park unless such person shall first obtain a license therefor.

Section 2.02 License Fees

The annual license fee for each manufactured home and/or recreational vehicle park shall be \$250.00 per year or fraction thereof. Such license cannot be transferred. Any new owner of the park or subdivision must apply for their own license and the annual license fee shall apply.

Section 2.03 Application for License

Applications for a manufactured home and/or recreational vehicle park license shall be filed with the City Commission and upon approval by the City Commission, the Planning Department shall issue the license. Applications shall be in writing, signed by the applicant, and shall contain the following:

- a. The name and address of the applicant.
- b. The location and legal description of the manufactured home and/or recreational vehicle park.
- c. A complete plan of the park showing compliance with Section 3.01 of this ordinance.
- d. Plans and specifications of all buildings and other improvements constructed, or to be constructed with the manufactured home and/or recreational vehicle park.
- e. Such further information may be requested by the City Commission to enable it to determine if the manufactured home and/or recreational vehicle park will comply with the legal requirements.

The application and all accompanying plans and specifications shall be filed in duplicate and electronic format. The Planning Director, City Health Officer, and City Planning and Zoning Commission shall investigate the applicant, and inspect the proposed plans and specifications. Each of them shall then make a report to the City Commission concerning such applicants and include therein their recommendations relative to the issuance of license. If the manufactured home and/or recreational vehicle park will be in compliance with all provisions of this ordinance and all other applicable ordinances or statutes, the City Commission may approve the application, and, in the case of proposed parks, make such approval contingent upon the completion of the park according

to the plans and specifications submitted with the application. The City Secretary, at the direction of the City Commission, shall inform the Planning department to issue the license.

The building official, the city health director, the fire chief, the police chief and the tax assessor-collector shall have the power, after notification within 48 hours to the park owner or manager, to enter during regular business hours upon any private or public property for the purpose of inspecting and investigating conditions relating to the enforcement of this chapter. The building official, the city health director, the fire chief, the police chief and the tax assessor-collector are hereby authorized and directed to make such inspections as are necessary to determine compliance with this chapter.

Section 2.04 Manufactured Home and/or Recreational Vehicle Outside Licensed Parks

It shall be unlawful for any person to locate or maintain any such manufactured home and/or recreational vehicle in any place in the City of Mercedes other than a duly licensed and lawful manufactured home and/or recreational vehicle park or manufactured home subdivision, except those manufactured homes and/or recreational vehicles already located prior to enactment of this ordinance.

Section 2.05 Revocation of License

The City Commission may revoke any license issued under this ordinance in case any of the provisions hereof are violated. However, before said license may be revoked, the City Commission must give ten (10) day notice to the holder of said license and hold a hearing thereon. After said license has been revoked, the license may be re-issued if the reasons for said revocation have been duly corrected.

Section 2.06 Transfer and Duration

Upon application for a transfer of the license, the new owner is required to fill out an application as a new applicant. The annual fee will apply. Such license may be granted at any time during the year and shall expire at the end of the fiscal year of the City of Mercedes, unless previously revoked or terminated. Applications turned in mid-year should be pro-rated.

Section 2.07 Posting of License

The license certificate shall be conspicuously posted in the office of or on the premises of the manufactured home and/or recreational vehicle park office at all times.

SECTION III. PHYSICAL REQUIREMENTS OF MANUFACTURED HOME AND/OR RECREATIONAL VEHICLE PARKS

Section 3.01 Manufactured Home and/or Recreational Vehicle Park Plan

The manufactured home and/or recreational vehicle park shall conform to the following requirements:

- a. The park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
- b. One Manufactured home or vehicle per lot, whether residential or recreational; or one site-built, single-family home per lot, provided that single-family, site-built homes are

permitted under any applicable deed restrictions that are in full force and effect at the time of adoption of this amendatory ordinance. Site-built, single-family homes shall meet all restrictions of the (R-1) single-family residential district.

- c. Area Requirements:
 - a. Total Area: Minimum of 4 acres, including half the width of bordering streets.
 - b. Manufactured Home/Trailer Park Lot Size: Minimum of 6,000 square feet per lot.
 - c. Dwelling Units: Only one single-family dwelling unit permitted per lot.
 - d. Lot Dimensions:
 - i. Minimum Width (on a public street): 60 feet
 - ii. Minimum Length: 100 feet
 - e. Setbacks:
 - i. Front: Minimum 10 feet
 - ii. Rear: Minimum 10 feet
 - iii. Side:
 - 1. Internal lots: Minimum 5 feet
 - 2. External lots (abutting a street): Minimum 10 feet
 - f. Separation Between Structures (on same lot/parcel): Minimum 10 feet
 - g. Parking Setback: Minimum 18 feet from the public right-of-way to any required parking area (open, covered, or enclosed), unless otherwise specified by the Planning and Zoning Commission.
 - h. Structure Height: Maximum 25 feet
 - i. Parking: Minimum of 2 paved off-street parking spaces per lot
- d. All Manufactured home and/or Recreational Vehicle lots shall abut upon a driveway of not less than thirty (30) feet in width which shall have unobstructed access to public street, alley or highway. All driveways shall be hard surfaced, well-marked in the daytime, and lighted at night. The minimum quality of such driveway surfacing shall be a two-course hot top surface.
- e. Walkways not less than four (4) feet wide shall be provided from the Manufactured home and/or Recreational Vehicle lots to the service buildings. The walkway shall be hard surfaced, as that term is defined in the preceding paragraph, well-marked in the daytime and lighted at night. Walkways, when clearly designated, may be contiguous with access drives.
- f. Additional requirements may be imposed following the Fire Department's review of the proposed project.

Section 3.02 Location

- a. Manufactured home parks, recreational vehicle parks and/or manufactured home subdivisions shall not be located in districts “R-1”, “R -2”, or “B1”.
- b. Manufactured home parks, Recreational Vehicle parks and/or Manufactured home subdivisions must comply with the current zoning requirements and regulations.

Section 3.03 Manufactured Home Subdivision

The minimum lot area in a Manufactured home subdivision shall be 6,000 square feet. All corners of each Manufactured home lot in a subdivision shall be visibly marked by a permanent marker. Side yard variance shall be five (5) feet all sides.

Section 3.04 Access and Exit

- a. Access to the manufactured home or trailer park shall be from an arterial highway or secondary thoroughfare. The number and location of access drives shall be controlled for traffic safety and protection of surrounding properties, and no Manufactured home or trailer space shall be designated for direct access to a street outside the boundaries of the Manufactured home or trailer park, and the interior access drives shall be at least twenty-five (25) feet in width. In a Manufactured home subdivision, the street shall meet all City requirements as to width, curbs, and gutters as set forth in the Platting Ordinance.
- b. The Manufactured home park shall be surrounded by a landscaped strip of open space ten (10) feet wide along the street frontage with an arterial highway and ten (10) feet wide along all other lot lines or street frontage.
- c. Off-street parking spaces in Manufactured homes or trailer parks shall be paved in concrete or two course asphalt and shall be provided in the ration of two (2) spaces per trailer in locations convenient to individual trailers or groups of trailers. In manufactured home subdivisions there shall be at least two (2) parking spaces per lot.
- d. Proper provision shall be made for public water supply, sanitary sewers, fire protection, refuse collection, laundry, toilet and bathing facilities; and all such provisions shall be in full compliance with the Department of Public Works and the City-County Health Department.
- e. A manufactured home park may be converted to a manufactured home subdivision provided it is re-platted and that all conditions pertaining to manufactured home subdivisions are met.
- f. Single-Family detached dwellings shall not be permitted on lots within a manufactured home subdivision.
- g. Outside lighting shall be erected in such a manner that it not be detrimental to or project onto adjacent properties.
- h. Internet connectivity shall be provided to all residents in the manufactured home park, Recreational Vehicle park and/or manufactured home subdivision.
- i. Outdoor advertising shall be restricted by the zoning district in which the park or subdivision is situated.
- j. The provisions of this section shall not apply to manufactured home or trailer parks in existence and operation in compliance with existing ordinances and laws at the time of the passage of this amendment; they shall be treated as nonconforming uses insofar as the requirements of this section are concerned.
- k. All new owners of new or already established manufactured home park, Recreational Vehicle park, and/or manufactured home subdivision must comply with the current zoning regulations and requirements.

Section 3.06 Maintenance

Every person owning or operating a manufactured home and/or Recreational Vehicle park shall maintain such park, and any facilities, fixtures, and permanent equipment in connection therewith, in a clean and sanitary condition and shall maintain said equipment in a state of good repair. Any repairs to the manufactured home and/or Recreational Vehicle must meet wind requirements and original manufacturers standards set by the US Department of Housing and Urban Development (HUD).

Section 3.07 Additional Construction

It shall be unlawful for any person operating a Manufactured home and/or Recreational Vehicle park shall maintain or occupying a Manufactured home or Recreational Vehicle to construct or permit to be constructed in such park, or in connection with such Manufactured home or Recreational Vehicle any addition structure, building or shelter in connection with or attached to a Manufactured home or Recreational Vehicle, except, however, awnings of canvas or metal, suitably constructed, may be attached to said Manufactured homes or Recreational Vehicles, as well as portable, prefabricated, temporary room, for the express purpose of increasing Manufactured home or Recreational Vehicle living area, commonly called “Cabana”, which meet the following requirements:

- a. Of metal only, fire resistive, double wall, mechanical joint panels (no welded joints between panels permitted);
- b. Strength of material and structure to meet minimum standards of the City Building Code;
- c. Capable of being dismantled when moved;
- d. Such rooms shall be completely dismantled and removed from the site at the time the Manufactured home or Recreational Vehicle to which it is accessory is moved;
- e. Finish and appearance to be as near the same as possible to the Manufactured home or Recreational Vehicle to which it is accessory;
- f. The length must not exceed the length of the Manufactured home or Recreational Vehicle to which it is accessory; and
- g. Only one such room per Manufactured home or Recreational Vehicle shall be permitted.
- h. Owner must erect a structure of fencing around the perimeter of the Manufactured home, Recreational Vehicle or Manufactured subdivision park. The fence should be maintained in great condition.

Section 3.08 Office Building

Each Manufactured home and/or Recreational Vehicle park shall be provided with a building to be known as the office in which shall keep copies of all records pertaining to the management and supervision of the park, as well as all rules and regulations of the park, and such records, rules and regulations to be available for inspection by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained therein. The office must be a separate building and separate lot and must be a permanent structure, independent from the living quarters.

SECTION IV. OPERATING OF MANUFACTURED HOME AND/OR RECREATIONAL VEHICLE PARKS

Section 4.01 Rules and Regulations for Park

It shall be the duty of the owner, his agent, representative or manager to prescribe rules and regulations for the management of the park; to make adequate provisions for the enforcement of such rules; and to subscribe to any and all subsequent rules and regulations which may be adopted for the management of such park. Copies of all such rules and regulations shall be furnished to the City Commission. In addition, thereto, it shall be the duty of the owner, his agent, representative or manager to comply strictly with the following:

- a. Provide for regular inspection of the water and sanitary conveniences.

- b. Provide for the collection and removal of garbage and other waste material.
- c. Prohibit the placing or storage of unsightly material or vehicles of any kind.

SECTION V. FACILITIES AND SERVICES

Section 5.01 Water Supply and Sanitary Sewer

All Manufactured homes to be properly connected to an approved water, sewer, electrical and internet system. Each Manufactured home lot must have their own water meter.

Section 5.02 Fuel-Manufactured Home and Trailer Park

Bottled gas for cooking purposes shall not be used at individual Manufactured home or Recreational Vehicle lots unless the containers are properly connected by copper or other suitable metallic tubing. Bottled gas cylinders shall be securely fastened in place. No cylinder containing bottled gas shall be located in a Manufactured home or Recreational Vehicle or within five (5) feet of a door thereof. State and local regulations applicable to the handling of bottled gas and fuel oil must be followed.

Bottled gas cannot be used in a Manufactured home subdivision. Bottles to be removed from trailer if natural gas is available.

SECTION VI. PENALTY PROVISIONS

Section 6.01 Penalty

Any person, firm, or corporation violating this ordinance or any portion thereof shall upon conviction be guilty of a misdemeanor and shall be fined not less than \$250.00 nor more than \$500.00 and each day that such violation continues shall be considered a separate offense and punishable accordingly.

2. SEVERABILITY PROVISION

By the adoption of this ordinance, should there be any word, sentence, phrase, and/or expression that may be deemed by a court of competent jurisdiction to be invalid, or legally deleted from the content of this ordinance, it is declared that the remaining portion or portions of this ordinance shall remain fully enabled, active and in full force.

3. CUMULATIVE PROVISION

Should there be any existing ordinance, regulation, policy, and/or guideline that may be in conflict with the established regulations of this zoning ordinance, whether in whole or in part, the terms of this ordinance shall be controlling and override any such existing conflict.

4. PUBLICATION DATE

Once adopted, the City secretary shall as soon as practicable, forward the caption of this ordinance to be published in a newspaper of local circulation.

**READ, DISCUSSED, AND APPROVED ON THIS THE 6th DAY OF MAY,
IN THE YEAR OF OUR LORD, 2025.**

1st Reading: MAY 6, 2025

2nd Reading: MAY 20, 2025

CITY OF MERCEDES:

Oscar D. Montoya, Mayor

ATTEST:

Joselynn Castillo
City Secretary

APPROVED AS TO FORM:

Martie Garcia Vela
City Attorney

MOBILE HOME LICENSE
Regulation
102-100
07/07

ORDINANCE

AN ORDINANCE REGULATING MOBILE HOME AND TRAVEL TRAILER PARKS; OR MOBILE HOME SUBDIVISION; CONTAINING CERTAIN DEFINITIONS; REQUIRING A LICENSE AND ESTABLISHING CERTAIN LICENSE FEES; ESTABLISHING CERTAIN PHYSICAL REQUIREMENTS FOR SAID PARKS; REGULATING THE LOCATION OF SAID PARKS; ESTABLISHING CERTAIN RULES AND REGULATIONS FOR THE OPERATION OF SAID PARKS; ESTABLISHING CERTAIN REQUIREMENTS FOR WATER, SEWER, AND ELECTRICAL FACILITIES; CONTAINING A PENALTY; CONTAINING A SAVINGS CLAUSE; ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF MERCEDES, TEXAS

ARTICLE I

DEFINITIONS

Section 1.01. Park.

"Park" means mobile home and/or travel trailer park.

Section 1.02. Person.

"Person" means any natural individual, firm, trust, partnership, association or corporation.

Section 1.03. Mobile Home or Travel Trailer.

"Mobile Home or Travel Trailer" means any vehicle or similar portable structure having no foundation other than wheels, jacks, blocks or skirtings, and so designed or constructed as to permit occupancy for dwelling or sleeping purposes.

Section 1.04. Independent Mobile Home or Travel Trailer.

"Independent mobile home or travel trailer" means a mobile home or travel trailer which has a flush toilet and a bath or shower.

Section 1.05. Dependent Mobile Home or Travel Trailer.

"Dependent mobile home or travel trailer" means a mobile home or travel trailer which does not have a flush toilet and a bath or shower.

Section 1.06. Mobile Home and/or Travel Trailer Park.

"Mobile home and/or travel trailer park" means any plot of ground upon which one or more mobile homes or travel trailers, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodations.

Section 1.07. Mobile Home and/or Travel Trailer Lot.

"Mobile home and/or Travel Trailer lot" means a plot of ground within a mobile home and/or travel trailer park designed for the accommodations of one mobile home or travel trailer.

Section 1.08. Mobile Home or Trailer Subdivision.

"Mobile home or trailer subdivision" means a subdivision designed and intended for residential use, where residence is permitted in mobile homes or trailer houses, each mobile home being located on a separate lot. Such subdivision could retain a central management and could be operated as a condominium, retaining ownership of streets and common open spaces.

ARTICLE 2

LICENSES

Section 2.01. License Required.

It shall be unlawful for any person to maintain or operate, within the limits of the City of Mercedes, any mobile home and/or travel trailer park unless such person shall first obtain a license therefor.

Section 2.02. License Fees.

The annual license fee for each mobile home and/or travel trailer park shall be \$25.00 per year or fraction thereof. The fee for the transfer for such license, as provided for in this ordinance, shall be \$5.00.

Section 2.03. Application for License.

Applications for a mobile home and/or travel trailer park license shall be filed with the City Commission and upon approval by the City Commission, the City Clerk shall issue the license. Applications shall be in writing, signed by the applicant, and shall contain

the following:

- a. The name and address of the applicant.
- b. The location and legal description of the mobile home and/or travel trailer park.
- c. A complete plan of the park showing compliance with Section 3.01 of this ordinance.
- d. Plans and specifications of all buildings and other improvements constructed, or to be constructed with the mobile home and/or travel trailer park.
- e. Such further information as may be requested by the City Commission to enable it to determine if the mobile home and/or travel trailer park will comply with the legal requirements.

The application and all accompanying plans and specifications shall be filed in triplicate. The City Manager, City Health Officer, and City Planning and Zoning Commission shall investigate the applicant, and inspect the proposed plans and specifications. Each of them shall then make a report to the City Commission concerning such applicant and include therein their recommendations relative to the issuance of license. If the mobile home and/or travel trailer park will be in compliance with all provisions of this ordinance and all other applicable ordinances or statutes, the City Commission may approve the application, and, in the case of proposed parks, make such approval contingent upon the completion of the park according to the plans and specifications submitted with the application. The City Clerk, at the direction of the City Commission, shall issue the license

Section 2.04. Mobile Home and/or Travel Trailers Outside Licensed Parks.

It shall be unlawful for any person to locate or maintain any such mobile home or travel trailer in any place in the City of Mercedes other than a duly licensed and lawful mobile home and/or travel trailer park or mobile home subdivision, except those mobile home and/or trailer already located prior to enactment of this ordinance.

Section 2.05. Revocation of License.

The City Commission may revoke any license issued under this ordinance in case any of the provisions hereof are violated. However, before said license may be revoked, the City Commission must give ten (10) days notice to the holder of said license and hold a hearing thereon. After said license has been revoked, the license may be re-issued if the reasons for said revocation have been duly corrected.

Section 2.06. Transfer and Duration.

Upon application for a transfer of the license, the City Commission may issue a transfer upon payment of transfer fee. Such original license and transfer thereof, may be granted at any time during the year and shall expire at the end of the fiscal year of the City of Mercedes, unless previously revoked or terminated.

Section 2.07. Posting of License.

The license certificate shall be conspicuously posted in the office of or on the premises of the mobile home and/or travel trailer park at all times.

ARTICLE 3

PHYSICAL REQUIREMENTS OF MOBILE HOME AND/OR TRAVEL TRAILER PARKS

Section 3.01. Mobile Home and/or Travel Trailer Park Plan

The mobile home and/or travel trailer park shall conform to the following requirements:

- a. The park shall be located on a well drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
- b. The minimum width and/or depth of the mobile home park or subdivision shall be three hundred (300) feet; and the minimum total area shall be four (4) acres, including one-half (1/2) the width of bordering streets.
- c. There shall be no minimum lot area for a mobile home or trailer site in a mobile home or trailer park, except that mobile homes or travel trailers shall be so harbored on each space that there shall be at least a twenty (20) foot unobstructed clearance between mobile homes or travel trailers, provided, however, that with respect to mobile homes or travel trailers

parked end-to-end, the end-to-end clearance may be more than twenty (20) feet, but shall not be less than twelve (12) feet. No part of a mobile or travel trailer shall be located closer than twelve (12) feet to any building within the park or closer than ten (10) feet to any property line, nor closer than five (5) feet to an access drive.

d. All mobile home and/or travel trailer lots shall abut upon a driveway of not less than Thirty (30) feet in width which shall have unobstructed access to public street, alley or highway. All driveways shall be hard surfaced, well marked in the daytime, and lighted at night. The minimum quality of such driveway surfacing shall be a two-course hot top surface.

e. Walkways not less than two (2) feet wide shall be provided from the mobile home and/or travel trailer lots to the service buildings. The walkway shall be hard surfaced, as that term is defined in the preceding paragraph, well marked in the daytime and lighted at night. Walkways, when clearly designated, may be contiguous with access drives.

Section 3.02. Location.

a. Mobile home parks, travel trailer parks and/or mobile home subdivisions shall not be located in districts RA-1, RA-2 or B1.

b. Mobile home and/or trailer parks may be located only in conformity with the comprehensive zoning ordinance of the City, and in addition to the requirements contained therein, each boundary of the park must be at least one hundred (100) feet from any permanent residential building located outside the park unless a majority of the property owners according to area within said one hundred (100) feet, consent in writing to the establishment of the park, provide, however, that the provisions of this section shall not apply to mobile home and/or travel trailer parks already in existence and operation at the time of the passage of this ordinance, and such existing and operating parks shall be treated as a non-conforming use insofar as the requirements of this section are concerned.

Section 3.03. Mobile Home Subdivision.

The minimum lot area in a mobile home subdivision shall be 3,800 square feet 40x 95. All corners of each mobile home lot in a subdivision shall be visibly marked by a permanent marker. Side yard variance shall comply with the provisions of Zoning Ordinance No. 295 for use district RB2.

Section 3.04 Access and Exit.

A. Access to the mobile home or trailer park shall be from an arterial highway or secondary thoroughfare. The number and location of access drives shall be controlled for traffic safety and protection of surrounding properties, and no mobile home or trailer space shall be designated for direct access to a street outside the boundaries of the mobile home or trailer park, and the interior access drives shall be at least twenty-five feet in width. In a mobile home subdivision the streets shall meet all City requirements as to width, curbs, and gutters as set forth in the Platting Ordinance.

B. The mobile home park shall be surrounded by a landscaped strip of open space ten (10) feet wide along the street frontage with an arterial highway and ten (10) feet wide along all other lot lines or street frontage.

C. Off-street parking spaces in mobile homes or trailer parks shall be paved in concrete or two course asphalt and shall be provided in the ratio of one (1) space per trailer in locations convenient to individual trailers or groups of trailers. In mobile home subdivisions there shall be at least one (1) parking space per lot.

D. Proper provision shall be made for public water supply, sanitary sewers, fire protection, refuse collection, laundry, toilet and bathing facilities; and all such provisions shall be in full compliance with the Department of Public Works and the City-County Health Department.

E. A mobile home park may be converted to a mobile home subdivision provided it is replatted and that all conditions pertaining to mobile home subdivisions are met.

F. Single-family detached dwellings shall be permitted on lots within a mobile home subdivision provided the lot size is a minimum of 5,000 square feet.

- G. Outside lighting shall be erected in such a manner that it not be detrimental to or project onto adjacent properties.
- H. Outdoor advertising shall be restricted by the zoning district in which the park or subdivision is situated.
- I. The provisions of this section shall not apply to mobile home or trailer parks in existence and operation in compliance with existing ordinances and laws at the time of the passage of this amendment; they shall be treated as nonconforming uses insofar as the requirements of this section are concerned.

Section 3.06. Maintenance.

Every person owning or operating a mobile home and/or travel trailer park shall maintain such park, and any facilities, fixtures, and permanent equipment in connection therewith, in a clean and sanitary condition and shall maintain said equipment in a state of good repair.

Section 3.07. Additional Construction.

It shall be unlawful for any person operating a mobile home and/or travel trailer park or occupying a mobile home or travel trailer to construct or permit to be constructed in such park, or in connection with such mobile home or travel trailer any addition structure, building or shelter in connection with or attached to a mobile home or travel trailer, except, however, awnings of canvas or metal, suitably constructed, may be attached to said mobile homes or travel trailers, as well as portable, prefabricated, temporary room, for the express purpose of increasing mobile home or travel trailer living area, commonly called "cabana", which meet the following requirements:

- a. Of metal only, fire resistive, double wall, mechanical joint panels (no welded joints between panels permitted);
- b. Strength of materials and structure to meet minimum standards of the City Building Code;
- c. Capable of being dismantled when moved;
- d. Such rooms shall be completely dismantled and removed from the site at the time the mobile home or travel trailer to which it is accessory is moved;
- e. Finish and appearance to be as near the same as possible to the mobile home or travel trailer to which it is accessory;
- f. The length must not exceed the length of the mobile home or travel trailer to which it is accessory; and
- g. Only one such room per mobile home or travel trailer shall be permitted.

Section 3.08. Office Building.

Each mobile home and/or travel trailer park shall be provided with a building to be known as the office in which shall be kept copies of all records pertaining to the management and supervision of the park, as well as all rules and regulations of the park, and such records, rules and regulations to be available for inspection by law enforcement officers, public health officials, and other officials whose duties necessitate acquisition of the information contained therein.

ARTICLE 4

OPERATING OF MOBILE HOME AND/OR TRAVEL TRAILER PARKS

Section 4.01. Rules and Regulation for Park

It shall be the duty of the owner, his agent, representative or manager to prescribe rules and regulations for the management of the park; to make adequate provisions for the enforcement of such rules; and to subscribe to any and all subsequent rules and regulations which may be adopted for the management of such park. Copies of all such rules and regulations shall be furnished to the City Commission. In addition thereto, it shall be the duty of the owner, his agent, representative or manager to comply strictly with the following:

- a. Provide for regular inspection of the water and sanitary conveniences.
- b. Provide for the collection and removal of garbage and other waste material.
- c. Prohibit the placing or storage of unsightly material or vehicles of any kind.

ARTICLE 5

FACILITIES AND SERVICES

Section 5.01. Water Supply and Sanitary Sewer.

All mobile homes to be properly connected to an approved water, sewer, and electrical systems.

Section 5.02. Fuel-Mobile Home and Trailer Park.

Bottled gas for cooking purposes shall not be used at individual mobile home or travel trailer lots unless the containers are properly connected by copper or other suitable metallic tubing. Bottled gas cylinders shall be securely fastened in place. No cylinder containing bottled gas shall be located in a mobile home or travel trailer or within five feet of a door thereof. State and local regulations applicable to the handling of bottled gas and fuel oil must be followed.

Bottled gas cannot be used in a mobile home subdivision. Bottles to be removed from trailer if natural gas is available.

ARTICLE 6

PENALTY PROVISION

Section 6.01. Penalty.

Any person, firm, or corporation violating this ordinance or any portion thereof shall upon conviction be guilty of a misdemeanor and shall be fined not less than \$10.00 nor more than \$200.00 and each day that such violation continues shall be considered a separate offense and punishable accordingly.

ARTICLE 7

SEVERABILITY

Section 7.01. Severability.

If any section or part of any section or paragraph of this ordinance is declared invalid or unconstitutional for any reason, it shall not be held to invalidate or impair the validity, force or effect of any other section or section or part of a section or paragraph of this Ordinance.

ARTICLE 8

REPEALING CLAUSE

Section 8.01. Repealing Clause.

All ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

ARTICLE 9

ESTABLISHING AN EFFECTIVE DATE

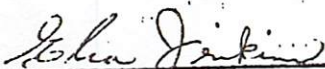
Section 9.01. Effective Date.

This Ordinance shall be effective after its passage and publication according to law.

PASSED AND APPROVED at a regular meeting of the City Commission of the City of Mercedes at which meeting a quorum was present, on the 12th DAY OF June 1972.


Liborio Hinojosa, Mayor

ATTEST:


City Secretary, Elia Jenkins

DATE: May 6, 2025
FROM: Joselynn Castillo, City Secretary
ITEM: **Discussion and possible action to Approval of Resolution No. 2025-13 suspending the date and rate increase by Texas Gas Service**

BACKGROUND INFORMATION: Late April, Texas Gas Service Company made an Interim Rate Adjustment or “GRIP” filings with the cities in its Rio Grande Valley Service Area. The Company is seeking recovery of \$2,938,032 in invested capital attributable to customers in the Rio Grande Valley Service Area. The current filing will increase rates to residential customers by \$2.63 per month. This compares to a \$3.03 per month increase last year.

The increase is currently scheduled to go into effect on June 24, 2025.

Under the GRIP statute, cities may not challenge the Company’s request. The only action you may take is to suspend the effective date of the rate increase by 45 days.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: (Total Costs)

Proposed Expenditure/(Revenue): **Account Number(s):**
\$

Finance Review by: No

LEGAL REVIEW: (Has the City Attorney reviewed it, if necessary Yes/No/ Not Applicable)

ATTACHMENTS:

1. 2025-13 - Texas Gas Service Rio Grande Valley - GRIP Suspension Resolution

STAFF RECOMMENDATION: Approval of Resolution 2025-13 to suspend the date and rate increase by 45 days.

RESOLUTION NO. 2025-13

A RESOLUTION BY THE CITY OF MERCEDES, TEXAS SUSPENDING THE JUNE 24, 2025 EFFECTIVE DATE OF THE PROPOSAL BY TEXAS GAS SERVICE COMPANY, A DIVISION OF ONE GAS, INC. – RIO GRANDE VALLEY SERVICE AREA, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2024 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Mercedes, Texas (“City”) is a gas utility customer of Texas Gas Service Company, a Division of ONE Gas, Inc. – Rio Grande Valley Service Area, (“TGS” or “the Company”) and a regulatory authority with an interest in the rates and charges of TGS; and

WHEREAS, TGS made filings with the City and the Railroad Commission of Texas (“Railroad Commission”) on April 25, 2025, proposing to implement interim rate adjustments (“GRIP Rate Increases”) pursuant to Texas Utilities Code § 104.301 on all customers served by TGS, effective June 24, 2025; and

WHEREAS, it is incumbent upon the City, as a regulatory authority, to examine the GRIP Rate Increases to determine its compliance with the Texas Utilities Code.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERCEDES, TEXAS, THAT:

1. The June 24, 2025 effective date of the GRIP Rate Increases proposed by TGS is hereby suspended for the maximum period allowed by Texas Utilities Code § 104.301(a) to permit adequate time to review the proposed increases, analyze all necessary information, and take appropriate action related to the proposed increases.

2. A copy of this Resolution shall be sent to TGS, care of Judy J. Hitchye at judy.hitchye@onegas.com, and to Thomas Brocato, legal counsel to the City, at Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas 78701 or tbrocato@lglawfirm.com.

Signed this 6th day of May, 2025.

Oscar D. Montoya Sr., MAYOR

ATTEST:

Joselynn Castillo, City Secretary

DATE: May 6, 2025
FROM: Alberto Perez, City Manager
ITEM: **Discussion and possible action to Approval to renew the Interlocal Agreement between the City of Mercedes and the County of Hidalgo regarding On-Site Sewage Facility (OSSF)**

BACKGROUND INFORMATION:

The Hidalgo County Health Department reached out regarding the OSSF (On-Site Sewage Facilities) Inter-Local Agreement that exists between the City of Mercedes and Hidalgo County. Under this agreement, the County will be responsible for selling permits for system installations and inspections within the City. I've attached the previous version of the Inter-Local for your review. Since the fee schedule has changed, the County needs an updated agreement with the cities to include a re-inspection fee of \$75.00. This fee will come into play when a septic system is not ready during the initial inspection and a re-inspection must be conducted.

BOARD REVIEW/CITIZEN FEEDBACK: N/A**ALTERNATIVES/OPTIONS:** N/A**FISCAL IMPACT:** (Total Costs)**Proposed Expenditure/(Revenue):**

\$

Account Number(s):**Finance Review by:** Yes**LEGAL REVIEW:** Yes**ATTACHMENTS:**

1. ILA City of Mercedes OSSF Rev.2025
2. ILA City of Mercedes 2020

STAFF RECOMMENDATION: Approval

STATE OF TEXAS §
COUNTY OF HIDALGO §

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN THE CITY OF MERCEDES, TEXAS AND
COUNTY OF HIDALGO, TEXAS – INSPECTION AND APPROVAL OF ON-SITE SEWAGE
FACILITY SYSTEMS**

This Agreement is made effective as of this ____ day of _____, 2025, by and between the **COUNTY OF HIDALGO, TEXAS** hereinafter referred to as "County," and the **CITY OF MERCEDES, TEXAS**, hereinafter referred to as "City" pursuant to the provisions of the Texas Interlocal Cooperation Act, the "Act", as follows:

WITNESSETH:

WHEREAS, the City is a Home Rule Municipality created by the laws of the Texas; and

WHEREAS, the County a local government as defined in Texas Government Code, Section 791.003(4), and county in the State of Texas; and

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

WEHREAS, pursuant to Texas Health & Safety Code Section 121.003 the City and County may cooperate with one another in making necessary improvements and providing services to promote the public health in accordance with Chapter 791 of the Texas Government Code; and

WHEREAS, the County is an On-Site Sewage Facility Systems ("OSSF") "authorized agent" in accordance with the Texas Health & Safety Code Section 366.031, and may administer on-site sewage facility (OSSF) in compliance with Texas Administrative Code Title 30, Section 285.10; and

WHEREAS, the City is in need of obtaining services for the inspection and permitting OSSF disposal systems within its jurisdiction and desires to obtain such services from County; and

WHEREAS, the County has the expertise and equipment to provide certain permitting and inspection services on behalf of City as further described herein (the "Services")

WHEREAS, the City and County recognize the health, safety, and environmental benefits of regulating, inspecting and permitting OSSF disposal systems and desire to cooperate with each other to meet local and state OSSF requirements;

NOW THEREFORE, the City and County, for and in good valuable consideration of the mutual covenants acknowledged and expressed hereinafter, agree as follows:

1. County shall inspect OSSF systems within the jurisdiction of the City, including but not limited to, performing subsoil texture test and evaluation of OSSF systems.
2. County shall provide all necessary equipment, materials and personnel to conduct inspections and issue permits at its sole cost and expense.
3. County shall comply with all present or future laws pertaining to the inspection and approval of On-Site Sewage Facility systems in Texas and shall enforce all rules and regulations required by the State of Texas or applicable County and local laws.
4. City agrees that the County shall charge and collect the following permit fees:
 - Installation Permit – eighty-five dollars zero cents (\$85.00);
 - Final Inspection Permit – sixty dollars and zero cents (\$60.00); and
 - Re-Inspection Fee – seventy five dollars zero cents (\$75.00)

Fees may be amended in writing by the parties. However, if the County conducts an inspection and a permit is not issued for any reason, the County shall be entitled to charge the amounts specified above to the home/property owner and may issue citation to the Septic system installer for not obtaining a permit.

5. County shall not be responsible for the maintenance, upkeep or environmental compliance once an inspection and permit is issued and the County shall not be held liable for same once the Services are completed.
6. A permit applicant shall have one (1) year to construct its septic system from the date an "Authorization to Construct" is issued by the County (see Exhibit "A" attached hereto). Should construction not be completed and a final inspection conducted by County within one (1) year from the date of the "Authorization to Construct" then the County shall require a permit applicant to submit a new application and fee as described herein. Upon a successful inspection, the County shall issue a Notice of Approval to the permit applicant within approximately two (2) working days.
7. In accordance with Texas Health & Safety Code Section 366.003, County shall not be liable for damages resulting from the approval of the installation and operation of a Septic Tank. County shall not be responsible for any damage to personal or real property for any septic systems within City caused by the County's inspection and permitting process described herein.
8. During the term of this Agreement, the County shall have sole exclusive rights to permit and inspect OSSF systems within City except that the Texas Commission of Environmental Quality may override the County's authority at any time.
9. **Term.** The term of this Agreement shall commence on the date of execution of this Agreement and shall continue until the date this Agreement is terminated.

10. **Termination.** Either party may terminate this Agreement upon (30) days written notice to the non-terminating party for any reason or no reason at all.
11. **Conflict with applicable Law.** Nothing in this Agreement shall be construed to require the commission of any act contrary to law, and whenever there is any conflict between any provision of this agreement and any present or future law, ordinance or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provisions of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.
12. **No Waiver.** No waiver by any party hereto of any breach of any provision of this Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
13. **Entire Agreement.** This Agreement contains the entire contract among the parties hereto, and each party acknowledges that no other party has made (either directly or through any agent or representative) any representation or agreements in connection this Agreement not specifically set forth herein. This Agreement may be modified or amended only by agreement in writing executed by City and County and not otherwise.
14. **Texas Law to Apply.** This Agreement shall be construed under and in accordance with the laws of the State of Texas and all obligation of the parties created hereunder are performable in Hidalgo County, Texas. The parties hereby consent to personal jurisdiction in Hidalgo County, Texas.
15. **Notice.** Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests, or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid, and addressed to the parties at the addresses set forth below, or at such other addresses as may have been theretofore specified by written notice delivered in accordance herewith:

If to Hidalgo County: Hidalgo County Health & Human Services
Attn: Dairen Sarmiento Rangel, Director
1304 South 25th Avenue
Edinburg, Texas 78542

If to City of _____: City of _____
Attn: _____
Address: _____

Any other demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time

as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

16. **Additional Documents.** The parties hereto covenant and agree that they will execute such other and further instruments and documents as are or may become necessary or convenient to effectuate and carry out the terms of this Agreement.
17. **Successors.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns where permitted by this Agreement.
18. **Assignment.** This Agreement shall not be assignable.
19. **Headings.** The headings and captions contained in this Agreement are solely for convenient reference and shall not be deemed to affect the meaning or interpretation of any provision of paragraph hereof.
20. **Gender and Number.** All pronouns used in this Agreement shall include the other gender, whether used in the masculine, feminine or neuter gender, and singular shall include the plural whenever and so often as may be appropriate.
21. **Non-Discrimination.** The Agreement and all related activities shall be conducted in a manner that does not discriminate against any person on a basis prohibited by applicable law or County and City policy, including without limitation, race, color, national origin, religion, sex, age, veteran status, or disability or any other category protected under law.
22. **Authority to Execute.** The performance of this Agreement by each of the parties have been duly authorized by all necessary laws, resolutions, ordinances or government body action, and this Agreement constitutes the valid and enforceable obligations of the parties hereto in accordance with its terms.
23. **Governmental Purpose.** Each party hereto is entering into this Agreement for the purpose of providing governmental services or functions and will pay for such services out of current revenues available to the paying party as herein provided.
24. **Appendix II to CFR 200-Contract Provisions.** Pursuant to 2 CFR 200.237, a non-Federal entity's contracts must contain the applicable provisions described in Appendix II to 2 CFR 200-Contract Provisions for non-Federal Entity Contracts under Federal Awards. Therefore, if applicable, the provisions of Appendix II to 2 CFR 200 are attached and incorporated by reference into this County contract should it be subject to Federal award.
25. **Indemnification.** To the extent allowed under the Constitution and laws of the State of Texas, COUNTY agrees to indemnify and hold harmless and defend CITY, its agents, employees and officers from and against any claim, loss, damage, liability and expense, including reasonable attorney's fees, incurred or suffered by it, by reason of any and all claims, demands or causes of action asserted or

that may be asserted, against any or all of the above named parties, whether alleging intentional or negligent acts or omissions, and whether seeking compensatory or punitive damages, and involving, arising out of, or in any manner related to this agreement.

To the extent allowed under the Constitution and laws of the State of Texas, CITY agrees to indemnify and hold harmless and defend COUNTY, its agents, employees and officers from and against any claim, loss, damage, liability and expense, including reasonable attorney's fees, incurred or suffered by it, by reason of any and all claims, demands or causes of action asserted or that may be asserted, against any or all of the above named parties, whether alleging intentional or negligent acts or omissions, and whether seeking compensatory or punitive damages, and involving, arising out of, or in any manner related to this agreement.

26. **Commitment of Current Revenues Only.** In the event that, during any term hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of the Agreement. The parties intend this provision to be continuing right to terminate this Agreement at the expiration each budget period of each party hereto.
27. **Severability.** Should any phrase, clause, sentence, or section of this Agreement be judicially declared to be invalid, unenforceable, or void, such decision will not have the effect of invalidating or voiding the remainder of this Agreement, and such part of the Agreement will be deemed to have been stricken herefrom, and the remainder of this Agreement will have the same force and effect if such part or parts had never been included herein.

[SIGNATURE PAGE TO FOLLOW]

WITNESS THE HANDS OF THE PARTIES effective as of the day and year first written above.

APPROVED BY COMMISSIONERS' COURT ON MONTH DAY, 2025.

Agenda Item No. XXXXX

Executive Office: _____

CITY OF _____, TEXAS:

COUNTY OF HIDALGO, TEXAS:

Hon. Oscar D. Montoya, Sr., Mayor
County Judge

Hon. Richard F. Cortez,

ATTEST:

ATTEST:

Joselynn Castillo, City Secretary

Arturo Guajardo, Jr., County Clerk

APPROVES AS TO FORM:

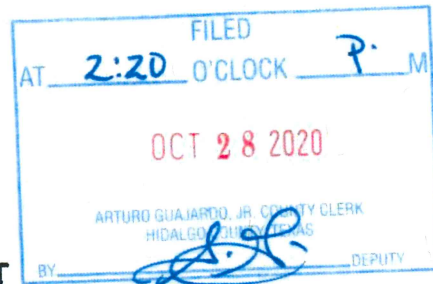
_____, City Attorney

APPROVED AS TO FORM
Office of the Hidalgo County
Criminal District Attorney,
Toribio "Terry" Palacios

Michelle Lopez, ADA

STATE OF TEXAS
COUNTY OF HIDALGO

§
§



**INTERLOCAL COOPERATION AGREEMENT
BETWEEN THE CITY OF Mercedes AND
COUNTY OF HIDALGO, TEXAS.**

This Agreement is made by and between the **COUNTY OF HIDALGO, TEXAS** hereinafter referred to as "County," and the **CITY OF Mercedes**, hereinafter referred to as "City" pursuant to the provisions of the Texas Interlocal Cooperation Act, the "Act", as follows:

WITNESSETH:

WHEREAS, the City is a Municipality created by the laws of the Texas; and

WHEREAS, the County a local government as defined in Texas Government Code, Section 791.003(4), and county in the State of Texas; and

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

WEHREAS, pursuant to Texas Health & Safety Code Section 121.003 the City and County may cooperate with one another in making necessary improvements and providing services to promote the public health in accordance with Chapter 791 of the Texas Government Code; and

WHEREAS, the County is an OSSF "authorized agent" in accordance with the Texas Health & Safety Code Section 366.031, and may administer on-site sewage facility (OSSF) in compliance with Texas Administrative Code Title 30, Section 285.10; and

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WHEREAS, the City and County recognize the health, safety, and environmental benefits of regulating, inspecting and permitting OSSF disposal systems and desire to cooperate with each other to meet local and state OSSF requirements;

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1. County shall inspect OSSF systems within the jurisdiction of the City, including but not limited to, performing subsoil texture test and evaluation of OSSF systems.
2. County shall provide all necessary equipment, materials and personnel to conduct inspections and issue permits at its sole cost and expense.
3. County shall comply with all present or future laws pertaining to the inspection and approval of On-Site Sewage Facility systems in Texas and shall enforce all rules and regulations required by the State of Texas or applicable County and local laws.
4. City agrees that the County shall charge and collect the following permit fees, Installation Permit eighty-five dollars zero cents \$85.00 and Final Inspection Permit sixty dollars and zero cents \$60.00. However, if the County conducts an inspection and a permit is not issued for any reason, the County shall be entitled to charge the amount specified from the home owner and may issue citation to the Septic system installer for not obtaining a permit. County may provide prior notice of any change in permit fees in advance and will agree to do so at least ninety (90) days prior to change, or as soon as practicable.
5. County shall not be responsible for the maintenance, upkeep or environmental compliance once an inspection and permit is issued and the County shall not be held liable for same once the Services are completed.
6. A permit applicant shall have one (1) year to construct its septic system from the date an "Authorization to Construct" is issued by the County (see Exhibit "A" attached hereto). Should construction not be completed and a final inspection conducted by County within one (1) year from the date of the "Authorization to Construct" then the County shall require a permit applicant to submit a new application and fee as described herein. Upon a successful inspection, the County shall issue a Notice of Approval to the permit applicant within approximately two (2) working days.
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the commission of any act contrary to law, and whenever there is any conflict between any provision of this agreement and any present or future law, ordinance or administrative, executive or judicial regulation, order or decree, or amendment thereof, contrary to which the parties have no legal right to contract, the latter shall prevail, but in such event the affected provision or provisions of this Agreement shall be modified only to the extent necessary to bring them within the legal requirements and only during the time such conflict exists.

12. **No Waiver.** No waiver by any party hereto of any breach of any provision of this Agreement shall be deemed to be a waiver of any preceding or succeeding breach of the same or any other provision hereof.
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If to Hidalgo County:

Hidalgo County Health & Human Services
Attn: Eduardo Olivarez, Chief Administrative Officer
1304 South 25th Avenue
Edinburg, Texas 78542

If to City:

City of Mercedes
400 S. Ohio Ave
Mercedes Texas 78570

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

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

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25. **Indemnification.** City shall indemnify and hold harmless from any and all claims, actions, liability, and expenses (including costs of judgments, settlements, court costs, and attorneys' fees, regardless of the outcome of such claim or action) caused by, resulting from, or alleging negligent or intentional acts or omissions or any failure to perform any obligation undertaken or any covenant in this Agreement. Upon written notice from the County, the City will resist and defend at its own expense, and by counsel reasonably satisfactory to County, any such claim or action.
26. **Commitment of Current Revenues Only.** In the event that, during any term hereof, the governing body of any party does not appropriate sufficient funds to meet the obligations of such party under this Agreement, then any party may terminate this Agreement upon ninety (90) days written notice to the other party. Each of the parties hereto agrees, however, to use its best efforts to secure funds necessary for the continued performance of the Agreement. The parties intend this provision to be

continuing right to terminate this Agreement at the expiration each budget period of each party hereto.

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WITNESS THE HANDS OF THE PARTIES effective as of the 9th day of October, 2019.

CITY OF Mercedes

Henry [Signature]
Mayor

ATTEST:

[Signature]
Joselynn Castillo City Secretary

HIDALGO COUNTY, TEXAS

[Signature]
Hidalgo County Judge

ATTEST:

[Signature]
Arturo Guajardo, Jr. Hidalgo County Clerk

APPROVED BY
COMMISSIONERS' COURT
ON: 10/22/20 [Signature]

APPROVED AS TO FORM:

Hidalgo County Criminal District Attorney's Office
Ricardo Rodríguez, Jr.

By: [Signature]
Victor M. Garza, Assistant District Attorney

HIDALGO COUNTY HEALTH DEPARTMENT
SEPTIC WASTE CONTROL SECTION
Environmental Health Division
AUTHORIZATION TO CONSTRUCT
AN
ON-SITE SEWERAGE FACILITY

Exhibit "A"

Application Number _____

Property Owner _____

Mailing Address _____

Property Location _____

_____ County, Texas

This serves to notify all persons that an on-site sewerage facility application, related technical data, and the appropriate fee have been received by the Hidalgo County Health Department, from the property owner.

The application has been reviewed for technical and administrative consideration against the standards set forth by the County. Approval is hereby granted for the construction as shown on the submitted plans.

Any modifications to submitted plans require approval by the Hidalgo County Health Department prior to installation.

You or your installer must contact the Hidalgo County Health Department two (2) WORKING DAYS PRIOR to completion to arrange the required facility inspection. The authorization to construct is valid for one year from the date of issue. If a final inspection has not been performed within one year of issue, a new application and fee will be required.

Comments: _____

Application Reviewer _____

Date _____

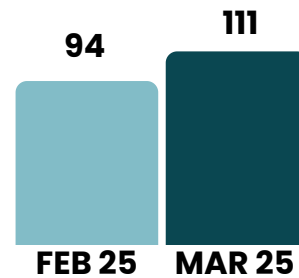
- White - Central Office - Yellow - Customer

DEVELOPMENT ACTIVITY (MARCH 2025)

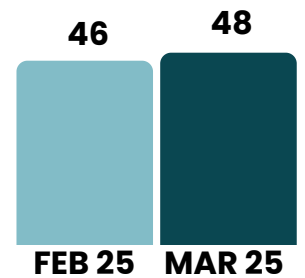
PERMITS ISSUED

	FEB 25	MAR 25
Residential	78	142
Multi-Family	1	0
Commercial	6	8

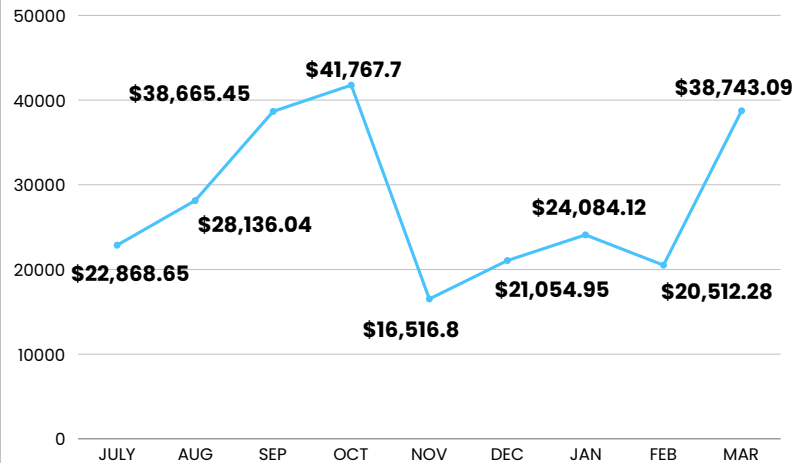
Building Inspections



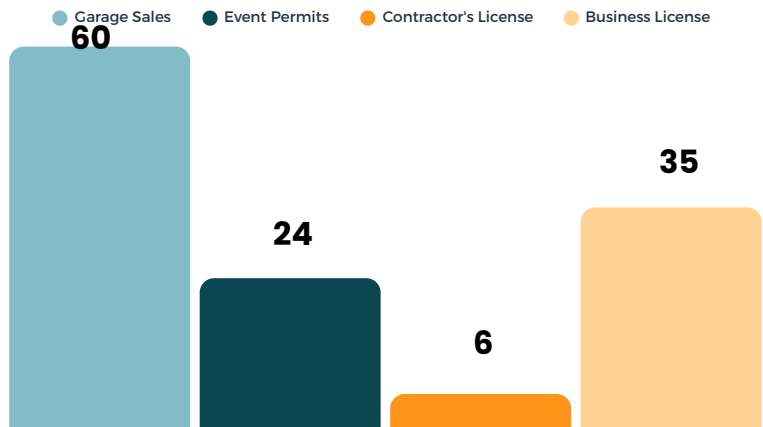
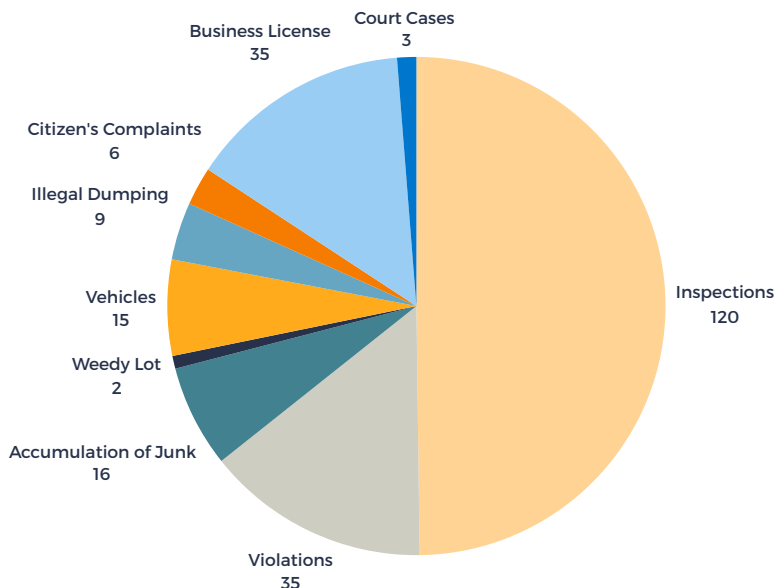
Plan Reviews



DEPARTMENT REVENUE



CODE COMPLIANCE ACTIVITY (MARCH 2025)



*includes both new and renewal licenses

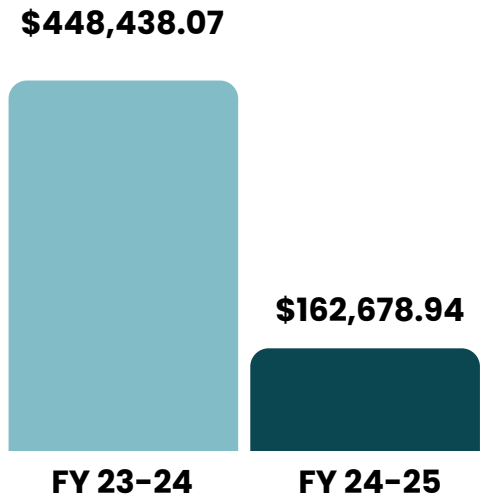
ACTIVITY (FY 23-24 VS YTD)

PERMITS ISSUED

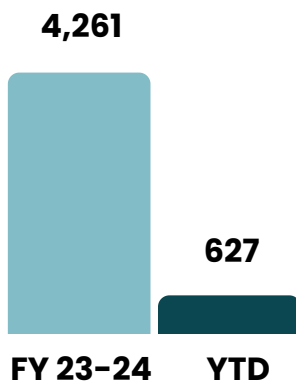
	FY 23-24	YTD
New Residential Construction	141	19
Commercial Construction	8	6
Other Permits	1,447	622

Other Permits: Repairs, Remodel, Re-roof, Driveway, Carport, Fences, ROW, Irrigation, Mechanical, Electrical, Plumbing, Meter reset, Moving a Building, Solar Panel, Storage Shed

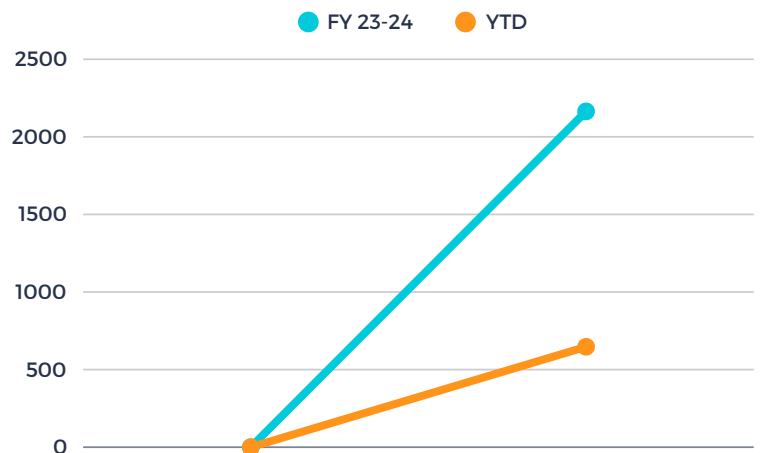
REVENUE



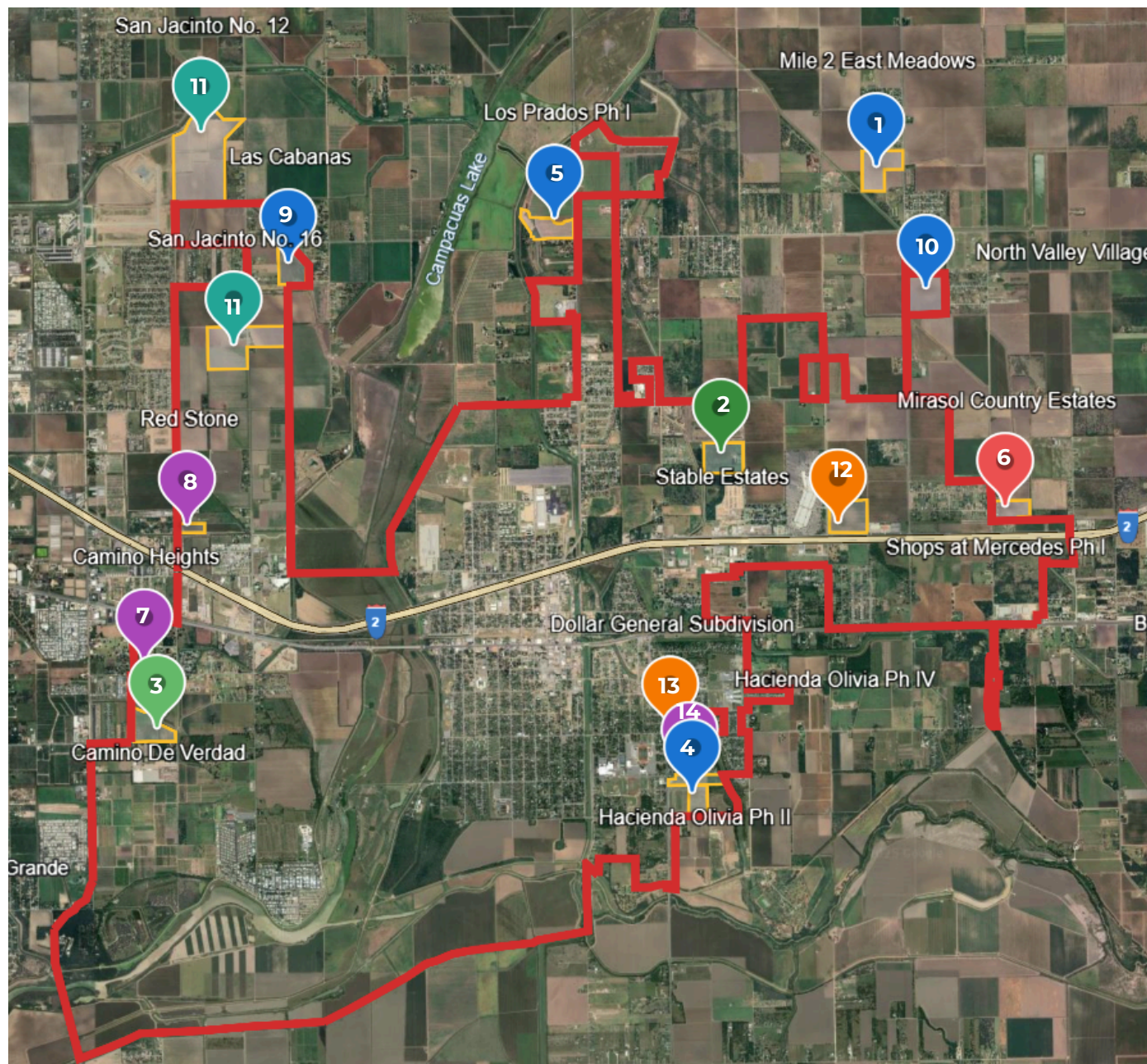
Building Inspections



Total of Permits Issued



SUBDIVISIONS UNDER CONSTRUCTION

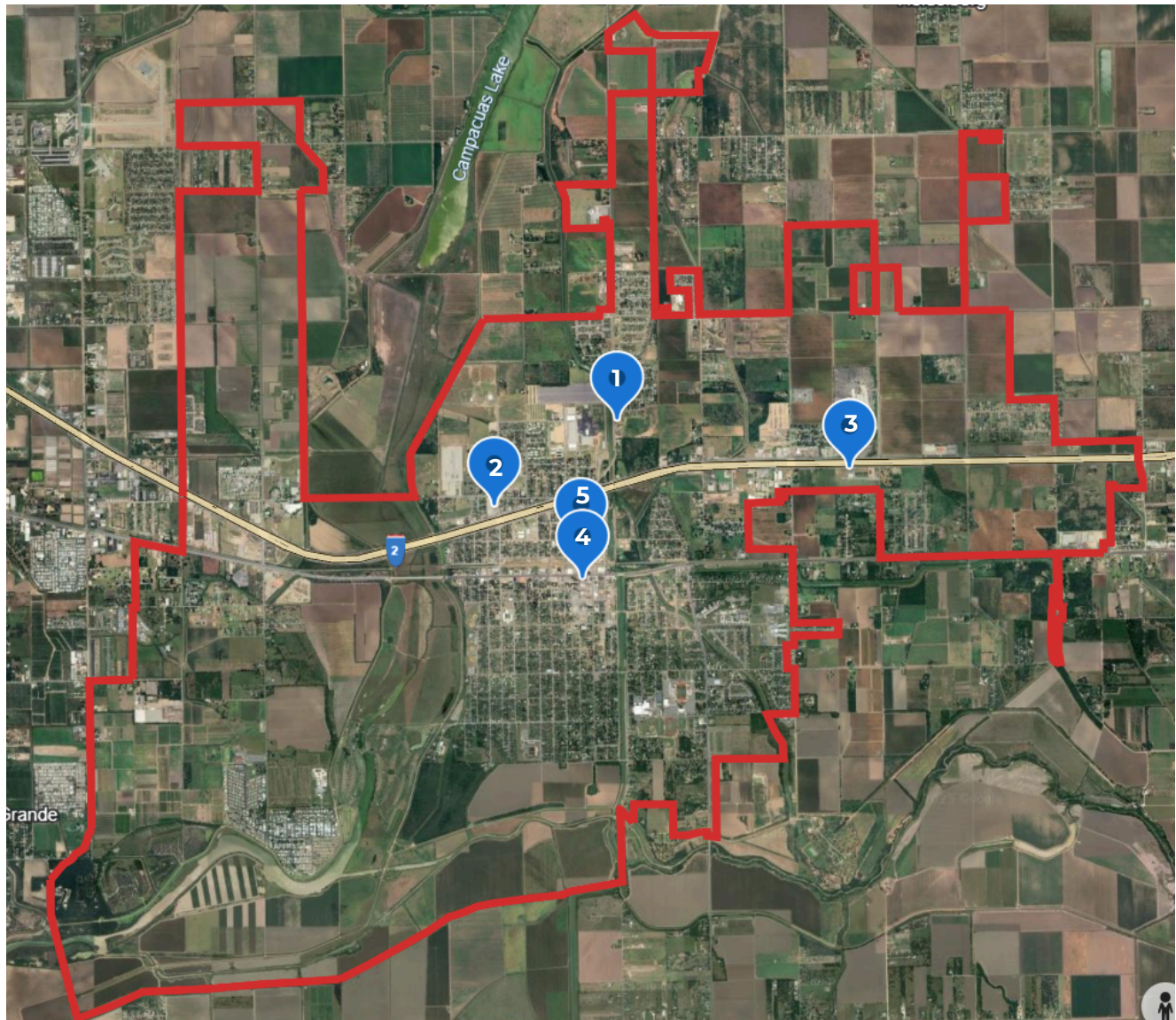


	Subdivision	Location	Acres	Number of lots	Status	Type
1	Mile 2 East Meadows	Mile 2 East Road and Mile 9 North	30	122	Completed Construction	Single Family
2	Stable Estates	1 Mile N of Express way 83 on Mile 1 E. West of Mile 1 E/South of Mile 8	30	96	Under Construction	Multi-Family & Single Family
3	Camino de Verdad Ph 2	FM 1015 & Camino de Verdad	22.76	63	Under Construction	Single Family

SUBDIVISIONS UNDER CONSTRUCTION

	Subdivision	Location	Acres	Number of lots	Status	Type
4	Hacienda Olivia Ph 2	South of Bus 83 on Rio Rico Rd. And east of FM 491/Rio Rico	13.80	60	Under Construction, Obtaining Final Approval in April	Single Family
5	Los Prados Ph 1	2 Mile N of Exp 83 on FM 49. NW corner of Fm 491/Mile 9 North	9.09	48	Pre-Construction	Single Family
6	Mirasol Country Estates	East Side if Mile 2 1/2 East and North if Expwy	59	19	Under Construction	Single Family
7	Camino Heights	S Mile 2 1/2 W and Camino Real Viejo	2.93	22	Rezone, Undergoing a Interlocal Agreement	Single Family
8	Red Stone	Mile 2 1/2 and north of Expressway 83	6.0	20	Waiting for Subdivision Plat, Undergoing Buyout with North Alamo Water Supply	Single Family
9	Las Cabanas	Mile 9 North and between Mile 2 W & Mile 1 1/2 W	24.90	73	Pre-Construction	Single Family
10	North Valley Village	East side of Mile 2 East and south of Mile 8 North Rd	40	193	Pending Sewer Extension, Starting Construction Soon	Single Family
11	San Jacinto Estates No. 12 & No. 16	Mile 2 W and North of Mile 9 N	127.4	332	Obtain Preliminary Approval	SingleFamily & Multi Family
12	Shops at Mercedes Ph I	Hwy 83 Frontage next to the Outlets	30	7	Pre-Construction	Commercial
13	Dollar General	Rio Rico and 10th St (1000 Rio Rico Rd)	1.74	1	Under Construction	Commercial
14	Hacienda Olivia Ph 4	E Rio Rico Rd and N of Hacienda Olivia Ph 1	13.80	117	Undergoing a Rezone	Single Family/Town House

NEW COMMERCIAL CONSTRUCTION/BUSINESSES



	Business	Project Address	Type of Business	Status
1	Mr. Birria Tacos Y Mas	708 N FM 491	Food truck	Business License Issued
2	Faithful Finds	601 N Vermont Ave	Trift Store	Business License Issued
3	Gomez Event Center	5006 E Exp 83	Event Center	Business License Issued
4	AYJ Mi Roble Saenz	339 W 3rd St	Thrift Store	Business License Issued
5	Amour Nails and Beauty Salon	107 N texas Ave Ste D	Beauty Salon	Business License Issued

Health & Code Compliance

Health & Code Compliance Inspections, March

	March 2025
Code Compliance Inspections	229
Citations Issued	0
Health Inspections	12

Health Inspections Results, March 2025

Business Name	Business Type	Address	Pass/Fail
Snacks 2 Go	Snacks	5001 E Exp 83	Pass
It's Sugar LLC	Store	5001 E Exp 83	Pass
Starbucks	Coffe Shop	3839 E Exp 83	Pass
Little Caesars	Restaurant	425 2nd St	Pass
Diana's Tortilleria	Store	930 W 2nd St Ste A	Pass
Mr. Birria Tacos Y Mas	Food Truck	708 N Fm 491	Pass
JoJo's Raspas	Restaurant	602 W 2nd St	Pass
O's Burgers & more	Restaurant	7013 E Exp 83	Pass
Papa Joe's Cafe	Restaurant	103 S Texas Ave	Pass
Dairy Queen	Restaurant	920 W 2nd St	Pass
South Texas ISD Science Academy	School	900 Med High Dr	Pass
RGV Crawfish	Restaurant	350 N Virginia Ave	Pass
South Texas ISD Health Professions	School	700 Med High Dr	Pass

Dr. Hector P. Garcia Memorial Library Statistical Report

Circulation	2025	2024
Check-Outs & Renewals:	402	743
Year to Date Total:	2,270	4,043
In-House Book Circulation:	110	302
Year to Date Total:	544	1,094
In-House Magazine Circulation:	13	45
Year to Date Total:	110	239
In-House Newspaper Circulation:	20	28
Year to Date Total:	120	128
New Borrowers:	21	33
Year to Date Total:	154	173

Digital Resources	2025	2024
cloudLibrary Checkouts:	213	245
Year to Date Total:	1,003	1,347
NewsStand Checkouts:	428	472
Year to Date Total:	1,930	2,631
Biblio+ Views:	106	180
Year to Date Total:	638	405

Interlibrary Loans (ILL's)	2025	2024
Items Requested:	24	99
Year to Date Total:	164	564
Items Sent:	16	55
Year to Date Total:	106	293

Book & Media Donations	2025
Donations Received:	0
Year to Date Total:	67
Donations Selected:	0
Year to Date Total:	27

Assistance	2025
Reference By Phone:	87
Year to Date Total:	607
Reference In-Person:	109
Year to Date Total:	685
Directional By Phone:	112
Year to Date Total:	764
Directional In-Person:	130
Year to Date Total:	808

Library Service	2025
Digital Assistance:	108
Year to Date Total:	813
Fax Assistance:	47
Year to Date Total:	326
Copy Assistance:	111
Year to Date Total:	622
Scan Assistance:	11
Year to Date Total:	49
Print Outs:	1,984
Year to Date Total:	8,602

Dr. Hector P. Garcia Memorial Library Statistical Report

Adult Programming	2025	2024
Adult Events:	12	5
Year to Date Total:	63	44
Adults in Attendance:	82	58
Year to Date Total:	515	384

Teen Programming	2025	2024
Teen Events:	0	0

Toddler Programming	2025
Children Events:	0
Year to Date Total:	0
Children in Attendance:	0
Year to Date Total:	0
Adults in Attendance:	0
Year to Date Total:	0

Year to Date Total:	2	0
Teens in Attendance:	0	0
Year to Date Total:	10	0

Children's Programming	2025	2024
Children Events:	5	6
Year to Date Total:	28	26
Children in Attendance:	19	37
Year to Date Total:	230	195
Adults in Attendance:	14	21
Year to Date Total:	94	76

Family Place	2025	2024
Early Learning Space Total:	2	0
Year to Date Total:	344	0
Workshop Children in Attendance:	4	0
Year to Date Total:	9	0
Workshop Adults in Attendance:	5	0
Year to Date Total:	9	0

General Programming	2025
Events:	2
Year to Date Total:	11
Toddlers in Attendance:	0
Year to Date Total:	0
Children in Attendance:	205
Year to Date Total:	228
Teens in Attendance:	0
Year to Date Total:	0
Adults in Attendance:	401
Year to Date Total:	415
Total General Programing:	41
Year to Date Total:	1,953

Mar-25

2024
206
222
20
26

Computer Sessions	2025	2024
Adult Lab Sessions:	948	387
Year to Date Total:	4,633	2,339
Juvenile Lab Sessions:	83	28
Year to Date Total:	512	215
WiFi:	1,922	4,007
Year to Date Total:	11,012	11,093

2024
243
1,480
118
741
0
0
0
0

Meeting Room Sessions	2025	2024
Sessions:	49	89
Year to Date Total:	331	379

2024
98
717
44
309
125
934
17
104
2,237
12,932

Technical Services	2025	2024
New Items Added:	12	139
Year to Date Total:	932	532
Items Processed:	67	58
Year to Date Total:	483	389
Items Withdrawn:	2	123
Year to Date Total:	231	377
Items Recataloged:	54	91
Year to Date Total:	171	113
Items Repaired:	2	4
Year to Date Total:	16	89

Mar-25

2024
0
0
0
0
0
0

Outreach Programming	2025	2024
Events:	2	2
Year to Date Total:	11	10
Toddlers in Attendance:	0	0
Year to Date Total:	0	0
Children in Attendance:	34	267
Year to Date Total:	187	297
Teens in Attendance:	0	0
Year to Date Total:	0	0

2024
2
9
0
0
0
0
0
0
0
19
255
1,404

Adults in Attendance:	16	4
Year to Date Total:	71	40
General Attendance:	0	0
Year to Date Total:	353	631

Reading Programs	2025	2024
Toddler Reading Logs:	0	0
Children Reading Logs:	0	0
Teen Reading Logs:	0	0
Adult Reading Logs:	0	0
Total:	0	0

Volunteer Hours	2025	2024
Total:	207.50	279.25
Year to Date Total:	1,303.50	753.00

Dr. Hector P. Garcia Memorial Library Statistical Report

Curbside Services	2025	2024
Curbside Café:	0	6
Year to Date Total:	1	30
Curbside Circulation:	0	0
Year to Date Total:	1	6
Curbside Crafts:	0	0
Year to Date Total:	0	0
Curbside Other Services:	2	1
Year to Date Total:	4	11

Café Visits	2025	2024
Visits:	503	430
Year to Date Total:	2,492	2,595

Café Sales	2025	2024
Net Sales:	\$ 1,733.01	\$ 1,784.30
Year to Date Total:	\$ 9,158.71	\$ 9,580.59
Sales Tax:	\$ 143.19	\$ 147.39
Year to Date Total:	\$ 755.28	\$ 787.63

Library Visits	2025	2024
Visits:	2,711	2,614
Year to Date Total:	16,685	15,188

Mar-25

Social Media	2025	2024
Library Posts:	122	108
Year to Date Total:	651	637
Library DMs:	6	2
Year to Date Total:	32	43
Cafe Posts:	26	15
Year to Date Total:	147	116
Café DMs:	0	0
Year to Date Total:	0	1
City Posts:	74	29
Year to Date Total:	373	310
City DMs:	20	8
Year to Date Total:	91	72
Videos Created:	0	6
Year to Date Total:	6	53
Website Updates:	0	18
Year to Date Total:	45	126
HCLS Posts:	2	0
Year to Date:	23	6
Stories:	8	0
Year to Date Total:	27	0
Flyers:	49	0
Year to Date Total:	191	0

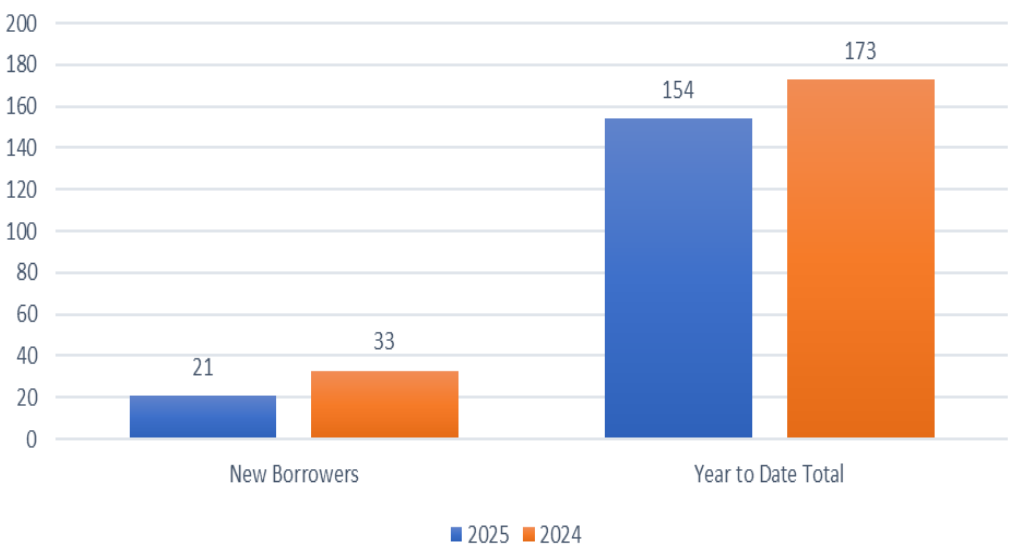
March Library Comparison

2025 vs. 2024

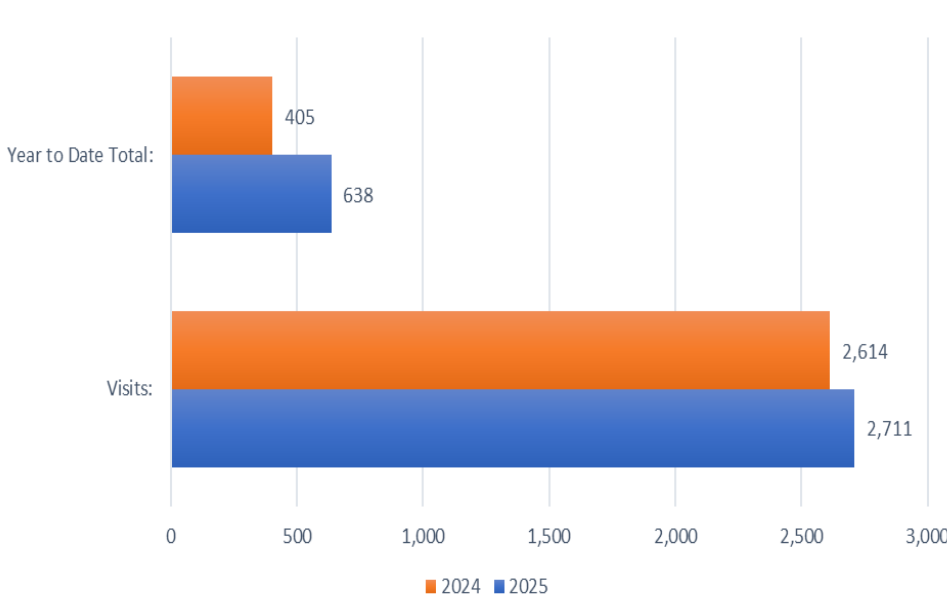
March Library Circulation Comparison (2025 vs. 2024)



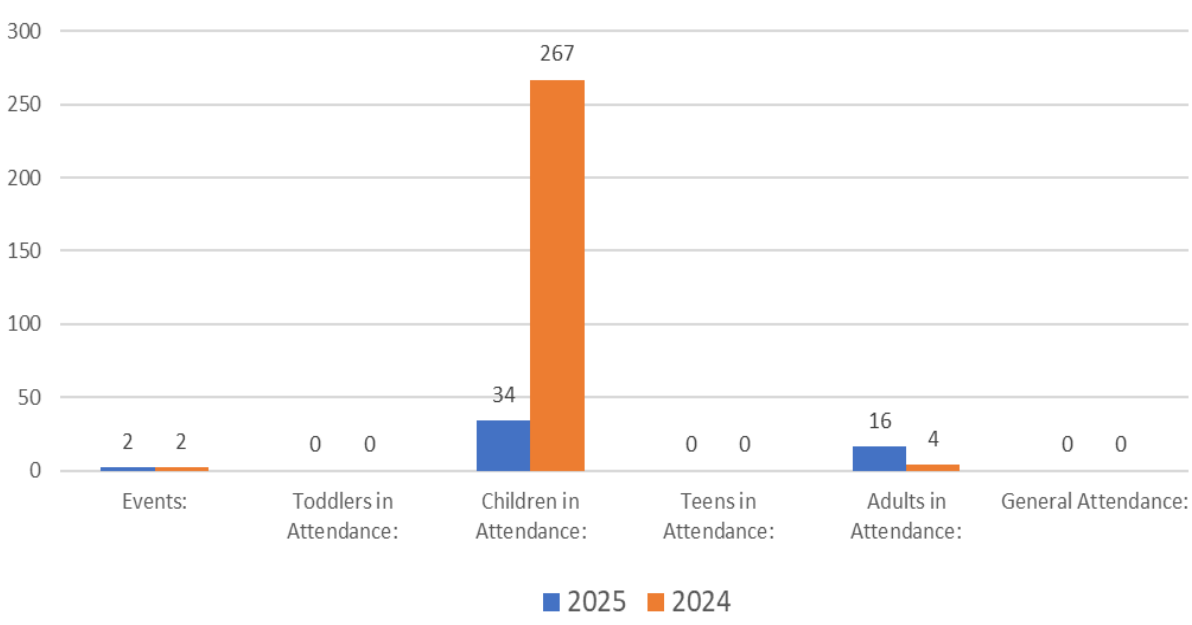
March Library New Borrowers Comparison (2025 YTD vs. 2024 YTD)



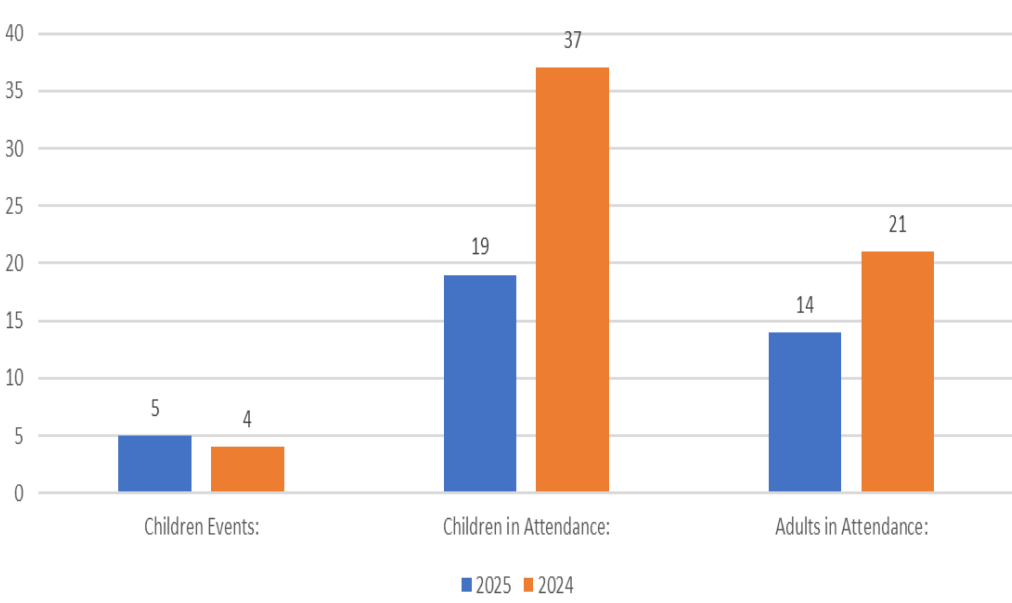
March Library Visits Comparison (2025 YTD vs. 2024 YTD)



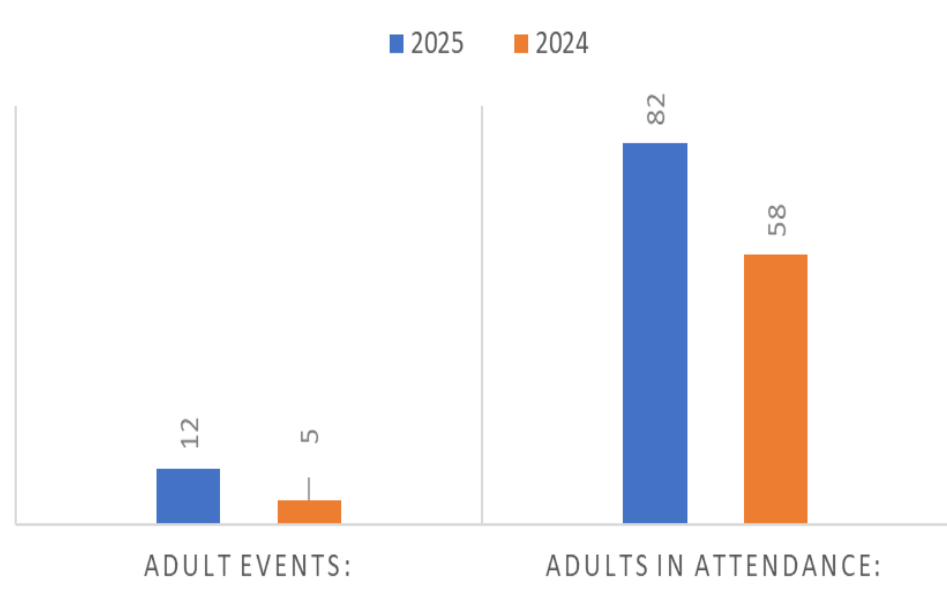
MARCH LIBRARY OUTREACH COMPARISON (2025 VS. 2024)



March Library Children's Programming Comparison (2025 vs. 2024)



MARCH LIBRARY ADULT PROGRAMMING COMPARISON (2025 VS. 2024)



Memo

To: Alberto Perez, City Manager

From: Marisol Vidales, Library Director & Historic Preservation Officer

CC: Patricio Avila, Assistant City Manager

Date: April 9, 2025

Re: Library Department Monthly Report

Attached you will find the Library Department's monthly statistical report, please let me know if you have any questions regarding the information. Also, Library Staff participated in the following meetings, training, and events during the month of March 2025.

Meetings

- Met with Department Heads to gather information for scripts for State of the City. (3/03) – Marisol Vidales
- Met with Jenna Krueger to discuss MidAmerica shipment and being a star customer. (3/04) – Michelle Muniz
- Attended City Commission meeting. (3/04) – Marisol Vidales
- Attended the green Schoolyards Regional Meeting in order to meet all other organizations that can play a key part in the grant, discuss the importance of the program, tools that can be used, and potential next steps. (3/04) – Marisol Vidales & Frank Rivas
- Attended an MHM Digital Equity Cohort Kick-Off meeting. (3/05) – Michelle Muniz & Anthony Cardenas
- Spoke with Veronica Arellano from AARP over the report provided by Evangelina Ramirez regarding Mr. Ramiro Zavala. Discussed other concerns and use of inappropriate language by Mr. Zavala. Determined to let Mr. Zavala go and Ms. Arellano informed us he would informed the next day. (3/05) – Marisol Vidales & Michelle Muniz
- Spoke to Mr. Zavala, as he was informed the same day we spoke to AARP, about him being let go. He was very irate about this decision and went on to state numerous things about the other AARP participant. After a lengthy, tense meeting, he decided to leave that same day. (3/05) – Marisol Vidales

- Met with Library Director from Mission about McAllen pulling out of Insignia (library system). (3/05) – Marisol Vidales
- Attended Department Head meeting. Provided Departments with their scripts for Friday to review. (3/06) – Marisol Vidales
- Met with Aaron's events to do a food tasting to determine what should be served for State of the City. (3/06) – Marisol Vidales
- Met with Building Maintenance to go over the work required for the installation of the washer and dryer. Will be getting proposals for the work to be done. (3/06) – Marisol Vidales
- Met with eRate Central to review the bids for Category 2 work and selected two vendors for equipment and one for drops. (3/06) – Marisol Vidales
- Met with Insignia CEO to fix issues for all HCLS libraries. (3/07) – Marisol Vidales & Mary Jane Hernandez
- Discussed all the pending items that we have for the week and worked out a schedule on how to tackle the items. (3/10) – Marisol Vidales & Michelle Muniz
- Met with Humayon Butt and other Insignia staff to review all the updates that have been done on the ILS as per our request. (3/10) – Marisol Vidales, Mary Jane Hernandez, & Michelle Muniz
- Met with Mission Library to review the types and codes – rules profile and location default configurations. (3/10) – Marisol Vidales & Mary Jane Hernandez
- Met with Insignia to review their progress on our requests. (3/11) – Marisol Vidales, Mary Jane Hernandez, & Michelle Muniz
- Met with Mission Library to create Hidalgo Material and Audience Types. (3/11) – Mary Jane Hernandez
- Met with the City Secretary and HR Director to review the quotation for meals and stage. (3/11) – Marisol Vidales
- Met with Civic Plus to do a demo of CP Recreation Management Connect. (3/12) – Marisol Vidales & Michelle Muniz
- Met with Lauren from World Book to review new nonfiction titles for children. (3/13) – Marisol Vidales & Michelle Muniz
- Discussed two potential grant applications for the Library. (3/13) – Marisol Vidales, Michelle Muniz, & Frank Rivas
- Interviewed Jorge Martinez for a potential position as a Work Study Student through South Texas College. (3/14) - Marisol Vidales & Michelle Muniz
- Reviewed the changes made to Insignia in order to approve them. (3/17) – Marisol Vidales, Michelle Muniz, and Mary Jane Hernandez
- Met to review the different options for the two remaining Summer Reading Program presenters and finalized our selection. (3/17) – Marisol Vidales & Michelle Muniz
- Attended City Commission and presented an item for ERate. (3/18) – Marisol Vidales
- Attended Department Head Meeting. (3/19) – Marisol Vidales
- Met with Pastor Dave Dillion to discuss the Easter Egg Hunt event. (3/19) – Marisol Vidales & Michelle Muniz
- Met with Janet Schofield to give approval on the planting of native plants in the curb area and scheduled a drip irrigation meeting. (3/19) – Marisol Vidales & Frank Rivas

- Attended the monthly meeting for HCLS to discuss Insignia, interlocals, by-laws, cloudLibrary funds, and our cataloger was part of a presentation on basic record requirements and standardization. (3/21) – Marisol Vidales & Mary Jane Hernandez
- Spoke to past AARP worker, Evangelina Ramirez, on how previous AARP employee Ramiro Ramirez was calling and bad-mouthing staff to her. Listened to her then advised to call the police if he continues to harass her. (3/21) – Marisol Vidales & Michelle Muniz
- Discussed the website layout, updates, and training for users, summer reading events, and audio needs, Deep Freeze licenses, Insignia printing issues, and having IT assistance for the Workforce event tomorrow with IT Department. (3/24) – Marisol Vidales
- Met with Jimmy and Karina from Workforce Development to do a walk-through of our facility. (3/24) – Marisol Vidales, Frank Rivas, & Anthony Cardenas
- Met with UTRGV Landscaping Specialist and Parks Director to walk the library's outdoor space and review our irrigation system. (3/25) – Marisol Vidales & Michelle Muniz
- Met with City Secretary, HR Director, and City Manager to discuss the MISD video and 3D prints for State of the City. (3/25)
- Met with Insignia to discuss all the changes made to the site and started discussing subject headings, patron notifications, etc. (3/25) – Marisol Vidales, Michelle Muniz, & Mary Jane Hernandez

Trainings

- How to Use GovStack Training. (3/13) – Daniela Alejo
- OCLC Training for cloudLibrary, Biblio+, and NewsStand reports. (3/17) – Marisol Vidales & Michelle Muniz

Events/Programming

Adult Programming

- Advanced Computer Classes taught by Digital Navigators, Anthony Cardenas & Tristan Garza (3/04 - 9 attendees; 3/06 - 7 attendees; 3/18 – 8 attendees)
- Crochet Club by Frank Rivas (3/04 – 5 attendees; 3/18 – 4 attendees)
- Spanish Class by Kathy Suarez (3/05 – 4 attendees; 3/12 - 4 attendees; 3/26 – 2 attendees)
- Besos y Caricias Adult Day Care by Frank Rivas (3/19 – 15 adults)
- Delta Independent Living Story Time & Craft (3/25 - 20 attendees)
- Book Club hosted by Michelle Muniz – Book Title: End of Story (3/26 – 4 attendees)

Children's Programming

- Painting Classes by Diane Roman-Goldsberry (3/03 – 3 children)
- Thinking Money for Kids Program by Briana Casares (3/11 - 3 children & 2 adults; 3/25 - 2 children & 2 adults)
- Reading with Royalty (3/12 – 9 children & 10 adults)
- RedRover Readers RGV (3/19 - 2 children)

Family Programming

- Play & Learn with Me Workshop (3/07 – 3 children & 4 adults; 3/14 – 1 child & 1 adult)

General Programming

- Creative Bits Ceremony (3/20 – 41 attendees)

Event

- Mercedes 1st Annual Sky Fest attended by Marisol Vidales, Michelle Muniz, Frank Rivas, Anthony Cardenas, & Briana Carrillo. (3/01 – 205 children & 401 adults)

Outreach

- Wellness Event attended by Frank Rivas, Mary Jane Hernandez, & Briana Carrillo (3/15 – 3 children & 13 adults)
- Taylor Elementary 4th Annual National Reading Month (3/25 – 31 children & 3 adults)

Café

- 139 visits, 92 items sold, \$350.16 in sales (3/01 – 3/07)
- 95 visits, 128 items sold, \$434.95 in sales (3/10 – 3/14)
- 139 visits, 137 items sold, \$545.52 in sales (3/15 – 3/22)
- 130 visits, 117 items sold, \$464.03 in sales (3/24 – 3/28)
 - Total sales \$1,876.20 and 480 items sold

Marketing

- Created 122 social media posts for the library, 74 for the city, 26 for the café, & 2 for HCLS
- Posted 8 stories for the library
- Answered 6 library DMs and 20 city DMs
- Designed 49 original flyers and 7 newsletters

Administration

- Sky Fest – staff set up the registration table, set up and manned the craft table, assisted with greeting vendors, gave the band and game vendors their checks, and manned the competition. Worked alongside IT, public works, parks & building maintenance, HR, and the Rec Dept to make sure the event ran smoothly.
- Insignia - Discussed options with HCLS President to decide if it was best to stay with Insignia for a year and try to correct issues, both to avoid legal involvement in the early cancellation of the contract and to avoid expending additional funds. Reviewed our Rules Profiles in order to provide Insignia with an updated list to correct issues staff was having

with check-outs. Created and revised the Location Default Configurations and Hidalgo Material and Audience Types to provide to Insignia.

- State of the City – Created, reviewed, edited, and supplied all the scripts for State of the City alongside the City Secretary. Gathered video clips and photos, with help from HR, for the presentation video created by brand genius. Prepared questions to ask the businesses we highlighted for SoTC. Recorded videos and narrations for the SoTC event. Wrote information and gathered photos for the Library page in the booklet and sent to City Secretary.
- Dealt with troubled AARP employee, Mr. Ramiro Zavala. Met with him over several occasions to discuss his behavior and duties. Made sure to provide him an updated detailed list of duties to keep him busy during his shift. In the end, it did not work out as we decided to let him go and when he was notified by AARP of this, he was not happy and made a scene. He left afterward his outburst.
- Easter Egg Hunt – Created the layout, reached out to public works for assistance with pesticide spraying for the ant hills on the property, got quotes for the inflatables and train, submitted quotes and invoices for the cascarones (pending the check for payment), created a list items to be purchased for the Easter Baskets, created a list for food items at HEB and SAMs, made sure to reach out for volunteers for the day of the event, and started working on a staffing schedule for the day. Reached out to informational vendors so they could attend the event and give out information on their services.
- Created a spreadsheet that shows each library's patron stats for cloudLibrary and sent that out to HCLS Library Directors. This spreadsheet was organized by month and alphabetized so each library would have an easier time retrieving their information. These statistics would assist each Director with their annual report for the State Library.
- Booked an author and illustrator for Earth Day event and spoke with Friends Treasurer about providing payment for the presenter.
- HCLS – Assisted Alamo Library in adding a user to cloudLibrary for shopping and reports, also assisted both San Juan and Pharr Library in their annual report with regard to cloudLibrary. Discussed McAllen leaving the new ILS system with Pharr and Alamo. Responded to numerous emails with the recording of the OCLC training and provided numbers generated by reports to numerous HCLS libraries for their annual report. Also, provided them with login information.
- Collection Development - Reviewed large print titles from Thorndike Press and created a cart and request quotation for adult fiction titles. Researched different children's series and created a cart for Gumdrops Books to refresh our collection. Created an Ingram book order for fictional and nonfiction titles across the age groups. Requested an open book order for Barnes and Noble for newly released titles for the month of April. Reviewed a Penworthy cart and selected board books, easy books, and chapter books for children. Lastly, created a cart for audiovisual titles (DVDs & Blu-rays) to add to our growing collection.
- Creative Bits – Worked CA Hinojosa and Dr. Samuel Garcia to create a new program for creative writing and poetry. Started first with gathering submissions for the short writing portion of the program then slowly started receiving submissions for the poetry portion. Held a ceremony for the writing portion of the program, honoring the students who submitted original work. Gave them a framed picture of their work and a book of writings by Dr. Hinojosa-Smith. Staff created a spread of refreshments for the event.

- Gathered information for the annual report, such as collection size, circulation statistics, library hours, etc. Submitted the statistical portion of the report, pending the official authorization signature page.
- Listened to feedback from past book club members and researched for a romcom themed book. Selected, *The Bodyguard*, by Katherine Center and started working on a menu and craft for the event.
- Finished the first series of Family Place Parent/Child Workshop sessions. Discussed how to move forward with the next series of sessions and purchased a rainbow parachute for the closing portion of the program. Pending evaluation of the professionals and assessing what needs to change to garner more interest in the program.
- Made several emergency posts for the City across social media platforms to inform the public of the server weather and how to contact help. Answered numerous DMs from citizens asking for assistance and giving them correct contact information when warranted.

Historic Preservation Officer

- Met with City Manager to discuss the application for a marker for the American Irrigation Building.
- Worked with Hidalgo County Chair, City Secretary, and Irrigation District office to schedule a walk-through of the American Irrigation Building and visited the site and took photos along with measurements for the Texas Historic Commission Recorded Texas Landmark Application. Also, provided the W9 and payment request to Finance in order to finalize the application.
- Spoke to Marivel Reyna about one of the renters of the properties she owns wanting to repaint their building. Printed out a blank COA for her to have the renter fill out and for her to sign, as she is the property owner. Reminder her the board does need to approve the work before it is done. Asked her to bring back the completed COA along with pictures of the current building/paint and samples of the paint they plan on using.
- Spoke with Gabriel Ozuna and discussed the use of funds for the proper mothballing of the American Irrigation Building as well as placing work orders for the items that do not currently require funding. Placed on work order for the roof opening.
- Provided Mr. Ruben Sosa with approval to stain the porch railing to match the deck staining instead of white paint.

Highlight of the Month

- Positive feedback was given to administrators on Mr. Anthony Cardenas provided by patron, Mr. De La Fuente. He stated that Mr. Cardenas was extremely patient with him and was so impressed with his knowledge about computers and ability to teach him that he submitted a written letter about his positive experience.

CITY OF MERCEDES
SALES TAX COMPARATIVE ANALYSIS
 BY MONTH RECEIVED

FY 2023-2024

Recvd	Period	State Comptroller	EDC (25%)	Outlet Mall	Mth % Inc/Dec	City (75%)	Outlet Mall	Mth % Inc/Dec
Oct	Aug	737,168.13	140,625.26	43,666.77	-1.65%	511,209.43	41,666.67	-4.98%
Nov	Sept	671,741.73	132,450.69	35,484.74	-5.81%	462,139.63	41,666.67	-9.60%
Dec	Oct	658,279.45	130,991.12	33,578.74	-1.10%	452,042.93	41,666.66	-2.18%
Jan	Nov	950,403.38	174,621.61	62,979.24	33.31%	671,135.87	41,666.67	48.47%
Feb	Dec	1,233,256.76	215,140.69	93,173.50	23.20%	883,275.90	41,666.67	31.61%
Mar	Jan	672,702.52	133,524.29	34,651.34	-37.94%	462,860.23	41,666.66	-47.60%
		4,250,849.45	793,829.37	268,882.99	-48.31%	2,979,803.76	208,333.34	-47.50%

FY 2024-2025

State Comptroller	EDC (25%)	Outlet Mall	Mth % Inc/Dec	City (75%)	Outlet Mall	Mth % Inc/Dec
712,624.17	138,975.89	39,180.15	-16.70%	492,801.46	41,666.67	-19.94%
677,399.29	134,275.74	35,074.08	-3.38%	466,382.80	41,666.67	-5.36%
648,808.72	125,166.17	37,036.01	-6.78%	444,939.88	41,666.66	-4.60%
881,150.97	152,496.95	67,790.79	21.84%	619,196.56	41,666.67	39.16%
1,270,680.85	218,162.22	99,507.99	43.06%	911,343.97	41,666.67	47.18%
585,080.93	112,394.80	33,875.43	-48.48%	397,144.04	41,666.66	-56.42%
5,375,881.57	769,076.97	312,464.45	-56.90%	3,781,911.19	250,000.00	-42.04%

Yearly Total Sales Tax Comparison

	2023-2024	2024-2025	Yr % Inc/Dec
Oct	737,168.13	712,624.17	-3.33%
Nov	671,741.73	677,399.29	0.84%
Dec	658,279.45	648,808.72	-1.44%
Jan	950,403.38	881,150.97	-7.29%
Feb	1,233,256.76	1,270,680.85	3.03%
Mar	672,702.52	585,080.93	-13.03%
	4,923,551.97	4,775,744.93	-3.00%

Yearly City Sales Tax Comparison

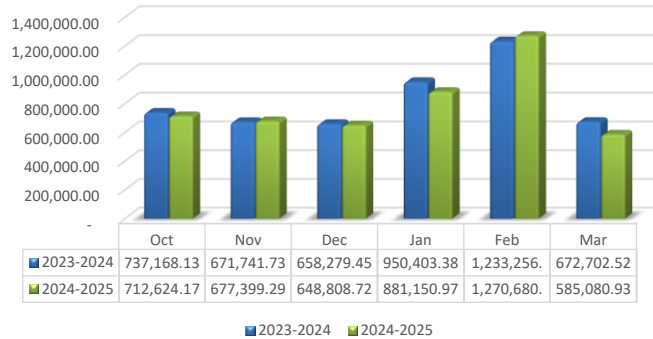
	2023-2024	2024-2025	Yr % Inc/Dec
Oct	552,876.10	534,468.13	-3.33%
Nov	503,806.30	508,049.47	0.84%
Dec	493,709.59	486,606.54	-1.44%
Jan	712,802.54	660,863.23	-7.29%
Feb	924,942.57	953,010.64	3.03%
Mar	504,526.89	438,810.70	-13.03%
	3,692,663.99	3,581,808.71	-3.00%

BUDGET	3,794,120
% OF BUDGET	23.16%
TO EDC	1,724,600
Total Projection	<u>5,518,720</u>

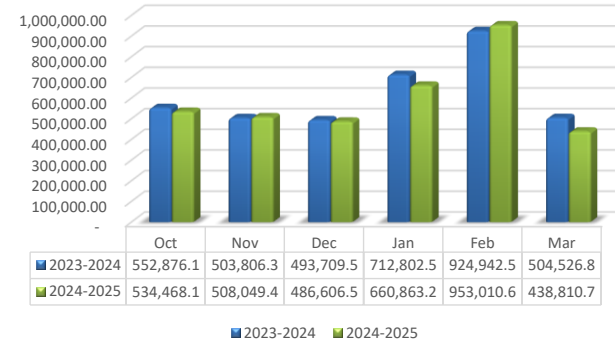
FY 24-25
Gain/(Loss) (147,807)

FY 24-25
Gain/(Loss) (110,855)

Total City Sales Tax Received



City Sales Tax after Contributions/Payouts



Note: Mth % Inc /Dec compared to prior month.

Note: Yr % Inc /Dec compared to prior year.

Note: Revenue generated 2 months prior receipt. Ex: Generated in Oct will be received Dec

Received	Generated	Received	Generated
October	August	April	February
November	September	May	March
December	October	June	April
January	November	July	May
February	December	August	June
March	January	September	July

Monthly Statistics Report

FY 2024-2025

Invoices	FY 2022-2023 Totals	FY 2023-2024 Totals	FY 2024-2025 1st Qtr	January	February	March	FY 2024-2025 2nd Qtr	FY 2024-2025 Totals
Invoices Received	2,481	2,157	163	44	35	34	113	276
Payment Requests Received	2,419	2,479	365	127	79	145	351	716
Emergency Payment Requests	25	3	0	0	0	0	0	0
Total	4,925	4,639	528	171	114	179	464	992

Payments Processed	FY 2022-2023 Totals	FY 2023-2024 Totals	FY 2024-2025 1st Qtr	January	February	March	FY 2024-2025 2nd Qtr	FY 2024-2025 Totals
(01) General Fund	\$ 11,604,361.90	\$ 13,176,016.80	\$ 3,919,740.74	\$ 1,124,015.06	\$ 471,925.11	\$ 1,066,640.95	\$ 2,662,581.12	\$ 6,582,321.86
(02) Utility Fund	\$ 4,925,956.14	\$ 7,094,620.35	\$ 1,346,682.81	\$ 394,077.30	\$ 1,480,924.93	\$ 484,008.36	\$ 2,359,010.59	\$ 3,705,693.40
(03) Municipal Court	\$ 2,753.76	\$ 29,357.75	\$ 2,164.80	\$ -	\$ -	\$ 26,655.00	\$ 26,655.00	\$ 28,819.80
(05) Library Fund	\$ 5,509.02	\$ 1,920.00	\$ -	\$ -	\$ -	\$ 3,615.32	\$ 3,615.32	\$ 3,615.32
(07) Special Rev/Grants	\$ 206,122.68	\$ 141,527.54	\$ 172,929.21	\$ 31,184.74	\$ 66,049.06		\$ 97,233.80	\$ 270,163.01
(10) Local Forfeiture	\$ 13,246.27	\$ 21,995.74	\$ 5,259.43	\$ -	\$ -		\$ -	\$ 5,259.43
(12) KMB	\$ 5,354.65	\$ 3,783.81	\$ 1,759.10	\$ -	\$ 428.98	\$ 167.38	\$ 596.36	\$ 2,355.46
(15) I & S	\$ 2,281,284.81	\$ 2,277,015.57	\$ -	\$ -	\$ 2,078,324.48	\$ 381,156.67	\$ 2,459,481.15	\$ 2,459,481.15
(16) Hotel Motel	\$ 130,569.00	\$ 133,560.00	\$ 29,090.72	\$ 14,500.00	\$ 1,995.00	\$ 66,171.69	\$ 82,666.69	\$ 111,757.41
(30) TIRZ	\$ 700,000.00	\$ 58,866.70	\$ -	\$ -	\$ 72,790.62		\$ 72,790.62	\$ 72,790.62
(43) Series 2018	\$ -	\$ 49,472.50	\$ -	\$ -	\$ -		\$ -	\$ -
(46) EMS	\$ 419,731.42	\$ 369,046.30	\$ 79,237.70	\$ 27,226.81	\$ 17,225.48	\$ 22,145.68	\$ 66,597.97	\$ 145,835.67
(49) Emergency Manage.	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -
(51) ARPA	\$ 1,135,464.99	\$ 1,049,109.08	\$ -	\$ -	\$ -		\$ -	\$ -
(52) Series 2021	\$ 2,352,678.57	\$ 3,634,729.52	\$ -	\$ -	\$ -		\$ -	\$ -
(54) Parks Fund	\$ 2,056.96	\$ 7,874.69	\$ -	\$ -	\$ -	\$ 8,116.17	\$ 8,116.17	\$ 8,116.17
(55) Series 2024	\$ -	\$ -	\$ 823,575.51	\$ 105,266.80	\$ -	\$ 8,952.00	\$ 114,218.80	
Total Payments	2,638	2,689	785	243	170	200	613	1,398
Total Paid	\$ 23,785,090.17	\$ 28,048,896.35	\$ 5,556,864.51	\$ 1,591,003.91	\$ 4,189,663.66	\$ 2,058,677.22	\$ 7,839,344.79	\$ 13,396,209.30

Purchase Orders	FY 2022-2023 Totals	FY 2023-2024 Totals	FY 2024-2025 1st Qtr	January	February	March	FY 2024-2025 2nd Qtr	FY 2024-2025 Totals
PO Requisitions (Regular)	1,275	1,060	424	117	115	121	353	777
Emergency PO Requisitions	284	295	18	21	21	15	57	75
Total	1,559	1,355	442	138	136	136	410	852
Purchase Orders Issued	\$ 2,736,129.00	\$ 3,791,715.94	\$ 1,587,872.92	\$ 402,549.97	\$ 95,235.15	\$ 188,687.15	\$ 686,472.27	\$ 2,274,345.19
Purchase Orders Received	\$ 1,952,309.76	\$ 1,781,601.83	\$ 1,088,346.80	\$ 193,638.72	\$ 31,849.26	\$ 50,639.50	\$ 276,127.48	\$ 1,364,474.28
Purchase Orders Voided	\$ 783,819.24	\$ 368,809.46	\$ 143,269.72	\$ 475.65	\$ 1,479.84	\$ 3,540.00	\$ 5,495.49	\$ 148,765.21
Purchase Orders Outstanding	\$ -	\$ 1,641,304.65	\$ 323,754.00	\$ 202,004.73	\$ 44,271.99	\$ 133,337.32	\$ 404,849.30	\$ 761,105.70
Total	1,492	1,323	495	161	146	143	450	1,519

Budget Amedments	FY 2022-2023 Totals	FY 2023-2024 Totals	FY 2024-2025 1st Qtr	January	February	March	FY 2024-2025 2nd Qtr	FY 2024-2025 Totals
Budget Amendments Received	77	36	1	1	0	4	5	6
Approved						4	4	
General Fund	69	32	0			4	4	4
Utility Fund	7	1	0				0	0
EMS Fund	1	1	0				0	0
KMB		2	0				0	0
Total	77	36	0	0	0	4	4	4

DEPARTMENT: Mercedes Recreation Center

MONTHLY REPORT: March 2025

Report Summary:

This report tracks membership, programs and project activities for the Recreation Center for the month.

Registration for membership conducted year-round:

Fall Program: Registrations start date Aug. 1, 2024

Fall Program: Aug. 2024 - May 2025

Summer Program: June & July 2025 - Registration start date May 1, 2025

- **Mercedes Recreation Center Program Registration Numbers: March**
March Registration Open 3/1 - Weekly Program Mon. - Fri. 3:30pm - 6:00pm

• Membership Registration	50
• Membership Daily Attendance	35 - 40
• Adult Basketball League Registration	45
• CO-ED Volleyball Leagues Registration	35
• Total Registration	130 members

Rec Staff Training & Meetings:

- **Meeting w/ Recreational Leaders**
 - Work Schedules & Basketball League 3/12
 - Staff Work Schedules / Work Environment

Projects/Maintenance Work Orders & Special Task:

- **Meeting w/ Parks Director - Armando Villela**
 - Dome Fields Lighting 3/4
 - RGV Lady Pumas Female Football League 3/13

- **Public Works - Work Order submitted:**
 - Dome Facility**
 - Dome Parking Lot Photocells 3/26
 - Dome Gym Lights
 - Sprinkler System

 - Rec Facility**
 - Water Fountains Pending (Approval)

 - Pool Facility**
 - Picnic Table Repairs
 - Pump #2 Breaker - MKC Electric 3/11

- **Rec & Dome Center - AC Units:**
 - Rec A/C Filters 3/12
 - Dome A/C Filters Pending

Swimming Pool Projects/Maintenance:

- **RGV Aquatics / Mercedes Public Pool / Lifeguard Certification**

- **Swimming Pool Maintenance - Daily/Monthly Equipment Inspections**
 - Facility maintenance - pool vacuuming, netting & clean skimmers - **Daily**
 - Motor & filter pumps inspection - **Daily**
 - Test pool water levels - **Daily** / Leslie's Pool water testing - **Weekly**
 - Inspection - pumps, check valves, chlorinators, gauges & filters - **Daily**
 - Backwash filters - **Monthly**
 - Facility landscaping / grass cutting / chemical room inventory - **Monthly**
 - Pool filters - disassembled & cleaned - **Quarterly**

Community:

- **RGV FOOD BANK**
 - March Food-drive Dome Site - 3/21
- **Mercedes Sky Fest - Rec Center**
 - Mercedes Kite Fest Event Saturday 3/1
 - Dome Center 10am - 4pm
 - Sky Flying / Remote Plane
 - Music & Dance / Vendors / Face Painting / Play Ground Rides
- **City of Mercedes**
 - City Commission Meeting - Tues. 3/4 & 3/18
 - Department Head Meeting - Wed. 3/5 & 3/19
 - Library "Parent/Child" Workshop 3/7
- **Dome Center**
 - Rio-Mar Country Trail Riders: Jesse Hernandez
 - Camp-out Grounds & Dance Event March 7th

Youth Leagues:

- **Basketball**
 - End of Season Play March 21st
 - Tournament Play 11 & 12 Boys Division / 11 & 12 Girls Division 3/14
 - Tournament Play 9 & 10 Boys Division / 9 & 10 Girls Division 3/19
 - Games - Dome & Rec Facilities 6:00pm - 9:00pm
- **Little League / Pony League**
 - Little League
 - Dome Facility Registration Feb. 3rd - March 21st
 - Pony League
 - La Feria Recreation Center: Charlie Villanueva 3/6
 - Requesting Inter-League Play w/Mercedes

Adult Leagues:

- **CO-ED Volleyball**

- Team Registration Open 3/17 - 4/5
- Season League Play April w/ TASO Official

- **Basketball**

- Team Registration Open 3/17 - 4/5
- Season League Play April w/ TASO Officials

- **Pumas Female Football**

- Meeting w/ Maggie Rodriguez 3/13
- Dome Fields - Saturday Games March 29th & April 5th
- Schedule Practices Tuesdays & Thursdays
- 501 C Non-profit / Insurance Forms Submitted 3/25

Out-Reach Programs:

- **MYB On the Run Food/Meals Program**

- After-school Meals for members
- Weekly Calendar / Menu preparation / Program Information
 - Monday thru Friday 4:00pm - 4:30pm Daily Meals
 - Number of Meals Served - **384**
 - At-risk State Program Meal Inspection Review 3/19

Foster Grandparent Program:

- **Senior Corps Program**

- 3 Volunteers/Applicants
 - Assist with Supervision / Mentor & Tutoring / Serving Meals
- Monday - Thursday 1:30pm - 5:30pm
- Program Forms / Jorge Gutierrez Coordinator: meeting w/ Director 3/13
- Jorge Gutierrez Program Coordinator - Meeting Schedule & Funding 3/18

Recreation Center Programs:

- Programs Attendance: **March**

<u>Program/Activites Desciption</u>	<u>Week 1</u>	<u>Week 2</u>	<u>Week 3</u>	<u>Week 4</u>	<u>Total</u>
Membership Daily Attendance	137	SPRING	135	112	384
Food Program Meals	137	BREAK	135	112	384
Game-room	12	VACATION	18	20	50
Computers	17		17	17	51
PS4 Room	20		20	20	60
Arts & Crafts	13		15	15	43
Sports & Fitness / Out-door Activities	75		65	40	180
Homework Hour / Tutoring 3:30pm - 4:30pm	30		25	25	80
Youth League - Basketball Games	360	360	360	N/A	1,080
Youth League - Basketball Practices	80	140	140	N/A	360

Mission Statement

Mercedes Recreation Center, in conjunction with the City of Mercedes, is responsible for the development and implementation of youth programs for youth that reside in the City of Mercedes. The Recreation Center is a Non-Profit Organization for Youth age 6 to 18, which are targeted for programs that will increase pro-social behavior. These programs include recreation activities, community service events/projects, youth leadership programs and cultural events.

Mercedes Recreation Center

“Impacting the youth in our community”



United Way of South Texas
Serving Hidalgo & Starr Counties

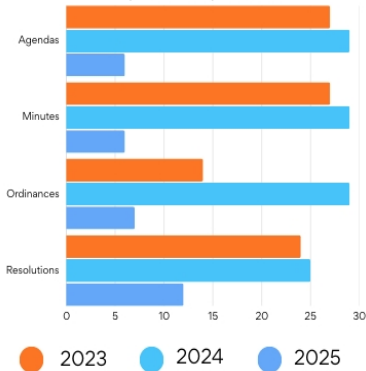


Monthly Progress Report

→ A VISUAL REPRESENTATION OF KEY PERFORMANCE METRICS AND ACHIEVEMENTS FOR THE MONTH.

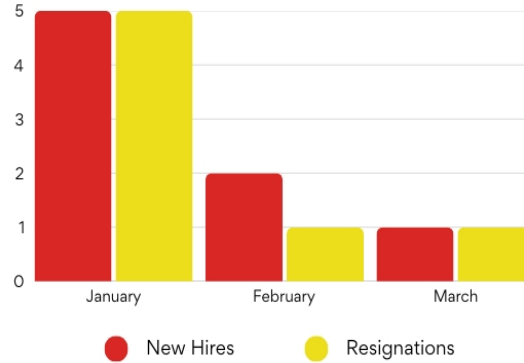
City Secretary

Year to Date Totals
Comparison for Three Years
City Secretary Duties



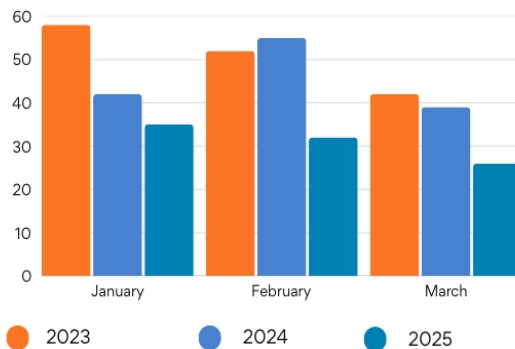
Human Resources

New Hires v. Resignations for the first quarter of 2025.



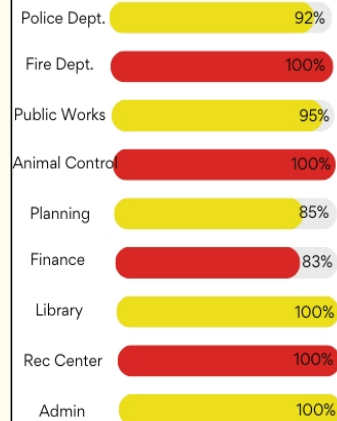
Open Records Requests

Year to Date Open Records for the past three years 1st Quarter
In May 2024, Police Department began handling their own open records request which explains the decrease from 2023 to 2024.



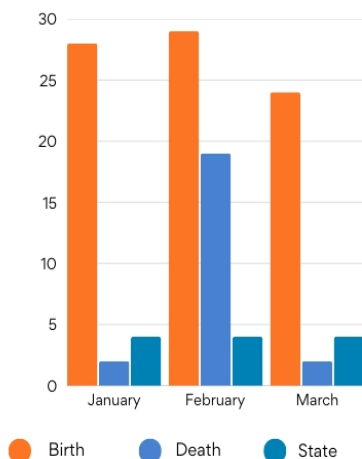
Personnel

Indicates % of Staff per Department



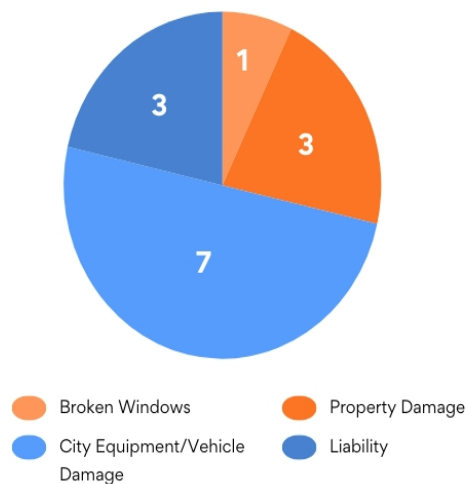
Vital Statistics

Birth and Death Records = Requests per Month
State Filing Records = Deaths per Month



Risk Management

Total Claims Received for 2025
YTD Total = 14
March Totals = 4



Mercedes Fire Department

MERCEDES

March 2025

Monthly Report

"Through dedicated, professional members, the Mercedes Fire Department EMS care for and protects the lives and property of our community through incident response, comprehensive training, public education and fire prevention."

EST.
1909



Fire Chief/EMC
Javier Campos Jr.

Mercedes Fire Department
105 N. Ohio Ave
956-565-7755

2024 March Mercedes Fire Incidents

Count of Total Fire Incidents

Count of Incidents

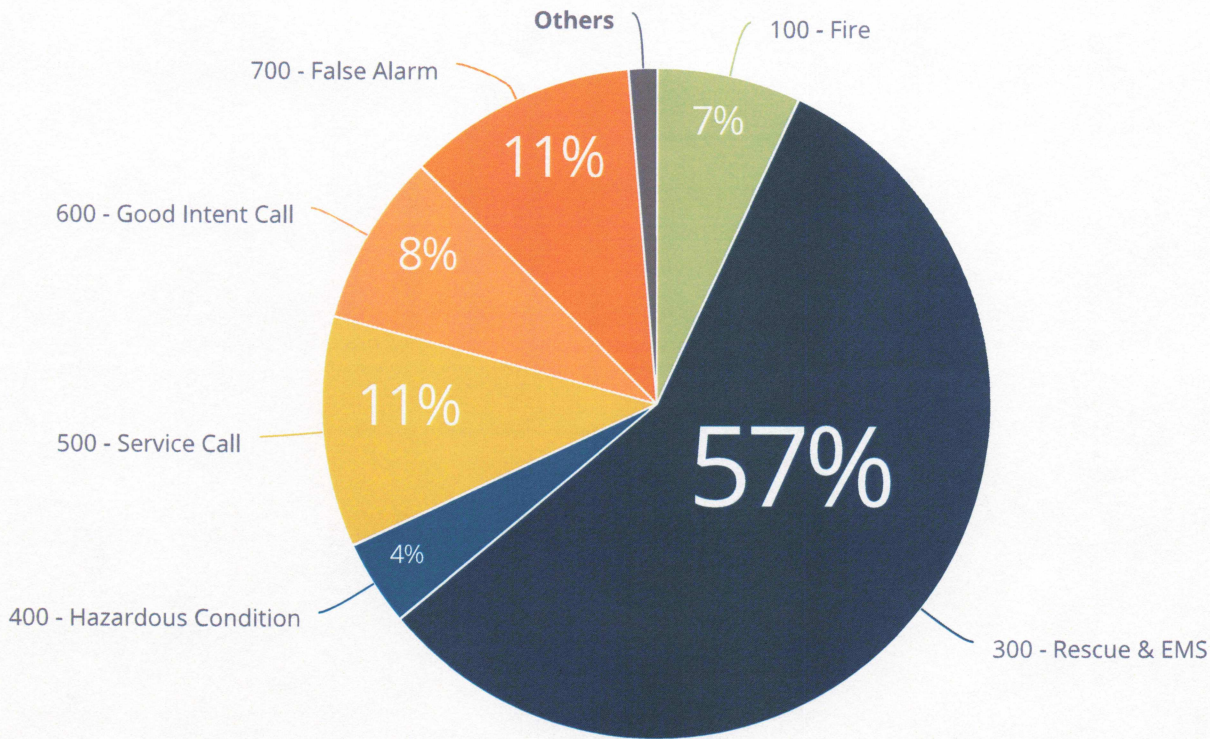
72

Average Dispatch to Arrival Time

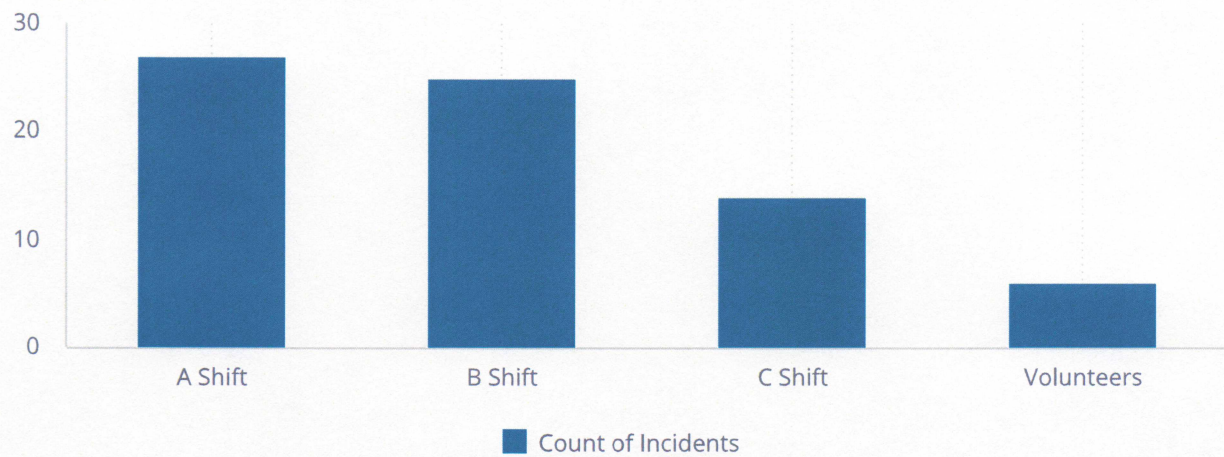
Average Response Time Alarm To Arrival

8m:3s

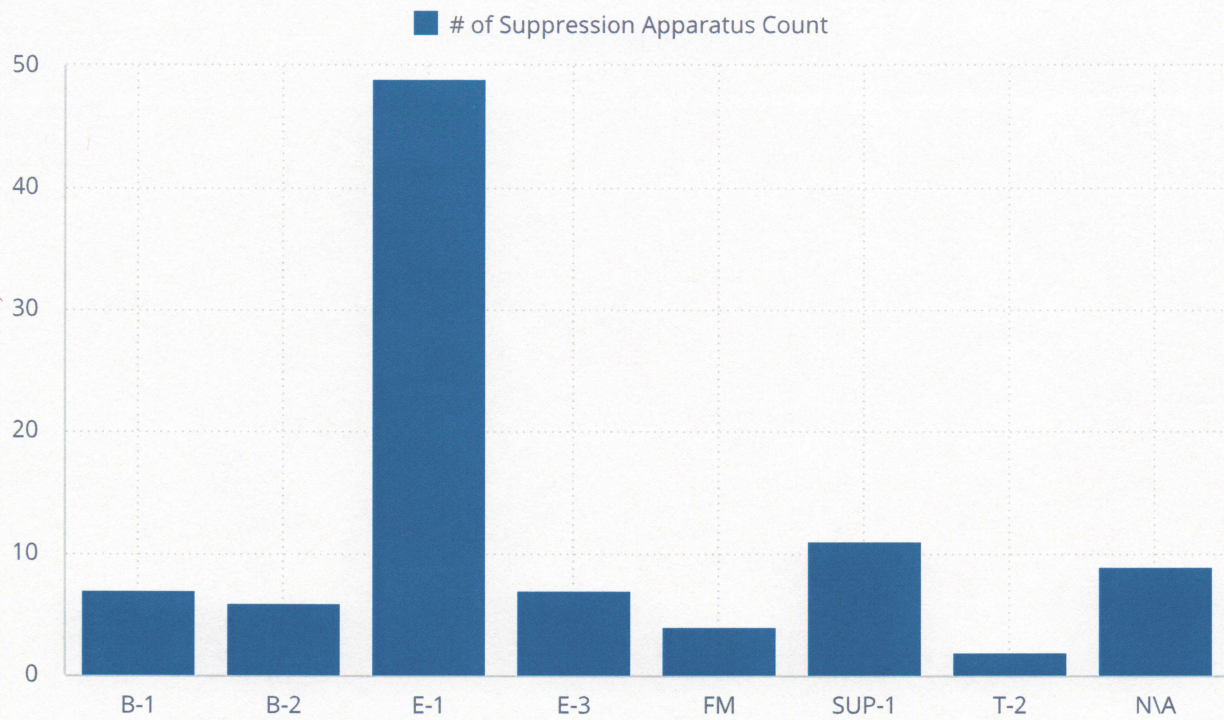
Percentage of Incident Type Group



Incident Count by Shift



Total Count Per Unit



Count of Incidents by Type

Incident Type	Count of Incidents
Accident, potential accident, other	1
Alarm system activation, no fire - unintentional	2
Alarm system sounded due to malfunction	1
Animal problem	1
Animal problem, other	3
Building fire	1
Dispatched & canceled en route	4
Dumpster or other outside trash receptacle fire	1
Extrication of victim(s) from vehicle	1
False alarm or false call, other	4
Gas leak (natural gas or LPG)	1
Good intent call, other	1
Grass fire	2
Medical assist, assist EMS crew.	30
Motor vehicle accident with injuries	3
Motor vehicle accident with no injuries.	5
Outside rubbish, trash or waste fire	1
Police matter	1
Power line down	1
Public service assistance, other	2
Rescue, EMS incident, other	2
Smoke detector activation due to malfunction	1
Smoke scare, odor of smoke	1
Special type of incident, other	1
Water problem, other	1
Count of Incidents	72

March 2025 - FIRE INCIDENTS

Total Incidents

Count of Incidents

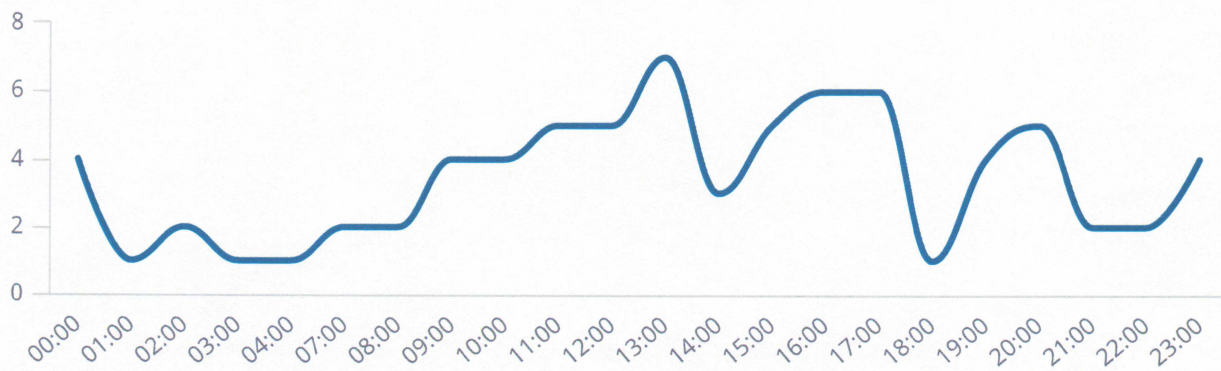
76

Average Time On Scene

Average Time On Scene

34m:51s

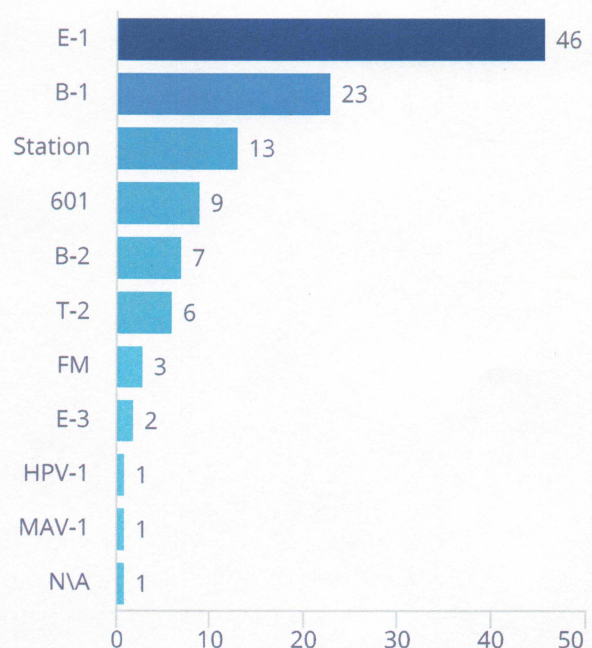
Call Volume over Time



Breakdown of Calls by Unit

Unit Name	Percentage of Calls	Averag
601	11.84%	
B-1	30.26%	
B-2	9.21%	
E-1	60.53%	
E-3	2.63%	
FM	3.95%	
HPV-1	1.32%	
MAV-1	1.32%	
Station	17.11%	
T-2	7.89%	
N/A	1.32%	
Grand Total	100.00%	

Count of Calls by Unit



2024 EMS Incidents

Total Responses

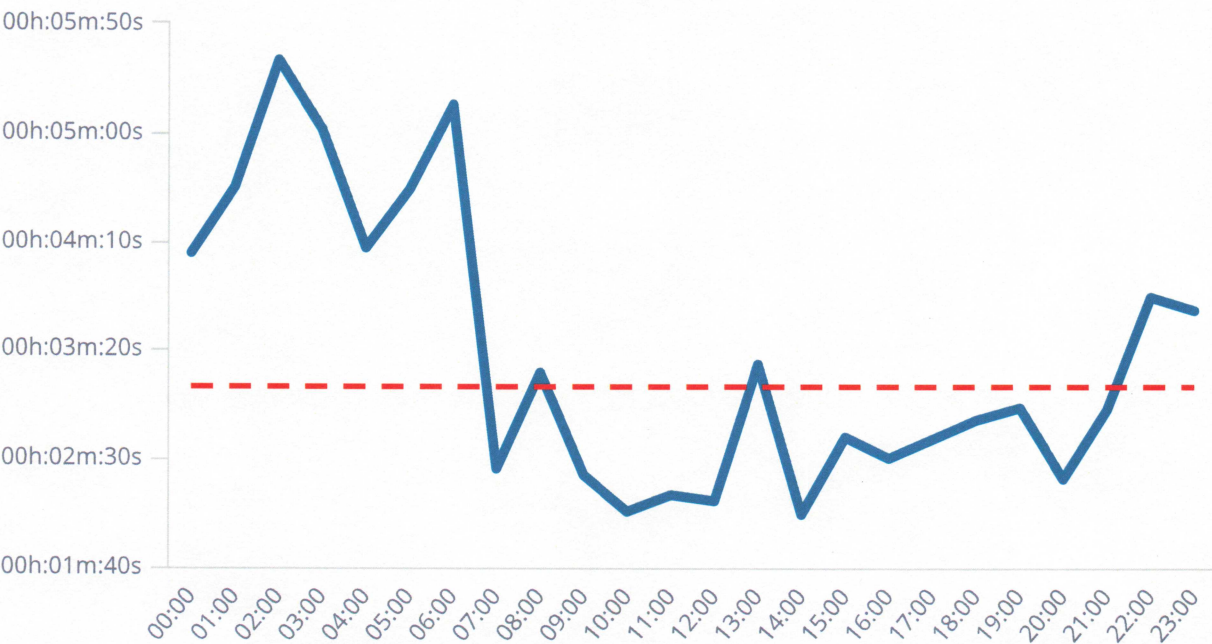
Total Responses
275

Average Chute Time

Average Chute Time
03m:03s

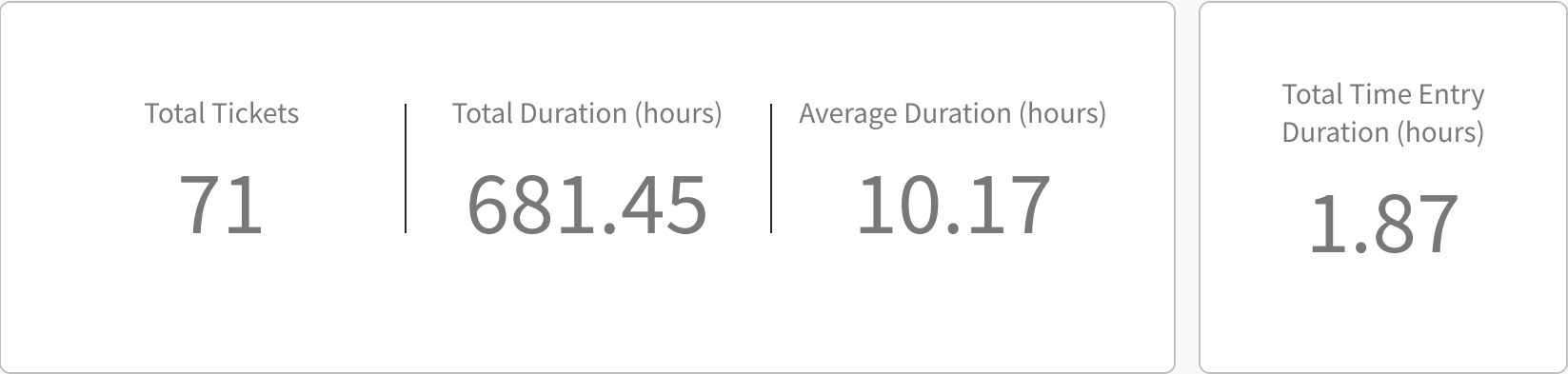
% Chute Time < 4min **79%**

Average Chute Time by Hour of Day

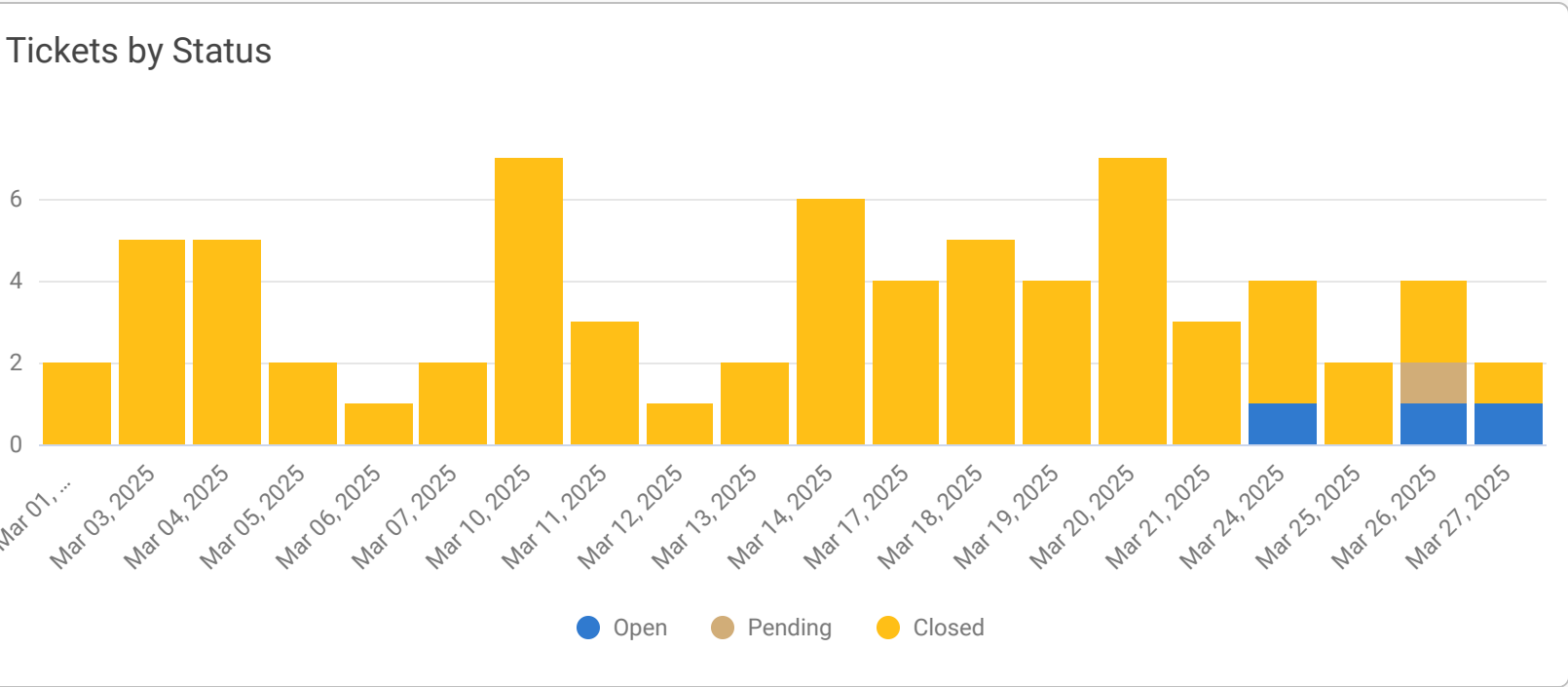
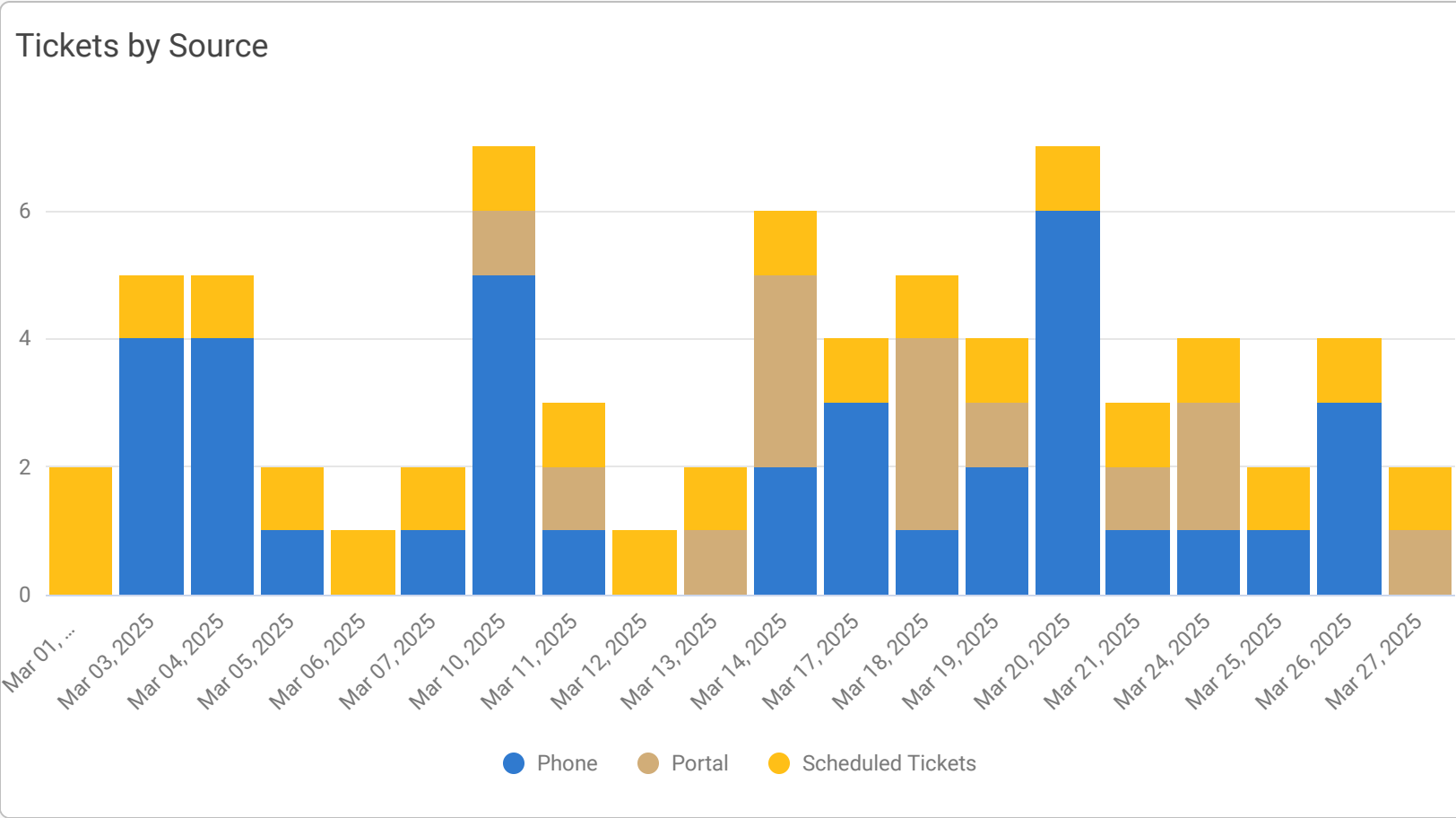
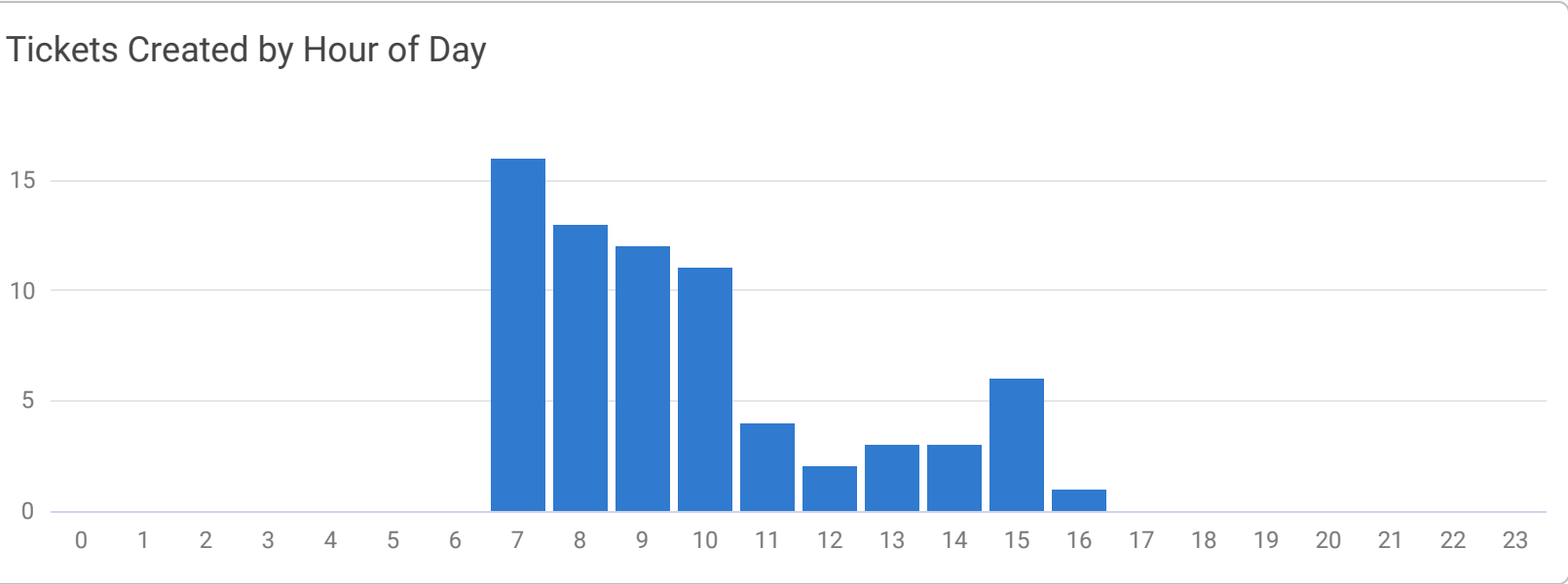
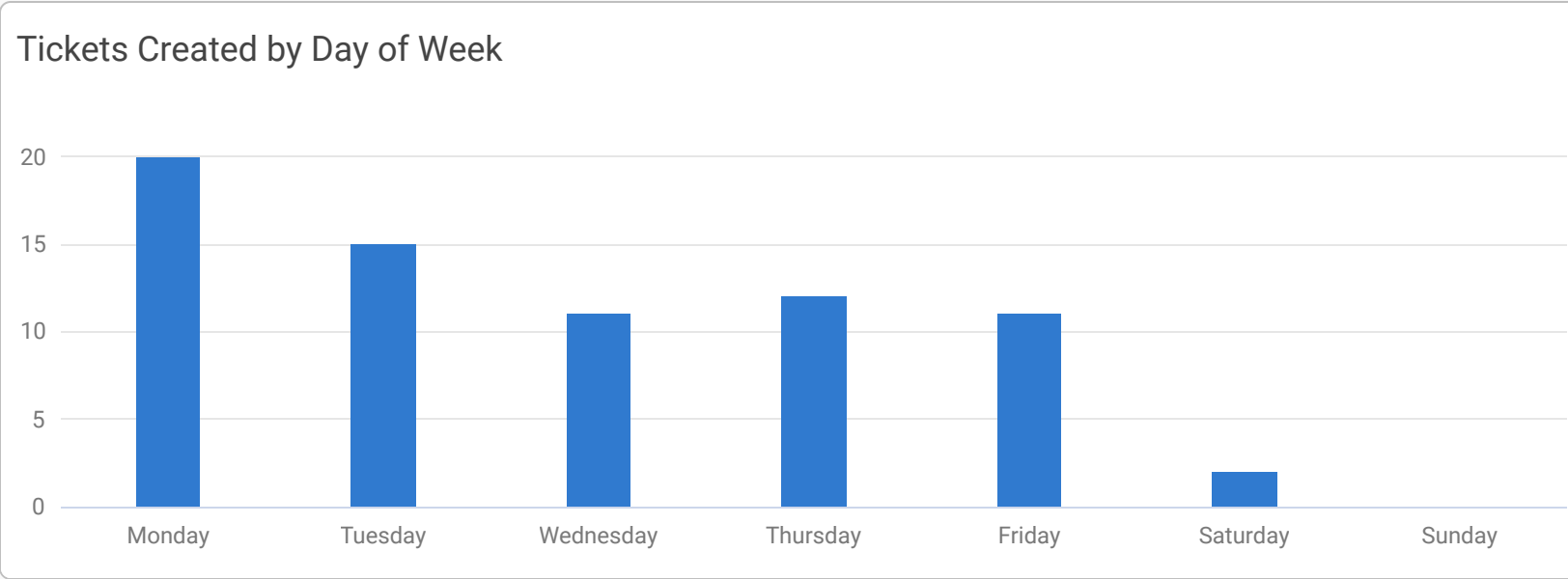
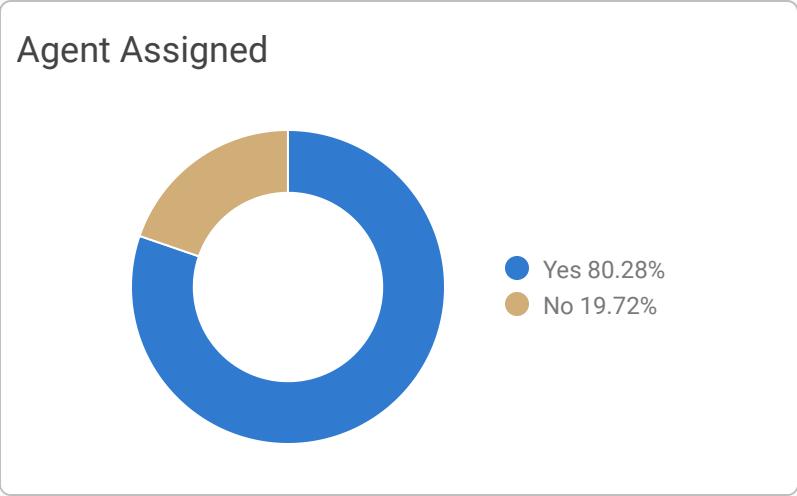
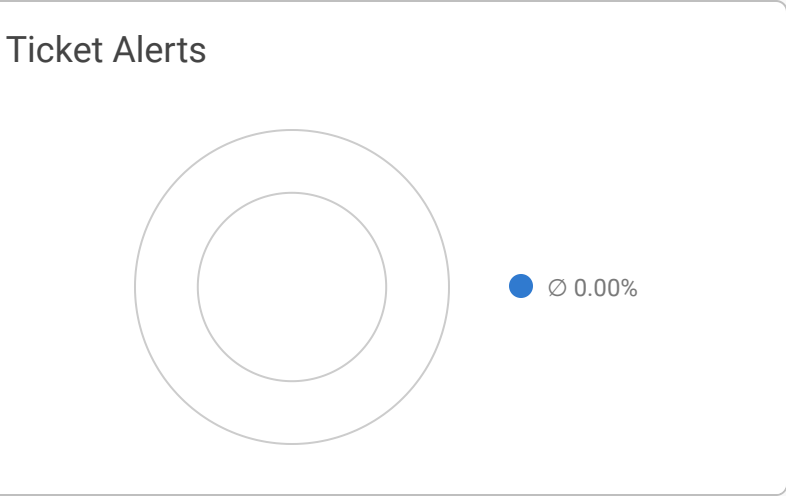
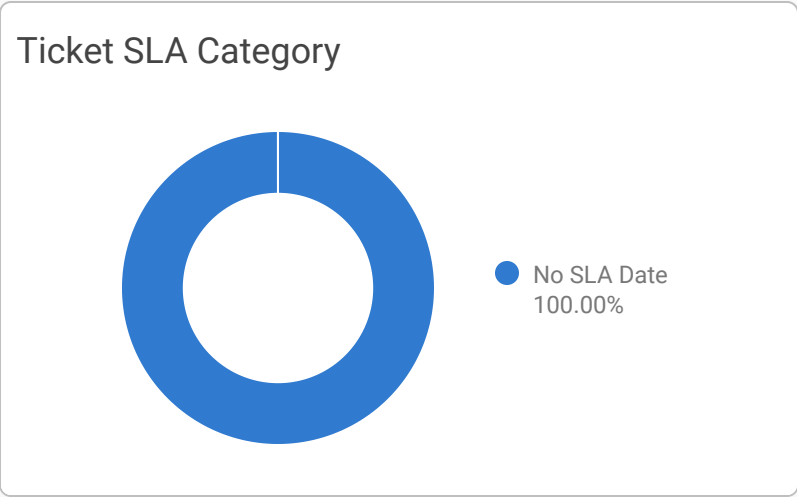
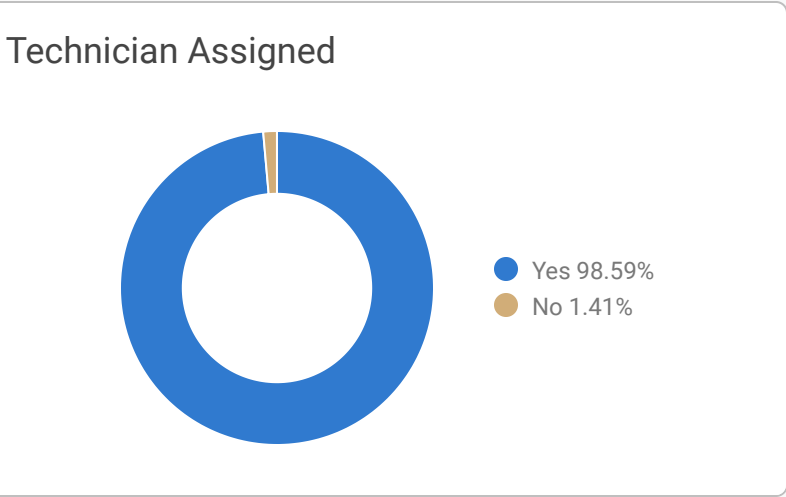


Ticketing summary

Date Filter is from 2025/03/01 until 2025/03/31 Ticket Status is not Merged



	Tag Name	Number of Tags ▼
1	Security / Security Alerts and Threats	19
2	System / Windows / Login - Password Reset	6
3	Network / Internet and Phone Connectivity Issues	6
4	Application / Application usability \u0026 setup	5
5	Hardware / Equipment orders and installations	3
6	Application / Application usability & setup	3
7	Application / Application usability & setup	3
8	Application / Access & Permissions	2
9	Network / Accessibility	2
10	Hardware / New Hardware - Retire Hardware	2
11	Application / Printing usage & setup	2
12	Printer / Printing Usage & Setup	2
13	Printer / Printing Usage & Setup	2
14	Network / Remote Access \u0026 Permissions	1
15	Application / Printing usage & setup	1
16	Application / Printing usage \u0026 setup	1
17	Application / Usability & setup	1
18	Hardware / Damaged - Faulty	1
19	Application / Email Management, Delivery and Settings	1
20	Application / Install - Uninstall - Update	1
21	Application / Office 365	1
22	Maintenance / Backup and Service Maintenance	1
23	Monitor / Display Issues & Setup	1
24	Application / Application usability & setup	1



Customer tickets overview

Date Filter is from 2025/03/01 until 2025/03/31 Ticket Status is not Merged

Total Tickets

71

Total Ticket Duration (hours)

681.45

Average Ticket Duration (hours)

10.17

7

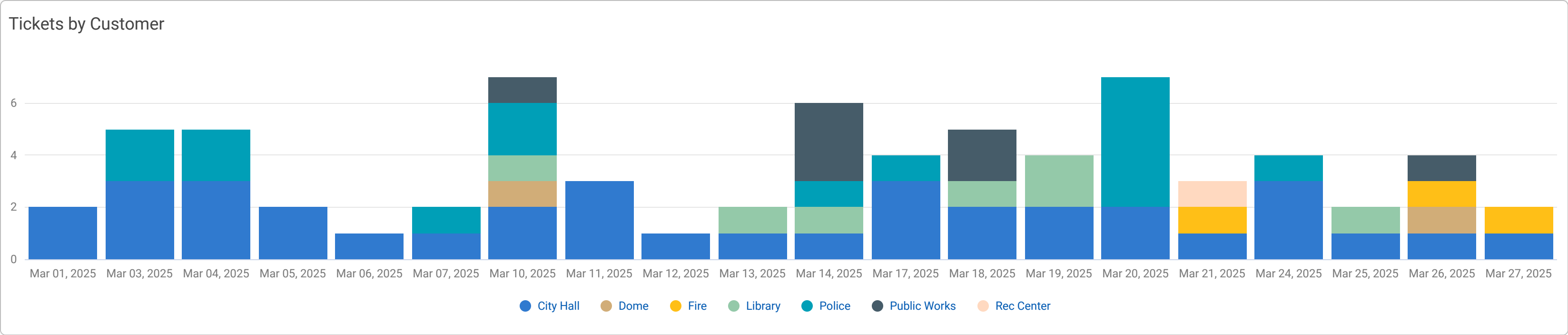
Number of Customers

71

Ticket Volume Per Customer

Ticket SLA Category

No SLA Date
100.00%



Customer Overview						
Site name	Number of tickets ▾	Total Ticket Duration (hours)	Average Ticket Duration (hours)	Average First Response Time (hours)	Number of alerts	Exceeded SLA
City Hall	36	225.19	6.43	6.29	0	0
Police	15	12.93	0.86	0.35	0	0
Public Works	7	302.41	43.20	29.48	0	0
Library	7	66.88	9.55	9.48	0	0
Fire	3	4.26	4.26	4.34	0	0
Dome	2	69.76	69.76	0.00	0	0
Rec Center	1	0.03	0.03	0.03	0	0

Technician overview

Date Filter is from 2025/03/01 until 2025/03/31 Ticket Status is not Merged

Number of tickets

71

Total Ticket Duration (hours)

1,665.77

Average Ticket Duration (hours)

23.46

10.89

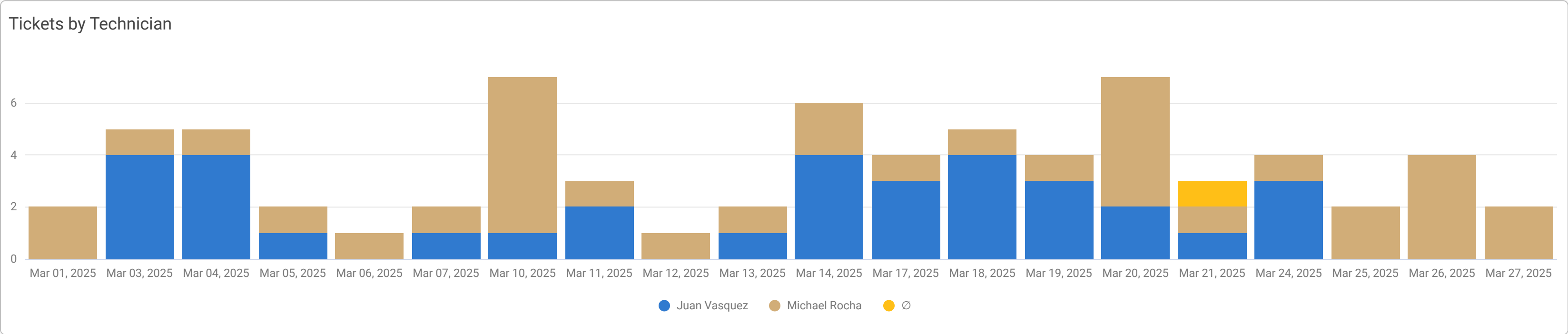
Average First Response Time (h...

23.46

Average Resolution Time (hours)

Ticket SLA Category

No SLA Date
100.00%



Technician Overview									
	Technician name	Number of tickets ▾	Total Ticket Duration (hours)	Average Ticket Duration (hours)	Average First Response Time (hours)	Number of Tickets Exceeded SLA	Number of tickets closed within SLA	Number of tickets closed outside SLA	Number of open tickets within SLA
1	Michael Rocha	36	785.25	21.81	13.19	0	0	0	0
2	Juan Vasquez	34	876.27	25.77	8.65	0	0	0	0
3	∅	1	4.26	4.26	4.22	0	0	0	0

Traffic

In ⓘ

7,145

↓ -8% from previous month

Out ⓘ

7,000

↓ -8% from previous month

