CITY COMMISSION
AGENDA
REGULAR MEETING
OCTOBER 21, 2026
@ 5:30 PM
CITY HALL, TOWN HALL MEETING ROOM
2ND FLOOR, 118 E. TYLER AVENUE
HARLINGEN, TEXAS

Notice is hereby given that the City Commission of the City of Harlingen, Texas will hold a Regular Meeting on **WEDNESDAY, OCTOBER 21, 2026, at 5:30 P.M.** at City Hall, Town Hall Meeting Room, 118 E. Tyler Avenue, Harlingen, Texas and provide the public the ability to view the meeting via internet live-streaming at www.harlingentx.gov and the City of Harlingen YouTube Page.

To submit public comments in reference to an agenda item or in the scope of the City Commission Jurisdiction, go to www.harlingentx.gov and click on "PUBLIC COMMENTS" and choose either "Citizen Communications or Public Hearings." For written comments, submit your comments to publiccomments@harlingentx.gov (limited to 400 words or less and will not be read out loud).

Each speaker will be allotted three (3) minutes to speak on Citizen Communications.
For two (2) or more Public Hearings, you will be allotted five (5) minutes to address all items and time will be divided among the items.

PLEASE SUBMIT WRITTEN COMMENTS BEFORE 3:00 P.M. THE DAY OF THE MEETING.

A recording of the meeting will be made and will be available to the public in accordance with the Texas Open Meetings Act.

City of Harlingen meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary's Office at (956) 216-5001 or write Post Office Box 2207, Harlingen, Texas 78550 at least 48 hours in advance of the meeting.

The Harlingen City Commission reserves the right, pursuant to the Texas Government Code Chapter 551, Subchapter D, to enter into closed executive session on any item posted on the agenda if a matter is raised that is appropriate for closed discussion.

1) **Call Meeting to Order:**

   a) Invocation - Mayor Norma Sepulveda

   b) Pledge of Allegiance

   c) Welcome Citizens

2) **Conflict of Interest:**
"Under State Law, a conflict of interest exists if a commission member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at the time?" ***(City Attorney).***

3) **Announcements**: *With respect to items not listed elsewhere on this agenda, the City Commission may report on items of community interest, including announcing community events, announcing employee or community recognitions.*

   a) Mayor's Announcements

   b) City Manager's Announcements

   c) City Commission Member Announcements

4) **Proclamation/Presentation of Awards:**

   a) Harlingen Animal Shelter "Pet of the Week"

   b) Award Presentation to Visit Harlingen receiving the "Tourism Friendly Texas Certified Community Certification"

   c) Presentation of Recognition — Retirement Recognition for Bill Aston

   d) Presentation of Recognition by Richard R. Lillie, FAICP Planning Excellence Recognition Program to Planning Department

   e) Presentation of Proclamation - "Animal Care Technician Appreciation Week"

   f) Presentation of Proclamation — Family Crisis Center- "Domestic Violence Awareness Month"

   g) Presentation of Proclamation - Workforce Solutions- "National Disability Awareness Employment Month"

   h) Presentation of Proclamation — Rosa de Esperanza — "Breast Cancer Awareness"

   i) Mayor's Business of the Month — "Reborn Strength Athletic club"

5) **Citizen Communication:** *At this time, the public is invited to address the City Commission and speak on any matter not specifically listed for public hearing elsewhere in this agenda. Please note that the City Commission members may not respond to comments or deliberate on topics addressed.*

6) **Approval of Minutes:**

   a) Regular Meeting of September 02, 2026.

7) **Consent Agenda:** *No discussion is anticipated on any of the items in this section because they are routine business, were included in the budget adoption process, or have been previously discussed as a staff report or discussion item. These items will be considered collectively by a single vote, unless a commission member requests an item be removed from the consent agenda.*

   a) Consideration and possible action to approve an ordinance on the second and final reading; approving an amendment to the Project Plan and Reinvestment Zone Financing Plan for

Reinvestment Zone Number Two, City of Harlingen, Texas, following a public hearing; approving and/or ratifying the Addendum to the Interlocal Agreement between the City of Harlingen and Cameron County; making findings, including a finding of feasibility; finding compliance with the Open Meetings Act; providing a severability clause; and providing an effective date. Attachment ***(HEDC).***

b) Consideration and possible action to approve an ordinance on second and final reading amending the Harlingen Code of Ordinances city policies governing the rental and reservation of the Tony Butler Golf Course Conference Room, to limit reservations to no more than forty-five (45) days in advance of an event, in order to prioritize conference room availability for tournaments and related events. Attachment ***(Golf)***

c) Consideration and possible action to approve an Ordinance on second and final reading for a request to release from the City of Harlingen Extraterritorial Jurisdiction (ETJ), consisting of the South 5.00 acres comprised of two tracts, Tract 1 being 3.51 acre tract of land out of the South 5.00 acres out of Block 8, S.A. Thompson Subdivision; and Tract 2 being 1.49 acre tract of land out of the South 5.00 acres out of Block 8, S.A. Thompson Subdivision, located on the west side of Thompson Road approximately 2,408 feet north of Ryan Road. Applicants: Todd Waller and Amanda Lopez. Attachment. ***(Planning & Development)***

d) Consideration and possible action to approve an ordinance on second and final reading amending the City of Harlingen Code of Ordinances Master Fee Schedule Chapter 18, by adding Fire Prevention Bureau Fees for Fire Prevention services for the buildings department permit and inspection. Attachment ***(Fire).***

e) Consideration and possible action to approve an ordinance on second and final reading authorizing the issuance and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026C (CWSRF); authorizing the execution of a paying agent/registrar agreement and an escrow agreement relating to such bonds; and pledging the revenues of the city's waterworks and sewer system to the payment of the principal and interest on said bonds; and ordaining other matters relating thereto. Attachment ***(HWWS).***

8) **Staff Reports and Other Discussion Items:** *Items in this section are not expected to require action by the City Commission and are generally for information only. However, any item listed in this section may become an action item at a future meeting with the request of the Mayor, or after the request of any two Staff Commission members, or the City Manager.*

a) City Manager's Report

b) Staff Reports

1) Drainage Report—No Update

2) Presentation by Communication and Media Dept.

9) **Public Hearing:** *At this time, the Mayor will invite members of the public who have filled out the Public Hearing and the Citizen Communication Form to address each item listed in this section. Please limit your comments to the topic of that public hearing. If more than one public hearing is being held, you will be allowed to speak during each topic, provided you have filled out the Public Hearing and Citizen Communication Form for the appropriate topic. If you are signed up for two (2) or more Public Hearings, you will be limited to 5 minutes for all topics.*

a) Public hearing for the Victoria Commons Phase II Subdivision only, a cash escrow with progress disbursements as the financial guarantee of performance for required public improvements; approving the Subdivision Improvement and Escrow Agreement between the City of Harlingen and the Development Corporation of Harlingen, Inc. for the Victoria Commons Phase II Subdivision; accepting the escrow established thereunder as an appropriate financial guarantee of performance pursuant to Section 109-91(a)(2)b of the Code of Ordinances; approving the Corporation's expenditure under Section 501.073 of the Texas Local Government Code;

authorizing execution and administration of the agreement; providing for severability and repeal of conflicting ordinances; and providing an effective date. ***(HEDC)***

b) Public Hearing for a Special Use Permit (SUP) to allow a restaurant in an Office ("O") District, located at 1717 N. Ed Carey Drive, bearing a legal description of Lots 15 & 16, Block 2, Arroyo Estates Subdivision. Applicant: Akram Boulos Attachment. ***(Planning & Development)***

c) Public hearing for a rezoning request from Residential, Multi-Family ("M-2") District to General Retail ("GR") District for Lot 1, Block 1, New Hampshire Commercial Subdivision, located south of New Hampshire Street, approximately 1,614 feet north of Hale Avenue. Applicant: Fernando A. Russek. Attachment ***(Planning & Development)***

d) Public hearing for a rezoning request from Not Designated ("N") District to Residential, Single Family ("R-1") District for 18.7879 acres of the south 20 acres of Block 33, David & Stephenson Subdivision, located east of Crossett Road, approximately 2,606 feet north of West Loop 499. Applicant: VG Vanguard Engineering, LLC c/o River Creek Management, LLC. ***(Planning & Development)***

10) **Action Items:** *City Commission will discuss, consider, and take any action deemed necessary on items listed in this section, including the adoption of a resolution or an ordinance.*

Ordinances:

a) Consideration and possible action to adopt an ordinance on first reading authorizing, for the Victoria Commons Phase II Subdivision only, a cash escrow with progress disbursements as the financial guarantee of performance for required public improvements; approving the Subdivision Improvement and Escrow Agreement between the City of Harlingen and the Development Corporation of Harlingen, Inc. for the Victoria Commons Phase II Subdivision; accepting the escrow established thereunder as an appropriate financial guarantee of performance pursuant to Section 109-91(a)(2)b of the Code of Ordinances; approving the Corporation's expenditure under Section 501.073 of the Texas Local Government Code; authorizing execution and administration of the agreement; providing for severability and repeal of conflicting ordinances; and providing an effective date. Attachment ***(HEDC)***

b) Consideration and possible action to approve an Ordinance on First Reading for a request for a Special Use Permit (SUP) to allow a restaurant in an Office ("O") District, located at 1717 N. Ed Carey Drive, bearing a legal description of Lots 15 & 16, Block 2, Arroyo Estates Subdivision. Applicant: Akram Boulos Attachment. ***(Planning and Development)***

c) Consideration and possible action to approve an Ordinance on First Reading for a request to rezone from Residential, Multi-Family ("M-2") District to General Retail ("GR") District for Lot 1, Block 1, New Hampshire Commercial Subdivision, located south of New Hampshire Street, approximately 1,614 feet north of Hale Avenue. Applicant: Fernando A. Russek. Attachment ***(Planning & Development)***

d) Consideration and possible action to approve an Ordinance on First Reading for a request to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for 18.7879 acres of the south 20 acres of Block 33, David & Stephenson Subdivision, located east of Crossett Road, approximately 2,606 feet north of West Loop 499. Applicant: VG Vanguard Engineering, LLC c/o River Creek Management, LLC. Attachment ***(Planning & Development)***

e) Consideration and possible action to approve an Ordinance on First Reading for a variance to Chapter 109, Section 109-124(b)(3) of the City of Harlingen Code of Ordinances, with regards to the lot depth for townhome lots for the proposed Venecia Subdivision, bearing a legal description of a 1.121-acre tract of land out of Block 24, of the F.Z. Bishop Subdivision of the Rice and Taylor Lands, located west of New Hampshire Street, approximately 1,410 feet north of South Expressway 83. Applicant: S2 Engineering, PLLC c/o Raffa Construction, Inc. Attachment ***(Planning & Development)***

f) Consideration and possible action to approve an Ordinance on second and final reading for a rezoning request from General Retail ("GR") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes, for a 37.803-acres out of Lots 1, 2, 7, and 8, Block 145, San Benito Land and Water Company Subdivision in Concepción de Carricitos Grant, located on the north side of East Treasure Hills Boulevard, approximately 872.41 feet west of FM 509. Applicant: Melden & Hunt, Inc. c/o Noblemen Investments, LLC. Attachment ***(Planning & Development).***

g) Consideration and possible action to approve an Ordinance on second and final reading for a request to amend the previously approved Planned Development ("PD") District to allow a mixed-use development (commercial and multi-family) for properties bearing a legal description of 30.52-acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepción De Carricitos Grant, located north-east of Camelot Drive and Victoria Lane. Applicant: Berenice Chapa (Half Associates), c/o Development Corporation of Harlingen, Inc. Attachment. ***(Planning & Development).***

h) Consideration and possible action to approve the preliminary construction plans and final plat with conditions, of the proposed Garret Crossing Subdivision Replat, consisting of a resubdivision of 15.54 acres of land out of the Garrett Acres Subdivision, located on the northeast corner of the intersection of Doan and Garrett Roads. Applicant: Moore Land Surveying, LLC c/o Zarate Home Designs, LLC. Attachment ***(Planning & Development)***

i) Consideration and possible action to approve an expenditure in the amount of $109,450.00 by the Development Corporation of Harlingen, Inc. for marketing services to be provided by Golden Shovel Agency. ***(HEDC)***

j) Consideration and possible action to approve an expenditure of $20,000 by the Development Corporation of Harlingen, Inc to Binational Media LLC, Texas for the sponsorship of the Mexico Manufacturing Ecosystem Forum 2027. Attachment ***(HEDC)***

k) Consideration and possible action to retract the approval of Los Ranchitos Road Repairs Project utilizing the Public Works Street Repairs approved at the Regular City Commission Meeting of September 2, 2026. Attachment ***(Engineering)***

l) Consideration and possible action to award RFQ No. 2026-11, Professional Engineering Services for the Treasure Hills Boulevard Storm Sewer Improvements (SYS #008 & SYS #018), and authorize the City Manager to negotiate and execute a Professional Services Agreement with the highest-ranked qualified firm. Attachment ***(Engineering). (This item was tabled at the Regular City Commission Meeting of October 07, 2026)***

m) Consideration and possible action to cancel the City Commission Meetings of November 18th, 2026 and December 16th, 2026 due to the holidays. ***(City Manager)***

n) Consideration and possible action to approve an Inter-local Cooperation Agreement for drainage maintenance and flood control with Cameron County. ***(City Manager).***

o) Consideration and possible action to authorize the City Manager to initiate the Budget Amendment Process by making the necessary changes, including but limited, to transferring Reserve Funds to give city employees a 5% increase across the board with the exception of the top Executives who recently received raises retroactive to October 1, 2026.(***This item was requested by Commissioner Frank Morales and Commissioner Delia Cavazos-Gamez).***

11) **Board Appointments:** *Specifically, appointment or discussion and possible action to include appointment and/or removal of any position subject to appointment or removal by statute, ordinance, or bylaws:*

Airport **(1)**
Animal Shelter Advisory Committee **(3)**
Audit Committee (Terms expire in June) **(3)**
Civil Service Commission **(2)**
Community Development Advisory Board (CDBG) **(1)**
Construction Board of Adjustments **(8)**
Convention & Visitors Bureau **(2)**
Development Corporation of Harlingen, Inc.(HEDC) **(3)**
Golf Course Advisory Board **(1)**
Harlingen Community Improvement Board (4B) **(5)**
Harlingen Housing Authority Board **(5)**
Harlingen Finance Corporation **(6)**
Harlingen Teen and Young Adult Advisory Board **(2)**
Healthy Harlingen Advisory Board **(6)**
Historic Preservation Committee
Keep Harlingen Beautiful Board **(5)**
Library Advisory Board **(2)**
Mayor Wellness Council
Museum Advisory Board **(5)**
Parks Advisory Board
Planning & Zoning Advisory Board **(2)**
Senior Citizens Advisory Board **(4)**
Tax Increment Finance Board 1, 2 & 3 **(2)**
The Blind and Visually Impaired Advisory Committee **(6)**
Utility Board of Trustees
Veterans Advisory Board **(2)**
Zoning Board of Adjustment **(6)**

12) **Executive Session:** *All items listed in this section will be deliberated in a closed session. Members of the public are not generally permitted to attend a closed session. Executive Session items may be considered as an action item at the discretion of the Mayor. However, City Commission will not take any action in closed session.*

a) Pursuant to Government Code Section 551.071 – attorney consultation and contemplated litigation; Section 551.072 – deliberation regarding real estate; and Section 551.087 - economic development relating to the following projects:

1. Project Merge (Manufacturing)
2. Project It's Thyme (Retail)
3. Project Shrimp (Manufacturing)
4. Project Organic (Mixed Use)
5. Project GA (MRO)
6. Project Feather
7. Project DBZ
8. HEDC Bylaws

b) Consultation with legal counsel pursuant to Texas Government Code 551.071(1) regarding contemplated litigation and pursuant to Tx. Govt. Code 551.071(2) to receive an attorney briefing on legal matters protected by attorney client communication and work product privilege. ***(City Attorney)***

c) Consultation with Legal Counsel pursuant to Tx. Govt. Code 551.071(2) regarding briefing on legal matters protected by attorney client communication and work product privilege. ***(City Attorney)***

13) **Action on Executive Session Items:** *The City Commission will reconvene in open session and may take action on any item listed in the Executive Session Section of this agenda.*

a) Consideration and possible action on item 12a (1-8) as discussed in executive session.

b) Consideration and possible action on item 12(b) as discussed in executive session.

c) Consideration and possible action on item 12(c) as discussed in executive session

14) **Adjournment**

I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the Harlingen City Commission is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the City's Internet Website and said Notice was posted on **THURSDAY, OCTOBER 15, 2026** at or before 2:20 a.m./p.m. and remained so posted for at least three (3) business days preceding the time of said meeting.

Dated **15th** day of **OCTOBER, 2026**

Mayra Herrera

Mayra Herrera, City Secretary

AGENDA ITEM
EXECUTIVE SUMMARY

7(a)

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to approve an ordinance on second and final reading amending the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Two, City of Harlingen, Texas, following a public hearing; approving and/or ratifying the Addendum to the Interlocal Agreement between the City of Harlingen and Cameron County; making findings, including a finding of feasibility; finding compliance with the Open Meetings Act; providing a severability clause; and providing an effective date. Attachment ***(Planning & Development)***

Prepared By (Print Name): Beverly Loftus
Title: Chief Operating Officer
Signature: Beverly Jean Loftus

Brief Summary:

Following the public hearing, this ordinance approves the Amended Project and Finance Plan for Reinvestment Zone Number Two. At its October 5, 2026 meeting, the TIRZ #2 Board of Directors considered a resolution adopting the Amended Plan, ratifying the Addendum on behalf of the Zone, and recommending approval by the City Commission. Under Texas Tax Code Section 311.011(e), the amendment takes effect only upon approval by City Commission ordinance.

The Amended Plan incorporates the July 28, 2026 Addendum to the Interlocal Agreement with Cameron County, which extends the County's participation through December 31, 2035 at 50% of its maintenance and operations tax rate, conditioned on a private developer commencing construction in the Zone by December 31, 2029. It also updates the financial forecast and adds approximately $15,836,882 in eligible public infrastructure improvements. It does not change the Zone's boundaries, increase bonded indebtedness, or add property to be acquired by the City.

The ordinance finds that the Original Plan, as amended, is feasible; approves and ratifies the Addendum, which by its terms is subject to approval by the City Commission under Texas Tax Code Section 311.007; and takes effect upon adoption on second reading.

The first reading was approved on Oct 7, 2026.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? [√] Yes [ ] No*

*If no, specify source of funding and amount requested:

Finance Director's approval: [ ] Yes [ ] No [ ] N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval: GG [✓] Yes [ ] No [ ] N/A

Comments:

City Attorney's approval:  ☐ Yes ☐ No ☐ N/A

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS, APPROVING AN AMENDMENT TO THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWO, CITY OF HARLINGEN, TEXAS, FOLLOWING A PUBLIC HEARING; MAKING FINDINGS, INCLUDING A FINDING OF FEASIBILITY; FINDING COMPLIANCE WITH THE OPEN MEETINGS ACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Harlingen, Texas, a home-rule municipality (the "**City**"), has the authority under Chapter 311, Texas Tax Code, as amended (the "**Act**") to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the "**City Commission**") determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future and the area satisfies the requirements of the Act; and

WHEREAS, on June 21, 2006, after publishing notice and holding a public hearing as required by the Act, the City Commission approved and adopted Ordinance No. [06-32] (the "Zone Creation Ordinance") designating Reinvestment Zone Number Two, City of Harlingen, Texas (the "Zone"); and

WHEREAS, on July 19, 2012, the City and Cameron County, Texas (the "County") entered into an Interlocal Agreement providing for the County's participation in the Zone, and on July 28, 2026, the City and the County executed an Addendum to the Interlocal Agreement (the "Addendum") that extends the County's participation through December 31, 2035, and reduces the County's contribution beginning with tax year 2028, subject to the conditions stated in the Addendum; and

WHEREAS, at the October 5, 2026, meeting of the Zone Board, the Zone Board adopted Resolution No. _____ adopting the Amended Project and Finance Plan for the Zone attached hereto as Exhibit A (the "Amended Plan") and recommending its approval by the City Commission; and

WHEREAS, Section 311.011(e) of the Act provides that an amendment to the project plan adopted by the Zone Board takes effect upon approval by the City Commission by ordinance; and

WHEREAS, because the Amended Plan decreases the percentage of tax increment to be contributed by the County and increases the total estimated project costs, Section 311.011(e) of the Act requires that the City Commission approve the Amended Plan by ordinance adopted after a public hearing that satisfies Sections 311.003(c) and (d) of the Act; and

WHEREAS, notice of the public hearing was published in the [Valley Morning Star], a newspaper of general circulation in the City, on September 30, 2026, which is not later than the

seventh day before the date of the hearing, as required by Section 311.003(c) of the Act; and

WHEREAS, on [October 7], 2026, the City Commission opened, conducted, and closed a public hearing on the Amended Plan, at which all interested persons were given the opportunity to speak for or against the Amended Plan; and

WHEREAS, the City Commission finds that approval of the Amended Plan is in the best interest of the City and its residents;

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

Section 1. **Findings**. The recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes. The City Commission further finds that the Amended Plan (a) decreases the percentage of tax increment to be contributed by the County beginning with tax year 2028, as provided in the Addendum; (b) increases the total estimated project costs of the Zone; (c) does not reduce or increase the geographic area of the Zone, increase the amount of bonded indebtedness to be incurred, or designate additional property in the Zone to be acquired by the City; and (d) was approved by this Ordinance only after a public hearing that satisfies Sections 311.003(c) and (d) of the Act, as required by Section 311.011(e) of the Act. The City Commission further finds that the Original Plan, as amended by the Amended Plan, is feasible.

Section 2. **Ratification of Addendum to the Interlocal Agreement**. The City Commission hereby approves, ratifies, and confirms in all respects the Addendum to the Interlocal Agreement, a copy of which is attached hereto as **Exhibit B** and incorporated herein for all purposes.

Section 3. **Amendment to Project and Finance Plan Adopted**. The City Commission finds that the Amended Plan, attached hereto as **Exhibit A** and incorporated herein for all purposes, contains the information required by Section 311.011 of the Act. The City Commission approves the Amended Plan under Section 311.011(e) of the Act. The Original Plan remains in effect except as amended by the Amended Plan.

Section 4. **Open Meetings**. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Commission at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Commission further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 5. **Severability**. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance, or its application to any person or circumstance, is held invalid by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance, and the City Commission declares that it would have adopted the remaining portions despite the invalidity.

Section 6. **Effective Date**. This Ordinance shall take effect immediately upon its final passage and adoption on second reading as provided by law.

PASSED AND APPROVED on first reading hy the City Commission of the City of Harlingen, Texas at a duly posted meeting on _____, 2026.

PASSED, APPROVED, AND ADOPTED on second and final reading by the City Commission of the City of Harlingen, Texas at a duly posted meeting on _____, 2026.

CITY OF HARLINGEN, TEXAS

_____
Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

APPROVED AS TO FORM:

_____

Mark E. Sossi, City Attorney

EXHIBIT A
AMENDED PROJECT AND FINANCE PLAN

EXHIBIT B
ADDENDUM TO THE INTERLOCAL AGREEMENT

NOTICE OF PUBLIC HEARING

CITY OF HARLINGEN, TEXAS

PROPOSED AMENDMENT TO THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWO, CITY OF HARLINGEN, TEXAS

NOTICE IS HEREBY GIVEN that the City Commission of the City of Harlingen, Texas, will hold a public hearing at [5:30 p.m.] on Wednesday, October 7, 2026, in the City Commission Chambers, [Harlingen City Hall, 118 E. Tyler Avenue], Harlingen, Texas. The hearing is held under Sections 311.011(e), 311.003(c), and 311.003(d) of the Texas Tax Code.

The purpose of the hearing is to consider an ordinance approving an amendment to the project plan and reinvestment zone financing plan for Reinvestment Zone Number Two, City of Harlingen, Texas (the "Zone"). The Zone encompasses property generally located in the area bounded by FM 801, FM 509, Expressway 77/83, and surrounding properties within the City of Harlingen, Cameron County, Texas.

The proposed amendment would:

(1) incorporate the Addendum to the Interlocal Agreement between the City of Harlingen and Cameron County, which extends Cameron County's participation in the Zone through December 31, 2035, and, beginning with tax year 2028, reduces Cameron County's contribution to 50 percent of the maintenance and operations portion of its tax rate;

(2) update the financial forecast for the Zone; and

(3) add eligible public infrastructure improvements, including storm drainage, water and sewer, roadway, landscape, trail and park, public parking, and public lighting improvements, increasing the total estimated project costs of the Zone by approximately $[15,836,882].

At the hearing, any interested person may speak for or against the proposed amendment. A copy of the proposed Amended Project and Finance Plan is available for public inspection in the Office of the City Secretary, [118 E. Tyler Avenue], Harlingen, Texas, during regular business hours.

Persons with disabilities who plan to attend and who may need auxiliary aids or services should contact the Office of the City Secretary at (956) 216-5006 at least 48 hours before the hearing.

Mayra Herrera
City Secretary, City of Harlingen, Texas

☐ PROOF O.K. BY: _____ ☐ O.K. WITH CORRECTIONS BY: _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

TX-30287479 (100%)

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101 Legal Notices

NOTICE OF APPLICATION

1. Request for a Special Use Permit (SUP) to allow a storage building greater than 144 square feet in a Residential, Multi-Family ("M-2") District located at 618 W. Marjory Avenue, bearing a legal description of Lots 6 and 7, Block 1, Cottonwood Addition. Applicant: Robert Yarnell

All interested parties wishing to lodge a concern regarding the above item must respond in writing within 10 days from the date of this notice to Rodrigo Sanchez, Planning and Development Department, 502 E. Tyler Avenue, Harlingen, TX 78550. If written objection is received, the application will follow due process and will require a public hearing before the Planning and Zoning Commission and the City Commission to consider the request.

NOTICE OF PUBLIC HEARING
CITY OF HARLINGEN, TEXAS
PROPOSED AMENDMENT TO THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TWO, CITY OF HARLINGEN, TEXAS

NOTICE IS HEREBY GIVEN that the City Commission of the City of Harlingen, Texas, will hold a public hearing at [5:30 p.m.] on Wednesday, October 7, 2026, in the City Commission Chambers, [Harlingen City Hall, 118 E. Tyler Avenue], Harlingen, Texas. The hearing is held under Sections 311.011(e), 311.003(c), and 311.003(d) of the Texas Tax Code.

The purpose of the hearing is to consider an ordinance approving an amendment to the project plan and reinvestment zone financing plan for Reinvestment Zone Number Two, City of Harlingen, Texas (the "Zone"). The Zone encompasses property generally located in the area bounded by FM 801, FM 509, Expressway 77/83, and surrounding properties within the City of Harlingen, Cameron County, Texas.

The proposed amendment would:

(1) incorporate the Addendum to the Interlocal Agreement between the City of Harlingen and Cameron County, which extends Cameron County's participation in the Zone through December 31, 2035, and, beginning with tax year 2028, reduces Cameron County's contribution to 50 percent of the maintenance and operations portion of its tax rate;

(2) update the financial forecast for the Zone; and

(3) add eligible public infrastructure improvements, including storm drainage, water and sewer, roadway, landscape, trail and park, public parking, and public lighting improvements, increasing the total estimated project costs of the Zone by approximately $[15,835,882].

At the hearing, any interested person may speak for or against the proposed amendment. A copy of the proposed Amended Project and Finance Plan is available for public inspection in the Office of the City Secretary, [118 E. Tyler Avenue], Harlingen, Texas, during regular business hours.

Persons with disabilities who plan to attend and who may need auxiliary aids or services should contact the Office of the City Secretary at (956) 216-5006 at least 48 hours before the hearing.

Mayra Herrera
City Secretary, City of Harlingen, Texas



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619 Building Lessons

RAMIREZ PARK Shooting Club
Dove Hunt
On our property [illegible] for a classic dove hunt. Brownsville Texas. Farm to Market 1421. Good shooting, good company. Tech fees. Sponsorship. Concession. Contact [illegible] dylan.santos@gmail.com

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, KO Storage LLC will sell at public lien sale on October 22, 2026. The personal property in the below-listed units, which may include but are not limited to: Household goods, boxes/totes/bags, clothing, bedding, tools and toys. The public sale of these items will begin at 10AM on October 15, 2026 and end at 12PM on October 22, 2026. The public sale will take place on www.storagetreasures.com

KO Storage of Brownsville - Paredes Line Rd, 4455 Paredes Line Road, Brownsville TX 78526, (952)-491-6837
Time: 12:00PM CST
A23, Martinez, Victor, A68, Alvial, Felicia, B31, MILLER, JOSHUA, D22, Contreras, Milton, F22, Jimenez, William, G19, Harmony School of Innovation Brownsville, Harmony School of Innovation Brownsville, H14, Margarita, Mendieta, K11, , Alex Elota, M4, Ramirez, Marcos

KO Storage of Harlingen - E Porto Ct, 205 E Porto Ct, Harlingen TX 78550, (952)-491-6837
Time: 12:00PM CST
B68, Ramirez, Alyssa, C21, Martinez, Tony, G29, Hite, George

KO Storage of Harlingen - E Tyler Ave, 2426 East Tyler Ave, Harlingen TX 78550, (952)-491-6837
Time: 12:00PM CST
208, Pineda, Victor, 507, Salinas, Samantha, 6014, DICKSON, JAMESHA, 6035, Reyes, Alyssa, 6218, Martinez, Laura

KO Storage of Harlingen - Stuart Place Rd, 103 Stuart Place Road, Harlingen TX 78552, (952)-491-6837
Time: 12:00PM CST
1107, Cortez, Randy, 1123, Serna, Jose

KO Storage of San Benito - US-77, 1775 US-77, San Benito TX 78586, (952)-491-6837
Time: 12:00PM CST
A061, Gomez, Jorge, A072, Camacho, Lidia, A074, Gonzales, Christian, A092, Bermudez, Jesmin, B066, Cruz, Kendra, C25, dellosoque, Grace

Public sale terms, rules, and regulations will be made available on www.storagetreasures.com. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be by credit/debit card, we do not accept checks or cash. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By KO Storage LLC. 10901 Wayzata Blvd, Minnetonka, MN 55305. (952)-491-6837.

101 Legal Notices

The Harlingen Consolidated Independent School District
Request for Proposals

BID NAME & NUMBER	DUE DATE & TIME
Pest Control Services #PEST1026	October 19, 2026, 2:00 PM

Proposal Specifications are available at:
https://hcisdbid.ionwave.net/Login.aspx
Proposals are to reach the Purchasing Department ON OR BEFORE the above-mentioned due date & time.
Harlingen Consolidated Independent School District
Purchasing Department
407 N 77 Sunshine Strip, Harlingen, Texas 78550
Harlingen CISD will be closed October 12-16, 2026.

REQUEST FOR COMPETITIVE SEALED PROPOSALS

PROJECT:
Los Fresnos CISD CTE Fire Alarm and Fire Sprinkler System Upgrades – CSP 26-27-15 32477 W. Ocean Blvd., Los Fresnos, Texas, 78566
The project consists of upgrading the fire alarm and sprinkler system of the existing facility.

DUE DATE, TIME, AND PLACE:
Proposal Due Date: Wednesday, October 28, 2026
Proposal Due Time: 2:00 p.m. local time

Electronic Submission: Proposals may be submitted electronically through the Los Fresnos CISD Procurement Portal at: https://lfcisd.bonfirehub.com/portal/?tab=openOpportunities

Or

Sealed Hard-Copy Submission: Proposals may be submitted in a sealed envelope to:

Location:
Los Fresnos CISD Main Office – 600 N. Mesquite St., Los Fresnos TX

Proposals will be opened and read aloud at 2:00PM local time on Wednesday, October 28, 2026.

PRE-PROPOSAL CONFERENCE & WALK-THRU:
Wednesday, October 14, 2026 @ 10:00am, 600 N. Mesquite St., Los Fresnos, Texas 78566. The walk-thru will take place after pre-proposal conference.

ARCHITECT:
Ethos Engineering
1126 S. Commerce St. Harlingen, Texas 78550
Phone # 956-230-3435

PROCUREMENT AND CONTRACTING DOCUMENTS:
Complete procurement and contracting documents, including plans, specifications, drawings, proposal forms, and contract documents will be available electronically through the Los Fresnos CISD Procurement Portal at: https://lfcisd.bonfirehub.com/portal/?tab=openOpportunities Proposers are responsible for obtaining and reviewing all solicitation documents and addenda issued by Los Fresnos CISD through the Procurement Portal.

PROPOSAL REQUIREMENTS:
All proposals must be on a lump sum basis including all work related to the upgrades. Proposal security in the amount of 5% of the largest possible total of proposals submitted must accompany each proposal in accordance with the Instructions to Bidders. Performance and payment bonds for 100% of the contract value will be required upon issuance of contract.

ADDENDUM TO INTERLOCAL AGREEMENT
TAX INCREMENT REINVESTMENT ZONE #2

This Addendum to the interlocal agreement (this "Addendum") is entered into between the CITY OF HARLINGEN, TEXAS, ("CITY"), a municipal corporation and home-rule city in the State of Texas principally situated in Cameron County, acting by and through its governing body, the Elective Commission of the City of Harlingen, Texas (City Commission) and on behalf of the TAX INCREMENT REINVESTMENT ZONE #2, CITY OF HARLINGEN, TEXAS, a separate reinvestment zone created by the CITY pursuant to Chapter 311 of the Texas Tax Code ("ZONE"), and Cameron County, a political subdivision of the State of Texas ("COUNTY"). Collectively, the City, County, and Zone may be referred to as the "PARTIES".

WHEREAS, the Parties entered into an Interlocal Agreement dated July 19, 2012, establishing the Parties' respective obligations with regard to the Tax Increment Reinvestment Zone #2 ("TIRZ #2"); and

WHEREAS, the Interlocal Agreement provides that the Parties may amend the Interlocal Agreement by written instrument duly approved and executed by each party; and,

WHEREAS, the Parties desire to amend the Interlocal Agreement to extend the term of COUNTY's participation in TIRZ#2 and reduce COUNTY's contribution during the term;

NOW, THEREFORE, the Parties do hereby agree as follows (except as otherwise expressly defined herein, all defined terms used in this Addendum shall have the same meaning as ascribed to such terms in the Agreement):

1. **EXTENSION**: Parties agree to extend TIRZ #2 from December 31, 2027, to December 31, 2035, *on the condition that* COUNTY contributions for this extension of its Tax Increment Fund are fifty percent (50%) of COUNTY's respective Maintenance and Operations portion of the Tax rate, not including the Road & Bridge or, Interest and Sinking portions of the tax rate, each year during the term of this Agreement.

2. **TERMINATION**: Notwithstanding anything in the Agreement and this Addendum, the extension will automatically terminate, and COUNTY's contributions will be refunded, should a private developer within TIRZ #2 fail to commence construction by December 31, 2029. "Commence construction" is defined as tangible and physical alterations to the land or structure, such as excavation and foundation work, and not mere site clearing nor preliminary planning.

Full Force and Effect. Any and all of the terms and provisions of the Agreement shall, except as expressly amended and modified hereby, remain in full force and effect.

This Addendum is subject to the approval of an appropriate ordinance, resolution, or order of the City Commission and the Cameron County Commissioner's Court in accordance with Texas Tax Code, section 311.007.

IN WITNESS HEREOF, the CITY OF HARLINGEN and CAMERON COUNTY have made and executed this Agreement in triplicate originals on this 28th Day July, 2026.

City of Harlingen, Texas

By: _____
Norma Sepulveda, Mayor

Attest:

By: _____
Mayra Herrera, City Secretary

Cameron County

By: _____
Eddie Treviño, Jr., County Judge

Attest:

By: _____
Sylvia Garza-Perez, County Clerk

COMMISSIONER'S COURT CAMERON COUNTY, TEXAS

CITY OF HARLINGEN TAX INCREMENT REINVESTMENT ZONE

AMENDED PROJECT PLAN AND FINANCE PLAN

October 2026

TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 2

CITY OF HARLINGEN, TEXAS

PROJECT PLAN – HARLINGEN TIF NO. 2

October 2026

The City of Harlingen, Texas established Tax Increment Financing Reinvestment Zone Number Two, City of Harlingen, Texas ("TIRZ #2"), in June 2006 pursuant to Ordinance No. 06-32 for the purpose of providing funds for public infrastructure necessary to encourage and accelerate residential and commercial development within the designated area of the City.

In July 2012, Cameron County ("County") agreed to participate in TIRZ #2 pursuant to Interlocal Agreement No. 2012C08262. In July 2026, the County agreed to extend its participation in TIRZ #2 through 2035 pursuant to an Addendum to the Interlocal Agreement (No. 2026C07399). Exhibit 1.

PURPOSE OF AMENDMENT

The purpose of this document is to amend the TIRZ #2 Project Plan and Finance Plan originally adopted in 2006. The principal amendments are:

1. Cameron County extends its participation in TIRZ #2 through 2035.
2. Beginning in 2028, Cameron County reduces its contribution to 50 percent of its maintenance and operations tax rate not including the Road & Bridge or, Interest and Sinking portions of the tax rate, each year during the term of the Agreement.
3. The revenue forecast is updated to account for anticipated development within the Zone, including a proposed mixed use development located of approximately 70 acres, generally bounded by the railroad right-of-way on the north, N. Ed Carey Drive (FM 499) on the west, Hale Street on the south, and undeveloped land west of N. Whalen Road on the east, and traversed by Camelot Drive, excluding the existing developed parcels within those limits, within the Zone and known as "Project Organic," as shown in Exhibit 2.
4. The financial assumptions and projected TIRZ revenues are updated through the remaining term of the Zone.
5. The Project Plan is amended to include additional eligible public infrastructure improvements listed in this plan and as identified in Exhibit 3.

The TIRZ will continue to have a thirty-year term, extending from 2006 through 2035. The City of Harlingen's contribution will remain at 80 percent. Beginning in 2028, Cameron County will contribute 50 percent of its maintenance and operations tax rate not including the Road & Bridge or, Interest and Sinking portions of the tax rate, each year during the term of the Agreement.

The updated financial forecast uses the 2006 baseline taxable value of $83,657,582 and holds the 2025 tax rates constant for the duration of the updated forecast. A 3.0 percent annual inflation and appreciation rate is used for construction costs and the value of improvements. The forecast also considers future development patterns, including projects under construction or in the design phase.

FINANCE PLAN – HARLINGEN TIF NO. 2

FINANCIAL FORECAST SUMMARY

The TIRZ #2 account balance through FY 2025 is $4,875,411. The updated forecast prepared by TXP, Inc. projects the following TIRZ revenue:

Participating Entity	Projected TIRZ Revenue
City of Harlingen	$7,166,776
Cameron County	$3,313,303

ADDITIONAL ELIGIBLE PROJECT COSTS

Exhibit E of the Project Plan is amended to include additional eligible public infrastructure improvements. Exhibit 3. Estimates prepared by Halff identify the following total costs, including 30 percent contingency where applicable:

Summary of Additional Eligible Project Costs

Improvement	Estimated Total
Storm Utility Improvements	$5,020,185.48
General Utility Improvements	$812,677.88
Roadway Improvements	$2,722,822.70
Landscape Improvements	$6,823,835.20
Common Parking Improvements	$457,360.80
Total Estimated Additional Project Costs	**$15,836,882.06**

The total estimated project costs in the 2006 Project Plan were $15,600,000. This amendment adds $15,836,882.06 in estimated project costs, for a new total estimated project cost of $31,436,882.06.

The quantities and estimated costs identified above are order-of-magnitude estimates. As described under "Flexibility in Project Scope, Quantities, and Costs" below.

The amended Project Plan and Finance Plan is intended to be read in conjunction with the original 2006 Project Plan and Finance Plan and applicable subsequent agreements and ordinances. The proposed amendments are subject to consideration and approval by the TIRZ #2 Board and the Harlingen City Commission in accordance with applicable law.

Background

In June 2006, the City of Harlingen, Texas ("City"), by Ordinance No. 06-32, approved the creation of Tax Increment Financing Reinvestment Zone Number Two, City of Harlingen, Texas ("TIRZ #2"). TIRZ #2 was established to provide funds for the public infrastructure necessary to encourage and accelerate residential and commercial development in selected areas of the City. In July 2012, Cameron County ("County") agreed to participate in TIRZ #2 pursuant to an interlocal agreement (No. 2012C08262).

Table 1: Taxing Jurisdictions Participating in TIRZ #2

Entity	Years	% Contribution	Tax Rate
City of Harlingen	2006 to 2035	80%	M&O + I&S
Cameron County	2012 to 2027	100%	M&O + I&S + R&B

Source: TXP, Inc.

In July 2026, the County agreed to extend participation in TIRZ #2 through 2035 pursuant to an Addendum to the Interlocal Agreement (No. 2026C07399). Exhibit 1.

Table 2: Taxing Jurisdictions Participating in TIRZ #2 – Extension

Entity	Years	% Contribution	Tax Rate
City of Harlingen	2006 to 2035	80%	M&O + I&S
Cameron County	2012 to 2027	100%	M&O + I&S + R&B
Cameron County	2028 to 2035	50%	M&O

Source: TXP, Inc.

County Refund Condition. Under the Addendum, the extension of the County's participation in TIRZ #2 will automatically terminate, and the County's contributions made during the extension period (2028 through 2035) will be refunded to the County, if a private developer within TIRZ #2 fails to commence construction by December 31, 2029. County contributions made from 2012 through 2027 are not subject to refund. Table 6 shows the projected TIRZ #2 balance with and without the County's contributions after 2027.

Purpose of this Document

This document is designed to meet the legal requirements of amending the TIRZ #2 final project and finance plan. Texas Tax Code allows the governing body of the municipality or county that designated the TIRZ to amend the plan after notice and hearing in the manner provided for the designation of the zone. Any changes to this plan will need to be documented and approved by the TIRZ Board and Harlingen City Commission.

The major changes and updates to the 2006 project and finance plan include:

- Cameron County extends participation in the TIRZ through 2035
- Cameron County reduces its TIRZ contribution between 2028 and 2035
- The revenue forecast takes into account Project Organic
- Increase the total estimated project costs

Financial Forecast Assumptions

The following information and data will replace Table 2 - Annual Incremental Funds Provided for TIF No. 2 Years 2006-2035 on page 4 of the 2006 finance plan.

- **TIRZ Duration** – The TIRZ will have a 30-year lifespan (2006 to 2035)

- **TIRZ Allocation** – After 2027, Cameron County will reduce its contribution to 50.0 percent of just the maintenance and operations (M&O) tax rate. The City of Harlingen's tax rate contribution will remain at 80.0 percent.

- **Tax Rate** – While tax rates do change over time, the 2025 tax rates were held constant for the duration of the updated TIRZ.

- **Existing Properties** – The 2006 baseline property value of the TIRZ is $83,657,582.

- **Real Property** – Only taxable real property values are included in the tax increment calculations. By law, business personal property values are excluded from TIRZ.

- **Inflation & Appreciation Rate** – The inflation rate used for construction costs and the value of improvements is 3.0 percent per year.

- **Future Development Patterns** – To provide an order of magnitude estimate, the forecast is based on projects under construction or in the design phase (ex. Project Organic).

Financial Forecast Summary Results

The following tables depict the anticipated revenue. The TIRZ #2 account balance through FY 2025 is **$4,875,411**.

Table 3: Projected TIRZ #2 Revenue – City of Harlingen

Year	Fiscal Year	Taxable Value	Increment Value	Tax Rate per $100	TIRZ % Allocation	TIRZ Revenue
2026	2027	$166,644,791	$82,987,209	0.526060	80%	$349,250
2027	2028	$173,283,225	$89,625,643	0.526060	80%	$377,188
2028	2029	$215,755,835	$132,098,253	0.526060	80%	$555,933
2029	2030	$229,210,696	$145,553,114	0.526060	80%	$612,557
2030	2031	$257,031,644	$173,374,062	0.526060	80%	$729,641
2031	2032	$271,029,040	$187,371,458	0.526060	80%	$788,549
2032	2033	$288,086,709	$204,429,127	0.526060	80%	$860,336
2033	2034	$303,483,399	$219,825,817	0.526060	80%	$925,133
2034	2035	$312,758,583	$229,101,001	0.526060	80%	$964,167
2035	2036	$322,228,793	$238,571,211	0.526060	80%	$1,004,022
						$7,166,776

Source: TXP, Inc.

Table 4: Projected TIRZ #2 Revenue – Cameron County

Year	Fiscal Year	Taxable Value	Increment Value	TIRZ % Allocation	Tax Rate per $100	TIRZ Revenue
2026	2027	$166,644,791	$82,987,209	100%	0.424393	$352,192
2027	2028	$173,283,225	$89,625,643	100%	0.424393	$380,365
2028	2029	$215,755,835	$132,098,253	50%	0.337281	$222,771
2029	2030	$229,210,696	$145,553,114	50%	0.337281	$245,461
2030	2031	$257,031,644	$173,374,062	50%	0.337281	$292,379
2031	2032	$271,029,040	$187,371,458	50%	0.337281	$315,984
2032	2033	$288,086,709	$204,429,127	50%	0.337281	$344,750
2033	2034	$303,483,399	$219,825,817	50%	0.337281	$370,715
2034	2035	$312,758,583	$229,101,001	50%	0.337281	$386,357
2035	2036	$322,228,793	$238,571,211	50%	0.337281	$402,328
						$3,313,303

Source: TXP, Inc.

Table 5: Projected TIRZ #2 Revenue – Combined

Year	Existing Balance	Increment Value	City of Harlingen	Cameron County	Cumulative Balance
2025	$4,875,411	N.A.	N.A.	N.A.	$4,875,411
2026	N.A.	$82,987,209	$349,250	$352,192	$5,576,853
2027	N.A.	$89,625,643	$377,188	$380,365	$6,334,406
2028	N.A.	$132,098,253	$555,933	$222,771	$7,113,110
2029	N.A.	$145,553,114	$612,557	$245,461	$7,971,128
2030	N.A.	$173,374,062	$729,641	$292,379	$8,993,149
2031	N.A.	$187,371,458	$788,549	$315,984	$10,097,682
2032	N.A.	$204,429,127	$860,336	$344,750	$11,302,768
2033	N.A.	$219,825,817	$925,133	$370,715	$12,598,616
2034	N.A.	$229,101,001	$964,167	$386,357	$13,949,140
2035	N.A.	$238,571,211	$1,004,022	$402,328	$15,355,490

Source: TXP, Inc.

Table 6 shows the projected TIRZ #2 cumulative balance with and without Cameron County's contributions after 2027, reflecting the refund condition in the Addendum.

Table 6: Projected TIRZ #2 Cumulative Balance – With and Without Cameron County Contributions After 2027

Year	City of Harlingen	Cameron County (With)	Cumulative Balance (With County)	Cameron County (Without)	Cumulative Balance (Without County)
2025	N.A.	N.A.	$4,875,411	N.A.	$4,875,411
2026	$349,250	$352,192	$5,576,853	$352,192	$5,576,853
2027	$377,188	$380,365	$6,334,406	$380,365	$6,334,406
2028	$555,933	$222,771	$7,113,110	$0	$6,890,338
2029	$612,557	$245,461	$7,971,128	$0	$7,502,896
2030	$729,641	$292,379	$8,993,149	$0	$8,232,537
2031	$788,549	$315,984	$10,097,682	$0	$9,021,086
2032	$860,336	$344,750	$11,302,768	$0	$9,881,422
2033	$925,133	$370,715	$12,598,616	$0	$10,806,555
2034	$964,167	$386,357	$13,949,140	$0	$11,770,722
2035	$1,004,022	$402,328	$15,355,490	$0	$12,774,744
Total	**$7,166,776**	**$3,313,303**	**$15,355,490**	**$732,557**	**$12,774,744**

Source: TXP, Inc.

Bonded Indebtedness, Timing of Project Costs, and Economic Feasibility

Estimated Bonded Indebtedness – None. The City does not anticipate issuing bonds or other obligations to finance project costs under this amended plan. Project costs will be paid from the TIRZ #2 Tax Increment Fund as tax increment becomes available.

Estimated Timing of Project Costs – Project costs are expected to be incurred between 2027 and 2035, as development within Project Organic proceeds and tax increment becomes available.

Economic Feasibility – Based on the updated forecast prepared by TXP, Inc., the amended plan is economically feasible. TIRZ #2 is projected to accumulate approximately $15,355,490 through 2035, including the existing balance of $4,875,411 (Table 5). The estimated additional project costs of $15,836,882.06 include a 30 percent contingency of $3,654,665.09, which exceeds the projected difference of approximately $481,392 between estimated project costs and the projected balance. If the County's contributions after 2027 are refunded under the Addendum, the projected balance is approximately $12,774,744 (Table 6), and project costs would be reduced, phased, or deferred accordingly. Project costs will be paid only as tax increment becomes available.

Project Plan Amendment

Exhibit E on pages 7 and 8 of the Project Plan will be amended to include the following eligible costs.

Table 7: Estimated Storm Utility Improvements

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	Earthwork - Detention Pond (Cut)	CY	104,253	$20.00	$2,085,060.00
2	Construction Staking	LS	1	$19,382.10	$19,382.10
3	Erosion Control	LS	1	$19,382.10	$19,382.10
4	24" Gasket Sealed RCP (Class III)	LF	699	$165.00	$115,335.00
5	30" Gasket Sealed RCP (Class III)	LF	1,006	$200.00	$201,200.00
6	36" Gasket Sealed RCP (Class III)	LF	990	$225.00	$222,750.00
7	48" Gasket Sealed RCP (Class III)	LF	622	$250.00	$155,500.00
8	60" Gasket Sealed RCP (Class III)	LF	1,686	$350.00	$590,100.00
9	Type A Inlet	EA	1	$4,000.00	$4,000.00
10	Type A MOD II Inlet	EA	5	$5,500.00	$27,500.00
11	Junction Box (6' X 6')	EA	2	$5,500.00	$11,000.00
12	Type F Inlet	EA	10	$5,500.00	$55,000.00
13	Grate Inlet	EA	1	$4,000.00	$4,000.00
14	Junction Box w/ Curb Opening	EA	3	$15,000.00	$45,000.00
15	Junction Box (8' X 8')	EA	1	$12,000.00	$12,000.00
16	12' X 12' Junction Box	EA	1	$182,000.00	$182,000.00
17	Type CC Inlet	EA	2	$4,000.00	$8,000.00
18	30" Sloped End Treatment	EA	2	$14,000.00	$28,000.00
19	48" Sloped End Treatment	EA	1	$16,000.00	$16,000.00
20	60" Sloped End Treatment	EA	1	$20,000.00	$20,000.00
21	Trench Protection RCP	LF	4932	$2.80	$14,008.40
22	Connect To Existing Storm System W/ Manhole	EA	2	$7,106.77	$14,213.54
Sub Total					**$3,861,681.14**
30% CONTINGENCY					$1,158,504.34
TOTAL					**$5,020,185.48**

Source: Halff

Table 8: General Utility Improvements

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	8" PVC C900 DR18 (including misc. fittings)	LF	4699	$50.00	$234,950.00
2	Connecting to Existing Water/Tapping Sleeve and Valve	EA	6	$5,479.00	$32,874.00
3	Fire Hydrants	EA	15	$6,000.00	$90,000.00
4	Water Service Lines	EA	14	$1,096.00	$15,344.00
5	8" PVC SDR-26 (including misc. fittings)	LF	2787	$41.09	$114,517.83
6	Connecting to Existing Sewer Line	EA	4	$5,479.00	$21,916.00
7	Sewer Service Lines	EA	11	$685.00	$7,535.00
8	Conflict Manhole	EA	2	$9,000.00	$18,000.00
9	48" Fiberglass Manhole	EA	15	$6,000.00	$90,000.00
Sub Total					**$625,136.83**
30% CONTINGENCY					$187,541.05
TOTAL					**$812,677.88**

Source: Halff

Table 9: Roadway Improvements

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	Demolition/ Site Preparation	LS	1	$29,044.00	$29,044.00
2	Curb and Gutter	LF	8106	$34.50	$279,657.00
3	Earthwork- Site Fill	CY	80659	$10.00	$806,590.00
4	HMAC	SY	9290	$45.20	$419,908.00
5	Flexible Base	SY	9290	$16.45	$152,820.50
6	Lime Treated Subgrade	SY	9290	$20.55	$190,909.50
7	5' Sidewalk	SY	4066	$45.00	$182,970.00
8	Conc. Driveway	SY	543	$60.00	$32,580.00
Sub Total					**$2,094,479.00**
30% CONTINGENCY					$628,343.70
TOTAL					**$2,722,822.70**

Source: Halff

Table 10: Landscape Improvements

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	10ft Wide Decomposed Granite Trail	LS	1	$868,250.00	$868,250.00
2	Detention Park & Lighting	LS	1	$2,944,096.00	$2,944,096.00
3	Public Play Park Enhancements	LS	1	$936,758.00	$936,758.00
4	Public Lighting				$500,000
Sub Total					**$5,249,104.00**
30% CONTINGENCY					$1,574,731.20
TOTAL					**$6,823,835.20**

Source: Halff

Table 11: Common Parking Improvements

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
1	HMAC	SY	4280	$45.20	$193,456.00
2	Flexible Base	SY	4280	$16.45	$70,406.00
3	Lime Treated Subgrade	SY	4280	$20.55	$87,954.00
Sub Total					**$351,816.00**
30% CONTINGENCY					$105,544.80
TOTAL					**$457,360.80**

Source: Halff

Flexibility in Project Scope, Quantities, and Costs

The public infrastructure improvements, quantities, and cost estimates identified in Tables 7 through 11 of this Plan, and in Exhibit 3, are good-faith estimates prepared by Halff based on information available as of the date of this Plan. Actual quantities, unit costs, and the specific items of public infrastructure ultimately constructed may vary as final engineering, design, permitting, bidding, and construction proceed.

Accordingly, within each category of project costs listed in this Plan (Storm Utility Improvements, General Utility Improvements, Roadway Improvements, Landscape Improvements, including Public Lighting and Public Play Area enhancements, and Common Parking Improvements), the quantities, unit costs, and total costs of the individual improvements identified in this Plan may vary without further amendment of this Plan, provided that the improvement: (i) is within a category of project costs listed in this Plan; (ii) constitutes a "project cost" under Chapter 311 of the Texas Tax Code and is public infrastructure located within, or necessary to serve, the Zone; and (iii) does not cause the total estimated project costs stated in this Plan to be exceeded.

This section does not affect the requirement that any extension of the term of the Zone, or any other amendment outside the scope described above, be undertaken in accordance with Chapter 311 of the Texas Tax Code.

List of Exhibits:

Exhibit 1 – Addendum to the Interlocal Agreement (No. 2026C07399)
Exhibit 2 – Project Organic Location Map
Exhibit 3 – Additional Eligible Public Infrastructure Improvements

Exhibit 1

ADDENDUM TO INTERLOCAL AGREEMENT
TAX INCREMENT REINVESTMENT ZONE #2

This Addendum to the interlocal agreement (this "Addendum") is entered into between the CITY OF HARLINGEN, TEXAS, ("CITY"), a municipal corporation and home-rule city in the State of Texas principally situated in Cameron County, acting by and through its governing body, the Elective Commission of the City of Harlingen, Texas (City Commission) and on behalf of the TAX INCREMENT REINVESTMENT ZONE #2, CITY OF HARLINGEN, TEXAS, a separate reinvestment zone created by the CITY pursuant to Chapter 311 of the Texas Tax Code ("ZONE"), and Cameron County, a political subdivision of the State of Texas ("COUNTY"). Collectively, the City, County, and Zone may be referred to as the "PARTIES".

WHEREAS, the Parties entered into an Interlocal Agreement dated July 19, 2012, establishing the Parties' respective obligations with regard to the Tax Increment Reinvestment Zone #2 ("TIRZ #2"); and

WHEREAS, the Interlocal Agreement provides that the Parties may amend the Interlocal Agreement by written instrument duly approved and executed by each party; and,

WHEREAS, the Parties desire to amend the Interlocal Agreement to extend the term of COUNTY's participation in TIRZ#2 and reduce COUNTY's contribution during the term;

NOW, THEREFORE, the Parties do hereby agree as follows (except as otherwise expressly defined herein, all defined terms used in this Addendum shall have the same meaning as ascribed to such terms in the Agreement):

1. **EXTENSION**: Parties agree to extend TIRZ #2 from December 31, 2027, to December 31, 2035, *on the condition that* COUNTY contributions for this extension of its Tax Increment Fund are fifty percent (50%) of COUNTY's respective Maintenance and Operations portion of the Tax rate, not including the Road & Bridge or, Interest and Sinking portions of the tax rate, each year during the term of this Agreement.

2. **TERMINATION**: Notwithstanding anything in the Agreement and this Addendum, the extension will automatically terminate, and COUNTY's contributions will be refunded, should a private developer within TIRZ #2 fail to commence construction by December 31, 2029. "Commence construction" is defined as tangible and physical alterations to the land or structure, such as excavation and foundation work, and not mere site clearing nor preliminary planning.

Full Force and Effect. Any and all of the terms and provisions of the Agreement shall, except as expressly amended and modified hereby, remain in full force and effect.

This Addendum is subject to the approval of an appropriate ordinance, resolution, or order of the City Commission and the Cameron County Commissioner's Court in accordance with Texas Tax Code, section 311.007.

IN WITNESS HEREOF, the CITY OF HARLINGEN and CAMERON COUNTY have made and executed this Agreement in triplicate originals on this 28th Day July, 2026.

City of Harlingen, Texas

By: _____
Norma Sepulveda, Mayor

Attest:

By: _____
Mayra Herrera, City Secretary

Cameron County

By: _____
Eddie Treviño, Jr., County Judge

Attest:

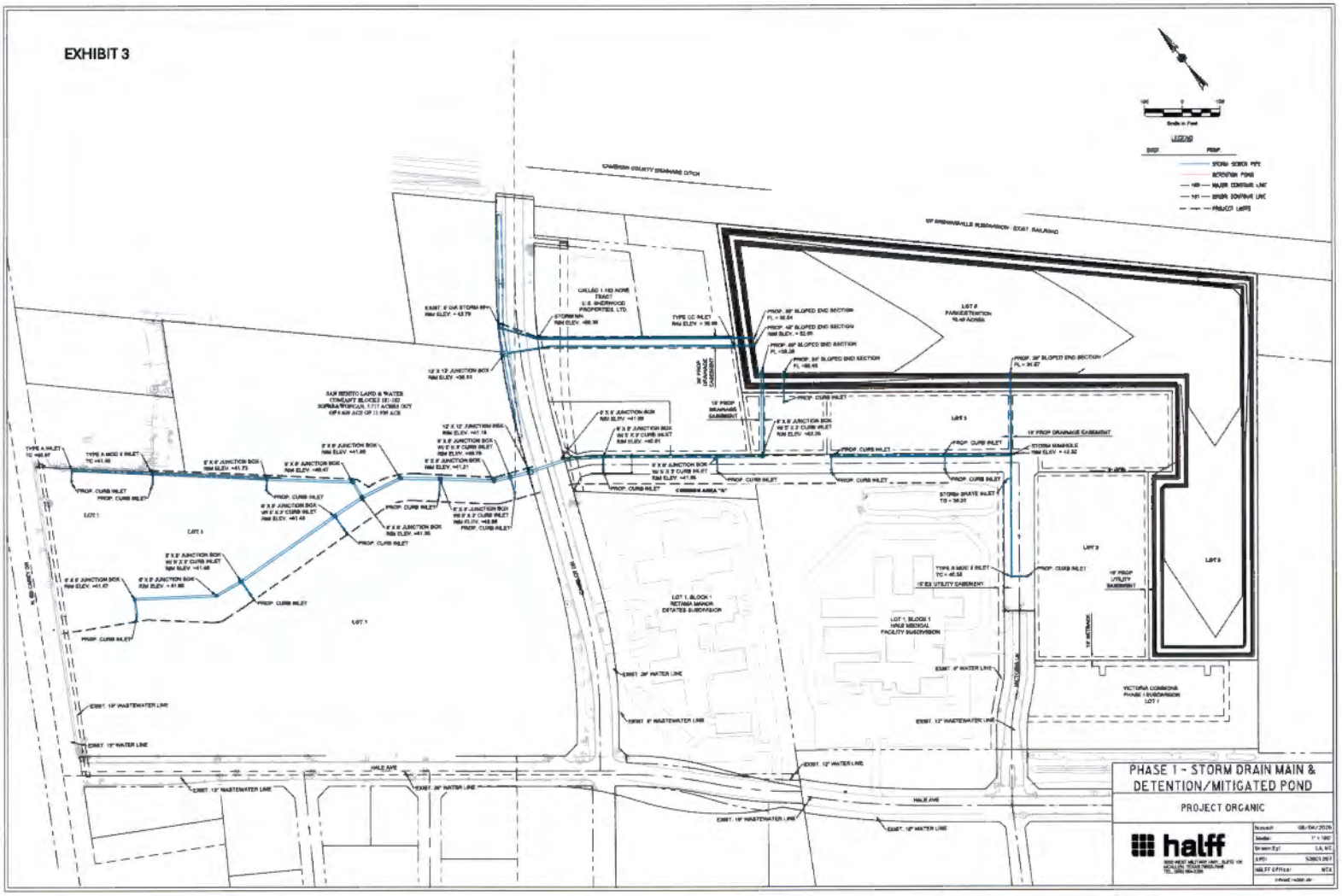
By: _____
Sylvia Garza-Perez, County Clerk

COMMISSIONER'S COURT CAMERON COUNTY, TEXAS



Project Organic Area Map

EXHIBIT 3

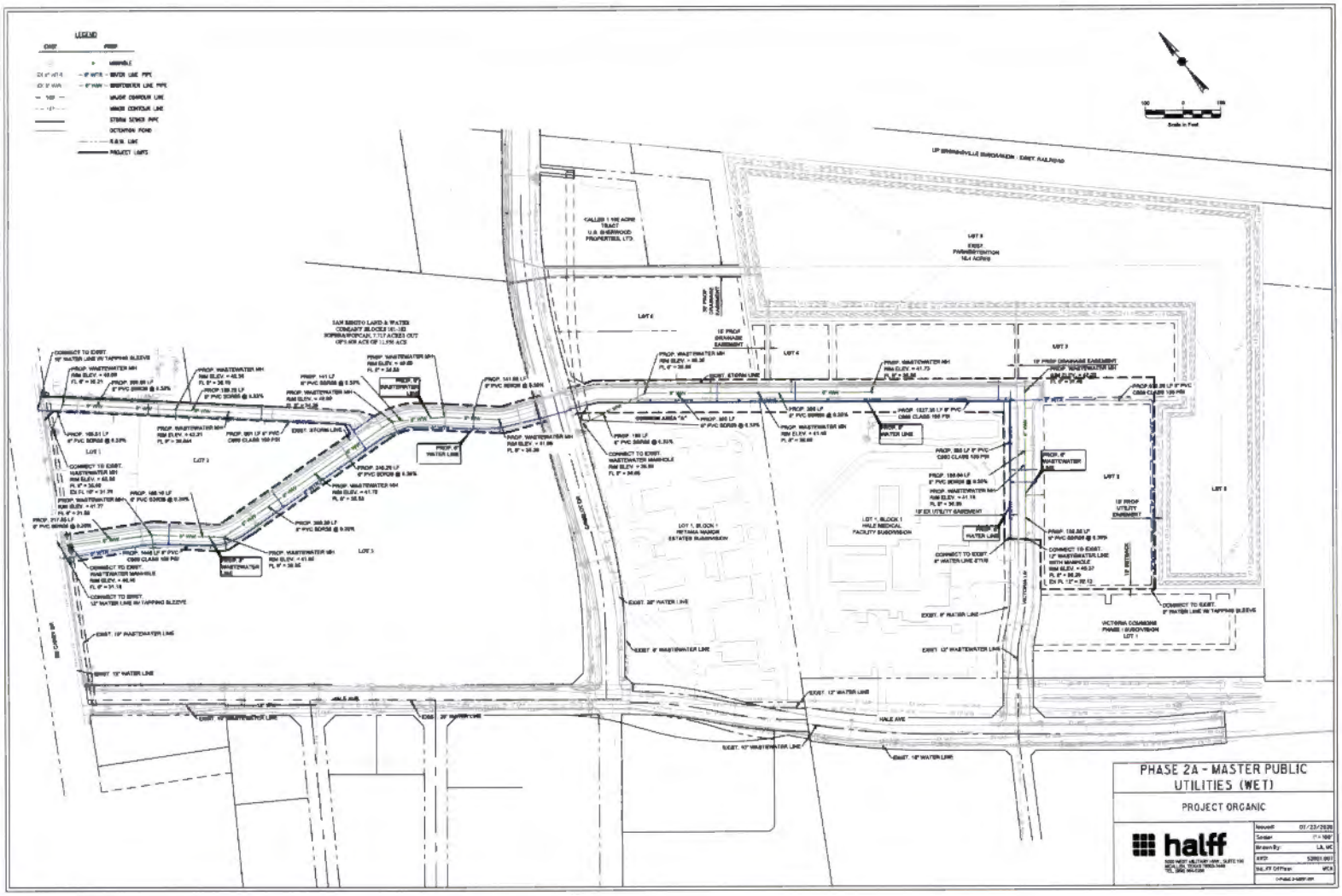


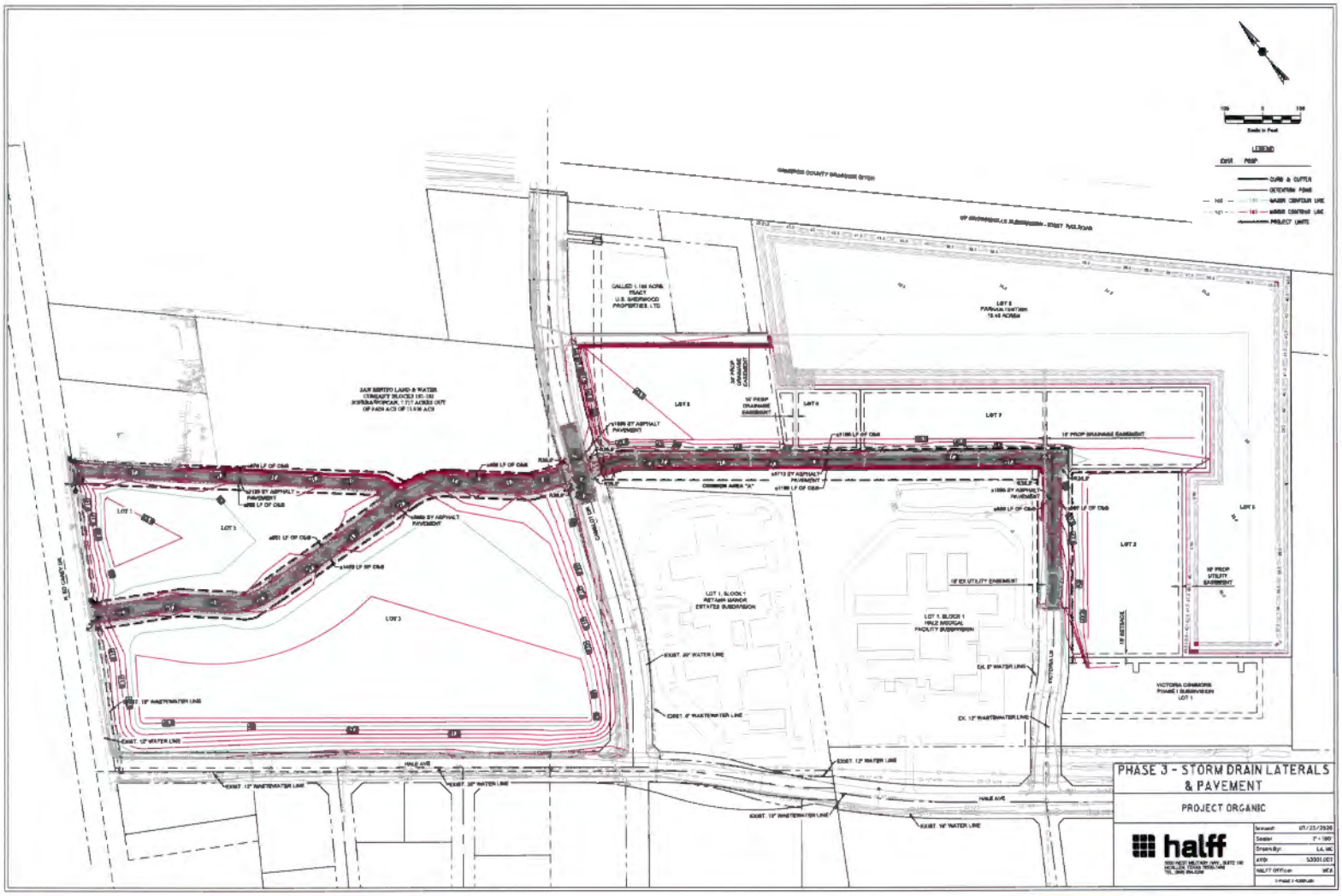
PHASE 1 - STORM DRAIN MAIN & DETENTION/MITIGATED POND

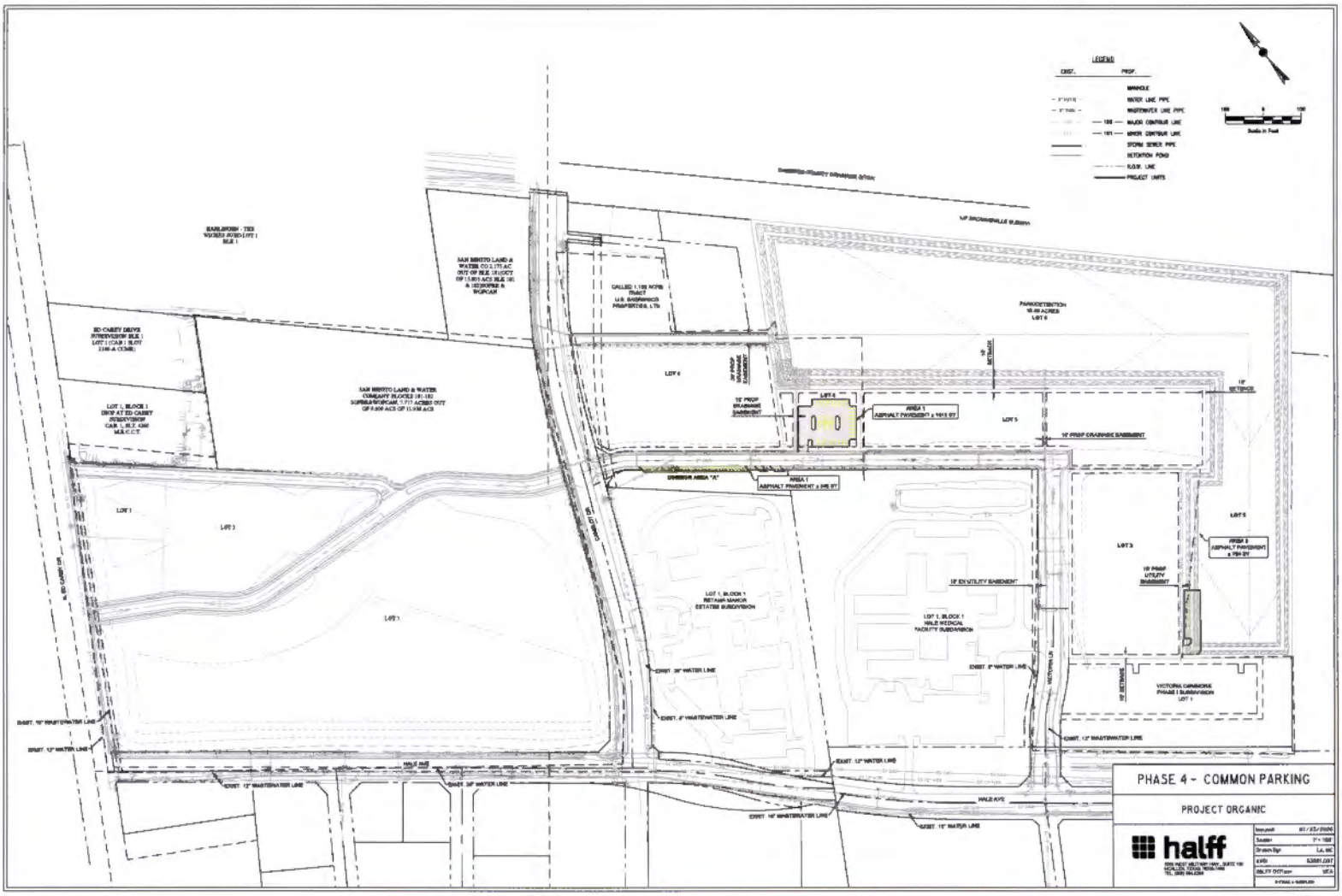
PROJECT ORGANIC

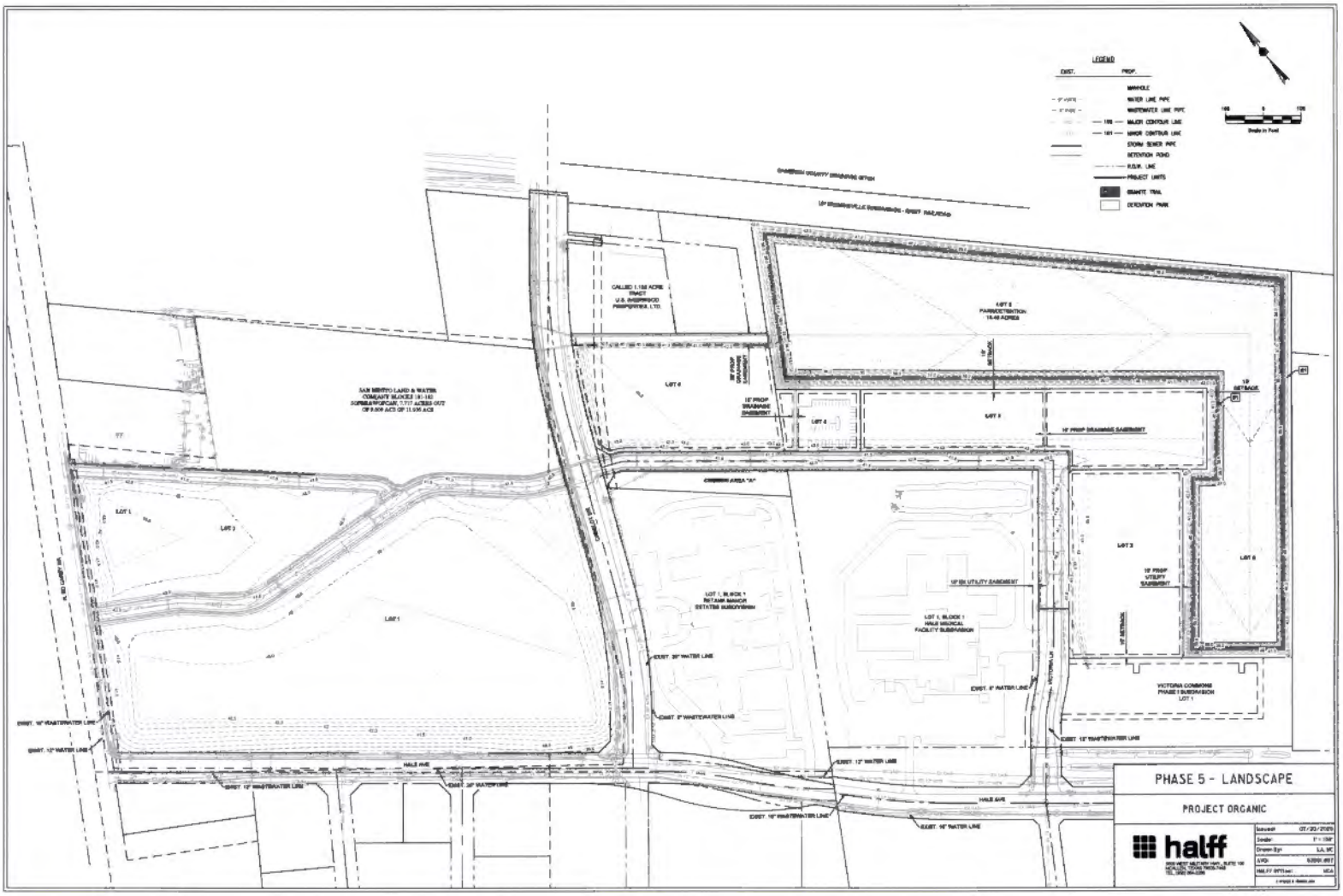
halff

Issued:	08/04/2026
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Drawn By:	LA, MC
Job:	53801.001
HALFF Office:	MCA


LEGEND
EXIST
PROP
MANHOLE
SEWER LINE PIPE
WATER/SEWER LINE PIPE
MAJOR CONTOUR LINE
MINOR CONTOUR LINE
STORM SEWER PIPE
DETENTION POND
R.O.W. LINE
PROJECT LIMITS
Scale in Feet
UP SPRINGVILLE SUBDIVISION - EXIST. RAILROAD
CALLEB 1.196 ACRE TRACT
U.S. SHERWOOD PROPERTIES, LTD.
LOT 5
EXIST. PARAMETRIC 16.4 ACRES
LOT 4
LOT 3
LOT 2
LOT 1
LOT 1, BLOCK 1 RETANA MANOR ESTATES SUBDIVISION
LOT 1, BLOCK 1 HALE MEDICAL FACILITY SUBDIVISION
VICTORIA COMMONS PHASE I SUBDIVISION LOT 1
SAN BENITO LAND & WATER COMPANY BLOCKS 181-183 SORRIA/POECAN, 1,717 ACRES OUT OF 1,916 ACS
COMMON AREA "A"
10' PROP DRAINAGE EASEMENT
15' PROP DRAINAGE EASEMENT
15' PROP UTILITY EASEMENT
12' SETBACK
EXIST. STORM LINE
EXIST. 8" WATER LINE
EXIST. 12" WATER LINE
EXIST. 8" WASTEWATER LINE
EXIST. 12" WASTEWATER LINE
EXIST. 16" WASTEWATER LINE
EXIST. 16" WATER LINE
HALE AVE
VICTORIA LN
CONNECT TO EXIST. 16" WATER LINE W/ TAPPING SLEEVE
PROP. WASTEWATER MH RIM ELEV. = 49.09 FL 8" = 36.21
PROP. 209.89 LF 8" PVC SDR26 @ 0.50%
PROP. 139.25 LF 8" PVC SDR26 @ 0.33%
PROP. WASTEWATER MH RIM ELEV. = 48.30 FL 8" = 36.19
PROP. 141 LF 8" PVC SDR26 @ 0.33%
PROP. WASTEWATER MH RIM ELEV. = 49.00 FL 8" = 34.58
PROP. WASTEWATER MH RIM ELEV. = 49.00 FL 8" = 34.58
PROP. 8" WASTEWATER LINE
PROP. 141.00 LF 8" PVC SDR26 @ 0.50%
PROP. 8" WATER LINE
PROP. WASTEWATER MH RIM ELEV. = 41.86 FL 8" = 34.26
PROP. WASTEWATER MH RIM ELEV. = 41.73 FL 8" = 34.63
PROP. 1527.35 LF 8" PVC C900 CLASS 150 PR
PROP. 8" WATER LINE
PROP. 350 LF 8" PVC C900 CLASS 150 PR
PROP. 8" WASTEWATER LINE
PROP. 150.64 LF 8" PVC SDR26 @ 0.50%
PROP. WASTEWATER MH RIM ELEV. = 41.16 FL 8" = 34.06
PROP. 8" WATER LINE
PROP. 156.58 LF 8" PVC SDR26 @ 0.39%
CONNECT TO EXIST. 12" WASTEWATER LINE WITH MANHOLE RIM ELEV. = 40.37 FL 8" = 36.26 EX FL 12" = 32.12
CONNECT TO EXIST. 8" WATER LINE W/ TAPPING SLEEVE
PROP. 185.51 LF 8" PVC SDR26 @ 0.33%
PROP. WASTEWATER MH RIM ELEV. = 42.21 FL 8" = 34.64
PROP. 351 LF 8" PVC C900 CLASS 150 PR
EXIST. STORM LINE
CONNECT TO EXIST. WASTEWATER MH RIM ELEV. = 42.68 FL 8" = 36.66 EX FL 10" = 31.79
PROP. 466.16 LF 8" PVC SDR26 @ 0.39%
PROP. WASTEWATER MH RIM ELEV. = 41.77 FL 8" = 31.59
PROP. 217.50 LF 8" PVC SDR26 @ 0.39%
PROP. 240.29 LF 8" PVC SDR26 @ 0.39%
PROP. WASTEWATER MH RIM ELEV. = 41.72 FL 8" = 32.53
PROP. 368.39 LF 8" PVC SDR26 @ 0.39%
PROP. WASTEWATER MH FL 8" = 30.56
PROP. 1448 LF 8" PVC C900 CLASS 150 PR
CONNECT TO EXIST. WASTEWATER MANHOLE RIM ELEV. = 46.46 FL 8" = 34.18
CONNECT TO EXIST. 12" WATER LINE W/ TAPPING SLEEVE
PROP. 8" WASTEWATER LINE
EXIST. 10" WASTEWATER LINE
EXIST. 12" WATER LINE
EXIST. 10" WATER LINE
PHASE 2A - MASTER PUBLIC UTILITIES (WET)
PROJECT ORGANIC
halff
Issued: 01/23/2020
Scale: 1" = 100'
Drawn By: LA, VC
KFD: 52001.001
Sht_FF Offset: VC.s


PHASE 3 - STORM DRAIN LATERALS & PAVEMENT
PROJECT ORGANIC
halff
LEGEND
CURB & GUTTER
DETENTION POND
MAJOR CONTOUR LINE
MINOR CONTOUR LINE
PROJECT LIMITS
HALE AVE
EXIST. 12" WATER LINE
EXIST. 8" WASTEWATER LINE
EXIST. 10" WASTEWATER LINE
EXIST. 16" WATER LINE
EX. 8" WATER LINE
EX. 12" WASTEWATER LINE
LOT 1, BLOCK 1 RETAMA MANOR ESTATES SUBDIVISION
LOT 1, BLOCK 1 HALE MEDICAL FACILITY SUBDIVISION
VICTORIA COMMONS PHASE I SUBDIVISION LOT 1
COMMON AREA "A"
10' PROP DRAINAGE EASEMENT
10' EX UTILITY EASEMENT
10' PROP UTILITY EASEMENT
10' SETBACK
VICTORIA LN
CAMELOT DR
FLOOD LIGHT DR


LEGEND
EXIST.
PROP.
MANHOLE
WATER LINE PIPE
WASTEWATER LINE PIPE
MAJOR CONTOUR LINE
MINOR CONTOUR LINE
STORM SEWER PIPE
DETENTION POND
R.O.W. LINE
PROJECT LIMITS
Scale in Feet
PHASE 4 - COMMON PARKING
PROJECT ORGANIC
halff
LOT 1, BLOCK 1 HALE MEDICAL FACILITY SUBDIVISION
LOT 1, BLOCK 1 RETAMA MANOR ESTATES SUBDIVISION
VICTORIA CAMMORE PHASE I SUBDIVISION LOT 1
AREA 1 ASPHALT PAVEMENT ± 1910 SY
AREA 1 ASPHALT PAVEMENT ± 246 SY
AREA 2 ASPHALT PAVEMENT ± 784 SY
10' PROP DRAINAGE EASEMENT
10' PROP UTILITY EASEMENT
10' ELECTRIC EASEMENT
EXIST. 30" WATER LINE
EXIST. 8" WATER LINE
EXIST. 12" WATER LINE
EXIST. 16" WASTEWATER LINE
EXIST. 15" WATER LINE
HALE AVE
VICTORIA LN
DOMINGO ST
N 80 LAMAR DR


LEGEND
EXIST.
PROP.
MANHOLE
WATER LINE PIPE
WASTEWATER LINE PIPE
MAJOR CONTOUR LINE
MINOR CONTOUR LINE
STORM SEWER PIPE
DETENTION POND
R.O.W. LINE
PROJECT LIMITS
GRANITE TRAIL
DETENTION PARK
CHAMBERS COUNTY DRAINAGE DITCH
UP RR - EAST RAILROAD
CALLED 1.158 ACRE TRACT U.S. INSPIRICO PROPERTIES, LTD.
SAN MERITO LAND & WATER COMPANY BLOCKS 31-162 SURVEY/ABSTRACT 1,717 ACRES OUT OF 9,509 ACS OF 11,936 ACS
LOT 6 PARK/DETENTION 15.48 ACRES
LOT 4
LOT 5
LOT 3
LOT 2
LOT 1
LOT 1, BLOCK 1 RETAMA MANOR ESTATES SUBDIVISION
LOT 1, BLOCK 1 HALE MEDICAL FACILITY SUBDIVISION
VICTORIA COMMONS PHASE I SUBDIVISION LOT 1
COMMON AREA "A"
15' SETBACK
10' PROP DRAINAGE EASEMENT
10' PROP UTILITY EASEMENT
HALE AVE
VICTORIA LN
EXIST. 20" WATER LINE
EXIST. 8" WASTEWATER LINE
EXIST. 8" WATER LINE
EXIST. 12" WATER LINE
EXIST. 16" WASTEWATER LINE
EXIST. 12" WASTEWATER LINE
EXIST. 16" WATER LINE
EXIST. 16" WASTEWATER LINE
EXIST. 12" WATER LINE
EXIST. 20" WATERLINE
PHASE 5 - LANDSCAPE
PROJECT ORGANIC
halff
Issued: 07/23/2025
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JOB: 52000.007
HALFF SHEET No.: XX.X

RESOLUTION NO. 2026-

A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER TWO, CITY OF HARLINGEN, TEXAS APPROVING AN AMENDED PROJECT AND FINANCE PLAN FOR THE ZONE; MAKING FINDINGS; RATIFYING THE ADDENDUM TO THE INTERLOCAL AGREEMENT WITH CAMERON COUNTY; RECOMMENDING APPROVAL BY THE CITY COMMISSION; PROVIDING A SEVERABILITY CLAUSE; FINDING COMPLIANCE WITH THE OPEN MEETINGS ACT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Harlingen, Texas, a home-rule municipality (the "**City**"), has the authority under Chapter 311, Texas Tax Code, as amended (the "**Act**") to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the "**City Commission**") determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future and the area satisfies the requirements of the Act; and

WHEREAS, on June 21, 2006, after publishing notice and holding a public hearing as required by the Act, the City Commission approved and adopted Ordinance No. [06-32] designating Reinvestment Zone Number Two, City of Harlingen, Texas (the "**Zone**") and approving a Preliminary Project and Finance Plan for Reinvestment Zone Number Two, City of Harlingen, Texas as required by the Act: and

WHEREAS, on July 19, 2012, the City and Cameron County, Texas (the "County") entered into an Interlocal Agreement providing for the County's participation in the Zone, and on July 28, 2026, the City and the County executed an Addendum to the Interlocal Agreement (the "Addendum") that extends the County's participation through December 31, 2035, and reduces the County's contribution beginning with tax year 2028, subject to the conditions stated in the Addendum; and

WHEREAS, as authorized by the Act, including specifically Sections 311.010 and 311.011(e), the Zone Board desires to amend the Original Plan to incorporate the Addendum, a copy of which is attached hereto and incorporated herein by reference as **Exhibit A**; to update the financial forecast for the Zone; and to add eligible public infrastructure improvements, all as set forth in the Amended Project and Finance Plan attached hereto as Exhibit B (the "Amended Plan"); and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER TWO, CITY OF HARLINGEN, TEXAS AS FOLLOWS:

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the Zone Board and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The Zone Board, in accordance with the Act, including specifically Sections 311.010 and 311.011(e), hereby approves and adopts the Amended Plan, attached hereto as **Exhibit B** and incorporated herein for all purposes, and finds that the Original Plan, as amended by the Amended Plan, is economically feasible.

SECTION 3. The Zone Board finds that the Amended Plan (a) decreases the percentage of tax increment to be contributed by the County beginning with tax year 2028, as provided in the Addendum; (b) increases the total estimated project costs of the Zone; and (c) does not reduce or increase the geographic area of the Zone, increase the amount of bonded indebtedness to be incurred, or designate additional property in the Zone to be acquired by the City. The Zone Board acknowledges that, under Section 311.011(e) of the Act, the Amended Plan takes effect only upon approval by the City Commission by ordinance adopted after a public hearing that satisfies Sections 311.003(c) and (d) of the Act.

SECTION 4. The Zone Board, on behalf of the Zone, ratifies, approves, and consents to the Addendum, and authorizes the Chair to execute a joinder to the Addendum on behalf of the Zone.

SECTION 5. The Chair of the Zone Board is hereby authorized and directed to submit the Amended Plan to the City Commission and recommend that the City Commission approve the Amended Plan by ordinance adopted after the public hearing required by Section 311.011(e) of the Act.

SECTION 6. This Resolution and the provisions herein are declared to be severable. If any section, article, paragraph, sentence, clause, phrase or word in this Resolution, or the application thereof to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the Zone Board hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 7. The Zone Board finds that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted as required by Chapter 551, Texas Government Code, and that the meeting was open to the public as required by law at all times during which this Resolution and its subject matter were discussed, considered, and acted upon.

SECTION 8. This Resolution shall become effective immediately upon its passage in accordance with law.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER TWO, CITY OF HARLINGEN, TEXAS, THIS THE _____ DAY OF _____, 2026.

_____

_____, Chair of the Board of Directors

Reinvestment Zone Number Two, City of Harlingen, Texas

ATTEST:

_____

_____, Secretary of the Board of Directors
Reinvestment Zone Number Two, City of Harlingen, Texas

EXHIBIT A
ADDENDUM TO THE INTERLOCAL AGREEMENT

EXHIBIT B

AMENDED PROJECT AND FINANCE PLAN

AGENDA ITEM
EXECUTIVE SUMMARY

7(b)

Meeting Date: **October 21 , 2026**

Agenda Item:

Consideration and possible action to approve an ordinance on second and final reading amending the Harlingen Code of Ordinances city policies governing the rental and reservation of the Tony Butler Golf Course Conference Room, to limit reservations to no more than forty-five (45) days in advance of an event, in order to prioritize conference room availability for tournaments and related events. Attachment ***(Golf)***

Prepared By: Jeff Hart
Title: Director of Golf
Signature:

Summary:

Staff asks the city council to restrict rental of conference to no more than 45 days in advance of event. This is to make sure that tournaments have priority for the conference room when they have an event.

Staff Recommendation:

Staff recommend that no party may make arrangements only 45 days or less to rent the conference for an event or party.

City Manager's approval: ☑ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☐ Yes ☐ No ☐ N/A

ORDINANCE NO. 2026-___

AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS, AMENDING THE CITY'S POLICIES AND REGULATIONS GOVERNING THE RENTAL AND RESERVATION OF TONY BUTLER GOLF COURSE CONFERENCE ROOM FACILITIES; ESTABLISHING A LIMITATION THAT CONFERENCE ROOM RESERVATIONS MAY NOT BE MADE MORE THAN FORTY-FIVE (45) DAYS IN ADVANCE OF THE SCHEDULED EVENT; PROVIDING FOR PRIORITY CONSIDERATION FOR TOURNAMENTS AND RELATED EVENTS; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Harlingen provides and maintains the Tony Butler Golf Course, to enhance the quality of life and provide opportunities for healthy activities for Harlingen residents and visitors; and

WHEREAS, the city finds that providing for additional resources in the maintenance of the Tony Butler Golf Course furthers these aims and better enables it to provide quality facilities for the enjoyment of the public; and

WHEREAS, limiting advance reservations for the conference room will assist in ensuring that the facility remains reasonably available for tournaments and related events; and

WHEREAS, the City Commission finds that establishing a limitation of forty-five (45) days for advance conference room reservations is in the best interest of the City and its residents.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HARLINGEN:

SECTION 1. AMENDMENT.

The City of Harlingen's policies and regulations governing the rental and reservation of City conference room facilities are hereby amended to ensure that reservations for the conference room may not be made more than forty-five (45) days in advance of the scheduled event date.

PASSED AND APPROVED on first reading this _____day of _____,2026.

PASSED, APPROVED, and ADOPTED on second and final reading this _____day of _____, 2026. at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present and was held in accordance with TEXAS GOVERNMENT CODE, TITLE 5, SUBTITLE A, CHAPTER 551.

CITY OF HARLINGEN

_____
Norma Sepulveda, Mayor

ATTEST:

_____
Mayra Herrera, City Secretary

AGENDA ITEM
EXECUTIVE SUMMARY

7c

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on second and final reading for a request to release from the City of Harlingen Extraterritorial Jurisdiction (ETJ), consisting of the South 5.00 acres comprised of two tracts, Tract 1 being 3.51 acre tract of land out of the South 5.00 acres out of Block 8, S.A. Thompson Subdivision; and Tract 2 being 1.49 acre tract of land out of the South 5.00 acres out of Block 8, S.A. Thompson Subdivision, located on the west side of Thompson Road approximately 2,408 feet north of Ryan Road. Applicants: Todd Waller and Amanda Lopez. Attachment ***(Planning & Development)***

Prepared By: Ana Hernandez, AICP, CNU-A, CPM
Title: Planning and Development Director/Special Projects Director
Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- August 20, 2026 – Application for the release from the ETJ submitted to the City. Application deemed incomplete pending submittal of survey and metes and bounds description. **(ATTACHMENT I and II).**
- August 24, 2026- Survey and metes and bounds description submitted. Application deemed complete.
- October 7, 2026 – Public hearing and consideration of requested release from the ETJ via 1st ordinance reading scheduled before the City Commission.
- October 21, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Pursuant to Section 42.101-105, of the Texas Local Government Code, a resident of an area in a municipality's extraterritorial jurisdiction may file a petition with the municipality in accordance with this subchapter for the area to be released from the extraterritorial jurisdiction. The owner or owners of the majority in value of an area consisting of one or more parcels of land in a municipality's extraterritorial jurisdiction may file a petition with the municipality in accordance with this subchapter for the area to be released from the extraterritorial jurisdiction.

- Todd Waller and Amanda Lopez, the property owners are requesting for the subject properties to be removed from the City Extraterritorial Jurisdiction (ETJ).

- There is an existing residential structure on Tract 1 and Tract 2 is currently vacant. Both tracts are located within the City 3.5 mile ETJ. The two tracts have a combined frontage of 267.43 feet on Thompson Road a depth of 814.70 feet at its longest point. The developer is proposing to subdivide the property through the

Cameron County Subdivision process. **(ATTACHMENT II-VI)**

- The release from the City's ETJ will require one public hearing and two ordinance readings of the ordinance. The abovementioned timeline delineates the release for the ETJ process.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*
*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval: GG ☑ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☐ Yes ☐ No ☐ N/A

Attachment I

August 20, 2026

City of Harlingen
Gabriel Gonzalez, City Manager
118 E. Tyler Ave.
Harlingen, Texas, 78550
tel. 956-216-5002
ggonzalez@harlingentx.gov

Subject: Release of Area by Petition of Landowner from Extraterritorial Jurisdiction
[Local Government Code Section 1 Chapter 42]

Property: SEE ATTACHED DEED

Dear Mr. Gonzalez,

Whereas, as required by §42.103, I am enclosing the deed to our property, of the South 5.00 acres of Block 8, S.A. Thompson Subdivision showing metes and bounds as required by statute. I have also enclosed a map of the area for your reference.

Therefore, in accordance with §42.104, we respectfully request the immediate release of our land from your extraterritorial jurisdiction.

Thank you.

Sincerely,

Todd Waller & Amanda Lopez

Todd Waller

Amanda Lopez

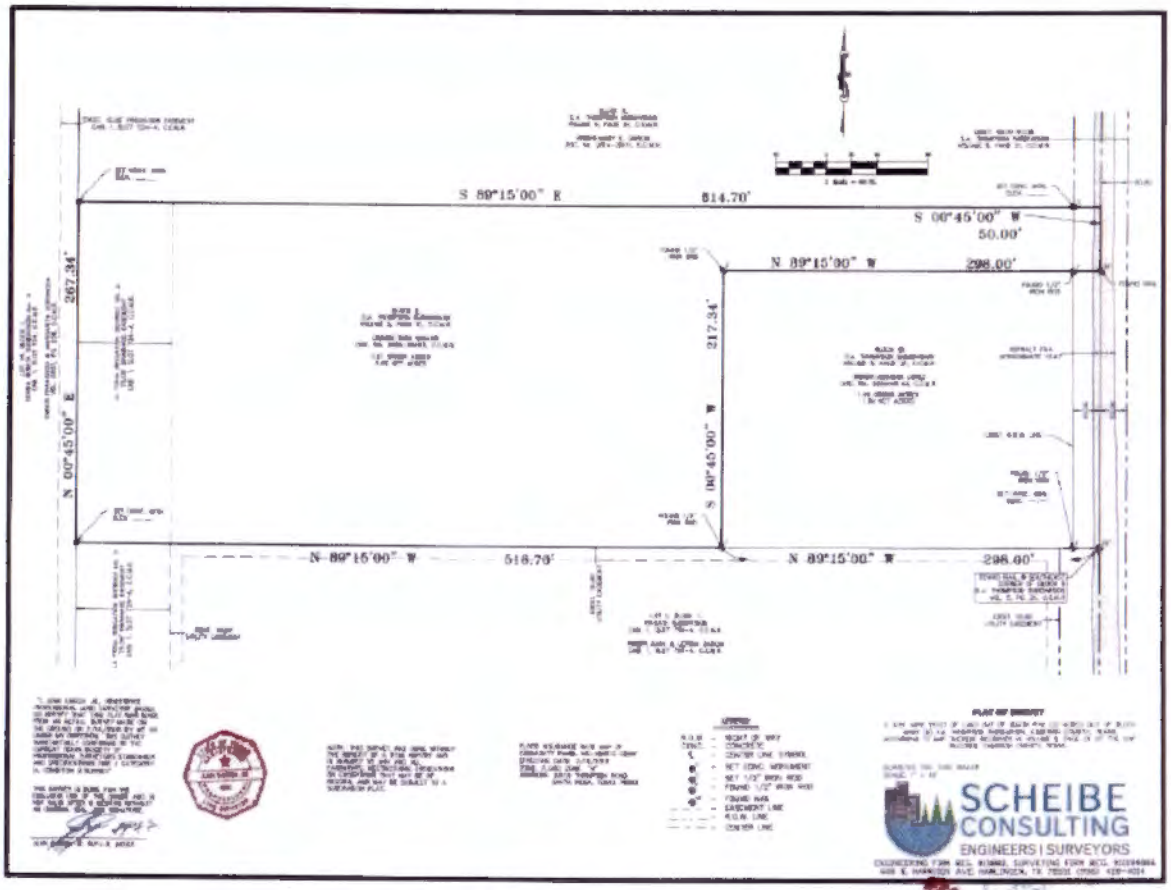
SUBSCRIBED AND SWORE BEFORE
ME ON THIS 20 DAY OF August

Signature of Notary
My Commission Expires: 4-8-2028

KIMBERLEY D. HEDEGARD
Notary Public, State of Texas
Comm. Expires 04-08-2028
Notary ID 128931922

cc: Lalaniz@scheibeconsulting.com

Attachment II



SCHEIBE CONSULTING LLC

Tract 1

July 15, 2026

Metes and bounds description of a 3.51 acre tract of land out of the south 5.00 acres out of Block 8, S. A. Thompson Subdivision, Cameron County, Texas, according to the map or plat thereof recorded in Volume 5, Page 21 of the Map Records of Cameron County, Texas and said 13.51 acre tract being more particularly located and described as follows:

Beginning at a nail found on the south boundary line of Block 8, which bears North 89 degrees 15 minutes 00 seconds West, a distance of 298.00 feet from the southeast corner of said Block 8, and being the southeast corner of the tract herein described;

Thence, along the south boundary line of said Block 8, North 89 degrees 15 minutes 00 seconds West, a distance of 516.70 feet to a concrete monument, for the southwest corner of this tract;

Thence, North 00 degrees 45 minutes 00 seconds East, a distance of 267.34 feet to a concrete monument, for the northwest corner of this tract;

Thence, South 89 degrees 15 minutes 00 seconds East, at 774.70 feet concrete monument on the west right-of-way line of Thompson Road, and at a total distance of 814.70 feet to point on the east boundary line of said Block 8, and the centerline of Thompson Road, for the northeast corner of this tract;

Thence, along the centerline of Thompson Road and the east boundary line of said Block 8, South 00 degrees 45 minutes 00 seconds West, a distance of 50.00 feet to nail found, for a corner of this tract;

Thence, North 89 degrees 15 minutes 00 seconds West, a distance of 298.00 feet to a ½ iron pin found, for a corner of this tract;

Thence, South 00 degrees 45 minutes 00 seconds West, a distance of 217.34 feet to the place of beginning, containing 3.51 acres of land more or less, inclusive of any and all easements, restrictions, exceptions or dedications that may be of record.

R.P.L.S

Juan Garcia, Jr., R. P. L. S.

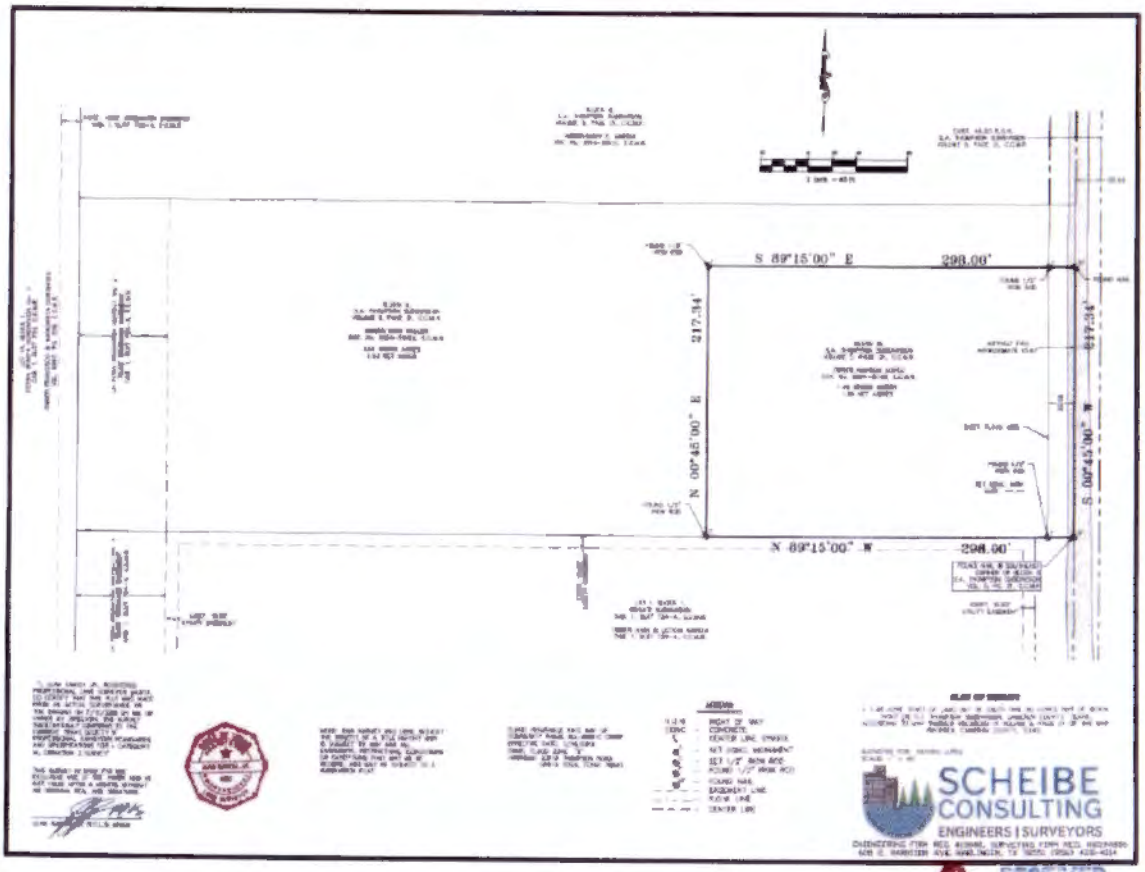
Reg. No. 4203

STATE OF TEXAS
REGISTERED
JUAN GARCIA, JR.
4203
PROFESSIONAL
LAND SURVEYOR

24-044

RECEIVED
8-24-26

Attachment III



SCHEIBE CONSULTING LLC

Tract 2

July 15, 2026

Metes and bounds description of a 1.49 acre tract of land out of the south 5.00 acres out of Block 8, S. A. Thompson Subdivision, Cameron County, Texas, according to the map or plat thereof recorded in Volume 5, Page 21 of the Map Records of Cameron County, Texas and said 1.49 acre tract being more particularly located and described as follows:

Beginning at a nail found on the centerline of Thompson Road, said nail being the southeast corner of said Block 8, and being the southeast corner of the tract herein described;

Thence, leaving the centerline of Thompson Road, North 89 degrees 15 minutes 00 seconds West, at 20.00 feet a ½" iron pin found on the original west right-of-way line of Thompson Road and at a total distance of 298.00 feet to a ½" iron pin found, for the southwest corner of this tract;

Thence, North 00 degrees 45 minutes 00 seconds East, a distance of 217.34 feet to a ½" iron pin found, for the northwest corner of this tract;

Thence, South 89 degrees 15 minutes 00 seconds East, at 278.00 feet a ½" iron pin found on the original west right-of-way line of Thompson Road, and at a total distance of 298.00 feet to a nail found on the east boundary line of said Block 8, same being on the centerline of Thompson Road, for the northeast corner of this tract;

Thence, along the centerline of Thompson Road and the east boundary line of said Block 8, South 00 degrees 45 minutes 00 seconds West, a distance of 217.34 feet to the place of beginning, containing 1.49 acres of land more or less, inclusive of any and all easements, restrictions, exceptions or dedications that may be of record.

Juan Garcia, Jr., R. P. L. S.

Reg. No. 4203

STATE OF TEXAS
REGISTERED
JUAN GARCIA, JR.
4203
PROFESSIONAL
LAND SURVEYOR

8-24-26

Attachment IV

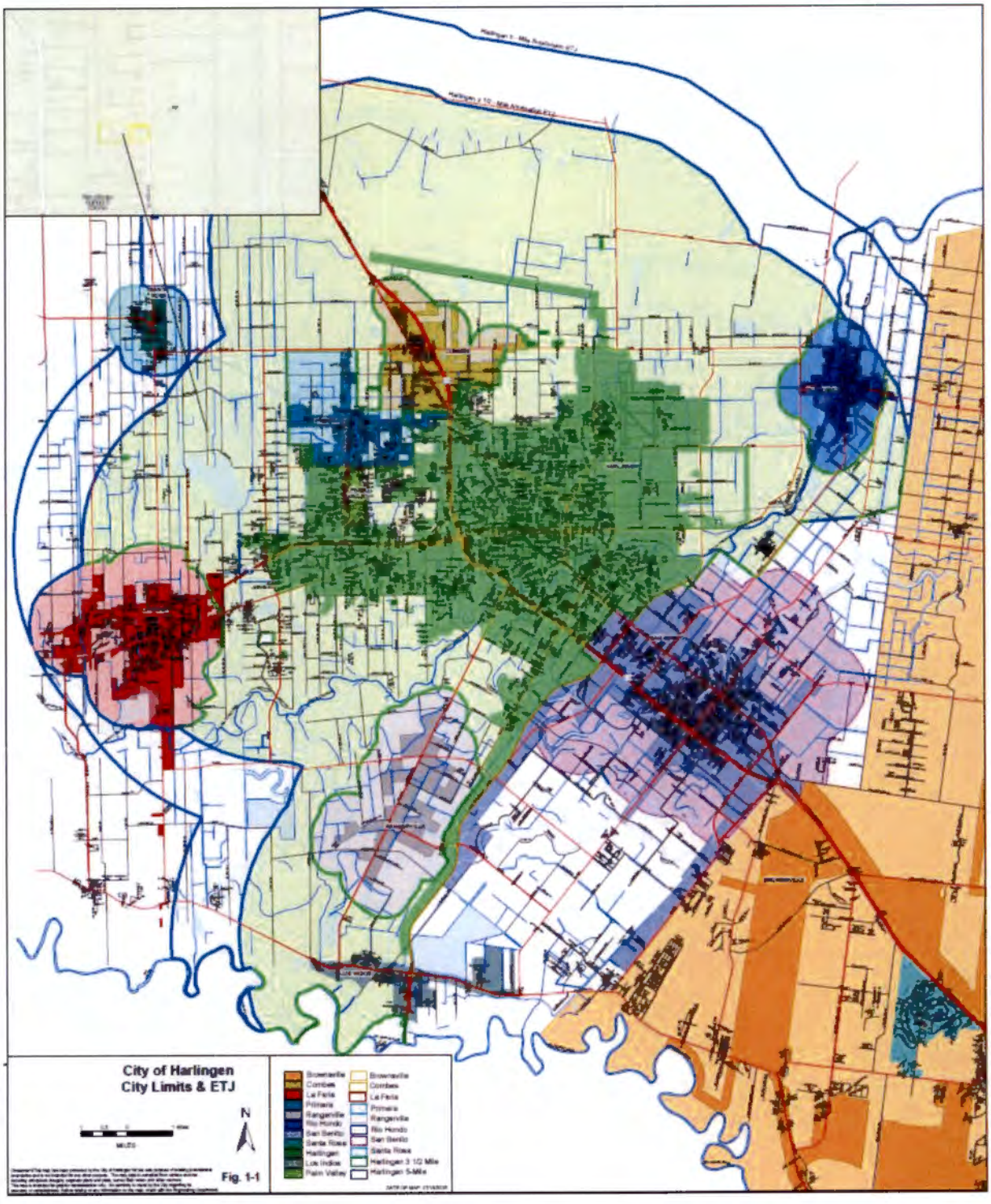


Attachment IV

View from the east on Thompson Road



Attachment VI



ORDINANCE NO. 26_____

AN ORDINANCE OF THE CITY OF HARLINGEN PROVIDING FOR THE RELEASE OF CERTAIN REAL PROPERTY FROM THE CITY OF HARLINGEN EXTRATERRITORIAL JURSIDICTION (ETJ) CONSISTING OF TWO TRACTS, TRACT 1 BEING 3.51 ACRE TRACT OF LAND OUT OF THE SOUTH 5.00 ACRES OUT OF BLOCK 8, S.A. THOMPSON SUBDIVISION; AND TRACT 2 BEING 1.49 ACRE TRACT OF LAND OUT OF THE SOUTH 5.00 ACRES OUT OF BLOCK 8, S.A. THOMPSON SUBDIVISION, LOCATED ON THE WEST SIDE OF THOMPSON ROAD APPROXIMATELY 2.408 FEET NORTH OF RYAN ROAD; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

WHEREAS pursuant to Texas Senate Bill 2028 passed by the Texas State Legislature in the 88th Legislative Session, Texas Local Government Code Chapter 42 allows for the release of an area from the City's extraterritorial jurisdiction ("ETJ") by petition of landowners or by election; and

WHEREAS pursuant to Texas Local Government Code Section 42.102, a resident of an area or the owners of the majority in value of an area in the City's ETJ may file a petition with the City Secretary for the area to be released from the ETJ; and

WHEREAS a request has been submitted for the release of certain real property from the City's Extraterritorial Jurisdiction ("ETJ"), and

WHEREAS, the City Commission has reviewed the request and finds that releasing the property from the ETJ is permitted by law and is in the best interest of the City;

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

SECTION 1. The real properties described in Exhibits "A," and "B" attached hereto and incorporated herein, is hereby released and removed from the City of Harlingen's Extraterritorial Jurisdiction.

SECTION 2. The City Commission finds that:

1. All applicable statutory requirements for the ETJ release have been satisfied; and
2. The release of the properties from the ETJ will not adversely affect the public health, safety, or welfare of the City.

SECTION 3. This Ordinance shall take effect immediately upon its adoption, unless otherwise provided by law.

SECTION 4. The City Secretary is hereby directed to file a certified copy of this Ordinance and the legal description of the property in the official public records of Cameron County and to update the City's ETJ boundary records accordingly.

APPROVED ON FIRST READING on this ___ day of _____, 2026.

APPROVED, PASSED AND ADOPTED ON SECOND AND FINAL READING on this ___ day of _____, 2026.

CITY OF HARLINGEN

_____
Norma Sepulveda, Mayor

ATTEST:

_____
Mayra Herrera City Secretary

EXHIBIT "A"

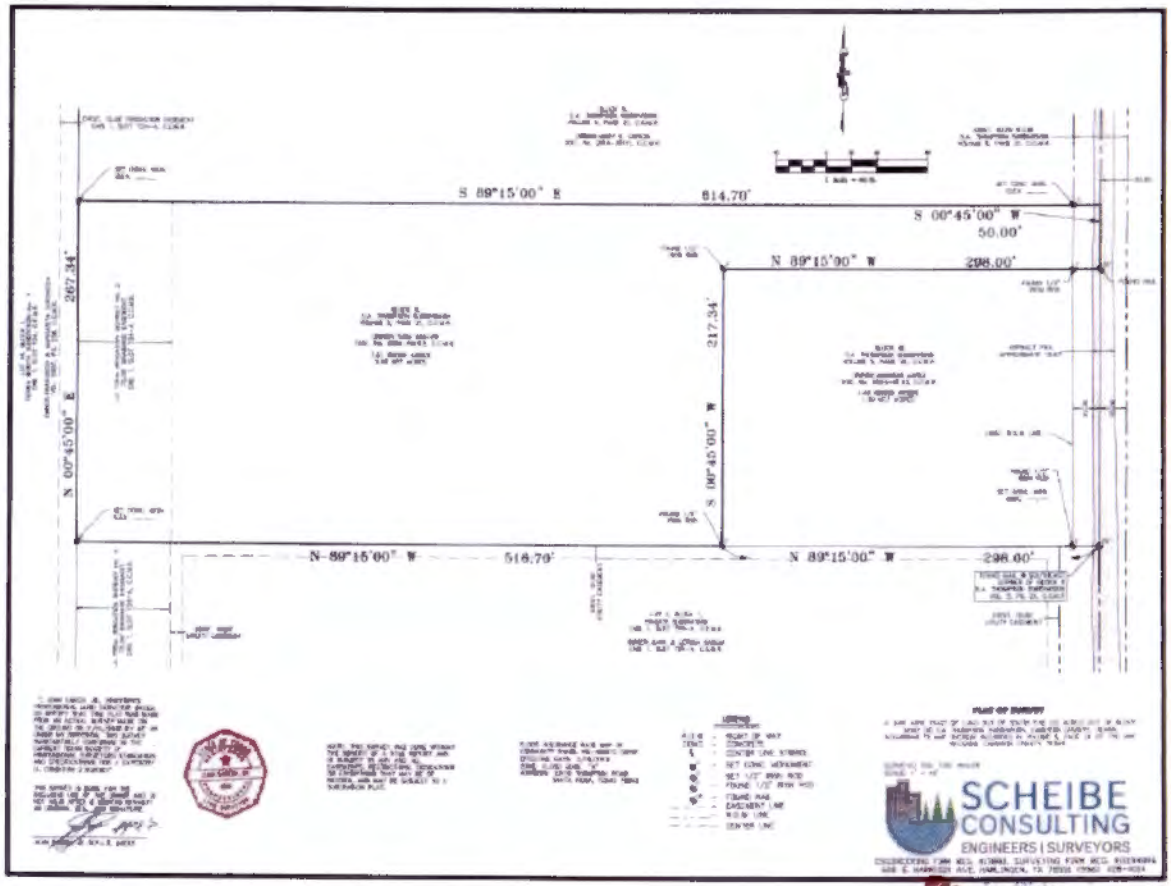
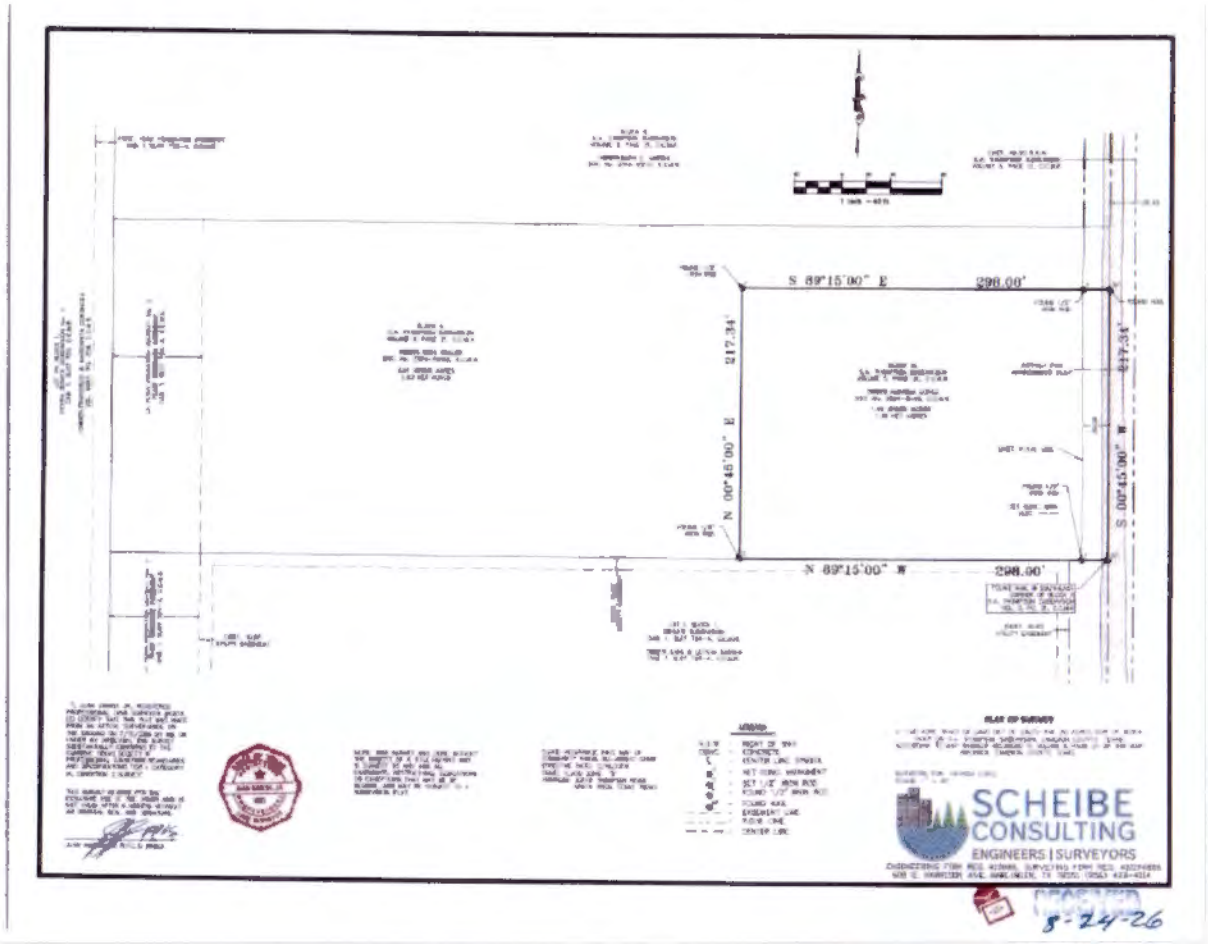

S 89°15'00" E
814.70'
S 00°45'00" W
50.00'
N 89°15'00" W
298.00'
267.34'
N 00°45'00" E
217.34'
S 00°45'00" W
N 89°15'00" W
516.70'
N 89°15'00" W
298.00'
SCHEIBE
CONSULTING
ENGINEERS | SURVEYORS
8-24-20

EXHIBIT "B"


S 89°15'00" E
298.00'
217.34'
N 00°45'00" E
S 00°45'00" W
N 89°15'00" W
298.00'
SCHEIBE
CONSULTING
ENGINEERS | SURVEYORS
8-24-26

7d

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to approve an ordinance on second and final reading to add a fee schedule for Fire Prevention services to the existing ordinance for the buildings department permit and inspection fee schedules. Attachment ***(Fire)***

Prepared By (Print Name): Rafael Balderas
Title: Fire Chief

Signature:

Brief Summary:

The City of Harlingen is one of the last few cities that does not charge for fire prevention services and permitting. If approved, this would generate approximately $80,000 to $100,000 in revenue.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*
*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☒ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval: GG ☑ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☑ Yes ☐ No ☐ N/A

ORDINANCE NO. 2026 - _____

AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS, AMENDING CHAPTER 18, FEES OF THE CODE OF ORDIANCES, BY ADDING SECTION 18-21 FIRE PREVENTION BUREAU FEES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND DEALING WITH RELATED MATTERS.

WHEREAS, the City of Harlingen, Texas is a home-rule municipality authorized to enact ordinances to protect the health, life, property, safety, and welfare of its citizens; and,

WHEREAS, the City has adopted the 2024 International Fire Code and other applicable technical codes for the protection of life and property from fire and hazards; and,

WHEREAS, the City's Fire Prevention Bureau performs plan reviews, inspections, acceptance testing, and other services associated with the installation and modification of fire protection systems;

WHEREAS, the City Commission desires to establish reasonable fees associated with the administration and performance of such services; and,

WHEREAS, The City Commission finds that establishing such fees serves the public health, safety, and welfare.

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

SECTION I. Chapter 18 Fees, of the Code of Ordinances of the City of Harlingen, Texas, is hereby amended by adding the new §18-21 "**Fire Prevention Bureau Fees,**" to read as follows:

Type	**Fee**
New Fire Alarm System	
Plan Review	$100.00
Permit	$50.00
Inspection	$50.00
Additional Plan Review/Resubmittal	$50.00
Re-Inspection	$50.00
Fire Alarm Modification	
Plan Review	$50.00
Permit	$50.00
Inspection	$50.00
Additional Plan Review/Resubmittal	$30.00

Re-Inspection	$50.00
Electronic Access	
Plan Review	$50.00
Permit	$50.00
Inspection	$50.00
Additional Plan Review/Resubmittal	$30.00
Re-Inspection	$50.00
New Fire Sprinkler System	
Hydrant Flow Test	$50.00
Plan Review	$100.00
Permit	$50.00
Underground Hydro Inspection	$50.00
Flush	$50.00
Aboveground Acceptance Test	$50.00
Additional Plan Review/Resubmittal	$50.00
Re-Inspection	$50.00
Fire Sprinkler Modification	
Plan Review	$50.00
Permit	$50.00
Inspection	$50.00
Additional Plan Review/Resubmittal	$30.00
Re-Inspection	$50.00
New Commercial Kitchen Hood Suppression	
Plan Review	$100.00
Permit	$50.00
Inspection	$50.00
Additional Plan Review/Resubmittal	$50.00
Re-Inspection	$50.00
Commercial Kitchen Hood Suppression Modification	
Plan Review	$50.00

Permit	$50.00
Inspection	$50.00
Additional Plan Review/Resubmittal	$30.00
Re-Inspection	$50.00
Work Started without Permit	**1.5X permit fee**

SECTION II. SEVERABILITY CLAUSE

Should any paragraph, phrase, sentence, or clause of this ordinance be determined to be unconstitutional, said determination shall not affect the remaining paragraphs, phrases, sentences, or clauses, which shall remain in full force and effect.

SECTION III. EFFECTIVE DATE

This ordinance shall become effective immediately from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances.

PASSED and **APPROVED** on **First Reading** this ___ day of _____ 2026.

PASSED, APPROVED, AND ADOPTED on **Second and Final Reading** this _____ day of _____ 2026.

_____
Norma Sepulveda, Mayor

Attest:

_____
Mayra Herrera, City Secretary

Approved as to form:

_____
Mark Sossi, City Attorney

7e

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration of possible action to approve an Ordinance on second and final reading authorizing the issuance and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026C (CWSRF); authorizing the execution of a paying agent/registrar agreement and an escrow agreement relating to such honds; and pledging the revenues of the city's waterworks and sewer system to the payment of the principal and interest on said bonds; and ordaining other matters relating thereto. Attachment ***(Planning & Development)***

Prepared By (Print Name): Ronald De La Garza, M.B.A.
Title: Finance and Revenue Director
Signature:

Brief Summary:

In 2022, Harlingen Waterworks System completed a comprehensive master plan for water and wastewater capital improvement projects and submitted a preliminary application requesting funds for such projects through the Texas Water Development Board's (TWDB) Clean Water SRF program. November 19th, 2025 TWDB approved funding HWWS construction of wastewater system improvements through the Clean Water State Revolving Fund program. On October 5th, 2026, HWWS Board of Trustees adopted a resolution for issuance of the Bonds and pursuant to TWDB procedures, it is necessary for the City Commission to approve the financing agreement and issuance of the Waterworks and Sewer System Revenue Bonds, Series 2026C (CWSRF) in the amount of $11,085,000.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? [X] Yes [ ] No*
*If no, specify source of funding and amount requested:

Finance Director's approval: [X] Yes [ ] No [ ] N/A

Staff Recommendation:

Staff recommends approving the ordinance authorizing the issuance of the bonds.

City Manager's approval: GG [X] Yes [ ] No [ ] N/A

Comments:

City Attorney's approval: [✓] Yes [ ] No [ ] N/A

ESCROW AGREEMENT

THIS ESCROW AGREEMENT (this "Agreement"), made by and between the CITY OF HARLINGEN, TEXAS (the "City"), a political subdivision of the State of Texas in Cameron County, Texas, and BOKF, NA, as Escrow Agent (the "Escrow Agent"), together with any successor in such capacity:

W I TN E S S E T H:

WHEREAS, pursuant to an ordinance (the "Ordinance") adopted on [_____ _____], 2026, the City authorized the issuance of $[_____] City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026C (CWSRF) (the "Bonds") to obtain financial assistance from the Texas Water Development Board (the "TWDB") for the purpose of funding the costs of acquiring, purchasing, constructing, improving, enlarging, or equipping the System and to pay the costs of professional services related thereto (the "Project"); and

WHEREAS, the City will accept certain contractual obligations (the "Contractual Obligations," and together with the Bonds, the "Obligations") to obtain financial assistance from the TWDB for the purpose of funding the Project; and

WHEREAS, the Escrow Agent is a state or national bank designated by the Texas Comptroller as a state depository institution in accordance with Texas Government Code, Chapter 404, Subchapter C, or is a designated custodian of collateral in accordance with Texas Government Code, Chapter 404, Subchapter D, and is otherwise qualified and empowered to enter into this Agreement, and hereby acknowledges its acceptance of the terms and provisions hereof; and

WHEREAS, a condition of the Obligations is the deposit of the proceeds of the Obligations (the "Proceeds") in escrow subject to being withdrawn only with the approval of the Executive Administrator of the TWBD (the "Executive Administrator") or another designated TWBD representative; provided, however, the Proceeds can be transferred to different investments so long as all parties hereto consent to such transfer.

NOW, THEREFORE, in consideration of the mutual agreements herein contained and in consideration of the amount of fees to be paid by the City to the Escrow Agent, as set forth on **EXHIBIT A**, the receipt of which is hereby acknowledged, and in order to secure the delivery of the Obligations, the parties hereto mutually undertake, promise and agree for themselves, their respective representatives and successors, as follows:

SECTION 1: ESCROW ACCOUNTS. In accordance with the closing memo signed by the Executive Administrator or an authorized representative and upon delivery of the Obligations, the Proceeds identified under TWDB Commitment Numbers L1002258 shall be released to pay closing costs or deposited to the credit of a special escrow account or escrow subaccount (the "Escrow Account") by the Escrow Agent. The Escrow Account shall he maintained at the Escrow Agent on behalf of the City and the TWDB and shall not be commingled with any other accounts or with any other proceeds or funds. The Proceeds received by the Escrow Agent under this Agreement shall not be considered as a banking deposit by the City, and the Escrow Agent shall have no right to title with respect thereto except as Escrow Agent under the terms of this Agreement.

The Escrow Accounts shall be entitled "L1002258 Harlingen CWSRF Esc Acct" and shall not be subject to warrants, drafts or checks drawn by the City but shall be disbursed or withdrawn to pay the costs of the Project for which the Obligations were issued or other purposes in accordance with the Ordinance or the Principal Forgiveness Agreement and solely upon written authorization from the Executive Administrator or his/her designated representative. The Escrow Agent shall provide to the City and to the TWDB the Escrow Accounts bank statements upon request.

SECTION 2: COLLATERAL. All cash deposited to the credit of such Escrow Accounts and any accrued interest in excess of the amounts insured by the FDIC and remaining uninvested under the terms of this Agreement shall be continuously secured by a valid pledge of direct obligations of the United States of America or other collateral meeting the requirements of the Public Funds Collateral Act, Texas Government Code, Chapter 2257.

SECTION 3: INVESTMENTS. While the Proceeds are held in escrow, the Escrow Agent shall only invest escrowed Proceeds in investments that are authorized by the Public Funds Investment Act, Texas Government Code, Chapter 2256 (the "PFIA"). It is the City's responsibility to direct the Escrow Agent to invest all public funds in a manner that is consistent not only with the PFIA but also with its own written investment policy.

SECTION 4: DISBURSEMENTS. The Escrow Agent shall not honor any disbursement from the Escrow Accounts, or any portion thereof, unless and until it has been supplied with written approval and consent by the Executive Administrator or his/her designated representative. However, no written approval and consent by the Executive Administrator shall be required if the disbursement involves transferring Proceeds from one investment to another within the Escrow Accounts provided that all such investments are consistent with the PFIA requirements.

SECTION 5: UNEXPENDED FUNDS. Any Proceeds remaining unexpended in the Escrow Accounts after completion of the Project and after the final accounting has been submitted to and approved by the TWDB shall be disposed of pursuant to the provisions of the Ordinance or the Principal Forgiveness Agreement. The City shall deliver a copy of such TWDB approval of the final accounting to the Escrow Agent together with instructions concerning the disbursement of unexpended Proceeds hereunder. The Escrow Agent shall have no obligation to ensure that such unexpended Proceeds are used as required by the provisions of the Ordinance or the Principal Forgiveness Agreement, that being the sole obligation of the City.

SECTION 6: CERTIFICATIONS. The Escrow Agent shall be authorized to accept and rely upon the certifications and documents furnished to the Escrow Agent by the City and shall not be liable for the payment of any funds made in reliance in good faith upon such certifications or other documents or approvals, as herein recited.

SECTION 7: LIABILITY OF ESCROW AGENT. To the extent permitted by law, the Escrow Agent shall not be liable for any act done or step taken or omitted by it or any mistake of fact or law, except for its negligence or default or failure in the performance of any obligation imposed upon it hereunder. The Escrow Agent shall not be responsible in any manner for any proceedings in connection with the Obligations or any recitation contained in the Obligations.

SECTION 8: RECORDS. The Escrow Agent will keep complete and correct books of record and account relating to the receipts, disbursements, allocations and application of the money deposited to the Escrow Accounts, and investments of the Escrow Accounts and all proceeds thereof. The records shall be available for inspection and copying at reasonable hours and under reasonable conditions by the City and the TWDB.

SECTION 9: MERGER/CONSOLIDATION. In the event that the Escrow Agent merges or consolidates with another bank or sells or transfers substantially all of its assets or corporate trust business, then the successor bank shall be the successor Escrow Agent without the necessity of further action as long as the successor bank is a state or national bank designated by the Texas Comptroller as a state depository institution in accordance with Texas Government Code, Chapter 404, Suhchapter C, or is a designated custodian of collateral in accordance with Texas Government Code, Chapter 404, Subchapter D. The Escrow Agent must provide the TWDB with written notification within 30 days of acceptance of the merger, consolidation, or transfer. If the merger, consolidation or other transfer has occurred between state banks, the newly-created entity shall forward the certificate of merger or exchange issued by the Texas Department of Banking as well as the statement filed with the pertinent chartering authority, if applicable, to the TWDB within five business days following such merger, consolidation or exchange.

SECTION 10: AMENDMENTS. This Agreement may be amended from time to time as necessary with the written consent of the City and the TWDB, but no such amendments shall increase the liabilities or responsibilities or diminish the rights of the Escrow Agent without its consent.

SECTION 11: TERMINATION. In the event that this Agreement is terminated by either the City or by the Escrow Agent, the Escrow Agent must report said termination in writing to the TWDB within five business days of such termination. The City is responsible for ensuring that the following criteria are satisfied in selecting the successor escrow agent and notifying the TWDB of the change in escrow agents: (a) the successor escrow agent must be an FDIC-insured state or national bank designated by the Texas Comptroller as a state depository; (b) the successor escrow agent must be retained prior to or at the time of the termination; (c) an escrow agreement must be executed by and between the City and the successor escrow agent and must contain the same or substantially similar terms and conditions as are present in this Agreement; and (d) the City must forward a copy of the executed escrow agreement with the successor escrow agent within five business days of said termination. No funds shall be released by the TWDB until it has received, reviewed and approved the escrow agreement with the successor escrow agent. If the City has not appointed a successor escrow agent within thirty (30) days of the notice of termination, the Escrow Agent may petition any court of competent jurisdiction in Texas for the appointment of a successor escrow agent or for other appropriate relief, and any such resulting appointment shall be binding upon the City. Whether appointed by the City or a court, the successor escrow agent and escrow agreement must be approved by the TWDB for the appointment to be effective. The Escrow Agent is responsible for performance under this Agreement until a successor has been approved by the TWDB and has signed an acceptable escrow agreement.

SECTION 12: EXPIRATION. This Agreement shall expire upon final transfer of the funds in the Escrow Accounts to the City.

SECTION 13: POINT OF CONTACT. The points of contact for the Escrow Agent and the TWDB are as follows:

BOKF, NA
5956 Sherry Lane, Suite 900
Dallas, Texas 75225
Attention: Tony Hongnoi
Ph: (972) 892-9968
Fax: (214) 256-7517
E-Mail: THongnoi@bankoftexas.com

Executive Administrator
Texas Water Development Board
1700 North Congress Avenue
Austin, Texas 78701

SECTION 14: CHOICE OF LAW. This Agreement shall be governed exclusively by the applicable laws of the State of Texas. Venue for disputes shall be in the District Court of Travis County, Texas.

SECTION 15: ASSIGNABILITY. This Agreement shall not be assignable by the parties hereto, in whole or in part, without the consent of the TWDB, and any attempted assignment shall be void and of no force and effect.

SECTION 16: ENTIRE AGREEMENT. This Agreement evidences the entire Escrow Agreement between the Escrow Agent and the City and supersedes any other agreements, whether oral or written, between the parties regarding the Proceeds or the Escrow Accounts. No modification or amendment of this Agreement shall be valid unless the same is in writing and is signed by the City and consented to by the Escrow Agent and the TWDB.

SECTION 17: VALIDITY OF PROVISIONS. If any term, covenant, condition or provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated thereby.

SECTION 18: COMPENSATION FOR ESCROW SERVICES. The Escrow Agent shall be entitled to compensation for its services as stated in **EXHIBIT A**, which compensation shall be paid by the City but may not be paid directly from the Escrow Accounts.

SECTION 19: VERIFICATIONS OF STATUTORY REPRESENTATIONS AND COVENANTS. The Escrow Agent makes the following representation and verifications pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Underwriter within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations.

A. **NOT A SANCTIONED COMPANY**. The Escrow Agent represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes

the Escrow Agent and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

B. NO BOYCOTT OF ISRAEL. The Escrow Agent hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

C. NO DISCRIMINATION AGAINST FIREARM ENTITIES. The Escrow Agent hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

D. NO BOYCOTT OF ENERGY COMPANIES. The Escrow Agent hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

SECTION 20: FORM 1295 EXEMPTION. The Escrow Agent represents that it is a wholly owned subsidiary of BOK, Financial Corporation, a publicly traded business entity, and therefore this Agreement is exempt from Section 2252.908, Texas Government Code, as amended.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective upon signature of both parties.

[Signature Page Follows]

CITY OF HARLINGEN, TEXAS

By: _____
Mayor

Date: _____

Address: 118 East Tyler Avenue
Harlingen, Texas 78550

(City Seal)

BOKF, NA
as Escrow Agent

By: _____

Title: _____

Date: _____

Address: 5956 Sherry Lane, Suite 900
Dallas, Texas 75225

EXHIBIT A
Fee Schedule

ORDINANCE AUTHORIZING THE ISSUANCE AND DELIVERY OF THE CITY OF HARLINGEN, TEXAS WATERWORKS AND SEWER SYSTEM REVENUE BONDS, SERIES 2026C (CWSRF); AUTHORIZING THE EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND AN ESCROW AGREEMENT RELATING TO SUCH BONDS; AND PLEDGING THE REVENUES OF THE CITY'S WATERWORKS AND SEWER SYSTEM TO THE PAYMENT OF THE PRINCIPAL AND INTEREST ON SAID BONDS; AND ORDAINING OTHER MATTERS RELATING THERETO

THE STATE OF TEXAS :
COUNTY OF CAMERON :
CITY OF HARLINGEN :

WHEREAS, the City Commission of the City of Harlingen, Texas (the "***Issuer***") finds and declares a public purpose and deems it advisable and in the best interests of the Issuer to issue a series of bonds (defined in Section 1 herein as the "***Series 2026C Bonds***" or the "***Bonds***") to pay costs to acquire, purchase, construct, improve, enlarge, or equip the Issuer's waterworks system and sewer system (the "System") and to pay costs of issuance; and

WHEREAS, there is presently outstanding the following bonds of the Issuer which are secured by a first lien on the Net Revenues of the System:

City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2015A, dated September 1, 2015, maturing November 1, 2026 through November 1, 2035, now outstanding in the principal amount of $6,910,000 (the "***Series 2015A Bonds***"); and

City of Harlingen, Texas Waterworks and Sewer System Revenue Refunding Bonds, Series 2015B, dated September 15, 2015, maturing November 1, 2026 through November 1, 2030, now outstanding in the principal amount of $1,585,000 (the "***Series 2015B Bonds***"); and

City of Harlingen, Texas Waterworks and Sewer System Revenue Refunding Bonds, Series 2019, dated November 1, 2019, maturing November 1, 2026 through November 1, 2035, now outstanding in the principal amount of $3,555,000 (the "***Series 2019 Bonds***"); and

City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2024A, dated August 1, 2024, maturing November 1, 2026 through November 1, 2054, now outstanding in the principal amount of $9,755,000 (the "***Series 2024A (CWSRF) Bonds***");

City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Taxable Series 2025 (LSL), dated July 1, 2025, maturing November 1, 2026 through November 1, 2040, now outstanding in the principal amount of $785,000 (the "***Taxable Series 2025 (LSL) Bonds***");

City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026 (WLAF), dated February 1, 2026, maturing November 1, 2026 through November 1, 2041, now outstanding in the principal amount of $2,480,000 (the "***Series 2026 (WLAF) Bonds***")

City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026A (WLAF), dated February 1, 2026, maturing November 1, 2026 through November 1, 2041, now outstanding in the principal amount of $2,495,000 (the "***Series 2026A (WLAF) Bonds***"); and

City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026B (EDAP), dated February 1, 2026, maturing November 1, 2026 through November 1, 2041, now outstanding in the principal amount of $12,560,000 (the "***Series 2026B (EDAP) Bonds***").

WHEREAS, the Issuer has made application to the Texas Water Development Board for financial assistance for the purpose of paying the costs of acquiring, purchasing, constructing, improving, enlarging and equipping the System (the "Project") with an estimated total costs of approximately $11,085,000 (the "Total Project Cost"); and

WHEREAS, the Issuer anticipates that the financial assistance for which it has applied will be awarded in the form of a loan; and

WHEREAS, the Issuer deems it advisable to approve the bonds herein after authorized to pay a portion of the Total Project Costs to be paid from a loan; and

WHEREAS, the bonds hereinafter authorized are to be issued and delivered pursuant to Chapter 1502 of the Texas Government Code; and

WHEREAS, the meeting was open to the public and written notice of the date, hour, place, and subject of said meeting was given pursuant to Chapter 551, Texas Government Code.

THEREFORE, BE IT ORDAINED BY THE CITY OF HARLINGEN, TEXAS:

Section 1. AUTHORIZATION, AMOUNT, PURPOSE, AND REDEMPTION PROVISIONS OF THE BONDS. (a) The Issuer's Bonds to be designated "CITY OF HARLINGEN, TEXAS WATERWORKS AND SEWER SYSTEM REVENUE BONDS, SERIES 2026C (CWSRF)" (the "***Series 2026C Bonds***" or "***Bonds***") are hereby authorized to be issued and delivered in the aggregate principal amount of ***$11,085,000 FOR THE PURPOSE OF ACQUIRING, PURCHASING, CONSTRUCTING, IMPROVING, ENLARGING, OR EQUIPPING THE SYSTEM TO WIT: WASTEWATER TREATMENT PLANT #2 IMPROVEMENTS, AND TO PAY COSTS OF ISSUANCE,*** issued in accordance with the Constitution and laws of the State of Texas, particularly Chapter 1502, Texas Government Code, as amended, pursuant to this Ordinance.

(b) The terms "***Series 2026C Bonds***" and "***Bonds***" as used in this Ordinance shall mean and include, the Series 2026C Bonds initially issued and delivered pursuant to this Ordinance and all

substitute bonds exchanged therefor, as well as all other substitute bonds and replacement bonds issued pursuant hereto.

(c) Optional Redemption. The Bonds having Stated Maturities on and after November 1, 20__ shall be subject to redemption prior to Stated Maturity, at the option of the Issuer, on November 1, 20__, or on any date thereafter, as a whole or in part, in inverse order of maturity, in principal amounts of $5,000 or any integral multiple thereof (and if within a Stated Maturity selected at random and by lot by the Paying Agent/Registrar), at the redemption price of par plus accrued interest to the date of redemption.

(d) Exercise of Redemption Option. At least forty-five (45) days prior to a date set for the redemption of Bonds (unless a shorter notification period shall be satisfactory to the Paying Agent/Registrar), the Issuer shall notify the Paying Agent/Registrar of its decision to exercise the right to redeem Bonds, the principal amount of each Stated Maturity to be redeemed, and the date set for the redemption thereof. The decision of the Issuer to exercise the right to redeem Bonds shall be entered in the minutes of the governing body of the Issuer.

(e) Selection of Bonds for Redemption. If less than all of the Bonds of the same Stated Maturity are to be redeemed on a redemption date, the Paying Agent/Registrar shall select at random and by lot the Bonds to be redeemed, provided that if less than the entire principal amount of a Bond is to be redeemed, the Paying Agent/Registrar shall treat such Bond then subject to redemption as representing the number of Bonds outstanding which is obtained by dividing the principal amount of such Bond by $5,000.

(f) Notice of Redemption. Not less than thirty (30) days prior to a redemption date for the Bonds, a notice of redemption shall be sent by United States Mail, first class postage prepaid, in the name of the Issuer and at the Issuer's expense, by the Paying Agent/Registrar to each Owner of a Bond to be redeemed in whole or in part at the address of the Owner appearing on the Security Register at the close of business on the business day next preceding the date of mailing such notice, and any notice of redemption so mailed shall be conclusively presumed to have been duly given irrespective of whether received by the Owner.

All notices of redemption shall (i) specify the date of redemption for the Bonds, (ii) identify the Bonds to be redeemed and, in the case of a portion of the principal amount to be redeemed, the principal amount thereof to be redeemed, (iii) state the redemption price, (iv) state that the Bonds, or the portion of the principal amount thereof to be redeemed, shall become due and payable on the redemption date specified, and the interest thereon, or on the portion of the principal amount thereof to be redeemed, shall cease to accrue from and after the redemption date, and (v) specify that payment of the redemption price for the Bonds, or the principal amount thereof to be redeemed, shall be made at the corporate trust office of the Paying Agent/Registrar only upon presentation and surrender thereof by the Owner.

Subject, in the case of an optional redemption pursuant to Section 1(c), to any conditions or rights reserved by the Issuer in the notice, if a Bond is subject by its terms to redemption and has been called for redemption and notice of redemption thereof has been duly given or waived as herein provided, such Bond (or the principal amount thereof to be redeemed) so called for redemption shall become due and payable, and if money sufficient for the payment of such Bonds

(or of the principal amount thereof to be redeemed) at the then applicable redemption price is held for the purpose of such payment by the Paying Agent/Registrar, then on the redemption date designated in such notice, interest on the Bonds (or the principal amount thereof to be redeemed) called for redemption shall cease to accrue, and such Bonds shall not be deemed to be outstanding in accordance with the provisions of this Ordinance.

(g) Conditional Notice of Redemption. The Issuer reserves the right to give notice of its election or direction to redeem Bonds conditioned upon the occurrence of subsequent events. Such notice may state that (i) the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date, or (ii) the Issuer retains the right to rescind such notice at any time prior to and including the scheduled redemption date upon delivery of written instructions to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice. Upon such rescission, the notice and redemption shall be of no effect. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected Owners. Any Bonds called for redemption subject to a conditional notice of redemption and such redemption has been rescinded shall remain outstanding, and the rescission shall not constitute a default under this Ordinance. Further, in the case of a redemption for which a conditional notice of redemption has heen given, the failure of the Issuer to make moneys and or authorized securities available in part or in whole on or before the redemption date shall not constitute a default under this Ordinance.

(h) Transfer/Exchange of Bonds. Neither the Issuer nor the Paying Agent/Registrar shall be required (1) to transfer or exchange any Bond during a period beginning forty-five (45) days prior to the date fixed for redemption of the Bonds or (2) to transfer or exchange any Bond selected for redemption, provided, however, such limitation of transfer shall not be applicable to an exchange by the Owner of the unredeemed balance of a Bond which is subject to redemption in part.

Section 2. DESIGNATION AND DATE OF BONDS. Each bond issued pursuant to this Ordinance shall be designated: **"CITY OF HARLINGEN, TEXAS WATERWORKS AND SEWER SYSTEM REVENUE BONDS, SERIES 2026C (CWSRF),"** shall be dated _____, 2026 and initially there shall be issued, sold, and delivered hereunder fully registered Bonds, without interest coupons, payable to the respective owners thereof or to the registered assignee or assignees of said bonds or any portion or portions thereof (in each case, the "***Owner***"). The Bonds shall be in the respective denominations and principal amounts, shall be numbered, shall mature and be payable on the date or dates in each of the years and in the principal amounts or amounts due at maturity, as applicable, and shall bear interest to their respective dates of maturity or redemption prior to maturity at the rates per annum, as set forth in Section 3(b) of this Ordinance.

Section 3. DATE, DENOMINATION, NUMBERS, MATURITIES. (a) The Bonds shall be dated _____ 1, 2026, in the denominations of $5,000 or in any integral multiple thereof, and shall be numbered separately from R-1 upward, except the Initial Bond, which shall be numbered T-1.

(b) The Bonds shall mature in the principal amounts at the per annum rates and shall mature on November 1 in each of the years set fortb below:

Year	Principal Amount	Interest Rate	Year	Principal Amount	Interest Rate
2026	$		2041	$	
2027			2042		
2028			2043		
2029			2044		
2030			2045		
2031			2046		
2032			2047		
2033			2048		
2034			2049		
2035			2050		
2036			2051		
2037			2052		
2038			2053		
2039			2054		
2040			2055		

(c) The Bonds (i) may be prepaid or redeemed prior to the respective scheduled due dates of installments of principal thereof, (ii) may be assigned and transferred, (iii) may be converted and exchanged for other Bonds, (iv) shall have the characteristics, and (v) shall be signed and sealed, and the principal of and interest on the Bond shall be payable, all as provided, and in the manner required or indicated, in the FORM OF BOND set forth in this Ordinance.

Section 4. INTEREST. The Bonds shall bear interest at the rates set out in Section 3 of this Ordinance from the later of the Issuance Date or the most recent interest payment date to which interest has been paid or duly provided for and will be calculated on the basis of a 360-day year of twelve 30-day months and said interest shall be payable in the manner provided and on the dates stated in the FORM OF BOND set forth in Section 5 of this Ordinance.

Section 5. FORM OF BOND. The form of the Bond, including the form of Registration Certificate of the Comptroller of Public Accounts of the State of Texas to accompany the Initial Bond (unless accompanied by such other form of registration certificate as then utilized by the Comptroller of Public Accounts of the State as described in Section 6(b)(iii) of this Ordinance), the form of Certificate of the Paying Agent/Registrar and the form of Assignment appearing on the Bonds, shall be substantially as follows:

(a) Form of Bond:

REGISTERED
No. _____

REGISTERED
$_____

UNITED STATES OF AMERICA
STATE OF TEXAS
COUNTY OF CAMERON
CITY OF HARLINGEN, TEXAS
WATERWORKS AND SEWER SYSTEM
REVENUE BONDS, SERIES 2026C (CWSRF)

INTEREST RATE	MATURITY DATE	ISSUANCE DATE	DATED DATE	CUSIP NUMBER
_____ %	November 1, 20__	_____	_____, 2026	_____ _____

THE CITY OF HARLINGEN, IN CAMERON COUNTY, TEXAS (the "***Issuer***"), being a political subdivision of the State of Texas, hereby promises to pay to

_____

or registered assigns, on the Maturity Date specified above, the sum of

_____ DOLLARS

and to pay interest thereon from the later of the Issuance Date identified above or the most recent interest payment date to which interest has been paid or duly provided for to the maturity date specified above, or the date of redemption prior to maturity, at the interest rate per annum specified above; with interest being payable on _____ __, 202_ and semiannually thereafter on each November 1 and May 1, mailed to the Owner as shown on the books of registration kept by the Paying Agent/Registrar as the fifteenth day of the month next preceding each interest payment date; provided, however, that for so long as the Texas Water Development Board ("TWDB") is the Owner of the Bonds, all payments of principal and interest will be made in wire transfer form at no cost to TWDB.

THE PRINCIPAL OF AND THE INTEREST ON this Bond are payable without exchange or collection charges in lawful money of the United States of America. Principal of this Bond (or so much thereof as shall not have been paid or deemed to have been paid upon prior redemption) shall be payable on the Maturity Date specified above (unless redeemed prior thereto as provided in this Bonds) upon presentation and surrender of this Bond at the corporate trust office in Dallas, Texas (the "Designated Payment/Transfer Office") of BOKF, NA (the "Paying Agent/Registrar"), as initial Paying Agent Registrar, or with respect to a successor Paying Agent/Registrar, at the Designated Payment/Transfer Office of such successor. Interest on this Bond is payable by check dated as of the interest payment date mailed by the Paying Agent/Registrar for this Bond. Payment of all and interest on this Bond shall be made by the Paying Agent/Registrar to the Owner hereof on each interest payment date by check or draft, dated

as of such date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the Issuer required by the ordinance authorizing the issuance of this Bond (the "***Ordinance***") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such principal and/or interest payment date, to the Owner hereof, at the address of the Owner, as it appeared on the 15th day of the month next preceding each such date (the "***Record Date***") on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described, or by such other method acceptable to the Paying Agent/Registrar requested by, and at the risk and expense of, the Owner. The Issuer covenants with the Owner of this Bond that on or before each principal and/or interest payment date for this Bond it will make available to the Paying Agent/Registrar, from the "Interest and Sinking Fund" created by the Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on this Bond, when due.

THIS BOND is dated _____ 1, 2026 and is one of a series of fully registered bonds specified in the title hereof issued in the aggregate principal amount of $11,085,000 (herein referred to as the "Bonds"), for the purpose of evidencing the indebtedness of the Issuer for all or any part of the costs associated with the improvements to the Issuer's waterworks and sewer system, and the costs of professional services related thereto, issued in accordance with the Constitution and laws of the State of Texas, particularly Chapter 1502, Texas Government Code, as amended, pursuant to an ordinance duly adopted by the City Commission of the Issuer (the "Ordinance") which Ordinance is of record in the official minutes of the City Commission.

IF THE DATE for the payment of the principal of or interest on this Bond shall he a Saturday, Sunday, a legal holiday, or a day on which banking institutions in the city where the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day which is not such a Saturday, Sunday, legal holiday, or day on which hanking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS BOND has been authorized in accordance with the Constitution and laws of the State of Texas, in the principal amount of ***11,085,000 FOR THE PURPOSE OF ACQUIRING, PURCHASING, CONSTRUCTING, IMPROVING, ENLARGING OR EQUIPPING THE ISSUER'S WATERWORKS AND SEWER SYSTEM (THE "SYSTEM") TO WIT: WASTEWATER TREATMENT PLANT #2 IMPROVEMENTS, AND TO PAY COSTS OF ISSUANCE***.

THE ISSUER HAS RESERVED THE OPTION to redeem the Bonds maturing on or after November 1, 203_, in whole or in part, in inverse order of maturity, before their respective scheduled maturity dates, on November 1, 203_, or on any date thereafter, at a price equal to the principal amount of the Bonds so called for redemption plus accrued interest to the date fixed for redemption. If less than all of the Bonds of a Stated Maturity are to be redeemed, in inverse order of maturity, the Issuer shall determine the maturity or maturities and the amounts thereof to be redeemed and shall direct the Paying Agent/Registrar to call by lot the portions of the Bonds thereof, within such Stated Maturity and in such principal amounts, for redemption.

NOT LESS THAN THIRTY (30) DAYS prior to a redemption date for the Bonds, the Issuer shall cause a notice of redemption to be sent by United States mail, first class, postage prepaid, to the Owner of the Bonds to be redeemed at the address of the Owner appearing on the registration books of the Paying Agent/Registrar at the close of business on the business day next preceding the date of mailing such notice.

IN THE ORDINANCE, THE ISSUER RESERVES THE RIGHT, in the case of an optional redemption, to give notice of its election or direction to redeem Bonds conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date, or (ii) that the Issuer retains the right to rescind such notice at any time on or prior to the scheduled redemption date if the Issuer delivers a certificate of the Issuer to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice, and such notice and redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected Owner. Any Bonds subject to conditional redemption and such redemption has been rescinded shall remain outstanding, and the rescission of such redemption shall not constitute an Event of Default. Further, in the case of a conditional redemption, the failure of the Issuer to make moneys and/or authorized securities available in part or in whole on or before the redemption date shall not constitute an Event of Default. Any notice so mailed shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice. Notice having been so given and subject, in the case of an optional redemption, to any rights or conditions reserved by the Issuer in the notice, the Bonds called for redemption shall become due and payable on the specified redemption date, and notwithstanding that any obligation or portion thereof has not been surrendered for payment, interest on such obligation or portion thereof shall cease to accrue.

THIS BOND OR ANY PORTION OR PORTIONS HEREOF IN ANY INTEGRAL MULTIPLE OF $5,000, may be assigned by the Owner hereof and shall be transferred only in the Registration Books of the Issuer kept by the Paying Agent/Registrar acting in the capacity of registrar for the Bonds, upon the terms and conditions set forth in the Ordinance. Among other requirements for such transfer, this Bond must be presented and surrendered to the Paying Agent/Registrar for cancellation, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment by the Owner of this Bond, or any portion or portions hereof in any integral multiple of $5,000, to the assignee or assignees in whose name or names this Bond or any such portion or portions hereof is or are to be transferred and registered. Any instrument or instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Bond or any such portion or portions hereof by the Owner hereof. A new bond or bonds payable to such assignee or assignees (which then will be the new Owner or Owners of such new Bond or Bonds) or to the Owner as to any portion of this Bond which is not being assigned and transferred by the Owner, shall be delivered by the Paying Agent/Registrar in conversion of and exchange for this Bond or any portion or portions hereof, but solely in the form and manner as provided in the next paragraph hereof for the conversion and exchange of this Bond or any portion hereof. The Owner of this Bond shall be deemed and treated by the Issuer and the Paying Agent/Registrar as the absolute

Owner hereof for all purposes, including payment and discharge of liability upon this Bond to the extent of such payment, and the Issuer and the Paying Agent/Registrar shall not be affected by any notice to the contrary.

NOTWITHSTANDING THE FOREGOING, so long as this Bond is registered in the name of a securities depository (or nominee thereof), all payments with respect to principle of and interest on this Bond, and all notices with respect hereto, shall be made and given, respectively, in the manner provided in such security depository's then current operational procedures.

AS PROVIDED above and in the Ordinance, this Bond, to the extent of the unpaid or unredeemed principal balance hereof, may be converted into and exchanged for a like aggregate principal amount of fully registered bonds, without interest coupons, payable to the assignee or assignees duly designated in writing by the Owner hereof, or to the Owner as to any portion of this Bond which is not being assigned and transferred by the Owner, in any denomination or denominations in any integral multiple of $5,000 (subject to the requirement hereinafter stated that each substitute bond issued in exchange for any portion of this Bond shall have a single stated principal maturity date), upon surrender of this Bond to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Ordinance. If this Bond or any portion hereof is assigned and transferred or converted each bond issued in exchange for any portion hereof shall have a single stated principal maturity date corresponding to the due date of the installment of principal of this Bond or portion hereof for which the substitute bond is being exchanged, and shall bear interest at the rate applicable to and borne by such installment of principal or portion thereof. Such bonds, respectively, shall be subject to redemption prior to maturity on the same dates and for the same prices as the corresponding installment of principal of this Bond or portion hereof for which they are being exchanged. No such bond shall be payable in installments, but shall have only one stated principal maturity date. AS PROVIDED IN THE ORDINANCE, THIS BOND IN ITS PRESENT FORM MAY BE ASSIGNED AND TRANSFERRED OR CONVERTED ONCE ONLY, and to one or more assignees, but the bonds issued and delivered in exchange for this Bond or any portion hereof may be assigned and transferred, and converted, subsequently, as provided in the Ordinance. The Issuer shall pay the Paying Agent/Registrar's standard or customary fees and charges for transferring, converting, and exchanging this Bond or any portion thereof, but the one requesting such transfer, conversion, and exchange shall pay any taxes or governmental charges required to be paid with respect thereto. The Paying Agent/Registrar shall not be required to make any such assignment, conversion, or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or, (ii) with respect to any Bond or portion thereof called for prepayment or redemption prior to maturity, within 45 days prior to its prepayment or redemption date.

IN THE EVENT any Paying Agent/Registrar for this Bond is changed by the Issuer, resigns, or otherwise ceases to act as such, the Issuer has covenanted in the Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and promptly will cause written notice thereof to be mailed to the Owner of this Bond.

IT IS HEREBY certified, recited, and covenanted that this Bond has been duly and validly authorized, issued, sold, and delivered; that all acts, conditions, and things required or proper to be performed, exist, and he done precedent to or in the authorization, issuance, and delivery of this

Bond have been performed, existed, and been done in accordance with law, that this Bond is a special obligation; and that the interest on and principal of this Bond, together with other Outstanding Bonds (as defined in the Ordinance), are payable from, and secured by a first lien on and pledge of the Net Revenues of said Issuer's combined Waterworks System and Sewer System.

THE ISSUER has reserved the right, subject to the restrictions stated and adopted by reference in the Ordinance authorizing this Bond, to issue additional parity revenue bonds which also may be made payable from, and secured by a lien on and pledge of the aforesaid Net Revenues.

THE OWNER HEREOF shall never have the right to demand payment of this obligation out of any funds raised or to be raised by taxation, or from any source whatsoever other than the aforesaid Net Revenues.

BY BECOMING the Owner of this Bond, the Owner thereby acknowledges all of the terms and provisions of the Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the Issuer, and agrees that the terms and provisions of this Bond and the Ordinance constitute a contract between the Owner hereof and the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be signed with the manual or facsimile signature of the Mayor of the Issuer and countersigned with the manual or facsimile signature of the City Secretary of the Issuer, has caused the official seal of the Issuer to he duly impressed or placed in facsimile on this Bond.

_____ _____ ____

City Secretary Mayor

(CITY SEAL)

(b) Form of Comptroller's Registration Certificate.

The following Comptroller's Registration Certificate may be deleted from the definitive Bonds if such certificate on the Initial Bond is fully executed. If an alternate form of registration certificate is then utilized by the Comptroller of Public Accounts of the State as described in Section 6(b)(iii) of this Ordinance, such form may be substituted for this Form of Comptroller's Registration Certificate.

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER §
OF PUBLIC ACCOUNTS §
OF THE STATE OF TEXAS §

REGISTER NO. _____

I hereby certify that this Bond has been examined, certified as to validity, and approved by the Attorney General of the State of Texas and that this Bond has been registered by the Comptroller of Public Accounts of the State of Texas.

Witness my hand and seal of office at Austin, Texas, _____.

_____
Comptroller of Public Accounts
of the State of Texas

(c) Form of Certificate of Paying Agent/Registrar:

The following Certificate of Paying Agent/Registrar may be deleted from the Initial Bond if the executed Comptroller's Registration Certificate appears thereon.

CERTIFICATE OF PAYING AGENT/REGISTRAR

The records of the Paying Agent/Registrar show that the Initial Bond of this series of Bonds was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas, and that this is one of the Bonds referred to in the within-mentioned Ordinance.

BOKF, NA.
as Paying Agent/Registrar

Dated: _____

By: _____
Authorized Signatory

(d) Form of Assignment:

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns and transfers unto (Print or typewrite name, address and zip code of transferee): _____

_____ _____

(Social Security or other identifying number: (_____ _____) the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____
Signature Guaranteed By:

_____
Authorized Signatory

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular and must be guaranteed in a manner acceptable to the Paying Agent/Registrar.

(e) The Initial Bond shall be in the form set forth in paragraphs (a), (b), and (d) of this Section, except for the following alterations:

(i) immediately under the name of the Bond, the headings "INTEREST RATE" and "MATURITY DATE" shall both be completed with the words "As Shown Below" and the words "CUSIP NUMBER" deleted; and

(ii) in the first paragraph of the Bond, the words "on the Maturity Date specified above, the sum of _____DOLLARS" shall be deleted and the following will be inserted: "on November 1 in each of the years, in the principal installments and bearing interest at the per annum rates set forth with the following schedule:

Year	Principal Amount	Interest Rate

(iii) (Information to be inserted from schedule in Section 3(b) of this Ordinance)

Section 6. GENERAL TERMS AND PROVISIONS REGARDING THE BONDS.

(a) Medium, Method and Place of Payment.

(i) The principal of and interest on the Bonds shall be paid in lawful money of the United States of America. Notwithstanding any provisions of this Ordinance to the contrary, for so long as the TWDB is the Owner of the Bonds, all payments of principal and interest will be made in wire transfer form at no cost to the TWDB.

(ii) Interest on the Bonds shall be paid by check, dated as of the interest payment date, and sent United States mail, first class, postage prepaid, by the Paying Agent/Registrar to each Owner as shown in the Register at the close of business on the Record Date, at the address of each such Owner as such appears in the Register, or by such other customary banking arrangements acceptable to the Paying Agent/Registrar and the Owner; provided, however, that the Owner shall bear all risk and expense of such other banking arrangements.

(iii) The principal of each Bond shall be paid to the Owner thereof on the Maturity date thereof at Maturity upon presentation and surrender of such Bond at the Designated Payment/Transfer Office.

(iv) If the date for the payment of the principal of or interest on the Bonds is not a Business Day, then the date for such payment shall be the next succeeding Business Day, and payment on such date shall have the same force and effect as if made on the original date payment was due and no additional interest shall be due by reason of nonpayment on the date on which such payment is otherwise stated to he due and payable.

(v) In the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be estahlished by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the special payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five (5) Business Days prior to the Special Record Date by United States mail, first class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Paying Agent/Registrar at the close of business on the last Business Day next preceding the date of mailing of such notice.

(vi) Unclaimed Payments shall be segregated in a special account and held in trust, uninvested hy the Paying Agent/Registrar, for the account of the Owners of the Bonds to which such Unclaimed Payments pertain. Subject to Title 6, Texas Property Code, Unclaimed Payments remaining unclaimed by the Owners entitled thereto for three (3) years after the applicable payment or redemption date shall be applied to the next payment or payments on the Bonds thereafter coming due and, to the extent any such money remains three (3) years after the retirement of all outstanding Bonds, such money shall be paid to the Issuer to be used for any lawful purpose. Thereafter, neither the Issuer, the Paying Agent/Registrar nor any other person shall be liahle or responsible to any Owners of such Bonds for any further payment of such unclaimed moneys or on account of any such Bonds, subject to Title 6, Texas Property Code.

(b) Execution and Registration of Bonds.

(i) The Bonds shall be executed on behalf of the Issuer by the Mayor and the City Secretary, by their manual or facsimile signatures, and the official seal of the Issuer shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Bonds shall have the same effect as if each of the Bonds had been signed manually and in person by each of said officers, and such facsimile seal on the Bonds shall have the same effect as if the official seal of the Issuer had been manually impressed upon each of the Bonds.

(ii) In the event that any officer of the Issuer whose manual or facsimile signature appears on the Bonds ceases to be such officer before the authentication of such Bonds or before the delivery thereof, such signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(iii) Except as provided below, no Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the Certificate of Paying Agent/Registrar substantially in the form provided herein, duly authenticated by manual execution by an officer or duly authorized signatory of the Paying Agent/Registrar. It shall not be required that the same officer or authorized signatory of the Paying Agent/Registrar sign the certificate of Paying Agent/Registrar on all of the Bonds. In lieu of the executed certificate of Paying Agent/Registrar described above, the Initial Bond delivered at the Closing Date shall (i) have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein, manually executed by the Comptroller of Public Accounts of the State, or by his/her duly authorized agent, or (ii) be accompanied by such other form of registration certificate as utilized by the Comptroller of Public Accounts of the State or by his/her duly authorized agent, which certificate may be attached to the opinion of the Attorney General of the State, and either such certificate shall be evidence that the Initial Bond has been duly approved by the Attorney General of the State, and that it is a valid and binding obligation of the City, and that it has been registered by the Comptroller of Public Accounts of the State.

(iv) On the Issuance Date, one Initial Bond representing the entire principal amount of the Bonds payable in stated installments to TWDB or its designee, executed by the manual or facsimile signatures of the Mayor and the City Secretary, approved by the Attorney General of the State, registered by the Comptroller of Public Accounts of the State, and accompanied by a certificate of registration manually or electronically signed by the Comptroller of Public Accounts of the State, will be delivered to the TWDB or its designee. Upon payment for the Initial Bond, the Paying Agent/Registrar shall cancel the Initial Bond and deliver registered definitive Bonds to DTC in accordance with (g) hereof. To the extent the Paying Agent/Registrar is eligible to participate in DTC's FAST System, as evidenced by an agreement between the Paying Agent/Registrar and DTC, the Paying Agent/Registrar shall hold the definitive Bonds in safekeeping for DTC.

(c) Ownership.

(i) The Issuer, the Paying Agent/Registrar and any other person may treat the Owner as the absolute owner of such Bond for the purpose of making and receiving payment of

the principal thereof for the further purpose of making and receiving payment of the interest thereon (subject to the provisions herein that the interest on the Bonds is to be paid to the person in whose name the Bond is registered on the Record Date or Special Record Date, as applicable), and for all other purposes, whether or not such Bond is overdue, and neither the Issuer nor the Paying Agent/Registrar shall be bound by any notice or knowledge to the contrary.

(ii) All payments made to the Owner of a Bond shall be valid and effectual and shall discharge the liability of the Issuer and the Paying Agent/Registrar upon such Bond to the extent of the sums paid.

(d) Registration, Transfer and Exchange.

(i) So long as any Bonds remain outstanding, the Issuer shall cause the Paying Agent/Registrar to keep at its Designated Payment/Transfer Office a bond register (the "Register") in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds in accordance with this Ordinance. The Issuance Date of each Bond originally delivered to and paid for by TWDB shall be recorded in the Register.

(ii) The ownership of a Bond may be transferred only upon the presentation and surrender of the Bond to the Paying Agent/Registrar at the Designated Payment/Transfer Office with such endorsement or other evidence of transfer acceptable to the Paying Agent/Registrar. No transfer of any Bond shall be effective until entered in the Register.

(iii) The Bonds shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office for a Bond or Bonds of the same maturity and interest rate and in any denomination or denominations of any integral multiple of $5,000 and in an aggregate principal amount equal to the unpaid principal amount of the Bonds presented for exchange.

(iv) The Paying Agent/Registrar is hereby authorized to authenticate and deliver Bonds transferred or exchanged in accordance with this Section. A new Bond or Bonds will be delivered by the Paying Agent/Registrar, in lieu of the Bond being transferred or exchanged, at the Designated Payment/Transfer, or sent by United States mail, first class, postage prepaid, to the Owner or his designee. Each Bond delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the Issuer and shall be entitled to the benefits and security of this Ordinance to the same extent as the Bond or Bonds in lieu of which such Bond is delivered.

(v) No service charge shall be made to the Owner for the initial registration, any subsequent transfer, or exchange for a different denomination of any of the Bonds. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer or exchange of a Bond.

(vi) Neither the Issuer nor the Paying Agent/Registrar shall be required to issue, transfer or exchange any Bond called for redemption, in whole or in part, within forty-five (45)

days prior to the date fixed for redemption; provided, however, such limitation of transfer shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Bond.

(e) Cancellation. All Bonds paid or redeemed before the Stated Maturity in accordance with this Ordinance, and all Bonds in lieu of which exchange Bonds or replacement Bonds are authenticated and delivered in accordance with this Ordinance, shall be cancelled upon the making of proper records regarding such payment, redemption, exchange or replacement. The Paying Agent/Registrar shall dispose of such cancelled Bonds in the manner required by the Securities Exchange Act of 1934, as amended.

(f) Replacement Bonds.

(i) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond, the Paying Agent/Registrar shall authenticate and deliver in exchange therefor a replacement Bond of like maturity, interest rate and principal amount, bearing a number not contemporaneously outstanding. The Issuer or the Paying Agent/Registrar may require the Owner of such Bond to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(ii) In the event that any Bond is lost, apparently destroyed or wrongfully taken, the Paying Agent/Registrar, pursuant to the applicable laws of the State and in the absence of notice or knowledge that such Bond has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Bond of like maturity, interest rate and principal amount, bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(1) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction or theft of such Bond;

(2) furnishes such security or indemnity as may be required by the Paying Agent/Registrar and the Issuer to save them harmless;

(3) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Paying Agent/Registrar, and any tax or other governmental charge that is authorized to be imposed; and

(4) satisfies any other reasonable requirements imposed by the Issuer and the Paying Agent/Registrar.

(iii) If, after the delivery of such replacement Bond, a bona fide purchaser of the original Bond in lieu of which such replacement Bond was issued presents for payment such original Bond, the Issuer and the Paying Agent/Registrar shall be entitled to recover such replacement Bond from the person to whom it was delivered or any person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the Issuer or the Paying Agent/Registrar in connection therewith.

(iv) In the event that any such mutilated, lost, apparently destroyed, or wrongfully taken Bond has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Bond, may pay such Bond if it has become due and payable or may pay such Bond when it becomes due and payable.

(v) Each replacement Bond delivered in accordance with this Section shall constitute an original additional contractual obligation of the Issuer and shall be entitled to the benefits and security of this Ordinance to the same extent as the Bond or Bonds in lieu of which such replacement Bond is delivered.

(g) Book-Entry Only System.

(i) The Initial Bond shall be delivered against payment to the TWDB. The TWDB shall be required to promptly surrender the Initial Bond to the Paying Agent/Registrar for exchange. Bonds issued in exchange shall be registered in the name of Cede & Co., as nominee of DTC, as Owner of the Bonds, and held in the custody of DTC. Unless otherwise requested by DTC, a single bond will be issued and delivered to DTC for each maturity of the Bonds. Beneficial owners of Bonds will not receive physical delivery of Bonds except as provided hereinafter. For so long as DTC shall continue to serve as securities depository for the Bonds as provided herein, all transfers of beneficial ownership interest will be made by book-entry only, and no investor or other party purchasing, selling or otherwise transferring beneficial ownership of Bonds is to receive, hold or deliver any Bond.

(ii) With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds, except as provided in this Ordinance. Without limiting the immediately preceding sentence, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than an Owner of any notice with respect to the Bonds, or (iii) the payment to any DTC Participant or any other person, other than an Owner of any amount with respect to principal of or interest on the Bonds. Notwithstanding any other provision of this Ordinance to the contrary, the Issuer and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Bond is registered in the Register as the absolute owner of such Bond for the purpose of payment of principal of, premium, if any, and interest on the Bonds for the purpose of giving notices with respect to such Bond, and other matters with respect to such Bond, for the purpose of registering transfer with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Bonds only to or upon the order of the respective Owners, as shown in the Register, as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the Issuer's obligations with respect to payment of premium, if any, principal and interest on the Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the Register, shall receive a Bond evidencing the obligation of the Issuer to make payments

of amounts due pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions of this Ordinance with respect to interest payments being mailed to the Owner as shown on the Register on the Record Date, the word "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

(iii) The Representation Letter previously executed and delivered by the Issuer, and applicable to the Issuer's obligations delivered in book-entry-only form to DTC as securities depository, is hereby ratified and approved for the Bonds.

(iv) Before the Issuer can discontinue the book-entry-only system of registration through DTC, notice must be given to the TWDB and prior written consent of the TWDB must be received by the Issuer.

(h) Successor Securities Depository; Transfer Outside Book-Entry Only System. In the event that the Issuer determines that it is in the best interest of the Issuer and of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, or in the event DTC discontinues the services described herein, the Issuer or the Paying Agent/Registrar shall (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Bonds and cause the Paying Agent/Registrar to transfer one or more separate registered Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Ordinance.

(i) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Bonds are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Bonds, and all notices with respect to such Bonds, shall be made and given, respectively, in the manner provided in the Representation Letter of the Issuer to DTC.

Section 7. PAYING AGENT/REGISTRAR. (a) Appointment of Initial Paying Agent/Registrar; Paying Agent Registrar Agreement. BOKF, NA, is hereby appointed as the initial Paying Agent/Registrar for the Bonds.

(i) The Paying Agent/Registrar shall keep such books or records and make such transfers and registrations under such reasonable regulations as the Issuer and the Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such transfer and registrations as herein provided. It shall be the duty of the Paying Agent/Registrar to obtain from the Owners and record in the Register the address of such Owner of each Bond to which payments with respect to the Bonds shall be mailed, as provided herein. The Issuer or its designee shall have the right to inspect the Register during regular

business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Register confidential and, unless otherwise required by law, shall not permit their inspection by any other entity.

(ii) The Issuer hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Bonds. The Paying Agent/Registrar shall keep proper records of all payments made by the Issuer and the Paying Agent/Registrar with respect to the Bonds, and of all conversions, exchanges and replacements of such Bonds, as provided in the Ordinance.

(iii) The form of Paying Agent/Registrar Agreement setting forth the duties of the Paying Agent/Registrar is hereby approved, and the appropriate officials of the Issuer are hereby authorized to execute such agreement for and on behalf of the Issuer.

(b) Maintenance, Termination and Replacement of Paying Agent/Registrar.

(i) At all times while any Bonds are outstanding, the Issuer will maintain a Paying Agent/Registrar that is qualified under this Section 7 of the Ordinance.

(ii) If the Paying Agent/Registrar resigns or otherwise ceases to serve as such, the Issuer will promptly appoint a replacement, provided no such resignation shall be effective until a successor Paying Agent/Registrar has accepted the duties of Paying Agent/Registrar for the Bonds.

(iii) Each Paying Agent/Registrar shall be a commercial bank or trust company organized under the laws of the State, or any other entity duly qualified and legally authorized to serve as and perform the duties and services of paying agent and registrar for the Bonds.

(iv) The Issuer reserves the right to terminate the appointment of any Paying Agent/Registrar by (i) delivering to the entity whose appointment is to be terminated forty-five (45) days written notice of the termination of the appointment and of the Paying Agent/Registrar Agreement, stating the effective date of such termination, and (ii) appointing a successor Paying Agent/Registrar; provided, that, no such termination shall be effective until a successor Paying Agent/Registrar has assumed the duties of Paying Agent/Registrar for the Bonds.

(v) Promptly upon each change in the entity serving as Paying Agent/Registrar, the Issuer will cause notice of the change to be sent to each Owner by United States mail, first class, postage prepaid, at the address in the Register, stating the effective date of the change and the name and mailing address of the replacement Paying Agent/Registrar.

(vi) By accepting the appointment as Paying Agent/Registrar, the Paying Agent/Registrar is deemed to have agreed to the provisions of this Ordinance and that it will perform the duties and functions of Paying Agent/Registrar prescribed hereby and under the Paying Agent/Registrar Agreement.

(vii) If a Paying Agent/Registrar is replaced, such Paying Agent/Registrar, promptly upon the appointment of the successor, will deliver the Register (or a copy thereof) and all other pertinent books and records relating to the Bonds to the successor Paying Agent/Registrar.

Section 8. DEFINITIONS. (a)(i) The term "***Additional Bonds***" as used in this Ordinance shall mean (i) the additional parity revenue bonds which the Issuer reserves the right to issue and deliver in the future, as provided by Section 18 of this Ordinance and (ii) the Additional TWDB Bonds.

(ii) The term "***Additional TWDB Bonds***" as used in this Ordinance shall mean the additional parity revenue bonds which the Issuer reserves the right to issue and deliver in the future, as provided by Section 31(q) of this Ordinance.

(b) The term "***Bonds***" or "***Series 2026C Bonds***" shall mean the Issuer's Waterworks and Sewer System Revenue Bonds, Series 2026C (CWSRF) authorized to be issued and delivered by this Ordinance.

(c) The term "***Board of Utility Trustees***" shall mean the Board of Utility Trustees as established by the Issuer's charter.

(d) The term "***Business Day***" shall mean a day that is not a Saturday, Sunday, legal holiday or other day on which banking institutions in the city where the Designated Payment/Transfer Office is located are required or authorized by law or executive order to close.

(e) The term "***Closing Date***" shall mean the date of the initial delivery of and payment for the Bonds.

(f) The term "***Code***" shall mean the Internal Revenue Code of 1986, as amended, and, with respect to a specific section thereof, such reference shall be deemed to include (a) the Regulations promulgated under such section, (b) any successor provision of similar import hereafter enacted, (c) any corresponding provision of any subsequent Internal Revenue Code and (d) the regulations promulgated under the provisions described in (b) and (c).

(g) The term "***Credit Facility***" shall mean a policy of municipal bond insurance, a surety bond or a letter or line of credit issued by a Credit Facility Provider in support of any Bonds or Additional Bonds.

(h) The term "***Credit Facility Provider***" shall mean (i) with respect to any Credit Facility consisting of a policy of municipal bond insurance or a surety bond, an issuer of policies of insurance insuring the timely payment of debt service on governmental obligations such as the Bonds or Additional Bonds, provided that a Rating Agency having an outstanding rating on the Bonds or Additional Bonds would rate the Bonds or Additional Bonds fully insured by a standard policy issued by the issuer in its highest generic rating category for such obligations; and (ii) with respect to any Credit Facility consisting of a letter or line of credit, any financial institution, provided that a Rating Agency having an outstanding rating on the Bonds or Additional Bonds would rate the Bonds or Additional Bonds in its two highest generic rating categories for such obligations if the letter or line of credit proposed to be issued by such financial institution secured

the timely payment of the entire principal amount of the series of Bonds or Additional Bonds and the interest thereon.

(i) The term "***Designated Payment/Transfer Office***" shall mean (i) with respect to the initial Paying Agent/Registrar, the Designated Payment/Transfer Office as designated in the Paying Agent/Registrar Agreement, or at such other location designated by the Paying Agent/Registrar, and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the Issuer and such successor.

(j) The term "***DTC***" shall mean The Depository Trust Company of New York, New York, or any successor securities depository.

(k) The term "***DTC Participant***" shall mean brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants.

(l) The term "***Escrow Agent***" shall mean BOKF, NA, Dallas, Texas and its successors and assigns, or such other escrow agent as may be approved by the Mayor or Mayor Pro Tem and acceptable to the TWDB.

(m) The term "***Escrow Agreement***" shall mean the escrow agreement by and between the Issuer and the Escrow Agent pertaining to the deposit of the proceeds of the Bonds.

(n) The Term "***Financial Obligation***" means a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

(o) The term "***Fiscal Year***" shall mean the twelve month period ending September 30 of each year, unless otherwise designated by the Issuer.

(p) The term "***Investment***" shall mean cash, investments, any Credit Facility, or any combination of the foregoing.

(q) The term "***Issuance Date***" with respect to the Bonds initially delivered to the TWDB, shall mean the date on which each such Bond is authenticated by the Paying Agent/Registrar and delivered to and paid for by the TWDB. Bonds delivered on transfer of or in exchange for other Bonds shall bear the same Issuance Date as the Bond or Bonds in lieu of or in exchange for which the new Bond is delivered.

(r) The term "***MSRB***" shall mean the Municipal Securities Rulemaking Board.

(s) The term "***Net Revenues***," as used in this Ordinance, shall mean all gross revenues of the System, after deducting the expenses of operation and maintenance of the System, including all salaries, labor, materials, repairs, and extensions necessary to render efficient service, provided, however, that only such repairs and extensions, as in the judgment of the City Commission of the

Issuer, reasonably and fairly exercised by the passage of appropriate ordinances, are necessary to keep the System in operation and render adequate service to the Issuer and the inhabitants thereof, or such as might be necessary to meet some physical accident or condition which would otherwise impair the Bonds and any Additional Bonds, shall be deducted in determining the "Net Revenues." Depreciation and payments into and out of the Interest and Sinking Fund and the Reserve Fund, the existence and maintenance of which are hereinafter reaffirmed, shall never be considered as expenses of operation and maintenance.

(t) (i) The term "***Outstanding Bonds***" shall mean the outstanding Series 2015A Bonds, the Series 2015B Bonds, the Series 2019 Bonds, the Series 2024A (CWSRF) Bonds, the Taxable Series 2025 (LSL) Bonds, the Series 2026 (WLAF) Bonds, the Series 2026A (WLAF) Bonds, the Series 2026B (EDAP) Bonds, and any other bonds that have been authorized and are secured and on parity with the bonds authorized pursuant to this Ordinance.

(ii) The term "***Outstanding TWDB Bonds***" shall mean the Series 2024A (CWSRF) Bonds, the Taxable Series 2025 (LSL) Bonds, the Series 2026 (WLAF) Bonds, the Series 2026A (WLAF), the 2026B (EDAP) Bonds, and any other bonds that have been authorized and are secured by a pledge of Net Revenue and on parity with the Bonds authorized pursuant to this Ordinance and are additionally secured on parity with the Bonds by the funds on deposit in the TWDB Reserve Fund.

(u) The term "***Owner***" shall mean the person who is the registered owner of a Bond or Bonds, as shown in the Register.

(v) The term "***Rating Agency***" shall mean any nationally recognized municipal securities rating service.

(w) The term "***Register***" shall mean the books of registration kept by the Paying Agent/Registrar in which are maintained the names and addresses of and the principal amounts registered to each Owner.

(x) The term "***Regulations***" shall mean the applicable, proposed, temporary or final Treasury Regulations promulgated under the Code, or, to the extent applicable to the Code, under the Internal Revenue Code of 1954, as such regulations may be amended or supplemented from time to time.

(y) The term "***Rule***" shall mean SEC Rule 15c2-12, as amended from time to time.

(z) The term "***SEC***" shall mean the United States Securities and Exchange Commission.

(aa) The term "***System***" as used in this Ordinance, shall mean the Issuer's entire Waterworks System and Sewer System, together with all future improvements, extensions, enlargements, and additions thereto, and replacement thereof.

(bb) The term "***Subordinate Debt***" shall mean any obligation of the Issuer heretofore or hereafter issued which is payable (i) in whole or in part from the Net Revenues and (ii) secured by a lien on and pledge of Net Revenues which is not, by its terms, a first lien on and pledge of such Net Revenues, or on parity with these Bonds.

(cc) The term "***TWDB***" means the Texas Water Development Board.

Section 9. PLEDGE. (a) The Bonds authorized hereby are payable from and secured by a first lien on and pledge of the Net Revenues of the System on parity with the Outstanding Bonds.

(h) The Bonds, and any Additional Bonds which may be issued in accordance with this Ordinance, and the interest thereon, are and shall be payable from and secured by a first lien on and pledge of the Net Revenues of the System and said Net Revenues are further pledged irrevocably to the establishment and maintenance of the Funds created by this Ordinance.

Section 10. RATES. The Issuer covenants and agrees with the Owners of the Bonds and all Additional Bonds, as follows:

(a) That it will at all times fix, maintain, charge and collect for services rendered by the System, rates and charges which will produce gross revenues at least sufficient to pay all expenses of operation and maintenance, and to provide Net Revenues adequate to pay promptly all of the principal of and interest on the Bonds, the Outstanding Bonds and all Additional Bonds, being an amount at least equal to 1.25 times the annual principal and interest on the Bonds, the Outstanding Bonds and Additional Bonds, and to make all deposits now or hereafter required to he made into the Funds created by the ordinances authorizing the Outstanding Bonds, which Funds are reaffirmed hereby.

(b) If the System should become legally liable for any other obligations or indebtedness, the Issuer shall fix, maintain, charge, and collect additional rates and charges for services rendered by the System sufficient to establish and maintain funds for the payment thereof.

Section 11. FUNDS. All revenues of the System shall he kept separate and apart from all other funds of the Issuer, and the following special Funds have been created, are hereby reaffirmed, and shall be maintained in an official depository bank of the Issuer, so long as any of the Bonds, the Outstanding Bonds or Additional Bonds, or the interest thereon, are outstanding and unpaid:

(a) City of Harlingen Waterworks and Sewer System Revenue Fund, hereinafter called the "Revenue Fund"; and

(b) City of Harlingen Waterworks and Sewer System Revenue Bonds Interest and Sinking Fund, hereinafter called the "Interest and Sinking Fund";

(c) City of Harlingen Waterworks and Sewer System Revenue Bonds Reserve Fund, hereinafter called the "Reserve Fund"; and

(d) City of Harlingen Waterworks and Sewer System Revenue Bonds TWDB Reserve Fund, hereinafter called the "TWDB Reserve Fund".

Section 12. REVENUE FUND. All gross revenues of every nature received from the operation and ownership of the System shall be deposited from day to day as collected into the Revenue Fund, and the reasonable, necessary, and proper expenses of operation and maintenance of the System shall be paid from the Revenue Fund. The revenues of the System not actually required to pay said expenses shall be deposited from the Revenue Fund into the other Funds, the existence

of which are reaffirmed by this Ordinance, in the manner and amounts hereinafter provided, and each of such Funds shall have priority as to such deposits in the order in which they are treated in the following sections.

Section 13. INTEREST AND SINKING FUND. There shall be deposited into the Interest and Sinking Fund the following:

(i) such amounts, in equal monthly installments made on or before the 10th day of each month hereafter, as will be sufficient to pay the interest scheduled to come due on the Bonds, the Outstanding Bonds, and any Additional Bonds on the next interest payment date; and

(ii) such amounts, made on or before each principal payment date, as will be sufficient to pay the next maturing or mandatorily redeemed principal of the Bonds, the Outstanding Bonds, and any Additional Bonds.

The Interest and Sinking Fund shall be used to pay the principal of and interest on the Bonds, the Outstanding Bonds, and all Additional Bonds, as such principal matures and such interest comes due.

Chapter 1208, Government Code, applies to the issuance of the Bonds and the pledge of the revenues granted by the Issuer under this Section, and is therefore valid, effective, and perfected. Should Texas law be amended at any time while the Bonds are outstanding and unpaid, the result of such amendment being that the pledge of the revenues granted by the Issuer under this Section is to be subject to the filing requirements of Chapter 9, Business & Commerce Code, in order to preserve to the Owners of the Bonds a security interest in said pledge, the Issuer agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Business & Commerce Code and enable a filing of a security interest in said pledge to occur.

Section 14. RESERVE FUND. (a) There is currently on deposit in the Reserve Fund $0. In accordance with Section 14(g) herein, the Net Revenues for each Fiscal Year are equal to at least 1.35 times the average annual principal and interest requirements for the Bonds and all Outstanding Bonds and, therefore, the "***Required Reserve***" is $0; provided, however, that if and whenever the Net Revenues for any Fiscal Year are less than 1.35 times the average annual principal and interest requirements for the Bonds and all Outstanding Bonds, the Issuer will be required to (1) obtain a Credit Facility, as permitted in subsection (b) below, in the amount of the Required Reserve; or (2) commence making monthly deposits in the Reserve Fund in an amount equal to 1/60 of the full amount then required to be on deposit in the Reserve Fund and such monthly deposits shall be continued until such time as the Reserve Fund has been restored to the average annual principal and interest requirements and all Outstanding Bonds (excluding the Outstanding TWDB Bonds and the Bonds). The Reserve Fund shall be used to pay the principal of and interest on the Outstanding Bonds (excluding the Outstanding TWDB Bonds and the Bonds), and all Additional Bonds (excluding any Additional TWDB Bonds), at any time when there is not sufficient money available in the Interest and Sinking Fund for such purpose. Money in the Reserve Fund may, upon authorization by the City Commission of the Issuer, be invested in direct obligations of, or obligations, the principal of and interest on which are guaranteed by the United States of America, or invested in direct obligations of the Federal Intermediate Credit Banks, Federal Land Banks,

Banks for Cooperatives, Federal National Mortgage Association, Federal Home Loan Banks or Banks for Cooperatives, provided that each of the aforesaid obligations must mature, or be subject to redemption at the option of the holder thereof, within not more than ten years from the date of the making of such investment. Any obligation in which money in the Reserve Fund is so invested shall be kept and held in an official depository bank of the Issuer in escrow and in trust for the benefit of the holders of the Outstanding Bonds (excluding the Outstanding TWDB Bonds and the Bonds) and all Additional Bonds (excluding any Additional TWDB Bonds), and shall be promptly sold and the proceeds of sale applied to the making of all payments required to be made from the Reserve Fund.

(b) The Issuer may replace or substitute a Credit Facility for cash or investments in the Reserve Fund.

Upon such replacement or substitution, cash or investments on deposit in the Reserve Fund which, taken together with the face amount of any existing Credit Facilities, are in excess of the Required Reserve may be withdrawn by the Issuer, at its option, and transferred to the Revenue Fund; provided that the face amount of any Credit Facility may be reduced at the option of the Issuer in lieu of such transfer.

(c) If the Issuer is required to make a withdrawal from the Reserve Fund for any of the purposes described in this Section, the Issuer shall promptly notify any applicable Credit Facility Provider of the necessity for a withdrawal from the Reserve Fund for any such purposes, and shall make such withdrawal FIRST from available moneys or investments then on deposit in the Reserve Fund, and NEXT from a drawing under any Credit Facility to the extent of such deficiency.

(d) In the event of a deficiency in the Reserve Fund, or in the event that on the date of termination or expiration of any Credit Facility there is not on deposit in the Reserve Fund sufficient amounts, all in an aggregate amount at least equal to the Required Reserve, then the Issuer shall satisfy the Required Reserve by depositing into the Reserve Fund in monthly installments of not less than 1/60 of the Required Reserve made on or before the 10th day of each month following such termination or expiration.

(e) In the event of the redemption or defeasance of any bonds payable from amounts on deposit in the Reserve Fund, any amounts on deposit in the Reserve Fund in excess of the Required Reserve may be withdrawn and transferred, at the option of the Issuer, to the Revenue Fund, as a result of (i) the redemption of such bonds, or (ii) funds for the payment of such bonds having been deposited irrevocably with the paying agent or place of payment therefor in the manner described in any ordinance authorizing the issuance of bonds, the result of such deposit being that such bonds no longer are deemed to be outstanding under the terms of any such ordinance.

(f) In the event there is a draw upon the Credit Facility, the Issuer shall reimburse the Credit Facility Provider for such draw, in accordance with the terms of any agreement pursuant to which the Credit Facility is issued, from Net Revenues, however, such reimbursement from Net Revenues shall be subordinate and junior in right of payment to the payment of principal of and premium, if any, and interest on the Bonds, the Outstanding Bonds or Additional Bonds.

(g) Notwithstanding anything to the contrary contained herein, the requirement set forth in subsection (a) above to maintain the Required Reserve in the Reserve Fund shall be suspended for such time as the Net Revenues for each Fiscal Year are equal to at least 1.35 times the average annual principal and interest requirements for the Bonds and all Outstanding Bonds. In the event that the Net Revenues for any Fiscal Year are less than 1.35 times the average annual principal and interest requirements for the Bonds and all Outstanding Bonds, the Issuer will be required to (1) obtain a Credit Facility, as permitted in subsection (b) above, in the amount of the Required Reserve; or (2) commence making monthly deposits in the Reserve Fund, as provided in subsection (a) above, and to continue such monthly deposits until the earlier of (i) such time as the Reserve Fund contains the Required Reserve or (ii) the Net Revenues in each of two consecutive years have been equal to not less than 1.35 times the average annual principal and interest requirements for the Bonds and all Outstanding Bonds.

(h) The Issuer may create and establish a reserve fund pursuant to the provisions of any ordinance authorizing the issuance of Additional Bonds for the purpose of securing that particular issue or series of Additional Bonds or any specific group of issues or series of Additional Bonds and the amounts once deposited or credited to said reserve funds shall no longer constitute Net Revenues and shall be held solely for the benefit of the holders of the particular Additional Bonds for which such reserve fund was established. Each such reserve fund shall be designated in such manner as is necessary to identify the Additional Bonds it secures and to distinguish such reserve fund from the Reserve Fund and the reserve funds created for the benefit of other Additional Bonds.

Section 15. DEFICIENCIES IN FUNDS. If in any month the Issuer shall fail to deposit into any Fund, the existence of which is reaffirmed by this Ordinance, the full amounts required, amounts equivalent to such deficiencies shall be set apart and paid into said Funds from the first available and unallocated Net Revenues of the System for the following month or months, and such payments shall be in addition to the amounts otherwise required to be paid into said Funds during such month or months. To the extent necessary, the Issuer shall increase the rates and charges for services of the System to make up for any such deficiencies.

Section 16. EXCESS REVENUES. The Net Revenues of the System, in excess of those necessary to maintain the Funds as required in this Ordinance, or as hereafter may be required in connection with the issuance of Additional Bonds, may be used for any lawful purpose.

Section 17. SECURITY FOR FUNDS. All Funds, the existence of which are reaffirmed by this Ordinance, shall be secured in the manner and to the fullest extent permitted or required by law for the security of public funds, and such Funds shall be used only for the purposes and in the manner permitted or required by this Ordinance.

Section 18. ADDITIONAL BONDS. The Issuer reserves the right to issue additional parity revenue bonds, to be known as Additional Bonds, which when issued and delivered, shall be payable from and secured by a lien on and pledge of the Net Revenues of the System, in the same manner and to the same extent as the Outstanding Bonds, the Bonds, and all Additional Bonds shall in all respects be on a parity and equal dignity. The Additional Bonds may be issued in one or more installments or series, provided, however, that no installment or series of Additional Bonds shall be issued unless:

(a) A certificate is executed by the Mayor and City Secretary or Deputy City Secretary of the Issuer to the effect that no default exists in connection with any of the covenants or requirements of the ordinance or ordinances authorizing the issuance of all Outstanding Bonds, Bonds and Additional Bonds then outstanding.

(b) A certificate is executed by the Mayor and City Secretary or Deputy City Secretary of the Issuer to the effect that the Interest and Sinking Fund and the Reserve Fund each contains the amount then required to be on deposit therein.

(c) A certificate is executed by an independent certified public accountant, or independent firm of certified public accountants, acting by and through a certified public accountant, signs a written certificate to the effect that, in his or her opinion, during either the next preceding fiscal year, or any twelve consecutive calendar month period ending not more than ninety days prior to the passage of the ordinance authorizing the issuance of the proposed Additional Bonds is passed, the Net Revenues were at least 1.25 times an amount equal to the average annual principal and interest requirements on such Outstanding Bonds and such proposed Additional Bonds as are on parity of Lien with the Bonds or any Additional Bonds. It is specifically provided, however, that in calculating the amount of Net Revenues for the purpose of this subsection (c), if there has been any increase in the rates or charges for services of the System which is then in effect, but which was not in effect during all or any part of the entire period for which the Net Revenues are being calculated (hereinafter referred to as the "entire period"), then the certified public accountant, or in lieu of the certified public accountant, a firm of consulting engineers, shall determine and certify the amount of Net Revenues as being the total of (i) the actual Net Revenues for the entire period, plus (ii) a sum equal to the aggregate amount by which the actual billings to customers of the System during the entire period would have been increased if such increased rates or charges had been in effect during the entire period.

At such time that all of the Series 2015A Bonds, the Series 2015B Bonds, and the Series 2019 Bonds are either defeased or no longer outstanding, then sub-section (c-1) shall be added to this Section 18 as shown below in italicized language:

(c-1) Notwithstanding anything to the contrary contained herein, the requirement set forth in subsection (c) above to obtain a certificate executed by either the Director of Finance of, or the financial advisor to, the System, to the effect that, in his or her opinion, during either the next preceding fiscal year, or any twelve consecutive calendar month period ending not more than ninety days prior to the passage of the ordinance authorizing the issuance of the proposed Additional Bonds is passed, the Net Revenues were at least 1.25 times an amount equal to the average annual principal and interest requirements on such Outstanding Bonds and such proposed Additional Bonds as are on parity of Lien with the Bonds or any Additional Bonds. It is specifically provided, however, that in calculating the amount of Net Revenues for the purpose of this subsection (c-1), if there has been any increase in the rates or charges for services of the System which is then in effect, but which was not in effect during all or any part of the entire period for which the Net Revenues are being calculated (hereinafter referred to as the "entire period"), then in lieu of the Director of Finance of, or the financial advisor to, the System, a firm of consulting engineers, shall determine and certify the amount of Net Revenues as being the total of (i) the actual Net Revenues for the entire period, plus (ii) a sum equal to the aggregate amount by

which the actual billings to customers of the System during the entire period would have been increased if such increased rates or charges had been in effect during the entire period.

(d) The Additional Bonds are scheduled to mature only on November 1, and the interest thereon is scheduled to be paid only on November 1 and May 1.

(e) The ordinance authorizing the issuance of such installment or series of Additional Bonds provides that the aggregate amount to be accumulated and maintained in the Reserve Fund shall be increased by an additional amount not less than the average annual principal and interest requirements for said Additional Bonds; and that such additional amount shall be so accumulated within 61 months from the date of the Additional Bonds, by the deposit in the Reserve Fund of the necessary sums in equal monthly installments; provided, however, that the aggregate of all or any part of said required additional amount in cash immediately after the aggregate amount to be accumulated in the Reserve Fund shall never be required to exceed the average annual principal and interest requirements for all Outstanding Bonds, Bonds and Additional Bonds then outstanding, and for the installment or series of Additional Bonds the proposed to be issued.

(f) All calculations of average annual principal and interest requirements made pursuant to this Section are made as of and from the date of the Additional Bonds then proposed to be issued.

Section 19. MAINTENANCE AND OPERATION; INSURANCE. The Board of Utility Trustees of the Issuer shall have managing control of the System while any of the Bonds or Additional Bonds are outstanding, the Issuer covenants and agrees to cause the Board of Utility Trustees to maintain the System in good condition and operate the same in an efficient manner and at reasonable expense, and to maintain insurance on the System, for the benefit of the holder or holders of the Bonds and Additional Bonds, of a kind and in an amount which usually would be carried by private companies engaged in a similar type of business. Nothing in this Ordinance shall be construed as requiring the Issuer to expend any funds which are derived from sources other than the System, but nothing herein shall be construed as preventing the Issuer from doing so.

Section 20. ACCOUNTS AND FISCAL YEAR. The Issuer shall cause the Board of Utilities Trustees to keep proper books of records and accounts, separate from all other records and accounts of the Issuer in which complete and correct entries shall be made of all transactions relating to the System, and shall have said books audited once each fiscal year by a certified public accountant. The Issuer agrees to operate the System and keep its books of records and accounts pertaining thereto on the basis of its current fiscal year; provided, however, that the City Commission of the Issuer may change such fiscal year by ordinance duly passed, if such change is deemed necessary by the City Commission of the Issuer.

Section 21. ACCOUNTING REPORTS. Within 90 days after the close of each fiscal year hereafter, the Issuer will furnish, without cost, to any holder of any Bonds, the Outstanding Bonds or Additional Bonds who may so request, a signed or certified copy of a report by a certified public accountant, covering the next preceding fiscal year, showing the following information:

(a) A detailed statement of all gross revenues of the System and all expenses of operation and maintenance thereof for said fiscal year.

(b) A balance sheet as of the end of said fiscal year.

(c) The accountant's comment regarding the manner in which the Issuer has complied with the requirements of this Ordinance and his recommendations, if any, for changes or improvements in the operation and maintenance of the System.

(d) A list of insurance policies in force at the end of said fiscal year, showing, as to each policy, the risk covered, the amount of the policy, the name of the insurer, and the expiration date.

(e) The number of properties connected with the System, and the gross revenues from each of said System for said fiscal year.

(f) The number of unmetered customers of the Waterworks System at the end of said fiscal year.

(g) The approximate number of gallons of water registered through the Issuer meters, and the number of gallons sold during said fiscal year.

Section 22. INSPECTION. Any holder or holders of any Bonds or Additional Bonds shall have the right at all reasonable times to inspect the System and all records, accounts, and data of the Issuer relating thereto.

Section 23. SPECIAL COVENANTS. The Issuer further covenants as follows:

(a) That other than for the payment of the Bonds herein authorized, the revenues and income of the System have not in any manner been pledged to the payment of any debt or obligation of the Issuer or of the System.

(b) That while any of the Bonds or Additional Bonds are outstanding, the Issuer will not sell or encumber the System or any substantial part thereof, and that, with the exception of the Additional Bonds expressly permitted by this Ordinance to be issued, it will not encumber the revenues and income of the System, unless such encumbrance is made junior and subordinate in all respects to the Bonds and Additional Bonds and all liens and pledges in connection therewith.

(c) That no free service of the System shall be allowed, and should the Issuer or any of its agencies or instrumentalities make use of the services and facilities of the System, payment of the reasonable value thereof shall be made by the Issuer out of funds from sources other than the revenues and income of the System.

(d) That to the extent it legally may, the Issuer further covenants and agrees that while any of the Bonds or Additional Bonds are outstanding, no franchise shall be granted for the installation or operation of any competing waterworks system or sewer system; and that the Issuer will prohibit the operation of any such competing system; and the operation of any competing system is hereby prohibited.

(e) That in addition to all of the rights and remedies provided by the laws of the State of Texas, the Issuer covenants and agrees that in the event of default in payment of principal or interest on any of the Bonds or Additional Bonds when due, or, in the event it fails to make the payments required to be made into the Interest and Sinking Fund or Reserve Fund or defaults in the observance of performance of any other of the contracts, covenants, conditions or obligations set

forth in this Ordinance or in the Bonds or Additional Bonds, the following remedies shall be available:

(i) the Owners shall be entitled to a writ of mandamus issued by a court of competent jurisdiction compelling and requiring the Issuer and the officials thereof to observe and perform the contracts, covenants, obligations or conditions prescribed in this Ordinance; and

(ii) any delay or omission to exercise any right or power accruing upon any default shall not impair any such right or power nor be construed to be a waiver of any such default or acquiescence therein, and every such right and power may be exercised from time to time and as often as may be deemed expedient.

The specific remedy herein provided shall be cumulative of all other existing remedies and the specification of such remedy shall not be deemed to be exclusive.

Section 24. BONDS ARE SPECIAL OBLIGATIONS. The Bonds and Additional Bonds shall be special obligations of the Issuer, payable solely from the pledged Net Revenues, and the holder or holders thereof shall never have the right to demand payment thereof out of funds raised or to be raised by taxation.

Section 25. DEFEASANCE OF BONDS. The Bonds may be refunded, defeased or discharged in any manner permitted by applicable law.

Section 26. CUSTODY, APPROVAL, AND REGISTRATION OF BONDS; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED. The Mayor of the Issuer is hereby authorized to have control of the Initial Bond issued hereunder and all necessary records and proceedings pertaining to the Initial Bond pending its delivery and its investigation, examination, and approval by the Attorney General of the State of Texas, and its registration by the Comptroller of Public Accounts of the State of Texas. Upon registration of the Initial Bond said Comptroller of Public Accounts (or a deputy designated in writing to act for said Comptroller) shall sign the Comptroller's Registration Certificate on the Initial Bond, and the seal of said Comptroller shall be impressed, or placed in facsimile, on the Initial Bond. The approving legal opinion of the Issuer's Bond Counsel and the assigned CUSIP numbers may, at the option of the Issuer, be printed on or attached to the Initial Bond or on any Bonds issued and delivered in conversion of and exchange or replacement of any Bond, but neither shall have any legal effect, and shall be solely for the convenience and information of the Owners of the Bonds. In addition, if bond insurance is obtained, the Bonds may bear an appropriate legend as provided by the insurer.

Section 27. PROVISIONS CONCERNING FEDERAL INCOME TAX MATTERS.

(a) General. The Issuer covenants not to take any action or omit to take any action that, if taken or omitted, would cause the interest on the Bonds to be includable in gross income for federal income tax purposes. In furtherance thereof, the Issuer covenants to comply with sections 103 and 141 through 150 of the Code and the provisions set forth in the Federal Tax Certificate executed by the Issuer in connection with the Bonds.

(b) No Private Activity Bonds. The Issuer covenants that it will use the proceeds of the Bonds (including investment income) and the property financed, directly or indirectly, with such proceeds so that the Bonds will not be "private activity bonds" within the meaning of section 141 of the Code. Furthermore, the Issuer will not take a deliberate action (as defined in section 1.141-2(d)(3) of the Regulations) that causes the Bonds to be a "private activity bond" unless it takes a remedial action permitted by section 1.141-12 of the Regulations.

(c) No Federal Guarantee. The Issuer covenants not to take any action or omit to take any action that, if taken or omitted, would cause the Bonds to be "federally guaranteed" within the meaning of section 149(b) of the Code, except as permitted by section 149(b)(3) of the Code.

(d) No Hedge Bonds. The Issuer covenants not to take any action or omit to take action that, if taken or omitted, would cause the Bonds to be "hedge bonds" within the meaning of section 149(g) of the Code.

(e) No Arbitrage Bonds. The Issuer covenants that it will make such use of the proceeds of the Bonds (including investment income) and regulate the investment of such proceeds of the Bonds so that the Bonds will not be "arbitrage bonds" within the meaning of section 148(a) of the Code. In furtherance thereof, if proceeds of an issue of bonds issued by the TWDB ("Source Series Bonds") are used to purchase the Bonds, no portion of the proceeds of the Bonds (including investment income) will be used to acquire or replace funds which were used, directly or indirectly to acquire "nonpurpose investments" (as defined in the Regulations) which produce a yield materially higher than the Source Series Bonds, other than nonpurpose investments acquired with (a) proceeds of the Bonds invested for a reasonable temporary period of up to three years after the issue date of the Source Series Bonds until such proceeds are needed for the Project, (b) amounts invested in a bona fide debt service fund, within the meaning of section 1.148-1(b) of the Regulations; and (c) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed the least of maximum annual debt service on the Bonds, 125% of average annual debt service on the Bonds or 10 percent of the stated principal amount of the Bonds.

(f) Required Rebate. The Issuer covenants that, if the Issuer does not qualify for an exception to the requirements of section 148(f) of the Code, the Issuer will comply with the requirement that certain amounts earned by the Issuer on the investment of the gross proceeds of the Bonds, be rebated to the United States. In furtherance thereof, the Issuer will:

(i) account for all "gross proceeds" (as defined in section 1.148-1 of the Regulations) of the Bonds, including all receipts, expenditures and investments thereof, on its books of account separately and apart from all other funds, including all receipts, expenditures and investments thereof, and retain all records of such accounting for at least six years after the final "computation date" (as defined section 1.148-1 of the Regulations). The Issuer may, however, to the extent permitted by law, commingle "gross proceeds" of the Bonds with other money of the Issuer, provided that the Issuer separately accounts for each receipt and expenditure of "gross proceeds" and the obligations acquired therewith;

(ii) calculate, or caused to be calculated by a third party, the "rebate amount" (as defined in section 1.148-1 the Regulations) with respect to the Bonds no less frequently than each "computation date," in accordance with the rules set forth in section 148(f) of the Code, section 1.148-3 of the Regulations, and any rulings thereunder. The Issuer will maintain a copy of such calculations for at least six years after the final "computation date";

(iii) as additional consideration for the Bonds, and in order to induce the purchase of the Bonds by measures designed to ensure the excludability of interest on the Source Series Bonds, if any, from the gross income of the owners thereof for federal income tax purpose, pay to the United State of America the "rebate amount" described in subparagraph (ii) above within 30 days after each "computation date";

(iv) exercise reasonable diligence to assure that no errors are made in the calculations required by subparagraph (ii) and, if such error is discovered, to promptly correct such error within a reasonable amount of time thereafter, including payment to the United State of America of any interest and any penalty required by the Regulations.

(g) Information Reporting. The Issuer covenants to file or cause to be filed with the Secretary of the Treasury an information statement concerning the Bonds in accordance with section 149(e) of the Code.

(h) Record Retention. The Issuer covenants to retain all material records relating to the expenditure of the proceeds (including investment income) of the Bonds and the use of the property financed, directly or indirectly, thereby until six years after the last Bond is redeemed or paid at maturity (or such other period as provided by subsequent guidance issued by the Department of the Treasury) in a manner that ensures their complete access throughout such retention period.

(i) Registration. If the Bonds are "registration-required bonds" under section 149(a)(2) of the Code, the Bonds will be issued in registered form.

(j) Favorable Opinion of Bond Counsel. Notwithstanding the foregoing, the Issuer will not be required to comply with any of the federal tax covenants set forth above if the Issuer has received an opinion of nationally recognized bond counsel that such noncompliance will not adversely affect the excludability of interest on the Bonds from gross income for federal income tax purposes.

(k) Continuing Compliance. Notwithstanding any other provision of this Ordinance, the Issuer's obligations under the federal tax covenants set forth above will survive the defeasance and discharge of the Bonds for as long as such matters are relevant to the excludability of interest on the Bonds from gross income for federal income tax purposes.

(l) Official Intent. For purposes of section 1.150-2(d) of the Regulations, to the extent that an official intent to reimburse has not previously been adopted by the Issuer, this Ordinance serves as the Issuer's official declaration of intent to use proceeds of the Bonds to reimburse itself from proceeds of the Bonds issued in the maximum amount for certain expenditures paid in connection with the projects set forth herein. Any such reimbursement will only be made (i) for an original

expenditure paid no earlier than sixty (60) days prior to the date hereof and (ii) not later than eighteen (18) months after the later of (A) the date the original expenditure is paid or (B) the date on which the project to which such expenditure relates is placed in service or abandoned, but in no event more than three (3) years after the original expenditure is paid.

(m) Source Series Bonds. The Issuer covenants that neither the Issuer nor a related party thereto will acquire any of the TWDB's Source Series Bonds in an amount related to the amount of the Bonds to be acquired from the Issuer by the TWDB.

(n) Advanced Refunding. The Issuer covenants to refrain from using the proceeds of the Bonds to pay debt service on another issue more than ninety (90) days after the date of issue of the Bonds in contravention of the requirements of section 149(d) of the Code.

Section 28. CONTINUING DISCLOSURE.

(a) Annual Reports. The Issuer shall provide annually to the MSRB, (1) within six months after the end of each fiscal year of the Issuer, financial information and operating data with respect to the Issuer of the general type included in the Private Placement Memorandum, being information described in APPENDIX B-OFFICIAL ACTION. The information will also include audited financial statements of the Issuer if audited financial statements of the Issuer are then available. If not provided as part such financial information and operating data, audited financial statements of the Issuer will be provided when and if available. Any financial statements so to be provided shall be (i) prepared in accordance with generally accepted government accounting principles or such other accounting principles as the Issuer may be required to employ, from time to time, by State law or regulation, and (ii) audited, if the Issuer commissions an audit of such statements and the audit is completed within the period during which they must be provided. If the audit of such financial statements is not complete within 12 months after any such fiscal year end, then the Issuer shall file unaudited financial statements within such 12-month period and audited financial statements for the applicable fiscal year, when and if the audit report on such statements becomes available.

(b) If the Issuer changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Issuer otherwise would be required to provide financial information and operating data pursuant to this Section.

(c) The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more documents or may be included by specific reference to any document (including an official statement or other offering document, if it is available from the MSRB) that theretofore has been provided to the MSRB or filed with the SEC.

(d) Event Notices. (a) The Issuer shall provide notice of any of the following events with respect to the Bonds to the MSRB in a timely manner and not more than 10 business days after the occurrence of the event:

(i) principal and interest payment delinquencies;

(ii) nonpayment related defaults, if material;

(iii) unscheduled draws on debt service reserves reflecting financial difficulties;

(iv) unscheduled draws on credit enhancements reflecting financial difficulties;

(v) substitution of credit or liquidity providers, or their failure to perform;

(vi) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;

(vii) modifications to rights of Owners, if material;

(viii) bond calls, if material and tender offers;

(ix) defeasance;

(x) release, substitution, or sale of property securing repayment of the Bonds, if material;

(xi) rating changes;

(xii) bankruptcy, insolvency, receivership, or similar event of the Issuer, which shall occur as described below;

Note to paragraph (xii): For the purposes of the event identified in paragraph xii of this section, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

(xiii) the consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of its assets, other than in the ordinary course of business, the entry into of a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(xiv) appointment of a successor or additional trustee or the change of name of a trustee, if material;

(xv) Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the City, any of which affect security holders, if material; and

(xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

Note to paragraphs (xv) and (xvi): For purposes of the events identified in paragraphs (xv) and (xvi) of this section and in the definition of Financial Obligation in Section 2, the City intends the words used in such paragraphs to have the meanings ascribed to them in SEC Release No. 34-83885 dated August 20, 2018 (the "2018 Release") and any further amendments or written guidance provided by the SEC or its staff with respect with respect to the amendments to the Rule effected by the 2018 Release.

(e) The Issuer shall notify the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner, of any failure by the Issuer to provide financial information or operating data in accordance with Section 28 of this Ordinance by the time required by such Section.

(f) Limitations, Disclaimers and Amendments. (a)The Issuer shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Issuer remains an "obligated person" with respect to the Bonds within the meaning of the Rule, except that the Issuer in any event will give notice of any redemption calls and any defeasances that cause the Issuer to be no longer an "obligated person."

(i) The provisions of this Section are for the sole benefit of the Owner and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Issuer undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Issuer's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The Issuer does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

UNDER NO CIRCUMSTANCES SHALL THE CITY BE LIABLE TO THE REGISTERED OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE CITY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(ii) No default by the Issuer in observing or performing its obligations under this Section shall comprise a breach of or default under the Ordinance for purposes of any other provisions of this Ordinance.

(iii) Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

(iv) The provisions of this Section may be amended by the Issuer from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule to the date of such amendment, as well as such changed circumstances, and (2) either (a) the Owners of a majority in aggregate principal amount (or any greater amount required by any other provisions of this Ordinance that authorizes such an amendment) of the Outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the Issuer (such as nationally recognized bond counsel) determines that such amendment will not materially impair the interests of the Owner and beneficial owners of the Bonds. The provisions of this Section may also be amended from time to time or repealed by the Issuer if the SEC amends or repeals the applicable provisions of the Rule or a court of final jurisdiction determines that such provisions are invalid, but only if and to the extent that reservation of the Issuer's right to do so would not prevent underwriters of the initial public offering of the Bonds from lawfully purchasing or selling Bonds in such offering. If the Issuer so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in accordance with Section 29 an explanation, in narrative form, of the reasons for the amendment and of the impact of any change in the type of financial information or operating data so provided.

Section 29. SALE OF BONDS AND APPROVAL OF PRIVATE PLACEMENT MEMORANDUM; FURTHER PROCEDURES. (a) The Bonds are hereby initially sold and shall be delivered to ***TWDB***, as the initial purchasers of the Bonds (the "***Purchasers***"), at a price of par at $11,085,000 subject to the approval of the Attorney General and Bond Counsel. At the time the Bonds are delivered to the TWDB, the Issuer shall pay an origination fee to the TWDB equal to _____% ($) of the Project costs, in accordance with the rules of the TWDB. The Mayor or Mayor Pro Tem and other appropriate officers, agents and representatives of the Issuer are hereby authorized to do any and all things necessary or desirable to provide for the issuance and delivery of the Bonds. The Bonds shall initially be registered in the name of ***Texas Water Development Board.*** The pricing and terms of the sale of the Bonds are hereby found and determined to be the most advantageous reasonably obtainable by the Issuer.

(b) The Issuer hereby approves the form and content of the Private Placement Memorandum relating to the Bonds and any addenda, supplement or amendment thereto, and approves the distribution of such Private Placement Memorandum in the reoffering of the Bonds by the Purchaser in final form, with such changes therein or additions thereto as the officer executing the same may deem advisable, such determination to be conclusively evidenced by his execution thereof.

(c) The Mayor and Mayor Pro Tem, the City Manager and City Secretary and all other officers, employees and agents of the Issuer, and each of them, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such

acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the Issuer a Paying Agent/Registrar Agreement with the Paying Agent/Registrar and all other instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Bonds, the sale of the Bonds and the Private Placement Memorandum. In case any officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

Section 30. DEPOSIT OF SALE PROCEEDS INTO PROJECT FUND. Concurrently with the initial delivery of the Series 2026C Bonds, the Issuer shall deposit proceeds received by the Issuer from the sale of the Series 2026C Bonds (excluding accrued interest, if any, which shall be deposited into the Interest and Sinking Fund) which are not required to pay costs of issuance related to the Series 2026C Bonds into a project fund to be used to acquire, purchase, construct, improve, enlarge, or equip the System.

Section 31. TWDB PROVISIONS.

(a) TWDB Resolution. The Issuer agrees to comply with the applicable provisions of TWDB Resolution No. 25-156, which authorized the financial assistance evidenced by the Bonds.

(b) Escrow Agreement. To facilitate the delivery of and payment for the Bonds pending completion of review of plans and specifications, the City Commission hereby authorizes an Escrow Agreement to be entered into by and between the Issuer and the Escrow Agent, the terms and conditions of which are hereby approved, subject to such insertions, additions, and modifications as shall be necessary to comply with all applicable laws, regulations, and procedures and to carry out the intent and purposes of this Ordinance. The Mayor or Mayor Pro Tem and the City Secretary are authorized to execute and deliver such Escrow Agreement in multiple counterparts on behalf of the Issuer.

(c) Project Fund. There is hereby created and established a special fund of the Issuer, to be known as the "City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026C (CWSRF) Project Fund," which shall be established at an official depository of the Issuer and kept separate and apart from other funds of the Issuer. The proceeds of the Bonds shall be deposited in the escrow account for the Bonds that is maintained by the Escrow Agent for the benefit of the Issuer and TWDB under and as more specifically provided in the Escrow Agreement. Upon release from the escrow account, such proceeds shall be deposited and held in the Project Fund until used for authorized purposes. The proceeds of the Bonds, as received, shall be deposited in the Project Fund. Money on deposit in the Project Fund and all interest, and income derived therefrom shall be used only for the purposes set forth in Section 1 of this Ordinance and to pay costs of issuance. Money on deposit in the Project Fund, may, at the option of the Issuer, be invested as permitted by State law including, particularly, the Public Funds Investment Act, Texas Government Code, Chapter 2256, and the Public Funds Collateral Act, Texas Government Code, Chapter 2257; provided that all such deposits and investments shall be made in such manner that the money required to be expended from the Project Fund will be available at the proper time or times. Bond proceeds deposited in the Project Fund shall be timely and expeditiously used, as required by 40 CFR § 35.3135(d) and in accordance with the schedule for the Project approved by

the TWDB, as may be amended from time to time. The Issuer agreed to comply with 33 U.S.C. § 1382 *et seq.* related to maintaining project accounts containing financial assistance for planning, design, acquisition, or construction, as applicable, in accordance with generally accepted government accounting principles, including standards related to the reporting of infrastructure assets.

(d) TWDB Rules. In compliance with the published rules and regulations of the TWDB, the Issuer covenants and agrees that upon final completion of the Project to be financed with the proceeds of the Bonds, and if all or any portion of the Bonds shall be held by or on account of the TWDB or the State, the proper officials of the Issuer shall render due and final accounting of the total cost of the Project and provide a copy of as-built plans for the Project to the TWDB. If, following completion of the Project, funds remain on hand in the Project Fund, or if the TWDB Executive Administrator (the "Executive Administrator") disapproves construction of any portion of the Project as not being in accordance with the plans and specifications, the Issuer shall use any remaining funds for enhancements to the Project that are approved by the Executive Administrator, or, if no enhancements are authorized by the Executive Administrator, the Issuer shall submit to the TWDB a final accounting and describe the proposed disposition of the any unused funds. If any funds are determined to be surplus funds remaining after the completion of the Project and the completion of a final accounting, such surplus funds shall be used for purposes approved by the Executive Administrator. Unless otherwise stated in the loan commitment of the TWDB with respect to the purchase of the Bonds, in determining the amount of available funds for constructing the Project to be financed, the Issuer shall account for all monies in the Project Fund, including all loan funds extended by the TWDB, all other funds available from the Project as described in the Project engineer's sufficiency of funds statement required for closing the TWDB's loan and all interest, earned by the Issuer on money in the Project Fund. This requirement shall not be interpreted as prohibiting the TWDB from enforcing such other rights as it may have under law.

(e) Outlay Reports. The Issuer agrees to submit outlay reports with sufficient documentation on costs on a quarterly or monthly basis in accordance with TWDB outlay report guidelines.

(f) Environmental Indemnification. The Issuer shall not use proceeds from the sale of the Bonds for sampling, testing, removing or disposing of contaminated soils and/or media at the Project site. The Issuer is solely responsible for liability resulting from acts or omissions of the Issuer, its employees, contractors, or agents arising from the sampling, analysis, transport, storage, treatment, recycling and disposition of any contaminated sewage sludge, contaminated sediments or contaminated media that may be generated by the Issuer, its contractors, consultants, agents, officials, and employees as a result of activities relating to the Project to the extent permitted by law.

(g) Insurance. The Issuer covenants that the Project will be kept continually insured against such perils in an amount sufficient to protect the TWDB's interest in the Project, to the extent that insurance is customarily carried by cities operating similar facilities in similar locations: provided, however, that the Issuer shall not be required to maintain such insurance so long as builders risk insurance covering such facilities during the period of construction is in effect.

(h) Compliance with Rules and Statutes. The Issuer covenants that it will comply with TWDB's rules and relevant state statutes in connection with the sale of the Bonds to TWDB and the use of the proceeds in connection with the Project approved by TWDB.

(i) Compliance with Environmental Findings of Executive Administrator. The Issuer covenants that it will comply with the conditions specified in the final environmental finding of the Executive Administrator when issued, including the standing emergency discovery conditions for threatened and endangered species and cultural resources.

(j) Audited Financial Statements. The Issuer shall annually submit to the TWDB a copy of its audited financial statements, which shall be prepared by a certified public accountant in accordance with the accounting principles the Issuer may be required to employ from time to time pursuant to State law or regulation.

(k) Compliance with Davis-Bacon and State and Federal Procurement Requirements. Laborers and mechanics employed by contractors and subcontractors for the Project shall be paid wages at rates not less than those prevailing on projects of a similar character in the locality in accordance with the Davis-Bacon Act, and the U.S. Department of Labor's implementing regulations. The Issuer, all contractors, and all sub-contractors shall ensure that all Project contracts mandate compliance with the Davis-Bacon Act. All contracts and subcontracts for the construction of the Project carried out in whole or in part with Bond proceeds shall insert in full in any contract in excess of $2,000 the contracts clauses as provided by the TWDB. The Issuer covenants to comply with all applicable State and federal procurement requirements.

(l) Federal Funding Accountability and Transparency Act. The Issuer shall provide the TWDB with all information required to be reported in accordance with the Federal Funding Accountability and Transparency Act of 2006, Pub. L. 109-282, as amended by Pub. L. 110-252. The Issuer shall obtain a Data Universal Numbering System (DUNS) Number and shall register with System for Award Management (SAM), and maintain current registration at all times during which the Bonds are outstanding.

(m) Use of Iron and Steel Products. The Issuer covenants that it will abide by all applicable construction contract requirements related to the use of iron and steel products produced in the United States, as required by 31 TAC § 375.3, 33 U.S.C. § 1388, and related State Revolving Fund Policy Guidelines.

(n) Maintenance of Project Fund. The Issuer covenants that it will maintain the Project Fund in accordance with generally accepted government accounting principles.

(o) Remedies. TWDB shall have all remedies available at law or in equity with respect to the Bonds, and any provision of the Bonds that restricts or limits TWDB's exercise of such remedies shall be of no force and effect.

(p) TWDB Reserve Fund. (i) Upon the issuance of the Bonds, the Bonds shall be additionally secured by the TWDB Reserve Fund. The Bonds shall not be additionally secured by any funds on deposit, if any, in the Reserve Fund created in Section 11(c) and described in Section 14 of this Ordinance, and TWDB shall not be entitled to demand payment of principal of or interest on the Bonds from any such funds on deposit, if any, in such Reserve Fund. There is currently on deposit

in the Reserve Fund $0. There is currently on deposit in the TWDB Reserve Fund $[ ]. To accommodate and maintain a reserve as additional security for the payment of the Bonds equal to the average annual principal and interest requirements of the Bonds (the "TWDB Required Reserve Amount"), the Issuer will be required on or before the 10th day of each month, commencing with the month immediately following the issuance of the Bonds, to begin making deposits into the TWDB Reserve Fund in an amount equal to 1/60th of the full amount of the TWDB Required Reserve Amount. The TWDB Reserve Fund shall be used to pay the principal of and interest on the Bonds, at any time when there is not sufficient money available in the Interest and Sinking Fund for such purpose. Money in the TWDB Reserve Fund may, upon authorization by the City Commission of the Issuer, be invested in direct obligations of, or obligations, the principal of and interest on which are guaranteed by the United States of America, or invested in direct obligations of the Federal Intermediate Credit Banks, Federal Land Banks, Banks for Cooperatives, Federal National Mortgage Association, Federal Home Loan Banks or Banks for Cooperatives, provided that each of the aforesaid obligations must mature, or be subject to redemption at the option of the holder thereof, within not more than ten years from the date of the making of such investment. Any obligation in which money in the TWDB Reserve Fund is so invested shall be kept and held in an official depository bank of the Issuer in escrow and in trust for the benefit of the holders of the Bonds and all Additional TWDB Bonds and shall be promptly sold and the proceeds of sale applied to the making of all payments required to be made from the TWDB Reserve Fund.

(ii) If the Issuer is required to make a withdrawal from the TWDB Reserve Fund for any of the purposes described in this Section, the Issuer shall be required to begin making monthly deposits to the TWDB Reserve Fund in the amounts and at the times described below to the extent of such deficiency in the TWDB Required Reserve Amount.

(iii) In the event of a deficiency in the TWDB Reserve Fund, then the Issuer shall satisfy the TWDB Required Reserve Amount by depositing into the TWDB Reserve Fund in monthly installments of not less than 1/60th of the TWDB Required Reserve Amount made on or before the 10th day of each following month.

(iv) In the event of the redemption or defeasance of any Bonds, any amounts on deposit in the TWDB Reserve Fund in excess of the TWDB Required Reserve Amount may be withdrawn and transferred, at the option of the Issuer, to the Revenue Fund, as a result of (i) the redemption of any Bonds, or (ii) funds for the payment of any Bonds having been deposited irrevocably with the paying agent or place of payment therefor in the manner described in any ordinance authorizing the issuance of Bonds, the result of such deposit being that such Bonds no longer are deemed to be outstanding under the terms of any such ordinance.

(q) Additional TWDB Bonds. The Issuer reserves the right to issue additional parity revenue bonds, to be known as Additional TWDB Bonds, which when issued and delivered, shall be payable from and secured by a lien on and pledge of the Net Revenues of the System, in the same manner and to the same extent as the Outstanding Bonds, the Bonds, Additional Bonds and all Additional TWDB Bonds shall in all respects be on a parity and equal dignity. The Additional TWDB Bonds may be issued in one or more installments or series, provided, however, that no installment or series of Additional TWDB Bonds shall be issued unless:

(i) A certificate is executed by the Mayor and City Secretary of the Issuer to the effect that no default exists in connection with any of the covenants or requirements of the ordinance or ordinances authorizing the issuance of all Outstanding Bonds, Bonds, Additional Bonds, and Additional TWDB Bonds then outstanding.

(ii) A certificate is executed by the Mayor and City Secretary of the Issuer to the effect that the Interest and Sinking Fund, the Reserve Fund, and the TWDB Reserve Fund each contains the amount then required to be on deposit therein.

(iii) In addition to the certificate required by section 18(c) of this Ordinance, a certificate is executed by an independent certified public accountant, or independent firm of certified public accountants, acting by and through a certified public accountant, signs a written certificate to the effect that, in his or her opinion, during either the next preceding fiscal year, or any twelve consecutive calendar month period ending not more than ninety days prior to the passage of the ordinance authorizing the issuance of the proposed Additional TWDB Bonds is passed, the Net Revenues were at least 1.25 times an amount equal to the average annual principal and interest requirements on such Outstanding TWDB Bonds and such proposed Additional TWDB Bonds as are on parity of Lien with the Bonds or any Additional TWDB Bonds. It is specifically provided, however, that in calculating the amount of Net Revenues for the purpose of this subsection (c), if there has been any increase in the rates or charges for services of the System which is then in effect, but which was not in effect during all or any part of the entire period for which the Net Revenues are being calculated (hereinafter referred to as the "entire period"), then the certified public accountant, or in lieu of the certified public accountant, a firm of consulting engineers, shall determine and certify the amount of Net Revenues as being the total of (i) the actual Net Revenues for the entire period, plus (ii) a sum equal to the aggregate amount by which the actual billings to customers of the System during the entire period would have been increased if such increased rates or charges had been in effect during the entire period.

(iv) The Additional TWDB Bonds are scheduled to mature only on November 1, and the interest thereon is scheduled to be paid only on November 1 and May 1.

(v) The ordinance authorizing the issuance of such installment or series of Additional TWDB Bonds provides that the aggregate amount to be accumulated and maintained in the Reserve Fund shall be increased by an additional amount not less than the average annual principal and interest requirements for said Additional TWDB Bonds; and that such additional amount shall be so accumulated within 61 months from the date of the Additional TWDB Bonds, by the deposit in the TWDB Reserve Fund of the necessary sums in equal monthly installments; provided, however, that the aggregate of all or any part of said required additional amount in cash immediately after the aggregate amount to be accumulated in the TWDB Reserve Fund shall never be required to exceed the average annual principal and interest requirements for all Outstanding TWDB Bonds and Additional TWDB Bonds then outstanding, and for the installment or series of Additional TWDB Bonds the proposed to be issued.

(vi) All calculations of average annual principal and interest requirements made pursuant to this Section are made as of and from the date of the Additional TWDB then proposed to be issued.

(r) Enforcement of Certain Federal Laws Regulating Firearms, Firearm Accessories, and Firearm Ammunition. The Issuer shall immediately notify TWDB, in writing, of any suit against it by the Attorney General of Texas under Texas Government Code, § 2.103, and Texas Penal Code § 1.10(f) (related to federal laws regulating firearms, firearm accessories, and firearm ammunition).

(s) Compliance with Public Law 117-58. The Issuer agrees to abide by all applicable requirements related to the Build America, Buy America Act, Public Law 117-58.

(t) Prohibition on Certain Telecommunications and Video Surveillance Services or Equipment. The Issuer agrees to abide by the prohibition on certain telecommunications and video surveillance services or equipment as required by 2 CFR § 200.216.

Section 32. AMENDMENTS. The Issuer hereby reserves the right to amend this Ordinance subject to the following terms and conditions, to-wit:

(a) The Issuer may from time to time, without the consent of any Owner, except as otherwise required by paragraph (b) below, amend or supplement this Ordinance to (i) cure any ambiguity, defect or omission in this Ordinance that does not materially adversely affect the interests of the Owners, (ii) grant additional rights or security for the benefit of the Owners, (iii) add events of default as shall not be inconsistent with the provisions of this Ordinance and that shall not materially adversely affect the interests of the Owners, (iv) qualify this Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (v) make such other provisions in regard to matters or questions arising under this Ordinance as shall not be materially inconsistent with the provisions of this Ordinance and that shall not, in the opinion of nationally-recognized bond counsel, materially adversely affect the interests of the Owners.

(b) Except as provided in paragraph (a) above, a majority of the Owners of Bonds then outstanding that are the subject of a proposed amendment shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the Issuer; provided, however, that without the consent of 100% of the Owners in aggregate principal amount of the then outstanding Bonds, nothing herein contained shall permit or be construed to permit amendment of the terms and conditions of this Ordinance or in any of the Bonds so as to:

(i) Make any change in the maturity of any of the outstanding Bonds;

(ii) Reduce the rate of interest borne by any of the outstanding Bonds;

(iii) Reduce the amount of the principal of, or redemption premium, if any, payable on any outstanding Bonds;

(iv) Modify the terms of payment of principal or of interest or redemption premium on outstanding Bonds or any of them or impose any condition with respect to such payment; or

(v) Change the minimum percentage of the principal amount of the Bonds necessary for consent to such amendment.

(c) If at any time the Issuer shall desire to amend this Ordinance under this Section, the Issuer shall send by U.S. mail to each Owner of the affected Bonds a copy of the proposed amendment.

(d) Whenever at any time within one year from the date of mailing of such notice the Issuer shall receive an instrument or instruments executed by the Owners of at least a majority in aggregate principal amount of all of the Bonds then outstanding that are required for the amendment (or 100% if such amendment is made in accordance with paragraph (h)), which instrument or instruments shall refer to the proposed amendment and which shall specifically consent to and approve such amendment, the Issuer may adopt the amendment in substantially the same form.

(e) Upon the adoption of any amendatory Ordinance pursuant to the provisions of this Section, this Ordinance shall be deemed to be modified and amended in accordance with such amendatory Ordinance, and the respective rights, duties, and obligations of the Issuer and all Owners of such affected Bonds shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.

(f) Any consent given by the Owner of a Bond pursuant to the provisions of this Section shall be irrevocable for a period of six months from the date of the consent and shall be conclusive and binding upon all future Owners of the same Bond during such period. Such consent may be revoked at any time after six months from the date of said consent by the Owner who gave such consent, or by a successor in title, by filing notice with the Issuer, but such revocation shall not be effective if the Owners the required amount of the affected Bonds then outstanding, have, prior to the attempted revocation, consented to and approved the amendment.

(g) For the purposes of establishing ownership of the Bonds, the Issuer shall rely solely upon the registration of the ownership of such Bonds on the Registration Books kept by the Paying Agent/Registrar.

Section 33. INCORPORATION OF RECITALS. The Issuer hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the Issuer hereby incorporates such recitals as a part of this Ordinance.

PASSED, APPROVED AND EFFECTIVE THIS _____ __, 2026.

CITY OF HARLINGEN, TEXAS

_____
Mayor

ATTEST

_____ _____
City Secretary

(CITY SEAL)

EXHIBIT A

DESCRIPTION OF ANNUAL FINANCIAL INFORMATION

The following information is referred to in Section 28 of this Ordinance.

I. Annual Financial Statements and Operating Data

The financial information and operating data with respect to the Issuer to be provided annually in accordance with such Section are as specified (and included in the Appendix or under the headings of the Private Placement Memorandum and Tables for the Waterworks and Sewer System Revenue Bonds, Series 2026C (CWSRF) referred to below:

APPENDIX B – OFFICIAL ACTION

Accounting Principles

The accounting principles referred to in such Section are the accounting principles described in the notes to the financial statements referred to in paragraph I above.

9(a)

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:

Public hearing authorizing, for the Victoria Commons Phase II Subdivision only, a cash escrow with progress disbursements as the financial guarantee of performance for required public improvements; approving the Subdivision Improvement and Escrow Agreement between the City of Harlingen and the Development Corporation of Harlingen, Inc. for the Victoria Commons Phase II Subdivision; accepting the escrow established thereunder as an appropriate financial guarantee of performance pursuant to Section 109-91(a)(2)b of the Code of Ordinances; approving the Corporation's expenditure under Section 501.073 of the Texas Local Government Code; authorizing execution and administration of the agreement; providing for severability and repeal of conflicting ordinances; and providing an effective date. ***(HEDC)***

Prepared By (Print Name): Beverly Loftus
Title: Chief Operating Officer
Signature: Beverly Jean Loftus

Brief Summary:

Section 109-91(a)(2)b of the Code of Ordinances allows a plat to be recorded once the City accepts an appropriate financial guarantee, including an escrow, but Section 109-163(b) authorizes only letters of credit and surety bonds. The Development Corporation of Harlingen, Inc. (HEDC) owns the 30.52-acre Victoria Commons Phase II Subdivision, whose final plat was conditionally approved on September 22, 2026. The required streets, sidewalks, and drainage improvements are estimated at $1,446,864.07.

The proposed ordinance authorizes, for this subdivision only, a cash escrow with progress disbursements and approves the related Subdivision Improvement and Escrow Agreement. HEDC will deposit $1,880,923.29 (130% of the estimate) into a segregated City account. Disbursements require City Engineer approval and may not reduce the balance below 130% of the remaining cost to complete, and the plat may not be recorded until the Finance Director confirms the deposit. The ordinance does not amend Chapter 109.

The HEDC Board approved the Agreement on September 29, 2026. The ordinance also provides the City's approval of HEDC's expenditure as required by Section 501.073 of the Texas Local Government Code.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval:	GG	☐ Yes	☐ No	☑ N/A
Comments:				

City Attorney's approval:		☑ Yes	☐ No	☐ N/A

9(b)

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:

Public Hearing for a Special Use Permit (SUP) to allow a restaurant in an Office ("O") District, located at 1717 N. Ed Carey Drive, bearing a legal description of Lots 15 & 16, Block 2, Arroyo Estates Subdivision. Applicant: Akram Boulos. Attachment ***(Planning & Development)***

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/ Special Projects Director
Signature: Ana Hernandez

Brief Summary:

Project Timeline

- September 16, 2026 – Application for Special Use Permit ("SUP") submitted to the City. **(ATTACHMENT I)**
- September 25, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- September 26, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- October 13, 2026 - Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission (P&Z).
- October 21, 2026 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- November 4, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Section 111-62 of the Code of Ordinances provides that a restaurant without drive-in service in an Office ("O") District requires approval of a Special Use Permit (SUP) by the City Commission.
- Akram Boulos, the applicant, is requesting a Special Use Permit to allow a new Marble Slab Creamery at the location. (ATTACHMENTS II AND III)
- There is currently an existing 7,691 square foot building on the property. The previous use of the property was a Women's Clinic.
- Based on the site plan and information submitted by the applicant, the restaurant is proposed to operate daily, from 11am – 10pm. Based on the applicable City regulations, 22 parking spaces are required for the proposed use. The current site plan indicates 28 parking spaces are provided. (ATTACHMENTS II–IV)
- Surrounding properties are zoned Office ("O") District to the north, east, and west, while the property to the south is zoned General Retail ("GR") District. Surrounding land uses include a Walgreens Drug Store to the south, a plaza to the west, the Valley Baptist Emergency Center to the north, and offices to the east. (ATTACHMENTS V-VII)

- The City of Harlingen Building Inspections Division, Fire Prevention Bureau, Health Department, and Police Department reviewed the SUP application. The departments reported no objection to the proposed request, subject to compliance with the Harlingen Code of Ordinances and all applicable requirements and procedures administered by each respective department. (ATTACHMENTS VIII-XI)
- The Future Land Use Component of the Harlingen Horizon: A City on the Rise Comprehensive Plan designates this area as Retail. The proposed restaurant/coffee shop is consistent with the Future Land Use Plan and is generally compatible with the existing development pattern in the surrounding area.
- The applicant shall obtain and maintain all required State and City permits and licenses applicable to the proposed use.
- To date, the Planning & Zoning Department has not received any opposition to the requested Special Use Permit.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose?		Yes		No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the Special Use Permit (SUP) amendment subject to the following conditions:

1. The applicant shall comply with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Marshal's Office, Health Department, and Police Department.
2. Hours of operation are everyday from 11am – 10pm.
3. The applicant shall provide and maintain the required parking in accordance with applicable City regulations.
4. The applicant shall obtain and maintain all required State and City permits.

City Manager's approval: GG ☐ Yes ☐ No ☑ N/A

Comments:

City Attorney's approval: ☐ Yes ☐ No ☐ N/A

PLANNING AND ZONING COMMISSION
October 13, 2026

ACTION ITEMS/PUBLIC HEARINGS

6) **Public hearing and take action to consider a request for a Special Use Permit (SUP) to allow a restaurant in an Office ("O") District, located at 1717 N. Ed Carey Drive, bearing a legal description of Lots 15 & 16, Block 2, Arroyo Estates Subdivision. Applicant: Akram Boulos**

City Planner Soledad Núñez presented the request for a Special Use Permit (SUP) as follows:

- This request is for a special use permit to have a restaurant without a drive-through at 1717 N. Ed Carey Drive.
- The zoning map was presented.
- Mister Akram Boulos the applicant is requesting a special use permit to allow a new Marble Slab Creamery slash coffee shop.
- There's an existing 7,690 square foot building on the property that used to be a women 's clinic.
- The aerial map was presented outlining the surrounding properties zoned Office ("O") District to the north, east, and west, while the property to the south is zoned General Retail ("GR") District. Surrounding land uses include a Walgreens Drug Store to the south, a plaza to the west, the Valley Baptist Emergency Center to the north, and offices to the east.
- Based on the site plan and information submitted by the applicant, the restaurant is proposed to operate daily, from 11am – 10pm. Based on the applicable City regulations, 22 parking spaces are required for the proposed use. The current site plan indicates 28 parking spaces are provided.
- The City of Harlingen Building Inspections Division, Fire Prevention Bureau, Health Department, and Police Department reviewed the SUP application. The departments reported no objection to the proposed request, subject to compliance with the Harlingen Code of Ordinances and all applicable requirements and procedures administered by each respective department.
- The Future Land Use Component of the Harlingen Horizon: A City on the Rise Comprehensive Plan designates this area as Retail. The proposed restaurant/coffee shop is consistent with the Future Land Use Plan and is generally compatible with the existing development pattern in the surrounding area.
- The applicant shall obtain and maintain all required State and City permits and licenses applicable to the proposed use.
- To date, the Planning & Zoning Department has not received any opposition to the requested Special Use Permit.
- Staff does recommend approval of the rezoning request subject to the conditions outlined.

Chairman Consiglio stated ok again this is just for a rezone at this well no I'm sorry this is for a special use permit to operate at restaurant in an office area.

Chairman Consiglio asked if there were any questions for staff. He then proceeded to open the public hearing, and with no one speaking, he closed the public hearing.

Chairman Consiglio asked if the applicant was present and Ms. Núñez stated yes. Chairman Consiglio asked if there were any questions for the applicant and/or staff. Cmr. Cruz-Velázquez stated I have a question so this the building that's already there that's where you are going to put the restaurant because like a marble slab that seems to be like a really large building. Ms. Núñez stated they'll be remodeling it'll be a Marble Slab and a coffee shop. Cmr. Cruz-Velázquez asked and maybe something else I mean I've been to marble slabs and they don't require that much space so I'm just wondering what else will be going there.

Mr. Akram Boulos, Applicant
Mr. Akram Boulos, the applicant stated it's actually a Marble Slab, a Great American Cookie, and a coffee shop. Chairman Consiglio asked Mr. Boulos to approach the podium. Mr. Boulos stated it's that size already (referring to the building), I guess it didn't make a difference. Again, Chairman Consiglio asked Mr. Boulos to approach the microphone. Mr. Boulos approached the podium and stated the building was there already so we purchased the building so this is what we wanted to do. He stated I guess we're just going to fit in there. Cmr. Cruz-Velázquez stated I'm just curious, personally I can't wait. Mr. Boulos stated we liked the location. Cmr. Thomas stated cookies, ice cream and sugary coffee does it get any better?

Cmr. Cruz-Velázquez motioned to approve the item. Chairman Consiglio stated we'll take your motion for approval is there a second. Cmr. Thomas seconded the motion. The motion passed unanimously.

AGENDA ITEM
EXECUTIVE SUMMARY

9c

Meeting Date: **October 21, 2026**

Agenda Item:
Public hearing for a rezoning request from Residential, Multi-Family ("M-2") District to General Retail ("GR") District for Lot 1, Block 1, New Hampshire Commercial Subdivision, located south of New Hampshire Street, approximately 1,614 feet north of Hale Avenue. Applicant: Fernando A. Russek. Attachment ***(Planning & Development)***

Prepared By:	Ana Hernandez, AICP, CNU-A
Title:	Planning and Development Director/ Special Projects Director
Signature:	Ana Hernandez

Brief Summary:

Project Timeline

- August 18, 2026 – Application for rezoning submitted (**ATTACHMENT I).**
- September 24, 2026 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- September 26, 2026 – In accordance with Statute and local law, notice of required public hearings published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract.
- October 13, 2026 – Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- October 21, 2026 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- November 4, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The applicant is requesting to rezone the subject property from Multi-Family ("M-2") District to General Retail ("GR") District to allow for a storage unit development on the subject property.

- The subject property is currently vacant and has approximately 364 feet of frontage along New Hampshire Street with a depth of approximately 386 feet at its deepest point. **(ATTACHMENT II-VI).**

- The surrounding properties are zoned General Retail ("GR") District to the north, east, and west, Residential, Duplex ("R-2") District to the east, and Residential, Single-Family ("R-1") and Residential, Multi-Family ("M-2") Districts to south. **(ATTACHMENT II)**. Surrounding land uses consist of Orthopedic Physical Therapy, D' Fabulous Pool and Event Center, duplexes and single-family residences to the south and vacant land. **(ATTACHMENT V)**

- The Future Land Use Plan component of the Harlingen Horizon – A City on the Rise Comprehensive Plan designates this area as medium density residential. The request is not consistent with the Future Land Use Plan designation; however, it is consistent with the commercial rezoning and development trends for this area of New Hampshire Street. (**ATTACHMENT VI**).

- To date, the Planning and Development Department has not received any calls or correspondence in opposition to the rezoning request. Staff mailed 37 notices to surrounding property owners.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*
*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the rezoning request.

City Manager's approval: GG ☐ Yes ☐ No ☑ N/A

Comments:

City Attorney's approval: ☑ Yes ☐ No ☐ N/A

PLANNING AND ZONING COMMISSION
October 13, 2026

ACTION ITEMS/PUBLIC HEARINGS

4) **Public hearing and take action to consider a request to rezone from Residential, Multi-Family ("M-2") District to General Retail ("GR") District for Lot 1, Block 1, New Hampshire Commercial Subdivision, located south of New Hampshire Street, approximately 1,614 feet north of Hale Avenue. Applicant: Fernando A. Russek**

City Planner Rodrigo Sanchez presented the request to rezone as follows:

- The applicant is requesting to rezone the subject property from multifamily district to general retail district now this is in order to allow for storage unit development on the property.
- The property is currently vacant, and it's got approximately 364 feet of frontage along New Hampshire street and has a depth of approximately 386 and its deepest at its deepest point the surrounding properties are zoned as you can see to the.
- Almost all directions are zoned general retail. There is residential duplex to the east... there is single family and residential multifamily to the South. Now the surrounding land uses consist of. There's a business called orthopedic physical therapy there's a business called the fabulous pool and Event Center and those are to the east and to the north duplexes and single-family residences are found to the South.
- The future land use component of the Harlingen [Horizon a] City on the Rise Comprehensive Plan does designate this area as medium density residential. This request may not be consistent with the future land use plan designation in name however it is consistent and this is important it is consistent with the commercial rezoning, and it is consistent with surrounding land uses.
- Development both trends the rezoning and the development trend for this area the request is consistent with that. And together with that the name itself of New Hampshire commercial subdivision I think indicates the original intention for this subdivision including this lot one.
- To date the planning and development department has not received any calls or any correspondence in opposition or with any concerns about this rezoning request we did mail out 37 notices to surrounding property owners, so staff recommends approval of this zoning request.

Chairman Consiglio asked so that whole area is lot one block one, the skinny strip and all? Mr. Sanchez stated yes that is the way [the applicant] owns the property and so he chose to zone the entire property. Chairman Consiglio stated OK just I mean we often have like part block this part block that you know things like that when you have these. On typical shapes. That's all I was just make sure we have clarity on that for. The description here block one lot one of the New Hampshire commercial OK. This is just a rezone at this point is what the request is going from multifamily to general retail that's all we're here for this evening. Mr. Sanchez stated yes, it's already a platted lot.

Chairman Consiglio stated ok, what they're going to do with it that's a different story later down the road. Mr. Sanchez stated and he did mention that he wants to do at this point he wants to do a storage building development.

Chairman Consiglio asked OK, all right, any other questions for staff? This is item 4 in our packet starts at page 64. OK hearing none there is no public hearing on this particular case we can. Mr. Sanchez stated this is a public hearing. Chairman Consiglio asked if it is a public hearing. Planning & Development Director Ms. Ana Hernandez stated that there should be. Mr. Sanchez stated you may ask for any public presence.

Chairman Consiglio opened the public hearing and with no one speaking, he closed the public hearing. Chairman Consiglio asked if there were any other questions for staff and he also asked if the applicant was here. Mr. Sanchez stated the applicant is here. Chairman Consiglio asked is there any questions for applicant or staff.

Chairman Consiglio asked for a motion. Cmr. Peña motioned to approve. Cmr. Thomas seconded the motion. The motion passed unanimously.

9d

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:

Public hearing for a rezoning request from Not Designated ("N") District to Residential, Single Family ("R-1") District for 18.7879 acres of the south 20 acres of Block 33, David & Stephenson Subdivision, located east of Crossett Road, approximately 2,606 feet north of West Loop 499. Applicant: VG Vanguard Engineering, LLC c/o River Creek Management, LLC. ***(Planning & Development)***

Prepared By:	Ana Hernandez, AICP, CNU-A
Title:	Planning and Development Director/ Special Projects Director
Signature:	*Ana Hernandez*

Brief Summary:

Project Timeline

- September 8, 2026 – Application for a rezoning submitted to the City. **(ATTACHMENT I)**
- September 25, 2026 - In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- September 26, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract.
- October 13, 2026- Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- October 21, 2026– Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- November 4, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- VG Vanguard Engineering, on behalf of River Creek Management, LLC, is requesting to rezone the subject property from Not Designated ("N") District to Residential, Single-Family ("R-1") District to allow for a single-family residential development. **(ATTACHMENT IV).**

- The property is currently vacant and unsubdivided. The developer is proposing to subdivide the property into a 78-lot subdivision under the name River Creek Subdivision. The property has approximately 660 feet of frontage along Crossett Road and extends approximately 1,240 feet at its longest point. **(ATTACHMENT III).**

- The surrounding properties are zoned Planned Development ("PD") District to the west, to the east, north, and south is county. Surrounding development includes the Sunshine Country Club Estates to the west a mobile home subdivision to the south, to the north is vacant land and single-family homes, and to the east is

vacant land single family homes. **(ATTACHMENT VI)**.

- The Future Land Use Component of the Harlingen-Horizon: A City on the Rise Comprehensive Plan designates this area as agricultural. While the proposed development is not consistent with the Future Land Use Plan, it is consistent with the existing development pattern in the surrounding area. **(ATTACHMENT VII).**

- To the present, the Planning and Development Department has not received any calls from surrounding property owners in opposition to the requested rezoning.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*
*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the rezoning.

City Manager's approval: GG ☐ Yes ☐ No ✔ ~~N/A~~

Comments:

City Attorney's approval: ☐ Yes ☐ No ☐ N/A

PLANNING AND ZONING COMMISSION
October 13, 2026

ACTION ITEMS/PUBLIC HEARINGS

5) **Public hearing and take action to consider a request to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for 18.7879 acres of the south 20 acres of Block 33, David & Stephenson Subdivision, located east of Crossett Road, approximately 2,606 feet north of West Loop 499. Applicant: VG Vanguard Engineering, LLC c/o River Creek Management, LLC**

City Planner Soledad Núñez presented the request to rezone as follows:

- This request is to rezone the subject property highlighted here from not designated to residential single family the property got annexed back in 2024, but the zoning did not get established at that time.
- VG vanguard engineering working on behalf of a river Creek management LLC is requesting to rezone the property the property is currently vacant and unsubdivided. The developer is proposing to subdivide the property into a 4-phase subdivision right now they're working on the first 2 phases which will comprise of 78 lots under the name of River Creek subdivision.
- The property is approximately 660 feet of frontage along Crossett Road and extends approximately 1240 feet at its longest point.
- Surrounding properties are zoned planned development as you can see here is a Sunshine Country Club Estates and then to the East, North, and South is Cameron County. Surrounding development includes Sunshine Country Club Estates to the West a mobile home subdivision the South to the north is vacant land and single-family homes and to the east is vacant land and single-family homes.
- The future land use components of the Harlingen Horizon City on the Rise: A Comprehensive Plan designates this area as agricultural. While it's not consistent with the future land use plan it is consistent with the existing development pattern in the surrounding area so here's a view of property from Crossett Road. It does show it as agricultural, but we do have the Sunshine Country Club Estates to the West, a mobile home park and then another subdivision to the South.
- Staff does recommend approval of the rezoning request.

Chairman Consiglio asked OK thank you. This is not near that school, Lee means? Cmr. Thomas stated no this is closer to the expressway. Chairman Consiglio asked what's that road look like. Ms. Núñez asked Crossett Road? Chairman Consiglio stated yes. Ms. Núñez proceeded to explain that Crossett Road is a two-lane road without curb and gutter. Chairman Consiglio asked with a bar ditch running along side of it. He also asked and that's a city road? Ms. Núñez pointed to the map and stated up the City limit line yes. Chairman Consiglio asked what's the plan, discussion on improving that road? Is it on a plan the comprehensive? Ms. Ana Hernandez, Planning & Development Director stated it's a rural section.

Chairman Consiglio asked but the Loop (499) is? Ms. Núñez stated south. Chairman Consiglio stated south right, there's like a Church's [Chicken] there maybe. Cmr.

Thomas stated no and Ms. Núñez stated its further east. Cmr. Thomas stated to the south there's another subdivision that's a full blown colonia, they don't have sewer. Chairman Consiglio asked oh really on septic? Ms. Núñez stated well that subdivision she's talking about got subdivided in the 60s, none of the infrastructure ever got put in, but they've been auctioning off the lots. Ms. Núñez stated part of it is in the city, most of it is in the county.

Chairman Consiglio asked how do you access Crossett Road? Ms. Núñez and Cmr. Thomas stated off the Loop. Chairman Consiglio stated right off the loop there's that Redelco Plaza. He also stated it sounds like infrastructure wise there's some major issues. Planning & Development Director, Ms. Ana Hernandez stated that can be addressed during the subdivision. Cmr. Thomas stated the water tower; the Harlingen water tower is right there in relation to right here. She also stated, well the Redelco Plaza is right there, on the other side of the ditch that's on the west side of Crossett Road. Chairman Consiglio stated south of it. Cmr. Thomas stated it's further out we just don't have a further aerial view to be able to see it.

Planning & Development Director, Ms. Ana Hernandez stated going back to your comments about improvements to that particular road I mean that's separate...through the subdivision process we can introduce that or we can request that information, but this is a rezoning. Chairman Consiglio stated but you know we want to make sure we're kind of planning ahead thinking ahead a little bit when we're going to add another yeah 74 looks like it's gonna be planned development trying to put a size 5 and a size 3 shoe and I want to make sure that the infrastructure is there drainage etcetera right. Ms. Núñez pointed to the map and stated this subdivision here, that's actually in the county. She also stated when that got platted out that went through county, but they do access their properties through Crossett Road.

Cmr. Thomas asked you said in 2024 they voluntarily annexed this piece. Ms. Núñez stated yes and then they sat on it for a while and now they're trying to develop it. Chairman Consiglio asked is there a name for that subdivision that's in the county? Ms. Núñez stated yes, but off the top of my head I don't know. Chairman Consiglio asked and that's where you're saying their auctioning them off? Ms. Núñez stated oh no, the one south of this subdivision further south that one I think is called Bonnaville Terrace. She also stated there's a plat for it and everything.

Cmr. Thomas it's a mix I think Las Palmas is a mix of mobile homes and Ms. Núñez stated and houses.

Chairman Consiglio opened the public hearing and with no one speaking, he closed the public hearing. Chairman Consiglio asked if there were any other questions for staff and he also asked if the applicant was here. Ms. Núñez stated the applicant was not here. Chairman Consiglio asked if there was a motion. Cmr. Cruz-Velázquez motioned to approve. Cmr. Peña seconded the motion. The motion passed by a vote of 3-1, with Cmr. Flores voting against the item.

10(2)

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to adopt an ordinance on first reading, authorizing, for the Victoria Commons Phase II Subdivision only, a cash escrow with progress disbursements as the financial guarantee of performance for required public improvements; approving the Subdivision Improvement and Escrow Agreement between the City of Harlingen and the Development Corporation of Harlingen, Inc. for the Victoria Commons Phase II Subdivision; accepting the escrow established thereunder as an appropriate financial guarantee of performance pursuant to Section 109-91(a)(2)b of the Code of Ordinances; approving the Corporation's expenditure under Section 501.073 of the Texas Local Government Code; authorizing execution and administration of the agreement; providing for severability and repeal of conflicting ordinances; and providing an effective date. Attachment ***(HEDC)***

Prepared By (Print Name): Beverly Loftus
Title: Chief Operating Officer
Signature: Beverly Jean Loftus

Brief Summary:

Section 109-91(a)(2)b of the Code of Ordinances allows a plat to be recorded once the City accepts an appropriate financial guarantee, including an escrow, but Section 109-163(b) authorizes only letters of credit and surety bonds. The Development Corporation of Harlingen, Inc. (HEDC) owns the 30.52-acre Victoria Commons Phase II Subdivision, whose final plat was conditionally approved on September 22, 2026. The required streets, sidewalks, and drainage improvements are estimated at $1,446,864.07.

The proposed ordinance authorizes, for this subdivision only, a cash escrow with progress disbursements and approves the related Subdivision Improvement and Escrow Agreement. HEDC will deposit $1,880,923.29 (130% of the estimate) into a segregated City account. Disbursements require City Engineer approval and may not reduce the balance below 130% of the remaining cost to complete, and the plat may not be recorded until the Finance Director confirms the deposit. The ordinance does not amend Chapter 109.

The HEDC Board approved the Agreement on September 29, 2026. The ordinance also provides the City's approval of HEDC's expenditure as required by Section 501.073 of the Texas Local Government Code.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*
*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval: GG	☑ Yes	☐ No	☐ N/A
Comments:			

City Attorney's approval:	☑ Yes	☐ No	☐ N/A

ORDINANCE NO. 2026-____

AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS, AUTHORIZING, FOR THE VICTORIA COMMONS PHASE II SUBDIVISION ONLY, A CASH ESCROW WITH PROGRESS DISBURSEMENTS AS THE FINANCIAL GUARANTEE OF PERFORMANCE FOR REQUIRED PUBLIC IMPROVEMENTS; APPROVING THE SUBDIVISION IMPROVEMENT AND ESCROW AGREEMENT BETWEEN THE CITY OF HARLINGEN AND THE DEVELOPMENT CORPORATION OF HARLINGEN, INC. FOR THE VICTORIA COMMONS PHASE II SUBDIVISION; ACCEPTING THE ESCROW ESTABLISHED THEREUNDER AS AN APPROPRIATE FINANCIAL GUARANTEE OF PERFORMANCE PURSUANT TO SECTION 109-91(a)(2)b; APPROVING THE CORPORATION'S EXPENDITURE UNDER SECTION 501.073 OF THE TEXAS LOCAL GOVERNMENT CODE; AUTHORIZING EXECUTION AND ADMINISTRATION OF THE AGREEMENT; PROVIDING FOR SEVERABILITY AND REPEAL OF CONFLICTING ORDINANCES; PROVIDING AN EFFECTIVE DATE; AND ORDAINING OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Harlingen, Texas (the "City"), is a home-rule municipality authorized by Chapter 212 of the Texas Local Government Code to regulate the subdivision and development of land within its jurisdiction and to require public improvements associated with such development; and

WHEREAS, Chapter 109 of the Code of Ordinances of the City of Harlingen establishes the City's subdivision regulations, including requirements governing construction of, and financial security for, required public improvements; and

WHEREAS, Section 109-91(a)(2)b of the Code of Ordinances provides that a plat shall not be recorded until the required public improvements have been approved and accepted by the City or an appropriate financial guarantee of performance, including an escrow, has been submitted to and accepted by the City; and

WHEREAS, Article VI of Chapter 109 establishes requirements governing financial guarantees for subdivision improvements, including their amount, duration, beneficiary, and conditions, and Section 109-163(b) of that Article identifies an irrevocable letter of credit and a surety bond as the authorized forms of guarantee; and

WHEREAS, Section 109-91(a)(2)b recognizes an escrow as a financial guarantee of performance, but Section 109-163(b) does not list a cash escrow among the authorized forms of guarantee, and the City Commission desires to authorize a cash escrow for Victoria Commons Phase II only, without amending Chapter 109 for any other subdivision; and

WHEREAS, the City Commission finds that, for Victoria Commons Phase II, a cash escrow held in a City depository under the exclusive control of the City provides appropriate

security, and that progress disbursements may be permitted while maintaining security equal to at least one hundred thirty percent (130%) of the estimated cost to complete the remaining required public improvements; and

WHEREAS, the Development Corporation of Harlingen, Inc. ("HEDC") owns approximately 30.52 acres within the City known as the Victoria Commons Phase II Subdivision (the "Property"); and

WHEREAS, the Planning and Zoning Commission approved the final plat for Victoria Commons Phase II with conditions on September 22, 2026, subject to satisfaction of the requirements of Chapter 109 and other applicable law; and

WHEREAS, development of the Property requires construction of public improvements consisting of streets, sidewalks, storm drainage, and related facilities, excluding water and wastewater improvements under the jurisdiction of the Harlingen Water Works System; and

WHEREAS, the estimated cost of such public improvements, as prepared by HEDC's engineer and accepted by the City Engineer, is One Million Four Hundred Forty-Six Thousand Eight Hundred Sixty-Four Dollars and Seven Cents ($1,446,864.07), and one hundred thirty percent (130%) of that amount is One Million Eight Hundred Eighty Thousand Nine Hundred Twenty-Three Dollars and Twenty-Nine Cents ($1,880,923.29); and

WHEREAS, HEDC and the City have negotiated a Subdivision Improvement and Escrow Agreement – Victoria Commons Phase II Subdivision (the "Agreement"), under which HEDC will deposit or cause to be transferred $1,880,923.29 into a segregated escrow account maintained by the City for construction and completion of the required public improvements; and

WHEREAS, under the Agreement, the City is the sole beneficiary of the escrow, disbursements may be made only for costs of the required public improvements upon approval of the City Engineer, and no disbursement may reduce the escrow balance below one hundred thirty percent (130%) of the City Engineer's then-current estimated cost to complete the remaining public improvements; and

WHEREAS, the HEDC Board of Directors approved the Agreement and establishment of the escrow by resolution adopted September 29, 2026; and

WHEREAS, Section 501.073(a) of the Texas Local Government Code requires the City, as HEDC's authorizing unit, to approve HEDC's programs and expenditures; and

WHEREAS, the City Commission finds that this authorization is appropriate for Victoria Commons Phase II only because the depositor is HEDC, the City's own economic development corporation; the escrowed funds are public funds; and the City manages HEDC's accounts; and

WHEREAS, the City Commission held a public hearing on this Ordinance on October 21, 2026; and

WHEREAS, the City Commission finds that adoption of this Ordinance, approval of the Agreement, and acceptance of the escrow are in the public interest and provide adequate security for completion of the required public improvements;

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

SECTION 1. FINDINGS.

The recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth herein, are found and declared to be true and correct legislative findings, and are adopted as part of this Ordinance for all purposes.

SECTION 2. PROJECT-SPECIFIC AUTHORIZATION.

Notwithstanding Section 109-163(b) or any other provision of Article VI of Chapter 109, the City Commission authorizes a cash escrow, with progress disbursements as provided in Article IV of the Agreement, as the financial guarantee of performance for the public improvements serving the Victoria Commons Phase II Subdivision. The escrow is subject to the minimum balance, retainage, default, and release provisions of the Agreement. This Section applies only to Victoria Commons Phase II. It does not amend Chapter 109 and does not authorize a cash escrow or progress disbursements for any other subdivision.

SECTION 3. APPROVAL OF VICTORIA COMMONS PHASE II AGREEMENT.

The City Commission approves the Subdivision Improvement and Escrow Agreement – Victoria Commons Phase II Subdivision between the City of Harlingen, Texas, and the Development Corporation of Harlingen, Inc., substantially in the form attached as Exhibit A and incorporated herein for all purposes. The Mayor is authorized to execute the Agreement on behalf of the City following approval as to form by the City Attorney, together with such nonmaterial modifications as the City Attorney and City Manager may approve that do not materially increase the obligations of the City or reduce the security afforded to the City.

SECTION 4. ACCEPTANCE OF FINANCIAL GUARANTEE.

The City Commission finds and determines that, upon deposit of One Million Eight Hundred Eighty Thousand Nine Hundred Twenty-Three Dollars and Twenty-Nine Cents ($1,880.923.29) into the segregated escrow account established under the Agreement, the Agreement and escrow together constitute an appropriate financial guarantee of performance for the public improvements serving Victoria Commons Phase II for purposes of Section 109-91(a)(2)b of the Code of Ordinances and Section 2 of this Ordinance. The City's acceptance of the escrow is conditioned upon actual funding of the escrow account in the full amount required by the Agreement. No plat shall be recorded in reliance upon this Ordinance until the Finance Director

has confirmed in writing the receipt and segregation of the required funds and all other conditions to recordation have been satisfied.

SECTION 5. APPROVAL AS AUTHORIZING UNIT.

Acting as HEDC's authorizing unit under Section 501.073 of the Texas Local Government Code, the City Commission approves HEDC's deposit of the escrow funds and their expenditure for the required public improvements as provided in the Agreement.

SECTION 6. ADMINISTRATION OF ESCROW.

The City Manager, City Engineer, Director of Planning and Development, Finance Director, City Secretary, and other appropriate City officers and employees are authorized to take such administrative actions and execute such ancillary documents as are reasonably necessary to establish, administer, account for, disburse, replenish, and release the escrow in accordance with the Agreement, this Ordinance, Chapter 109, the City Charter, and applicable law. No administrative action authorized by this Section may materially amend the Agreement or reduce the financial security required by this Ordinance without further approval of the City Commission.

SECTION 7. PLAT RECORDATION.

Upon (1) execution of the Agreement by both parties; (2) deposit and written confirmation of the full $1,880,923.29 escrow amount; and (3) satisfaction of all remaining conditions of final plat approval, including applicable Harlingen Water Works System requirements, tax certificates, recording fees, and other requirements of Chapter 109, the Director of Planning and Development is authorized to cause the final plat of Victoria Commons Phase II to be recorded with the County Clerk of Cameron County, Texas.

SECTION 8. GOVERNMENTAL IMMUNITY; NO GUARANTY BY CITY.

Nothing in this Ordinance or the Agreement waives or is intended to waive any governmental or sovereign immunity of the City or HEDC, or any defense available to either under the Constitution or laws of the State of Texas, except to the extent immunity is expressly waived by applicable law. The City holds the escrow solely as security for completion of the required public improvements. Nothing in this Ordinance or the Agreement makes the City a guarantor of any obligation of HEDC to any contractor, purchaser, lender, or other third party, or creates any right in a third party.

SECTION 9. SEVERABILITY.

If any section, paragraph, sentence, clause, phrase, or word of this Ordinance, or its application to any person or circumstance, is held invalid by a court of competent jurisdiction, the holding shall not affect the validity of the remaining portions of this Ordinance, and the City Commission declares that it would have adopted the remaining portions despite the invalidity.

SECTION 10. NO CODIFICATION.

This Ordinance is a special ordinance relating only to the Victoria Commons Phase II Agreement and escrow. It shall not be codified.

SECTION 11. REPEALER.

All ordinances or parts of ordinances in conflict with this Ordinance are repealed only to the extent of the conflict.

SECTION 12. EFFECTIVE DATE.

This Ordinance takes effect immediately upon its adoption on second reading in accordance with Article V, Section 5 of the City Charter.

READ, CONSIDERED. AND APPROVED on first reading at a duly posted meeting of the City Commission on _____, 2026.

READ, CONSIDERED, APPROVED, AND ADOPTED on second reading at a duly posted meeting of the City Commission on _____, 2026.

CITY OF HARLINGEN, TEXAS

_____

Norma Sepulveda, Mayor

ATTEST:

_____

Mayra Herrera, City Secretary

APPROVED AS TO FORM:

_____

Mark E. Sossi, City Attorney

EXHIBIT A

SUBDIVISION IMPROVEMENT AND ESCROW AGREEMENT

VICTORIA COMMONS PHASE II SUBDIVISION

[Attach final Agreement]

SUBDIVISION IMPROVEMENT AND ESCROW AGREEMENT
(Victoria Commons Phase II Subdivision)

This Subdivision Improvement and Escrow Agreement (this "Agreement") is entered into effective as of the ____ day of _____, 2026 (the "Effective Date"), by and between the CITY OF HARLINGEN, TEXAS, a home-rule municipality of the State of Texas (the "City"), and the DEVELOPMENT CORPORATION OF HARLINGEN, INC., a Texas nonprofit economic development corporation created by the City and organized under the Development Corporation Act, Texas Local Government Code Chapters 501 and 504 ("HEDC"). The City and HEDC are each a "Party" and collectively the "Parties."

RECITALS

WHEREAS, HEDC is the owner of approximately 30.52 acres of land situated in the City of Harlingen, Cameron County, Texas, more particularly described in the final plat of the Victoria Commons Phase II Subdivision attached hereto as Exhibit A (the "Plat," and the land described therein, the "Property");

WHEREAS, the Planning and Zoning Commission of the City approved the Plat with conditions on September 22, 2026, in accordance with Chapter 109 of the Code of Ordinances of the City of Harlingen (the "Subdivision Ordinance") and Chapter 212 of the Texas Local Government Code;

WHEREAS, the development of the Property requires the construction of certain public infrastructure improvements, consisting of streets, sidewalks, storm drainage, and related facilities, but excluding water and wastewater improvements under the jurisdiction of the Harlingen Water Works System ("HWWS"), all as shown and described in the construction documents approved for construction by the City Engineer, identified in Exhibit B attached hereto (the "Construction Documents," and such improvements, the "Public Improvements");

WHEREAS, the water and wastewater improvements serving the Property are secured separately by funds escrowed by HEDC with HWWS in the approximate amount of $404,466.22, and such improvements and funds are not governed by this Agreement;

WHEREAS, Section 109-91(a)(2)b of the Subdivision Ordinance, as amended by Ordinance No. 2025-43 (adopted August 6, 2025), provides that no plat shall be recorded until the required public improvements have been approved and accepted by the City or an appropriate financial guarantee of performance, including an escrow, has been submitted to and accepted by the City in lieu of completed construction;

WHEREAS, Sections 109-163 and 109-164 of the Subdivision Ordinance require that a financial guarantee of performance be in an amount equal to the total estimated cost of the public improvements plus thirty percent (30%), that the security not expire until construction has been

accepted by the City Engineer. that the improvements be completed within twelve (12) months from the date the plat is recorded, and that the City be the sole beneficiary of the security;

WHEREAS, the estimated cost of the Public Improvements, as prepared by HEDC's engineer and accepted by the City Engineer. is $1,446.864.07 (the "Estimated Cost"), such that the required security amount is $1,880,923.29, being one hundred thirty percent (130%) of the Estimated Cost (the "Escrow Amount");

WHEREAS, HEDC's financial accounts are maintained and managed by the City, and a cash escrow held by the City in a segregated account provides the City security for the completion of the Public Improvements that is at least as liquid and secure as an irrevocable letter of credit or surety bond;

WHEREAS, the Board of Directors of HEDC, by resolution adopted September 29, 2026, authorized the deposit of the Escrow Amount and the execution of this Agreement, and the City Commission of the City, acting both as the governing body of the City and as the governing body of HEDC's authorizing unit under Texas Local Government Code Section 501.073, by resolution adopted _____, 2026, approved this Agreement and accepted the escrow established hereby as an appropriate financial guarantee of performance under Section 109-91(a)(2)b of the Subdivision Ordinance;

WHEREAS, the Parties desire to set forth the terms upon which the escrow will be established, administered, disbursed, and released, and upon which the Plat will be recorded;

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

ARTICLE I — DEFINITIONS

Section 1.01. Defined Terms. Capitalized terms used but not defined in the body of this Agreement have the meanings assigned in the Recitals, which are incorporated into this Agreement as findings and operative provisions. "City Engineer" means the City Engineer of the City or the City Engineer's designee. "Final Acceptance" means the issuance of written letters of acceptance of the Public Improvements by the City Engineer pursuant to Section 109-268 of the Subdivision Ordinance, following approval of the as-built drawings and submission of the one-year warranty required thereby. "Cost to Complete" means, at any time, the City Engineer's good-faith estimate of the total remaining cost to complete the Public Improvements in accordance with the Construction Documents, including engineering, testing, and inspection costs.

ARTICLE II — CONSTRUCTION OF THE PUBLIC IMPROVEMENTS

Section 2.01. Obligation to Construct. HEDC shall construct, or cause to be constructed, the Public Improvements in accordance with the Construction Documents, the Subdivision

Ordinance (including the Subdivision Development Guide adopted under Section 109-250), the design and construction standards of the City, and all applicable federal, state, and local laws. The Construction Documents are incorporated into this Agreement and define the standard of performance secured hereby, as required by Section 109-164(b) of the Subdivision Ordinance. No material change to the Construction Documents shall be made without the prior written approval of the City Engineer.

Section 2.02. Completion Deadline. HEDC shall achieve Final Acceptance of the Public Improvements within twelve (12) months from the date the Plat is recorded with the County Clerk of Cameron County, Texas (the "Completion Deadline"). Where good cause exists, the City Commission may extend the Completion Deadline for one additional period not to exceed twelve (12) months, as provided by Section 109-164(c) of the Subdivision Ordinance. Any extension shall be documented by written amendment to this Agreement.

Section 2.03. Procurement and Contracting. HEDC shall award and administer the construction contract(s) for the Public Improvements in accordance with all procurement laws applicable to HEDC, including Texas Local Government Code Section 501.074 and Chapter 252, to the extent applicable. HEDC shall require its contractor(s) to furnish payment and performance bonds to the extent required by Texas Government Code Chapter 2253.

Section 2.04. Inspection and Testing. The City shall have the right to inspect and test the Public Improvements at all stages of construction in accordance with the Subdivision Development Guide. HEDC shall provide, or cause its contractor to provide, the notices, materials tickets, and testing reports required by the City's general notes for public improvement projects.

ARTICLE III — ESTABLISHMENT OF THE ESCROW

Section 3.01. Deposit of the Escrow Amount. On or before the Effective Date, HEDC shall deposit, or direct the City as manager of HEDC's accounts to transfer, the Escrow Amount of $1,880,923.29 into a segregated escrow account established and maintained by the City and designated "Victoria Commons Phase II Public Improvements Escrow" (the "Escrow Account"). The Escrow Account shall he held, invested, and accounted for by the City in accordance with the Public Funds Investment Act, Texas Government Code Chapter 2256, and the City's adopted investment policy.

Section 3.02. Nature of the Escrow; Sole Beneficiary. The funds in the Escrow Account (the "Escrowed Funds") are pledged and dedicated exclusively to the construction and completion of the Public Improvements and to the City's rights under this Agreement. The City is the sole beneficiary of the Escrowed Funds, as required by Section 109-164(e) of the Subdivision Ordinance. The Escrowed Funds shall not be commingled with other funds of HEDC, shall not be subject to reallocation, reduction, or withdrawal by HEDC except as expressly provided in this Agreement, and shall not lapse, expire, or revert to HEDC's unrestricted fund balance at the end of any fiscal year prior to release under this Agreement. Neither the adoption of any subsequent

budget nor any subsequent resolution of the HEDC Board of Directors shall impair the escrow established by this Agreement.

Section 3.03. No Expiration. The escrow established by this Agreement shall not expire until Final Acceptance and shall remain in effect through any extension of the Completion Deadline granted under Section 2.02, as required by Sections 109-164(c) and (d) of the Subdivision Ordinance.

Section 3.04. Interest. Interest and investment earnings on the Escrowed Funds shall be retained in the Escrow Account as additional security until Final Acceptance, and upon Final Acceptance shall be released to HEDC as earned.

ARTICLE IV — DISBURSEMENTS FROM THE ESCROW ACCOUNT

Section 4.01. Disbursement Requests. Escrowed Funds shall be disbursed solely to pay costs of the Public Improvements, and solely upon written disbursement requests supported by a pay estimate or pay application of HEDC's contractor or engineer, reviewed and approved in writing by the City Engineer. No disbursement shall be made for work not performed, materials not suitably stored, or costs unrelated to the Public Improvements.

Section 4.02. Retainage. Each disbursement for construction work shall be reduced by retainage of five percent (5%), which shall be withheld in the Escrow Account and released only upon Final Acceptance, consistent with any retainage required by Texas Government Code Chapter 2252, Subchapter B, and the construction contract.

Section 4.03. Minimum Balance Covenant. Notwithstanding any other provision of this Agreement, no disbursement shall be made if, after giving effect to the disbursement, the balance of the Escrow Account would be less than the sum of (i) the Cost to Complete, plus (ii) thirty percent (30%) of the Cost to Complete. The purpose of this covenant is to ensure that the security required by Section 109-164(a) of the Subdivision Ordinance remains in place at all times until Final Acceptance.

Section 4.04. Change Orders; Cost Increases. If at any time the City Engineer determines that the Cost to Complete plus the thirty percent (30%) cushion exceeds the then-current balance of the Escrow Account, HEDC shall, within thirty (30) days after written notice, deposit additional funds into the Escrow Account sufficient to restore compliance with Section 4.03. Failure to make such deposit is an Event of Default.

Section 4.05. Accounting. The City shall maintain a ledger of all deposits to and disbursements from the Escrow Account and shall provide a copy to HEDC upon request and at Final Acceptance.

ARTICLE V — DEFAULT; CITY'S RIGHT TO COMPLETE

Section 5.01. Events of Default. Each of the following is an "Event of Default" by HEDC: (a) failure to achieve Final Acceptance by the Completion Deadline, as it may be extended under Section 2.02; (b) abandonment or suspension of construction of the Public Improvements for more than sixty (60) consecutive days without the written consent of the City Engineer, other than by reason of force majeure; (c) failure to make a deposit required by Section 4.04; or (d) any other material breach of this Agreement that remains uncured thirty (30) days after written notice from the City specifying the breach, provided that if the breach cannot reasonably be cured within thirty (30) days, no Event of Default shall exist so long as HEDC commences the cure within such period and diligently prosecutes it to completion.

Section 5.02. Remedies. Upon an Event of Default, the City may, in addition to all other remedies available at law or in equity: (a) apply the Escrowed Funds, without further authorization from HEDC, to complete the Public Improvements, including by contracting directly for their completion and paying engineering, testing, inspection, legal, and administrative costs of completion; (b) suspend the issuance of permits and approvals for the Property to the extent permitted by law; and (c) recover from HEDC any cost of completing the Public Improvements in excess of the Escrowed Funds. The remedies of the City are cumulative, and the exercise of one remedy is not an election excluding any other.

Section 5.03. Surplus After Completion by City. If the City completes the Public Improvements under Section 5.02 and Escrowed Funds remain after payment of all costs of completion, the City shall release the surplus to HEDC.

ARTICLE VI — ACCEPTANCE, WARRANTY, AND RELEASE

Section 6.01. Acceptance Procedure. Upon substantial completion of the Public Improvements, HEDC shall cause its engineer of record to submit as-built drawings in the format specified by the City Engineer and shall submit the one-year warranty for all Public Improvements required by Section 109-268 of the Subdivision Ordinance. Upon approval of the as-built drawings, satisfactory final inspection, and receipt of the warranty, the City Engineer shall issue a written letter of acceptance, whereupon Final Acceptance shall have occurred and the Public Improvements shall be dedicated to and accepted by the City for public use and maintenance.

Section 6.02. One-Year Warranty. HEDC warrants the Public Improvements against defects in materials and workmanship for one (1) year following Final Acceptance and shall promptly repair or replace, at no cost to the City, any defective work identified during the warranty period. HEDC shall cause its contractor's maintenance bond or warranty obligations to run to the benefit of the City.

Section 6.03. Release of Escrowed Funds. Within thirty (30) days after Final Acceptance, the City shall release to HEDC all Escrowed Funds remaining in the Escrow Account,

including retainage and the thirty percent (30%) cushion, less any amounts applied or committed under Article V.

ARTICLE VII — RECORDATION OF THE PLAT

Section 7.01. Recordation. Upon (a) full execution of this Agreement, (b) funding of the Escrow Account in the Escrow Amount, and (c) satisfaction of all other conditions of plat approval, including HWWS requirements, tax certificates, and recording fees, the Director of Planning and Development shall cause the Plat to he recorded with the County Clerk of Cameron County, Texas, in accordance with Sections 109-91(g) and 109-269 of the Subdivision Ordinance. The Parties acknowledge that this Agreement and the Escrow Account together constitute the financial guarantee of performance accepted by the City under Section 109-91(a)(2)b of the Subdivision Ordinance for the Public Improvements.

Section 7.02. Effect of Recordation; Conveyances. Nothing in this Agreement restricts HEDC from conveying lots within the Property after recordation of the Plat; provided, however, that no conveyance shall relieve HEDC of its obligations under this Agreement.

ARTICLE VIII — MISCELLANEOUS

Section 8.01. Term. This Agreement is effective on the Effective Date and terminates upon the later of (a) Final Acceptance and release of all Escrowed Funds under Section 6.03, or (b) expiration of the one-year warranty period, except that provisions which by their nature survive termination shall survive.

Section 8.02. Governmental Immunity. Nothing in this Agreement waives or is intended to waive any governmental or sovereign immunity of the City or of HEDC, or any defense available to either Party under law, except to the extent immunity is waived by the Constitution and laws of the State of Texas.

Section 8.03. Notices. All notices under this Agreement must be in writing and are effective upon hand delivery, upon deposit with a nationally recognized overnight courier, or three (3) days after deposit in the United States mail, certified, return receipt requested, addressed: if to the City, to the City Manager, 118 E. Tyler Avenue, Harlingen. Texas 78550, with a copy to the City Attorney: and if to HEDC, to its CEO at 2424 Boxwood St. Ste 125, Harlingen, Texas 78550. Either Party may change its notice address by written notice.

Section 8.04. Governing Law; Venue. This Agreement is governed by tbe laws of the State of Texas. Exclusive venue for any action arising under tbis Agreement lies in tbe state courts of Cameron County, Texas.

Section 8.05. Entire Agreement; Amendment. This Agreement, together with its exhibits, is the entire agreement of the Parties concerning its subject matter and supersedes all prior

discussions and writings. This Agreement may be amended only by a written instrument executed by both Parties and approved by their respective governing bodies.

Section 8.06. Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions remain in full force, and the Parties shall reform the invalid provision to accomplish its purpose to the extent permitted by law.

Section 8.07. No Third-Party Beneficiaries; Assignment. This Agreement is for the sole benefit of the Parties. Nothing in this Agreement creates rights in any third party, including any contractor, purchaser, or lender. HEDC may not assign this Agreement without the prior written consent of the City Commission.

Section 8.08. Force Majeure. Neither Party is in default for delay caused by events beyond its reasonable control, including acts of God, extraordinary weather, epidemics, war, or governmental action other than that of the Parties, provided the affected Party gives prompt written notice and diligently resumes performance; force majeure extends the Completion Deadline day for day but does not excuse the Minimum Balance Covenant in Section 4.03.

Section 8.09. Authority. Each person signing this Agreement represents that he or she is authorized to execute it on behalf of the Party for which he or she signs, and that all governing-body approvals required by law, including approval by HEDC's authorizing unit under Texas Local Government Code Section 501.073, have been obtained.

Section 8.10. Counterparts. This Agreement may be executed in counterparts, each of which is an original and all of which together constitute one instrument.

EXECUTED to be effective as of the Effective Date.

CITY OF HARLINGEN, TEXAS

By: _____
Gabriel Gonzalez, City Manager

ATTEST:

By: _____
Mayra Herrera, City Secretary

APPROVED AS TO FORM:

By: _____
Mark E. Sossi, City Attorney

DEVELOPMENT CORPORATION OF HARLINGEN, INC

By: _____
Saarang Jay Rama, President

Attest:

By: _____
Javier Segura, Secretary

LIST OF EXHIBITS

Exhibit A — Final Plat, Victoria Commons Phase II Subdivision

Exhibit B — Construction Documents and Engineer's Estimate of Cost (as accepted by the City Engineer)

Exhibit C — Form of Disbursement Request and Pay Application Approval

Exhibit D - HEDC Board Resolution No. ____ and City Commission Resolution No. ____

RESOLUTION NO. 2026-01

STATE OF TEXAS

COUNTY OF CAMERON

WHEREAS the Development Corporation of Harlingen, Inc. ("HEDC") is the owner of approximately 30.52 acres of property located within the City of Harlingen, Texas, known as the Victoria Commons Phase II Subdivision; and

WHEREAS development of the Property requires the construction of certain public improvements, including streets, sidewalks, storm drainage, and related facilities; and

WHEREAS the City of Harlingen and HEDC have negotiated a Subdivision Improvement and Escrow Agreement – Victoria Commons Phase II Subdivision (the "Agreement") establishing the requirements for construction of the public improvements and the establishment of an escrow securing completion of such improvements; and

WHEREAS the Board of Directors of HEDC has reviewed the Agreement and determined that approval thereof is in the best interests of HEDC.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DEVELOPMENT CORPORATION OF HARLINGEN, INC.:

The Subdivision Improvement and Escrow Agreement – Victoria Commons Phase II Subdivision, substantially in the form presented to the Board, is hereby approved. The Board President is hereby authorized to execute the agreement and take all other actions necessary to effectuate the agreement.

APPROVED THIS 29th day of September 2026, at a regular meeting of the Board of Directors of the Development Corporation of Harlingen, Inc., at which a quorum was present, and which was held in accordance with provisions of the Texas Open Meetings Act.

DEVELOPMENT CORPORATION OF HARLINGEN, INC.

Saalang Jay Rama, President

Attest:

Javier Segura, Secretary

Approved as to form:

Alan T. Ozuna, General Counsel

Harlingen Economic Development Corporation

CHECK REQUISITION

NOTICE: All required documents must be submitted with check requisition in order for payment to be processed.

Vendor Name _____ **Vendor Number** _____

Mailing _____ _____ **New Vendor**

Address _____

City, State, Zip _____ **Bank No. 5**

Account Number	Date	Invoice Number	Amount
		Total Check Amount	$ -

Description of Services

_____

_____

Special Handling Instructions

_____ Hold Check for Pickup _____ Send Paperwork with Check
(Please attach and identify copies to be mailed with check.)

I hereby certify that the above items have been received or the services performed as stated and that the **funds are available** from the budget account(s) indicated above. I also certify that these expenditures are in compliance with the Harlingen's Economic Development Corporation purchasing policies and procedures.

Signature _____ _____

Manager and Chief Executive Officer **Date**

Signature _____ _____

Board Member **Date**

OWNERS ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF CAMERON

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VICTORIA COMMONS PHASE II SUBDIVISION TO THE CITY OF HARLINGEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM DRAINS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF HARLINGEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF HARLINGEN.

ORLANDO CAMPOS, CEO
DEVELOPMENT CORPORATION OF HARLINGEN, INC.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ORLANDO CAMPOS, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF __________ 20__

NOTARY PUBLIC, CAMERON COUNTY, TX

CERTIFICATION FOR COUNTY CLERK

RECORDING INFORMATION

THE STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE ____ DAY OF __________ 20__ AT ______ O'CLOCK __M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. __________

BY __________ DEPUTY

HARLINGEN WATERWORKS

THIS SUBDIVISION PLAT WAS APPROVED BY HARLINGEN WATERWORKS SYSTEM ON THIS ______ DAY OF __________ 2026

HARLINGEN WATERWORKS
GABRIEL E. TREVINO JR. P.E.
UTILITY ENGINEER

DATE

CITY OF HARLINGEN

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

CITY OF HARLINGEN ENGINEER

DATE

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF HARLINGEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN OF THE PLANNING AND ZONING

DATE

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

MAYOR

DATE

ATTEST
CITY SECRETARY

TAX CERTIFICATE

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF VICTORIA COMMONS PHASE II SUBDIVISION.

WITNESS MY HAND ON THIS _____ DAY OF __________, 20___

EDELMIRO "EDDIE" GARCIA
TAX ASSESSOR-COLLECTOR

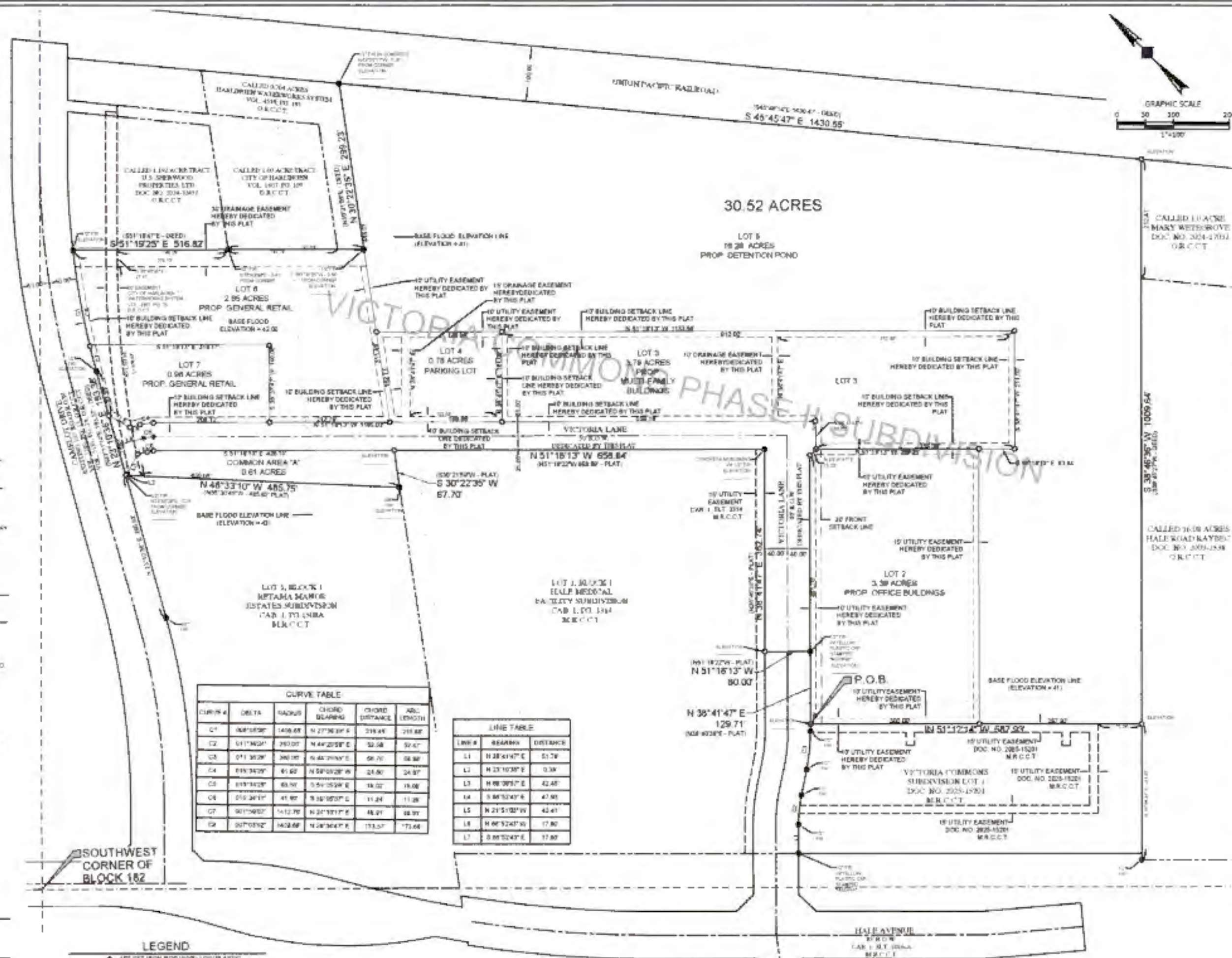
BY __________
DEPUTY

DRAINAGE DISTRICT NO. #3

CAMERON COUNTY DRAINAGE DISTRICT NO.3 HEREBY APPROVES THE SUBDIVISION ON THE CONDITION THAT THE DISTRICT DOES NOT WARRANT THE ADEQUACY OF ITS DRAINAGE SYSTEM IN CASE OF HEAVY RAINFALL, THAT IT WILL NOT BE CALLED UPON BY PRESENT OR FUTURE OWNERS OF ANY LOT OR LOTS IN THIS SUBDIVISION, TO CORRECT ANY DRAINAGE OR FLOODING PROBLEMS ON ANY OF THE LOTS IN SET SUBDIVISION, AND THAT NO STRUCTURE (INCLUDING WITHOUT LIMITATION, FENCES AND BUILDINGS) SHALL BE CONSTRUCTED OR ERECTED ON ANY DRAINAGE RIGHT OF WAY OR DRAINAGE EASEMENT OF THE DISTRICT SHOWN ON THIS PLAT. APPROVAL IS GIVEN ONLY AS IT RELATES TO OTHER MATTERS. ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE APPROVAL TO BECOME VOID.

DATED THIS ______ DAY OF __________ 2026

PRESIDENT



CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	[illegible]	1408.65	N 27°36'39" E	219.45	219.68
C2	011°34'24"	260.00	N 44°20'58" E	52.58	52.67
C3	011°36'28"	340.00	N 44°29'59" E	68.70	68.82
C4	015°34'29"	91.60	N 59°05'28" W	24.80	24.87
C5	015°34'29"	65.50	S 54°05'24" E	18.02	18.08
C6	015°34'11"	41.40	S 58°05'07" E	11.24	11.28
C7	001°59'07"	1412.70	N 24°10'17" E	48.91	48.91
C8	007°03'02"	1408.60	N 28°34'47" E	173.57	173.68

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 38°41'47" E	51.78'
L2	N 23°10'36" E	0.38'
L3	N 68°08'57" E	42.48'
L4	S 66°52'43" E	47.98'
L5	N 21°51'02" W	42.41'
L6	N 66°52'43" W	17.80'
L7	S 66°52'43" E	17.80'

LEGEND

- ⊙ - 1/2" SET IRON ROD W/YELLOW PLASTIC CAP STAMPED "HALFF" SET IN CONCRETE
- ( ) - RECORDED INFORMATION
- FIR - FOUND IRON ROD AS NOTED
- M.R.C.C.T. - MAP RECORDS, CAMERON COUNTY, TEXAS
- O.R.C.C.T. - OFFICIAL RECORDS CAMERON COUNTY TEXAS
- D.R.C.C.T. - DEED RECORDS CAMERON COUNTY TEXAS
- R.O.W. - RIGHT-OF-WAY
- VOL. - VOLUME
- PG. - PAGE
- CAB. - CABINET
- SLT. - SLOT
- BM - BENCHMARK
- P.O.B. - POINT OF BEGINNING
- DOC. NO. - DOCUMENT NUMBER

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
RELEASE DATE: 09/14/2026

ENGINEER'S CERTIFICATE

I, BERENICE CHAPA, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

BERENICE CHAPA, P.E.
TEXAS REGISTRATION NO. 147895

DATE

SURVEYOR'S CERTIFICATE

I, GUADALUPE B. NUNEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH SUITABLE PERMANENT MONUMENTS OF THE SIZE AND TYPE NOTED.

GUADALUPE B. NUNEZ JR.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5916

DATE

GENERAL NOTES

1. Basis of bearing is referenced to the Texas State Plane Coordinate System Texas South Zone 4205, North American Datum of 1983 (NAD83) 2011 Adjustment, EPOCH 2010.00, GEOID 18. The Survey Vertical Datum is the North American Vertical Datum of 1988 (NAVD88). All distances are shown in Grid and U.S. Survey feet.
2. The subject property lies within in Zone "AE" as delineated on Flood Insurance Rate Map, Panel Number 48061C0370F, dated February 16, 2018 and, as published by the Federal Emergency Management Agency. Zone "AE" is defined as "Base Flood Elevations determined". The Surveyor utilized the above referenced flood plain information for this determination and the Surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
3. Floodplain Development Permit is required at the time of construction. Base Flood Elevation Lines with elevations 41 and 42 are shown on drawing.
4. Project Organic CLMR-F study Case Number 24-06-2178C performed and approved by Federal Emergency Management Agency dated September 25, 2024 which illustrates [illegible] at 43.50.
5. This survey was prepared with the benefit of a Title Commitment GF No. [illegible] as issued by Title Resources Group on April 24, 2025 with an effective date of April 6, 2025 and Title Commitment GF No. [illegible] as issued by Title Resources Group on December 25, 2026 with an effective date of November 16, 2026.
6. Subject property has access to Victoria Lane.
7. There are no visible encroachments, visible overlapping, apparent conflicts or visible easements, except as shown hereon.
8. Minimum building finished floor elevation shall be no less than 18 inches above the top of curb of highest elevation on the street, 18 inches above Base Flood Elevation, or 43.50 per CLMR-F, whichever is greater.
9. Drainage improvements shall be required during the building permit phase. The improvements shall be based on the adopted drainage and detention requirements at the time of the subdivision application dated March 27, 2026.
10. Onsite drainage improvements will be private. The underground drainage system will discharge into the drainage easement located Lot 5 of the site maintained by Harlingen Economic Development Corporation.
11. A 5.0-ft. ADA compliant sidewalk with associated ADA curb ramps shall be constructed along Victoria Lane and Camelot Drive at the time of building construction.
12. Common Area A is a non-buildable lot and is to be used for landscaping and parking areas. Owner responsible for ownership and maintenance.
13. Setbacks:
    - LOT 2: Front: 20'; Rear: 10' OR UTILITY EASEMENT WHICHEVER IS GREATER; Side: 10' OR UTILITY EASEMENT WHICHEVER IS GREATER
    - LOT 3-8: Front: 10' OR UTILITY EASEMENT WHICHEVER IS GREATER; Rear: 10' OR UTILITY EASEMENT WHICHEVER IS GREATER; Side: 10' OR UTILITY EASEMENT WHICHEVER IS GREATER
14. UTILITIES SHALL BE PROVIDED BY: WATER AND WASTEWATER: HARLINGEN WATERWORKS SYSTEM; ELECTRICAL: AEP; SOLID WASTE: CITY OF HARLINGEN
15. Pursuant to Section 106-46(a)(1)(c) of the Code of Ordinances, Chapter 106 a Park Land Dedication fee of $[illegible] per unit/lot is required for new subdivisions.
16. Lot 2 - Commercial; Lot 3 - Residential; Lot 4 - Commercial; Lot 5 - Detention; Lot 6 - Commercial; Lot 7 - Commercial
17. Lot 5 shall remain undeveloped and shall be utilized primarily as a detention pond area; however, its use shall not be restricted solely to such purpose. A non-exclusive cross-access and shared parking easement is hereby established between Lot 2 and Lot 5 for the purposes of vehicular access, circulation, parking, and other related site functions. The property owners shall be responsible for maintaining the shared parking and cross-access arrangement. This easement and agreement shall run with the land and shall be binding upon all present and future owners of Lots 2 and 5.
18. A Non-Exclusive cross-access and shared parking agreement is hereby established between Lot 4, Lot 6, and Lot 7, for the purpose of vehicular access, circulation, parking and related site functions. Parking spaces within the shared parking area may be counted toward the off-street parking requirements of either lot. The property owners shall maintain the shared parking and cross-access agreement and such agreement shall run with the land and be binding on all present and future owners.



LOCATION MAP
SCALE: 1"=2000'

OWNER: ORLANDO CAMPOS, CEO
DEVELOPMENT CORPORATION OF HARLINGEN, INC.
2424 BOXWOOD ST.
SUITE 125
HARLINGEN, TEXAS 78550
PHONE# 956-216-5081

METES AND BOUNDS DESCRIPTION OF A 30.52 ACRE TRACT

Being a 30.52 acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carricitos Grant, in Cameron County, Texas; said 30.52 acre tract further being comprised of the remaining portion of a called 28.83 acre tract conveyed to the Development Corporation of Harlingen, Inc. as recorded in Document Number 2019-35305 of the Official Records of Cameron County, Texas; said 30.52 acre tract also being comprised of a called 4.787 acre tract conveyed to Development Corporation of Harlingen, Inc. as recorded in Document Number 2026-XXXX of the Official Records of Cameron County, Texas; said 30.52 acre tract being more particularly located and described as follows:

BEGINNING at a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the Northwest corner of Victoria Commons Subdivision Lot 1 as recorded in Document Number 2025-15201 of the Map Records of Cameron County, Texas; said corner being in the West line of said 28.83 acre tract, same being the East line of Hale Medical Facility Subdivision as recorded in Cabinet 1, Slot 3314 of the Map Records of Cameron County, Texas; said corner being in the East right-of-way line of Victoria Lane (existing 80.00 foot wide road right-of-way); a one-half inch iron rod found at South 38 degrees 41 minutes 47 seconds West, a distance of 13.29 feet from said corner; said corner being the Southwest corner of this 30.52 acre tract;

THENCE, with the West line of said 28.83 acre tract, same being the East line of said Hale Medical Facility Subdivision, same being the East right-of-way line of said Victoria Lane, North 38 degrees 41 minutes 47 seconds East (recorded North 38 degrees 40 minutes 38 seconds East - Plat), a distance of 129.71 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" found, for a corner of this 30.52 acre tract;

THENCE, continuing with the Westerly line of said 28.83 acre tract, same being the Easterly line of said Hale Medical Facility Subdivision, same being the North right-of-way line of said Victoria Lane, North 51 degrees 18 minutes 13 seconds West (recorded North 51 degrees 18 minutes 22 seconds West - Plat), a distance of 80.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 30.52 acre tract;

THENCE, continuing with the West line of said 28.83 acre tract, same being the East line of said Hale Medical Facility Subdivision, North 38 degrees 41 minutes 47 seconds East (recorded North 38 degrees 40 minutes 38 seconds East - Plat), a distance of 362.74 feet to a one-half inch iron rod in concrete found, for a corner of this 30.52 acre tract;

THENCE, continuing with the Westerly line of said 28.83 acre tract, same being the North line of said Hale Medical Facility Subdivision, North 51 degrees 18 minutes 13 seconds West, a distance of 658.84 feet (recorded North 51 degrees 18 minutes 22 seconds West, a distance of 658.89 feet - Plat), to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the West line of said 28.83 acre tract, same being the East line of said 4.787 acre tract, for a corner of this 30.52 acre tract;

THENCE, with the West line of said 28.83 acre tract, same being the East line of said 4.787 acre tract, South 30 degrees 22 minutes 35 seconds West (recorded South 30 degrees 21 minutes 59 seconds West - Plat), a distance of 67.70 feet to a five-eighths inch iron rod found in the Southeast corner of said 4.787 acre tract, same being the Northeast corner of Retama Manor Estates Subdivision as recorded in Cabinet 1, Page 1908-A of the Map Records of Cameron County, Texas; said corner being a corner of this 30.52 acre tract;

THENCE, with the South line of said 4.787 acre tract, same being the North line of said Retama Manor Estates Subdivision, North 48 degrees 33 minutes 10 seconds West, a distance of 485.75 feet (recorded North 48 degrees 30 minutes 49 seconds West, a distance of 485.82 feet - Plat) to the Southwest corner of said 4.787 acre tract, same being the Northwest corner of said Retama Manor Estates Subdivision; said corner being in the East right-of-way line of Camelot Drive (existing 100 ft wide road right-of-way); a one-half inch iron rod found at North 23 degrees 09 minutes 25 seconds East, a distance of 0.34 feet from said corner; said corner being a corner of this 30.52 acre tract;

THENCE, with the West line of said 4.787 acre tract, same being the East right-of-way line of said Camelot Drive, North 23 degrees 10 minutes 36 seconds East (recorded North 23 degrees 11 minutes 16 seconds East, a distance of 153.37 feet - Deed), a distance of 153.36 feet to a one-half inch iron rod found, for a corner of said 4.787 acre tract; said corner being in the point of curvature of a curve to the right, having a radius of 1408.65 feet; said corner being a corner of this 30.52 acre tract;

THENCE, continuing with the West line of said 4.787 acre tract, same being the East right-of-way line of said Camelot Drive, with said curve to the right, an arc distance of 219.68 feet (chord: North 27 degrees 36 minutes 39 seconds East, a distance of 219.45 feet) to a one-half inch iron rod found in the Northwest corner of said 4.787 acre tract, same being the Southwest corner of a called 1.192 acre tract conveyed to U.S. Sherwood Properties, Ltd. as recorded in Document Number 2024-33497 of the Official Records of Cameron County, Texas; said corner being the Northwest corner of this 30.52 acre tract;

THENCE, with the North line of said 4.787 acre tract, same being the South line of said 1.192 acre tract, South 51 degrees 19 minutes 25 seconds East (recorded South 51 degrees 18 minutes 47 seconds East - Deed), a distance of 275.13 feet to the Southeast corner of said 1.192 acre tract, same being the Southwest corner of a called 1.000 acre tract conveyed to the City of Harlingen as recorded in Volume 1607, Page 109 of the Official Records of Cameron County, Texas; a one-half inch iron rod found at North 70 degrees 43 minutes 26 seconds East, a distance of 0.61 feet from said corner; continuing with the North line of said 4.787 acre tract, same being the South line of said 1.000 acre tract, at a distance of 470.42 feet to the Southeast corner of said 1.000 acre tract, same being the Southwest corner of a called 0.794 acre tract conveyed to the City of Harlingen as recorded in Volume 4519, Page 191 of the Official Records of Cameron County, Texas; continuing with the North line of said 4.787 acre tract, same being the South line of said 0.794 acre tract, at a total distance of 516.82 feet to the Northeast corner of said 4.787 acre tract, same being the Southeast corner of said 0.794 acre tract; said corner being in the West line of said 28.83 acre tract; a one-half inch iron rod found at South 53 degrees 30 minutes 26 seconds West, a distance of 0.34 feet from said corner; said corner being a corner of this 30.52 acre tract;

THENCE, with the West line of said 28.83 acre tract, same being the East line of said 0.794 acre tract, North 30 degrees 22 minutes 35 seconds East (recorded North 30 degrees 21 minutes 59 seconds East - Deed), a distance of 239.23 feet to the Northwest corner of said 28.83 acre tract, same being the Northeast corner of said 0.794 acre tract; said corner being in the South right-of-way line of Union Pacific Railroad (existing 100 ft wide right-of-way, formerly Missouri Pacific Railroad); a concrete monument found at North 43 degrees 05 minutes 17 seconds West, a distance of 0.25 feet from said corner; said corner being a corner of this 30.52 acre tract;

THENCE, with the North line of said 28.83 acre tract, same being the South right-of-way line of said Union Pacific Railroad, South 45 degrees 45 minutes 47 seconds East, a distance of 1,430.55 feet (recorded South 45 degrees 46 minutes 14 seconds East, a distance of 1,430.47 feet - Deed) to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the Northeast corner of said 28.83 acre tract; said corner being in the Northwest corner of a called 1.0 acre tract conveyed to Mary Wehrgrove as recorded in Document Number 2024-17032 of the Official Records of Cameron County, Texas; said corner being the Northeast corner of this 30.52 acre tract;

THENCE, with the East line of said 28.83 acre tract, same being the West line of said 1.0 acre tract, South 38 degrees 46 minutes 36 seconds West (recorded South 38 degrees 45 minutes 27 seconds West - Deed), a distance of 212.41 feet to the Southwest corner of said 1.0 acre tract, same being the Northwest corner of a called 16.08 acre tract conveyed to Hale Road Raybec as recorded in Document Number 2009-2538 of the Official Records of Cameron County, Texas; continuing with the East line of said 28.83 acre tract, same being the West line of said 16.08 acre tract, at a total distance of 1,009.64 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the Northeast corner of said Victoria Commons Subdivision Lot 1; said corner being the Southeast corner of this 30.52 acre tract;

THENCE, with the North line of said Victoria Commons Subdivision Lot 1, North 51 degrees 12 minutes 34 seconds West, a distance of 587.93 feet, to the **POINT OF BEGINNING**;

said described tract of land containing 30.52 acres, more or less.

7 LOTS
FINAL PLAT

VICTORIA COMMONS PHASE II SUBDIVISION

BEING A 30.52 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 182, SAN BENITO LAND AND WATER COMPANY SUBDIVISION, CONCEPCION DE CARRICITOS GRANT, IN CAMERON COUNTY, TEXAS

PREPARED FOR:
DEVELOPMENT CORPORATION OF HARLINGEN, INC.

halff

DRAWN BY: J.R.G.
JOB NO.: 53201-300
SEPTEMBER 2026
SHEET 1 OF 1

CONSTRUCTION PLANS
FOR

VICTORIA COMMONS PHASE II

PUBLIC IMPROVEMENTS
90% SUBMITTAL

HARLINGEN, TX
AUGUST 2026

REVISION TABLE		
ID	DATE	DESCRIPTION

ENGINEER

HALFF
5000 W. MILITARY HIGHWAY STE 100
MCALLEN, TX 78503
CONTACT: BERENICE CHAPA
EMAIL: BCHAPA@HALFF.COM
TEL: 956.664.0286
FIRM/ BUSINESS NO.: F-312 STATE: TX

SURVEYOR

HALFF
1075 PAREDES LINE RD. SUITE B
BROWNSVILLE, TX 78640
CONTACT: GUADALUPE NUNEZ
EMAIL: GNUNEZ@HALFF.COM
TEL: 956.303.7106



LOCATION MAP
NOT TO SCALE

SURVEYED DATE:

MARCH, 2023

BENCHMARK(S):

BENCHMARK (TBM #1):
SET SQUARE CUT ON TOP OF CURB
INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 39.91
N= 16584005.31
E= 1258747.37

BENCHMARK (TBM #2):
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.83
N= 16586125.39
E= 1259857.50

OWNER/CLIENT:

H★RLINGEN
ECONOMIC DEVELOPMENT

2424 BOXWOOD ST, SUITE 125
HARLINGEN, TX 78550
TEL: 956.214.5081
WWW.HARLINGENEDC.COM

PREPARED BY:

halff

5000 W. MILITARY HIGHWAY STE 100
MCALLEN, TX 78503
TEL: 956.664.0200 FAX 956.664.0284
www.halff.com

LEGAL DESCRIPTION:

1. LOT C & D BLOCK 182 SAN BENITO LAND & WATER CO SUBD HARLINGEN 25.73 AC OUT OF 26.83 AC OF 41.21 ACRES
2. SAN BENITO LAND & WATER COMPANY BLOCKS 181 – 182 SOFFE MORGAN, 4.787 ACRES OUT OF 11.838 ACS

PROPERTY LOCATION:

1. LOCATED ON THE INTERSECTION OF ED CAREY AND HALE AVE. IN HARLINGEN, TEXAS.

ZONING:

1. ACCORDING TO THE CITY OF HARLINGEN'S ZONING MAP, THE PROPERTY IS CURRENTLY DESIGNATED FOR GENERAL RETAIL USE. ON MARCH 19, THE SITE WAS PRESENTED AT A PLANNING AND ZONING COMMISSION MEETING, DURING WHICH IT WAS REZONED TO PLANNED DEVELOPMENT

LAND USE SUMMARY:

1. LAND TO BE USED FOR PLANNED DEVELOPMENT

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

BERENICE CHAPA — 147975
NAME — PE LICENSE NO.
8/26/2026
DATE
F-312 — TX
FIRM / AUTHORIZATION NO. — STATE

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C-803	DRAINAGE DETAILS	
C-804	DRAINAGE DETAILS	
C-805	DRAINAGE DETAILS	
C-806	WATER DETAILS	
C-807	WASTEWATER DETAILS	
C-808	EROSION CONTROL DETAILS	

811 Know what's below. Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "TEXAS 811" SYSTEM AT 1-800-344-8377 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

AVO: 53001.007 DATE: AUGUST 2026

C-000

FILE NAME: A:\53000s\53001.007\LDC\LDCSheets\C000-P_01-COVER-53001.007.dwg DATE: August 26, 2026 TIME: 3:56 PM USER: ak475

GENERAL CONSTRUCTION NOTES:

1. ALL MATERIALS, WORKMANSHIP AND IMPROVEMENTS TO BE IN ACCORDANCE WITH CITY OF HARLINGEN CODES, INCLUDING THE CURRENT CITY OF HARLINGEN STANDARD CONSTRUCTION DETAILS AND TECHNICAL SPECIFICATIONS.
2. THE SUBCONTRACTOR SHALL VERIFY ALL HORIZONTAL AND VERTICAL DIMENSIONS AND THE LOCATION OF EXISTING AND PROPOSED PROJECT ELEMENTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN PLAN DIMENSIONS AND ACTUAL FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. THE SUBCONTRACTOR SHALL NOTIFY THE CITY OF HARLINGEN ENGINEERING DEPARTMENT 48-HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY.
4. SUBCONTRACTOR TO PLAN AND PERFORM HIS WORK IN A MANNER THAT WILL PERMIT SAFE PUBLIC TRAFFIC MOVEMENT ON ALL STREETS.
5. THE SUBCONTRACTOR SHALL PLAN AND SEQUENCE ALL CONSTRUCTION ACTIVITY IN SUCH A MANNER THAT WILL PERMIT SAFE PEDESTRIAN AND VEHICULAR MOVEMENT.
6. SUBCONTRACTOR SHALL PROVIDE PROTECTIVE DEVICES SUCH AS SIGNS, LIGHTS, SIGNALS, AND OTHER DEVICES, AS NEEDED FOR THE SAFETY OF THE PUBLIC AND WORKERS, AT NO ADDITIONAL EXPENSE TO THE CITY OF HARLINGEN.
7. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND SAFETY OF THE WORK SITE, WORKERS, MATERIALS AND EQUIPMENT.
8. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED SITE WORK. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE SUBCONTRACTOR SHALL PROVIDE ALL MEASURES AND MEANS NECESSARY TO PROTECT PERSONS AND STRUCTURES DURING CONSTRUCTION. OBSERVATION BY THE ENGINEER OR THE CITY DOES NOT INCLUDE REVIEW OF THESE MEASURES.
9. CONSTRUCTION STAKING AND SURVEYING SHALL BE PROVIDED BY THE SUBSUBCONTRACTOR AND AT SUBCONTRACTOR'S EXPENSE. ALL DIMENSIONS ARE TO FACE OF CURBS UNLESS SHOWN OTHERWISE.
10. SUBCONTRACTOR TO COORDINATE WITH THE OWNER ON WORK SCHEDULES, TESTING, GENERAL INSPECTION, AND OPERATION AND LOCATION OF EXISTING LINES.
11. THE SUBCONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL CONSTRUCTION MATERIALS TESTING AND GENERAL INSPECTIONS. THE SUBCONTRACTOR SHALL COORDINATE THROUGH THE CITY OF HARLINGEN'S DESIGNATED FIELD REPRESENTATIVE A MINIMUM OF 24-HOURS PRIOR TO TESTING OR INSPECTION. FAILURE TO BE PREPARED FOR TESTING MAY RESULT IN TRAVEL CHARGES, RE-TESTING WILL BE BORNE BY THE SUBCONTRACTOR.
12. WORK REQUIRED TO BE INSPECTED BY THE CITY SHALL OCCUR DURING REGULAR WORKING HOURS, MONDAY THROUGH FRIDAY. NO WORK TO OCCUR DURING CITY HOLIDAYS, NON-WORKING HOURS ON MONDAY THROUGH FRIDAY, AND WEEKENDS UNLESS APPROVED BY THE CITY. INSPECTION OVERTIME COSTS TO BE BORNE BY SUBCONTRACTOR.
13. MATERIAL TESTING SHALL BE PROVIDED BY THE OWNER. RE-TEST TO BE AT SUBCONTRACTOR'S EXPENSE.
14. THE SUBCONTRACTOR SHALL INSPECT ALL MATERIALS AT DELIVERY AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DAMAGED OR QUESTIONABLE MATERIALS. ANY DAMAGED OR QUESTIONABLE MATERIAL INSTALLED WITHOUT PRIOR INSPECTION BY THE CITY SHALL BE REMOVED AT THE SUBCONTRACTOR'S EXPENSE.
15. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED AND AT SUBCONTRACTOR'S EXPENSE.
16. THE SUBCONTRACTOR IS ENCOURAGED TO INSPECT AND DOCUMENT THE PRE-CONSTRUCTION CONDITION OF ALL PRIVATE DRIVEWAYS, MAILBOXES, PAVEMENT AREAS, SIDEWALKS, CURB AND GUTTER THAT IS TO BE AFFECTED BY PROPOSED CONSTRUCTION PRIOR TO COMMENCING.
17. ANY DAMAGE TO EXISTING PAVEMENT, DRAINAGE OR EXISTING STRUCTURES SHALL BE REPAIRED TO PRECONSTRUCTION CONDITION OR BETTER AT SUBCONTRACTOR'S EXPENSE. EXISTING STRUCTURES MAY INCLUDE BUT ARE NOT LIMITED TO PAVEMENT, INLETS, MANHOLES, FENCES, SPRINKLER SYSTEMS, LAWNS, SIDEWALKS OR PRIVATE PROPERTY.
18. THESE PLANS, PREPARED BY HALFF ASSOCIATES, INC. DO NOT EXTEND TO OR INCLUDE DESIGN OF SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION SUBCONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF HALFF ASSOCIATES, INC. REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONSTRUCTION SUBCONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY THE HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE REGULAR SESSION.
19. SUBCONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY TEXAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO ANY AND ALL EXCAVATIONS.
20. SUBCONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING FACILITIES AND/OR UTILITIES. ALL DAMAGE TO BE REPAIRED AT SUBCONTRACTOR'S EXPENSE. ALL COSTS FOR INTERRUPTION OF GAS, ELECTRICAL, COMMUNICATIONS AND/OR WATER SERVICE DUE TO SUBCONTRACTOR'S WORK SHALL BE BORNE BY THE SUBCONTRACTOR.
21. INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. SUBCONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CITY OF HARLINGEN PERSONNEL WILL BE AVAILABLE FOR ASSISTANCE AND OPERATION OF VALVES AS REQUIRED. SUBCONTRACTOR TO COORDINATE WITH OTHER UTILITY COMPANIES, ELECTRICAL UTILITIES, GAS UTILITIES AND TELEPHONE UTILITIES.
22. ALL WORK SHALL BE PERFORMED WITHIN CLIENT-OWNED PROPERTY. IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION TO USE PRIVATE PROPERTY, IF NECESSARY, FOR THE PURPOSES OF STAGING, STOCKPILE, STORAGE OR REFUSE AREAS. THE SUBCONTRACTOR SHALL PROVIDE WRITTEN EVIDENCE TO THE CITY OF HARLINGEN ENGINEERING DEPARTMENT PRIOR TO USE.
23. THE SUBCONTRACTOR SHALL DO ALL NECESSARY CLEARING, EXCAVATION, TRENCHING, SHORING, DE-WATERING, DEMOLITION, GRADING, BACKFILLING, ETC. TO COMPLETE THE PROJECT. ASSOCIATED COSTS SHALL BE SUBSIDIARY TO THE RESPECTIVE BID ITEMS AS IDENTIFIED IN THE CONTRACT UNLESS NOTED OTHERWISE.
24. ALL COMPACTION SHALL BE ACHIEVED BY MECHANICAL METHODS. NO WATER JETTING ALLOWED.
25. ALL SPOIL MATERIAL AND DEBRIS SHALL BE DISPOSED OFFSITE BY SUBCONTRACTOR IN A LEGAL MANNER. FURNISHING AND TRANSPORTATION OF ALL OFFSITE MATERIAL TO BE AT SUBCONTRACTOR'S EXPENSE.
26. UPON COMPLETION OF CONSTRUCTION SUBCONTRACTOR SHALL RETURN THE SITE TO ORIGINAL CONTOURS UNLESS DIFFERENT FINISHED ELEVATIONS ARE SHOWN ON PLANS. SUBCONTRACTOR TO ENSURE NO AREAS OF PONDING ARE PRESENT.
27. CONCRETE NOTES (MEANS AND METHODS BY SUBCONTRACTOR)
    A. ALL CONCRETE WORK TO BE FORMED, UNLESS OTHERWISE APPROVED.
    B. ALL CONCRETE TO BE 3000-PSI MINIMUM AT 28 DAYS, UNLESS OTHERWISE SHOWN.
    C. STRENGTH TO BE DETERMINED BY CYLINDER BREAK TEST.
    D. ALL REINFORCING STEEL TO BE ASTM A-615, GRADE 60, UNLESS OTHERWISE SHOWN.
    E. ALL EXPOSED CONCRETE WORK TO BE CHAMFERED.
33. SUBCONTRACTOR TO ENSURE SAME DAY ACCESS TO ALL RESIDENCES AND BUSINESSES ADJACENT TO CONSTRUCTION.
34. DEMOLITION, REMOVAL & DISPOSAL OF ALL EXCESS CONCRETE, CURBS, RUBBLE, ETC. TO BE DONE IN A LEGAL MANNER AT SUBCONTRACTOR'S EXPENSE.
35. THE SUBCONTRACTOR SHALL KEEP THE CONSTRUCTION AREA AS CLEAN AS POSSIBLE. ALL ASSOCIATED DEBRIS SHALL BE COLLECTED AND PROPERLY DISPOSED OF AT THE END OF EACH WORKDAY.
36. ALL TRAFFIC CONTROL / TRAFFIC SAFETY SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CRITERIA.
37. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL FIELD CHANGES AND FURNISHING A LEGIBLE SET OF "AS-BUILT" DRAWINGS TO THE OWNER'S.
38. ALL TRENCH EXCAVATION PROTECTION, CARE AND CONTROL OF WATER, BYPASS PUMPING, BEDDING, BACKFILL, UTILITY RELOCATION COORDINATION, UTILITY PROTECTION, UTILITY BYPASS PUMPING, STAKING, ETC. ARE SUBSIDIARY TO THE PAY ITEMS.

PAVING CONSTRUCTION NOTES:

1. SUBCONTRACTOR TO SHAPE, FILL, GRADE AND COMPACT BEHIND CURBS AND WALKS TO ENSURE PROPER DRAINAGE.
2. SUBCONTRACTOR SHALL "LAY DOWN" CURB SECTION AT DRIVEWAY LOCATIONS SHOWN ON DRAWINGS. SUBCONTRACTOR SHALL BE REQUIRED TO GRADE FROM EXISTING DRIVES AND PARKING AREAS TO MATCH GRADES AND ALLOW SMOOTH TRANSITIONS AND PROPER DRAINAGE. (NO SEPARATE PAY)
3. ALL PAVEMENTS SHALL BE NEATLY SAW-CUT. DAMAGE TO PAVEMENT BEYOND THE EXTENTS OF TRENCH WIDTHS AS A RESULT OF FAILURE TO PROPERLY SAWCUT SHALL BE REPAIRED AT THE SUBCONTRACTOR'S EXPENSE.
4. CONSTRUCTION JOINTS TO EXISTING PAVEMENTS SHALL BE MADE BY EITHER CUTTING BACK EXISTING TOP PRODUCE A SLIGHTLY BEVELED EDGE FOR THE FULL THICKNESS OF THE WEARING COURSE OR A SUITABLE LAP JOINT SHALL BE MADE. SAW CUTTING REQUIRED.
5. NO TRAFFIC SHALL BE ALLOWED ON THE FINISHED WEARING SURFACE UNTIL AT LEAST 12 HOURS AFTER COMPLETION OF ROLLING.
6. WHEN TYING INTO EXISTING CURB, EXPOSE REBAR AND FORM EXPANSION JOINT PER DETAIL.
7. ANY SETTLEMENT UNDER PAVEMENT DUE TO INADEQUATE COMPACTION OF UTILITY LINE BACKFILL SHALL BE CAUSE FOR RECOMPACTION OF TRENCH AND REPLACEMENT OF PAVEMENT SECTION AT SUBCONTRACTOR'S EXPENSE.

UTILITY GENERAL NOTES:

1. THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES DEPICTED ON THE CONSTRUCTION PLANS WERE RESEARCHED WITH RESPECT TO THE BEST AVAILABLE DATA AND THEREFORE SHOWN APPROXIMATE. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. NEITHER THE ENGINEER NOR CITY OF HARLINGEN IS RESPONSIBLE FOR THE ACCURACY OF THE LOCATION OF THE UTILITIES SHOWN ON THE CONSTRUCTION PLANS. IT SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO CONTACT ALL UTILITY COMPANIES WITH JURISDICTION WITHIN THE LIMITS OF CONSTRUCTION FOR FIELD VERIFICATION AT NO ADDITIONAL EXPENSE TO THE CITY OF HARLINGEN. UTILITY COMPANIES TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

CITY OF HARLINGEN	956.216.5300
HARLINGEN WATER WORKS	956.430.6107
TEXAS ONE CALL	800.245.4545
DIG TESS	800.DIG.TESS
TEXAS GAS SERVICE	956.956.5325
SOUTHWESTERN BELL TELEPHONE	800.286.8313
SPECTRUM/TIME WARNER CABLE	800.222.5386
AT&T TEXAS	800.288.2020
AMERICAN ELECTRIC AND POWER (AEP) TEXAS	800.344.8377
MAGIC VALLEY ELECTRICAL COOPERATIVE (MVEC)	(866) 225-5683

2. SUBCONTRACTOR TO EXPOSE ANY EXISTING UTILITY THAT MAY BE IN CONFLICT PRIOR TO COMMENCING CONSTRUCTION AND EXCAVATION.
3. THE SUBCONTRACTOR SHALL NOTIFY ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS RESPONSIBLE FOR PUBLIC AND PRIVATE UTILITIES AFFECTED BY HIS/HER OPERATIONS PRIOR TO COMMENCING CONSTRUCTION.
4. ANY DAMAGES TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE SUBCONTRACTOR AT HIS EXPENSE.
5. IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL, EXCESS CONCRETE, AND DEBRIS FROM THE CONSTRUCTION SITE AT NO ADDITIONAL EXPENSE TO THE CITY.

WASTEWATER COLLECTION LINE CONSTRUCTION NOTES:

1. SUBCONTRACTOR TO PROVIDE DEFLECTION TEST IN ACCORDANCE WITH TCEQ CHAPTER 217.57 (b). IF MANDRAL IS USED, MANDRAL IS TO BE PULLED IN BOTH DIRECTIONS.
2. SUBCONTRACTOR TO PROVIDE LOW PRESSURE AIR TEST IN ACCORDANCE WITH TCEQ CHAPTER 217.57 (a), (1), 30 DAYS AFTER INSTALLATION. NO WATER TEST ALLOWED.
3. ALL CROSSING OF WASTEWATER COLLECTION LINES AND WATERLINES CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATIONS CHAPTER 290 AND 217. SEPARATION DISTANCES SHALL COMPLY WITH 30 TAC 217.53(D).
4. SUBCONTRACTOR TO PROVIDE LEAKAGE TEST FOR MANHOLE IN ACCORDANCE WITH TCEQ CHAPTER 217.58 (a), (b) OF THE STATE WASTEWATER CODE. NO WATER TEST ALLOWED.
5. SUBCONTRACTOR TO STAMP CURB AND GUTTER WITH "S" AT LOCATION OF WASTEWATER SERVICE LINES FOR VACANT LOTS, IF CALLED FOR ON PLANS.
6. NO WATER JETTING ALLOWED. MECHANICAL COMPACTION REQUIRED.
7. ALL STRUCTURES TO BE ADJUSTED BY THE SUBCONTRACTOR TO MEET FINAL GRADES. A MAXIMUM OF 1 FOOT OF THROAT RINGS WILL BE ALLOWED.
8. SUBCONTRACTOR TO PROVIDE BYPASS PUMPING AS REQUIRED TO COMPLETE THE WORK. (NO SEPARATE PAY)
9. ALL SEWER SERVICES TO BE IN ACCORDANCE WITH CITY STANDARDS.

WATERLINE CONSTRUCTION NOTES:

1. ALL WATER, REUSE (RECLAIMED), & WASTEWATER COLLECTION LINE CROSSINGS TO BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATION, CHAPTER 210, 290 & 217.
2. SUBCONTRACTOR TO FIELD LOCATE EXISTING METERS & PROPOSED SERVICE CONNECTION LOCATIONS PRIOR TO CONSTRUCTION OF MAIN. METERS TO BE INSTALLED BY CITY OF HARLINGEN. SUBCONTRACTOR TO COORDINATE WITH CITY OF HARLINGEN FOR METER LOCATIONS AND CONNECTIONS.
3. SUBCONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING LINES TO BE TIED IN TO NEW MAIN PRIOR TO SETTING LOCATION OF TIE-IN TEE & VALVE ON MAIN.
4. WATERLINE MAINS TO BE HYDROSTATICALLY & BACTERIOLOGICALLY TESTED PER CITY OF HARLINGEN REQUIREMENTS PRIOR TO TIE-INS. CITY OF HARLINGEN APPROVAL OF TESTING IS REQUIRED.
5. SUBCONTRACTOR TO STAMP CURB AND GUTTER WITH "W" AT LOCATION OF WATER SERVICE LINES FOR VACANT LOTS FOR FUTURE USE, IF CALLED FOR ON PLAN.
6. SUBCONTRACTOR SHALL MAINTAIN AS MINIMUMS 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION BETWEEN WATERLINES AND ANY OTHER SEWER.
7. NO WATER JETTING ALLOWED. MECHANICAL COMPACTION REQUIRED.
8. FIRE HYDRANTS SHALL BE PLACED AT MINIMUM 3 FEET BEHIND BACK OF CURB AND FLANGE SHALL BE AT FINISHED GRADE OR 3 TO 6 INCHES ABOVE GRADE.
9. SUBCONTRACTOR SHALL MAINTAIN A MINIMUM OF 4 FEET OF COVER ON ALL WATERLINES UNLESS OTHERWISE NOTED ON PLANS.
10. FITTINGS TO BE USED ON DEFLECTIONS AS NEEDED.
11. SUBCONTRACTOR IS RESPONSIBLE FOR INSTALLING VALVES, FITTINGS AND ALL INCIDENTALS AS NEEDED FOR A COMPLETE IN PLACE SYSTEM AND SHALL BE SUBSIDIARY TO PIPE INSTALLATION.
12. WATERLINE VALVES SHALL ONLY BE OPERATED BY CITY OF HARLINGEN. SUBCONTRACTOR TO COORDINATE WITH CITY OF HARLINGEN IF WATERLINE VALVE OPERATIONS ARE REQUIRED DURING CONSTRUCTION.
13. ALL PIPE TO BE STORED A MINIMUM OF 6 INCHES ABOVE GROUND.

EROSION GENERAL NOTES:

1. IT IS THE INTENT OF THIS SUGGESTED EROSION CONTROL PLAN AND WITHIN THE SPECIFICATIONS TO BE USED AS THE GENERAL GUIDELINES OF THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT TO ESTABLISH A MINIMUM BASIS OF COMPLIANCE WITH FEDERAL REGULATIONS. SUBCONTRACTOR SHALL PREPARE AND SUBMIT A NOTICE OF INTENT PER THE REQUIREMENTS IN THE NPDES GENERAL PERMIT. THE SUBCONTRACTOR SHALL PREPARE THE STORM WATER POLLUTION PREVENTION PLAN AND BE SOLELY RESPONSIBLE FOR ITS IMPLEMENTATION. THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) TPDES GENERAL PERMIT FOR REGION 6 FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITES.
2. THE STORM WATER POLLUTION PREVENTION PLAN SHOULD ADDRESS THREE GOALS:
   A. DIVERSION OF UPSLOPE WATER AROUND DISTURBED AREAS OF THE SITE.
   B. LIMITS THE EXPOSURE OF DISTURBED AREAS TO THE SHORTEST DURATION POSSIBLE, AND
   C. REMOVAL OF SEDIMENT FROM STORM WATER BEFORE IT LEAVES THE SITE.
3. THE SUBCONTRACTOR SHALL MAKE THE STORM WATER POLLUTION PREVENTION PLAN AVAILABLE, UPON REQUEST, TO TCEQ.
4. THE SUBCONTRACTOR MUST AMEND PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PLAN, OR WHEN THE EXISTING PLAN PROVES INEFFECTIVE. MODIFICATIONS INCLUDING DESIGN AND ALL ADDITIONAL MATERIALS AND WORK SHALL BE ACCOMPLISHED BY THE SUBCONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. STABILIZATION MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES. REPAIRS AND INADEQUACIES REVEALED BY THE INSPECTION MUST BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
6. AN INSPECTION REPORT THAT SUMMARIZES INSPECTION ACTIVITIES AND IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE RETAINED AND MADE PART OF THE PLAN.
7. ALL SUBCONTRACTORS AND SUBSUBCONTRACTORS IDENTIFIED IN THE PLAN MUST CERTIFY AS TO AN UNDERSTANDING OF THE NPDES GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY IDENTIFIED IN THE POLLUTION PREVENTION PLAN.
8. THE SUBCONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE PRACTICES CAN INCLUDE: DESIGNATING AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR; REGULAR COLLECTION OF WASTE; CONVENIENTLY LOCATED WASTE RECEPTACLES; AND DESIGNATING AND CONTROLLING EQUIPMENT WASHDOWN.
9. THE SUBCONTRACTOR SHALL AMEND OR MODIFY THIS PLAN AS REQUIRED BY CONSTRUCTION MEANS, METHODS AND SEQUENCE. MODIFICATIONS SHALL NOT COMPROMISE THE INTENT OF THE REQUIREMENTS OF LAW AND THIS PLAN. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COST TO THE OWNER.
10. AREAS OF CONSTRUCTION ELSEWHERE ON THE JOB SITE SHALL CONFORM TO THE DETAILS SHOWN ON THE PLANS.
11. BORROW AREAS, IF EXCAVATED, SHALL BE PROTECTED AND STABILIZED UTILIZING THE PLAN DETAILS. ALL WORK SHALL CONFORM TO GOVERNMENTAL REQUIREMENTS AND BECOME PART OF THE STORM WATER POLLUTION PREVENTION PLAN (SWP3). THE WORK SHALL BE DONE BY THE SUBCONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
12. ALL NON-PAVED AREAS SHALL BE MULCHED AND SEEDED WITH EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING. THIS INCLUDES ALL DITCHES AND EMBANKMENTS. THE SUBCONTRACTOR SHALL MAINTAIN FINAL GRADING AND KEEP SEEDED AREAS WATERED UNTIL FULLY ESTABLISHED AND ACCEPTED BY THE OWNER.
13. THE SUBCONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT AT ALL TRAFFIC EXIT POINTS PRIOR TO EXITING ONTO ANY PAVED ROADWAY.

CITY OF HARLINGEN GENERAL NOTES:

1. CITY PERSONNEL CONTRACT INFORMATION
   - 1.1. CITY INSPECTOR:
     - 1.1.1. OSCAR OVALLE
     - 1.1.2. OOVALLE@HARLINGENTX.GOV
     - 1.1.3. 956.873.3484
   - 1.2. CITY ENGINEER
     - 1.2.1. ROBERT HERNANDEZ, PE
     - 1.2.2. RHERNANDEZ@HARLINGENTX.GOV
     - 1.2.3. 956.216.5264
   - 1.3. EXCAVATION PERMIT REQUEST:
     - 1.3.1. EXCAVATION.PERMITS@HARLINGENTX.GOV
2. THE SUBCONTRACTOR SHALL VERIFY ALL HORIZONTAL AND VERTICAL DIMENSIONS, AND PROPERTY LINE LOCATIONS PRIOR TO CONSTRUCTION WITHIN THE EXISTING CITY ROW.
3. THE SUBCONTRACTOR SHALL COORDINATE WITH THE OWNER, PROJECT ENGINEER, OR HIS REPRESENTATIVE, AND CITY ENGINEER OR HIS REPRESENTATIVE REGARDING ANY DEVIATIONS FROM THE PLANS.
4. THE SUBCONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE CITY OF HARLINGEN BEFORE PERFORMING WORK WITHIN THE ROW.
5. THE SUBCONTRACTOR SHALL NOTIFY TEXAS ONE CALL (811) OF HIS INTENDED OPERATIONS AT LEAST 48 HOURS PRIOR TO ANY AND ALL EXCAVATIONS.
6. WHEN WORKING IN EXISTING CITY ROW, TRENCH EXCAVATION SHALL NOT PRECEDE BACKFILL BY MORE THAN 300 FEET NOR SHALL ANY TRENCH BE LEFT OPEN AFTER NORMAL WORKING HOURS.
7. THE SUBCONTRACTOR SHALL EMPLOY GOOD HOUSEKEEPING MEASURES WITHIN THE PUBLIC ROW AT ALL TIMES. ALL MUD OR OTHER OBSTRUCTIONS SHALL BE IMMEDIATELY REMOVED FROM PUBLIC ROADWAYS OR SIDEWALKS. NO WASTE SHALL BE STORED IN THE ROW. PORTABLE RESTROOMS SHALL APPEAR CLEAN AND BE PLACED IN SUCH A MANNER TO ELIMINATE NUISANCE ODORS FROM AFFECTING ADJACENT PROPERTY OWNERS.
8. THE SUBCONTRACTOR SHALL NOT UNLOAD OR STORE ANY MATERIAL, PERMIT WORKERS TO PARK, PARK EQUIPMENT, NOR PLACE REFUSE CONTAINERS WITHIN CITY RIGHT OF WAY OR ON A PUBLIC STREET WITHOUT FIRST OBTAINING PERMISSION FROM THE CITY ENGINEER.
9. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING ALL LEGALLY REQUIRED PERMITS AND LICENSES, GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE WORK, AND POST ALL NOTICES REQUIRED BY LAW PROMINENTLY AT THE JOBSITE AT ALL TIMES.
10. ANY DAMAGE TO EXISTING PUBLIC IMPROVEMENTS CAUSED BY THE SUBCONTRACTOR EITHER ACCIDENTAL IN NATURE OR THROUGH HIS MEANS AND METHODS SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS OR BETTER AT NO COST TO THE CITY.
11. THE SUBCONTRACTOR SHALL IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH TPDES GENERAL PERMIT NUMBER TXR150000 AND SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ANY SWPPP MEASURES REQUIRED BY THE PLAN. A COPY OF THE SWPPP AND NOI (AS APPLICABLE) MUST BE PROVIDED TO THE CITY PRIOR TO CONSTRUCTION.

INSPECTIONS AND TESTING:

1. THE CITY SHALL BE GRANTED THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTION OF THE PERTINENT ITEMS.
2. THE SUBCONTRACTOR SHALL COORDINATE ALL PAVING AND DRAINAGE IMPROVEMENT ACTIVITIES THAT REQUIRE CITY INSPECTION OR TESTING WITH THE CITY INSPECTOR. WORK REQUIRED TO BE INSPECTED OR TESTED BY THE CITY SHALL OCCUR BETWEEN REGULAR WORKING HOURS 8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY.
3. THE SUBCONTRACTOR SHALL PROVIDE 100-FOOT STATIONING THROUGHOUT ALL AREAS THAT REQUIRE TESTING. MATERIAL TESTING REPORTS SHALL INDICATE STATION AND OFFSET LOCATION OF TEST.
4. THE CITY SHALL SCHEDULE ALL TESTING AND PROCTOR SAMPLE PICKUPS FOR PAVING AND DRAINAGE IMPROVEMENTS TO BE DEDICATED FOR PUBLIC USE ON THE PROJECT. THE SUBCONTRACTOR SHALL PROVIDE THE CITY INSPECTOR A MINIMUM OF 24-HOURS ADVANCE NOTICE FOR TESTING AND INSPECTIONS.
5. THE SUBSUBCONTRACTOR SHALL PROVIDE THE CITY OF HARLINGEN WITH COPIES OF ALL MATERIAL TICKETS AND MATERIAL TESTING REPORTS FOR ALL PAVEMENT AND DRAINAGE RELATED ITEMS. TICKETS SHALL INDICATE THE MATERIAL TYPE, QUANTITY DELIVERED, PROJECT NAME, AND LOCATION OF DELIVERY. HARD COPIES OF TICKETS SHALL BE PROVIDED TO THE CITY INSPECTOR DAILY. ELECTRONIC COPIES SHALL BE EMAILED TO THE ASSISTANT CITY ENGINEER ON A WEEKLY BASIS.
6. COPIES OF ALL MATERIAL TESTING REPORTS FOR ALL PAVEMENT AND DRAINAGE RELATED ITEMS SHALL BE EMAILED TO THE CITY INSPECTOR AND CITY ENGINEER WITHIN 72-HOURS OF RECEIPT.

TRAFFIC:

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST PUBLISHED VERSION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. THE SUBCONTRACTOR OR DEVELOPER'S ENGINEER SHALL PREPARE A TRAFFIC CONTROL PLAN FOR THE SIGNING, BARRICADING AND PAVEMENT MARKING FOR THE SAFE MAINTENANCE OF TRAFFIC DURING CONSTRUCTION WITHIN EXISTING STREETS AND PUBLIC RIGHT-OF-WAY. PLAN SHALL BE STAMPED BY A PROFESSIONAL ENGINEER. PLAN MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF HARLINGEN, CITY ENGINEER AT LEAST TWO BUSINESS DAYS PRIOR TO ANY CONSTRUCTION WITHIN THE PUBLIC STREET RIGHT-OF-WAY. BARRICADES, TEMPORARY PAVEMENT MARKINGS, AND SIGNS SHALL BE MAINTAINED IN GOOD CONDITION AND MEET THE LEGIBILITY, RETRO-REFLECTIVITY, AND OTHER REQUIREMENTS OF THE CURRENT EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES UNTIL THE COMPLETION AND ACCEPTANCE OF ALL WORK WITHIN THE PUBLIC ROW OR UNTIL SUBCONTRACTOR IS DIRECTED OTHERWISE.
3. THE SUBCONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE LATEST VERSION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THIS PLAN SHALL BE SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER AND SUBMITTED TO THE CITY ENGINEER FOR APPROVAL PRIOR TO THE COMMENCEMENT OF THE WORK.
4. THE SUBCONTRACTOR SHALL PROVIDE THE CITY A MINIMUM OF 72-HOURS ADVANCE NOTICE OF ANY PROPOSED ROAD, INTERSECTION, OR TURNOUT CLOSURES. IF THE PROPOSED CLOSURE IS ON OR ALIGNS A STATE-OWNED STREET, THE SUBCONTRACTOR SHALL, IN ADDITION, COORDINATE THE REQUEST WITH THE SAN BENITO AREA TXDOT OFFICE (399-5102).
5. THE SUBCONTRACTOR SHALL NOT ADVERSELY AFFECT OR POSE A SIGNIFICANT SAFETY RISK TO THE TRAVELING PUBLIC. THE SUBCONTRACTOR SHALL MINIMIZE WORK ACTIVITIES OUTSIDE OF THE WORK ZONE ON PUBLIC STREETS AND SIDEWALKS.
6. A 3:1 SAFETY SLOPE AND 4.0' BUFFER ZONE SHALL BE REQUIRED DURING NON-WORKING HOURS WHEN CONSTRUCTION OPERATIONS RESULT IN AN ELEVATION DIFFERENCE OF MORE THAN 2-INCHES NEXT TO AN OPEN TRAVEL WAY.
7. THE SUBCONTRACTOR SHALL PROVIDE A SUFFICIENT NUMBER OF CERTIFIED FLAGGERS AND APPROPRIATE TRAFFIC CONTROL DEVICES TO SAFELY GUIDE THE TRAVELING PUBLIC THROUGH THE WORK AREA AT ALL TIMES WHEN WORKING WITHIN THE ROW. THE ENGINEER MAY REQUIRE ADDITIONAL FLAGGERS OR TRAFFIC CONTROL DEVICES.
8. ALL TRAFFIC CONTROL DEVICES SHALL BE PROPERLY MAINTAINED AT ALL TIMES. THE SUBCONTRACTOR SHALL ASSURE THAT ALL TRAFFIC CONTROL DEVICES ARE CLEAN AND FUNCTIONAL AT ALL TIMES.
9. THE SUBCONTRACTOR SHALL PLAN AND PERFORM HIS WORK IN A MANNER THAT WILL PERMIT SAFE PUBLIC TRAFFIC MOVEMENT ON ALL STREETS. THE SUBCONTRACTOR SHALL NOTIFY ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS RESPONSIBLE FOR PUBLIC AND PRIVATE UTILITIES AFFECTED BY HIS/HER OPERATIONS PRIOR TO COMMENCING CONSTRUCTION.

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

H•RLINGEN

halff
5000 WEST MILITARY HWY, SUITE 100, MCALLEN, TX 78503, TEL (956) 664-0286

REVISION NO.	DATE	DESCRIPTION

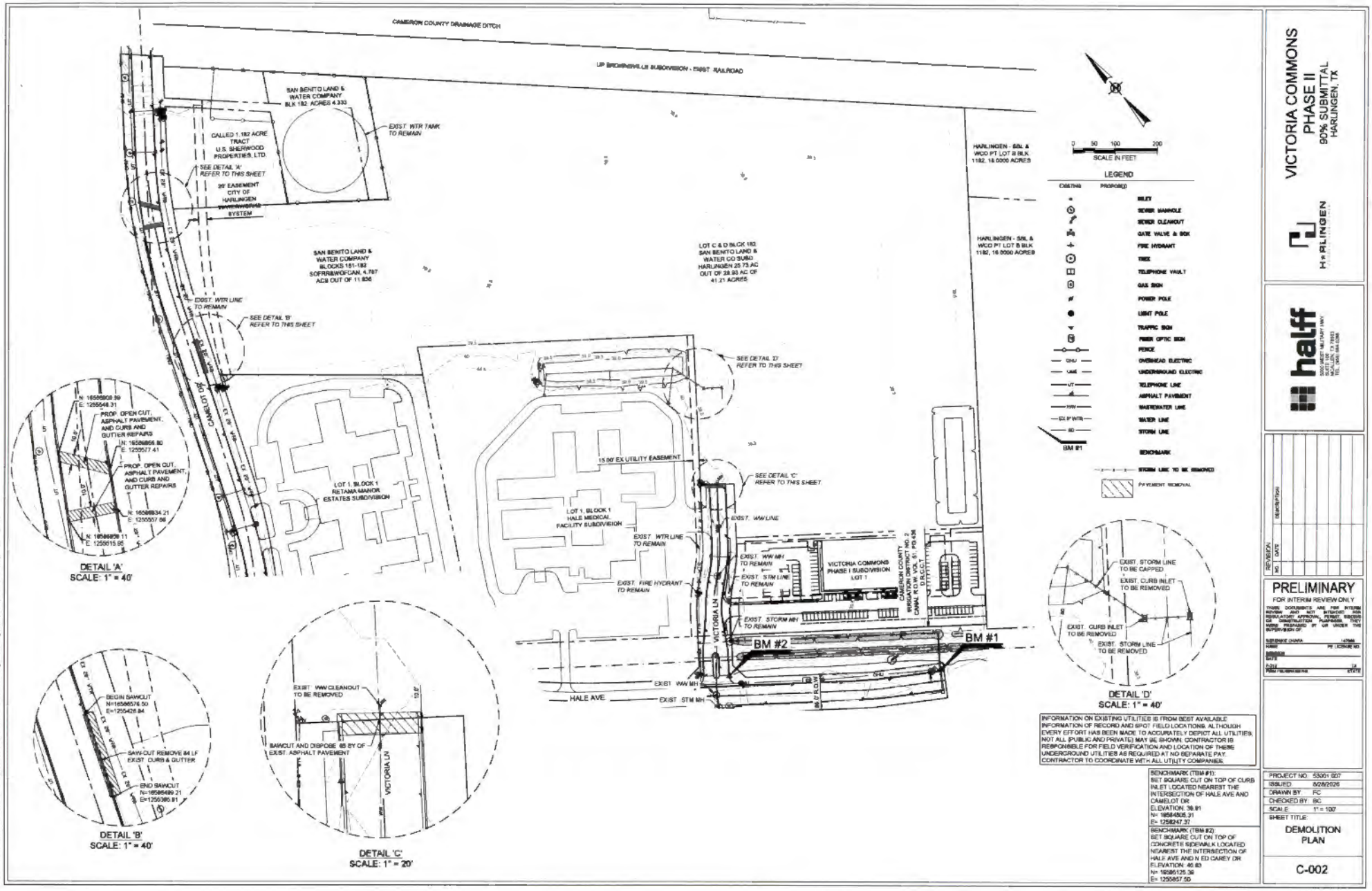
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PROJECT NO.	53001.007
ISSUED	8/28/2025
DRAWN BY	LA, FC
CHECKED BY	BC
SCALE	NA

SHEET TITLE:
GENERAL NOTES

C-001

FILE NAME: A:\53000s\53001007\CADD\Sheets\C-PLAN-GN-53001-007.dwg DATE: August 28, 2025, TIME: 3:58 PM USER: dH175



INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

BENCHMARK (TBM #1):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 39.91
N= 16584805.31
E= 1258247.37

BENCHMARK (TBM #2)
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.83
N= 16585125.38
E= 1255857.50

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

HARLINGEN

halff
5000 WEST MILITARY HWY
MCALLEN, TX 78503
TEL. (956) 664-0366

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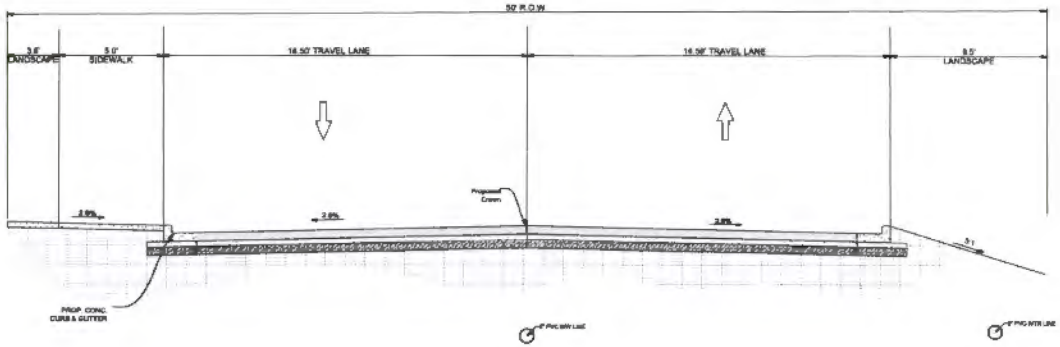
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SURVEYOR'S CHARGE
NUMBER
DATE
ENGINEER
DATE
P.E. LICENSE NO.
REGISTERED FIRM
STATE

PROJECT NO.	53001.007
ISSUED	8/28/2026
DRAWN BY	FC
CHECKED BY	BC
SCALE	1" = 100'

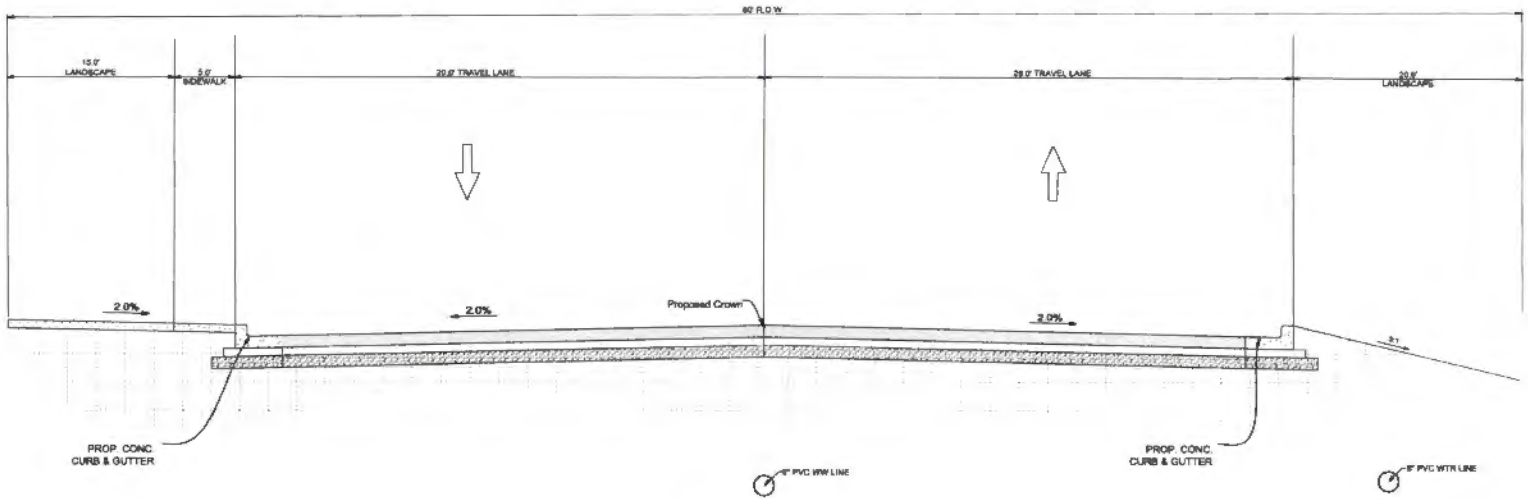
SHEET TITLE:
DEMOLITION PLAN

C-002

FILE NAME: A:\53000\53001\007\LDC\ACD29\model\C-PLAN-DEMO-53001-007.dwg DATE: August 28, 2026, TIME: 3:57 PM, USER: ak4175



STREET 'A' STA 1+50.00 TO 13+98.00
NTS



VICTORIA LN. STA 1+00.00 TO 4+98.00
NTS

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

HARLINGEN

halff
5500 WEST MILITARY HWY.
SUITE 100
MCALLEN, TX 78503
TEL (956) 544-0288

REVISION		
NO.	DATE	DESCRIPTION

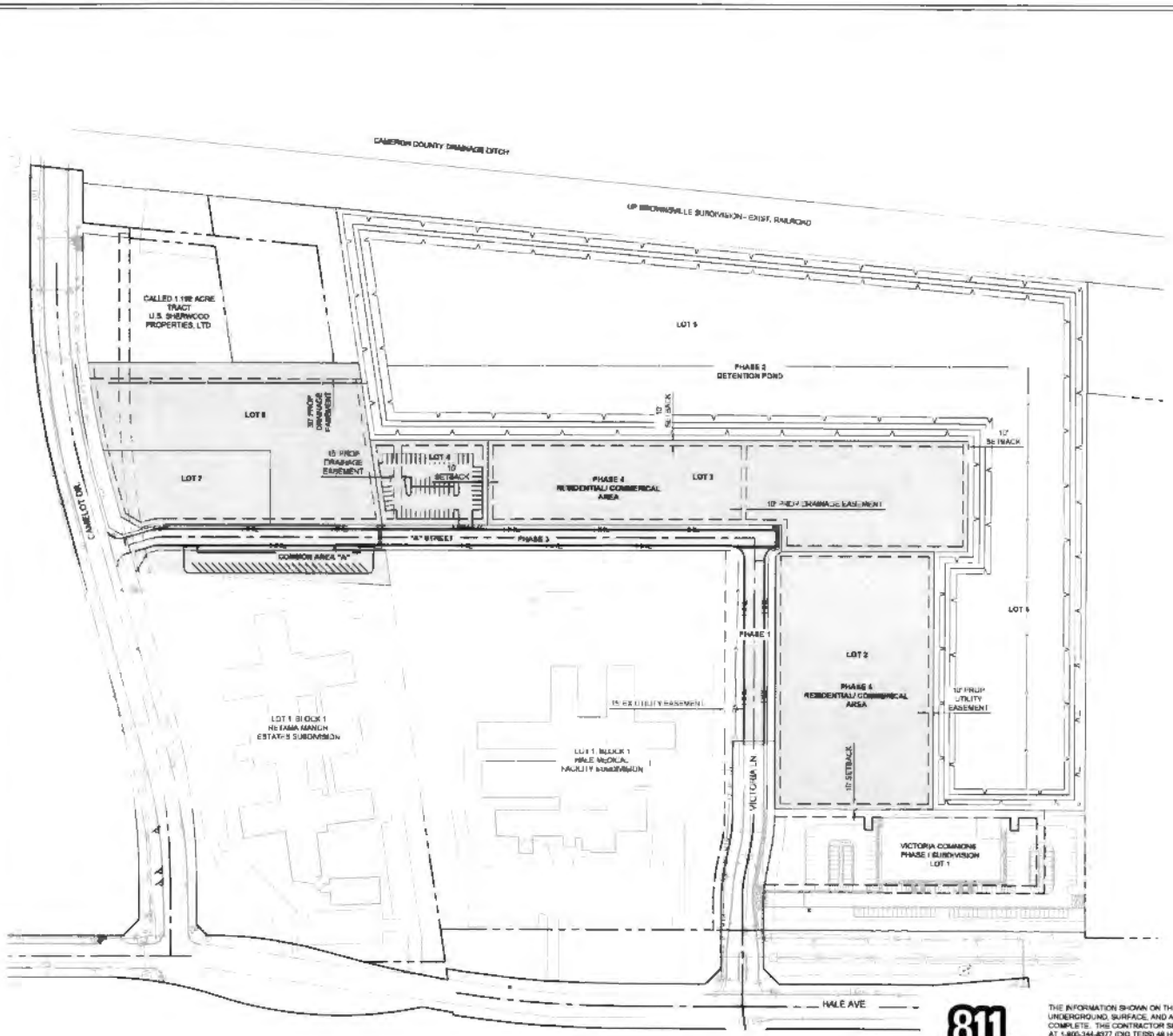
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PROJECT NO.	53001.007
ISSUED	4/29/2026
DRAWN BY	LA,RC
CHECKED BY	BC
SCALE	NA

SHEET TITLE
CROSS SECTIONS

C-003

FILE NAME: A:\53000s\53001\007\LDA\CADD\Sheets\C_PLAN-CS-53001-007.dwg DATE: August 29, 2025, TIME: 3:57 PM, USER: ah4175



INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

811 Know what's below. Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE GEORGETOWN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR- DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR

BENCHMARK (TBM #1):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 39.91
N= 16584805.31
E= 1256247.37

BENCHMARK (TBM #2):
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.63
N= 16585125.39
E= 1256857.50

VICTORIA COMMONS
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HARLINGEN

halff
500 WEST MILITARY HWY
SUITE 100
MCALLEN, TX 78503
TEL: (956) 664-1255

REVISION
NO. | DATE | DESCRIPTION

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REGENCE CHAPA
NAME | PE LICENSE NO.

SIGNED
DATE

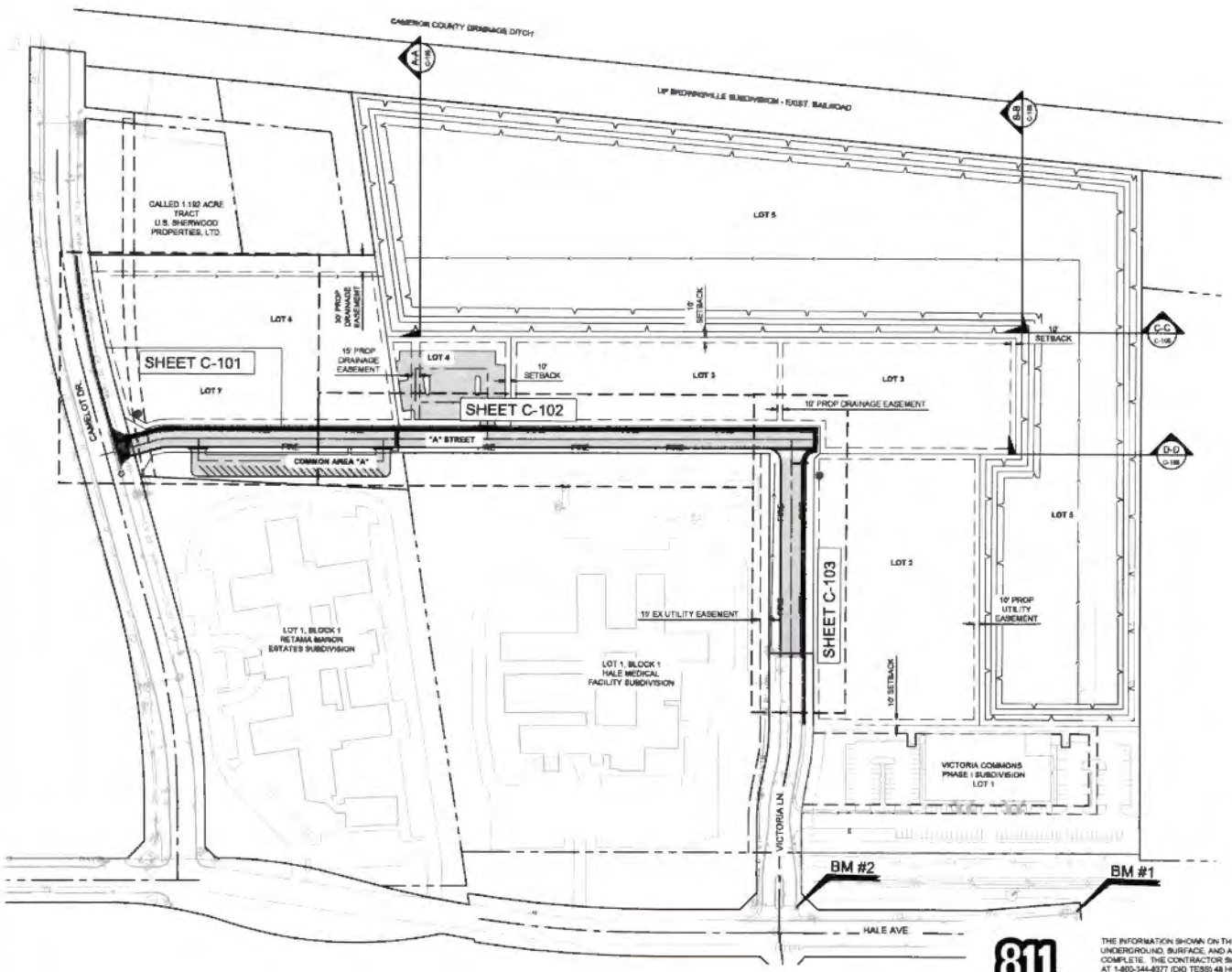
FIRM / BUSINESS NO. | STATE

PROJECT NO.: 53001.007
ISSUED: 6/29/2026
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SCALE: 1" = 100'
SHEET TITLE:

PHASING PLAN

C-004

FILE NAME: A:\53000s\53001\007\LDC\ACD\Sheets\C-PLAN-Ph\53001-007.dwg DATE: August 29, 2025, TIME: 9:57 PM, USER: ah1175



0 50 100 200
SCALE IN FEET

LEGEND

EXISTING	PROPOSED	
		INLET
		JUNCTION BOX
		STORM MANHOLE
		WASTEWATER MANHOLE
		WASTEWATER CLEAN OUT
		GATE VALVE & BOX
		FIRE HYDRANT
		TREE
		TELEPHONE VAULT
		GAS SIGN
		POWER POLE
		LIGHT POLE
		TRAFFIC SIGN
		FIBER OPTIC SIGN
		FENCE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		TELEPHONE LINE
		ASPHALT PAVEMENT
8" WW	8" WW	WASTEWATER LINE
8" W	8" W	WATER LINE
		STORM LINE
BM #1	BM #1	BENCHMARK
		PROP. ASPHALT PAVEMENT
		CONCRETE FLATWORK

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVEMENT MARKING NOTES:

1. THE PAVEMENT SURFACE SHALL BE MADE FREE OF DELETERIOUS MATERIAL PRIOR TO APPLICATION OR PERMANENT MARKINGS.
2. ALL PROPOSED 4" WHITE PAVEMENT MARKING SHALL BE WHITE HI-PERFORMANCE ACRYLIC ZONE MARKING PAINT (PRODUCT NO. 22WE008). CONTRACTOR SHALL APPLY ALL PAVEMENT MARKING PER MANUFACTURER'S RECOMMENDATIONS.
3. ALL PROPOSED 4" YELLOW PAVEMENT MARKING SHALL BE YELLOW HI-PERFORMANCE ACRYLIC ZONE MARKING PAINT (PRODUCT NO. 22YE008). CONTRACTOR SHALL APPLY ALL PAVEMENT MARKING PER MANUFACTURER'S RECOMMENDATIONS.
4. ADA PARKING BLUE SYMBOL SHALL BE A HI-PERFORMANCE ZONE MARKING PAINT AND SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS. GORILLA PAINT BY AEXCEL OR APPROVED EQUAL.

INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

811 Know what's below. Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE GEORGETOWN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

BENCHMARK ("BM #1"):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR.
ELEVATION: 39.91
N= 16584805.31
E= 1256247.37

BENCHMARK ("BM #2"):
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.83
N= 16585125.39
E= 1256857.50

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

H+RLINGEN

halff
5500 WEST MILITARY HWY
SUITE 100
MCALLEN, TX 78503
TEL (956) 994-0030

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

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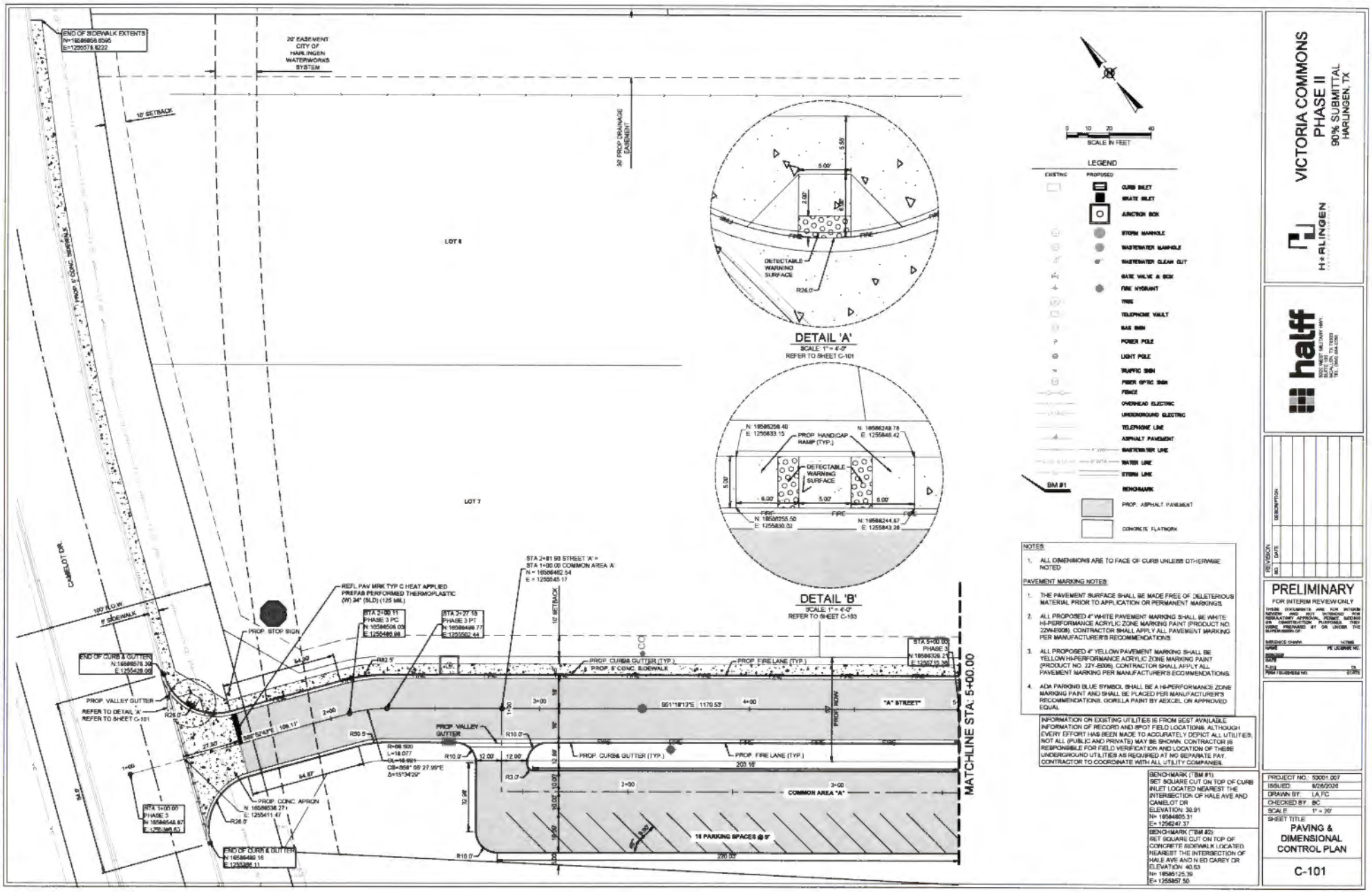
SUBSPECIAL CHAPL. ULTHAN
DATE: HALFF ASSOCIATES INC.
DATE
P-012 TX
FIRM REGISTRATION NO. STATE

PROJECT NO.:	53001.007
ISSUED:	8/28/2026
DRAWN BY:	LA,FC
CHECKED BY:	BC
SCALE:	1" = 100'

SHEET TITLE:
OVERALL PAVING PLAN

C-100

FILE NAME: A:\53000\53001\007\LDC\ACDS\sheets\C-PLAN-PAV-53001-007.dwg DATE: August 28, 2026, TIME: 3:56 PM, USER: ar4175



NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

PAVEMENT MARKING NOTES:

1. THE PAVEMENT SURFACE SHALL BE MADE FREE OF DELETERIOUS MATERIAL PRIOR TO APPLICATION OR PERMANENT MARKINGS.
2. ALL PROPOSED 4" WHITE PAVEMENT MARKING SHALL BE WHITE HI-PERFORMANCE ACRYLIC ZONE MARKING PAINT (PRODUCT NO. 22W-E008). CONTRACTOR SHALL APPLY ALL PAVEMENT MARKING PER MANUFACTURER'S RECOMMENDATIONS.
3. ALL PROPOSED 4" YELLOW PAVEMENT MARKING SHALL BE YELLOW HI-PERFORMANCE ACRYLIC ZONE MARKING PAINT (PRODUCT NO. 22Y-E008). CONTRACTOR SHALL APPLY ALL PAVEMENT MARKING PER MANUFACTURER'S RECOMMENDATIONS.
4. ADA PARKING BLUE SYMBOL SHALL BE A HI-PERFORMANCE ZONE MARKING PAINT AND SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS. GORILLA PAINT BY AEXCEL, OR APPROVED EQUAL

INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

BENCHMARK (TBM #1):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 38.91
N= 16584805.31
E= 1256247.37

BENCHMARK (TBM #2):
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.63
N= 16585125.39
E= 1255857.50

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

H▸RLINGEN

halff
1201 E. HARRISON AVE.
SUITE 100
HARLINGEN, TX 78550
TEL: (956) 230-5200

REVISION:		
NO.	DATE	DESCRIPTION

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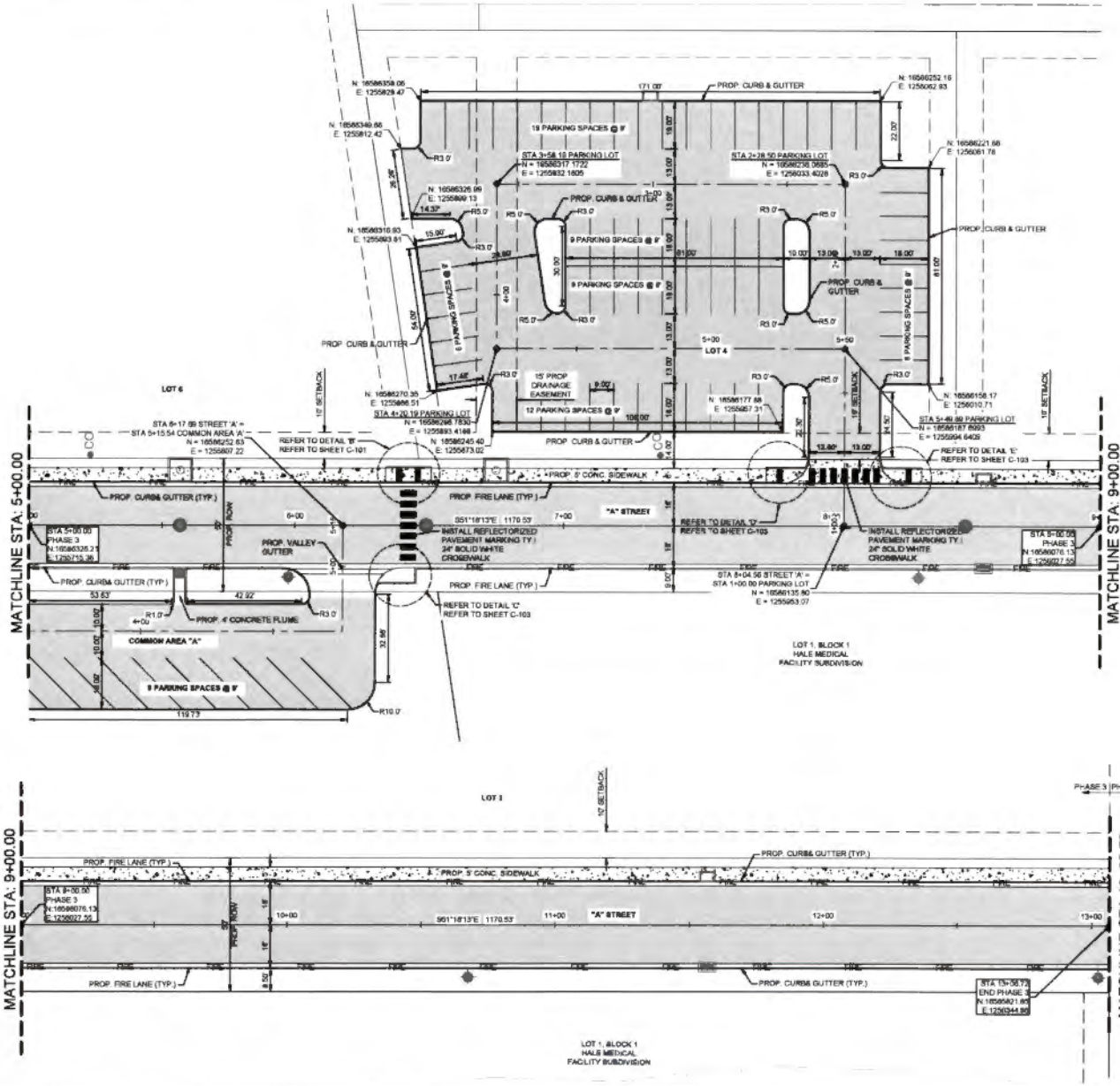
REFERENCE CHARM — 147986
NAME — PE LICENSE NO.
DATE
P.E.#3 — TX
FIRM # 10088502 NO. — STATE

PROJECT NO.:	53001.007
ISSUED:	8/26/2026
DRAWN BY:	LA,FC
CHECKED BY:	BC
SCALE:	1" = 20'

SHEET TITLE:
PAVING & DIMENSIONAL CONTROL PLAN

C-101

FILE NAME: A:\53001\07\53001007N_DCH\CDN\sheets\C-PLAN-PAV-53001-007.dwg DATE: August 26, 2026, TIME: 3:56 PM, USER: ak4175





NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS O'THERWISE NOTED.

PAVEMENT MARKING NOTES:

1. THE PAVEMENT SURFACE SHALL BE MADE FREE OF DELETERIOUS MATERIAL PRIOR TO APPLICATION OR PERMANENT MARKINGS.
2. ALL PROPOSED 4" WHITE PAVEMENT MARKING SHALL BE WHITE HI-PERFORMANCE ACRYLIC ZONE MARKING PAINT (PRODUCT NO. 22W-E006). CONTRACTOR SHALL APPLY ALL PAVEMENT MARKING PER MANUFACTURER'S RECOMMENDATIONS.
3. ALL PROPOSED 4" YELLOW PAVEMENT MARKING SHALL BE YELLOW HI-PERFORMANCE ACRYLIC ZONE MARKING PAINT (PRODUCT NO. 22Y-E006). CONTRACTOR SHALL APPLY ALL PAVEMENT MARKING PER MANUFACTURER'S ECOMMENDATIONS.
4. ADA PARKING BLUE SYMBOL SHALL BE A HI-PERFORMANCE ZONE MARKING PAINT AND SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS. GORILLA PAINT BY AEXCEL OR APPROVED EQUAL.

INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

BENCHMARK ("BM #1"):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CANELOT DR
ELEVATION: 39.91
N= 10586805.31
E= 1258247.37

BENCHMARK ("BM #2"):
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.63
N= 10585125.39
E= 1259857.50

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

HARLINGEN

halff
1201 WEST MILITARY HWY
SUITE 103
MCALLEN, TX 78502
TEL: (956) 687-2538

REVISION NO.	DATE	DESCRIPTION

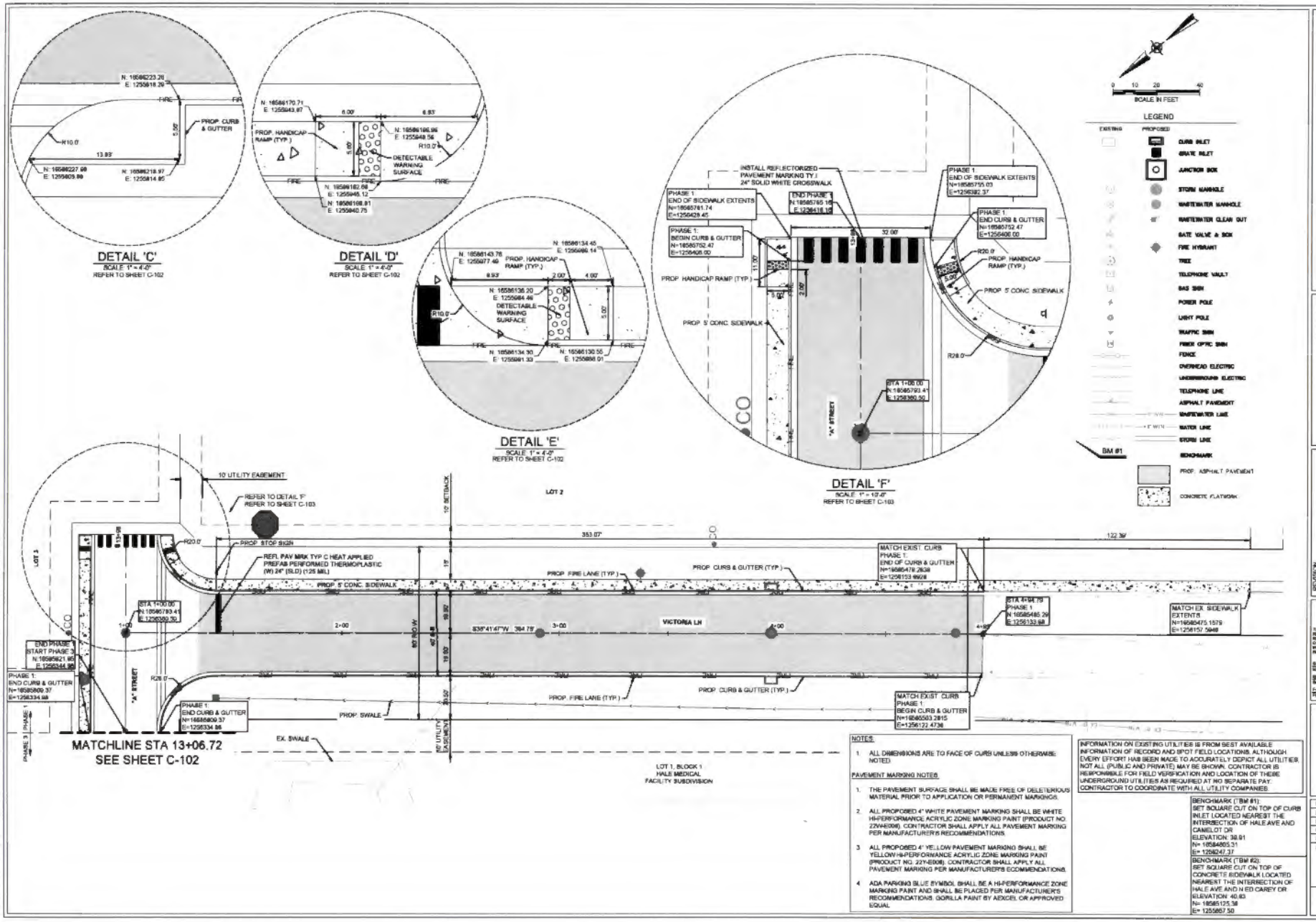
PRELIMINARY
FOR INTERIM REVIEW ONLY

PROJECT NO.	53001.007
ISSUED	6/29/2026
DRAWN BY	LA, FC
CHECKED BY	BC
SCALE	1" = 20'

SHEET TITLE
PAVING & DIMENSIONAL CONTROL PLAN

C-102

FILE NAME: A:\53000\53001\007\LDC\ACDWG\sheet\C-P_MU-PAV-53001-007.dwg DATE: August 29, 2025, TIME: 3:54 PM, USER: ab4175



NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

PAVEMENT MARKING NOTES:

1. THE PAVEMENT SURFACE SHALL BE MADE FREE OF DELETERIOUS MATERIAL PRIOR TO APPLICATION OR PERMANENT MARKINGS.
2. ALL PROPOSED 4" WHITE PAVEMENT MARKING SHALL BE WHITE HI-PERFORMANCE ACRYLIC ZONE MARKING PAINT (PRODUCT NO. 22W46006). CONTRACTOR SHALL APPLY ALL PAVEMENT MARKING PER MANUFACTURER'S RECOMMENDATIONS.
3. ALL PROPOSED 4" YELLOW PAVEMENT MARKING SHALL BE YELLOW HI-PERFORMANCE ACRYLIC ZONE MARKING PAINT (PRODUCT NO. 22Y-E606). CONTRACTOR SHALL APPLY ALL PAVEMENT MARKING PER MANUFACTURER'S RECOMMENDATIONS.
4. ADA PARKING BLUE SYMBOL SHALL BE A HI-PERFORMANCE ZONE MARKING PAINT AND SHALL BE PLACED PER MANUFACTURER'S RECOMMENDATIONS. GORILLA PAINT BY ARDEX, OR APPROVED EQUAL.

INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

BENCHMARK ("BM #1"):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 39.91
N= 10584805.31
E= 1258247.37

BENCHMARK ("BM #2"):
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERRECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.83
N= 10585125.38
E= 1255867.50

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

HARLINGEN

halff
3500 WEST MILITARY HWY
SUITE 100
MCALLEN, TX 78503
TEL: (956) 687-2538

REVISION
NO. | DATE | DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

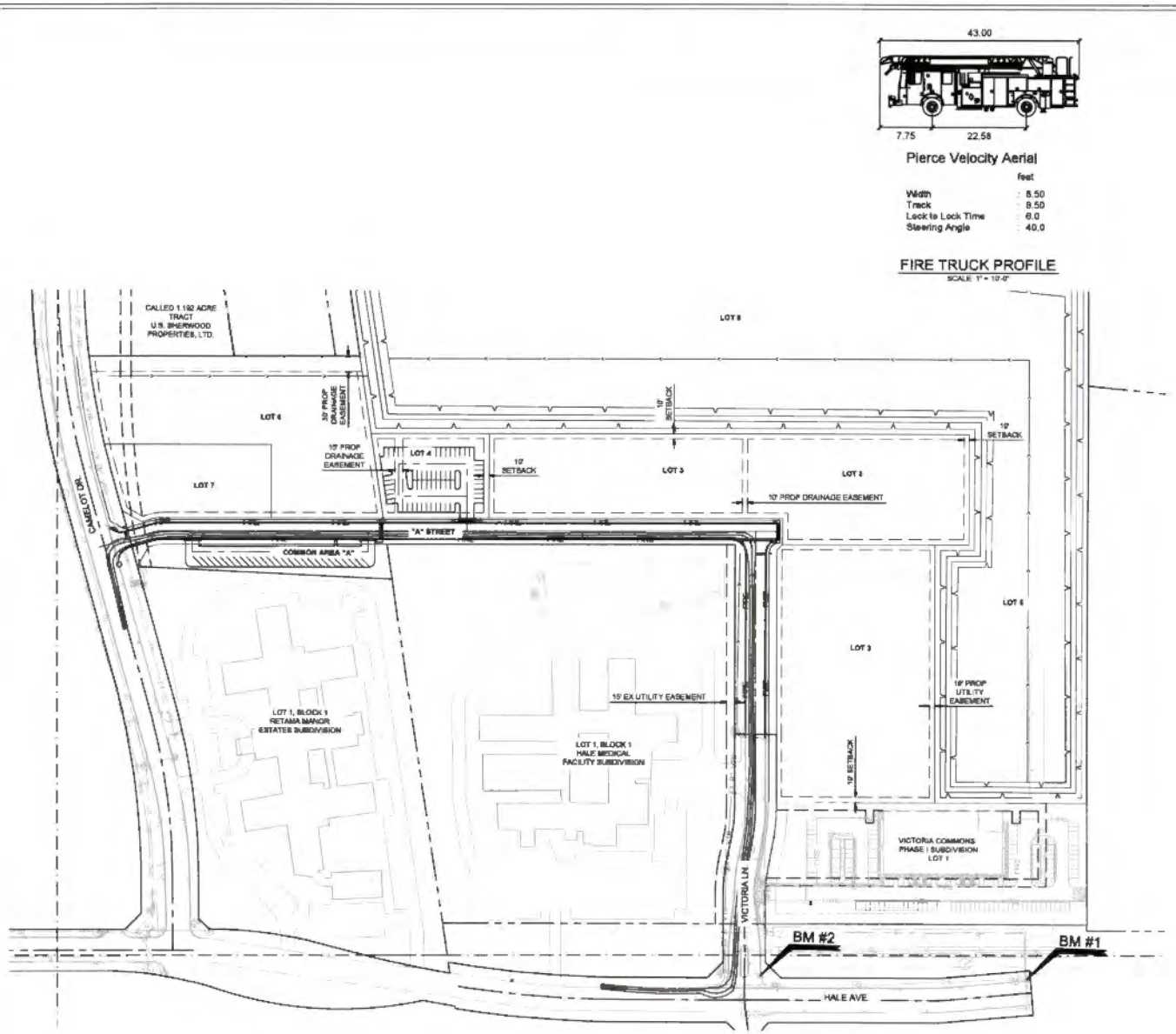
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REGISTERED ENGINEER (PRINT NAME) 147886
REGISTRATION NO. OR LICENSE NO.
SIGNATURE
DATE
STATE
FIRM REGISTRATION NO.

PROJECT NO.: 53001.007
ISSUED: 4/28/2026
DRAWN BY: LA,PC
CHECKED BY: GC
SCALE: 1" = 20'
SHEET TITLE:
PAVING & DIMENSIONAL CONTROL PLAN

C-103

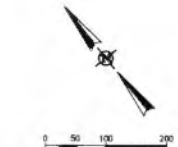
FILE NAME: A:\53000s\53001.007\CAD\Sheets\C-PLAN-PAV-53001.007.dwg DATE: August 29, 2025, TIME: 3:54 PM, USER: gc4175



Pierce Velocity Aerial

	feet
Width	8.50
Track	8.50
Lock to Lock Time	6.0
Steering Angle	40.0

FIRE TRUCK PROFILE
SCALE: 1" = 10'-0"



LEGEND

EXISTING	PROPOSED	
		INLET
		JUNCTION BOX
		STORM MANHOLE
		WASTEWATER MANHOLE
		WASTEWATER CLEAN OUT
		GATE VALVE & BOX
		FIRE HYDRANT
		TREE
		TELEPHONE VAULT
		GAS SIGN
		POWER POLE
		LIGHT POLE
		TRAFFIC SIGN
		FIBER OPTIC SIGN
		FENCE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		TELEPHONE LINE
		ASPHALT PAVEMENT
		WASTEWATER LINE
		WATER LINE
		STORM LINE
BM #1		BENCHMARK
		PROP. ASPHALT PAVEMENT
		CONCRETE FLATWORK

INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

BENCHMARK ("BM #1):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 36.91
N= 10584805.31
E= 1256247.37

BENCHMARK ("BM #2):
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.83
N= 10585125.39
E= 1255857.50

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

H+RLINGEN

halff
3500 WEST MILITARY HWY
SUITE 101
MCALLEN, TX 78503
TEL: (361) 664-0394

REVISION
NO. | DATE | DESCRIPTION

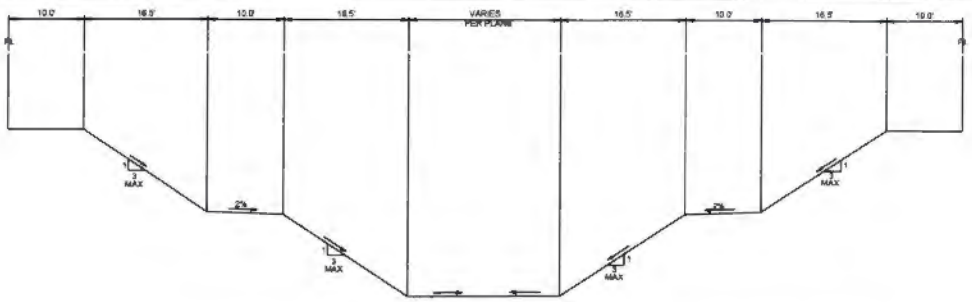
PRELIMINARY
FOR INTERIM REVIEW ONLY

PROJECT NO.: 53001.007
ISSUED: 8/28/2026
DRAWN BY: LA, FC
CHECKED BY: BC
SCALE: 1" = 100'
SHEET TITLE

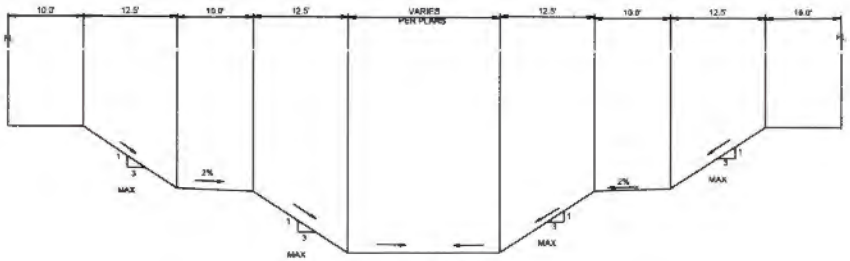
FIRE ROUTE

C-104

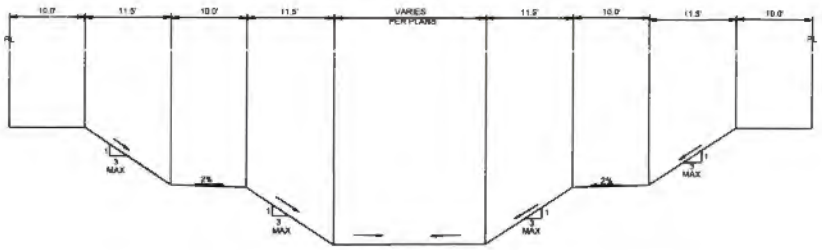
FILE NAME: A:\53000\53001\001\CLD\CADD\Sheets\C-PLAN-FAV-53001.007.dwg DATE: August 28, 2026, TIME: 3:58 PM, USER: sh4175



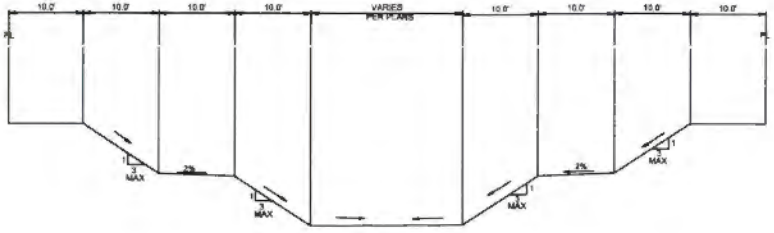
SECTION A-A
SCALE: NTS



SECTION B-B
SCALE: NTS



SECTION C-C
SCALE: NTS



SECTION D-D
SCALE: NTS

INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

BENCHMARK ("TBM #1")
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 39.91
N= 10564805.31
E= 1258247.37

BENCHMARK ("TBM #2")
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.83
N= 10565125.38
E= 1255857.50

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

H+RLINGEN

halff
5000 RIDGE WAY, SUITE 1000
MCALLEN, TX 78503
TEL: (956) 994-0888

REVISION		
NO.	DATE	DESCRIPTION

PRELIMINARY
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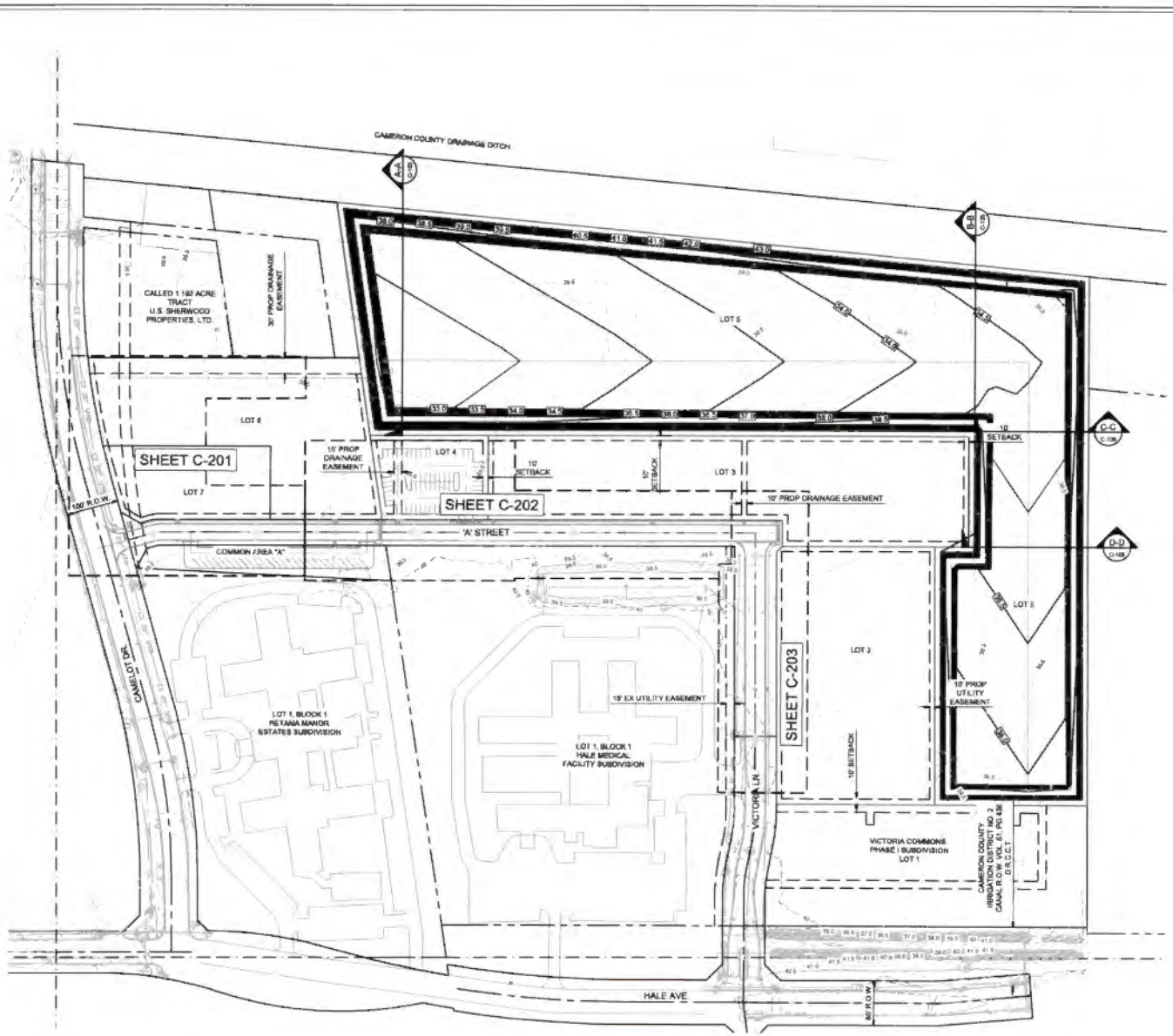
REGISTERED OWNER
NAME: RE LICENSE NO.
ADDRESS
DATE
P.E./R.P.L.S. NO.: 123
FIRM / BUSINESS NO.: 312777

PROJECT NO.	53001.007
ISSUED	8/28/2026
DRAWN BY	LA, PC
CHECKED BY	BC
SCALE	1" = 100'

SHEET TITLE:
POND CROSS SECTIONS

C-105

FILE NAME: A:\53000s\53001\007\LDC\CADD\Sheets\C-PLAN-PAV-53001-007.dwg DATE: August 28, 2026, TIME: 3:56 PM, USER: ajc175



INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

BENCHMARK (TBM #1)
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 38.91
N= 16584805.31
E= 1256247.37

BENCHMARK (TBM #2)
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.63
N= 16585135.39
E= 1255857.50

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

HARLINGEN

halff
1201 N. BOWSER ROAD, SUITE 150
RICHARDSON, TX 75081
TEL: (972) 441-3310

REVISION		
NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

PROJECT NO.	53001.007
ISSUED	8/26/2026
DRAWN BY	LA,PC
CHECKED BY	BC
SCALE	1" = 100'

SHEET TITLE
OVERALL GRADING

C-200

FILE NAME: A:\53000\53001\007\LDK\CAD\Sheets\C-PLAN-GRADE-53001-007.dwg DATE: August 26, 2026, TIME: 3:58 PM, USER: JSH175

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

H+HARLINGEN

halff
3500 W. BITTNEY HWY
SUITE 1400
TEXAS 78503
TEL: (956) 968-3544

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

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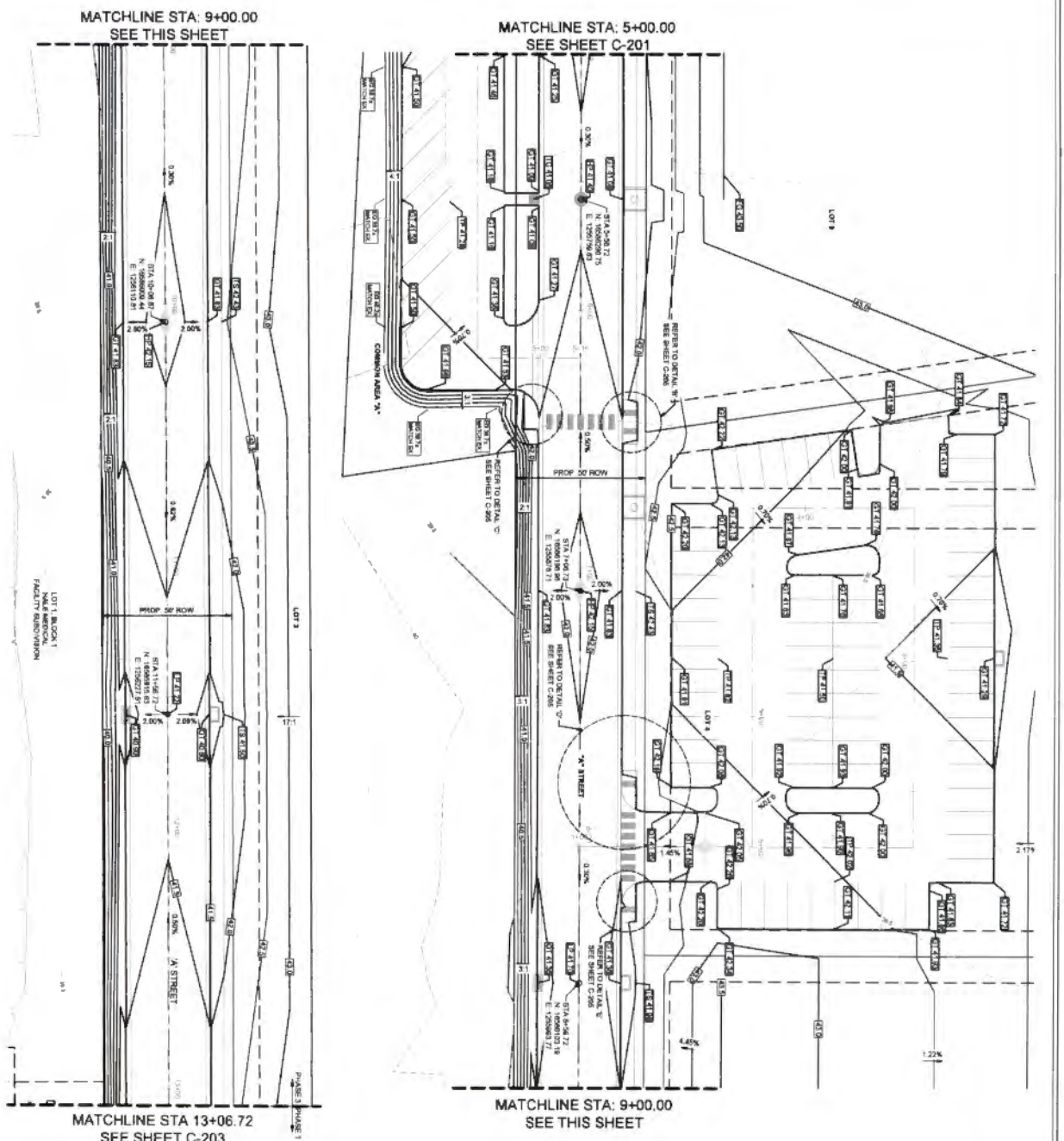
BRENNES CHAPA — 147886
NAME — PE LICENSE NO.
DATE
FIRM REGISTRATION NO. — STATE

PROJECT NO.	53001.007
ISSUED	6/26/2026
DRAWN BY	LA,FC
CHECKED BY	BC
SCALE	1" = 20'

SHEET TITLE
GRADING PLAN
(SHEET 1 OF 3)

C-201

FILE NAME: J:\53000s\53001.007_DOCS\CNS\sheets\C-PLAN-GRADE-53001.007.dwg DATE: August 28, 2026, TIME: 3:56 PM, USER: #44715



GRADING LEGEND

	EXISTING	PROPOSED
MAJOR CONTOUR	40	40.0
MINOR CONTOUR	-	41.0
GUTTER ELEVATION	41.50	41.50
TOP OF PAVEMENT ELEVATION	41.00	41.00
FLOWLINE ELEVATION	40.50	40.50
TOP OF SIDEWALK ELEVATION	41.50	41.50
GRADE BREAK		

LEGEND

	EXISTING	PROPOSED
CURB INLET		
STORM INLET		
JUNCTION BOX		
STORM MANHOLE		
WASTEWATER MANHOLE		
WASTEWATER CLEAN OUT		
GATE VALVE & BOX		
FIRE HYDRANT		
TREE		
TELEPHONE VAULT		
GAS SIGN		
POWER POLE		
UTILITY POLE		
TRAFFIC SIGN		
FENCE		
OVERHEAD ELECTRIC		
UNDERGROUND ELECTRIC		
TELEPHONE LINE		
ASPHALT PAVEMENT		
WASTEWATER LINE		
WATER LINE		
STORM LINE		
BENCHMARK		

SCALE IN FEET: 0, 20, 40

BM # 1
BENCHMARK (TBM #1):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 39.91
N: 16866933.71
E: 1256047.77

BENCHMARK (TBM #2):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 40.83
N: 16866755.36
E: 1256867.30

INFORMATION PRESENTED HEREON IS FROM BEST AVAILABLE INFORMATION OF RECORD. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO ANY EXCAVATION. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

PRELIMINARY
FOR INTERIM REVIEW ONLY

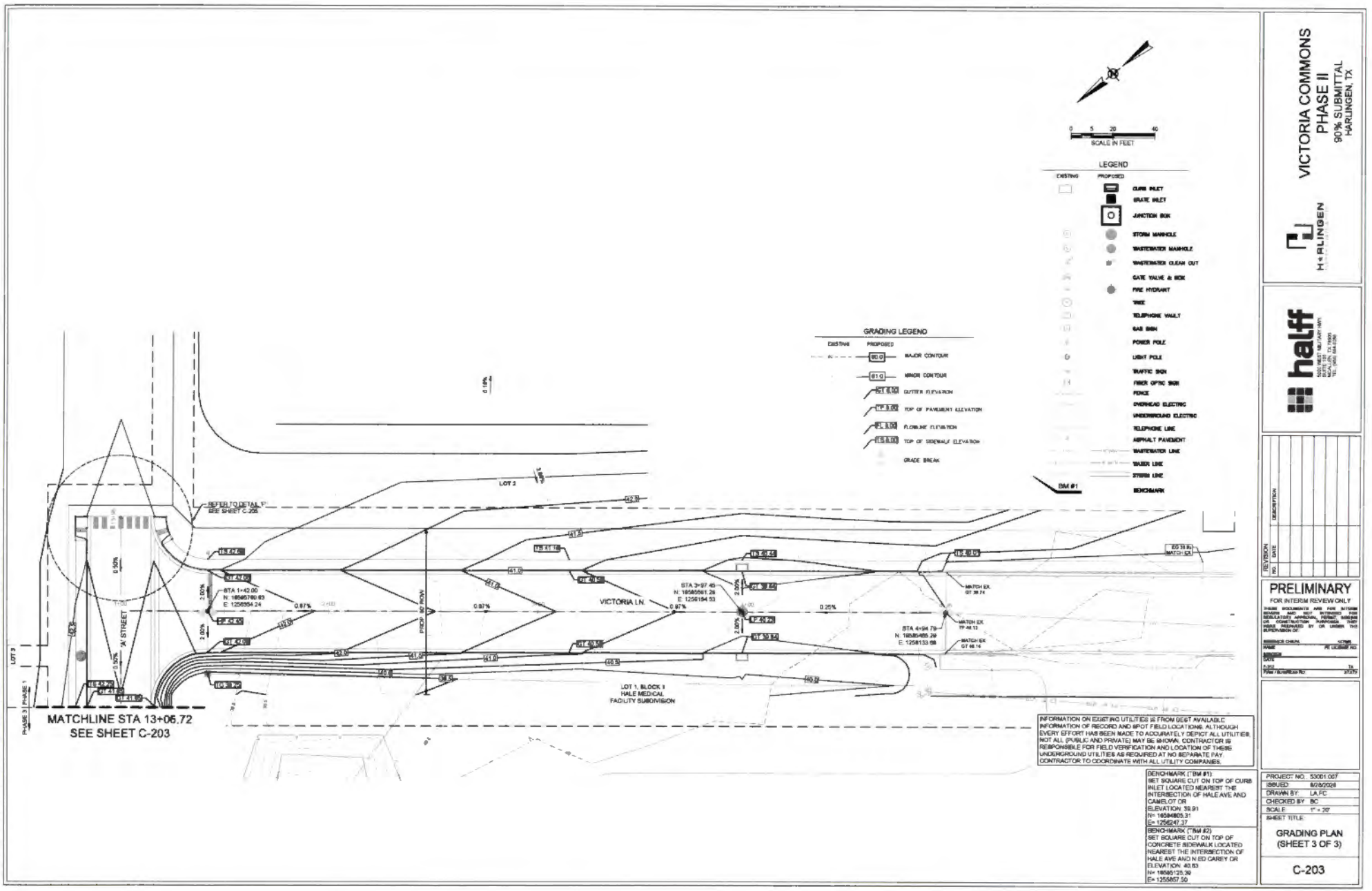
REVISION		
NO	DATE	DESCRIPTION

halff
5000 WEST MILITARY HWY, SUITE 100
MCALLEN, TX 78503
TEL: (956) 994-0286

H★RLINGEN

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

PROJECT NO: 53001.097
DESIGNED BY: SB
DRAWN BY: LA/KC
CHECKED BY: BC
SCALE: 1" = 20'
SHEET TITLE:
GRADING PLAN (SHEET 2 OF 3)
C-202



VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

HARLINGEN

halff
1201 N. BOWSER ROAD, SUITE 150
RICHARDSON, TX 75081
TEL (214) 346-6200

REVISION		
NO.	DATE	DESCRIPTION

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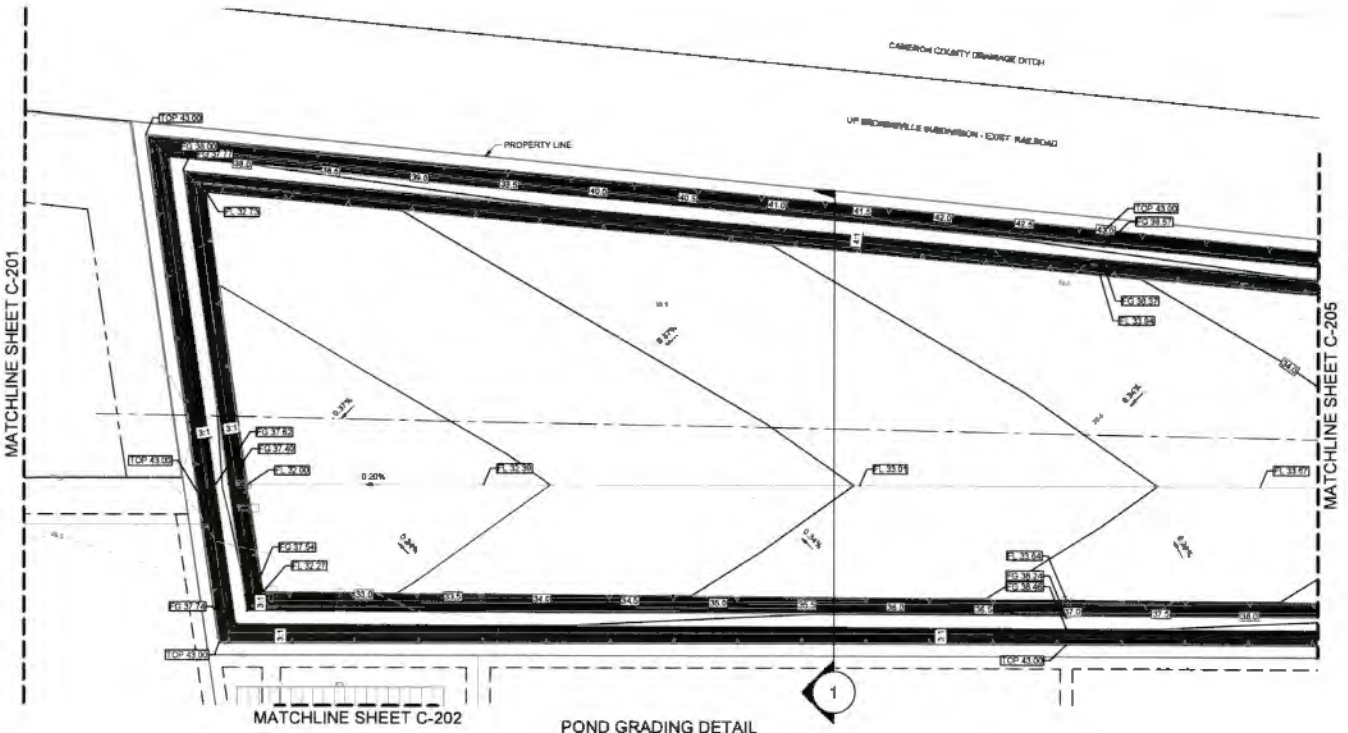
ENGINEER CHRIS
NAME PE LICENSE NO.
ENGINEER
DATE
FIRM REGISTRATION NO. TX

PROJECT NO.	53001.007
ISSUED	8/28/2026
DRAWN BY	LA,FC
CHECKED BY	BC
SCALE	1" = 20'

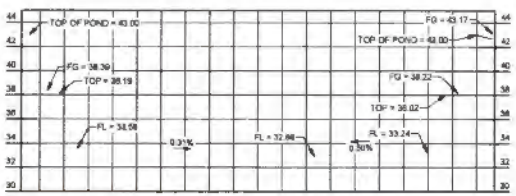
SHEET TITLE:
GRADING PLAN
(SHEET 3 OF 3)

C-203

FILE NAME: A:\53001\e53001\007\CNC\ADS\Sheets\CP_MAIN GRADE-53001.007.dwg DATE: August 28, 2026, TIME: 3:56 PM, USER: ehh175



POND GRADING DETAIL
SCALE: 1"50



1 DETENTION POND CROSS-SECTION
SCALE: 1" = 50'



LEGEND

EXISTING	PROPOSED	
		INLET
		JUNCTION BOX
		STORM MANHOLE
		WASTEWATER MANHOLE
		WASTEWATER CLEAN OUT
		GATE VALVE & BOX
		FIRE HYDRANT
		TREE
		TELEPHONE VAULT
		GAS SIGN
		POWER POLE
		LIGHT POLE
		TRAFFIC SIGN
		FIBER OPTIC SIGN
		FENCE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		TELEPHONE LINE
		ASPHALT PAVEMENT
		WASTEWATER LINE
		WATER LINE
		STORM LINE
BM #1		BENCHMARK

GRADING LEGEND

EXISTING	PROPOSED	
61	60.0	MAJOR CONTOUR
61	61.0	MINOR CONTOUR
	61.00	GUTTER ELEVATION
	TP 0.00	TOP OF PAVEMENT ELEVATION
	FL 0.00	FLOWLINE ELEVATION
	TOB 0.00	TOP OF SIDEWALK ELEVATION
		GRADE BREAK

INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

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BENCHMARK (TBM #1)
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 38.77
N= 18585611.92
E= 1254986.64

BENCHMARK (TBM #2)
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED DARBY DR
ELEVATION: 38.77
N= 18585911.60
E= 1254986.64

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

H+R LINGEN

halff
5307 WEST MILITARY HWY
MCALLEN, TX 78503
TEL (956) 664-2525

NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

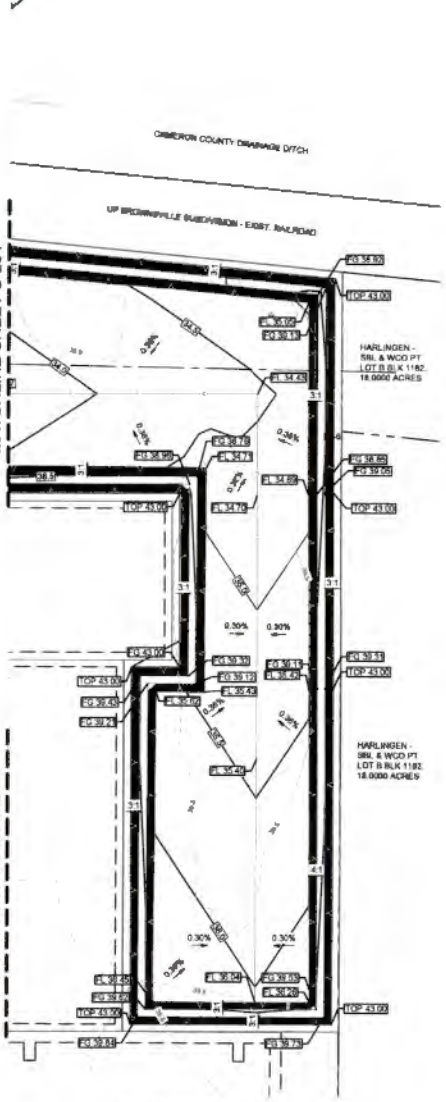
AUTHORIZED SIGNATURE	10/7/2026
PRINTED	RE LICENSURE NOT
LICENSE NO.	
DATE	

PROJECT NO.	53501.007
ISSUED	5/28/2026
DRAWN BY	LA, FC
CHECKED BY	BC
SCALE	1" = 50'

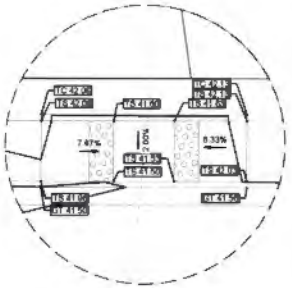
SHEET TITLE:
GRADING DETAILS

C-204

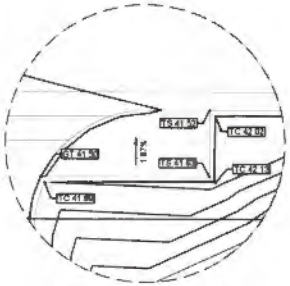
FILE NAME: K:\53500\es\53501\007\PLDCA\CDS\sheets\C-PLAN-GRADE 53501.007 dwg DATE: August 26, 2026, TIME: 3:59 PM, USER: sm175



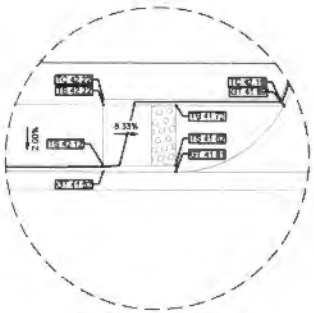
POND GRADING DETAIL
SCALE: 1:80



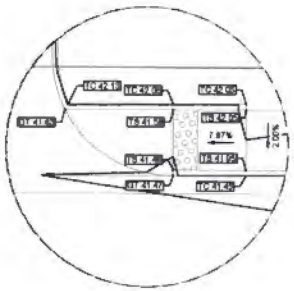
GRADING DETAIL 'B'
SCALE: 1:5
REFER TO SHEET C-202



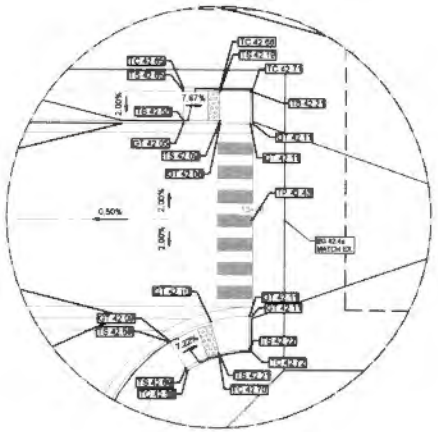
GRADING DETAIL 'C'
SCALE: 1:5
REFER TO SHEET C-202



GRADING DETAIL 'D'
SCALE: 1:5
REFER TO SHEET C-202



GRADING DETAIL 'E'
SCALE: 1:5
REFER TO SHEET C-202



GRADING DETAIL 'F'
SCALE: 1:10
REFER TO SHEET C-202



LEGEND

EXISTING	PROPOSED	
		INLET
		JUNCTION BOX
		STORM MANHOLE
		WASTEWATER MANHOLE
		WASTEWATER CLEAN OUT
		GATE VALVE & BOX
		FIRE HYDRANT
		TREE
		TELEPHONE VAULT
		GAS SIGN
		POWER POLE
		LIGHT POLE
		TRAFFIC SIGN
		FIBER OPTIC SIGN
		FENCE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		TELEPHONE LINE
		ASPHALT PAVEMENT
		WASTEWATER LINE
		WATER LINE
		STORM LINE
BM #1		BENCHMARK

GRADING LEGEND

EXISTING	PROPOSED	
	90.0	MAJOR CONTOUR
	91.0	MINOR CONTOUR
	GT 4.00	GUTTER ELEVATION
	TP 8.20	TOP OF PAVEMENT ELEVATION
	FL 8.00	FLOWLINE ELEVATION
	TS 8.00	TOP OF SIDEWALK ELEVATION
		GRADE BREAK

INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

BENCHMARK ("BM #1"):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 39.81
N= 16584605.31
E= 1256247.37

BENCHMARK ("BM #2"):
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CARREY DR
ELEVATION: 40.83
N= 16585125.38
E= 1255857.50

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

HARLINGEN

halff
1201 NORTH MILITARY HWY.
SUITE 104
MCALLEN, TX 78503
TEL: (956) 687-2225

REVISIONS		
NO.	DATE	DESCRIPTION

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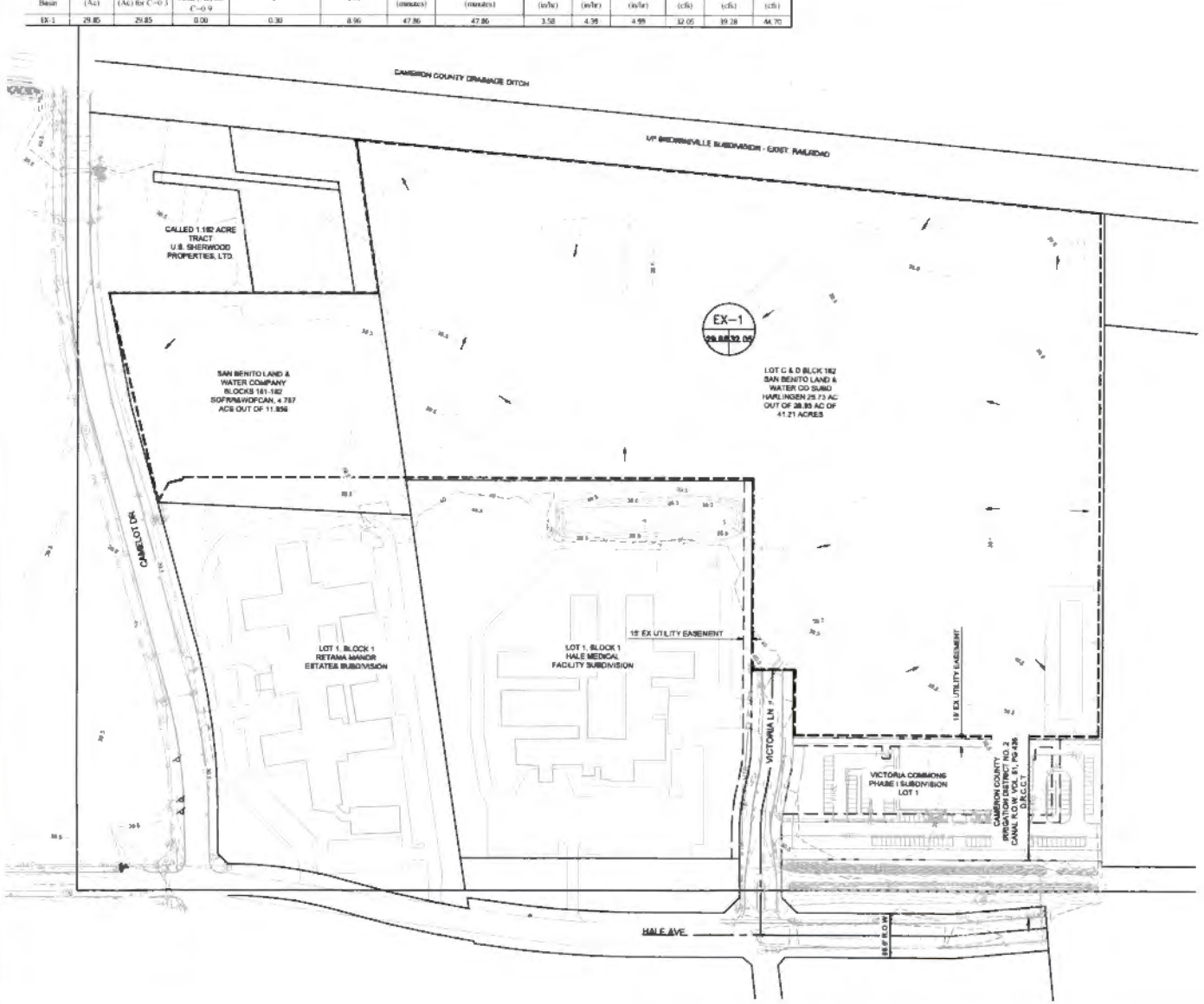
REFERENCE CHARTS
PHASE
SHEET NO.
C-205
DATE
07/2025

PROJECT NO:	52001.007
ISSUED:	4/28/2026
DRAWN BY:	LA, FC
CHECKED BY:	BC
SCALE:	1" = 80'
SHEET TITLE:	GRADING DETAILS
	C-205

FILE NAME: A:\52000s\52001\007\LDC\CAD\Sheets\C-PLAN-CAGE-52001-007.dwg DATE: August 29, 2025, TIME: 4:00 PM, USER: eve175

EXISTING RUNOFF COMPUTATIONS

Basin Information				Computed C	Cumulative	Time of Concentration		Intensity			Flow		
Drainage Basin	Area (Ac)	Pervious Area (Ac) for C=0.3	Impervious Area (Ac) for C=0.9	C	C A	Tc (minutes)	Tc Used (minutes)	I_{10} (in/hr)	I_{25} (in/hr)	I_{50} (in/hr)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{50} (cfs)
EX-1	29.85	29.85	0.00	0.30	8.96	47.86	47.86	3.58	4.98	4.99	32.05	19.28	44.70

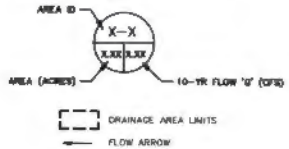




LEGEND

PROPOSED	EXISTING	
		INLET
		GRATE INLET
		MANHOLE
		GATE VALVE & BOX
		WATER METER
		FIRE HYDRANT
		BACKFLOW PREVENTER
		POINT INDICATOR VALVE
		WASTEWATER CLEAN OUT
		POWER POLE
		TRAFFIC SIGN
		FIBER OPTIC SIGN
		FENCE
OHE	OHE	OVERHEAD ELECTRIC
UGE	UGE	UNDERGROUND ELECTRIC
GAS	GAS	GAS LINE
F/O	F/O	FIBER OPTIC LINE
TEL	TEL	TELEPHONE LINE
		ASPHALT PAVEMENT
6" WW	6" WW	WASTEWATER LINE
6" FM	6" FM	FORCE MAIN LINE
8" W	8" W	WATER LINE
FIRE	FIRE	FIRE PROTECTION
		STORM LINE

LEGEND



INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

BENCHMARK ("BM #1):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 36.81
N= 16584805.31
E= 1256247.37

BENCHMARK ("BM #2):
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N 6D CAREY DR
ELEVATION: 40.83
N= 16585125.39
E= 1256857.50

VICTORIA COMMONS PHASE II
90% SUBMITTAL
HARLINGEN, TX

H+RLINGEN

halff
5601 WEST MILITARY HWY
SUITE 100
MCALLEN, TX 78503
TEL: (956) 664-1306

REVISION NO.	DATE	DESCRIPTION

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REGISTERED ENGINEER
NAME
NO. LICENSE DATE

REGISTERED
DATE

FIRM REGISTRATION NO. CITY STATE

PROJECT NO.	53001.007
ISSUED	4/28/2026
DRAWN BY	LA, FC
CHECKED BY	BC
SCALE	1" = 100'

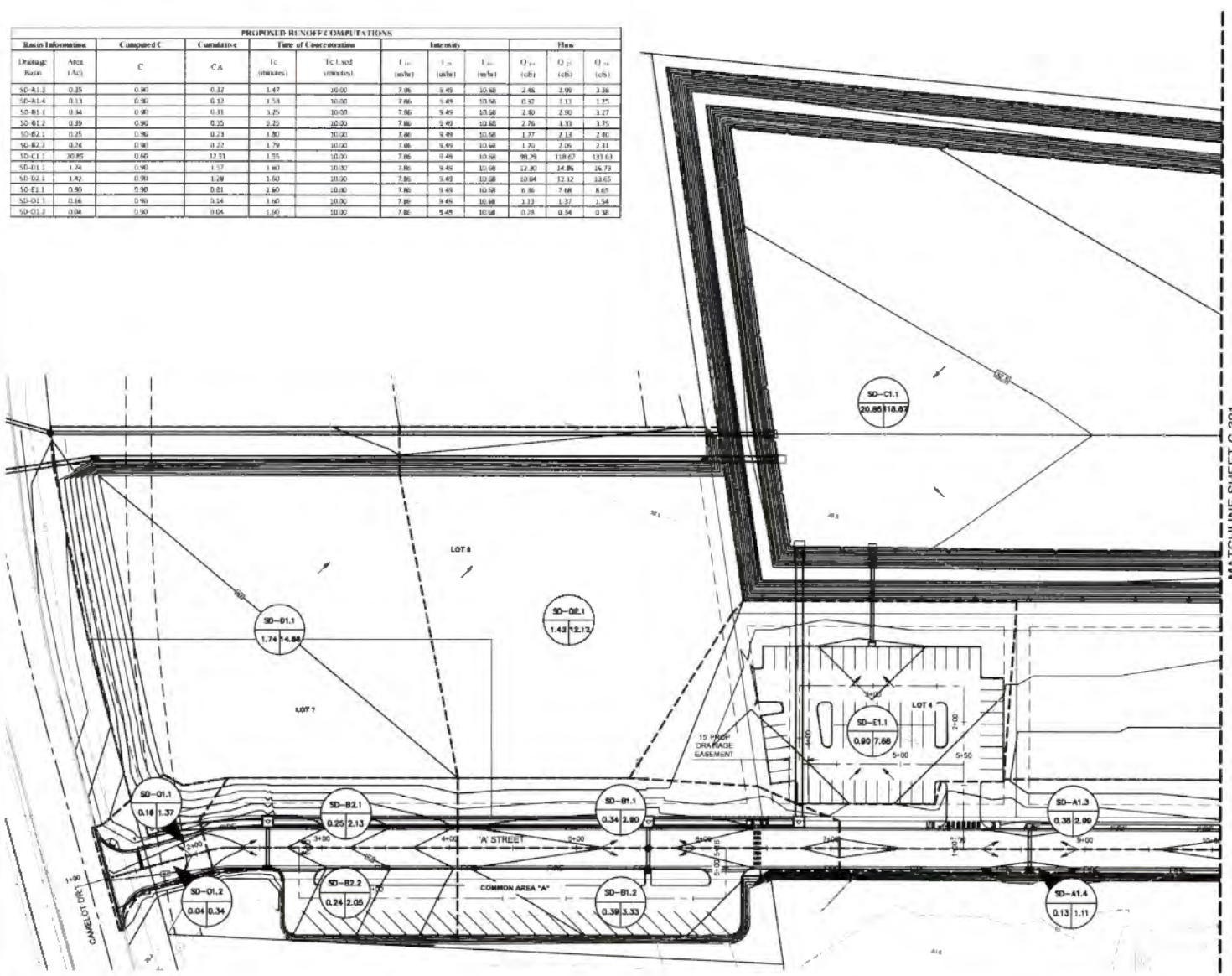
SHEET TITLE
EXISTING DRAINAGE AREA MAP

C-300

FILE NAME: A:\53000s\53001\007\LDC\ACAD\Sheets\C-PLAN-DAME-53001-007.dwg DATE: August 28, 2026, TIME: 4:00 PM, USER: ak4175

PROPOSED RUNOFF COMPUTATIONS

Basin Information		Computed C	Cumulative	Time of Concentration		Intensity			Flow		
Drainage Basin	Area (Ac)	C	CA	Tc (minutes)	Tc Used (minutes)	I_{10} (in/hr)	I_{25} (in/hr)	I_{100} (in/hr)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
SD-A1.3	0.35	0.90	0.32	1.47	10.00	7.86	9.49	10.68	2.46	2.99	3.38
SD-A1.4	0.13	0.90	0.13	1.54	10.00	7.86	9.49	10.68	0.92	1.13	1.25
SD-B1.1	0.34	0.90	0.31	3.25	10.00	7.86	9.49	10.68	2.30	2.80	3.17
SD-B1.2	0.39	0.90	0.35	2.25	10.00	7.86	9.49	10.68	2.76	3.33	3.75
SD-B2.1	0.25	0.90	0.23	1.80	10.00	7.86	9.49	10.68	1.77	2.13	2.40
SD-B2.2	0.24	0.90	0.22	1.79	10.00	7.86	9.49	10.68	1.70	2.05	2.31
SD-C1.1	20.85	0.60	12.51	1.55	10.00	7.86	9.49	10.68	98.29	118.67	133.63
SD-D1.1	1.74	0.90	1.57	1.40	10.00	7.86	9.49	10.68	12.30	14.86	16.73
SD-D2.1	1.42	0.90	1.28	1.60	10.00	7.86	9.49	10.68	10.04	12.12	13.65
SD-E1.1	0.90	0.90	0.81	1.60	10.00	7.86	9.49	10.68	6.36	7.68	8.65
SD-O1.1	0.16	0.90	0.14	1.60	10.00	7.86	9.49	10.68	1.13	1.37	1.54
SD-O1.2	0.04	0.90	0.04	1.60	10.00	7.86	9.49	10.68	0.28	0.34	0.38



0 50 100 200
SCALE IN FEET

LEGEND

PROPOSED	EXISTING	
		INLET
		GRATE INLET
		MANHOLE
		GATE VALVE & BOX
		WATER METER
		FIRE HYDRANT
		BACKFLOW PREVENTER
		POINT IRRIGATION VALVE
		WASTEWATER CLEAN OUT
		POWER POLE
		TRAFFIC SIGN
		FIBER OPTIC SIGN
		FENCE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		GAS LINE
		FIBER OPTIC LINE
		TELEPHONE LINE
		ASPHALT PAVEMENT
		WASTEWATER LINE
		FORCE MAIN LINE
		WATER LINE
		FIRE PROTECTION
		STORM LINE

LEGEND

AREA ID
X-X
X.XX 0.00
AREA (ACRES)
25-YR FLOW 'Q' (CFS)

DRAINAGE AREA LIMITS
FLOW ARROW

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

H ARLINGEN

halff
5500 WEST MILITARY HWY.
SUITE 100
MCALLEN, TX 78503
TEL (956) 664-2536

REVISION NO.	DATE	DESCRIPTION

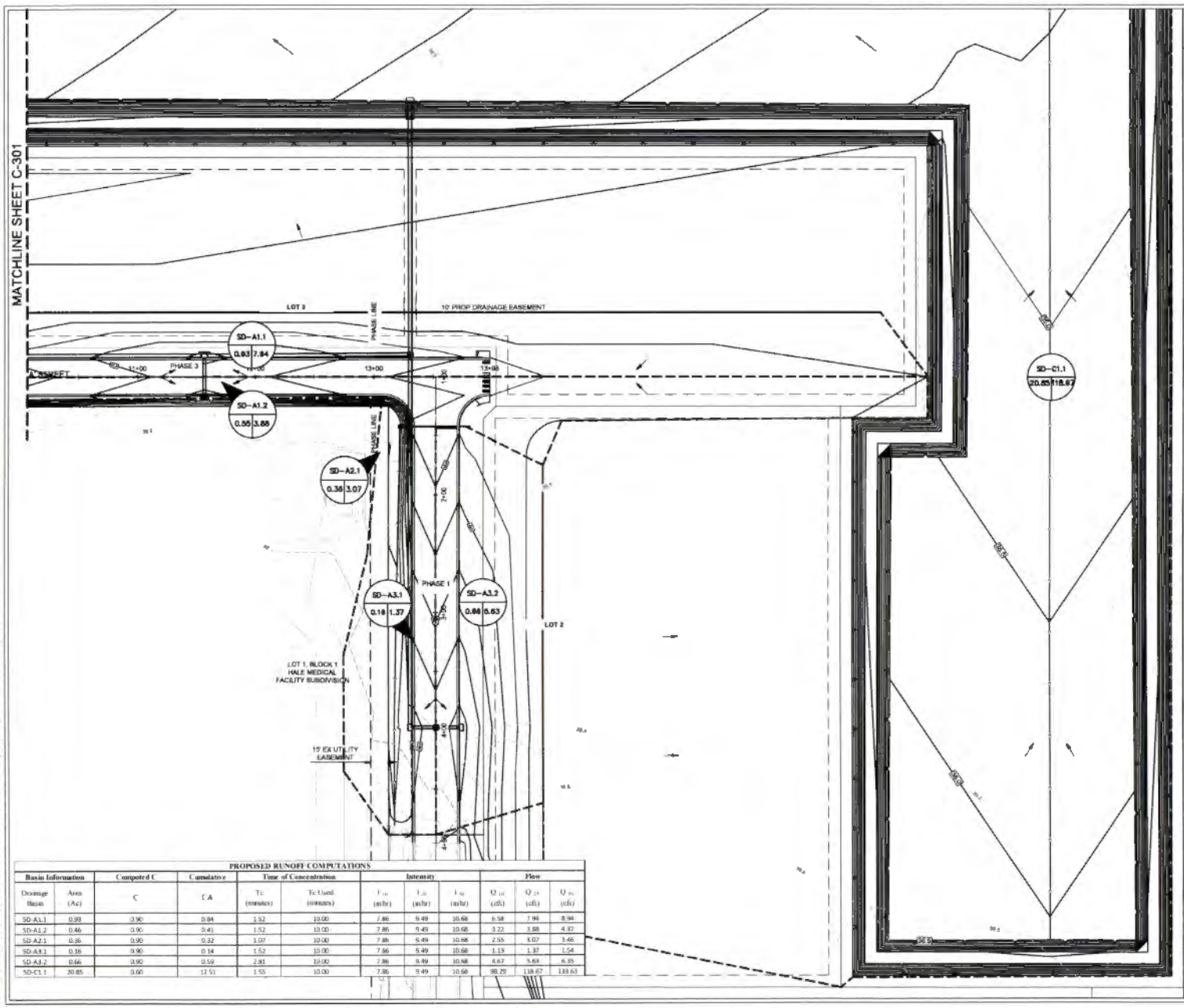
PRELIMINARY
FOR INTERIM REVIEW ONLY

PROJECT NO.	53001.007
ISSUED	4/28/2026
DRAWN BY	LA, FC
CHECKED BY	BC
SCALE	1" = 100'

SHEET TITLE:
PROPOSED DRAINAGE AREA MAP

C-301

FILE NAME: K:\53000\53001\001\TLDA\ACDWP\sheets\C-PLAN-DRAINAGE-53001-001.dwg DATE: August 28, 2026 TIME: 4:00 PM USER: eric.f.75



PROPOSED RUNOFF COMPUTATIONS

Basin Information		Computed C	Cumulative	Time of Concentration		Intensity			Flow		
Drainage Basin	Area (Ac)	C	CA	Tc (minutes)	Tc Used (minutes)	I_{10} (in/hr)	I_{25} (in/hr)	I_{50} (in/hr)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{50} (cfs)
SD-A1.1	0.93	0.90	0.84	1.52	10.00	7.86	9.49	10.68	6.58	7.94	8.94
SD-A1.2	0.46	0.90	0.41	1.52	10.00	7.86	9.49	10.68	3.22	3.88	4.37
SD-A2.1	0.36	0.90	0.32	1.07	10.00	7.86	9.49	10.68	2.55	3.07	3.46
SD-A3.1	0.18	0.90	0.16	1.52	10.00	7.86	9.49	10.68	1.13	1.37	1.54
SD-A3.2	0.66	0.90	0.59	2.83	10.00	7.86	9.49	10.68	4.67	5.63	6.35
SD-C1.1	20.85	0.60	12.51	1.55	10.00	7.86	9.49	10.68	98.29	118.67	133.63

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

H+RLINGEN

halff
1201 NORTH MAYBERRY
SUITE 100
MCALLEN, TX 78501
TEL: (956) 687-2200

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

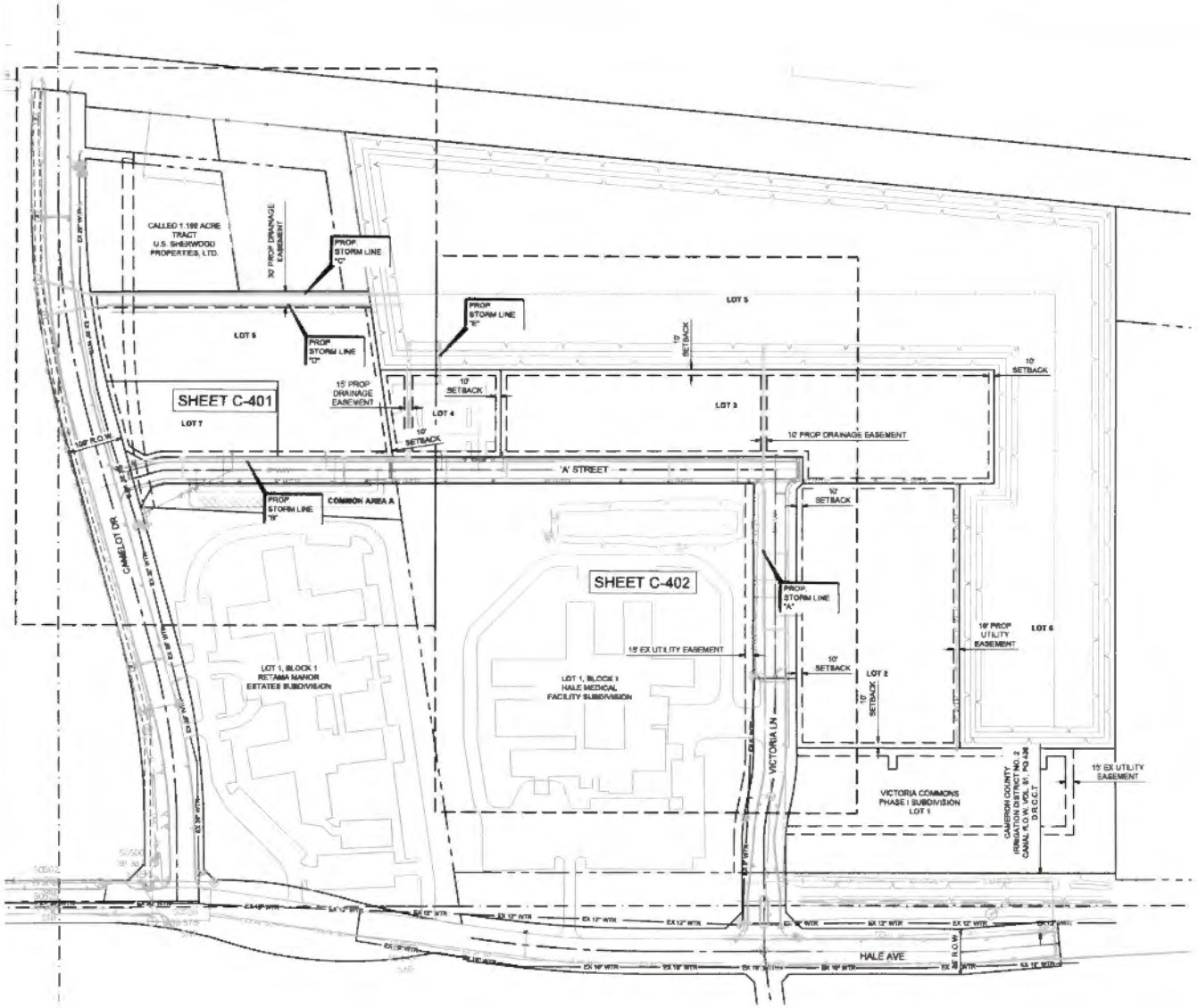
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REFERENCE ONLY
NAME
PE LICENSE NO.
SIGNATURE
DATE
FIRM / BUSINESS NO.
STATE

PROJECT NO.: 53001.007
ISSUED: 8/28/2026
DRAWN BY: LA,FC
CHECKED BY: BC
SCALE: 1" = 40'
SHEET TITLE:
PROPOSED
DRAINAGE AREA MAP

C-302

FILE NAME: A:\53000s\53001\007\LDC\ACAD\Sheets\C-PLAN-DAMP-53001-007.dwg DATE: August 28, 2026, TIME: 4:00 PM, USER: ajm179



0 50 100 200
SCALE IN FEET

LEGEND

EXISTING	PROPOSED	
		INLET
		JUNCTION BOX
		STORM MANHOLE
		WASTEWATER MANHOLE
		WASTEWATER CLEAN OUT
		GATE VALVE & BOX
		FIRE HYDRANT
		TREE
		TELEPHONE VAULT
		GAS SIGN
		POWER POLE
		LIGHT POLE
		TRAFFIC SIGN
		FIBER OPTIC SIGN
		FENCE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		TELEPHONE LINE
		ASPHALT PAVEMENT
		WASTEWATER LINE
		WATER LINE
		STORM LINE
BM #1		BENCHMARK

INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

BENCHMARK ("BM #1):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 39.01
N= 16584805.31
E= 1258247.37

BENCHMARK ("BM #2):
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.63
N= 16585125.30
E= 1255857.50

VICTORIA COMMONS PHASE II
75% SUBMITTAL
HARLINGEN, TX

HARLINGEN

halff
500 W. MILITARY HWY
MCALLEN, TX 78503
TEL: (956) 994-0300

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

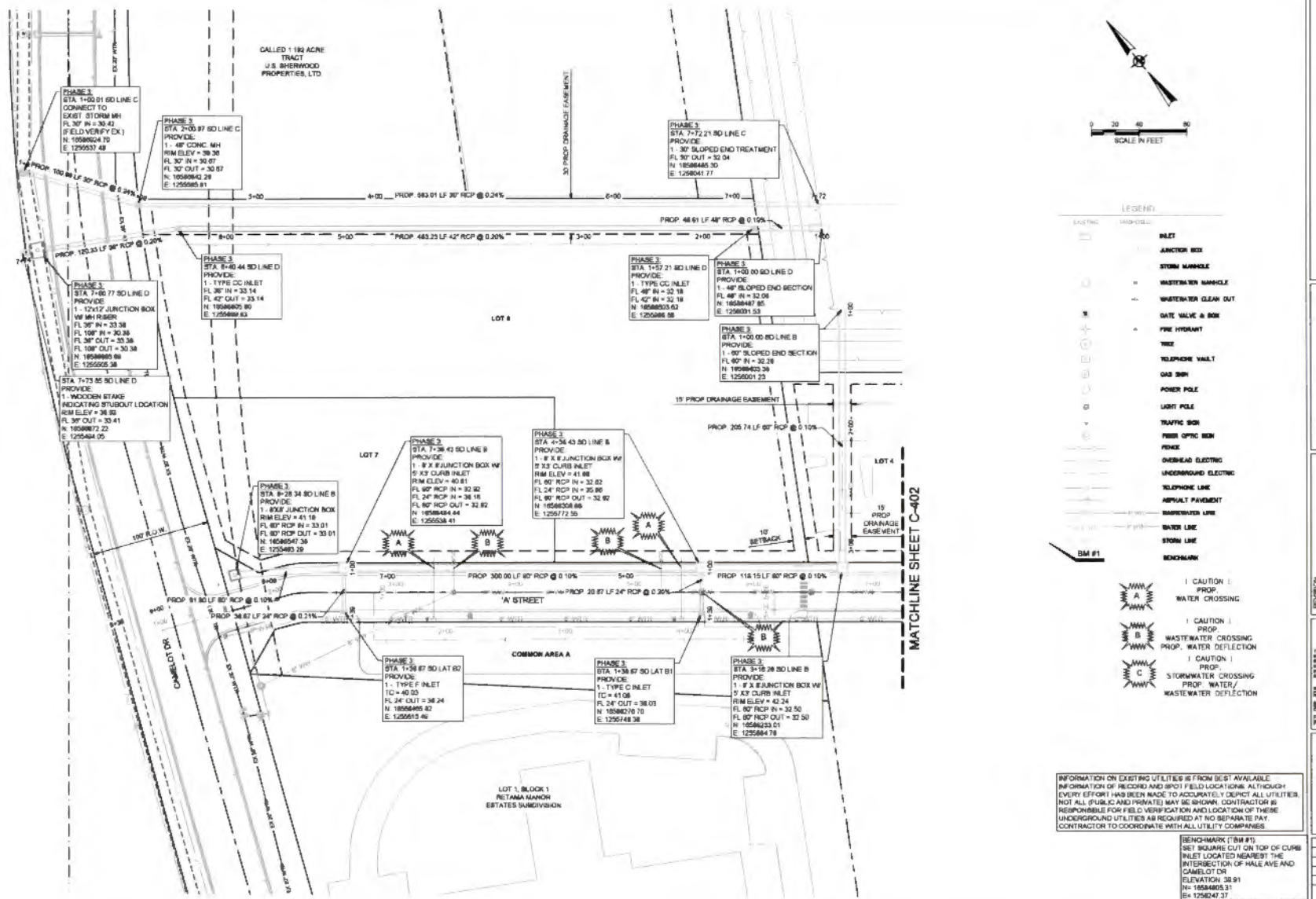
ENGINEER CHAPA, [illegible] NAME: [illegible] PE LICENSE NO.
SURVEYOR
DATE:
FIRM: TBPELS/TBPE NO.

PROJECT NO.:	53001.007
ISSUED:	6/24/2026
DRAWN BY:	LA, FC
CHECKED BY:	RC
SCALE:	1" = 100'

SHEET TITLE
OVERALL DRAINAGE PLAN

C-400

FILE NAME: A:\53000s\53001\007\LDN\CADD\Sheet\C-PLAN-SITEORM-53001.007.dwg DATE: August 26, 2026, TIME: 4:01 PM, USER: ah4175



INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

BENCHMARK ("BM #1")
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 38.91
N= 16584805.31
E= 1256247.37

BENCHMARK ("BM #2")
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.83
N= 16585125.39
E= 1255957.50

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX.

HARLINGEN

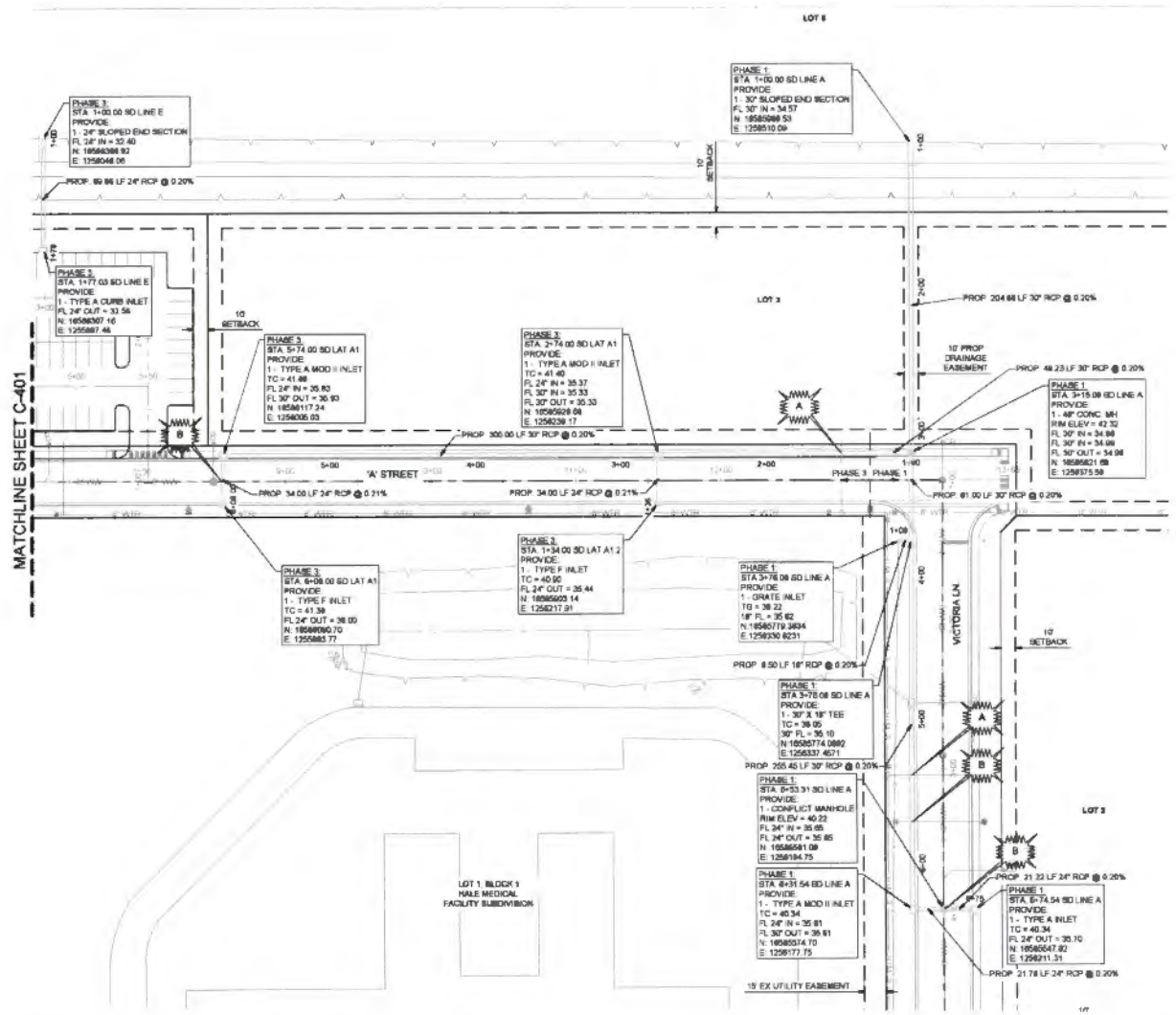
halff
500 WEST MILITARY HWY
SUITE 113
MCALLEN, TX 78503
TEL: (956) 994-0306

REVISION
NO. | DATE | DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT SUITABLE FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
INSURANCE CHAIRS
NAME
PE LICENSE NO.
DATE
P.312
FIRM # REGISTRATION NO.

PROJECT NO. 63001.007
ISSUED 4/28/2026
DRAWN BY LA,FC
CHECKED BY BC
SCALE 1" = 40'
SHEET TITLE
DRAINAGE PLAN
C-401

FILE NAME: A:\63000s\63001\007\LDCADD\Sheets\C-P-LAN-STORM-63001-007.dwg DATE: August 28, 2026, TIME: 4:01 PM, USER: ah4175



0 20 40 80
SCALE IN FEET

LEGEND

EXISTING	PROPOSED	
		INLET
		JUNCTION BOX
		STORM MANHOLE
		WASTEWATER MANHOLE
		WASTEWATER CLEAN OUT
		GATE VALVE & BOX
		FIRE HYDRANT
		TREE
		TELEPHONE VAULT
		GAS SIGN
		POWER POLE
		LIGHT POLE
		TRAFFIC SIGN
		FIBER OPTIC SIGN
		FENCE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		TELEPHONE LINE
		ASPHALT PAVEMENT
		WASTEWATER LINE
		WATER LINE
		STORM LINE
		BENCHMARK

A | CAUTION | PROP. WATER CROSSING

B | CAUTION | PROP. WASTEWATER CROSSING PROP. WATER DEFLECTION

C | CAUTION | PROP. STORMWATER CROSSING PROP. WATER/ WASTEWATER DEFLECTION

INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

BENCHMARK ("BM #1):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR.
ELEVATION: 39.91
N= 16584805.31
E= 1258247.37

BENCHMARK ("BM #2):
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CARPY DR
ELEVATION: 40.63
N= 16585125.39
E= 1255857.50

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

H★RLINGEN

halff
5001 WEST BEN TUTT HWY
SUITE 100
MCALLEN, TX 78503
TEL (956) 544-0288

NO.	DATE	DESCRIPTION

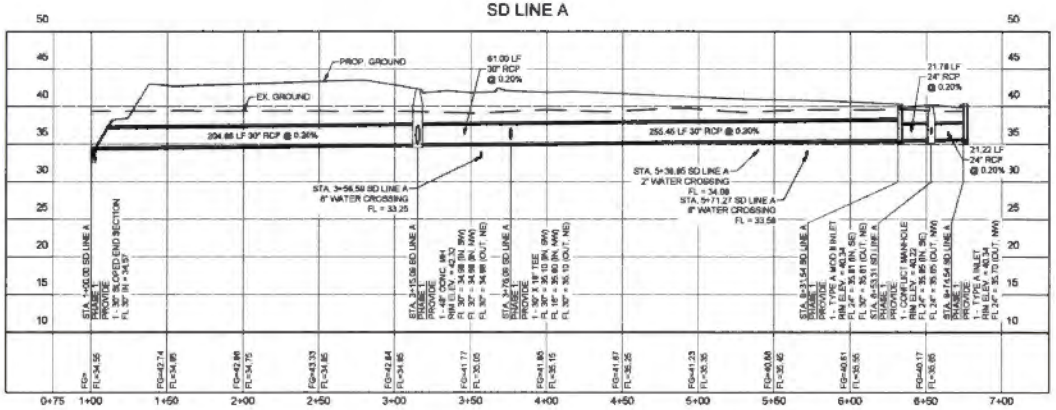
PRELIMINARY
FOR INTERIM REVIEW ONLY

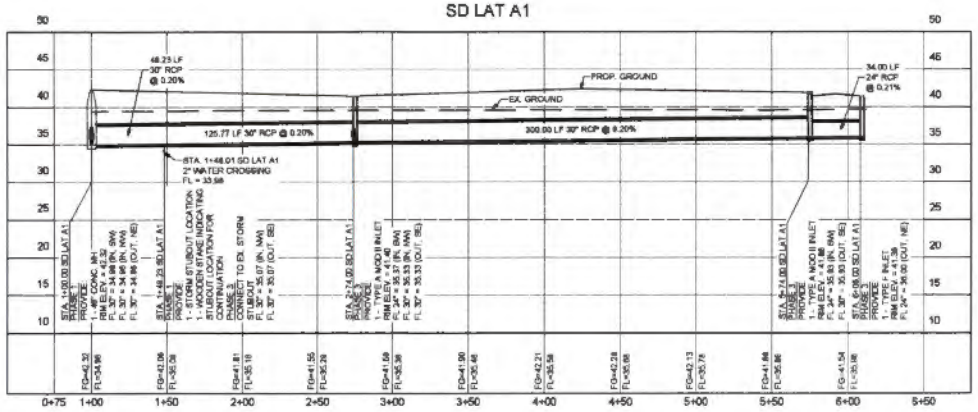
PROJECT NO.	53001.007
ISSUED:	8/28/2026
DRAWN BY:	LA,FC
CHECKED BY:	BC
SCALE:	1" = 40'

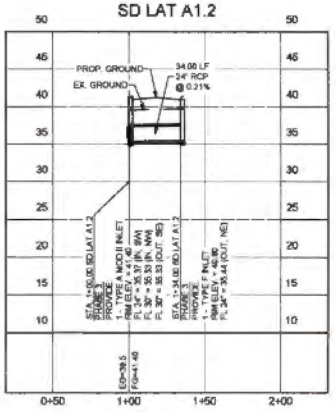
SHEET TITLE:
DRAINAGE PLAN

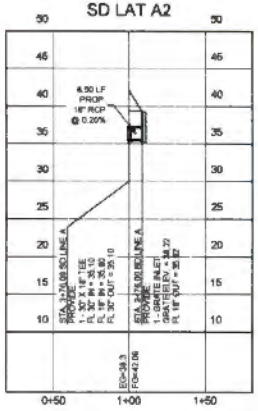
C-402

FILE NAME: A:\53000s\53001\007\LDC\ACDB\Sheets\C_PLAN_STORM-53001.007.dwg DATE: August 28, 2026, TIME: 4:01 PM, USER: sh4175









0 20 40 80
SCALE IN FEET

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

HARLINGEN

halff

REVISION
NO. | DATE | DESCRIPTION

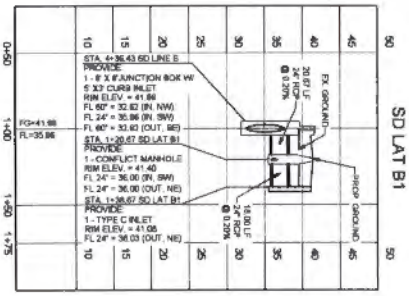
PRELIMINARY
FOR INTERIM REVIEW ONLY

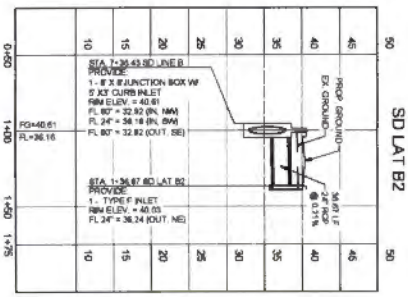
PROJECT NO. 53001.007
ISSUED: 8/29/2025
DRAWN BY: LA,FC
CHECKED BY: BC
SCALE: 1" = 40'
SHEET TITLE

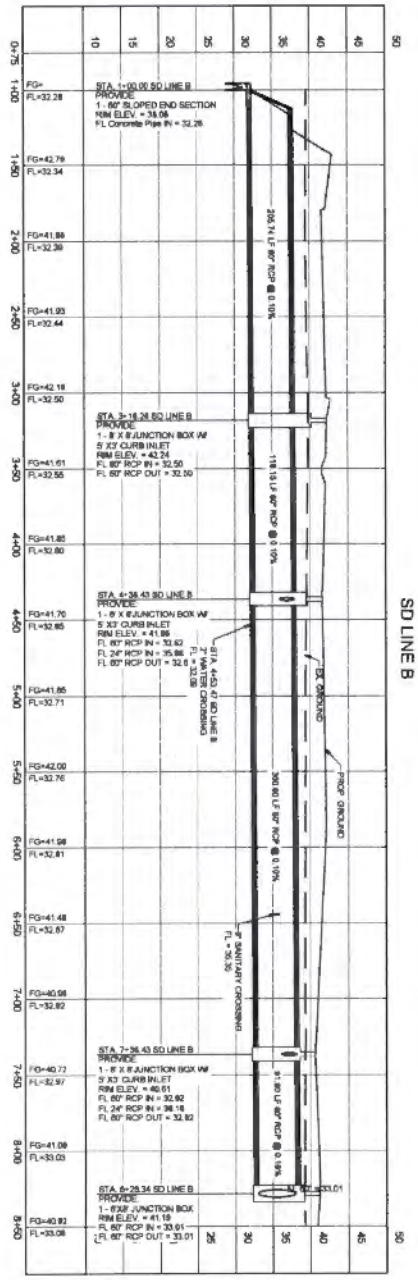
DRAINAGE PROFILE

C-403

FILE NAME: A:\53\53001\007\LDC\ADD\Sheets\C-PLAN-STORM-PROF-53001-007.dwg DATE: August 29, 2025 TIME: 4:03 PM USER: dm175









C-404

DRAINAGE PROFILE

PROJECT NO. 53001.007
ISSUED: 6/26/2026
DRAWN BY: LA FC
CHECKED BY: BC
SCALE: 1" = 40'
SHEET TITLE

PRELIMINARY
FOR INTERIM REVIEW ONLY

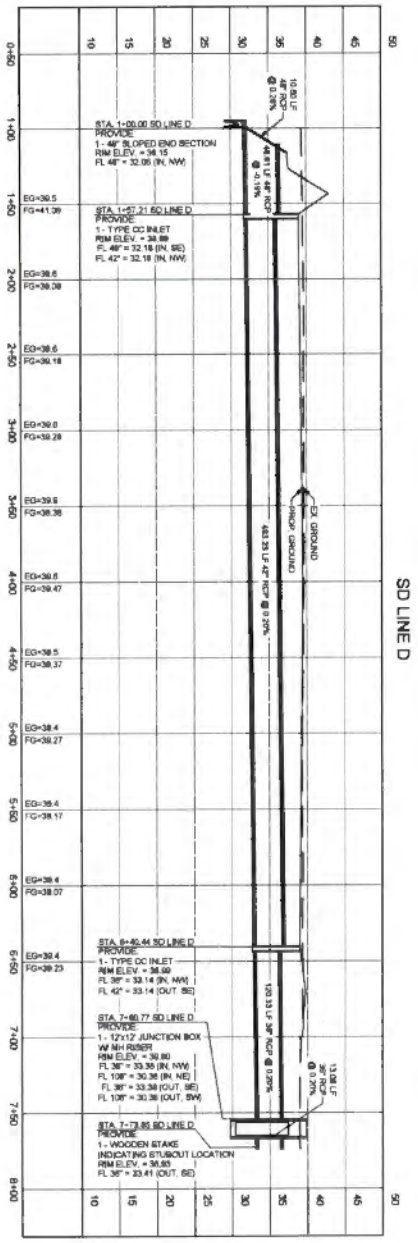
REVISION		
NO.	DATE	DESCRIPTION

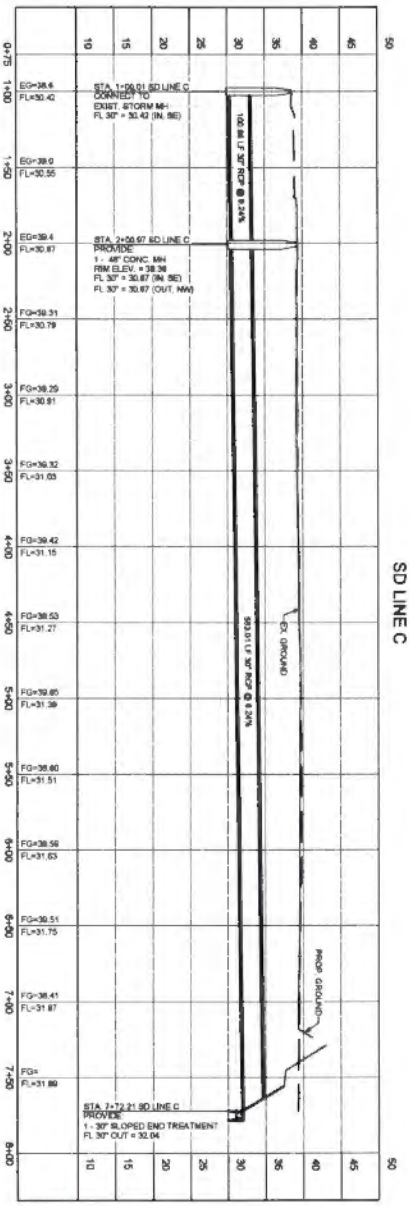
halff
5000 WEST MILITARY HWY
SUITE 100
MCALLEN, TX 78503
TEL: (956) 664-5764

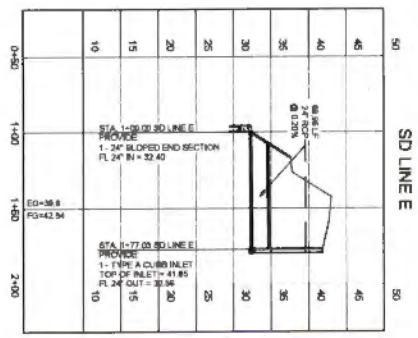
H★RLINGEN

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

FILE NAME: A:\53000s\53301\007\LDICADD\Sheets\C-PLAN-STORM-PROF-53001-007.dwg DATE: August 29, 2025, TIME: 4:02 PM, USER: an4175









C-405

DRAINAGE PROFILE

SHEET TITLE:

SCALE: 1" = 40'

CHECKED BY: RC

DRAWN BY: LA-TC

ISSUED: 8/28/2025

PROJECT NO.: 53001.007

PRELIMINARY
FOR INTERIM REVIEW ONLY

REVISION		
NO.	DATE	DESCRIPTION

halff
5000 WEST MILITARY HWY
SUITE 100
MCALLEN, TX 78503
TEL: (956) 664-3056

H=RLINGEN

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

25-YR Proposed Conditions

RUNOFF COLLECTION POINT (Inlet or Manhole)	Design Point (Sta)	Downstream Location (Sta)	Distance Between Collection Points	INCREMENTAL DRAINAGE AREA: Drainage Area "A" (Acres)	Runoff Coeff. "C"	Incremental "CA"	Accumulated "CA"	Time of Upstream Station (minutes)	Design Storm Frequency (yrs.)	Intensity "I" (inches/hr.)	Storm Water Runoff "Q" (c.f.s.)	Slope of Hydraulic Gradient "S" (ft./ft.)	Number of Conduits	Selected Storm Sewer Height (in)	Full Flow Capacity "Qcap" (c.f.s.)	Velocity In Sewer Between Collection Points "V" (f.p.s.)	Head Loss Coeff. kj	Velocity Head Loss of Upstream Station Kj*(V²/2g) (feet)	Flow Time in Sewer Distance V x 60 (minutes)	Hydraulic Grade		Bottom of Gutter/ Top of Structure	Delta
Storm Drain Line A																							
SD Inlet A3.2	6+74.54	6+53.31	21.23	0.66	0.90	0.59	0.59	10.00	25.00	9.49	5.64	0.0006	1	24	10.14	1.79	1.25	0.10	0.20	34.82	34.92	34.93	39.84	4.90
Manhole A3	6+53.31	6+31.54	21.77	0.00	0.90	0.00	0.59	10.20	25.00	9.42	5.60	0.0006	1	24	10.14	1.78	0.50	0.10	0.20	34.71	34.81	34.82	40.22	5.40
SD Inlet A3.1	6+31.54	3+76.09	255.45	0.16	0.90	0.14	0.74	10.40	25.00	9.36	6.91	0.0003	1	30	18.39	1.41	0.50	0.10	3.03	34.54	34.64	34.71	39.84	5.13
SD Lat A2	3+76.09	3+15.09	61.00	0.00	0.90	0.00	1.06	13.43	25.00	8.49	9.02	0.0005	1	30	18.39	1.84	0.50	0.10	0.55	34.41	34.51	34.54	42.06	7.52
Manhole A1/SD Lat A1	3+15.09	1+00.00	215.09	0.00	0.90	0.00	2.74	13.98	25.00	8.36	22.90	0.0031	1	30	18.39	4.66	0.50	0.10	0.77	33.64	33.74	34.41	42.32	7.92
(To Detention Pond)																								
Storm Drain Lateral A1																								
SD Inlet A1.4	6+98.00	5+74.00	34.00	0.13	0.90	0.12	0.12	10.00	25.00	9.49	1.11	0.0000	1	24	10.14	0.35	0.50	0.10	1.60	34.80	34.90	34.90	41.38	6.48
SD Inlet A1.3	5+74.00	2+74.00	300.00	0.35	0.90	0.32	0.43	11.60	25.00	8.99	3.88	0.0001	1	30	18.39	0.79	0.50	0.10	6.32	34.67	34.77	34.80	41.38	6.58
SD A1.1/SD Lat A1.2	2+74.00	1+00.00	174.00	0.93	0.90	0.84	1.68	17.92	25.00	7.50	12.59	0.0069	1	30	18.39	2.56	0.50	0.10	1.13	34.41	34.51	34.67	40.90	6.23
(To SD Manhole A1)																								
Storm Drain Lateral A1.2																								
SD Inlet A1.2	1+34.00	1+00.00	34.00	0.46	0.90	0.41	0.41	10.00	25.00	9.49	3.89	0.0003	1	24	10.14	1.24	1.25	0.10	0.46	34.67	34.77	34.78	40.90	6.12
(To SD Inlet A1.1)																								
Storm Drain Lateral A2																								
SD Inlet A2.1	1+08.50	1+00.00	8.50	0.36	0.90	0.32	0.32	10.00	25.00	9.49	3.07	0.0002	1	24	10.14	0.98	1.25	0.10	0.14	34.54	34.64	34.64	39.23	4.60
(To SD Line A)																								
Storm Drain Line B																								
Junction Box B3	8+28.34	7+36.43	91.91	0.00	0.90	0.00	20.59	10.00	25.00	9.49	195.40	0.0056	1	60	82.58	9.95	1.25	0.10	0.15	36.37	36.47	36.99	41.19	4.20
SD Inlet B2.1/SD Lat B2.2	7+36.43	4+36.43	300.00	0.25	0.90	0.23	21.03	10.15	25.00	9.44	198.45	0.0058	1	60	82.58	10.11	0.50	0.10	0.49	34.53	34.63	36.37	40.03	3.66
SD Inlet B1.1/SD Lat B1.2	4+36.43	3+18.28	118.15	0.34	0.90	0.31	22.00	10.65	25.00	9.28	204.16	0.0061	1	60	82.58	10.40	0.50	0.10	0.19	33.70	33.80	34.53	41.08	6.55
Junction Box B1	3+18.28	1+00.00	218.28	0.00	0.90	0.00	22.00	10.84	25.00	9.22	202.87	0.0061	1	60	82.58	10.33	0.50	0.10	0.35	32.28	32.38	33.70	42.25	8.55
To Detention Pond)																								
Storm Drain Lateral B1																								
Inlet B1.2	1+88.67	1+20.67	18.00	0.39	0.90	0.35	0.35	10.00	25.00	9.49	3.33	0.0002	1	24	10.14	1.06	0.50	0.10	0.28	34.65	34.75	34.75	41.68	6.93
Manhole B1	1+20.67	1+00.00	20.67	0.35	0.90	0.32	0.67	10.28	25.00	9.39	6.26	0.0008	1	24	10.14	1.99	0.50	0.10	0.17	34.53	34.63	34.65	41.50	6.85
To Existing Manhole																								
Storm Drain Line B2																								
Inlet B2.2	1+36.67	1+00.00	36.67	0.24	0.90	0.22	0.22	10.00	25.00	9.49	2.05	0.0001	1	24	10.14	0.65	1.25	0.10	0.94	36.37	36.47	36.48	40.22	3.75
(To SD Inlet B2)																								
Storm Drain Line C																								
Pond	9+72.21	2+00.97	571.24	20.85	0.90	18.77	18.77	10.00	25.00	9.49	178.01	0.1883	1	30	18.39	36.76	0.50	0.10	0.20	54.02	54.12	101.73	43.00	-118.72
Manhole C1	2+00.97	1+00.00	100.97	1.74	0.90	1.57	20.33	10.26	25.00	9.40	191.13	0.2171	1	30	18.39	38.94	0.50	0.10	0.04	32.00	32.10	54.02	89.17	-14.66
To Existing Manhole																								
Storm Drain Line D																								
Manhole D3/Sub D3	7+60.77	6+40.44	120.33	0.00	0.90	0.00	6.83	10.00	25.00	9.49	64.91	0.0095	1	36	29.91	9.18	0.50	0.10	0.22	35.20	35.30	36.44	38.93	2.49
SD Inlet D2.1	6+40.44	1+57.19	483.25	1.42	0.90	1.28	8.12	10.22	25.00	9.42	76.43	0.0058	1	42	45.12	7.94	0.50	0.10	1.01	32.32	32.42	35.20	38.99	3.78
SD Inlet D1.1	1+57.19	1+00.00	57.19	1.74	0.90	1.57	9.68	11.23	25.00	9.10	88.13	0.0038	1	48	64.41	7.01	0.50	0.10	0.14	32.00	32.10	32.32	38.99	6.67
(To Detention Pond)																								
Storm Drain Line E																								
Inlet E1.1	1+79.29	1+00.00	79.29	0.96	0.90	0.81	0.81	10.00	25.00	9.49	7.69	0.0012	1	24	10.14	2.45	1.25	0.10	0.54	34.40	34.50	34.59	41.29	6.70
(To Detention Pond)																								

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

H+R LINGEN

halff
1201 NORTH MAYHAY HWY.
SUITE 420
WILLER, TX 75043
TEL (214) 346-6200

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY
FOR INTERIM REVIEW ONLY

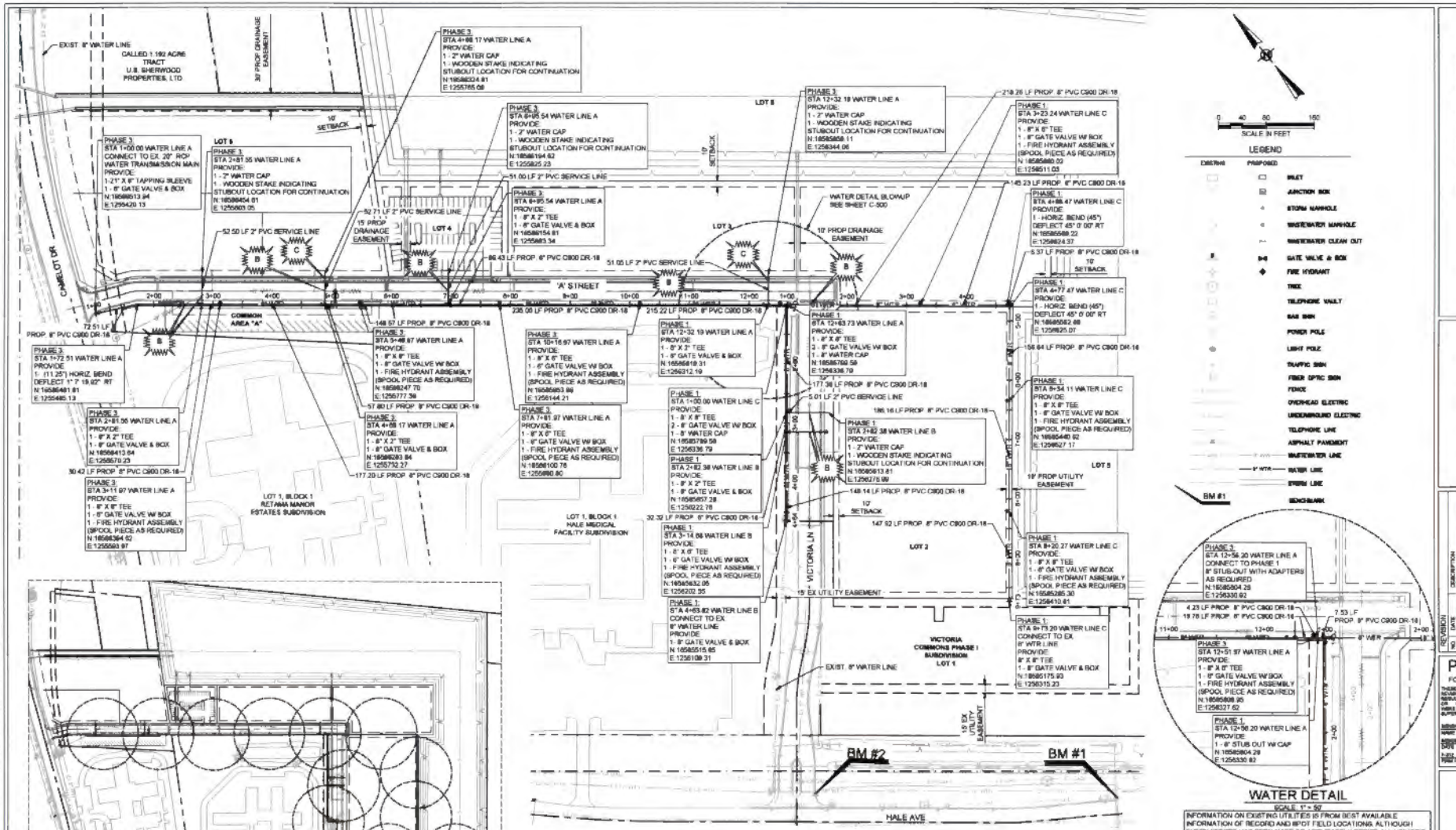
THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

NAME: LICENSE NO.
SIGNATURE: DATE:
ADDENDUM CHAPA
NAME: LICENSE NO.
SIGNATURE: DATE:

PROJECT NO.: 53001.007
ISSUED: 9/28/2026
DRAWN BY: LA,FC
CHECKED BY: BC
SCALE: 1" = 40'
SHEET TITLE:
DRAINAGE CALCULATIONS

C-406

FILE NAME: A:\03000s\53001\007\PLDN\CAD\Sheets\C-PLAN-STORM-PROF-53001-007.dwg DATE: August 26, 2026, TIME: 4:07 PM, USER: ek4175



FIRE HYDRANT COVERAGE

SCALE 1" = 200'-0"

= 150' RADIUS FIRE HYDRANT COVERAGE RADIUS

WATER DETAIL

SCALE 1" = 50'

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NOTE:
FIRE SERVICE AND FDC ARE SHOWN ON THIS PLAN FOR GENERAL LOCATION AND LAYOUT PURPOSES ONLY. PROPOSED FIRE SERVICE, BACKFLOW PREVENTER AND FDC ARE TO BE DESIGNED AS INSTALLED BY A LICENSED FIRE SYSTEM DESIGNER/INSTALLER. CONTRACTOR SHALL COORDINATE WITH CITY OF HARLINGEN FIRE MARSHAL AS REQUIRED FOR REVIEWS, APPROVALS, AND PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

NOTE:
IN-LINE VALVES ARE TO BE PLACED EVERY 100 FT PER INCH IN DIAMETER (8" DIA. = 800 FT);

A | CAUTION | PROP. WATER CROSSING

B | CAUTION | PROP. WASTEWATER CROSSING PROP. WATER DEFLECTION

C | CAUTION | PROP. STORM/WATER CROSSING PROP. WATER / WASTEWATER DEFLECTION

BENCHMARK ("BM #1"):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR.
ELEVATION: 36.91
N= 16584055.31
E= 1256047.37

BENCHMARK ("BM #2"):
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEARBY THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.83
N= 16585125.38
E= 1255957.50

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

H+RLINGEN

halff
5500 WEST WALNUT HWY
SUITE 100
MCALLEN, TX 78503
TEL: (956) 994-0030

NO.	DATE	DESCRIPTION

REVISION

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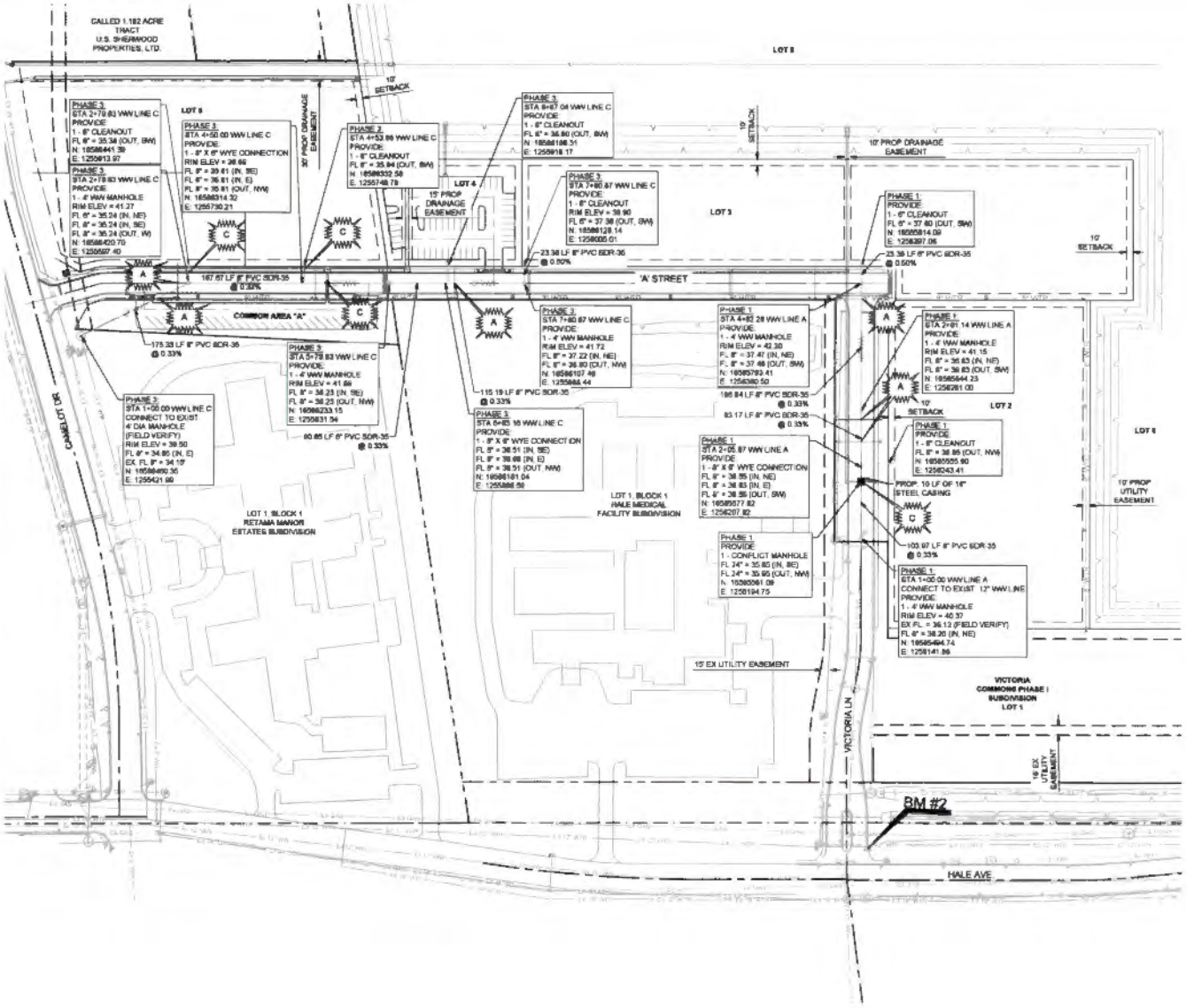
REFERENCE CHAPA 14788
NAME PE LICENSE NO.
SIGNATURE
DATE
FIRM REGISTRATION NO. 10195

PROJECT NO.	53001.007
ISSUED	8/28/2024
DRAWN BY	LA,RC
CHECKED BY	BC
SCALE	1" = 80'

SHEET TITLE:
WATER PLAN

C-500

FILE NAME: X:\53000\53001\007\TLDC\ACDWG\sheets\C-PLAN-WTR-53001-007.dwg DATE: August 28, 2024, TIME: 4:03 PM, USER: ah4175



0 40 80 160
SCALE IN FEET

LEGEND

EXISTING	PROPOSED	
		INLET
		JUNCTION BOX
		STORM MANHOLE
		WASTEWATER MANHOLE
		WASTEWATER CLEAN OUT
		GATE VALVE & BOX
		FIRE HYDRANT
		TREE
		TELEPHONE VAULT
		GAS SIGN
		POWER POLE
		LIGHT POLE
		TRAFFIC SIGN
		FIBER OPTIC SIGN
		FENCE
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		TELEPHONE LINE
		ASPHALT PAVEMENT
		WASTEWATER LINE
		WATER LINE
		STORM LINE
		BENCHMARK

A | CAUTION | PROP. WATER CROSSING

B | CAUTION | PROP. WASTEWATER CROSSING PROP. WATER DEFLECTION

C | CAUTION | PROP. STORMWATER CROSSING PROP. WATER / WASTEWATER DEFLECTION

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BENCHMARK (TBM #1):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 38.91
N= 16584805.31
E= 1256247.37

BENCHMARK (TBM #2):
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.60
N= 16585125.39
E= 1256857.50

VICTORIA COMMONS PHASE II

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REVISION NO.	DATE	DESCRIPTION

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PROJECT NO.	53001.007
ISSUED:	8/28/2026
DRAWN BY:	LA,FC
CHECKED BY:	BC
SCALE	1" = 80'

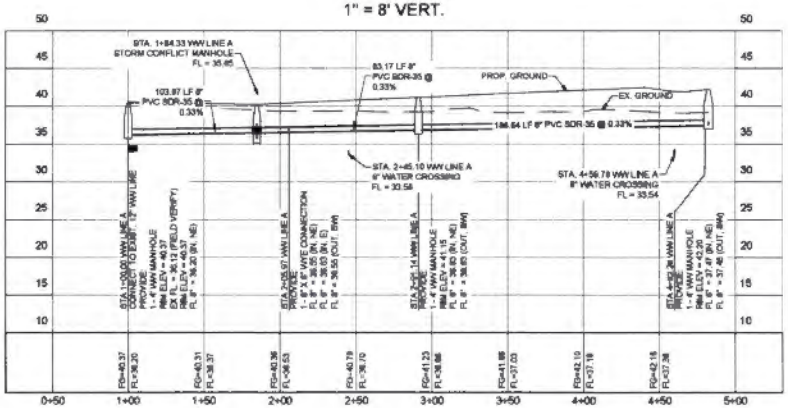
SHEET TITLE

WASTEWATER PLAN

C-600

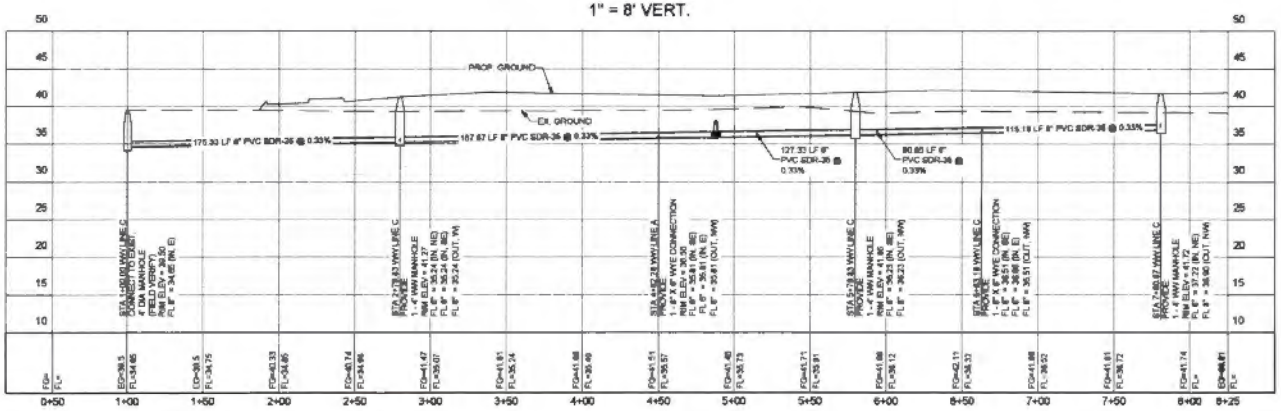
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WW LINE A
SCALE:
1" = 40' HORZ.
1" = 8' VERT.



0 20 40 80
SCALE IN FEET

WW LINE C
SCALE:
1" = 40' HORZ.
1" = 8' VERT.



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BENCHMARK ("BM #1):
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 36.91
N= 10584805.31
E= 1256247.37

BENCHMARK ("BM #2):
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.63
N= 10585125.39
E= 1255857.50

VICTORIA COMMONS
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HARLINGEN, TX

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halff
1201 N. BOWSER ROAD, SUITE 150
RICHARDSON, TX 75081
TEL: (214) 346-6200
FAX: (214) 346-6201

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REFERENCE ONLY
LICENSE NO.
NAME
DATE

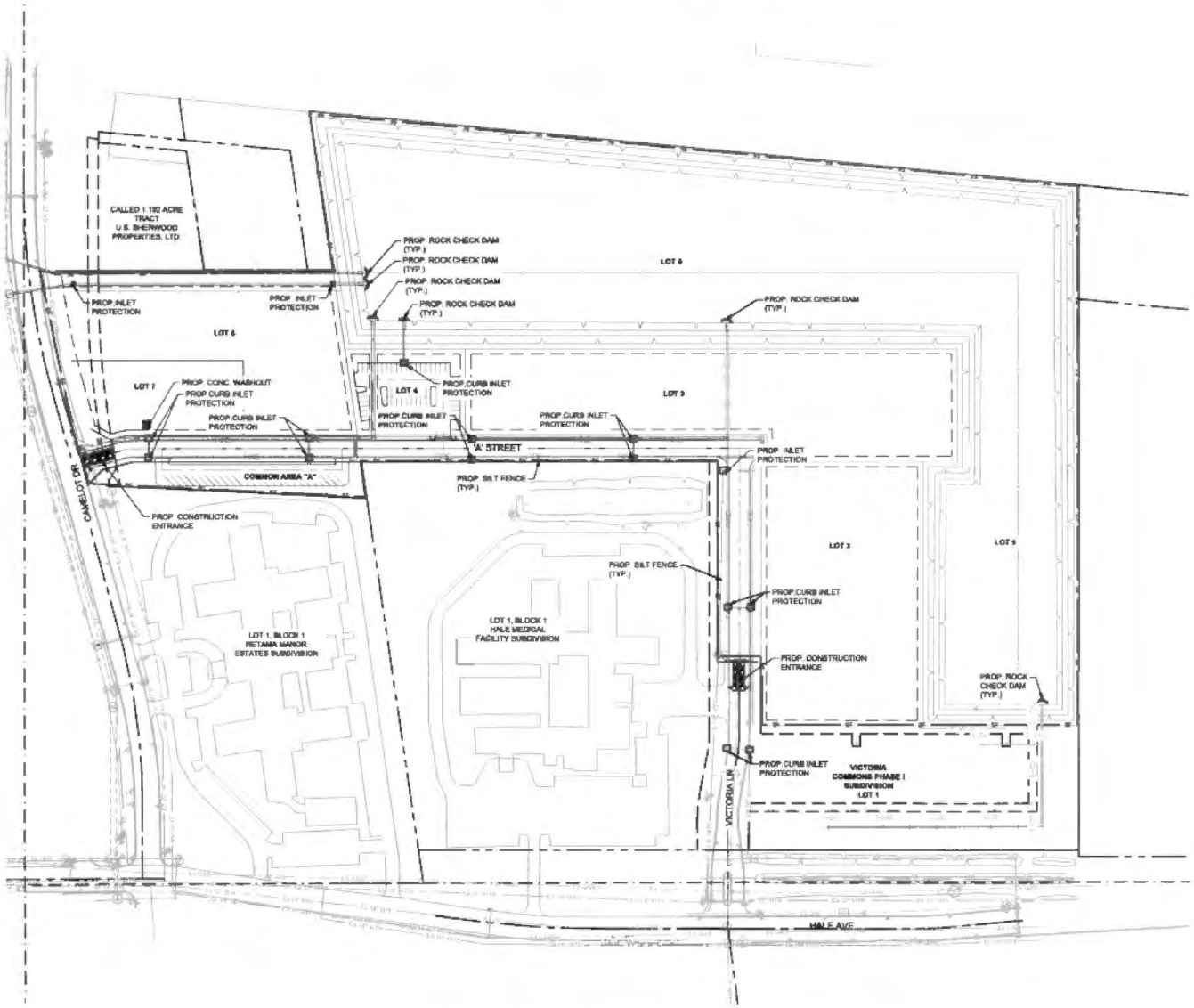
P.E.(S)
PRINT NAME/ADDRESS

PROJECT NO.:	53001.007
ISSUED:	9/26/2025
DRAWN BY:	LA,FC
CHECKED BY:	BC
SCALE:	1" = 40'

SHEET TITLE:
WASTEWATER PROFILE

C-601

FILE NAME: A:\53XXX\53001\007\PLDA\DGN\sheets\C-PLAN-HWTR-53001-007.dwg DATE: August 26, 2025, TIME: 4:04 PM, USER: ah417f



0 50 100 200
SCALE IN FEET

LEGEND

EXISTING	PROPOSED	
	— SX —	SILT FENCE
		CONCRETE WASHOUT
		INLET PROTECTION
		CONSTRUCTION ENTRANCE
		ROCK CHECK DAM

INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

BENCHMARK ("BM #1")
SET SQUARE CUT ON TOP OF CURB INLET LOCATED NEAREST THE INTERSECTION OF HALE AVE AND CAMELOT DR
ELEVATION: 38.91
N= 10584805.31
E= 1256247.37

BENCHMARK ("BM #2")
SET SQUARE CUT ON TOP OF CONCRETE SIDEWALK LOCATED NEAREST THE INTERSECTION OF HALE AVE AND N ED CAREY DR
ELEVATION: 40.63
N= 10585125.39
E= 1256857.50

VICTORIA COMMONS PHASE II
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HARLINGEN, TX

H+R|INGEN

halff
3500 WEST MILITARY HWY
MCALLEN, TX 78503
TEL (956) 682-0386

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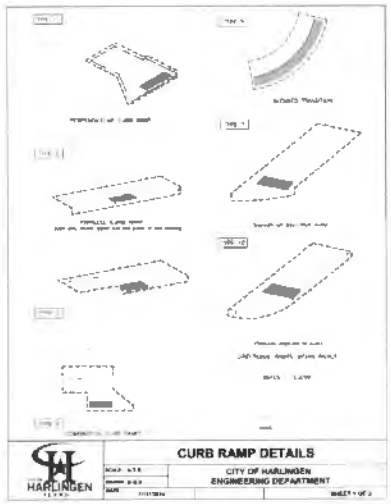
REGISTERED ENGINEER
NAME: PE LICENSE NO.
REGISTERED
DATE:
FIRM REGISTRATION NO. STATE

PROJECT NO:	53001.007
ISSUED:	8/29/2024
DRAWN BY:	LA,FC
CHECKED BY:	BC
SCALE:	1" = 100'

SHEET TITLE:
SUGGESTED EROSION CONTROL PLAN

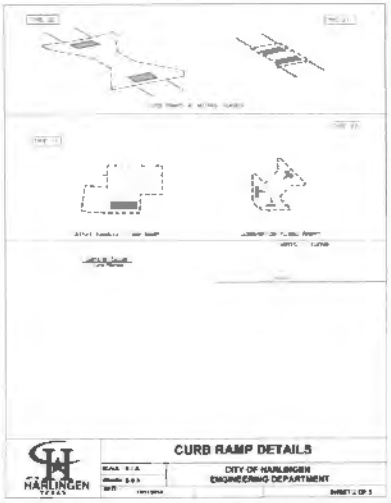
C-700

FILE NAME: A:\53\00\53001.007\LTR\CAD\05\sheets\C-PLAN EROSN-53001-007.dwg DATE: August 29, 2024, TIME: 4:04 PM, USER: aw175



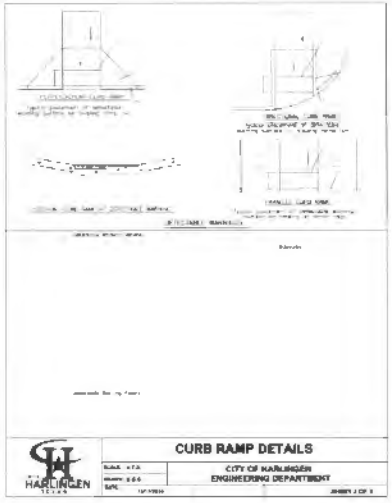
CURB RAMP DETAILS

CITY OF HARLINGEN
ENGINEERING DEPARTMENT



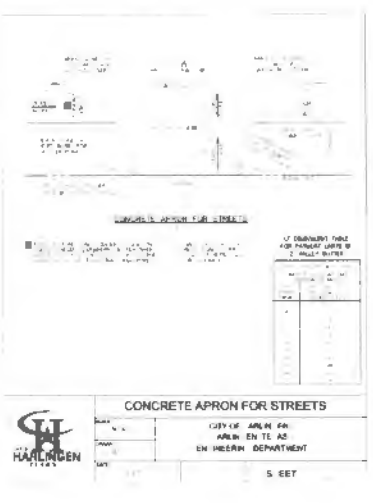
CURB RAMP DETAILS

CITY OF HARLINGEN
ENGINEERING DEPARTMENT



CURB RAMP DETAILS

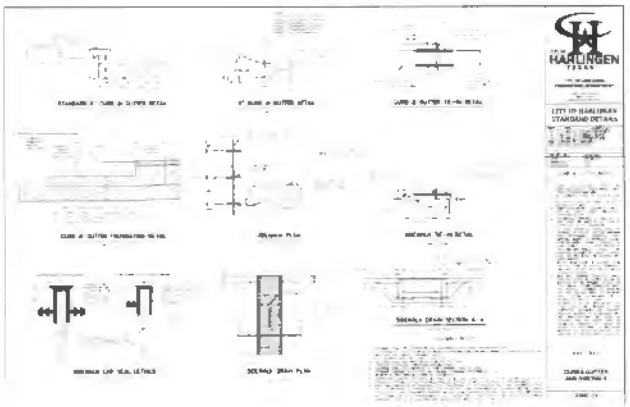
CITY OF HARLINGEN
ENGINEERING DEPARTMENT



CONCRETE APRON FOR STREETS

CITY OF ARLIN FA
ARLIN EN TE AS
EN HEERIN DEPARTMENT

S EET

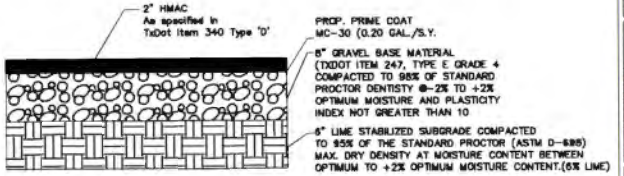




CONCRETE VALLEY GUTTER

STANDARD CONCRETE VALLEY GUTTER SECTION

CITY OF HARLINGEN
ENGINEERING DEPARTMENT



ASPHALT PAVEMENT SECTION

NTS

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REGISTERED ENGINEER NAME	147566 PE LICENSE NO.
SIGNOR DATE	
STATE	TX
FIRM / BUSINESS NO.	STATE

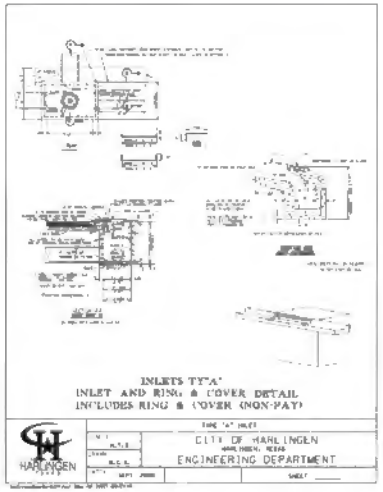
PROJECT NO.	53001.007
ISSUED	6/26/2026
DRAWN BY	LA,FC
CHECKED BY	BC
SCALE	NA

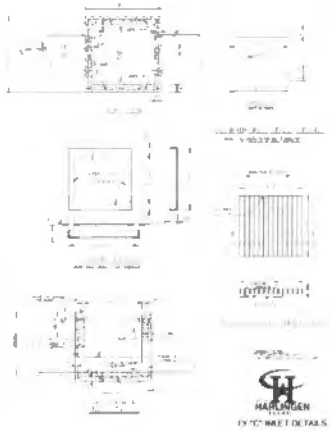
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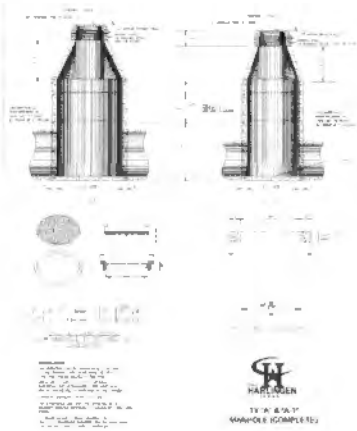
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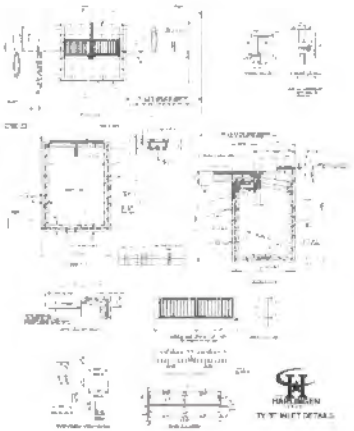
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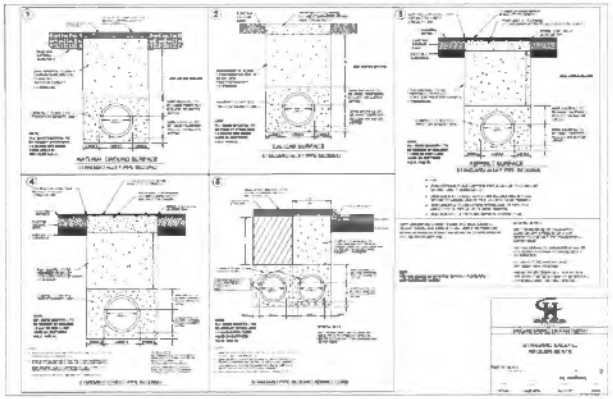
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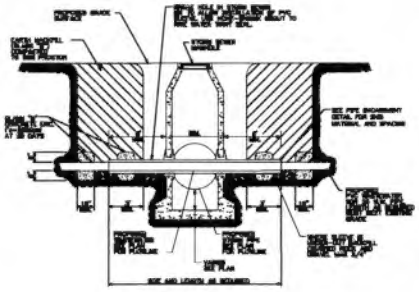


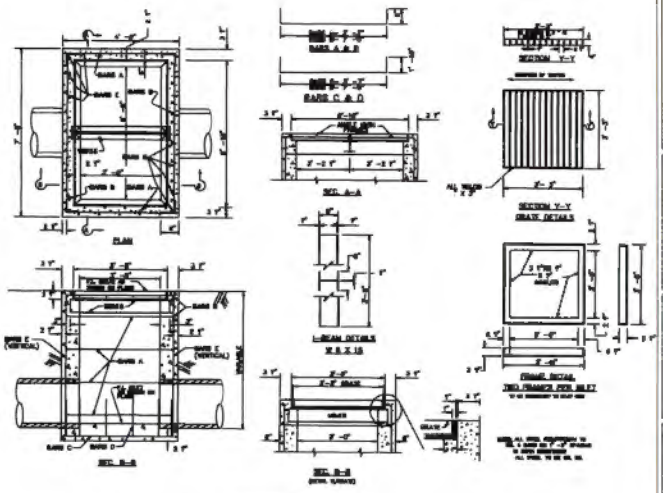












VICTORIA COMMONS
PHASE II
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HARLINGEN

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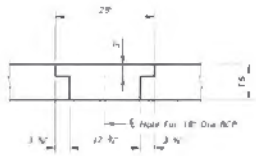
REVISION
NO. DATE DESCRIPTION

PRELIMINARY
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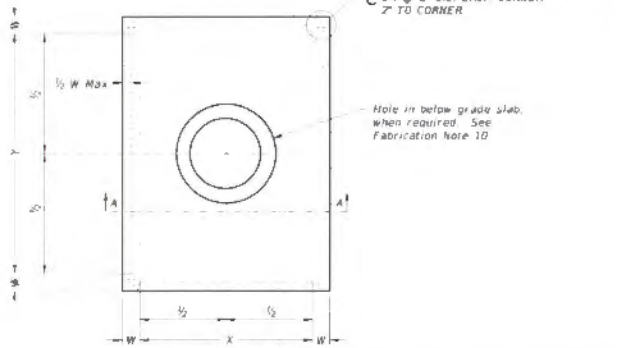
PROJECT NO. 53001.007
ISSUED 8/28/2020
DRAWN BY LA/TC
CHECKED BY RC
SCALE NA
SHEET TITLE
DRAINAGE DETAILS

C-801

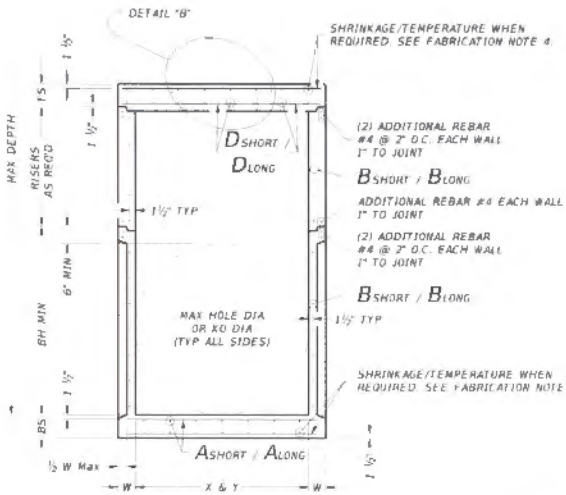
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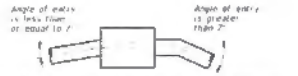
DETAIL "B"



PLAN VIEW



SECTION A-A



PIPE CONNECTION DETAIL

Connect pipes within 7° of normal to PJB wall. If necessary, use pipe elbow or curved approach. Alignment to stay within this limit.

FABRICATION NOTES:

1. Provide Class "H" concrete in accordance with Item 421 and having a minimum compressive strength of 5,000 psi.
2. Provide Grade 60 reinforcing steel in equivalent area of WWR.
3. Provide typical clear cover of 1 ½" to reinforcing steel at interior or exterior walls.
4. Walls in slabs with a thickness of 8" or greater require shrinkage and temperature reinforcing steel. Provide steel area = 0.11 in²/ft each way.
5. No substitution is allowed for vertical and horizontal #4 bars in corners.
6. Manufacture base and risers to nearest 3" increment.
7. Design tongue and groove joints for Tight Closure at both shoulders. Minimum spigot depth is ½".
8. Provide lifting devices in conformance with Manufacturer's recommendations.
9. See sheet PDD for sizes, dimensions, and reinforcing steel not shown.
10. Provide hole in below grade slab only when PJB is installed with inlet type PDD.

INSTALLATION NOTES:

1. Inserts (benching) to be provided by Contractor. Concrete or mortar used for invert is subsidiary to junction box.
2. Seal tongue and groove joints with preformed or bulk mastic in conformance with Manufacturer's recommendations. Tongue and groove joints may be grouted no more than 1" between each section, or ½ the joint depth, whichever is greater.
3. Do not grout rubber gasket joints without Manufacturer's recommendation.
4. For rigid pipe, cut hole in thin wall panel (8D) 4" Max. 2" Min larger than pipe OD.
5. For flexible pipe, consult boot/seal Manufacturer's specification for placement tolerance and hole size. Center pipe in hole and install boot/seal per Manufacturer's specification.

GENERAL NOTES:

1. Precast Junction Box consists of base slab, base wall, risers (as required) and below grade slab. See sheet PDD for sizes.
2. Designed according to ASTM C913.
3. Payment for junction box is per Item 465 "Junction Boxes, Manholes, and Inlets" by type and size.

Cover dimensions are clear dimensions, unless noted otherwise.

HL93 LOADING

Texas Department of Transportation — Bridge Division Standard

PRECAST JUNCTION BOX

PJB

DATE FILE

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FILE NAME: A:\530\Proj\530100\PLOCAL\Submittal\CAD\PLAN\C01\E-s-530100?.dwg DATE: August 26, 2020, TIME: 4:08 PM, USER: dm175

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

H&RLINGEN

halff
1201 NORTH MAYS STREET, SUITE 100, TX 79601
TEL: (915) 684-0381

REVISION NO.	DATE	DESCRIPTION

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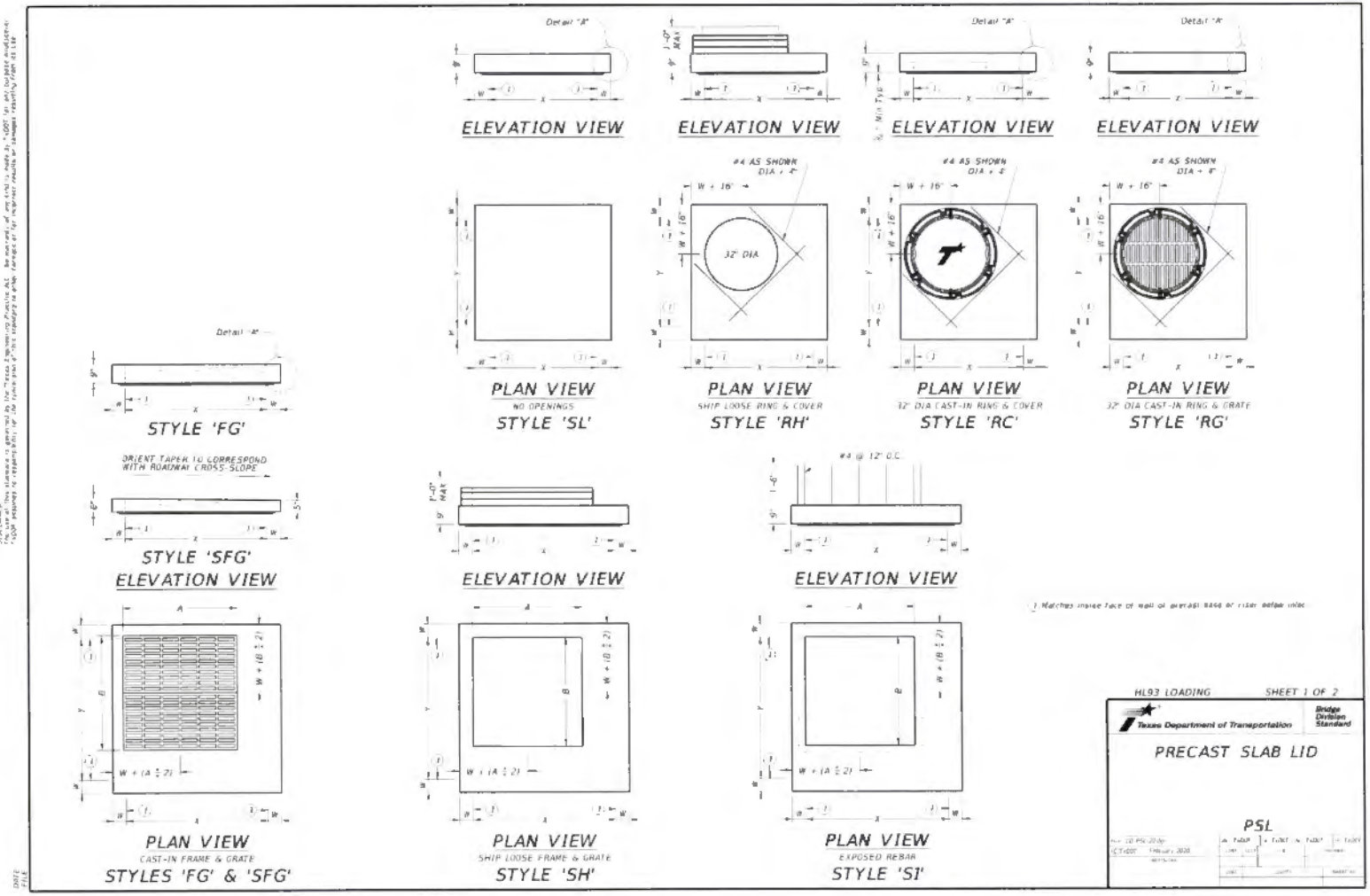
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REFERENCE DWG'S: H.DWG
NAME: PE LICENSE NO.
SIGNATURE
DATE
PLOT: TX
FILE / SUBMISSION NO. STATE

PROJECT NO.:	530001.007
ISSUED:	8/26/2020
DRAWN BY:	LA,FC
CHECKED BY:	DC
SCALE:	NA

SHEET TITLE:
DRAINAGE DETAILS

C-802



VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

HARLINGEN

halff

PRELIMINARY
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PROJECT NO.	53081.007
ISSUED	8/28/2026
DRAWN BY	LA,FC
CHECKED BY	BC
SCALE	NA

SHEET TITLE:
DRAINAGE DETAILS

C-803

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	Size	MAX DEPTH = 15 ft. to top of BASE SLAB										MAX DEPTH = 25 ft. to top of BASE SLAB										Min Height (See Gen Note 3)	Max HOLE DIA (See Fab Note 2)	Max KO DIA (See Fab Note 2)
		Base Slab			Base Unit or Riser Walls			Below Grade Slab (w/PJB) Reducing Slab (w/PB)				Base Slab			Base Unit or Riser Walls			Below Grade Slab (w/PJB) Reducing Slab (w/PB)						
		Short Span Rebar Steel Area	Long Span Rebar Steel Area	Thickness	Short Span Rebar Steel Area	Long Span Rebar Steel Area	Thickness	Reduced Riser Size	Short Span Rebar Steel Area	Long Span Rebar Steel Area	Thickness	Short Span Rebar Steel Area	Long Span Rebar Steel Area	Thickness	Short Span Rebar Steel Area	Long Span Rebar Steel Area	Thickness	Reduced Riser Size	Short Span Rebar Steel Area	Long Span Rebar Steel Area	Thickness			
	A x B	AShort	Along	BS	BShort	Blong	W	RWSxRWL or ID	DShort	Dlong	TS	AShort	Along	BS	BShort	Blong	W	RWSxRWL or ID	DShort	Dlong	TS	BH MIN	HOLE DIA	KO DIA
	ft.	in²/ft	in²/ft	in	in²/ft	in²/ft	in	ft. **	in²/ft	in²/ft	in	in²/ft	in²/ft	in	in²/ft	in²/ft	in	ft. **	in²/ft	in²/ft	in	ft.	in.	in.
Precast Junction Box (PJB)	3x3	0.23	0.23	6	0.19	0.19	6	N/A	0.37	0.37	9	0.29	0.29	6	0.24	0.24	6	N/A	0.37	0.37	9	3.5	36	36
	4x4	0.29	0.29	6	0.24	0.24	6	N/A	0.41	0.41	9	0.47	0.47	6	0.38	0.38	6	N/A	0.41	0.41	9	4.5	48	48
	3x5	0.29	0.18	6	0.19	0.35	6	N/A	0.48	0.48	9	0.39	0.18	6	0.23	0.39	6	N/A	0.48	0.48	9	3.5	36/60	36/60
	4x5	0.36	0.18	6	0.22	0.34	6	N/A	0.42	0.42	9	0.53	0.26	6	0.39	0.59	6	N/A	0.42	0.42	9	4.5	48/60	48/60
	3x5	0.36	0.36	8	0.34	0.34	6	N/A	0.43	0.43	9	0.62	0.62	6	0.59	0.59	6	N/A	0.43	0.43	9	5.5	60	60
	5x6	0.27	0.27	9	0.34	0.45	8	N/A	0.48	0.48	9	0.47	0.45	9	0.38	0.54	8	N/A	0.48	0.48	9	5.5	60/72	60/72
	6x6	0.27	0.27	9	0.45	0.45	6	N/A	0.56	0.56	9	0.52	0.52	9	0.54	0.54	8	N/A	0.56	0.56	9	6.5	72	72
	8x8	0.46	0.46	9	0.51	0.51	8	N/A	0.45	0.45	12	0.87	0.87	9	0.59	0.59	10	N/A	0.45	0.45	12	8.5	96	72
Precast Base (PB)	3x3	0.23	0.23	6	0.19	0.19	6	N/A	N/A	N/A	N/A	0.29	0.29	6	0.24	0.24	6	N/A	N/A	N/A	N/A	3.5	36	36
	4x4	0.29	0.29	6	0.24	0.24	6	N/A	N/A	N/A	N/A	0.47	0.47	6	0.38	0.38	6	N/A	N/A	N/A	N/A	4.5	48	48
	3x5	0.29	0.18	6	0.19	0.35	6	3x3	0.30	0.34	9	0.39	0.18	6	0.23	0.59	6	3x3	0.40	0.40	9	3.5	36/60	36/60
	4x5	0.36	0.18	6	0.22	0.34	6	3x3	0.30	0.30	9	0.53	0.26	6	0.39	0.59	6	3x3	0.46	0.37	9	4.5	48/60	48/60
	4x5	0.36	0.18	6	0.22	0.54	6	4x4	0.30	0.30	9	0.53	0.26	6	0.39	0.59	6	4x4	0.39	0.39	9	4.5	48/60	48/60
	4x5	0.36	0.18	8	0.22	0.34	6	48"	0.39	0.39	9	0.53	0.26	6	0.39	0.59	6	48"	0.47	0.47	9	4.5	48/60	48/60
	4x5	0.36	0.18	6	0.22	0.34	8	3x5	0.33	0.40	9	0.53	0.26	6	0.39	0.59	6	3x5	0.48	0.48	9	4.5	48/60	48/60
	3x5	0.36	0.36	8	0.34	0.34	6	3x3	0.34	0.34	9	0.62	0.62	6	0.59	0.59	6	3x3	0.53	0.53	9	5.5	60	60
	5x5	0.36	0.36	8	0.34	0.34	6	4x4	0.36	0.36	9	0.62	0.62	6	0.59	0.59	6	4x4	0.64	0.64	9	5.5	60	60
	5x5	0.38	0.38	6	0.34	0.34	6	48"	0.36	0.36	9	0.62	0.62	6	0.59	0.59	6	48"	0.64	0.64	9	5.5	60	60
	5x5	0.36	0.36	6	0.34	0.34	6	3x5	0.34	0.40	9	0.62	0.62	6	0.59	0.59	6	3x5	0.53	0.53	9	5.5	60	60
	5x6	0.31	0.31	9	0.34	0.45	8	3x3	0.34	0.34	9	0.47	0.45	9	0.38	0.54	8	3x3	0.61	0.50	9	5.5	60/72	60/72
	5x6	0.27	0.27	9	0.34	0.45	6	4x4	0.36	0.45	9	0.47	0.45	9	0.38	0.54	8	4x4	0.74	0.57	9	5.5	60/72	60/72
	5x6	0.29	0.29	9	0.34	0.45	8	48"	0.36	0.45	9	0.47	0.45	9	0.38	0.54	8	48"	0.74	0.57	9	5.5	60/72	60/72
	5x6	0.29	0.29	9	0.34	0.45	6	3x5	0.45	0.45	9	0.47	0.45	9	0.38	0.54	8	3x5	0.61	0.61	9	5.5	60/72	60/72
	6x6	0.29	0.29	9	0.45	0.45	6	3x3	0.41	0.41	9	0.52	0.52	9	0.54	0.54	8	3x3	0.74	0.74	9	6.5	72	72
	6x6	0.27	0.27	9	0.45	0.45	6	4x4	0.45	0.45	9	0.52	0.52	9	0.54	0.54	8	4x4	0.87	0.87	9	6.5	72	72
	6x6	0.29	0.29	9	0.45	0.45	6	48"	0.45	0.45	9	0.52	0.52	9	0.54	0.54	8	48"	0.87	0.87	9	6.5	72	72
	6x6	0.29	0.29	9	0.45	0.45	6	3x5	0.45	0.45	9	0.52	0.52	9	0.54	0.54	8	3x5	0.87	0.87	9	6.5	72	72
	8x8	0.52	0.52	9	0.51	0.51	8	3x3	0.61	0.64	12	0.91	0.91	9	0.70	0.70	10	3x3	0.85	0.85	12	8.5	96	72
	8x8	0.52	0.52	9	0.51	0.51	8	4x4	0.70	0.70	12	0.87	0.87	9	0.70	0.70	10	4x4	1.01	1.01	12	8.5	96	72
	8x8	0.52	0.52	9	0.51	0.51	8	48"	0.70	0.70	12	0.87	0.87	9	0.70	0.70	10	48"	1.01	1.01	12	8.5	96	72
	8x8	0.52	0.52	9	0.51	0.51	8	3x5	0.70	0.85	12	0.87	0.87	9	0.70	0.70	10	3x5	1.01	1.01	12	8.5	96	72

** Unless otherwise indicated.

FABRICATION NOTES:
1. Maximum spacing of reinforcement is 8".
2. At manufacturer's option, provide cast or cored holes in thin wall panels (KO) to the maximum diameters shown for each. When no penetration is required, it is acceptable to provide a wall with no sectional reduction.

GENERAL NOTES:
1. Precast Junction Box consists of base slab, base unit, risers (as required), and below grade slab. See sheet PJB for details.
2. Precast Base consists of base slab, base unit, risers (as required), reducing slab (as required), and reduced risers (as required). See sheet PB for details.
3. Min Height shown is for stock base units. Use stock base units whenever practical. Smaller height base units can be used in special installation circumstances when noted elsewhere in the plans. Absolute minimum height of base units is 2'-6".

HL93 LOADING

Texas Department of Transportation — Bridge Division Standard

DESIGN DATA FOR PRECAST BASE AND JUNCTION BOX

PDD

File: CD-PDD-18.dgn — DN: TxDOT — CK: TxDOT — DW: TxDOT
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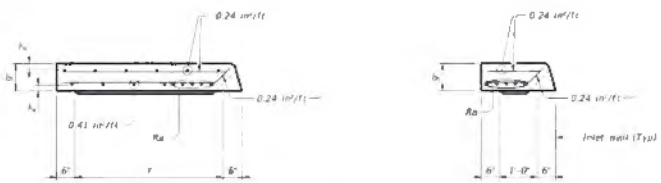
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P-213 — TX
PWS # (as submitted on) — STATE

PROJECT NO.	53001.007
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CHECKED BY	RC
SCALE	NA

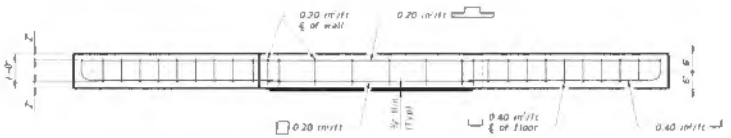
SHEET TITLE:
DRAINAGE DETAILS

C-804



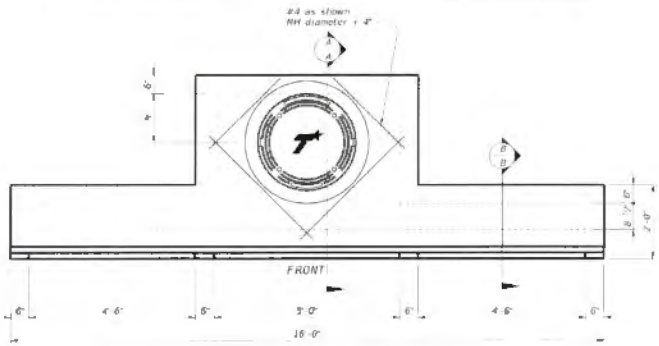
LID SECTION A-A

LID SECTION B-B



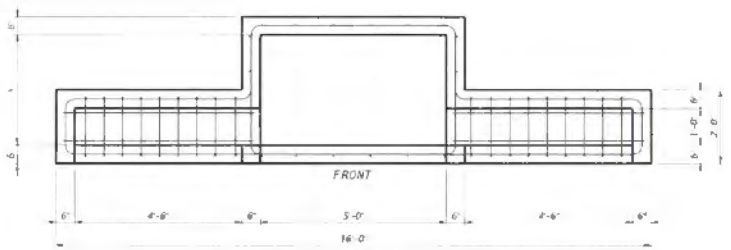
THROAT ELEVATION VIEW

(Showing left and right extensions)



LID PLAN VIEW

(Showing left and right extensions)



THROAT PLAN VIEW

(Showing left and right extensions)

Size (Y)	N	MH Dia*	Ra
3'	9"	18"	(4) #5 Additional
4'	16"	32"	(4) #5 Additional
5'	16"	32"	(4) #5 Additional
6'	16"	32"	(4) #5 Additional

*Nominal ring and cover size.

FABRICATION NOTES:

1. Provide Class "H" concrete in accordance with Item 421 and having a minimum compressive strength of 5,000 psi.
2. Provide Grade 60 reinforcing steel or equivalent area of WWR.
3. Extensions may be right, left, both or none. Provide extensions as specified elsewhere in the plans.
4. Design tongue and groove joints for full closure on both shoulders. Minimum spigot depth is ½". Lid may employ a bell joint with dowels at the Contractor's option.
5. Provide lifting devices in conformance with Manufacturer's recommendations.
6. Provide cast iron solid cover, unless noted otherwise elsewhere in the plans.
7. Chamfer vertical edges of inlet lid ¾" as shown in Front View, sheet 1.

INSTALLATION NOTES:

1. Inlet throat and lid are not intended for direct traffic. Do not place in roadway.
2. Seal tongue and groove joints and butt joints with preformed or bulk mastic in conformance with Manufacturer's recommendations. Tongue and groove joints may be grouted no more than 1" between each section or ½ the joint depth, whichever is greater.
3. Do not grout rubber gasket joints without Manufacturer's recommendation.

GENERAL NOTES:

1. Designed according to ASTM C913.
2. Open area of main throat = 360 sq in. Open area of one extension throat = 324 sq in.
3. Payment for inlet is per Item 465, "Junction Boxes, Manholes, and Inlets" by "type, size, and extension placement". Extensions are subsidiary to inlet.

Cover dimensions are clear dimensions, unless noted otherwise.

HS20 LOADING

SHEET 2 OF 2

Texas Department of Transportation — Bridge Division Standard

PRECAST CURB INLET
OUTSIDE ROADWAY

PCO

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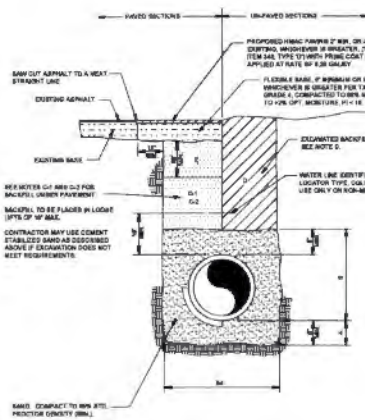
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DATE
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PROJECT NO.: 53001.007
ISSUED: 8/28/2026
DRAWN BY: LA,FC
CHECKED BY: RC
SCALE: NA
SHEET TITLE:
DRAINAGE DETAILS

C-805

DATE PLOTTED:

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NOTES:

A. BANK SLOPING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID. UP TO BOTTOM OF PIPE (MIN. THICKNESS = 4").

B. BANK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN LAYERS NOT EXCEEDING 6" IN LOOSE THICKNESS AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 8" LIFTS.

Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) OR PIPE O.D. + 1.25 x 12" (FOR 18" PIPE AND LARGER).

C-1. CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAX. LIFTS.

C-2. STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

D-1 & D-2. SAND BEDDING TO 2-FEET BELOW SAND BASE SHALL BE SELECT MATERIAL FROM EXCAVATION OR IMPORTED MATERIAL MEETING THE FOLLOWING CRITERIA:
LL <50
PI ≤ 20
NO CLUMPS > 3" DIA.
MOISTURE ± TO +3%
COMPACT 95% ASTM D698 STANDARD PROCTOR

E. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY 90% 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 II OR III WITH < 50% PASSING #4 sv, #50 SIEVE AND PLASTICITY INDEX < 7.

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

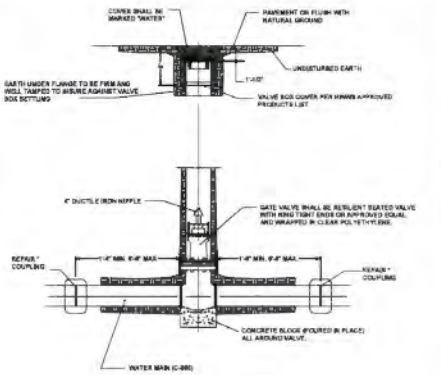
FOUNDATION PREPARATION USING CRUSHED GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

F. APPLICABLE ONLY FOR TRENCHLESS METHOD (EXISTING PAVEMENT AREAS, OTHERWISE REQUIREMENTS FOR "D" ABOVE SHALL APPLY):
CEMENT STABILIZED SAND (3 SACK MIX), SHALL MEET THE FOLLOWING:
SAND GRADATION % PASSING:
#4 95-100
#15 45-100
#65 25-100
#200 10-30
PI MIN 10, COMPACT TO 95% OF ASTM D698, MOISTURE TO BE WITHIN +/- 2% OPTIMUM MOISTURE

NOTES:
1. WHEN UTILITY LOCATED WITHIN CITY R.O.W., ALL BACKFILL IS SUBJECT TO INSPECTION AND APPROVAL BY THE THE CITY ENGINEER'S OFFICE.
2. MINIMUM 6" SAND BEDDING UP TO FLOW LINE OF PIPE.
3. SAND BACKFILL FROM FLOW LINE OF PIPE TO 6" ABOVE TOP OF PIPE, 6" LIFTS, WATER JET, HAND TAMPERED.
4. FILL TRENCH WITH SELECT BACKFILL IN 8" LIFTS COMPACT TO 95% STD. PROCTOR FOUNDATION PREPARATION, SWELL POINTS, GRAVEL OR CEMENT STABILIZATION, SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
5. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.
6. SAND TO BE ABOVE OR RIVER SAND w.a.R. #16 AND LESS THAN 25% CLAY CONTENT.
7. HAWS MAY APPROVE OR REJECT ANY BACKFILL MATERIAL DELIVERED TO THE SITE IF DEEMED INADEQUATE OR INAPPROPRIATE BASED ON OBSERVED FIELD CONDITIONS.

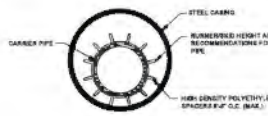
WATER LINE AND SEWER FORCE MAIN BEDDING & BACKFILL DETAIL



NOTES:

1. DUCTILE IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS (CONCRETE BLOCK (POURED IN PLACE)
2. * ASPHALT CONFUSION ONLY REQUIRED WHEN INSTALLING A METE VALVE BY AN EXISTING MAIN CONFORMS AS PER HAWKS APPROVED PRODUCT LIST) AVAILABLE ON HAWKS WEB SITE WWW.JWWE.COM

TYPICAL VALVE & VALVE BOX

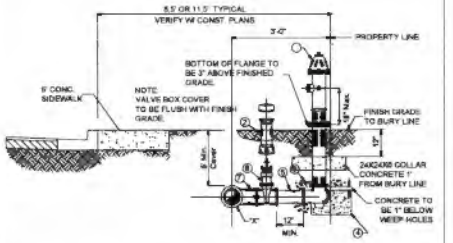


CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.312"
8"	16"	0.312"
10"	18"	0.312"
12"	20"	0.375"
14" - 16"	24"	0.437"
18"	28"	0.437"
20"	30"	0.500"
24"	36"	0.625"

NOTES

1. ALL STEEL CASING SHALL BE WELDED.
2. STEEL CASING SHALL BE CLOSED AT EACH END USING USING SYNTHETIC RUBBER END SEALS.
3. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASEMENT.
4. PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
5. INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

UTILITY LINE CASING DETAIL



NOTE: HYDRANT TO BE FACTORY PAINTED "CAUTION YELLOW"

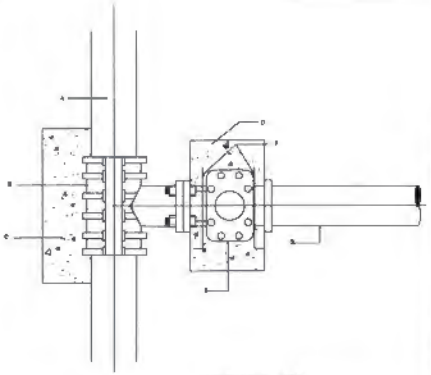
NOTE

1. OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
2. PUMPER NOZZLE SHALL FACE ROADWAY.
3. IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW/RESTRAINING LUGS MAY BE USED IN LIEU OF A STANDARD TEE. FINAL APPROVAL BY H.W.W.S. REQUIRED.
4. IF AMERICAN DARLING IS USED MODEL B-84-B w/EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
5. TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
6. ALL VALVES, FITTINGS FIRE HYDRANTS & ACCESSORIES TO BE GREASED WITH FOOD GRADE GREASE & WRAPPED IN CLEAR PLASTIC.
7. ALL VALVES FITTINGS ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS SHALL BE AS PER H.W.W.S. APPROVED PRODUCT LIST.
8. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE FINISHED GRADE OR 3" TO 6" ABOVE TOP OF CURB

FIRE HYDRANT INSTALLATION CONSIST OF FIRE HYDRANT, VALVE, VALVE BOX & 6" PIPE

① 1 - FIRE HYDRANT W/ (3 HOSE NOZZLES) 2½" NST THREADS AND (1 PUMPER NOZZEL) 4" x 4" NST THREADS
② 1 - VALVE BOX (DOMESTIC)
③ 3 CU. FT. GRAVEL
④ 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES)
⑤ 1' OR BETTER PVC SPOOLS
⑥ 1 - 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
⑦ 1 - X' x 6" DUCTILE IRON TEE - "X" = WATER MAIN DIA. (FLANGED X M.J.)

STANDARD FIRE HYDRANT INSTALLATION



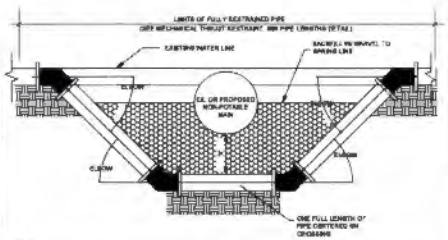
GENERAL NOTES:

1. ALL CONCRETE TO HAVE A MINIMUM OF 2k DAYS COMPRESSIVE STRENGTH OF 3,600 P.S.I.
2. NO GAPS PERMITTED TO EXISTING MAINS WITHOUT PRIOR APPROVAL BY HAWS ENGINEERING OR INSPECTIONS STAFF.

CONSTRUCTION NOTES:

A. WATER MAIN. (SEE PLANS AND SPECIFICATION)
B. TAPPING SLEEVE (SIZE AS REQUIRED)
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND THRUST BLOCK AS PER SPECIFICATIONS.
D. PLUMBED AND HUB ENDS "D" SERIES SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
E. KNOWN RODS.
F. PVC PIPE.

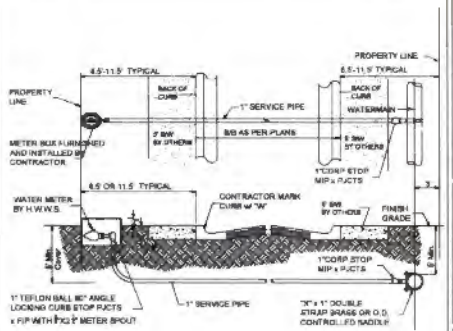
WATER TAPPING SLEEVE & VALVE INSTALLATION



NOTES:

1. 22-1/2 DEGREE ELBOWS ARE PREFERRED FOR VERTICAL DEFLECTIONS BUT 45 DEGREE BENDS MAY BE USED WITH APPROVAL OF HAWKS SYSTEM ENGINEER.
2. ALL BENDS AND JOINTS MUST BE FULLY RESTRAINED MEGA-LUG JOINTS WITH A MIN. OF TWO STAINLESS STEEL ALL-THREAD RODS AND WITH A CONCRETE THRUST BLOCK, OR AS DIRECTED BY ENGINEER.
3. LENGTHS OF MECHANICAL RESTRAINT SHALL COMPLY WITH HAWKS MECHANICAL THRUST RESTRAINT MINIMUM PIPE LENGTHS DETAIL.
4. MIN. HORIZONTAL AND VERTICAL CLEARANCES (IN) BETWEEN WATER AND ALL OTHER NON-POTABLE MAINS (SEWER OR DRAINAGE) SHALL BE MAINTAINED IN STRICT COMPLIANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REQUIREMENTS PER T.A.C. CHAPTER 290 - PUBLIC WATER SYSTEMS, SECTION 290.44(e).
5. ALL NEW WATER MAINS CROSSING UNDER NON-POTABLE MAINS SHALL MAINTAIN A MIN. CLEARANCE (IN) OF 12 INCHES AND SHALL BE ENCASED AS PER TAC CHAPTER 290.44(e)(5)(E)(ii).
6. WHERE CEMENT STABILIZED SAND BEDDING IS REQUIRED, THE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM OF 10% CEMENT PER CUBIC YARD OF CEMENT STABILIZED SAND MIXTURE, BASED ON LOOSE DRY WEIGHT VOLUME (AT LEAST 2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE). THE CEMENT STABILIZED SAND BEDDING SHALL BE A MINIMUM OF SIX INCHES ABOVE AND FOUR INCHES BELOW THE WASTEWATER MAIN OR LATERAL. THE USE OF BROWN COLORING IN CEMENT STABILIZED SAND FOR WASTEWATER MAIN OR LATERAL BEDDING IS REQUIRED FOR THE IDENTIFICATION OF PRESSURE RATED WASTEWATER MAINS DURING FUTURE CONSTRUCTION.
7. THIS DETAIL APPLICABLE FOR WATER MAIN DEFLECTIONS BOTH UNDER AND OVER NON-POTABLE MAINS (SUBJECT TO CLEARANCE AND COVER REQUIREMENTS).

WATER LINE ADJUSTMENT DETAIL



NOTES:

1. ALL WATER MAINS SHALL HAVE MIN. OF 5' COVER FROM FINISHED GRADE UNLESS OTHERWISE APPROVED BY HAWS.
2. ALL FITTINGS ON 1-INCH WATER SERVICES TO BE COMPRESSION TYPE FITTINGS.
3. ALL SERVICE PIPES SHALL BE EITHER YELOMINE CERTA-LOCK PIPE W MIN. 250 PSI RATING, SDR 17 OR MUNICIPEX PEX4 CIPS4 PIPE.
4. IF HAWKS IS REQUIRING A 10' EASEMENT ALONG THE FRONT OF PROPERTY, THEN THE WATERLINE SHALL BE AT 3'-0" INSIDE OF EASEMENT FROM PROPERTY LINE.
5. MEDIUM-DENSITY POLYETHYLENE (MDPE) PIPE INSERTS ARE REQUIRED ON ALL WATER SERVICE FITTINGS

TYPICAL SINGLE WATER SERVICE CONNECTION (FAR SIDE)

VICTORIA COMMONS PHASE II
90% SUBMITTAL
HARLINGEN, TX

H PLINGEN

halff
1201 E. 10TH STREET
EDINBURG, TX 78539
TEL: 956.346.0287

REVISION	NO.	DATE	DESCRIPTION

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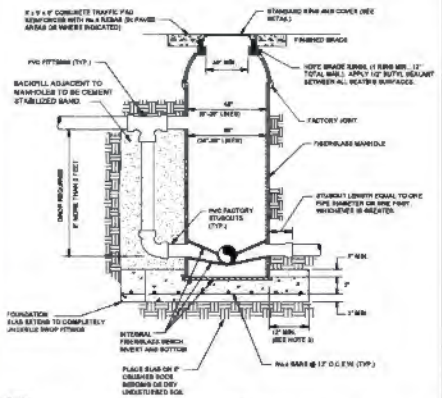
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DATE:
FIRM REGISTRATION NO.: 10074

PROJECT NO.	53001.007
ISSUED	9/29/2026
DRAWN BY	LA, FC
CHECKED BY	MC
SCALE	NA

SHEET TITLE:
WATER DETAILS

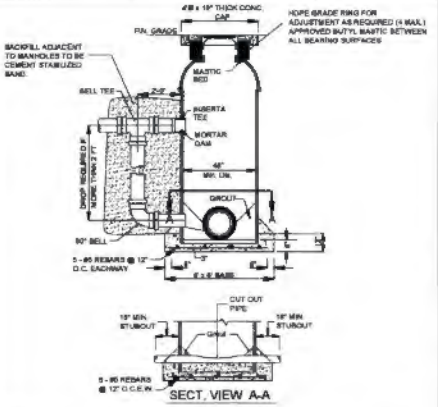
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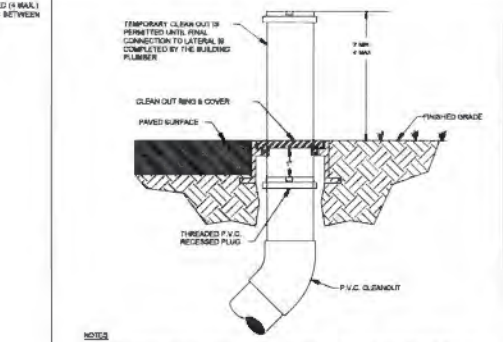
NOTES:
1. INSTALL IN STRICT COMPLIANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
3. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY = 2000 PSF, WATER TABLE = 5 FT. OR DEPTH = 26 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
4. ALL INTERNAL CEMENTITIOUS AND METALLIC SURFACES SHALL BE COATED WITH 2 COATS OF (CODE 9870) AS BRAND 788 TOP SERVICE BLACK, HEAVY BUTYL COAL TAR COATING.
5. OUTLET STUBOUT SHALL BE SPIGOT END. INLET STUBOUTS SHALL BE BELL END EXCEPT FOR DROP CONNECTIONS.
6. 3000 PSI CONCRETE MIN. CONCRETE FOR FOUNDATION AND RING COLLAR. UTILITY CONTRACTOR TO PROVIDE CONCRETE CYLINDERS (SET OF 5) AND TEST REPORTS FROM A QUALIFIED GEOTECHNICAL ENGINEER TO HAWS ENGINEERING DEPT. TEST REPORTS SHALL INCLUDE (3) 7-DAY TESTS AND (2) 28-DAY TESTS AT A MINIMUM.
7. MANHOLES SHALL HAVE 12" MINIMUM WALL THICKNESS UP TO 26'-0" IN DEPTH
8. MANHOLES OVER 26' - 0" IN DEPTH SHALL BE ENGINEERED AND SUBMITTED TO HAWS ENGINEERING DEPT. FOR APPROVAL.
9. ALL CONNECTIONS LOCATED ABOVE MAIN PIPE SHALL REQUIRE AN INSERTA-TEE.
10. ALL PVC FITTINGS SHALL BE GASKET TYPE BELL.

TYPICAL FIBERGLASS MANHOLE



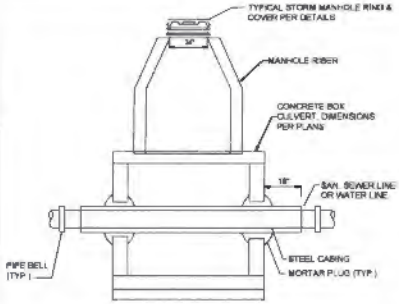
NOTES:
1. 3000 PSI CONCRETE MIN. CONCRETE FOR FOUNDATION AND RING COLLAR.
2. UTILITY CONTRACTOR TO PROVIDE CONCRETE CYLINDERS (SET OF 5) AND TEST REPORTS FROM A QUALIFIED GEOTECHNICAL ENGINEER TO HAWS ENGINEERING DEPT. TEST REPORTS SHALL INCLUDE (3) 7-DAY TESTS AND (2) 28-DAY TESTS AT A MINIMUM.
3. UTILITY CONTRACTOR SHALL NOT CONNECT TO EXISTING SANITARY SEWER LINES UNTIL APPROVED BY HAWS.
4. MANHOLES SHALL HAVE 12" MINIMUM WALL THICKNESS UP TO 26'-0" IN DEPTH
5. MANHOLES OVER 26' - 0" IN DEPTH SHALL BE ENGINEERED AND SUBMITTED TO HAWS ENGINEERING DEPT. FOR APPROVAL.
6. ALL CONNECTIONS LOCATED ABOVE MAIN PIPE SHALL REQUIRE AN INSERTA-TEE.
7. ALL PVC FITTINGS SHALL BE GASKET TYPE BELL.
8. ALL EXPOSED CONCRETE INSIDE OF MANHOLE, SHALL BE COATED WITH (CODE 9870) AS BRAND 788 TOP SERVICE BLACK HEAVY DUTY COAL TAR COATING.

TYPICAL FIBERGLASS MANHOLE
OVER EXISTING MAINS ONLY



NOTES:
1. CLEAN OUTS TO BE LOCATED IN GRASS AREA WHENEVER POSSIBLE, MIN. 3' FROM EDGE OF PAVEMENT, BACK OF CURB, EDGE OF DRIVEWAY, LIGHT POLES, TRANSFORMERS, OR POWER POLES.
2. CLEAN OUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
3. TYE COVER TO BE MARKED "S".
4. CLEAN OUTS TO BE INSTALLED PRIOR TO WATER METER INSTALLATION.
5. A CONCRETE COLLAR MAY BE REQUIRED IF CLEAN OUT IS LOCATED BETWEEN DRIVEWAYS. A SPECIAL CONSTRUCTION DETAIL WILL BE REQUIRED.
6. ALONG STREETS WITH ADJACENT NON-EXCLUSIVE UTILITY EASEMENTS, THE CLEANOUTS SHALL BE INSTALLED MIN. 12" MAX. 18" INTO THE EASEMENT.
7. DURING CONSTRUCTION A TEMPORARY CLEAN OUT MAY BE PERMITTED AS SHOWN IF USED. THE CLEAN OUT SHALL BE CUT DOWN TO FINAL GRADE AND THE PERMANENT CLEAN OUT COVER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF THE WATER METER.

TYPICAL CLEANOUT INSTALLATION

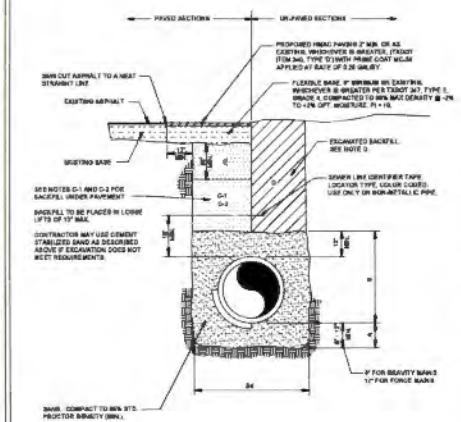


CASING INSTALLATION

PIPE CASING SIZE	MIN. WALL THICKNESS
10"	0.250"
12"	0.250"
14"	0.313"
16"	0.313"
18"	0.313"
21"	0.375"
24"	0.375"
30"	0.500"
36"	0.500"
42"	0.500"

GENERAL NOTES:
1. ALL STEEL CASING SHALL HAVE MIN. YIELD STRENGTH OF 70,000 PSI.
2. STEEL CASING SHALL BE CLOSED AT EACH END USING USING SYNTHETIC RUBBER END SEALS.
3. CASING SPACERS, IF REQUIRED, SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASEMENT. PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED OF HIGH DENSITY POLYETHYLENE. INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

BOX CULVERT
UTILITY CONFLICT DETAIL



NOTES:

A. SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID. UP TO BOTTOM OF PIPE (MIN THICKNESS = 6" FOR GRAVITY MAINS AND MIN. 12" FOR FORCE MAINS).

B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE BOWL IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE, MAXIMUM 6" LIFTS.

B4. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 15" PIPE AND SMALLER) OR PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)

C-1. (CITY STREETS, PARKWAY AREA, AND UNDEVELOPED) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAX. LIFTS.

C-2. (STATE MAINTAINED ROADWAY) EMBEDMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.

C-1 & C-2. SAND BEDDING TO 5-FEET ABOVE MAIN SAND BASE SHALL BE SELECT MATERIAL FROM EXCAVATION OR IMPORTED MATERIAL MEETING THE FOLLOWING CRITERIA:
LL <35
PI 8-20
#200 SIEVE = 2" #4
#40 SIEVE 5 TO <35%
COMPACT 95% ASTM 3966 STANDARD PROCTOR

D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% 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 II OR III WITH < 35% PASSING A No. 200 SIEVE AND PLASTICITY INDEX < 7.

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

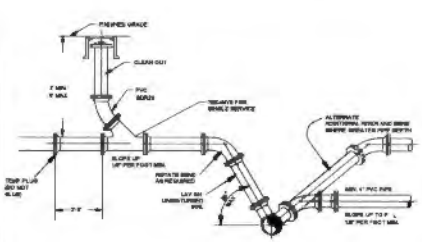
FOUNDATION PREPARATION USING CORNLESS, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

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.

E. APPLICABLE ONLY FOR TRENCHES WITHIN EXISTING PAVEMENT AREAS, OTHERWISE REQUIREMENTS FOR "D" ABOVE SHALL APPLY.
CEMENT STABILIZED SAND (2 BAGS/CY), SHALL MEET THE FOLLOWING:
SAND GRADATION % PASSING
#4 95-100
#10 45-100
#30 25-100
#200 10-20
PI=N/A, COMPACT TO 95% OF ASTM D698. MOISTURE TO BE WITHIN +/- 2% OPTIMUM MOISTURE.

NOTES:
1. WHEN UTILITY LOCATED WITHIN CITY R.O.W., ALL BACKFILL IS SUBJECT TO INSPECTION AND APPROVAL BY THE THE CITY ENGINEER'S OFFICE.
2. MINIMUM 6" SAND BEDDING UP TO FLOW LINE OF PIPE.
3. SAND BACKFILL FROM FLOW LINE OF PIPE TO 12" ABOVE TOP OF PIPE, 6" LIFTS, WATER JET, HAND TAMPERED.
4. ALL TRENCH WIDE/LOST BACKFILL WHICH IS NOT COMPACT TO 95% STD. PROCTOR FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
5. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.
6. SAND TO BE ARROYO OR RIVER SAND w.A.P. =5 AND LESS THAN 20% CLAY CONTENT
7. HAWS MAY APPROVE OR REJECT ANY BACKFILL MATERIAL DELIVERED TO THE SITE IF DEEMED INADEQUATE OR INAPPROPRIATE BASED ON OBSERVED FIELD CONDITIONS.

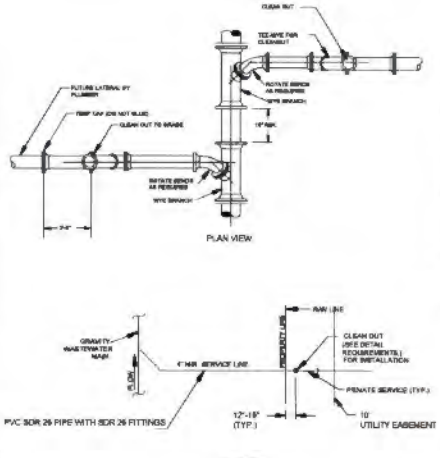
SANITARY SEWER PIPE
BEDDING DETAIL



PROFILE VIEW

NOTES:
1. THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR CLEAN OUT INSTALLATION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE DEPARTMENT.
2. 6IN, 3' AND 5 MAX. DEPTH IS REQUIRED AT THE TEMP. PLUG AT THE END OF THE SERVICE LATERAL UNLESS OTHERWISE APPROVED IN WRITING BY THE HAWS SYSTEM ENGINEER.
3. ALL WASTEWATER SERVICE LATERALS AND FITTINGS TO BE PVC SDR 26 MIN.
4. CLEAN OUTS SHALL BE LOCATED WITHIN AN UTILITY EASEMENT OR RIGHT-OF-WAY DEDICATED FOR UTILITIES.
5. ALONG STREETS WITH ADJACENT NON-EXCLUSIVE UTILITY EASEMENT, THE CLEANOUT SHALL BE INSTALLED BETWEEN 12" TO 18" INTO THE UTILITY EASEMENT.
6. 6IN, 3' HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN CLEANOUTS AND EDGE OF PAVEMENT, BACK OF CURB, EDGE OF DRIVEWAY, LIGHT POLES, TRANSFORMERS, POWER POLES.
7. ALL LATERALS, FROM GRAVITY MAIN TO BUILDINGS, SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER.

TYPICAL SINGLE SERVICE
WASTEWATER CONNECTION
(1 OF 2)



TYPICAL SINGLE SERVICE
WASTEWATER CONNECTION
(2 OF 2)

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

H+RLINGEN

halff
HALFF ASSOCIATES, INC.
TEXAS REGISTERED ENGINEERING FIRM F-312
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
TEL: (972) 441-3370

REVISIONS		
NO.	DATE	DESCRIPTION

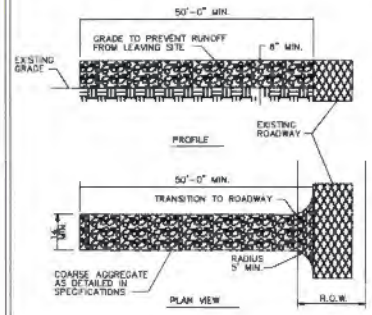
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REFERENCE CHAPA 147849
NAME M. LASSEN RPLS
ADDRESS
DATE
AGENT TX
PHONE TELEPHONE NO. STATE

PROJECT NO.	53001.007
ISSUED	8/28/2020
DRAWN BY	LA,FC
CHECKED BY	MC
SCALE	NA

SHEET TITLE:
WASTEWATER DETAILS

C-807

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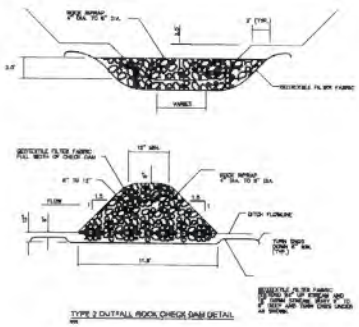


NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED CEMENT CONCRETE.
2. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
3. 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 A CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
4. STABILIZED CONSTRUCTION EXIT TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.

STABILIZED CONSTRUCTION EXIT

NTS



TYPE 2 DUTTALL ROCK CHECK DAM DETAIL

NTS

ROCK CHECK DAM NOTES

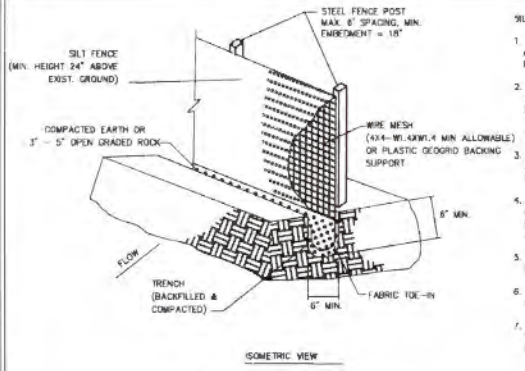
TYPE 1)
TEMPORARY CHECK DAMS TO REMAIN IN PLACE ON OFFSITE TEMPORARY SWALES TO LIMIT DRY SITE SILT FROM EXITING PROJECT. DAMS TO BE MAINTAINED INCESSANTLY BY DIGGING PERFORMED AS REQUIRED. DAMS TO BE REMOVED UPON FINAL EXCAVATION AND STABILIZATION OF OFFSITE TEMPORARY DITCHES.

TYPE 2)
TEMPORARY CHECK DAM TO REMAIN IN PLACE UNTIL PROJECT LIMITS AND UPSTREAM TRIBUTARY DITCHES ARE STABILIZED. UPON COMPLETION & FINAL EXCAVATION OF CHANNELS AND FINAL CHANNEL STABILIZATION, THE TEMPORARY DAMS SHALL BE REMOVED.

REMOVAL OF CHECK DAMS SHALL REQUIRE DISMANTLING, REMOVAL OF SILT FROM CHANNEL AND REPAIR OF CHANNEL STABILIZATION. THE CONTRACTOR SHALL PREPARE AN SWPP PLAN FOR THE DISMANTLING OPERATIONS.

EROSION GENERAL NOTES

1. IT IS THE INTENT OF THIS SUGGESTED EROSION CONTROL PLAN AND WITHIN THE SPECIFICATIONS TO BE USED AS THE GENERAL GUIDELINES OF THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT TO ESTABLISH A MINIMUM BASIS OF COMPLIANCE WITH FEDERAL REGULATIONS. CONTRACTOR SHALL PREPARE AND SUBMIT A NOTICE OF INTENT PER THE REQUIREMENTS IN THE NPDES GENERAL PERMIT. THE CONTRACTOR SHALL PREPARE THE STORM WATER POLLUTION PREVENTION PLAN AND BE SOLELY RESPONSIBLE FOR ITS IMPLEMENTATION. THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH IN THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) TPDES GENERAL PERMIT FOR REGION II FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITES.
2. THE STORM WATER POLLUTION PREVENTION PLAN SHOULD ADDRESS THREE GOALS;
   A) DIVERSION OF UPSLOPE WATER AROUND DISTURBED AREAS OF THE SITE;
   B) LIMITS THE EXPOSURE OF DISTURBED AREAS TO THE SHORTEST DURATION POSSIBLE; AND
   C) REMOVAL OF SEDIMENT FROM STORM WATER BEFORE IT LEAVES THE SITE.
3. THE CONTRACTOR SHALL MAKE THE STORM WATER POLLUTION PREVENTION PLAN AVAILABLE, UPON REQUEST, TO TCEQ.
4. THE CONTRACTOR MUST AMEND PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE PLAN, OR WHEN THE EXISTING PLAN PROVES INEFFECTIVE. MODIFICATIONS INCLUDING DESIGN AND ALL ADDITIONAL MATERIALS AND WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. STABILIZATION MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES. REPAIRS AND INADEQUACIES REVEALED BY THE INSPECTION MUST BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
6. AN INSPECTION REPORT THAT SUMMARIZES INSPECTION ACTIVITIES AND IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE RETAINED AND MADE PART OF THE PLAN.
7. ALL CONTRACTORS AND SUBCONTRACTORS IDENTIFIED IN THE PLAN MUST CERTIFY AS TO AN UNDERSTANDING OF THE NPDES GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY IDENTIFIED IN THE POLLUTION PREVENTION PLAN.
8. THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE PRACTICES CAN INCLUDE:
   a. DESIGNATING AREAS FOR EQUIPMENT MAINTENANCE AND REPAIR;
   b. REGULAR COLLECTION OF WASTE;
   c. CONVENIENTLY LOCATED WASTE RECEPTACLES; AND
   d. DESIGNATING AND CONTROLLING EQUIPMENT WASHDOWN.
10. THE CONTRACTOR SHALL AMEND OR MODIFY THIS PLAN AS REQUIRED BY CONSTRUCTION MEANS, METHODS AND SEQUENCE MODIFICATIONS SHALL NOT COMPROMISE THE INTENT OF THE REQUIREMENTS OF LAW AND THIS PLAN. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COST TO THE OWNER.
11. AREAS OF CONSTRUCTION ELSEWHERE ON THE JOB SITE SHALL CONFORM TO THE DETAILS SHOWN ON THE PLANS.
12. BORROW AREAS, IF EXCAVATED, SHALL BE PROTECTED AND STABILIZED UTILIZING THE PLAN DETAILS. ALL WORK SHALL CONFORM TO GOVERNMENTAL REQUIREMENTS AND BECOME PART OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPP). THE WORK SHALL BE DONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
13. ALL NON-PAVED AREAS SHALL BE MULCHED AND SEEDED WITH EROSION PROTECTION IMMEDIATELY UPON COMPLETION OF FINAL GRADING. THIS INCLUDES ALL DITCHES AND EMBANKMENTS. THE CONTRACTOR SHALL MAINTAIN FINAL GRADING AND KEEP SEEDED AREAS WATERED UNTIL FULLY ESTABLISHED AND ACCEPTED BY THE OWNER.
14. THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT AT ALL TRAFFIC EXIT POINTS PRIOR TO EXITING ONTO ANY PAVED ROADWAY.

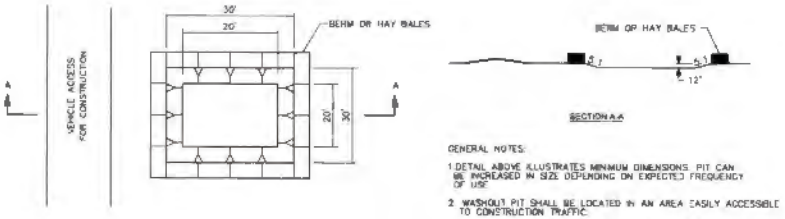


SILT FENCE DETAIL

NTS

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.



CONCRETE TRUCK WASHOUT PIT

NTS

GENERAL NOTES:

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.
2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.
3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.
4. WASHOUT LOCATION TO BE DETERMINED BY CONTRACTOR.

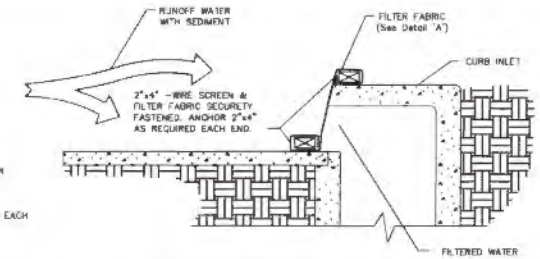
NOTE:

1.) FILTER FABRIC CURB INLET PROTECTION TO BE REMOVED WHEN SITE IS FULLY STABILIZED.

2.) FILTER FABRIC TO BE CLEANED AFTER EACH RAIN EVENT.

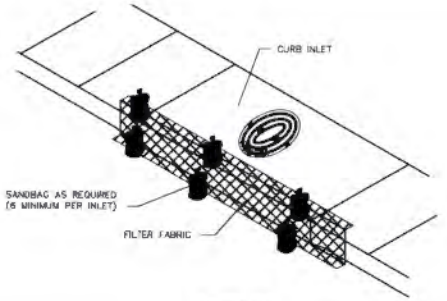
3.) 2X4 LUMBER TO BE CUT AS REQUIRED TO FIT CONTOURS OF GUTTER LINE.

4.) ALL BAGS TO BE USED FOR INLET PROTECTION TO BE U.V. RESISTANT.

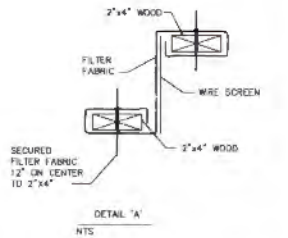


FILTER FABRIC CURB INLET PROTECTION

NTS



ISOMETRIC VIEW



DETAIL 'A'

NTS

VICTORIA COMMONS
PHASE II
90% SUBMITTAL
HARLINGEN, TX

HARLINGEN

halff

REVISION NO.	DATE	DESCRIPTION

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

REFERENCE GRAPH: 14766
NAME: PE LICENSE NO.
DATE:

PROJECT NO.	53001.007
ISSUED	8/28/2026
DRAWN BY	LA,EC
CHECKED BY	BC
SCALE	NA

SHEET TITLE:

EROSION CONTROL DETAILS

C-808

FILE NAME: A:\53000s\53001\007\LDC\ACD\Sheets\C_PLAN OTL\53001.007.dwg DATE: August 28, 2026, TIME: 4:05 PM, USER: BP4175

halff

VICTORIA COMMONS SUBDIVISION PHASE II - HARLINGEN,TEXAS

PUBLIC UTILITY IMPROVEMENTS - EOPCC

STORM UTILITY IMPROVEMENTS					
ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
1	24" Gasket Sealed RCP (Class III)	LF	271	$ 165.00	$ 44,715.00
2	30" Gasket Sealed RCP (Class III)	LF	1,006	$ 200.00	$ 201,200.00
3	36" Gasket Sealed RCP (Class III)	LF	604	$ 225.00	$ 135,900.00
4	48" Gasket Sealed RCP (Class III)	LF	58	$ 250.00	$ 14,500.00
5	60" Gasket Sealed RCP (Class III)	LF	750	$ 350.00	$ 262,500.00
6	Junction Box w/ Curb Inlet Opening	EA	3	$ 15,000.00	$ 45,000.00
7	Junction Box (8' X 8')	EA	1	$ 12,000.00	$ 12,000.00
8	Type A MOD II Inlet	EA	4	$ 4,000.00	$ 16,000.00
9	Grate Inlet	EA	1	$ 4,000.00	$ 4,000.00
10	Type F Inlet	EA	5	$ 5,500.00	$ 27,500.00
11	24" Slope End Treatment	EA	1	$ 12,000.00	$ 12,000.00
12	30" Slope End Treatment	EA	2	$ 14,000.00	$ 28,000.00
13	36" Slope End Treatment	EA	1	$ 16,000.00	$ 16,000.00
14	60" Sloped End Treatment	EA	1	$ 20,000.00	$ 20,000.00
15	Trench Protection RCP	LF	2689	$ 2.80	$ 7,529.20
16	Connect To Existing Storm System W/ Manhole	EA	1	$ 7,106.77	$ 7,106.77
				Sub Total =	$ 853,950.97
				30% CONTINGENCY =	$ 256,185.29
				TOTAL =	**$ 1,110,136.26**

ROADWAY IMPROVEMENTS					
ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT PRICE	TOTAL
1	Curb and Gutter	LF	2195	$ 34.50	$ 75,727.50
2	HMAC	SY	5548	$ 45.20	$ 250,769.60
3	Flexible Base	SY	5548	$ 16.45	$ 91,264.60
4	Lime Treated Subgrade	SY	5548	$ 20.55	$ 114,011.40
5	5' Sidewalk	SY	1192	$ 45.00	$ 53,640.00
6	Conc. Driveway	SY	125	$ 60.00	$ 7,500.00
				Sub Total =	$ 592,913.10
				30% CONTINGENCY =	$ 177,873.93
				TOTAL =	**$ 770,787.03**

PROJECT TOTAL =	**$ 1,880,923.29**

This cost estimate has been prepared in accordance with standard industry practices. It is understood and agreed that this estimate is provided for informational purposes only and does not constitute a guarantee of actual project costs. The Engineer shall not be held liable to the Owner or any third party for any discrepancies between the estimated and actual costs of the project or any portion thereof. This estimate is valid for a period of six (6) months from the date of issuance. If this period is exceeded, the Engineer shall update the estimate upon request to reflect current conditions and pricing.

From: Nadia Lopez <nlopez@harlingentx.gov>
Sent: Thursday, September 24, 2026 3:06 PM
To: Leslie Acosta <lAcosta@halff.com>; Roberto Hernandez <rhernandez@harlingentx.gov>
Cc: Berenice Chapa <bchapa@halff.com>
Subject: Re: Victoria Commons Phase II - Escrow Amount

Good afternoon.

We have reviewed the amount and do not have an issue with the cost amount. Let me know if you need anything else from us.

Thank You.

Nadia Lopez, PE

CITY ENGINEER

(956) 216-5223

nlopez@harlingentx.gov

www.harlingentx.gov

24200 FM 509, Harlingen, TX 78550

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Please note that any correspondence, such as e-mail or letters sent to City staff may become a public record and made available for public or media review, unless otherwise prohibited by law.

AGENDA ITEM
EXECUTIVE SUMMARY

10(b)

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on First Reading for a request for a Special Use Permit (SUP) to allow a restaurant in an Office ("O") District, located at 1717 N. Ed Carey Drive, bearing a legal description of Lots 15 & 16, Block 2, Arroyo Estates Subdivision. Applicant: Akram Boulos

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/ Special Projects Director
Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- September 16, 2026 – Application for Special Use Permit ("SUP") submitted to the City. **(ATTACHMENT I)**
- September 25, 2026 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- September 26, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- October 13, 2026 - Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission (P&Z).
- October 21, 2026 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- November 4, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Section 111-62 of the Code of Ordinances provides that a restaurant without drive-in service in an Office ("O") District requires approval of a Special Use Permit (SUP) by the City Commission.
- Akram Boulos, the applicant, is requesting a Special Use Permit to allow a new Marble Slab Creamery at the location. (**ATTACHMENTS II AND III**)
- There is currently an existing 7,691 square foot building on the property. The previous use of the property was a Women's Clinic.
- Based on the site plan and information submitted by the applicant, the restaurant is proposed to operate daily, from 11am – 10pm. Based on the applicable City regulations, 22 parking spaces are required for the proposed use. The current site plan indicates 28 parking spaces are provided. (**ATTACHMENTS II–IV**)
- Surrounding properties are zoned Office ("O") District to the north, east, and west, while the property to the south is zoned General Retail ("GR") District. Surrounding land uses include a Walgreens Drug Store to the south, a plaza to the west, the Valley Baptist Emergency Center to the north, and offices to the east. (**ATTACHMENTS V-VII**)

- The City of Harlingen Building Inspections Division, Fire Prevention Bureau, Health Department, and Police Department reviewed the SUP application. The departments reported no objection to the proposed request, subject to compliance with the Harlingen Code of Ordinances and all applicable requirements and procedures administered by each respective department. **(ATTACHMENTS VIII-XI)**
- The Future Land Use Component of the Harlingen Horizon: A City on the Rise Comprehensive Plan designates this area as Retail. The proposed restaurant/coffee shop is consistent with the Future Land Use Plan and is generally compatible with the existing development pattern in the surrounding area.
- The applicant shall obtain and maintain all required State and City permits and licenses applicable to the proposed use.
- To date, the Planning & Zoning Department has not received any opposition to the requested Special Use Permit.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose?		Yes		No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the Special Use Permit (SUP) amendment subject to the following conditions:

1. The applicant shall comply with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Marshal's Office, Health Department, and Police Department.
2. Hours of operation are everyday from 11am – 10pm.
3. The applicant shall provide and maintain the required parking in accordance with applicable City regulations.
4. The applicant shall obtain and maintain all required State and City permits.

City Manager's approval: GG ☑ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☑ Yes ☐ No ☐ N/A

Attachment I – Application

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:
In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550
Email: Planning@harlingentx.gov. Questions? Call (956) 216-5101.

PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Akram Boulos

Property Owner Phone: 956.778.5078 Property Owner Email: [redacted]

Property Owner Address: 1717 Ed Carey dr Harlingen, tx 78550

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

☑ Applicant is the same as Property Owner (skip section below)

Applicant Name: _____ Applicant Phone: _____

Applicant Email: _____

Applicant Address: _____

PROPERTY INFORMATION

Project Address: 1717 Ed Carey dr Harlingen

Property/GEO ID: _____ (If unknown, look up ID at Cameron County Appraisal District)

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): _____

Current Zoning: offes (If unknown, check our Interactive Zoning Map or have staff verify your zoning)

Proposed Zoning: special Use (If unknown, visit or call the Planning Division staff)

Current Land Use: _____

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?):

Select Application Type (Select all that apply):

Land Use Changes
- ☐Rezoning Request - $250
- ☑Special Use Permit - $250
- ☐Planned Development District - $250
- ☐Voluntary Annexation Request/Initial Zoning – $0
- ☐Comprehensive Plan Amendment Request - $250

PAID 9.14.21 cc

Zoning Board of Adjustment (ZBA)
- ☐Zoning Variance Request (ZBA) - $250
- ☐Zoning Special Exception (ZBA) - $250
- ☐Administrative Appeal (ZBA) - $125

Subdivision/Platting:
- ☐Preliminary Construction Plans/Final Plat - $150
- ☐Replat - $250
- ☐Vacating Plat - $50
- ☐Subdivision Variance - $25 (each)

Other Requests:
- ☐License to Encroach - $250
- ☐Right-of-Way/Utility Easement Abandonment – $0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review

Required for ALL Applications:

A. Application Fee (Check or card only. No cash accepted)
B. Valid Photo ID

Attachment I – Application

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

C. Warranty Deed
D. Authorization Letter from Owner (if applicant is not the owner)
E. Entity documents

Rezoning:
A. Written statement describing the proposed use(s) of the subject property
B. Survey/Survey Plat
C. Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:
A. Written statement describing the proposed use(s) of the subject property
B. Site plan showing the proposed development of the property, including existing and proposed: building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
C. Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:
A. Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested.
B. Written statement describing the purpose of the request (For Administrative Appeals Only).
C. Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:
A. Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
B. Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

Right-of-Way/Utility Easement Abandonment/License to Encroach:
A. Written statement describing the purpose of the request
B. Survey
C. Metes & Bounds description
D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
E. Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:
A. Written petition by owner(s) requesting annexation
B. Survey
C. Metes & Bounds description

CERTIFICATION

☐I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application.
☐I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen.
☐I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
☐I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner.)

Property Owner Name & Signature: Akram Boulos _____ **Date:** 9/16/2026

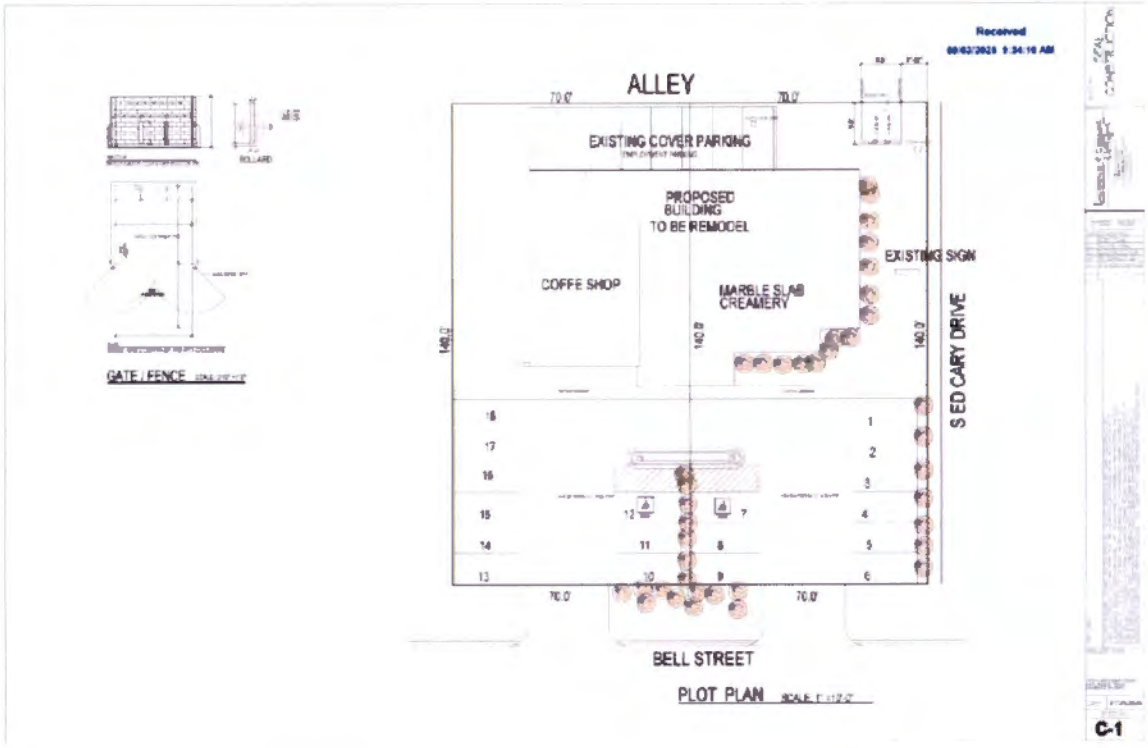
Authorized Representative Name & Signature: _____ **Date:** _____

OFFICE USE ONLY

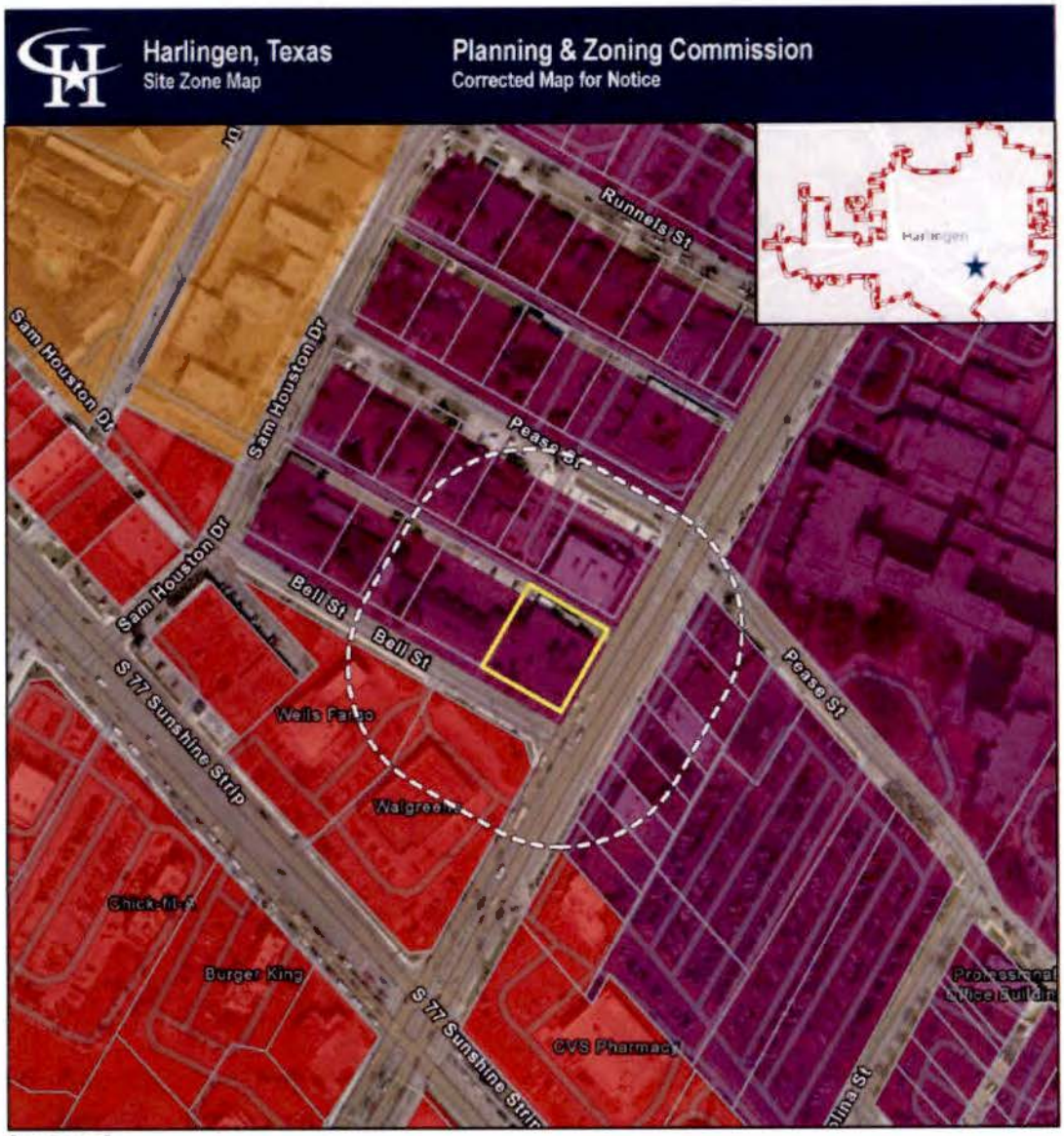
Date Submitted: _____ *Date Deemed Complete:* _____ *Application Fee Paid: $* 250 + 3% + 750

Case # _____ *Receipt #:* 247990 *Received By (initials):* _____

Attachment II – Site Plan



Attachment III – Zoning Map

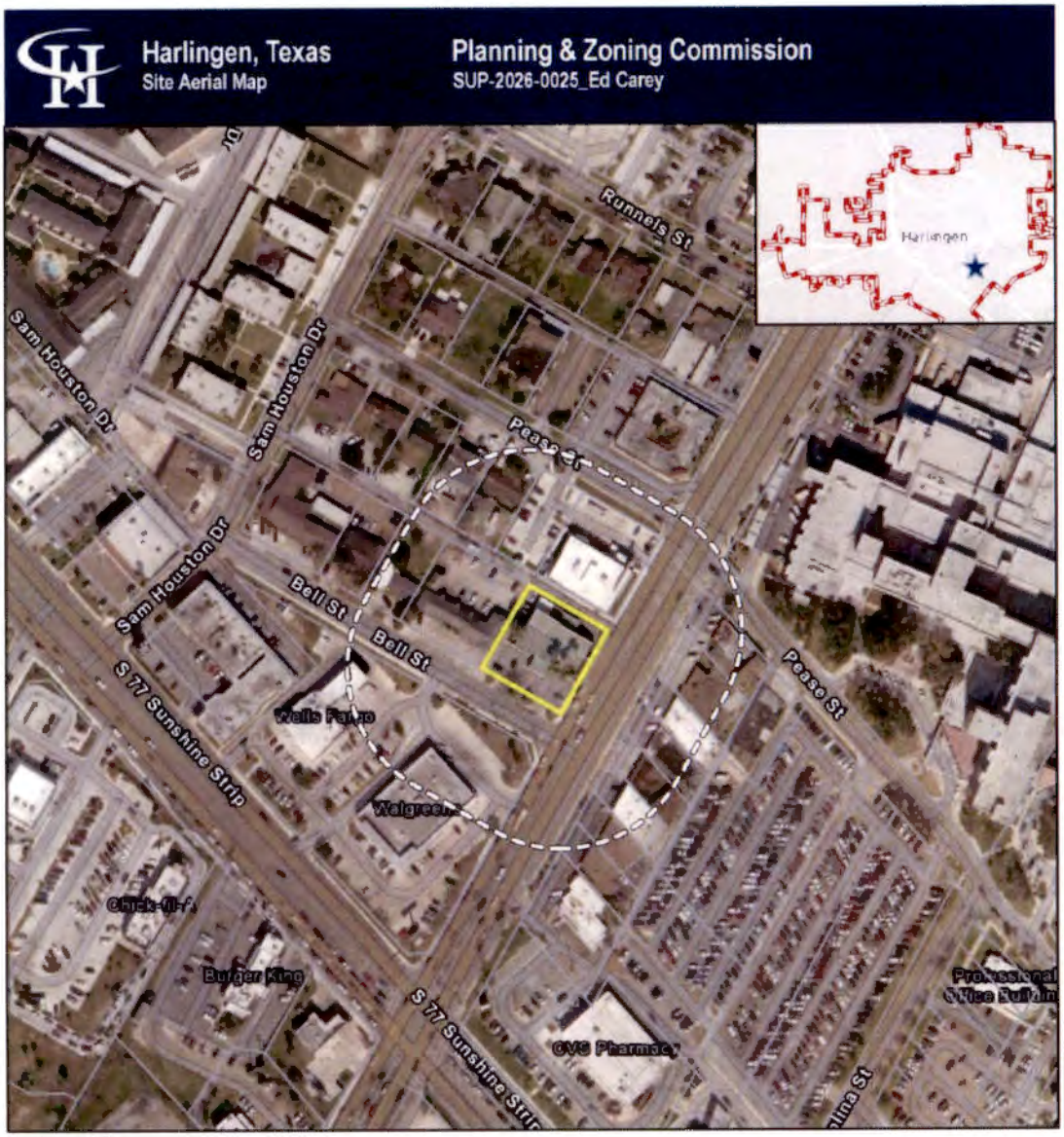


Attachment IV – Street View

Street view North Ed Carey



Attachment V – Aerial Map



Attachment VI – Fire Prevention Bureau

CITY OF HARLINGEN TEXAS

Specific Use Permit ("SUP") Routing Slip

Applicant: Akram Boulos

Phone No.: (956) 778 – 5078

Location: 1717 N. Ed Carey Drive

Project Description: Request for a Special Use Permit (SUP) to allow a restaurant in an Office ("O") District, located at 1717 N. Ed Carey Drive, bearing a legal description of Lots 15 & 16, Block 2, Arroyo Estates Subdivision.

Department: Fire Prevention Bureau

Approval: X YES _____ NO

Comments: Applicant will have to meet any codes, regulations, ordinances, and standards required for permit.

Asst. Fire Marshal, Russell Knight

Signature: Russell Knight **Date: October 6, 2026**

Attachment VII – Health Department

CITY OF HARLINGEN TEXAS

Specific Use Permit ("SUP") Routing Slip

Applicant: Akram Boulos

Phone No.: (956) 778 – 5078

Location: 1717 N. Ed Carey Drive

Project Description: Request for a Special Use Permit (SUP) to allow a restaurant in an Office ("O") District, located at 1717 N. Ed Carey Drive, bearing a legal description of Lots 15 & 16, Block 2, Arroyo Estates Subdivision.

Department: Health

Approval: **X** YES _____ NO

APPROVED. Health department requirements will have to be met when converting from office building to restaurant.

Signature

10-5-26

Date

Attachment VIII – Building Inspections Division

CITY OF HARLINGEN TEXAS

Specific Use Permit ("SUP") Routing Slip

Applicant: Akram Boulos

Phone No.: (956) 778 – 5078

Location: 1717 N. Ed Carey Drive

Project Description: Request for a Special Use Permit (SUP) to allow a restaurant in an Office ("O") District, located at 1717 N. Ed Carey Drive, bearing a legal description of Lots 15 & 16, Block 2, Arroyo Estates Subdivision.

Department: Building Permits and Inspections Division

Approval: _____YES _____ NO _X_ PENDING

Comments: If request is approved by the Planning Department, A plan review will be required. A Building Permit application, Architectural and Engineering plans, a detailed code analysis, a site plan, existing floor plan and proposed floor plan with dimensions to scale identifying all areas to be used to calculate occupant load, determine required plumbing fixtures and life safety plan (means of egress) for the proposed use must be submitted to the Building Department. The construction documents must comply with the 2024 International Building Code and Family of Codes.

Raul Rodriguez _____ 10/06/2026

Signature Date

Attachment IX – Harlingen Police Department

CITY OF HARLINGEN TEXAS

Specific Use Permit ("SUP") Routing Slip

Applicant: Akram Boulos

Phone No.: (956) 778 – 5078

Location: 1717 N. Ed Carey Drive

Project Description: Request for a Special Use Permit (SUP) to allow a restaurant in an Office ("O") District, located at 1717 N. Ed Carey Drive, bearing a legal description of Lots 15 & 16, Block 2, Arroyo Estates Subdivision.

Department: Police

Approval: ✓ YES ____ NO

[signature]

Signature

10/7/21

Date

Attachment X – Future Land Use Map



ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES (ORDINANCE NO. 16-8) OF THE CITY OF HARLINGEN: TO ISSUE A SPECIAL USE PERMIT (SUP) TO AKRAM BOULOS TO ALLOW A RESTAURANT AT 1717 N. ED CAREY, BEARING A LEGAL DESCRIPTION OF LOTS 15 & 16, BLOCK 2 ARROYO ESTATES SUBDIVISION.

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a special use permit for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed special use permit having been fully made and complied with as required by said Code of Ordinances and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) and to be herewith amended by the following described property being changed for permissive zone use as indicated:

To issue a Special Use Permit (SUP) to allow a restaurant without a drive-in service in an Office ("O") District located at 1717 N. Ed Carey Drive, bearing a legal description of Lots 15 & 16, Block 2, Arroyo Estates Subdivision as shown in Exhibit "A" subject to:

1. The applicant shall comply with all applicable requirements administered by the Planning and Zoning Division, Building Inspections Division, Fire Marshal's Office, Health Department, and Police Department.
2. Hours of operation are from Sunday through Saturday from 11am – 10pm.
3. The applicant shall provide and maintain the required parking in accordance with applicable City regulations.
4. The applicant shall obtain and maintain all required State and City permits.

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Building Inspection Inspector and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within by the appropriate initials for that portion herewith zoned for

particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this ____ day of _____, 2026 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

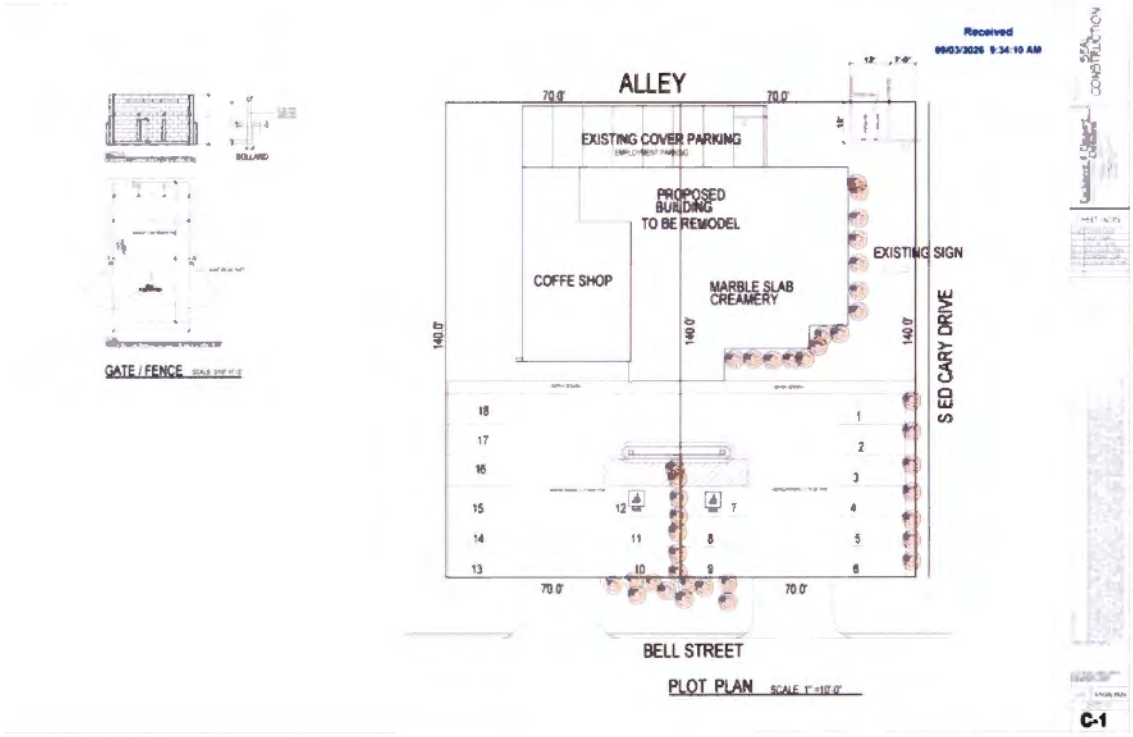
CITY OF HARLINGEN

_____
Norma Sepulveda, Mayor

ATTEST:

_____
Mayra Herrera, City Secretary

Exhibit "A"


Received
ALLEY
70.0'
70.0'
EXISTING COVER PARKING
PROPOSED BUILDING TO BE REMODEL
COFFE SHOP
MARBLE SLAB CREAMERY
EXISTING SIGN
S ED CARY DRIVE
140.0'
140.0'
140.0'
18
17
16
15
14
13
1
2
3
4
5
6
12
11
10
9
8
7
70.0'
70.0'
BELL STREET
BOLLARD
GATE / FENCE
PLOT PLAN
C-1

AGENDA ITEM
EXECUTIVE SUMMARY

10(C)

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on First Reading for a request to rezone from Residential, Multi-Family ("M-2") District to General Retail ("GR") District for Lot 1, Block 1, New Hampshire Commercial Subdivision, located south of New Hampshire Street, approximately 1,614 feet north of Hale Avenue. Applicant: Fernando A. Russek. Attachment ***(Planning & Development)***

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/ Special Projects Director
Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- August 18, 2026 – Application for rezoning submitted (**ATTACHMENT I).**
- September 24, 2026 – In accordance with State and local law, notice of the required public hearing was mailed to all property owners within a 200 feet radius of subject tract.
- September 26, 2026 – In accordance with Statute and local law, notice of required public hearings published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract.
- October 13, 2026 – Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- October 21, 2026 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- November 4, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- The applicant is requesting to rezone the subject property from Multi-Family ("M-2") District to General Retail ("GR") District to allow for a storage unit development on the subject property.

- The subject property is currently vacant and has approximately 364 feet of frontage along New Hampshire Street with a depth of approximately 386 feet at its deepest point. **(ATTACHMENT II-VI).**

- The surrounding properties are zoned General Retail ("GR") District to the north, east, and west, Residential, Duplex ("R-2") District to the east, and Residential, Single-Family ("R-1") and Residential, Multi-Family ("M-2") Districts to south. **(ATTACHMENT II)**. Surrounding land uses consist of Orthopedic Physical Therapy, D' Fabulous Pool and Event Center, duplexes and single-family residences to the south and vacant land. **(ATTACHMENT V)**

- The Future Land Use Plan component of the Harlingen Horizon – A City on the Rise Comprehensive Plan designates this area as medium density residential. The request is not consistent with the Future Land Use Plan designation; however, it is consistent with the commercial rezoning and development trends for this area of New Hampshire Street. (**ATTACHMENT VI**).

- To date, the Planning and Development Department has not received any calls or correspondence in opposition to the rezoning request. Staff mailed 37 notices to surrounding property owners.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*
*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the rezoning request.

City Manager's approval: GG ☑ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☐ Yes ☐ No ☐ N/A

Attachment I—Application

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:
In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550
Email: Planning@harlingentx.gov. Questions? Call (956) 216-5101.

PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Fernando A. Russek
Property Owner Phone: (956)970-4005 Property Owner Email: [redacted]
Property Owner Address: 1639 Sam Houston Dr., Harlingen Tx. 78550

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

■ Applicant is the same as Property Owner (skip section below)

Applicant Name: Same Applicant Phone:
Applicant Email:
Applicant Address:

PROPERTY INFORMATION

Project Address: Lot 1, Block 1, New Hampshire Commercial Subdivision
Property/GEO ID: 19-9732-0010-0010-00 (If unknown, look up ID at Cameron County Appraisal District)
Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey):
Lot 1, Block 1, New Hampshire Commercial Subdivision
Current Zoning: M2 Multy-Family (If unknown, check our Interactive Zoning Map or have staff verify your zoning)
Proposed Zoning: General Retail (If unknown, visit or call the Planning Division staff)
Current Land Use: Vacant

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?):
The Property is a 2.53 Acre lot part of the New Hampshire Commercial Subdivision, that has 463 linear feet frontage to New Hampshire St., we plan to build a storage facility and office

Select Application Type (Select all that apply):

PAID 8-12-24

Land Use Changes
- ■ Rezoning Request - $250
- ☐ Special Use Permit - $250
- ☐ Planned Development District - $250
- ☐ Voluntary Annexation Request/Initial Zoning – $0
- ☐ Comprehensive Plan Amendment Request - $250

Zoning Board of Adjustment (ZBA)
- ☐ Zoning Variance Request (ZBA) - $250
- ☐ Zoning Special Exception (ZBA) - $250
- ☐ Administrative Appeal (ZBA) - $125

Subdivision/Platting:
- ☐ Preliminary Construction Plans/Final Plat - $150
- ☐ Replat - $250
- ☐ Vacating Plat - $50
- ☐ Subdivision Variance - $25 (each)

Other Requests:
- ☐ License to Encroach - $250
- ☐ Right-of-Way/Utility Easement Abandonment – $0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review.

Required for ALL Applications:
A. Application Fee (Check or card only. No cash accepted)
B. Valid Photo ID

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

C. Warranty Deed
D. Authorization Letter from Owner (if applicant is not the owner)
E. Entity documents

Rezoning:
A. Written statement describing the proposed use(s) of the subject property
B. Survey/Survey Plat
C. Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:
A. Written statement describing the proposed use(s) of the subject property
B. Site plan showing the proposed development of the property, including existing and proposed: building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
C. Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:
A. Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested.
B. Written statement describing the purpose of the request (For Administrative Appeals Only).
C. Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:
A. Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
B. Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

Right-of-Way/Utility Easement Abandonment/License to Encroach:
A. Written statement describing the purpose of the request
B. Survey
C. Metes & Bounds description
D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
E. Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:
A. Written petition by owner(s) requesting annexation
B. Survey
C. Metes & Bounds description

CERTIFICATION

☐I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application.
☐I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen.
☐I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
☐I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner.)

Property Owner Name & Signature: Fernando A. Russek Date: 8/18/20

Authorized Representative Name & Signature: _____ Date: _____

OFFICE USE ONLY

Date Submitted: _____ *Date Deemed Complete:* _____ *Application Fee Paid:* $ 250 + 7.50

Case #: _____ *Receipt #:* 22500 *Received By (initials):* _____

Attachment I—Application

City of Harlingen 8/18/26

Planning and Developing Department

This Statement id to elaborate on the request for Re-Zoning my property known as Lot 1, Block 1 of the New Hampshire Commercial Subdivision in Harlingen from M2 Multi-Faily Zooning to GR General Retail, Our plan is to develop and build some storage Units and an office.

The property is Surrounded on 3 sides by General retail Zooning;

On the North by New Hampshire St. ad crossing the street there is a place called D. Fabulous Pool and Event Center

On the East by Orthopedic Physical Therapy, and an Alley, across the alley by some Duplex Homes

On the West by an empty track of land Zone General Retail according to the Harlingen Interactive Planning and Zoning Map

On the South by a future extension of Glasscock Av. Into New Hampshire St.

Attached to this statement is a copy of the current Interactive Planning and Zoning Map of Harlingen

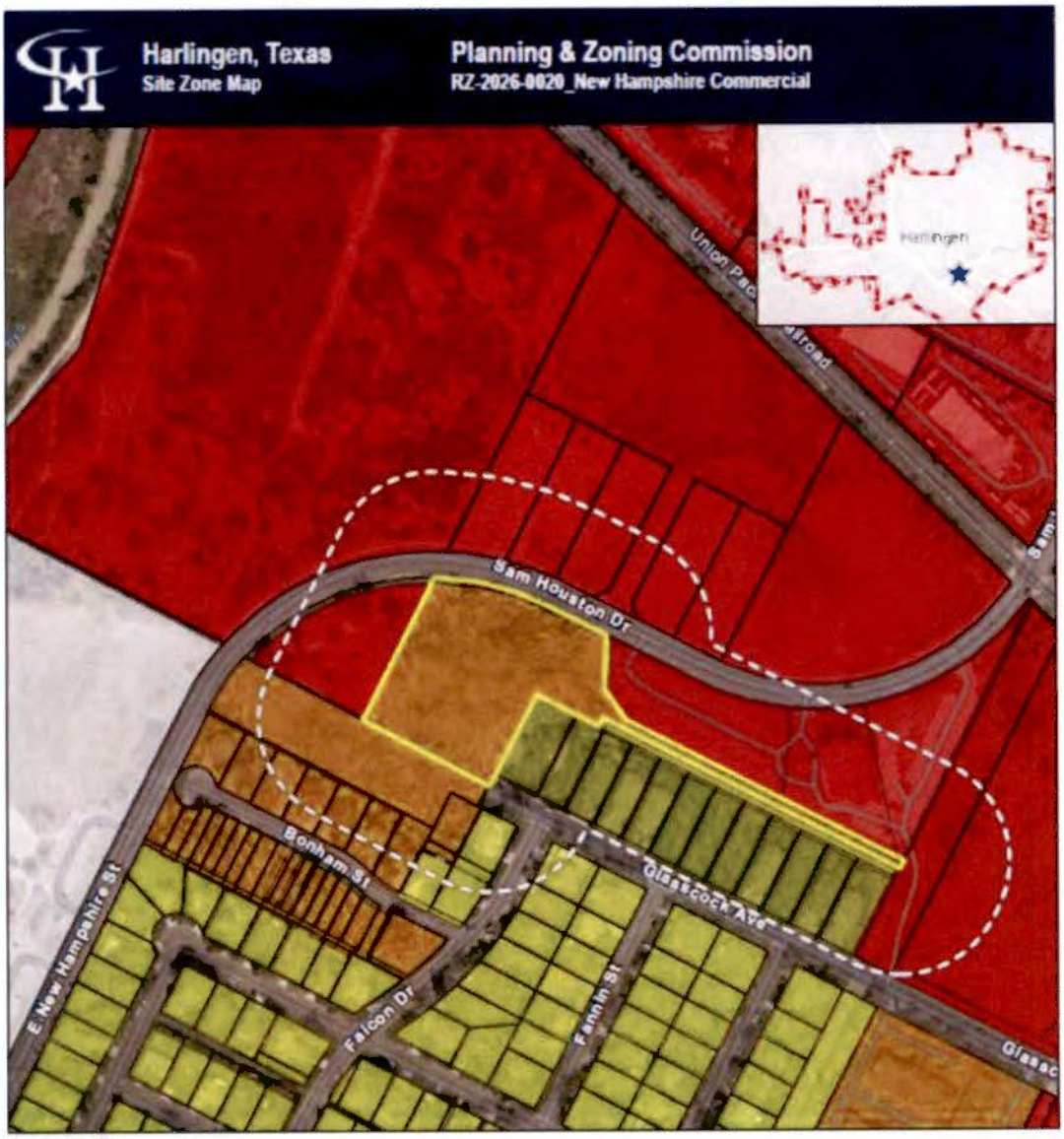
Thank You for your help

Fernando A. Russek

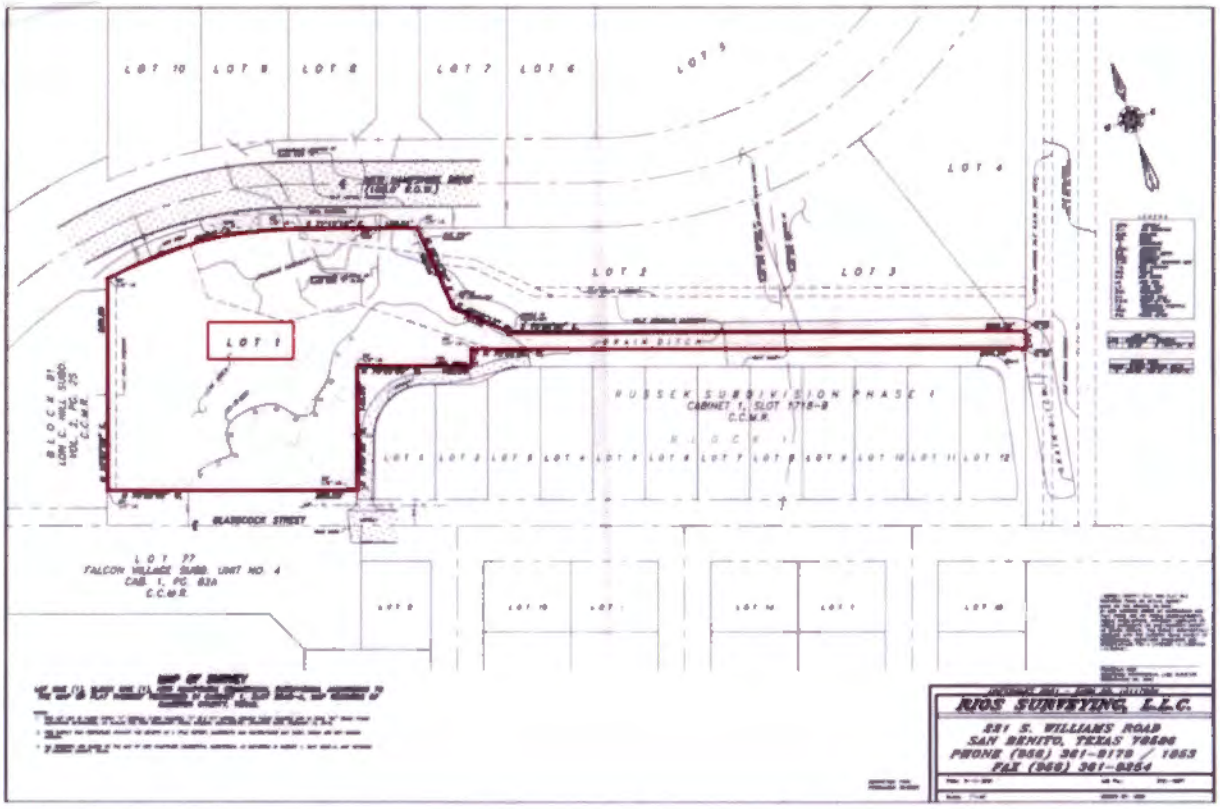
[redacted]

(956)970-4005

Attachment II—Legal Notice



Attachment III—Survey



Attachment IV – Street View

View of subject property



Attachment V—Aerial



Attachment VI—Future Land Use Map



Legend

- Subject Property: Lot 1, Block 1 New Hampshire Commercial Sub
- 200 ft Buffer
- Property Parcels
- City Limits

Future Land Use Designation

- Retail
- Mixed Use
- Lower Density Residential
- Medium Density Residential
- Recreational/Open Space

0 0.05 0.1 mi

ORDINANCE NO. 26-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM RESIDENTIAL, MULTI-FAMILY ("M-2") DISTRICT TO GENERAL RETAIL ("GR") DISTRICT FOR LOT 1, BLOCK 1, NEW HAMPSHIRE COMMERCIAL SUBDIVISION, LOCATED SOUTH OF NEW HAMPSHIRE STREET, APPROXIMATELY 1,614 FEET NORTH OF HALE AVENUE.

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated on Exhibit A:

> Rezoning from Residential, Multi-Family ("M-2") District to General Retail ("GR") District for Lot 1, Block 1, New Hampshire Commercial Subdivision located south of New Hampshire Street, approximately 1,614 feet north of Hale Avenue.

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Building Inspection Inspector and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within by the appropriate initials for that portion herewith zoned for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this 4th day of November 2026 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

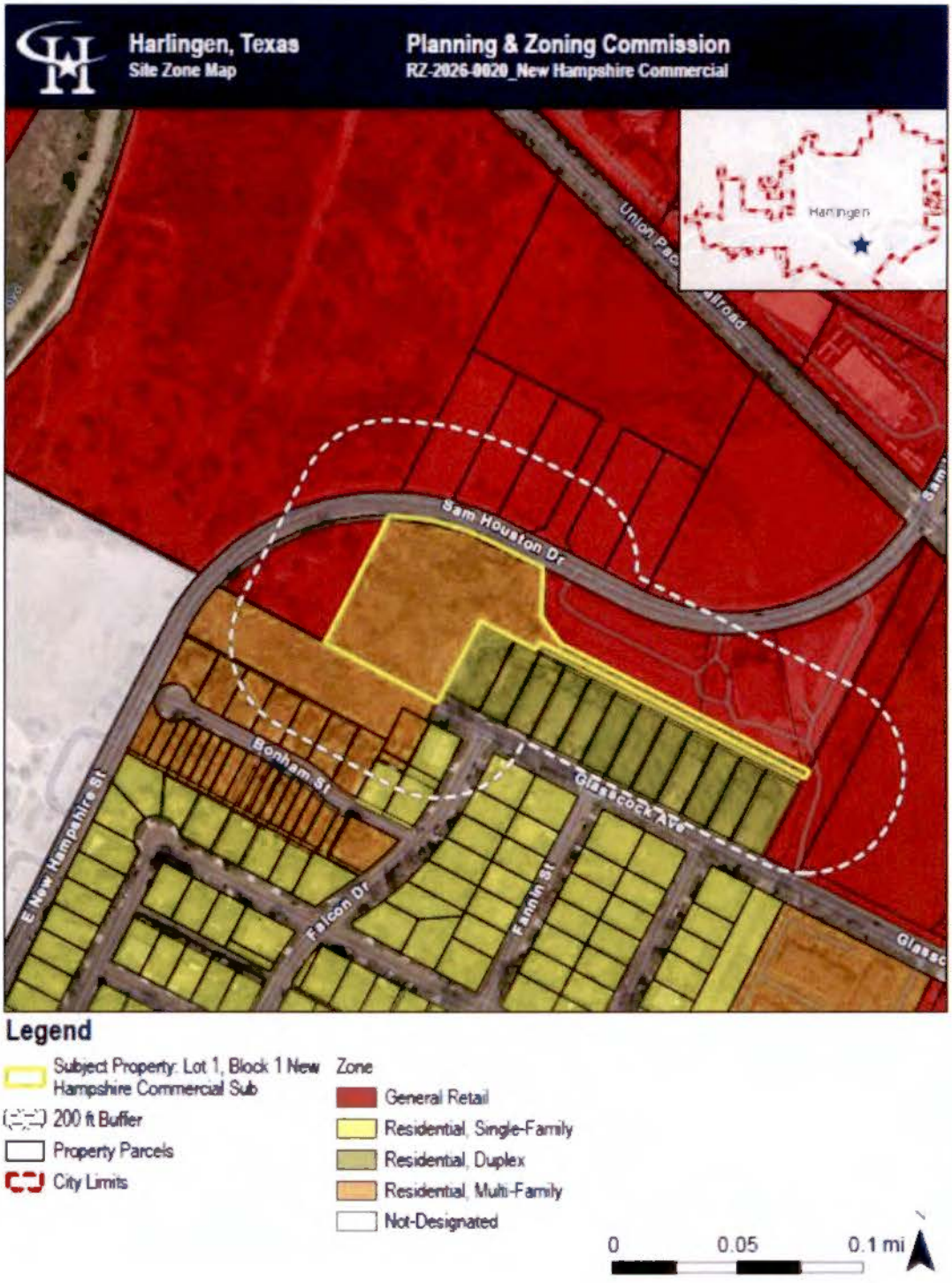
CITY OF HARLINGEN

_____
Norma Sepulveda, Mayor

ATTEST:

_____
Mayra Herrera, City Secretary

EXHIBIT "A"


Harlingen, Texas
Site Zone Map
Planning & Zoning Commission
RZ-2026-0020_New Hampshire Commercial
Harlingen
Union Pacific Railroad
Sam Houston Dr
Bonham St
Glasscock Ave
E New Hampshire St
Falcon Dr
Franklin St
Legend
Subject Property: Lot 1, Block 1 New Hampshire Commercial Sub
200 ft Buffer
Property Parcels
City Limits
Zone
General Retail
Residential, Single-Family
Residential, Duplex
Residential, Multi-Family
Not-Designated
0
0.05
0.1 mi

10(d)

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on First Reading for a request to rezone from Not Designated ("N") District to Residential, Single Family ("R-1") District for 18.7879 acres of the south 20 acres of Block 33, David & Stephenson Subdivision, located east of Crossett Road, approximately 2,606 feet north of West Loop 499. Applicant: VG Vanguard Engineering, LLC c/o River Creek Management, LLC. Attachment ***(Planning & Development)***

Prepared By:	Ana Hernandez, AICP, CNU-A
Title:	Planning and Development Director/ Special Projects Director
Signature:	*Ana Hernandez*

Brief Summary:

Project Timeline

- September 8, 2026 – Application for a rezoning submitted to the City. **(ATTACHMENT I)**
- September 25, 2026 - In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- September 26, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract.
- October 13, 2026- Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- October 21, 2026– Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- November 4, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- VG Vanguard Engineering, on behalf of River Creek Management, LLC, is requesting to rezone the subject property from Not Designated ("N") District to Residential, Single-Family ("R-1") District to allow for a single-family residential development. **(ATTACHMENT IV).**

- The property is currently vacant and unsubdivided. The developer is proposing to subdivide the property into a 78-lot subdivision under the name River Creek Subdivision. The property has approximately 660 feet of frontage along Crossett Road and extends approximately 1,240 feet at its longest point. **(ATTACHMENT III).**

- The surrounding properties are zoned Planned Development ("PD") District to the west, to the east, north, and south is county. Surrounding development includes the Sunshine Country Club Estates to the west a mobile home subdivision to the

south, to the north is vacant land and single-family homes, and to the east is vacant land single family homes. **(ATTACHMENT VI)**.

- The Future Land Use Component of the Harlingen-Horizon: A City on the Rise Comprehensive Plan designates this area as agricultural. While the proposed development is not consistent with the Future Land Use Plan, it is consistent with the existing development pattern in the surrounding area. **(ATTACHMENT VII).**

- To the present, the Planning and Development Department has not received any calls from surrounding property owners in opposition to the requested rezoning.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the rezoning.

City Manager's approval: GG ☑ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☑ Yes ☐ No ☐ N/A

Attachment I

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:
In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550
Email: Planning@harlingentx.gov. Questions? Call (956) 216-5101.

HARLINGEN Texas

PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): RIVER CREEK MANAGEMENT, LLC

Property Owner Phone: 956-346-1641 Property Owner Email: [redacted]

Property Owner Address: 102 Creek Ct. Brownsville, Texas 78520-7570 Cameron County

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

☐ Applicant is the same as Property Owner (skip section below)

Applicant Name: VG Vanguard Engineering, LLC Applicant Phone: 956-514-5086

Applicant Email: [redacted]

Applicant Address: 4019 E. Expressway 83 Weslaco, Tx. 78596

PROPERTY INFORMATION

Project Address: David and Stephenson Subdivision 18.7879 Acres of S 20 AC BLK 33

Property/GEO ID: 203307 / 97-3780-0330-0000-00 (If unknown, look up ID at Cameron County Appraisal District)

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): DAVID & STEPHENSON SUBDIVISION 18.7879 ACRES OF S 20 AC BLK 33

Current Zoning: Not-designated (If unknown, check our Interactive Zoning Map or have staff verify your zoning)

Proposed Zoning: Residential (If unknown, visit or call the Planning Division staff)

Current Land Use: Undeveloped

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?):
Rezoning Request from the City of Harlingen Planning Department to have a zoning designation for the proposed subdivision to become residential

Select Application Type (Select all that apply):

PAID 9.1.24 RCPT# 22548

Land Use Changes
- ■ Rezoning Request - $250
- ☐ Special Use Permit - $250
- ☐ Planned Development District - $250
- ☐ Voluntary Annexation Request/Initial Zoning – $0
- ☐ Comprehensive Plan Amendment Request - $250

Zoning Board of Adjustment (ZBA)
- ☐ Zoning Variance Request (ZBA) - $250
- ☐ Zoning Special Exception (ZBA) - $250
- ☐ Administrative Appeal (ZBA) - $125

Subdivision/Platting:
- ☐ Preliminary Construction Plans/Final Plat - $150
- ☐ Replat - $250
- ☐ Vacating Plat - $50
- ☐ Subdivision Variance - $25 (each)

Other Requests:
- ☐ License to Encroach - $250
- ☐ Right-of-Way/Utility Easement Abandonment – $0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review.

Required for ALL Applications:
A. Application Fee (Check or card only. No cash accepted)
B. Valid Photo ID

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

C Warranty Deed
D Authorization Letter from Owner (if applicant is not the owner)
E Entity documents

Rezoning:
A Written statement describing the proposed use(s) of the subject property
B Survey/Survey Plat
C Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:
A Written statement describing the proposed use(s) of the subject property
B Site plan showing the proposed development of the property, including existing and proposed, building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
C Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:
A Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested
B Written statement describing the purpose of the request (For Administrative Appeals Only)
C Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:
A Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
B Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office

Right-of-Way/Utility Easement Abandonment/License to Encroach:
A Written statement describing the purpose of the request
B Survey
C. Metes & Bounds description
D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
E Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:
A Written petition by owner(s) requesting annexation
B Survey
C. Metes & Bounds description

CERTIFICATION

I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application
I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen
I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner.)

Property Owner Name & Signature: Graciela Villarreal - [signature] **Date:** 8/24/26

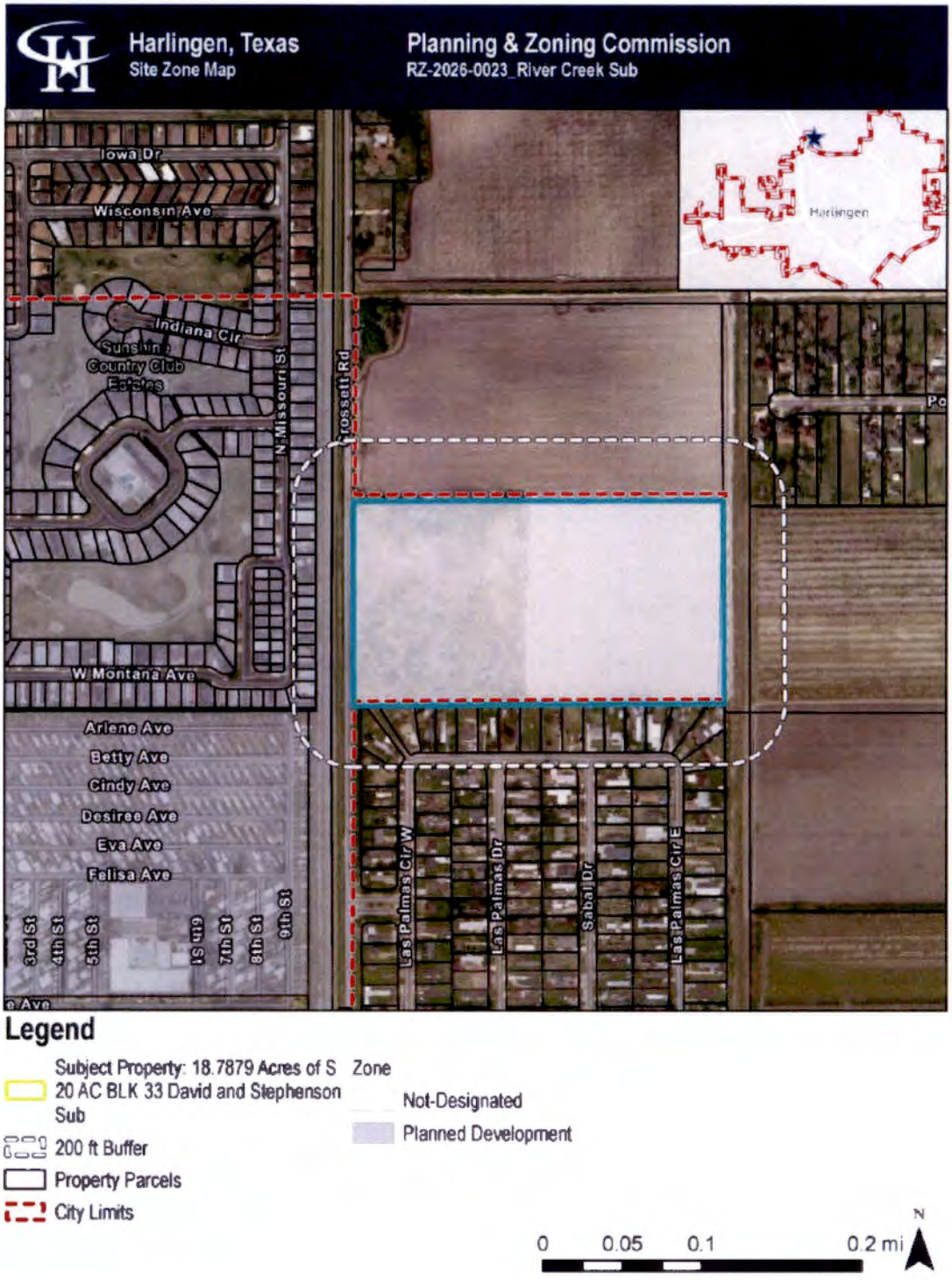
Authorized Representative Name & Signature: [signature] P.E. **Date:** 08/25/26

Attachment III





Attachment IV

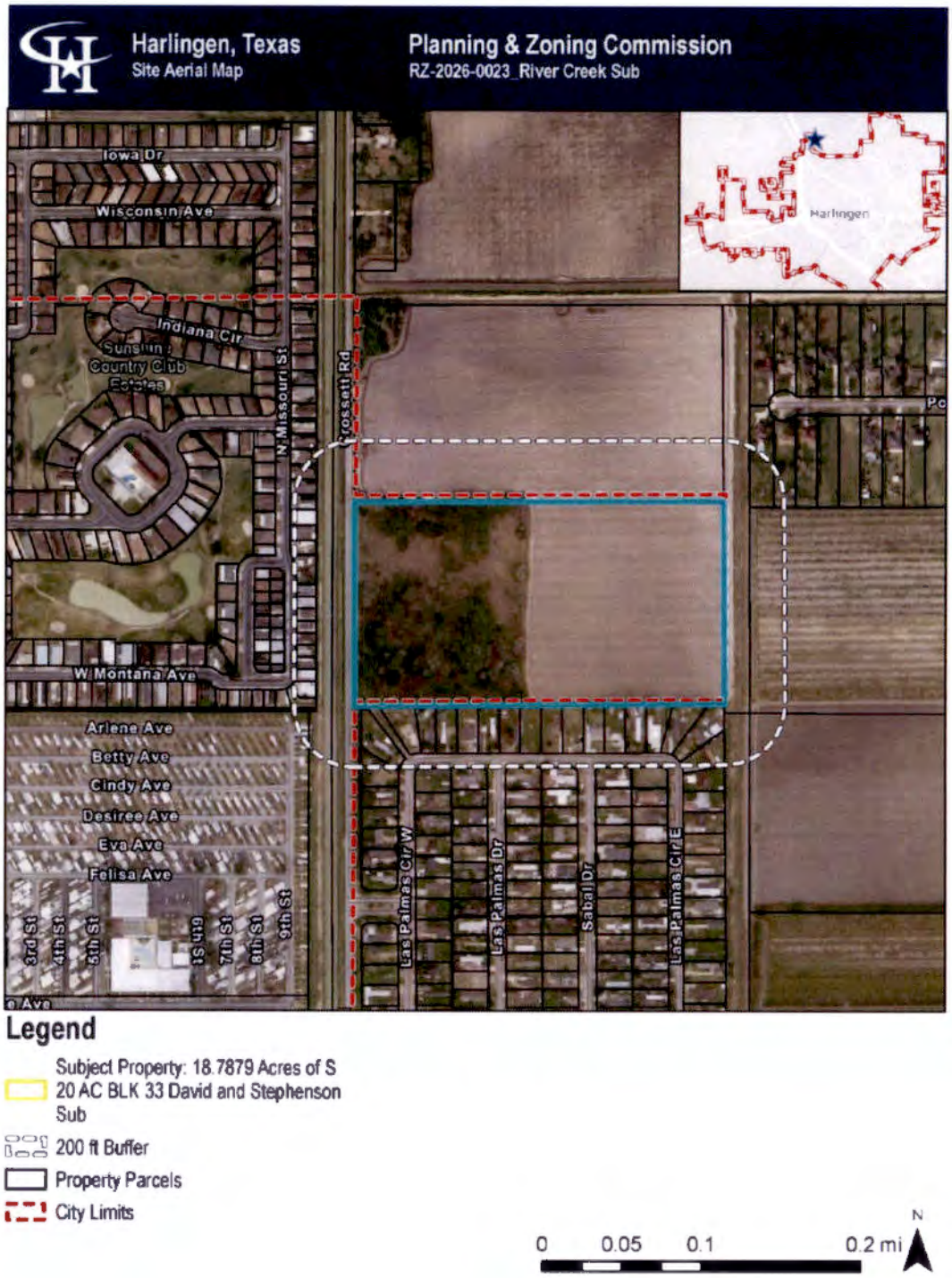


Attachment V

View from Crossett Road



Attachment VI



Attachment VII



ORDINANCE NO. 26_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM NOT DESIGNATED ("N") DISTRICT TO RESIDENTIAL, SINGLE-FAMILY ("R-1") DISTRICT FOR 18.7879 ACRES OF THE SOUTH 20 ACRES OF BLOCK 33, DAVID & STEPHENSON SUBDIVISION, LOCATED EAST OF CROSSETT ROAD, APPROXIMATELY 3,279 FEET NORTH OF WEST LOOP 499; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated:

> Rezoning from Not Designated ("N") District to Residential, Single Family ("R-1") District for 18.7879 acres of the south 20 acres of Block 33, David & Stephenson Subdivision, located east of Crossett Road, approximately 3,279 feet north of West Loop 499. Applicant: VG Vanguard Engineering, LLC c/o River Creek Management, LLC Exhibit "A".

The provisions prohibiting the violation of the Code of Ordinances shall continue in full force and effect and apply to this ordinance.

The provisions amendment is made contingent upon construction being complied in accordance with the site plan, a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibit "A".

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this _____ day of _____, 2026 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

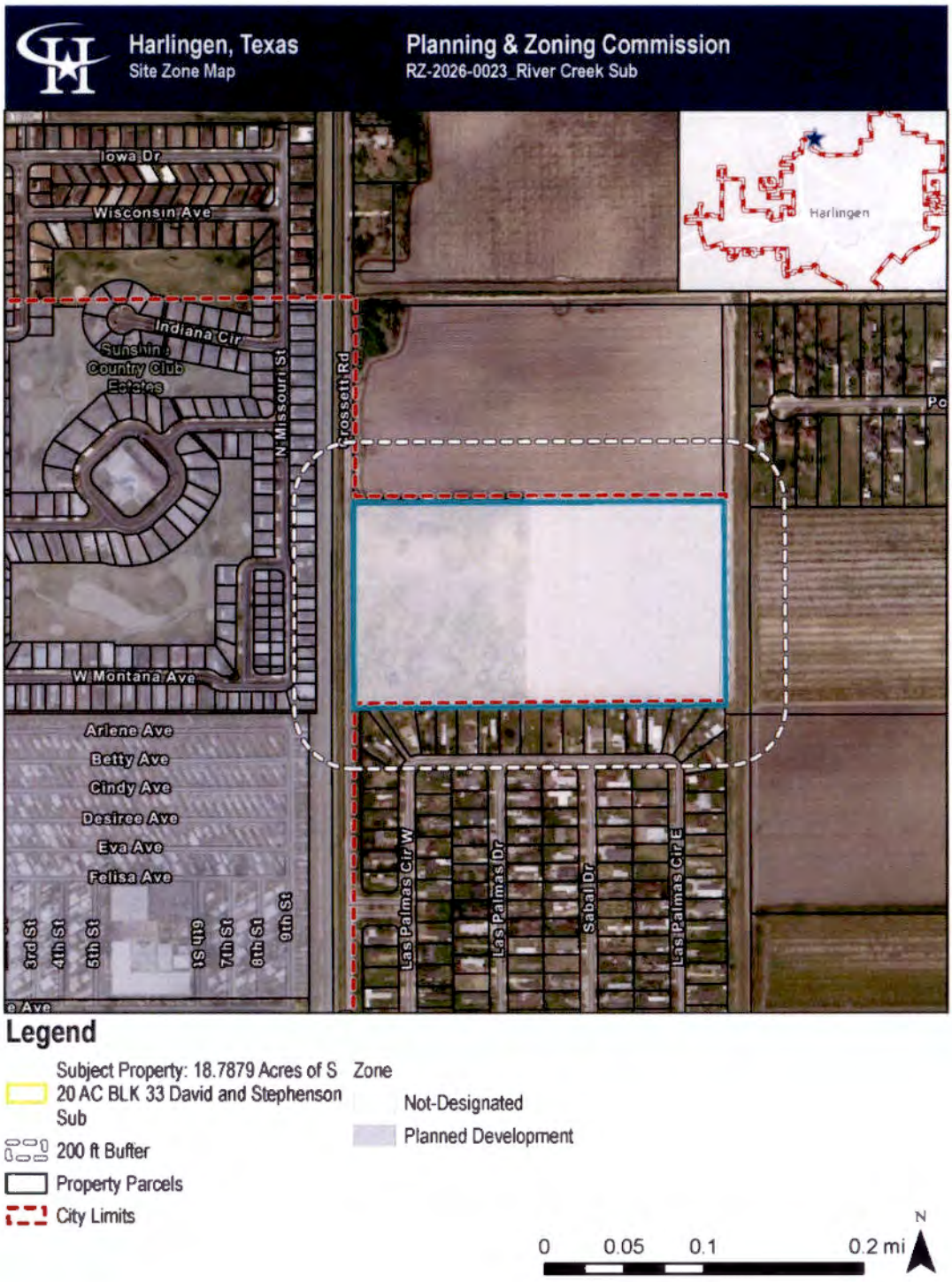
CITY OF HARLINGEN

_____
Norma Sepulveda, Mayor

ATTEST:

_____
Mayra Herrera, City Secretary

EXHIBIT "A"


Harlingen, Texas
Site Zone Map
Planning & Zoning Commission
RZ-2026-0023_River Creek Sub
Harlingen
Iowa Dr
Wisconsin Ave
Indiana Cir
Sunshine Country Club Estates
N Missouri St
Crossett Rd
W Montana Ave
Ariene Ave
Betty Ave
Cindy Ave
Desiree Ave
Eva Ave
Felisa Ave
3rd St
4th St
5th St
6th St
7th St
8th St
9th St
Las Palmas Cir W
Las Palmas Dr
Sabal Dr
Las Palmas Cir E
Legend
Subject Property: 18.7879 Acres of S 20 AC BLK 33 David and Stephenson Sub
200 ft Buffer
Property Parcels
City Limits
Zone
Not-Designated
Planned Development
0
0.05
0.1
0.2 mi
N

10(e)

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on First Reading for a variance to Chapter 109, Section 109-124(b)(3) of the City of Harlingen Code of Ordinances, with regards to the lot depth for townhome lots for the proposed Venecia Subdivision, bearing a legal description of a 1.121-acre tract of land out of Block 24, of the F.Z. Bishop Subdivision of the Rice and Taylor Lands, located west of New Hampshire Street, approximately 1,410 feet north of South Expressway 83. Applicant: S2 Engineering, PLLC c/o Raffa Construction, Inc.

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/ Special Projects Director
Signature: Ana Hernandez

Brief Summary:

Project Summary

- July 16, 2026 –Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- August 4, 2026 – Comments outlining deficiencies sent to engineer.
- September 9, 2026 – Variance request submitted to the City for the lot depth requirements.
- September 22, 2026 – Consideration of the variance request by the Planning and Zoning Commission. ***(Item was tabled)***
- October 13, 2026 – Consideration of the variance request by the Planning and Zoning Commission.
- October 21, 2026 – Consideration of the variance request by the City Commission.

Summary:

- The applicant, S2 Engineering, PLLC, on behalf of Raffa Construction, is requesting a variance from the minimum lot depth requirement for Lots 2, 3, 6, and 7 of the proposed subdivision. The 1.121-acre property is located west of New Hampshire Street, approximately 1,410 feet north of South Expressway 83. The property has approximately 200 feet of frontage along New Hampshire Street and a maximum depth of approximately 199.95 feet. **(ATTACHMENTS I–III)**

- Section 109-124(b)(3) of the Subdivision Ordinance requires subdivision lots to comply with the applicable provisions of the Zoning Ordinance. Section 111-118(3) establishes a minimum lot depth of 70 feet for townhouses. The four affected lots are proposed with depths ranging from 56.44 to 59.22 feet. **(ATTACHMENT II-III)**

- The developer is proposing an eight-lot townhome subdivision, to be known as Venecia Subdivision, with additional areas designed for drainage and street right-of-way. Four of the eight proposed lots meet the minimum lot depth requirement, and all eight lots meet the minimum lot area requirement of 2,500 square feet. **(ATTACHMENT III)**

- Approval of the requested variance is required before the subdivision can proceed through the subdivision approval process. The proposed subdivision is currently under review and must satisfy all applicable requirements of the City of Harlingen and Harlingen Waterworks System prior to final approval.

- The original submission included ten residential lots. Following staff review, the applicant revised the layout to eight residential lots to meet the minimum lot rea requirements. The revised plan also includes two additional lots to accommodate required drainage facilities and the 50-foot right-of-way. **(ATTACHMENT III)**

- According to the applicant, the approximately 1.121-acre tract presents development constraints due to its existing configuration and the land required for the internal street, cul-de-sac, and drainage facilities. These improvements reduce the land available to achieve the minimum lot depth on four lots.

- The Engineering Department, the Fire Marshal's Office (Fire Department), and the Building Inspections Division reviewed the request and expressed no objection to the proposed lot-depth variance subject to compliance with all applicable development requirements. If the variance is approved, the Building Inspections Division will require construction plans prepared in accordance with the 2024 International Residential Code (IRC) or the 2024 International Building Code (IBC), as applicable, once home construction begins. **(ATTACHMENTS VII – IX)**

- Section 109-27 establishes the criteria for granting subdivision variances, including the existence of special circumstances affecting the property, preservation of substantial property rights, protection of public health and safety, orderly subdivision of surrounding land, and consistency with applicable utility and comprehensive plans.

In accordance with Section 109-27 of the City of Harlingen Code of Ordinances, no variance shall be recommended unless the planning and zoning commission finds:

  - (1)There are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of the land;

    - The developer is complying with the required right-of-way and cul-de-sac radius for the development. Maintaining these required dimensions with the limited tract configuration limits the available area for achieving the required lot depth. Meeting the minimum lot-depth requirement would require reducing the required right-of-way, resulting in noncompliance with the applicable subdivision standards.

    - The properties adjacent to the subject property are already developed, and none are currently for sale.

  - (2)The variance is necessary for the preservation and enjoyment of a substantial property right of the applicant;

    - The requested variance would allow the property to be developed for residential purposes consistent with its intended use while accommodating the required public infrastructure within the existing tract.

    - The developer has revised the original proposal from ten residential lots to eight to comply with minimum lot area requirements. All eight residential lots meet the 2,500-square-foot minimum lot area, and the requested relief is limited to the lot-depth requirements for four lots.

- (3)The granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area;
    - The requested variance pertains only to the minimum lot depth of four residential lots and does not authorize reductions in required street widths, emergency access, drainage facilities, or other applicable development standards.
    - The Fire Marshal's Office and Engineering Department have reviewed the request and recommended approval. The subdivision must continue to satisfy all applicable building, fire, engineering, drainage, and utility requirements before final approval and construction.
    - The proposed subdivision will comply with all applicable subdivision regulations, except for the minimum lot depth for Lots 2, 3, 6, and 7. The variance is necessitated by the property's unique physical constraints and surrounding development.
- (4)The granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter;
    - The request is based on the unique physical characteristics of the property and surrounding development, including two detention lots and the required 50-foot right-of-way and 50-foot-radius cul-de-sac for safe emergency access.
    - Granting the variance will not interfere with the orderly development of surrounding properties or encourage nonconforming development practices, as the request is based on the unique circumstances of the subject property and is specific to this site.
- (5)The granting of the variance will not have the effect of allowing subdivision of land that is inconsistent with chapter 48 of this code pertaining to utility extension policy or with the city's comprehensive plan or master plans for water and sewer infrastructure.
    - The requested variance is limited to lot depth and does not waive or modify any requirements for water, wastewater, drainage, or other public infrastructure.
    - The proposed variance is consistent with the City's Comprehensive Plan, HWWS Water and Wastewater Master plans, and utility extension consistent with Chapter 48 of Harlingen's Code of Ordinances.

- In addition, the Code of Ordinances states "Financial hardship to the subdivider standing alone, shall not be deemed to constitute "undue hardship".
- A majority vote of the City Commission shall be required to override a recommendation for or against the variance from the Planning & Zoning Commission.

Staff Recommendation:

Staff recommends **approval** of the variance as:

1. The requested variance complies with the findings outlined in Section 109-27 of the Code of Ordinances.
2. Due to the surrounding area being developed, the developer is unable to purchase additional property to bring the lot depth into compliance with the ordinance. All lots meet the minimum lot area requirement.

3. The developer shall comply with all applicable subdivision requirements, including those related to water and sewer infrastructure, drainage improvements, and all other City of Harlingen subdivision regulations.

4. The Fire Marshal's Office and the Engineering Department recommend approval of the requested variance.

Funding (if applicable):						
Are funds specifically designated in the current budget for the full amount for this purpose?			Y			No*
*If no, specify source of funding and amount requested:						
Finance Director's approval:		Y		N		N/A
City Manager's approval: GG	✓	Y		N		N/A
Comments:						
City Attorney's approval:		Y		N		N/A

Attachment I—Application

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:
In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550
Email: Planning@harlingentx.gov. Questions? Call (956) 216-5101.

PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Raffa Construction Inc

Property Owner Phone: _____ Property Owner Email: _____

Property Owner Address: 1401 Tesoro Ave Rancho Viejo TX 78575

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

☐ Applicant is the same as Property Owner (skip section below)

Applicant Name: S2 Engineering PLLC Applicant Phone: 956-403-9787

Applicant Email: [redacted]

Applicant Address: 2020 E Griffin Parkway, Mission,Texas 78574

PROPERTY INFORMATION

Project Address: 715 New Hampshire St, Harlingen Texas

Property/GEO ID: 66917 and 450497 (If unknown, look up ID at Cameron County Appraisal District)

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey) Lot 24 Block 57 Bishop-Rice-Taylor Subdivision 0.940 acre and Canal R.O.W. Adjacent to Lot 24 Bishop-Rice-Taylor Subdivision 0.184

Current Zoning: Residential Multi Family (If unknown, check our Interactive Zoning Map or have staff verify your zoning)

Proposed Zoning: Residential Multi Family (If unknown, visit or call the Planning Division staff)

Current Land Use: Open land

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?):
See attached letter.

Select Application Type (Select all that apply):

Land Use Changes
- ☐Rezoning Request - $250
- ☐Special Use Permit - $250
- ☐Planned Development District - $250
- ☐Voluntary Annexation Request/Initial Zoning – $0
- ☐Comprehensive Plan Amendment Request - $250

Zoning Board of Adjustment (ZBA)
- ☐Zoning Variance Request (ZBA) - $250
- ☐Zoning Special Exception (ZBA) - $250
- ☐Administrative Appeal (ZBA) - $125

Subdivision/Platting:
- ☐Preliminary Construction Plans/Final Plat - $150
- ☐Replat - $250
- ☐Vacating Plat - $50
- ☒Subdivision Variance - $25 (each)

Other Requests:
- ☐License to Encroach - $250
- ☐Right-of-Way/Utility Easement Abandonment – $0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review.

Required for ALL Applications:

A. Application Fee (Check or card only. No cash accepted)
B. Valid Photo ID

C. Warranty Deed
D. Authorization Letter from Owner (if applicant is not the owner)
E. Entity documents

Rezoning:
A. Written statement describing the proposed use(s) of the subject property
B. Survey/Survey Plat
C. Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:
A. Written statement describing the proposed use(s) of the subject property
B. Site plan showing the proposed development of the property, including existing and proposed: building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
C. Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:
A. Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested
B. Written statement describing the purpose of the request (For Administrative Appeals Only).
C. Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:
A. Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
B. Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

Right-of-Way/Utility Easement Abandonment/License to Encroach:
A. Written statement describing the purpose of the request
B. Survey
C. Metes & Bounds description
D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
E. Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:
A. Written petition by owner(s) requesting annexation
B. Survey
C. Metes & Bounds description

CERTIFICATION

☐ I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application.
☐ I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen.
☐ I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
☐ I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner.)

Property Owner Name & Signature: _____ **Date:** _____

Authorized Representative Name & Signature: _____ **Date:** 09/09/26

OFFICE USE ONLY
Date Submitted _____ *Date Deemed Complete* _____ *Application Fee Paid* $_____
Case # _____ *Receipt #* _____ *Received By (Initials):* _____

Attachment II—Request Letter

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING

August 31, 2026

City of Harlingen Planning & Development Department
Planning Division
502 E. Tyler Avenue, Harlingen, Texas 78550

RE: Venecia Subdivision – Variance Request Narrative

Venecia Subdivision is an 8-lot subdivision located within the City of Harlingen Texas, on the west side of New Hampshire Street and approximately 0.27 miles north of Expressway 83.

Variance Request – Minimum Townhome Lot Dimensions

A variance is requested for Lots 2, 3, 6, and 7 from the minimum dimensional requirements for townhome lots, specifically the minimum lot depth of 70 feet.

Due to the existing tract configuration and the space required to provide the proposed cul-de-sac and associated right-of-way, the subject lots cannot meet the minimum 70-foot lot depth while maintaining a functional subdivision layout.

To minimize the extent of the variance, the proposed development was reduced from 10 lots to 8 lots. The affected lots have been provided with additional lot area to compensate for the reduced depth and meet or exceed the minimum required lot area of 2,500 square feet.

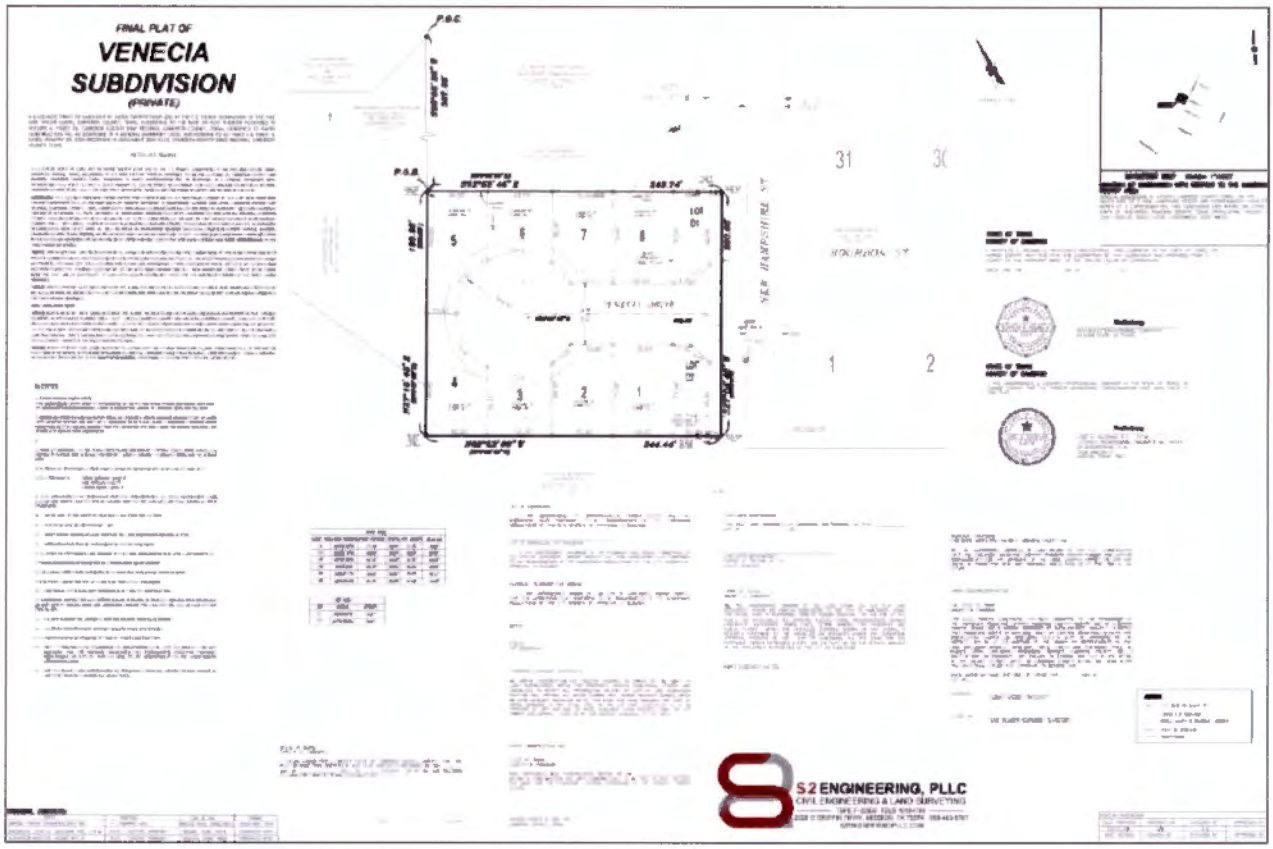
The requested variance will not increase the proposed development density and will allow the property to be developed while maintaining adequate lot area, access, and the required street improvements.

Should you have any questions or require any additional information, please contact me at (956) 403-9787.

Respectfully,

Jose Noe Saldivar, P.E., CFM.
President/Senior Project Manager
[redacted]

Attachment III —Final Plat



Attachment V — Aerial View



Attachment VI — Street View

Street View from New Hampshire Street



Attachment VII - Engineering

SUBDIVISION VARIANCE REQUEST ROUTING SLIP

Applicant: S2 Engineering, PLLC, c/o Raffa Construction, Inc

Phone No: 956-403-9787

Variance Request: S2 Engineering, PLLC on behalf of Raffa Construction, Inc. is requesting a variance to the lot depth requirement for the proposed Venecia Subdivision for lots 2, 3, 6, and 7.

Pursuant to Section 109-124(b)(3) of the City of Harlingen Code of Ordinances, Chapter 109, Subdivisions, lot sizes, setback lines, rear yards, and side yards shall be in accordance with Chapter 111, Zoning. Pursuant to Section 111-118(3)(a)(2) of the City of Harlingen Code of Ordinances, Chapter 111, Zoning, the minimum lot depth for townhomes is 70 feet. Please revise the proposed lot dimensions accordingly.

The proposed lot depth does not meet the minimum lot depth requirement prescribed by Section 111-118(3)(a)(2). The variance request seeks approval of the proposed reduced lot depth while maintaining the minimum overall lot area requirement of 2,500 square feet.

Location: 715 New Hampshire Street

Department: Engineering

Approval: X YES _____ NO

Comments: _____

Nadia M. Lopez PE

Signature

9/18/26

Date

Attachment VIII – Fire

SUBDIVISION VARIANCE REQUEST ROUTING SLIP

Applicant: S2 Engineering, PLLC, c/o Raffa Construction, Inc.

Phone No.: 956-403-9787

Variance Request: S2 Engineering, PLLC on behalf of Raffa Construction, Inc. is requesting a variance to the lot depth requirement for the proposed Venecia Subdivision for lots 2, 3, 6, and 7.

Pursuant to Section 109-124(b)(3) of the City of Harlingen Code of Ordinances, Chapter 109, Subdivisions, lot sizes, setback lines, rear yards, and side yards shall be in accordance with Chapter 111, Zoning. Pursuant to Section 111-118(3)(a)(2) of the City of Harlingen Code of Ordinances, Chapter 111, Zoning, the minimum lot depth for townhomes is 70 feet. Please revise the proposed lot dimensions accordingly.

The proposed lot depth does not meet the minimum lot depth requirement prescribed by Section 111-118(3)(a)(2). The variance request seeks approval of the proposed reduced lot depth while maintaining the minimum overall lot area requirement of 2,500 square feet.

Location: 715 New Hampshire Street

Department: Fire Prevention Bureau

Approval: __X__ YES _____ NO

Comments: **No Comments**

Juan Saucedo Jr

Signature

September 18, 2026

Date:

Attachment IX – Building Inspections

SUBDIVISION VARIANCE REQUEST ROUTING SLIP

Applicant: S2 Engineering, PLLC, c/o Raffa Construction, Inc.

Phone No.: 956-403-9787

Variance Request: S2 Engineering, PLLC on behalf of Raffa Construction, Inc. is requesting a variance to the lot depth requirement for the proposed Venecia Subdivision for lots 2, 3, 6, and 7.

Pursuant to Section 109-124(b)(3) of the City of Harlingen Code of Ordinances, Chapter 109, Subdivisions, lot sizes, setback lines, rear yards, and side yards shall be in accordance with Chapter 111, Zoning. Pursuant to Section 111-118(3)(a)(2) of the City of Harlingen Code of Ordinances, Chapter 111, Zoning, the minimum lot depth for townhomes is 70 feet. Please revise the proposed lot dimensions accordingly.

The proposed lot depth does not meet the minimum lot depth requirement prescribed by Section 111-118(3)(a)(2). The variance request seeks approval of the proposed reduced lot depth while maintaining the minimum overall lot area requirement of 2,500 square feet.

Location: 715 New Hampshire Street

Department: Building Permits and Inspections Division

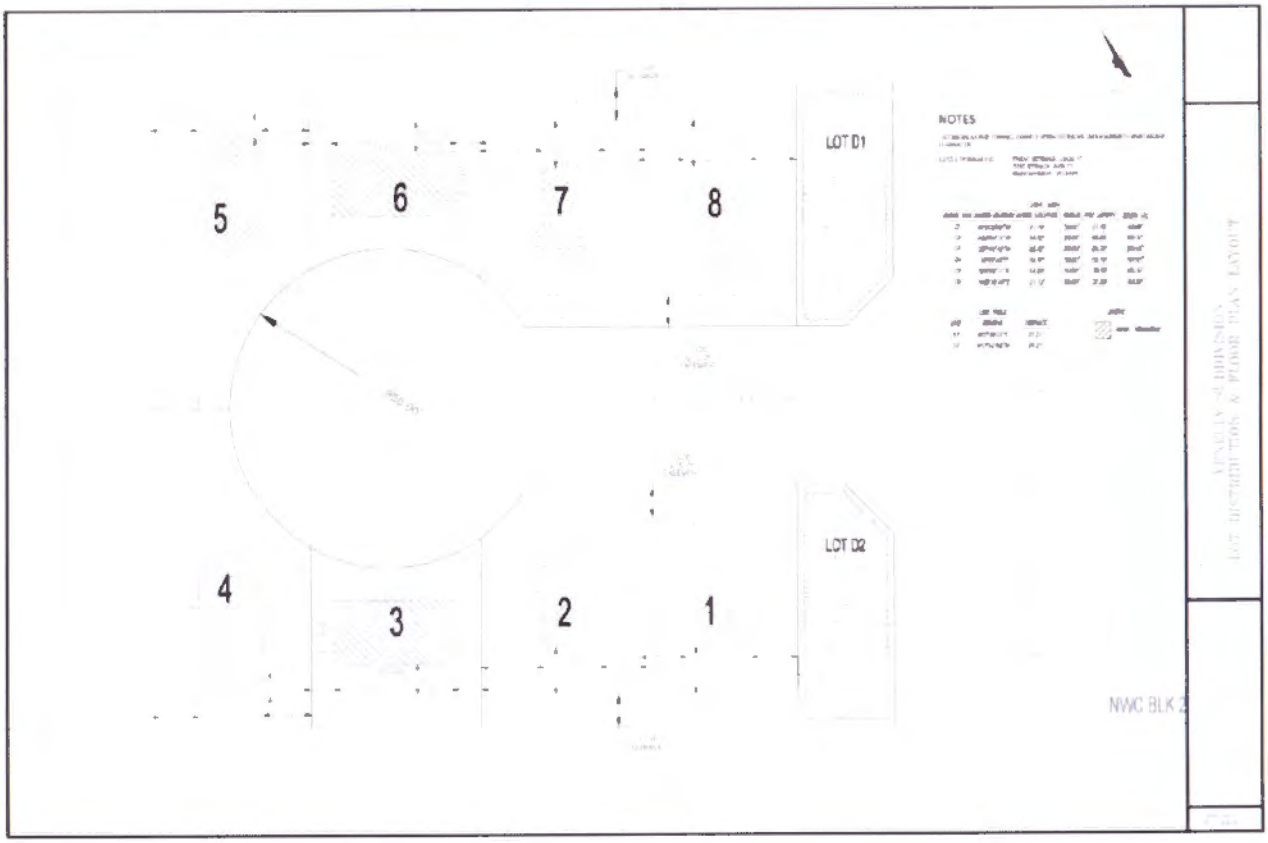
Approval: _____ YES _____ NO __X__ PENDING

Comments: If request is approved by the Planning Department, A Building Permit application and complete set of construction documents for the proposed use must be submitted to the Building Department. The construction documents must comply with the 2024 International Residential Code and Family of Codes. Windstorm Engineered plans are required with min. 140 mph wind speeds.

Raul Rodriguez — **09/15/2026**

Signature — **Date**

Attachment X – Propsed Site Plan



AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on Second and Final Reading for a request to rezone from General Retail ("GR") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes, for a 37.803-acres out of Lots 1, 2, 7, and 8, Block 145, San Benito Land and Water Company Subdivision in Concepcion de Carricitos Grant, located on the north side of East Treasure Hills Boulevard, approximately 872.41 feet west of FM 509. Applicant: Melden & Hunt, Inc. c/o Noblemen Investments, LLC. Attachment ***(Planning & Development)***

Prepared By:	Ana Hernandez, AICP, CNU-A
Title:	Planning and Development Director/ Special Projects Director
Signature:	*Ana Hernandez*

Brief Summary:

Project Timeline

- August 27, 2026 – Application for a rezoning submitted to the City. **(ATTACHMENT I)**
- September 4, 2026 - In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- September 5, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star and mailed to all property owners within 200 feet of subject tract.
- September 17, 2026- Drainage report approved by the Engineering Department.
- September 22, 2026- Public hearing and consideration of requested rezoning by the Planning and Zoning Commission (P&Z).
- October 7, 2026– Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- October 21, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Melden & Hunt, Inc., on behalf of Noblemen Investments, LLC, is requesting to rezone the subject property from General Retail ("GR") District to Planned Development ("PD") District to allow for a single-family residential development with smaller lot sizes. **(ATTACHMENT III).**

- The properties are currently vacant and unsubdivided. The developer is proposing to subdivide the property into a 151-lot subdivision under the name Paso Real Coves Subdivision, Phases IV and V. The proposed phases are a continuation of a total residential development consisting of five (5) phases. **(ATTACHMENT III)**. The property has approximately 1,230 feet of frontage along East Treasure Hills Boulevard and extends approximately 1,320 feet at its longest point. **(ATTACHMENT III).**

- The development will consist of 151 single-family residential lots served by 32-foot-wide paved public streets with curb and gutter and a 50-foot right-of-way. Of the 151 proposed lots, 46 lots are smaller than the standard 6,000-square-foot minimum lot area. Approximately 94 lots have an average lot size of 6,241 square feet while 57

lots have an average lot size of 9,372 square feet. **The overall proposed average lot size is approximately 7,423 square foot.** The subdivision also includes four proposed common areas. All lots will front an interior public street. The proposed setbacks will include a 20-foot front setback, 5-foot side setbacks, a 10-foot side setback for corner lots, and a 10-foot rear setback.**(ATTACHMENT III).**

- The surrounding properties are zoned Residential, Single-Family ("R-1") District to the north and west, Not Designated ("N") District to the east, and Planned Development ("PD") District to the south. Surrounding development includes single-family residential subdivisions to the west and south, the Treasure Hills Golf Course to the north, and vacant land to the east. **(ATTACHMENTS IV & VI)**.

- The Planned Development request was reviewed by the Engineering Department, the Fire Marshal's Office (Fire Department), and the Building Inspections Division. If the rezoning is approved, the Building Inspections Division will require construction plans prepared in accordance with the 2024 IBC (International Building Code) Family of Codes once home construction begins. The Fire Marshal's Office recommend approval with comments related to fire-hydrant coverage and street connectivity. The Engineering Department recommend approval of the requested zoning. **(ATTACHMENT VII - IX).**

- The Future Land Use Component of the Harlingen-Horizon: A City on the Rise Comprehensive Plan designates this area as Lower Density Residential. The proposed development is consistent with the Future Land Use Plan and is generally compatible with the existing development pattern in the surrounding area. **(ATTACHMENT X).**

- To the present, the Planning and Development Department has not received any calls from surrounding property owners in opposition to the requested rezoning.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the rezoning request subject to the following conditions:

1. Compliance with all applicable building codes and regulations;
2. Compliance with drainage requirements and all applicable requirements from the Engineering Department; and
3. Compliance with the requirements administered by the Planning Division, Building Inspections Division, Engineering Department, and Fire Prevention Bureau.

City Manager's approval: GG ✓ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ✓ Yes ☐ No ☐ N/A

Attachment I

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:
In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550
Email: Planning@harlingentx.gov. Questions? Call (956) 216-5101.

PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Noblemen Investments LLC
Property Owner Phone: c/o (956) 381-0981 Property Owner Email:
Property Owner Address: 1606 Hibiscus Avenue McAllen TX 78501

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

☐ Applicant is the same as Property Owner (skip section below)
Applicant Name: Melden & Hunt, Inc. Applicant Phone: (956) 381-0981
Applicant Email: [redacted]
Applicant Address: 115 W. McIntyre Street, Edinburg, TX 78541

PROPERTY INFORMATION

Project Address: Sweeny Lane
Property/GEO ID: 190204;190216; 190215;190214 190205 &190206 (If unknown, look up ID at Cameron County Appraisal District)
Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): 37.803 Acres o/o Lots 1, 2, 7, & 8, Blk 45 San Benito Land and Water Company Subdivision
Current Zoning: General Retail (If unknown, check our Interactive Zoning Map or have staff verify your zoning)
Proposed Zoning: Residential, Single Family (If unknown, visit or call the Planning Division staff)
Current Land Use: Vacant Land

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?):
We will be working on the submittal of a PUD for this subdivision

Select Application Type (Select all that apply):

Land Use Changes
☐Rezoning Request - $250
☐Special Use Permit - $250
■Planned Development District - $250
☐Voluntary Annexation Request/Initial Zoning – $0
☐Comprehensive Plan Amendment Request - $250

Zoning Board of Adjustment (ZBA)
☐Zoning Variance Request (ZBA) - $250
☐Zoning Special Exception (ZBA) - $250
☐Administrative Appeal (ZBA) - $125

Subdivision/Platting:
☐Preliminary Construction Plans/Final Plat - $150
☐Replat - $250
☐Vacating Plat - $50
☐Subdivision Variance - $25 (each)

Other Requests:
☐License to Encroach - $250
☐Right-of-Way/Utility Easement Abandonment – $0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review.

Required for ALL Applications:
A. Application Fee (Check or card only. No cash accepted)
B. Valid Photo ID

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

C. Warranty Deed
D. Authorization Letter from Owner (if applicant is not the owner)
E. Entity documents

Rezoning:
A. Written statement describing the proposed use(s) of the subject property
B. Survey/Survey Plat
C. Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:
A. Written statement describing the proposed use(s) of the subject property
B. Site plan showing the proposed development of the property, including existing and proposed: building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
C. Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:
A. Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested.
B. Written statement describing the purpose of the request (For Administrative Appeals Only).
C. Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:
A. Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
B. Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

Right-of-Way/Utility Easement Abandonment/License to Encroach:
A. Written statement describing the purpose of the request
B. Survey
C. Metes & Bounds description
D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
E. Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:
A. Written petition by owner(s) requesting annexation
B. Survey
C. Metes & Bounds description

CERTIFICATION

☐I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application.
☐I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen.
☐I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
☐I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner.)

Property Owner Name & Signature: _____ **Date:** _____

Authorized Representative Name & Signature: _____ **Date:** 8-27-26

OFFICE USE ONLY

Date Submitted *Date Deemed Complete* *Application Fee Paid $*

Case # *Receipt #* *Received By (initials)*

Attachment II

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BODE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ
TBPELS Firm # F-1435
TBPELS # 10096500

Ana Hernandez, AICP
Planning and Development Director
City of Harlingen
502 E. Tyler Avenue
Harlingen, Texas 78550

RE: ***Paso Real Coves Phase IV & V Subdivision PDD*** – City of Harlingen, Cameron County, Texas

Dear Ms. Hernandez:

On behalf of **Rhodes Development, Inc.**, we respectfully submit this Planned Development District (PDD) application for Paso Real Coves Phase IV & V. The subject property consists of approximately 37.803 acres located within the City of Harlingen, Cameron County, Texas. The property is located on the north side of East Treasure Hills Blvd, approximately 820 ft. west of FM 509. The property is proposed to be developed as a residential subdivision containing **151** residential dwelling lots and 4 common areas.

The proposed residential development will include approximately 151 dwelling units, resulting in a residential density of approximately 3.99 dwelling units per acre based on the 37.803-acre gross subdivision area. The development plan also identifies 4 common areas that will provide for a walking trail and green areas for recreational activities.

- Building Setbacks
  - Front setback: 20 feet minimum, or greater where required by an easement;
  - Rear setback: 10 feet minimum, or greater where required by an easement;
  - Side setback: 5 feet minimum, or greater where required by an easement; and
  - Corner setback: 10 feet minimum, or greater where required by an easement.

115 W. McINTYRE • EDINBURG, TX 78541 • OFF: (956) 381-0981 • FAX: (956) 381-1839 • www.meldenandhunt.com

Attachment II

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

TBPELS Firm # F-1435
TBPELS # 10096900

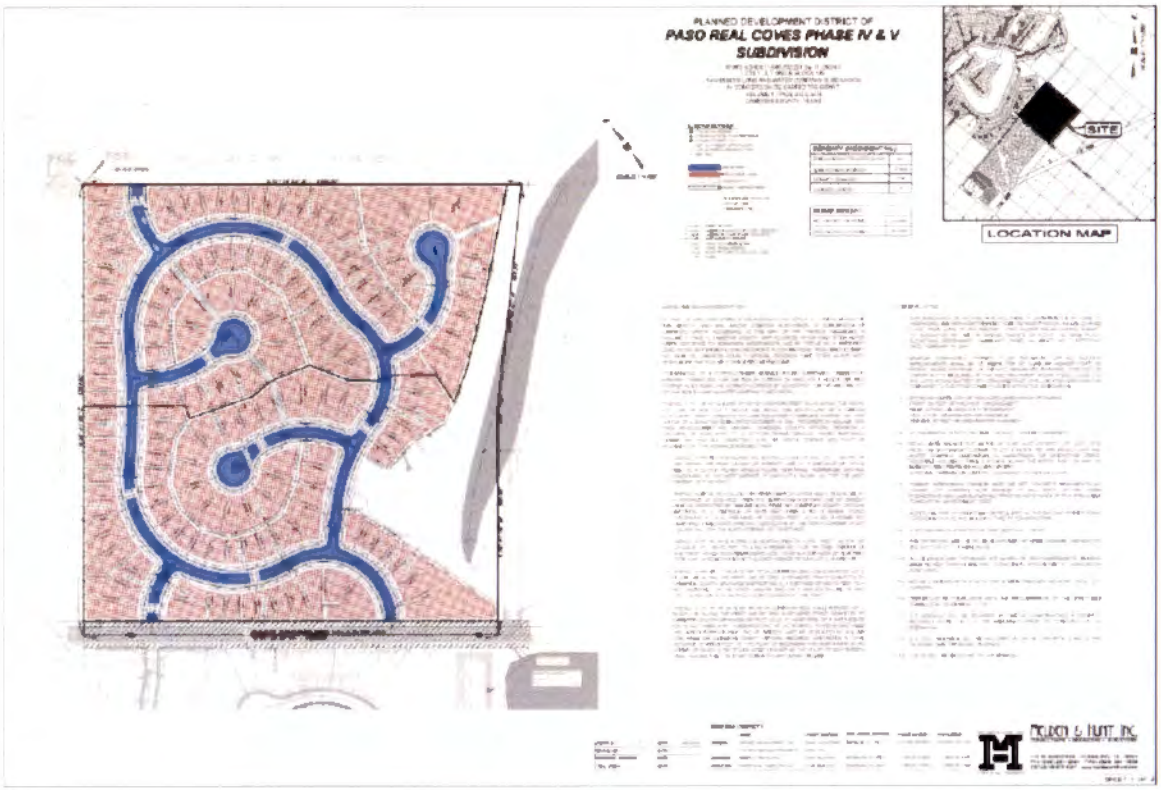
- Internal ROW:
  - 50 feet
- Internal Street Paving:
  - 32 feet back to back
- 10 parking spaces provided in Common Area A
- 2 entrances on East Treasure Hills Blvd and a stub out to the north for future connection

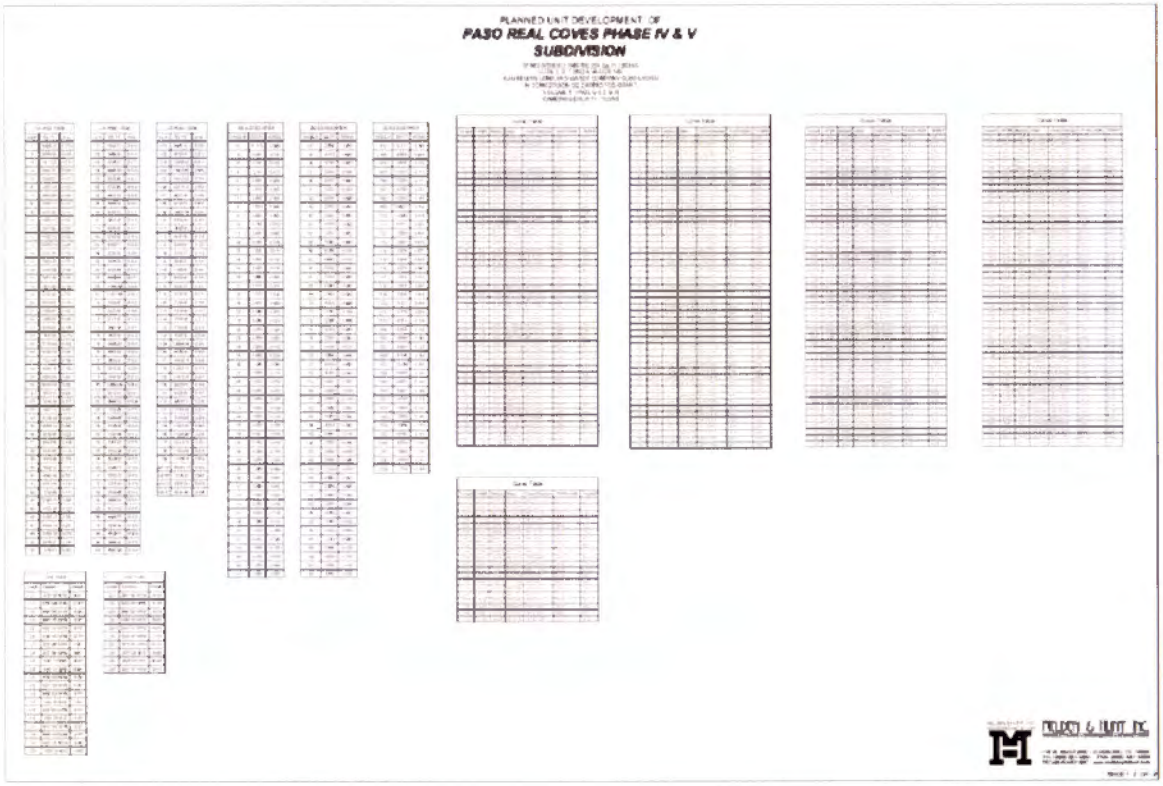
Shall you have any questions regarding our proposed residential development, do not hesitate to contact our offices.

Mario A. Reyna, P.E.
President

115 W. McINTYRE • EDINBURG, TX 78541 • OFF: (956) 381-0981 • FAX: (956) 381-1839 • www.meldenandhunt.com

Attachment III

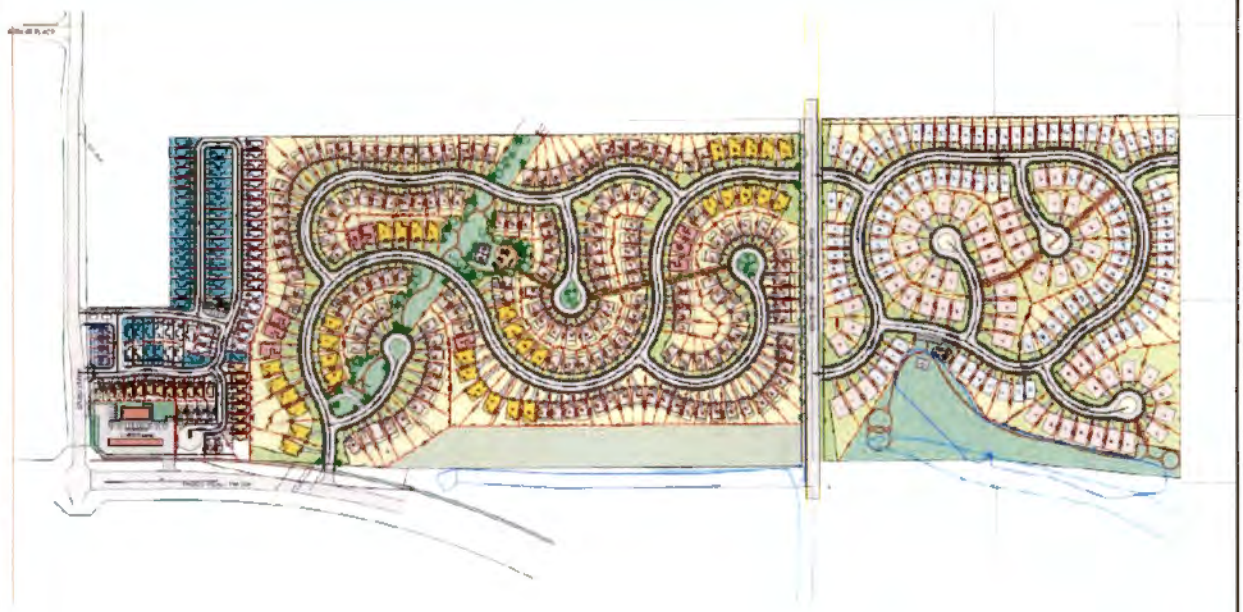




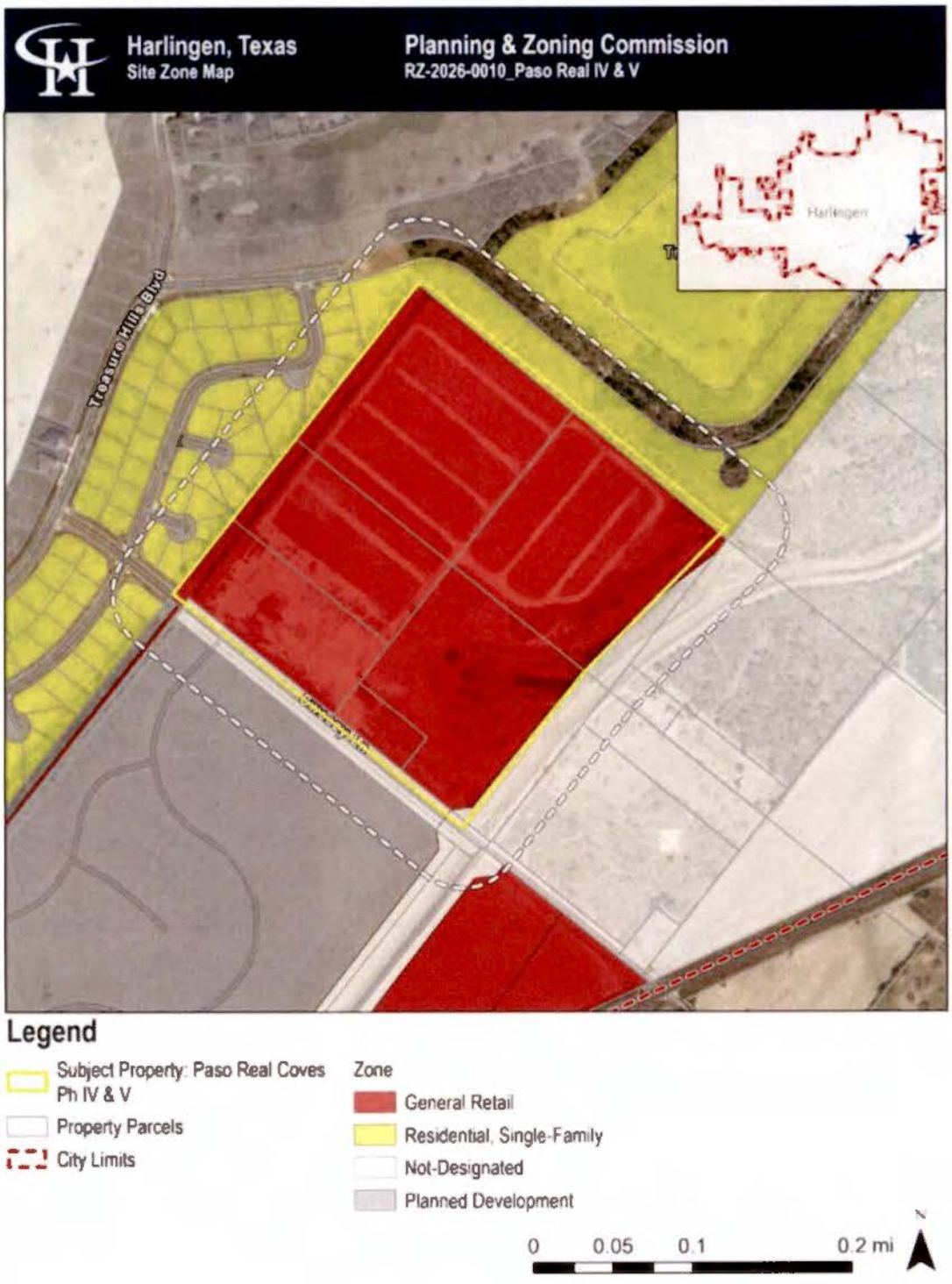
Attachment III



Attachment III



Attachment IV

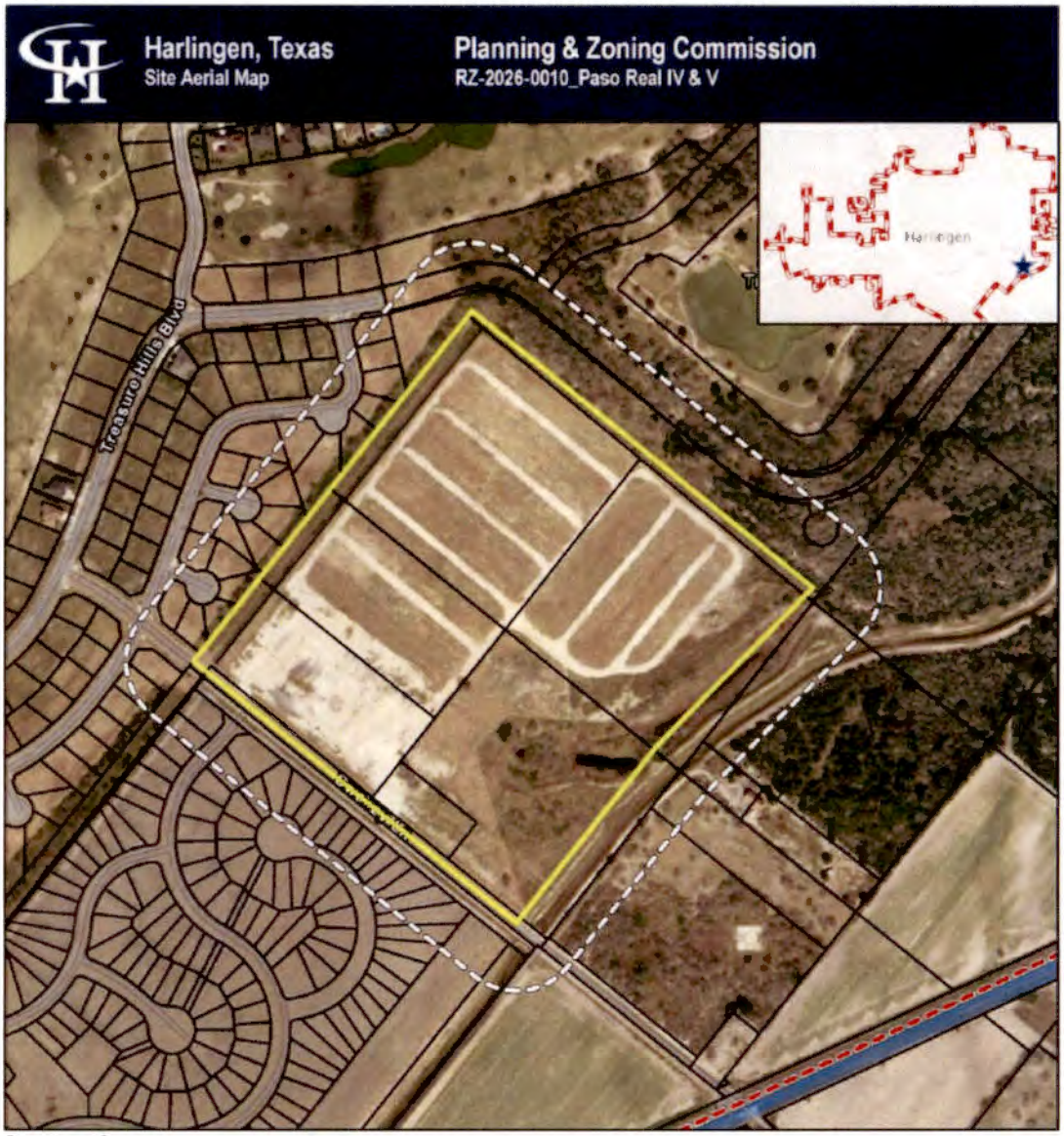


Attachment V

View from East Treasure Hills Blvd.



Attachment VI



Attachment VII

CITY OF HARLINGEN TEXAS

Planned Development ("PD") District Routing Slip

Applicant: Melden & Hunt c/o Noblemen Investments, LLC

Phone No.: (956) 381-0981

Location: Located on the north side of East Treasure Hills Blvd., approximately 872.41 feet west of FM 509

Project Description: Request to rezone from General Retail ("GR") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes, for a 37.803-acres out of Lots 1, 2, 7, and 8, Block 145, San Benito Land and Water Company Subdivision in Concepcion de Carricitos Grant.

Department: **Building Permits and Inspections Division**

Approval: _____YES _____ NO ___X__PENDING

Comments: If request is approved by the Planning Department, once construction is initiated, for each building, A Building Permit application, a site plan and sealed and signed windstorm engineer plans (minimum 140 mph wind speeds) must be submitted to the Building Department for review. The construction documents must comply with the 2024 Residential Building Code or the 2024 International Building Code and Family of Codes.

Raul Rodriguez _____ 09/17/2026 _____

Signature **Date**

Attachment VIII

CITY OF HARLINGEN TEXAS

Planned Development ("PD") District Routing Slip

Applicant: Melden & Hunt c/o Noblemen Investments, LLC

Phone No.: (956) 381-0981

Location: Located on the north side of East Treasure Hills Blvd., approximately 872.41 feet west of FM 509

Project Description: Request to rezone from General Retail ("GR") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes, for a 37.803-acres out of Lots 1, 2, 7, and 8, Block 145, San Benito Land and Water Company Subdivision in Concepcion de Carricitos Grant.

Department: _____

Approval. X YES _____ NO

Comments:

Nadia L. Lopez, P.E.

Signature

9/17/26

Date

Attachment IX

Subdivision Review

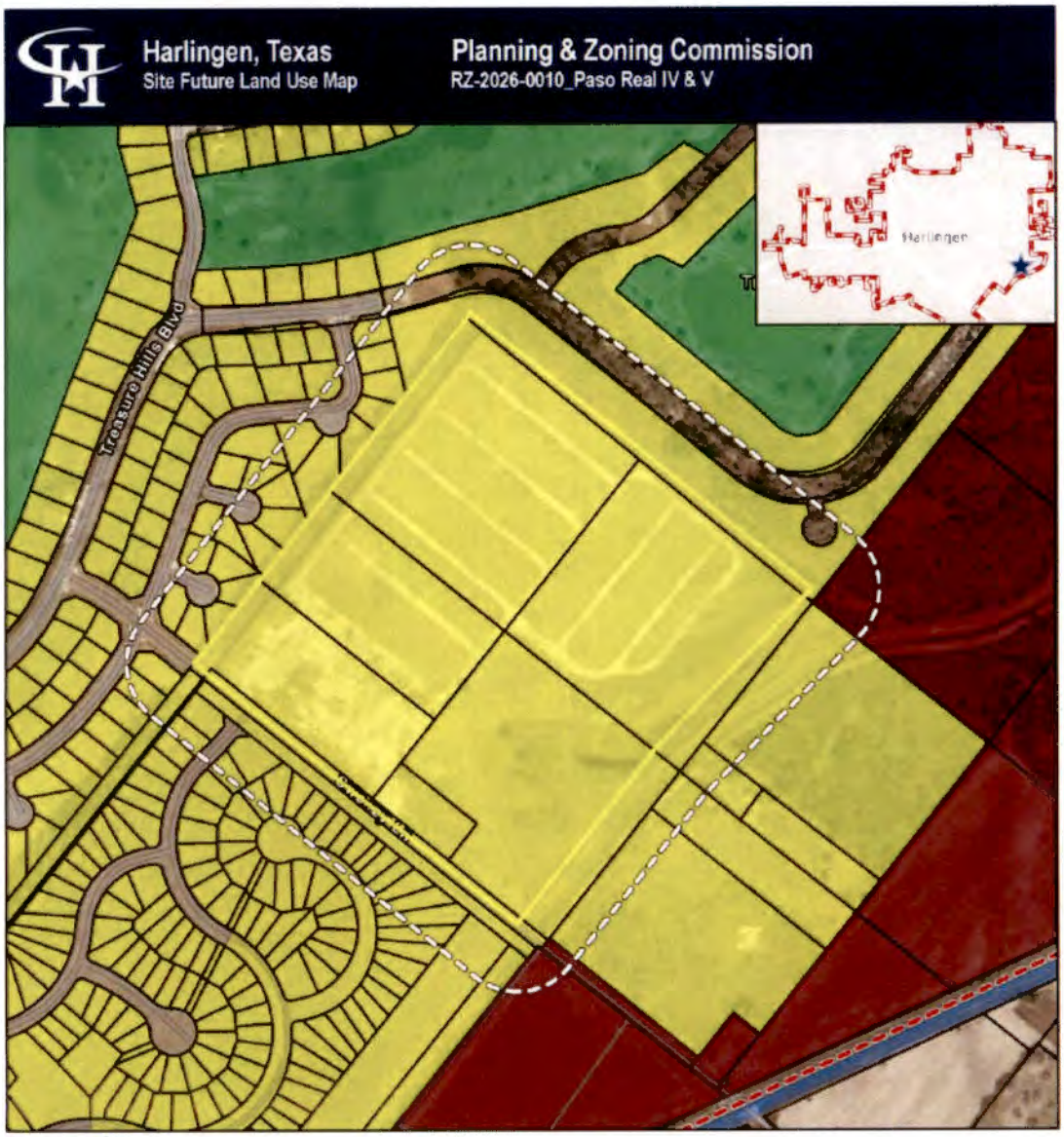
Subdivision Name:	**Paso Real Coves Phase IV & V**
Proposed Use:	**139 Lot Residential, Single-Family Use**
Location:	**North of East Treasure Hills Boulevard approximately 820 feet west of FM 509**
Developer:	**Rhodes Development, Inc.**
Engineer:	**Melden & Hunt Inc. / (956) 381-0981** **mario@meldenandhunt.com**
Approval:	**____ Yes __X__ Yes with Comments ____ No**

Comments:

1. **As per Sec. 109-91 (d) (5) a fire hydrant plan which includes location of existing and proposed fire hydrants. Fire hydrants must be shown to create a coverage network of not more than 500-foot intervals measured along streets or other public access right-of-way for single-family residential subdivisions. Please show a 250-foot radius circle for all hydrants. In all other subdivisions, this distance must be 150-foot radius.**
2. **Sec. 109-124 (c) (3) provides guidance on projection of streets.**

Russell Knight, Asst. Fire Marshal Departmental Official Signature	**Fire Prevention** Department	**September 15, 2026** Date
(956) 216-5790 Contact Number	rknight@harlingentx.gov Contact E-mail	_____ Signature

Attachment X



ORDINANCE NO. 2026 - _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONING FROM GENERAL RETAIL ("GR") DISTRICT TO PLANNED DEVELOPMENT ("PD") DISTRICT TO ALLOW FOR A RESIDENTIAL, SINGLE-FAMILY DEVELOPMENT WITH SMALLER LOT SIZES, FOR 37.803-ACRES OUT OF LOTS 1, 2, 7, AND 8, BLOCK 145, SAN BENITO LAND AND WATER COMPANY SUBDIVISION IN CONCEPCION DE CARRICITOS GRANT, LOCATED ON THE NORTH SIDE OF EAST TREASURE HILLS BOULEVARD, APPROXIMATELY 872.41 FEET WEST OF FM 509; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated now, therefore.

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated:

> Rezoning from General Retail ("GR") District to Planned Development ("PD") District to allow for a Residential, Single-Family development with smaller lot sizes, for 37.803-acres out of Lots 1, 2, 7, and 8, Block 145, San Benito Land and Water Company Subdivision in Concepcion de Carricitos Grant,

located on the north side of East Treasure Hills Boulevard, approximately 872.41 feet west of FM 509 as shown on Exhibit "A" and "B".

The provisions prohibiting the violation of the Code of Ordinances shall continue in full force and effect and apply to this ordinance.

The provisions amendment is made contingent upon construction being complied in accordance with the site plan, a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibit "A" and "B" and shall comply with the conditions listed below:

1. Compliance with all applicable building codes and regulations;
2. Compliance with drainage requirements and all applicable requirements from the Engineering Department; and
3. Compliance with the requirements administered by the Planning, Building Inspections, Engineering, and Fire Prevention Departments.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this _____ day of _____, 2026 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN

_____
Norma Sepulveda, Mayor

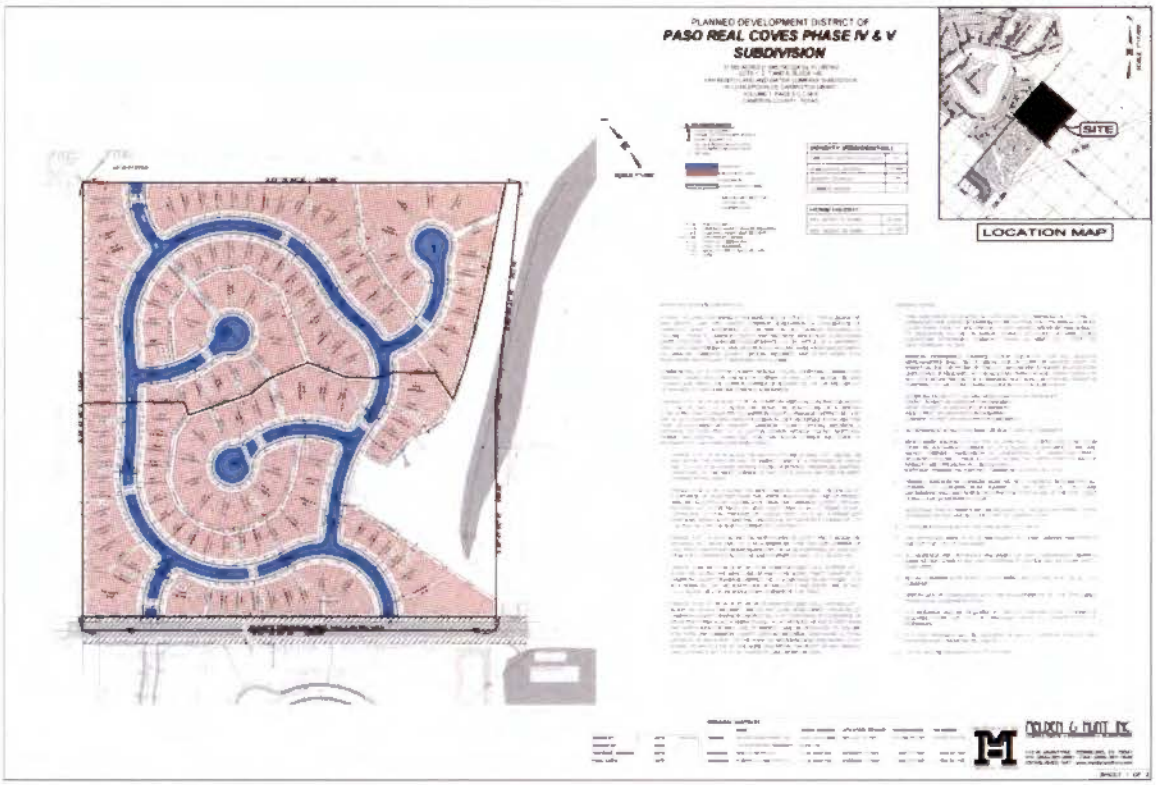
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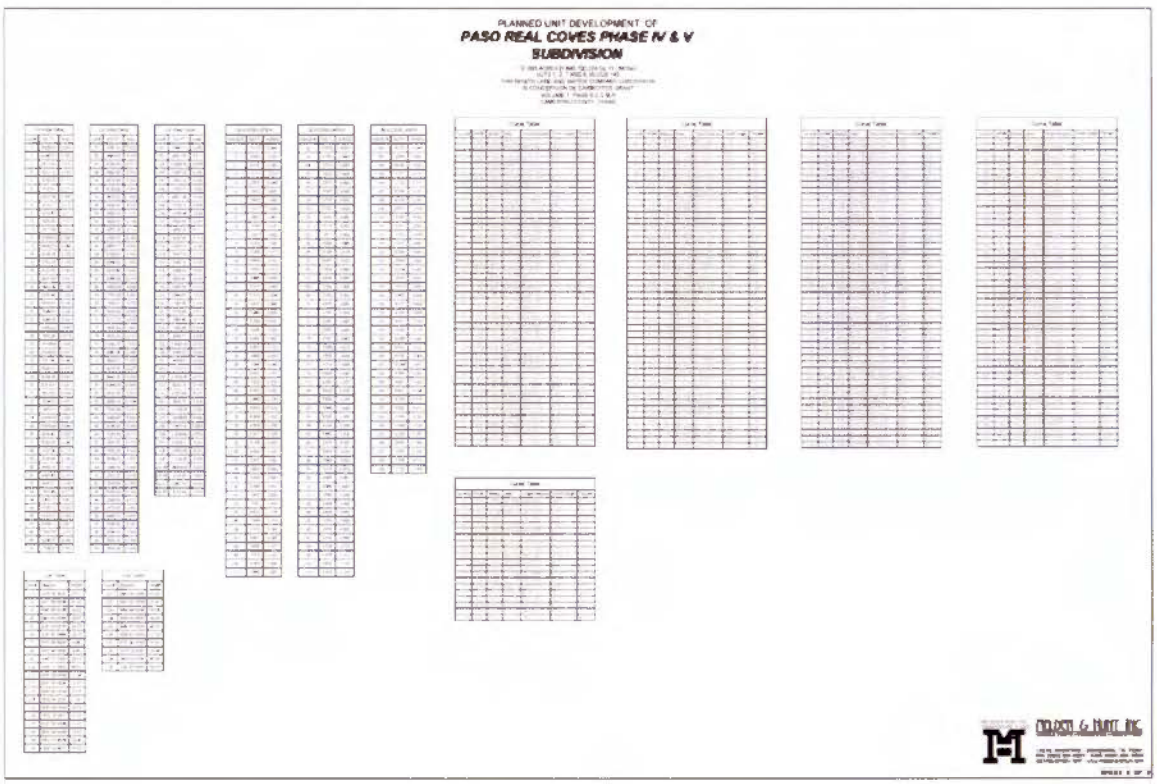
_____
Mayra Herrera, City Secretary

EXHIBIT "A"


Paso Real IV
Total Area of Site 36.67 acres
Area of Park / Open Space 5.02 acres
Number of Lots 151 (7,439 sf avg)
Haven 94 Lots (6,241 sf avg)
Hearth 57 Lots (9,372 sf avg)
Lineal Feet of Street 4,844 ft
RHODES
Rick Harrison Site Design
Studio

EXHIBIT "B"


PLANNED DEVELOPMENT DISTRICT OF
PASO REAL COVES PHASE IV & V
SUBDIVISION
SITE
LOCATION MAP


PLANNED UNIT DEVELOPMENT OF
PASO REAL COVES PHASE IV & V
SUBDIVISION

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to approve an Ordinance on Second and Final Reading for a request to amend the previously approved Planned Development ("PD") District to allow a mixed-use development (commercial and multi-family) for properties bearing a legal description of 30.52-acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carricitos Grant, located northeast of Camelot Drive and Victoria Lane. Applicant: Berenice Chapa (Halff Associates), c/o Development Corporation of Harlingen, Inc. Attachment ***(Planning & Development)***

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/ Special Projects Director
Signature: Ana Hernandez

Brief Summary:

Project Timeline

- August 31, 2026 – Application for rezoning submitted to the City. **(ATTACHMENT I).**
- September 4, 2026 – In accordance with State and local law, notice of the required public hearing mailed to all property owners within a 200 feet radius of subject tract.
- September 5, 2026 – In accordance with State and local law, notice of the required public hearings was published in the Valley Morning Star.
- September 22, 2026 - Public hearing and consideration of the requested rezoning by the Planning and Zoning Commission (P&Z).
- October 7, 2026 – Public hearing and consideration of requested rezoning via 1st ordinance reading scheduled before the City Commission.
- October 21, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Halff Associates on behalf of the Development Corporation of Harlingen, Inc. is requesting to amend the Planned Development ("PD") site plan to allow a mixed-use development consisting of commercial and multi-family use. **(ATTACHMENT II).**

- The irregular shaped property is currently vacant and not subdivided. The developer is proposing to subdivide the property into a seven-lot subdivision under the name of Victoria Commons Subdivision Phase II. The property has 193.38 feet of frontage on Camelot Drive, 129.07 feet of frontage on Victoria Lane and a depth of 1,946 feet at its longest point. **(ATTACHMENT III)**

- The original Planned Development (PD) ordinance for the subject property which was approved by the City Commission on April 1, 2026 showed the property to be

developed with six lots. Two of the lots were for general retail use (Lots 4 and 6), one lot for office use (Lot 2), one lot for multi-family use (Lot 3), a common area lot (Common area "A"), and a lot to be used for a detention pond (Lot 5). All lots were to front an interior street. The interior street (Street A) on the on the north was projected to be 33 ft. wide paved street with curb and gutter, and the east side street (Victoria Ln) was projected to be a 40 ft. wide paved street with curb and gutter. The setbacks for the general retail and multi-family lots were 10 ft. on the front, side and rear setbacks. The setbacks for the office lot were 20 ft. in the front, and 10 ft. on the side and rear setbacks. **(ATTACHMENT III and IV)**

- The new proposed site plan will consist of seven lots. Two of the lots will be for general retail use (Lot 6 and 7), one lot for office use (Lot 2), one lot for multi-family use (Lot 3), one lot for a parking lot (Lot 4), a common area lot (Common area "A"), and a lot to be used for a detention pond (Lot 5). The setbacks for the general retail and multi-family lots are 10 ft. on the front, side and rear setbacks. The setbacks for the office lot are 20 ft. in the front, and 10 ft. on the side and rear setbacks. To changes are summarized as follows: the general retail lot on the west side of the property, which is being converted into two general retail lots; the use of lot 4 changed from general retail to parking lot use; and the Common Area A is now labeled as proposed common area/parking lot. **(ATTACHMENT IV)**

- The surrounding properties are zoned Not Designated ("N") District to the north, and General Retail ("GR") District to the south, east and west. The surrounding land uses consist of an apartment complex and vacant land to the north, Windsor Nursing and Rehab Center, Palms Behavioral Health and vacant land to the south, and vacant land and vacant land in agricultural use to the west. **(ATTACHMENT II and VI)**.

- The Building Inspections, Fire Prevention and Engineering Departments have reviewed the request. The Building Inspections, Fire Prevention and Engineering Departments reported no objection to the request amendment to the planned development site plan subject to complying with all applicable codes. **(ATTACHMENT VII-IX)**

- The Future Land Use Plan (FLUP) component of the Harlingen Horizon – A City on the Rise Comprehensive Plan shows this area as retail and higher density residential use. The request is consistent with the Future Land Use Plan and consistent with the surrounding land use. **(ATTACHMENT X).**

- To the present, the Planning and Zoning Department has not received any opposition to the requested rezoning.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the request subject to the following conditions:

1. Compliance with all applicable building codes and regulations;
2. Compliance with drainage requirements and all applicable requirements from the Engineering Department; and
3. Compliance with the requirements administered by the Planning, Building Inspections, Engineering, and Fire Prevention Departments.

City Manager's approval: GG ☑ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☑ Yes ☐ No ☐ N/A

Attachment I

CITY OF HARLINGEN | PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications:
In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550
Email: Planning@harlingentx.gov. Questions? Call (956) 216-5101.

HARLINGEN TEXAS

PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): Development Corporation of Harlingen, Inc.
Property Owner Phone: 956.216.5085 Property Owner Email: [redacted]
Property Owner Address: 2424 Boxwood St. Suite 125, Harlingen, Tx 78550

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

☐ Applicant is the same as Property Owner (skip section below)

Applicant Name: Berenice Chapa Applicant Phone: 956-445-5212
Applicant Email: [redacted]
Applicant Address: 5000 W. Military Hwy Suite 100, McAllen, Tx 78503

PROPERTY INFORMATION

Project Address: Victoria Lane.
Property/GEO ID: 28-0460-1810-0075-00 & 28-0460-1810-0080-00 (If unknown, look up ID at Cameron County Appraisal District)
Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): Lot C & D BLK 1812 San Benito Land & Wtr Co Subd. Harlingen 25.78 Ac out of 28.93 Ac of 41.72 Acres in San Benito Land & Wtr Co. Blocks 181-187 Survey WOFCAN 4,779 Acs 0-4 of 11.95 Ac
Current Zoning: Planned Development (If unknown, check our Interactive Zoning Map or have staff verify your zoning)
Proposed Zoning: _____ (If unknown, visit or call the Planning Division staff)
Current Land Use: _____

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?)
Amendment to the Planned Development: Adding Lot 7. Changing Lot 4 from general retail to a parking lot; Common Area 'A' is also assigned to be a Parking Lot; Lot 4 acreage changed.

Select Application Type (Select all that apply):

Land Use Changes
- ☐ Rezoning Request - $250
- ☐ Special Use Permit - $250
- ☐ Planned Development District - $250
- ☐ Voluntary Annexation Request/Initial Zoning – $0
- ☑ Comprehensive Plan Amendment Request - $250

Zoning Board of Adjustment (ZBA)
- ☐ Zoning Variance Request (ZBA) - $250
- ☐ Zoning Special Exception (ZBA) - $250
- ☐ Administrative Appeal (ZBA) - $125

Subdivision/Platting:
- ☐ Preliminary Construction Plans/Final Plat - $150
- ☐ Replat - $250
- ☐ Vacating Plat - $50
- ☐ Subdivision Variance - $25 (each)

Other Requests:
- ☐ License to Encroach - $250
- ☐ Right-of-Way/Utility Easement Abandonment – $0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review.

Required for ALL Applications:
A. Application Fee (Check or card only. No cash accepted)
B. Valid Photo ID

[redacted]

C. Warranty Deed
D. Authorization Letter from Owner (if applicant is not the owner)
E. Entity documents

Rezoning:
A. Written statement describing the proposed use(s) of the subject property
B. Survey/Survey Plat
C. Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:
A. Written statement describing the proposed use(s) of the subject property
B. Site plan showing the proposed development of the property, including existing and proposed: building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
C. Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:
A. Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested.
B. Written statement describing the purpose of the request (For Administrative Appeals Only).
C. Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:
A. Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
B. Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

Right-of-Way/Utility Easement Abandonment/License to Encroach:
A. Written statement describing the purpose of the request
B. Survey
C. Metes & Bounds description
D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
E. Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:
A. Written petition by owner(s) requesting annexation
B. Survey
C. Metes & Bounds description

CERTIFICATION

☑ I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application.
☑ I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen.
☑ I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
☑ I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner)

Property Owner Name & Signature: [redacted] **Date:** 08/31/2024

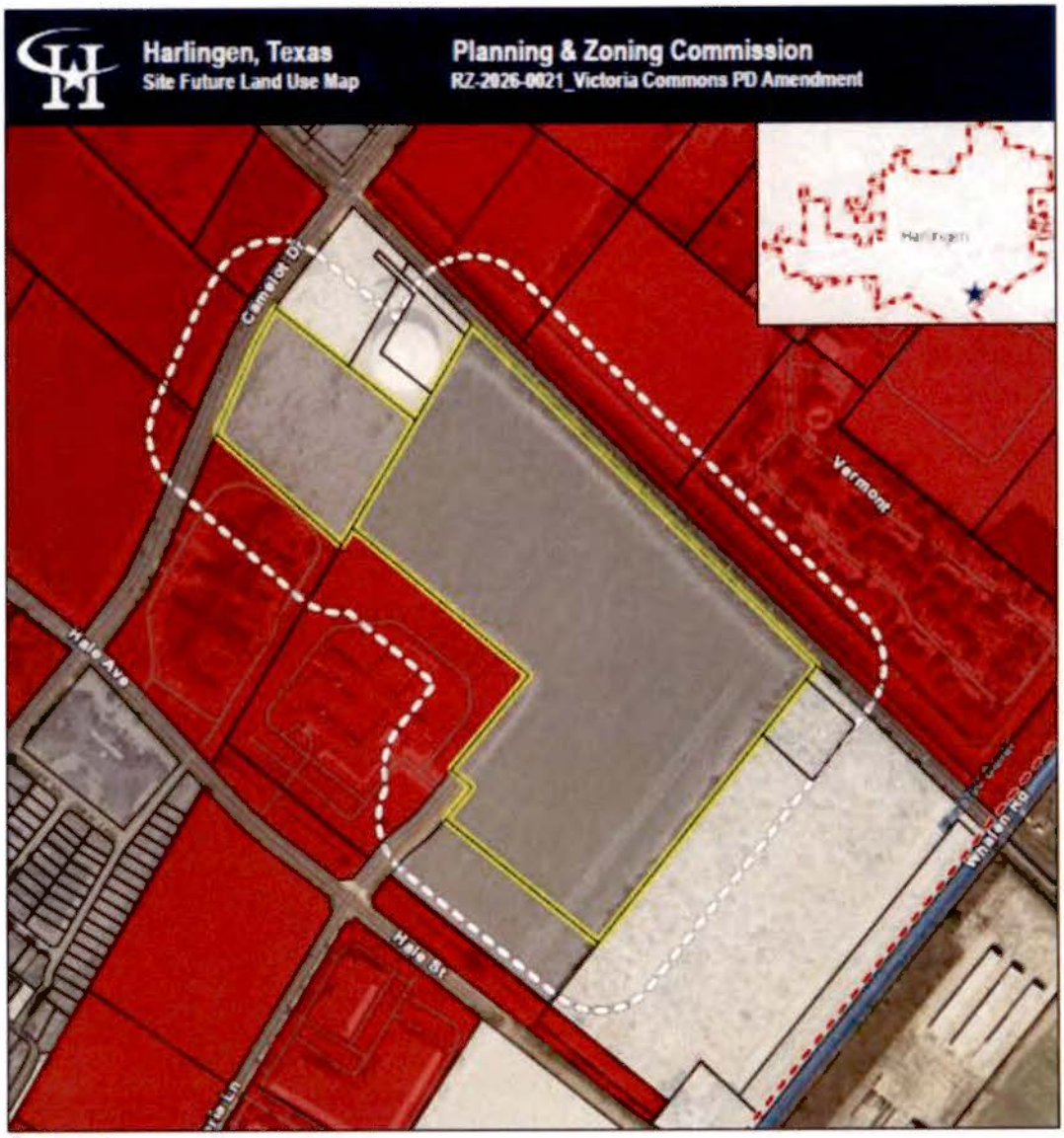
Authorized Representative Name & Signature: Beatrice Chapa **Date:** 08/31/2024

OFFICE USE ONLY

Date Submitted _____ *Date Deemed Complete* _____ *Application Fee Paid $* _____

Case # _____ *Receipt #* _____ *Received By (initials)* _____

Attachment II



Attachment III

ORDINANCE NO. 2014-14

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: REZONE FROM GENERAL RETAIL ("GR") DISTRICT TO PLANNED DEVELOPMENT ("PD") DISTRICT TO ALLOW A MIXED-USE DEVELOPMENT (COMMERCIAL AND MULTI-FAMILY) FOR PROPERTIES BEARING A LEGAL DESCRIPTION OF 30.52 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 182, SAN BENITO LAND AND WATER COMPANY SUBDIVISION; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth, and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas, and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard, and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated; now, therefore

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-81, be and the same is herewith amended by the following described property being changed for permissive zone use as indicated:

> Rezone from General Retail ("GR") District to Planned Development ("PD") District to allow a mixed-use development (commercial and multi-family) for properties bearing a legal description of 30.52 acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carricitos Grant, located northeast of Camelot Drive and Victoria Lane, as shown on Exhibit 'A'

The provisions prohibiting the violation of the Code of Ordinances shall continue in full force and effect and apply to this ordinance.

The provisions amendment is made contingent upon construction being complied in accordance with the site plan, a true and correct copy of which is attached hereto and

incorporated herein by reference as Exhibit "A" and shall comply with the conditions as listed below:

1. Compliance with all applicable building codes and regulations.
2. Compliance with drainage requirements and all applicable requirements from the Engineering Department, and
3. Compliance with the requirements administered by the Planning, Building Inspections, Engineering, and Fire Prevention Departments.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this 1st day of April, 2026 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

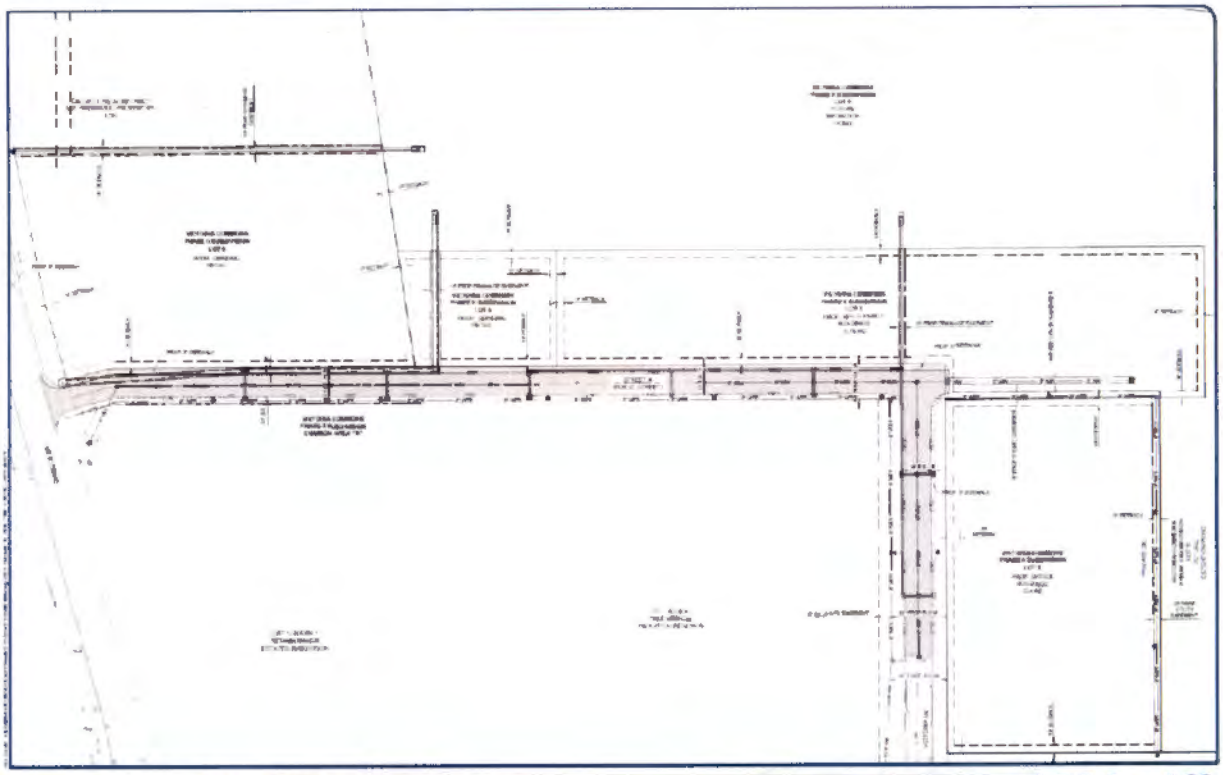
CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

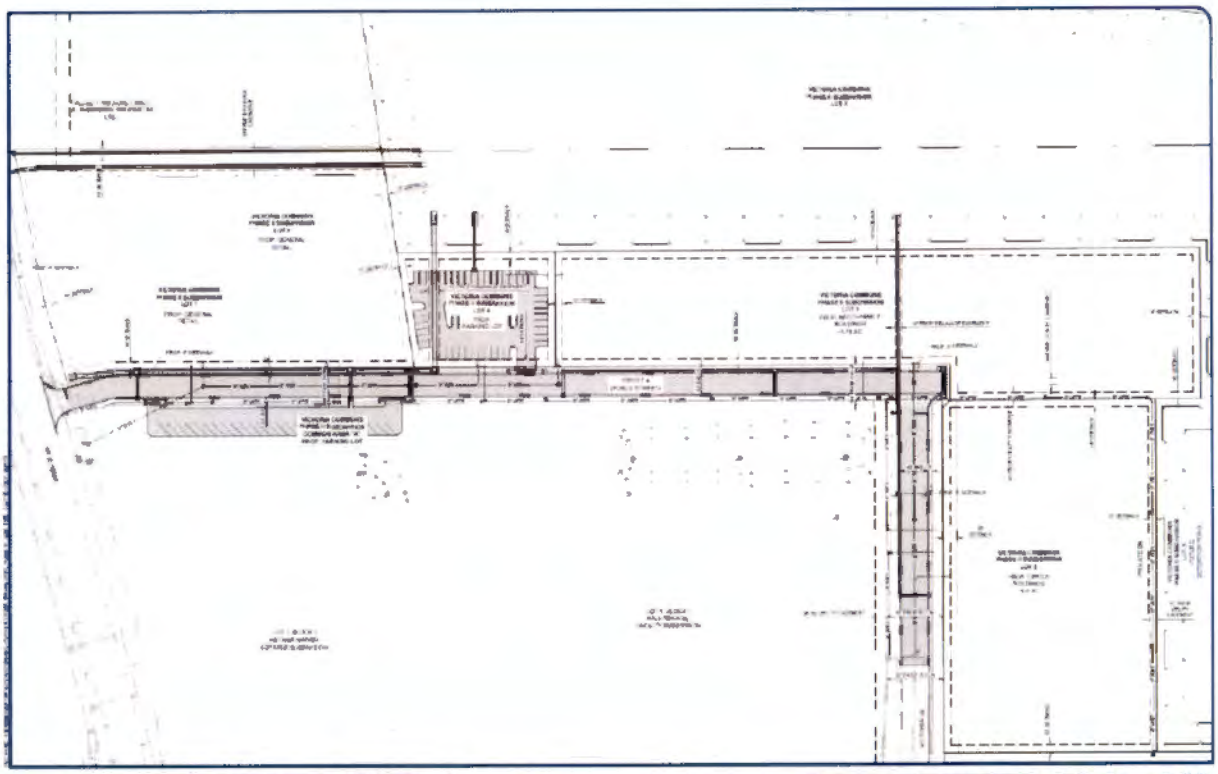
Attachment III



PLANNED DEVELOPMENT SITE PLAN

halff

Attachment IV



PLANNED DEVELOPMENT SITE PLAN

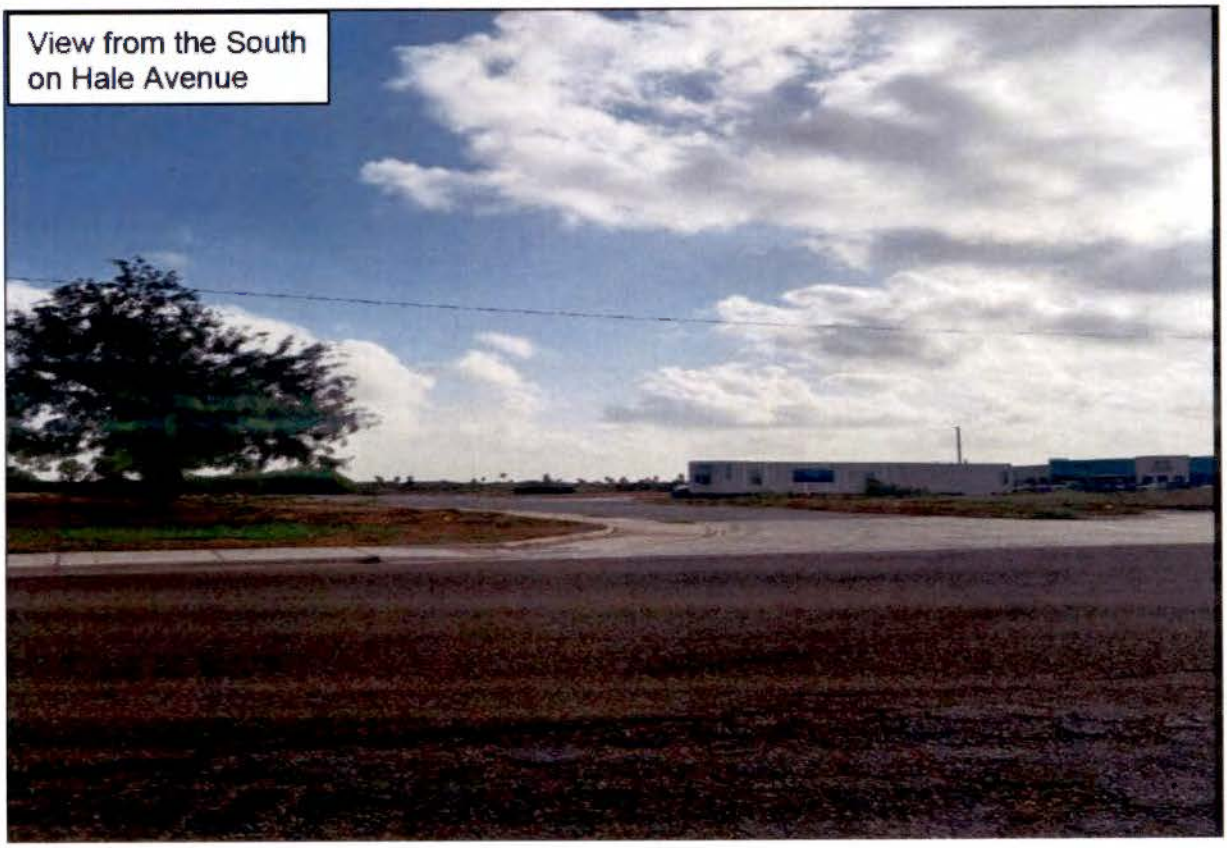
halff

Attachment V

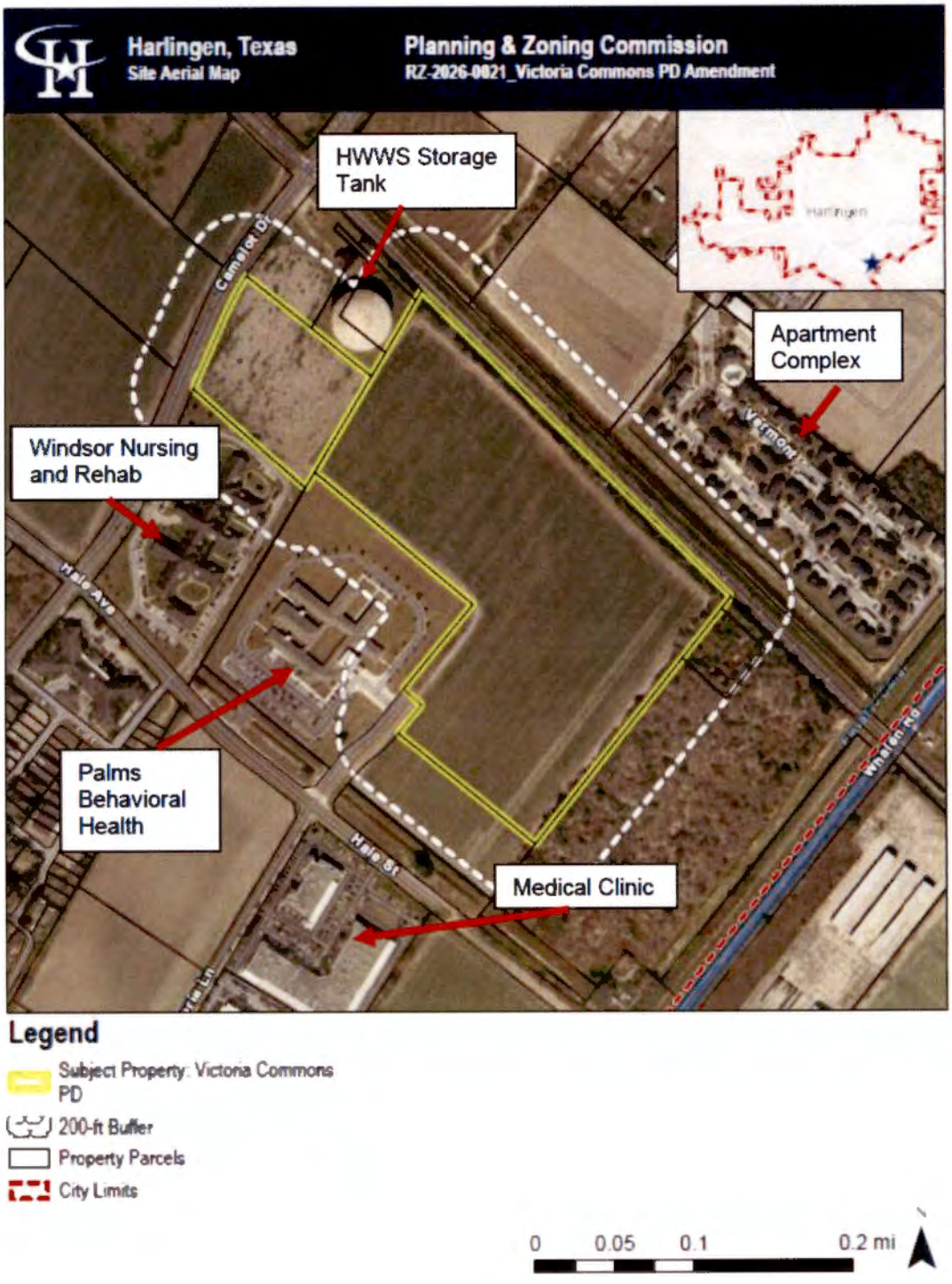
View from the west of Camelot Drive



View from the South on Hale Avenue



Attachment VI



Attachment VII

CITY OF HARLINGEN TEXAS

Planned Development ("PD") District Routing Slip

Applicant: Berenice Chapa c/o Development Corporation of Harlingen, Inc.

Phone No.: (956) 445-5212

Location: Located northeast of Camelot Drive and Victoria Lane

Project Description: Request to amend the previously approved Planned Development ("PD") District to allow a mixed-use development (commercial and multifamily) for properties bearing a legal description of 30.52-acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carricitos Grant.

Department: Building Permits and Inspections Division

Approval: _____YES _____ NO ___X__PENDING

Comments: If request is approved by the Planning Department, once construction is initiated, for each building, A Building Permit application, a site plan and sealed and signed windstorm engineer plans (minimum 140 mph wind speeds) must be submitted to the Building Department for review. The construction documents must comply with the 2024 Residential Building Code or the 2024 International Building Code and Family of Codes.

Raul Rodriguez — **09/17/2026**

Signature — **Date**

Attachment VIII

Subdivision Review

Subdivision Name:	**Victoria Commons Phase II – 4rd Submittal**
Proposed Use:	**Adding Lot 7. Changing Lot 4 from general retail to parking lot. Lot 6 acreage changed.**
Location:	**Northeast of Hale Avenue**
Developer:	**Harlingen EDC**
Engineer:	**Halff Associates / (956) 664-0286** [redacted]

Approval: **__X__ Yes** **____ Yes with Comments** **____ No**

Comments: **1. No Comments**

Russell Knight, Asst. Fire Marshal Departmental Official Signature	**Fire Prevention** Department	**September 15, 2026** Date
(956) 216-5790 Contact Number	rknight@harlingentx.gov Contact E-mail	_____ Signature

Attachment IX

CITY OF HARLINGEN TEXAS

Planned Development ("PD") District Routing Slip

Applicant: Berenice Chapa c/o Development Corporation of Harlingen, Inc.

Phone No.: (956) 445-5212

Location: Located northeast of Camelot Drive and Victoria Lane

Project Description: Request to amend the previously approved Planned Development ("PD") District to allow a mixed-use development (commercial and multifamily) for properties bearing a legal description of 30.52-acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carricitos Grant.

Department: _____

Approval: __X__ YES _____ NO

Comments:

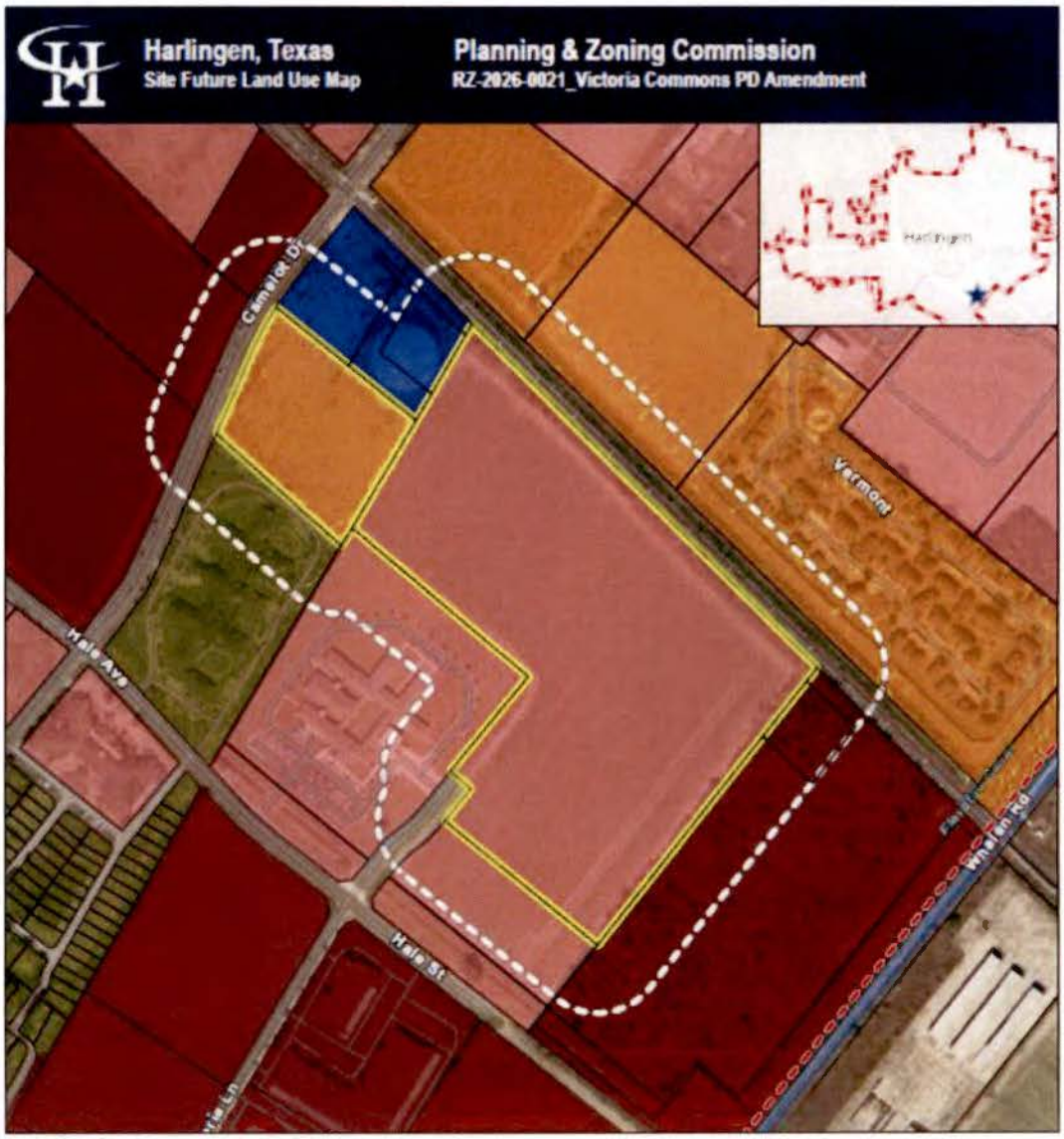
Nadia L. Fitzpatrick PE

Signature

9/17/26

Date

Attachment X



ORDINANCE NO. 26_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HARLINGEN: TO AMEND THE PREVIOUSLY APROVED PLANNED DEVELOPMENT ("PD") DISTRICT SITE PLAN TO ALLOW A MIXED-USE DEVELOPMENT (COMMERCIAL AND MULTI-FAMILY) FOR PROPERTIES BEARING A LEGAL DESCRIPTION OF 30.52 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 182, SAN BENITO LAND AND WATER COMPANY SUBDIVISION, CONCEPCION DE CARRICITOS GRANT, LOCATED NORTHEAST OF CAMELOT DRIVE AND VICTORIA LANE; PROVIDING FOR PUBLICATION AND ORDAINING OTHER MATTERS RELATED TO THE FOREGOING

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) Ordinance 26-14 establishing the original planned development site plan be and the same is herewith amended by the following described property being changed for permissive zone use as indicated:

To amend the previously approved Planned Development ("PD") District site plan to allow a mixed-use development (commercial and multi-family) for properties bearing a legal description of 30.52 acre tract of land, more or less, out of Block 182, San Benito Land and Water Company Subdivision, Concepcion De Carricitos Grant, located northeast of Camelot Drive and Victoria Lane, as shown on Exhibit "A".

The provisions prohibiting the violation of the Code of Ordinances shall continue in full force and effect and apply to this ordinance.

The provisions amendment is made contingent upon construction being complied in accordance with the site plan, a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibit "A" and shall comply with the conditions as listed below:

1. Compliance with all applicable building codes and regulations;
2. Compliance with drainage requirements and all applicable requirements from the Engineering Department; and
3. Compliance with the requirements administered by the Planning, Building Inspections, Engineering, and Fire Prevention Departments.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this _____ day of _____, 2026 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN

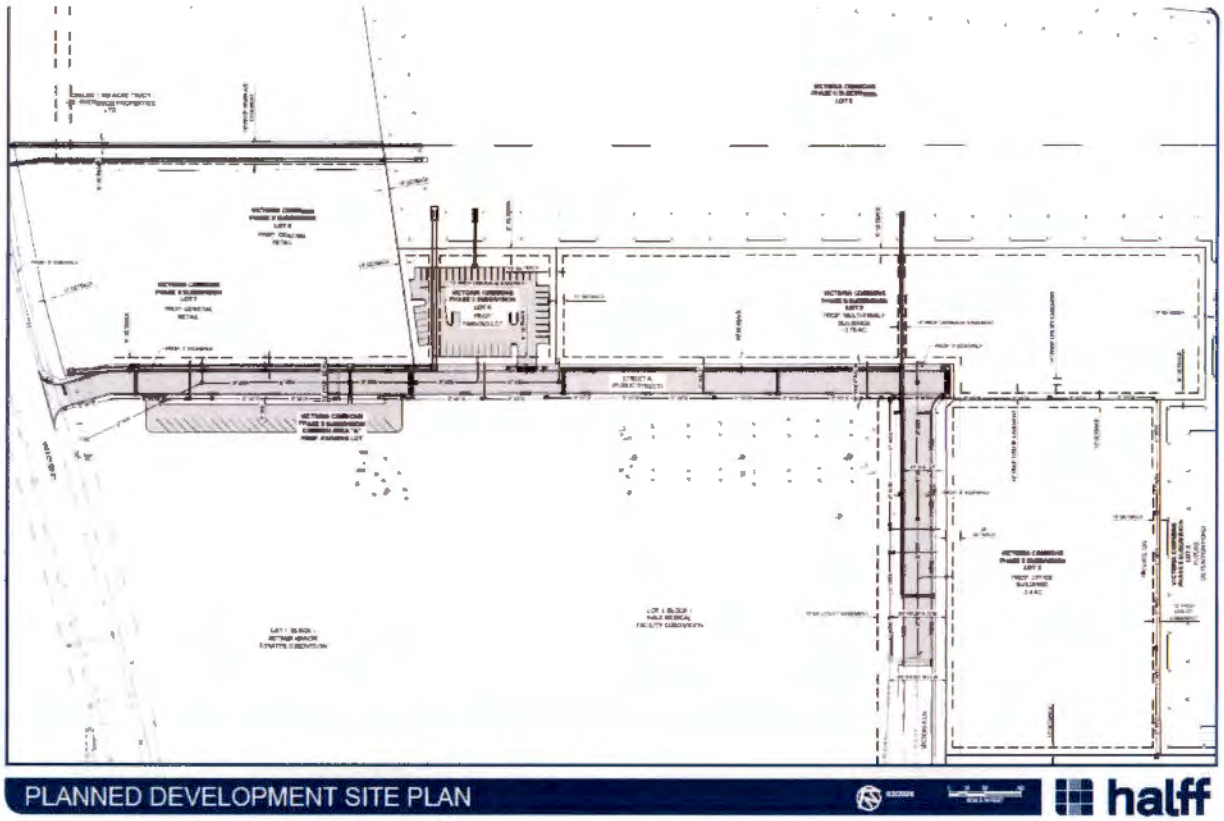
_____
Norma Sepulveda, Mayor

ATTEST:

_____

Mayra Herrera, City Secretary

EXHIBIT "A"



PLANNED DEVELOPMENT SITE PLAN

halff

10h

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to approve the preliminary construction plans and final plat with conditions, of the proposed Garret Crossing Subdivision Replat, consisting of a resubdivision of 15.54 acres of land out of the Garrett Acres Subdivision, located on the northeast corner of the intersection of Doan and Garrett Roads. Applicant: Moore Land Surveying, LLC c/o Zarate Home Designs, LLC. Attachment ***(Planning & Development)***

Prepared By: Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/ Special Projects Director
Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- June 2, 2026 – Original Preliminary Construction Plans and Final Plat application submitted to the City. **(ATTACHMENT I)**
- June 18, 2026 – Comments outlining deficiencies sent to Engineer.
- June 22, 2026 – Original Preliminary Construction Plans and Final Plat resubmitted to the City.
- September 1, 2026 – Comments outlining deficiencies sent to Engineer.
- September 2, 2026 – Original Preliminary Construction Plans and Final Plat resubmitted to the City.
- September 22, 2026 – Preliminary construction plans and final plat deemed complete.
- October 13, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the Planning and Zoning Commission.
- October 21, 2026 – Consideration of the preliminary construction plans and final plat with conditions by the City Commission.

Summary:

- The proposed Garrett Crossing Subdivision Replat consists of twenty (20) single-family residential lots located within the City limits, north of Garrett Road. The replat consists of the resubdivision of three (3) large residential lots into twenty (20) approximately half-acre lots, all fronting an interior cul-de-sac street.
- The proposed development is consistent with the Residential, Single-Family zoning designation.
- All drainage improvements will be designed in accordance with the City's current standards, including compliance with the 50-year storm event requirement.
- Water and wastewater services for the proposed development will be provided by the Harlingen Waterworks System (HWWS).

- Park fees will be assessed for the subdivision at a rate of $500 per lot. A total of $10,000 will be allocated to Park Zone 1, the southwest zone, in accordance with the City's parkland dedication requirements.
- All items identified on the preliminary and final plat checklist will be addressed prior to the recording of the final plat.

Staff Recommendation:

Staff recommends approval of the preliminary construction plans and final plat, with the following conditions:

1. Requirements from the Engineering Department, HWWS, Fire Prevention Bureau, and Planning Division, as outlined in the attached comments. **(ATTACHMENT V – IX).**

Funding (if applicable):						
Are funds specifically designated in the current budget for the full amount for this purpose?		Yes		No*		
*If no, specify source of funding and amount requested:						
Finance Director's approval:		Yes		No		N/A
City Manager's approval: GG	✓	Yes		No		N/A
Comments:						
City Attorney's approval:		Yes		No		N/A

Attachment I—Subdivision Application

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

MASTER APPLICATION FORM

Submit applications
In person: Planning and Development Department, 502 E. Tyler Avenue, Harlingen, Texas 78550
Email: Planning@harlingentx.gov Questions? Call (956) 216-5101

PROPERTY OWNER INFORMATION

Property Owner Name (If entity, attach supporting documentation): ZARATE HOME DESIGNS, LLC

Property Owner Phone: 956-561-9587 Property Owner Email:

Property Owner Address: 1992 DATE PALM DR. MERCEDES, TX 78570

APPLICANT/AUTHORIZED REPRESENTATIVE INFORMATION (If different from owner)

☐ Applicant is the same as Property Owner (skip section below)

Applicant Name: EMILIANO ROSEL Applicant Phone: 956-929-1615

Applicant Email: [redacted]

Applicant Address: 14216 PALIS DR. LA FERIA, TX 78559

PROPERTY INFORMATION

Project Address: GARRETT RD

Property/GEO ID: 98-4283-0010-0030-00 (If unknown, look up ID at Cameron County Appraisal District)

Legal Description of Property (Lot, Block, Subdivision, as shown on deed or survey): 15.54 ACRES OF LAND OUT OF BLOCK 36, STUART PLACE SUBDIVISION, SURVEY 298, CAMERON COUNTY, TEXAS

Current Zoning: SF-1 (If unknown, check our Interactive Zoning Map or have staff verify your zoning)

Proposed Zoning: SF-1 (If unknown, visit or call the Planning Division staff)

Current Land Use: CURRENTLY UNDEVELOPED

DESCRIPTION OF REQUEST

Provide a brief description (What are you requesting? What will be built or changed? Why is this request needed?):
SINGLE FAMILY RESIDENTIAL SUBDIVISION

Select Application Type (Select all that apply):

Land Use Changes
- ☐ Rezoning Request - $250
- ☐ Special Use Permit - $250
- ☐ Planned Development District - $250
- ☐ Voluntary Annexation Request/Initial Zoning – $0
- ☐ Comprehensive Plan Amendment Request - $250

Zoning Board of Adjustment (ZBA)
- ☐ Zoning Variance Request (ZBA) - $250
- ☐ Zoning Special Exception (ZBA) - $250
- ☐ Administrative Appeal (ZBA) - $125

Subdivision/Platting:
- ☒ Preliminary Construction Plans/Final Plat - $150
- ☐ Replat - $250
- ☐ Vacating Plat - $50
- ☐ Subdivision Variance - $25 (each)

Other Requests:
- ☐ License to Encroach - $250
- ☐ Right-of-Way/Utility Easement Abandonment – $0

REQUIRED ATTACHMENTS

Note: Incomplete applications will not be accepted or scheduled for review.

Required for ALL Applications:

A. Application Fee (Check or card only. No cash accepted)
B. Valid Photo ID

Attachment I—Subdivision Application

CITY OF HARLINGEN PLANNING & DEVELOPMENT DEPARTMENT | PLANNING DIVISION

C Warranty Deed
D Authorization Letter from Owner (if applicant is not the owner)
E Entity documents

Rezoning:
A. Written statement describing the proposed use(s) of the subject property
B. Survey/Survey Plat
C. Metes & Bounds description of the tract(s) in which the rezoning is requested

Special Use Permit/PDD:
A. Written statement describing the proposed use(s) of the subject property
B. Site plan showing the proposed development of the property, including existing and proposed: building footprints and building heights (or buildable areas for single and two-family residential), locations of proposed uses, ingress and egress to/from property, streets in compliance with the City's Long Range Thoroughfare Plan, sidewalks, utilities, drainage, and parking spaces, etc.
C. Any other information (elevation drawings/pictures) in support of the request

Zoning Variance Request (ZBA)/Special Exception/ Administrative Appeals:
A. Written statement describing the requested variance and an explanation of the special conditions that result in the unnecessary hardship for which the variance or special exception is requested.
B. Written statement describing the purpose of the request (For Administrative Appeals Only).
C. Site Plan showing existing and proposed development of the property in question.

Preliminary Construction Plans/Final Plat/Replat:
A. Please contact the Planning Division for the full checklist compliant with Chapter 109 - Subdivisions and the Subdivision Development Guide (SDG) referenced in Sec. 109-127(1) and Sec. 109-128(b)
B. Plats must be submitted simultaneously to Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Cameron County (CC) Appraisal District, CC Transportation Department, Harlingen Irrigation District, HCISD Operations, CC Drainage District, CC Irrigation District, and the U.S. Post Office.

Right-of-Way/Utility Easement Abandonment/License to Encroach:
A. Written statement describing the purpose of the request
B. Survey
C. Metes & Bounds description
D. Letter of Clearance from utility companies, including Harlingen WaterWorks System, Texas Gas, AEP, AT&T, Charter Spectrum, Magic Valley Electric, Harlingen Irrigation District, CC Drainage District, and CC Irrigation District.
E. Appraisal Report (Appraiser must be approved by City) (For ROW abandonment only).

Voluntary Annexation:
A. Written petition by owner(s) requesting annexation
B. Survey
C. Metes & Bounds description

CERTIFICATION

☒ I certify that I am the property owner or the duly authorized agent of the owner for the purposes of this application.
☒ I further certify that I have read this application and that all information provided is true, correct, and complete. I understand that any false or incorrect information may result in the revocation of any permit or approval issued by the City of Harlingen.
☒ I understand that meeting all application requirements does not guarantee approval, and that the City Commission is the sole authority responsible for the approval or denial of this request.
☒ I acknowledge that additional information may be requested by the City to process this application.

(Both signatures are required if the applicant is not the owner.)

Property Owner Name & Signature: _____ **Date:** 06/15/26

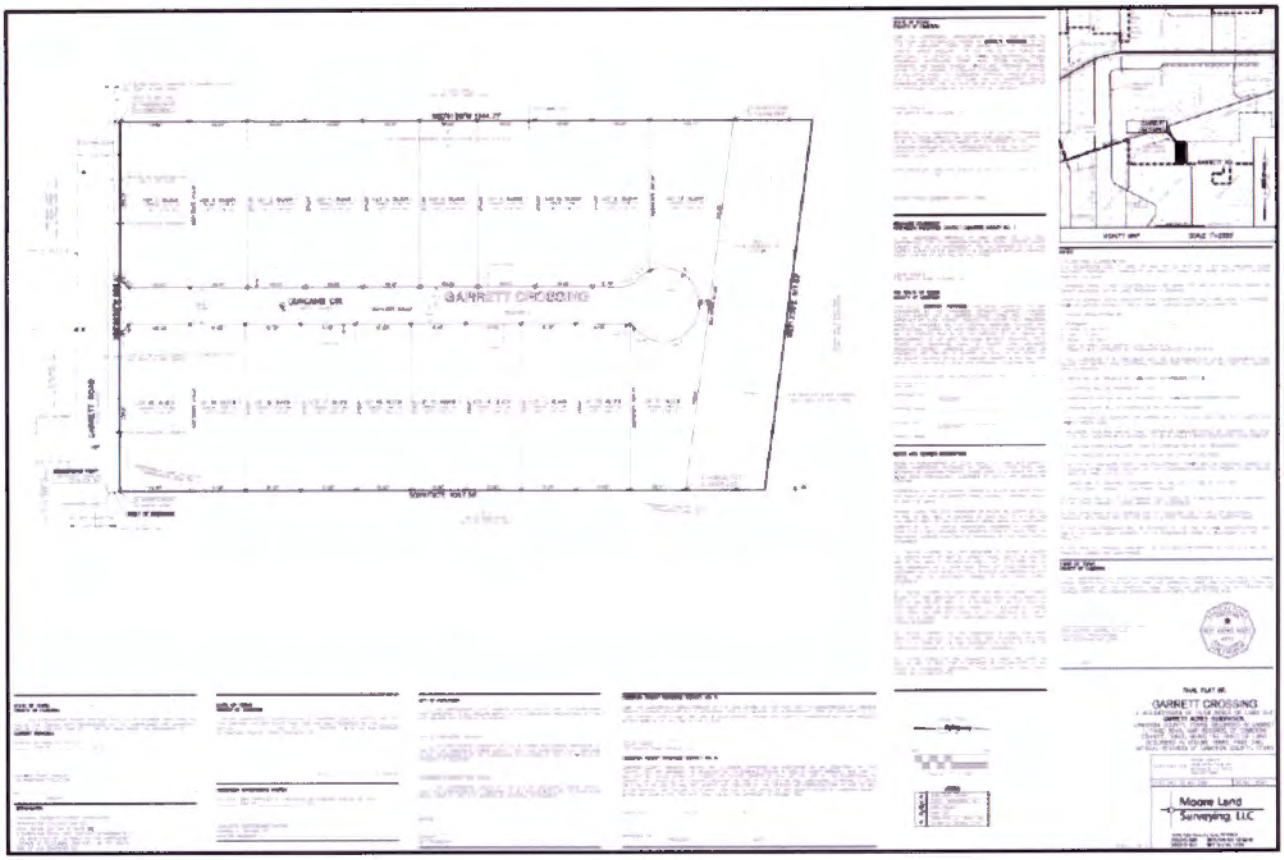
Authorized Representative Name & Signature: _____ **Date:** 06/15/26

OFFICE USE ONLY

Date Submitted: 06/15/2026 *Date Deemed Complete:* 06/15/2026 *Application Fee Paid: $* 150.00

Case # SUB-2026-0004 *Receipt #* 24747 *Received By (Initials):* SAN

Attachment II —Final Plat



Attachment III — Aerial View



Attachment IV — Street View

Street View from Garrett Road



Attachment V – Planning

CITY OF HARLINGEN TEXAS

Planning and Development Department
502 E. Tyler Avenue
Harlingen, TX 78550
(956) 216-5101

September 22, 2026

Emiliano Rosel, P.E.
Moore Land Surveying, LLC
14216 Palis Drive
La Feria, Texas 78559

Re: Garrett Crossing Subdivision Replat

City staff reviewed the preliminary plans and final plat of the proposed **"Garrett Crossing Subdivision Replat"** submitted on September 2, 2026. The application is considered complete, subject to a list of conditions from different city departments. If you agree with the listed conditions, please visit the Planning and Development office to pay the $150.00 subdivision application fee. Once the payment is received, the proposed subdivision will be considered "filed" and staff will place the subdivision in the next scheduled meeting of the Planning and Zoning Commission.

Preliminary and Final:

1. All other applicable fees as previously noted must be paid prior to recording the final plat.

Thank you,

Soledad A. Núñez

Soledad A. Núñez, CNU-A
City Planner

CITY OF HARLINGEN TEXAS

Engineering Department | 24200 FM 509, Harlingen, Texas 78550

September 18, 2026

Nadia M. Lopez, PE
Assistant City Engineer

Mr. Joel Olivo
Assistant Director for Planning and Development
502 E. Tyler Ave., Harlingen, Texas 78550

RE: REVIEW OF GARRETT CROSSING SUBDIVISION – 3rd SUBMITTAL

Dear Mr. Olivo,

Please find comments below regarding the preliminary construction documents for the above-mentioned subdivision per Section 109-128.(a) of the City of Harlingen City Ordinances.

☐ Approved

☒ Approved with Conditions

☐ Disapproved

Please review and address the following comments:

Subdivision Plat

- Provide a plan showing the widening of Garrett Road and cost estimate to verify the ultimate width and proposed limits. Please set up a meeting with the City Engineer to determine a final design.

Drainage Report

- The previous Drainage Statement (22 June 2026) was left as the 3rd page in the current drainage report (02 September 2026), please remove this page.
- The proposed storage volume of 94,512 CF is acceptable based on the development's participation in the proposed widening of the ditch adjacent to the property. Should the design deviate from this original plan, the minimum required storage volume shall be recalculated using the correct Modified Rational Method.

Please note that this review shall be for conformance to subdivision regulations and the responsibility and liability for the adequacy of the design shall remain with the Engineer sealing the documents.

If you have any questions, please feel free to contact me at (956) 216-5223 or via email at nlopez@harlingentx.gov.

Sincerely,

Nadia M. Lopez, PE

Nadia M. Lopez, PE

CITY OF HARLINGEN TEXAS

Subdivision Review

Subdivision Name:	**Garrett Crossing – 3rd Submittal**
Proposed Use:	**20 Lots Single-Family Residential Use**
Location:	**Located on the northeast corner of the intersection of Doan Road and Garrett Road**
Developer:	**Zarate Home Designs, LLC**
Engineer:	**Moore Land Surveying, LLC / (956) 929-1615** [redacted]

Approval: **_X_ Yes** **___ Yes with Comments** **___ No**

Comments: **1. No Comments**

Juan Sauceda Jr. Fire Marshal Departmental Official Signature	**Fire Prevention** Department	**September 10, 2026** Date
(956) 216-5790 Contact Number	jsauceda@harlingentx.gov Contact E-mail	Juan Sauceda Jr Signature

HARLINGEN WATERWORKS SYSTEM

GARRETT CROSSING SUBDIVISION PLAT SUBMITTAL #3

September 22, 2026

To: Soledad A. Nunez
Planning & Zoning Dept.
City of Harlingen

From: David Vasquez, Engineering Technician
Engineering Dept.
Harlingen Waterworks System

Response:

APPROVED

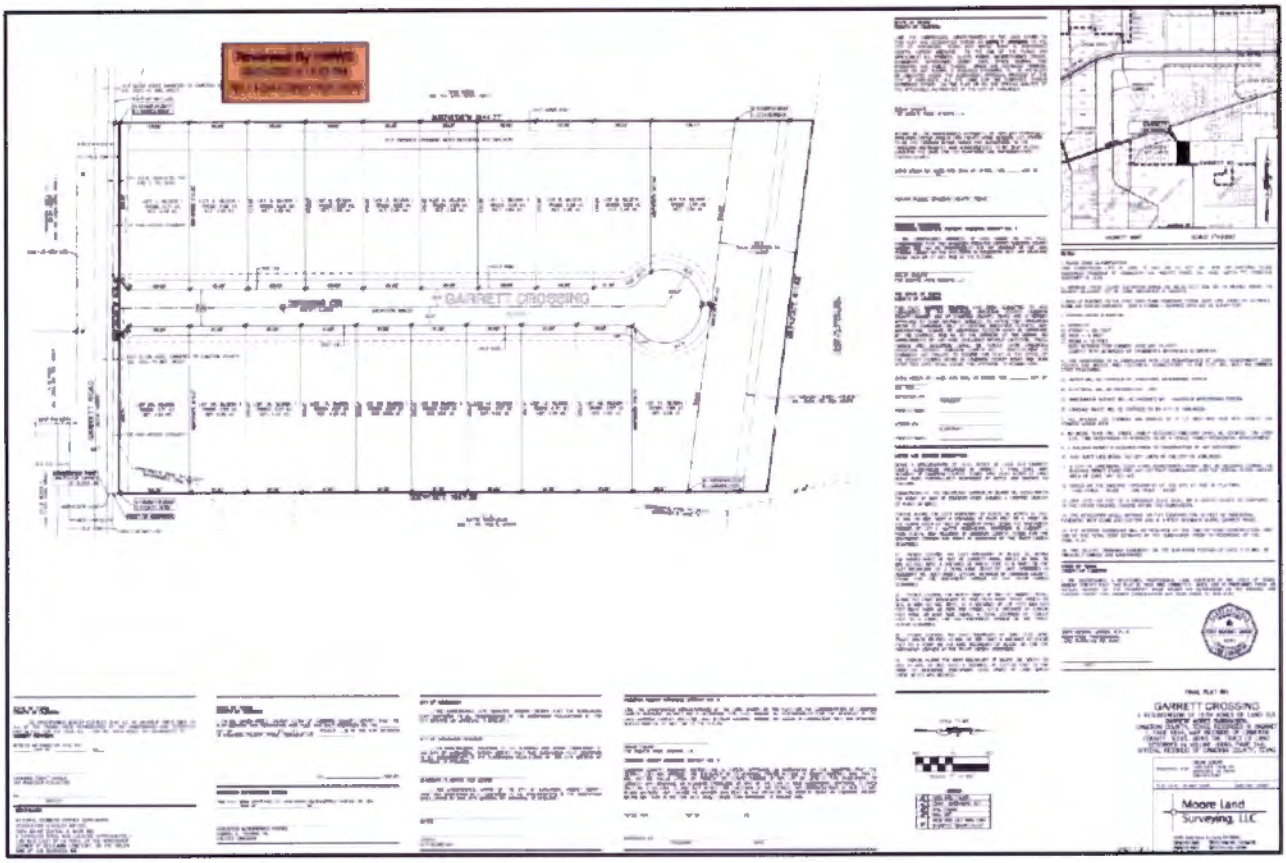
David Vasquez

Digitally signed by David Vasquez
DN: C=US, E=dvasquez@hwws.com, O=Harlingen Waterworks System, OU=Engineering Dept, CN=David Vasquez
Date: 2026.09.22 09:01:20-05'00'

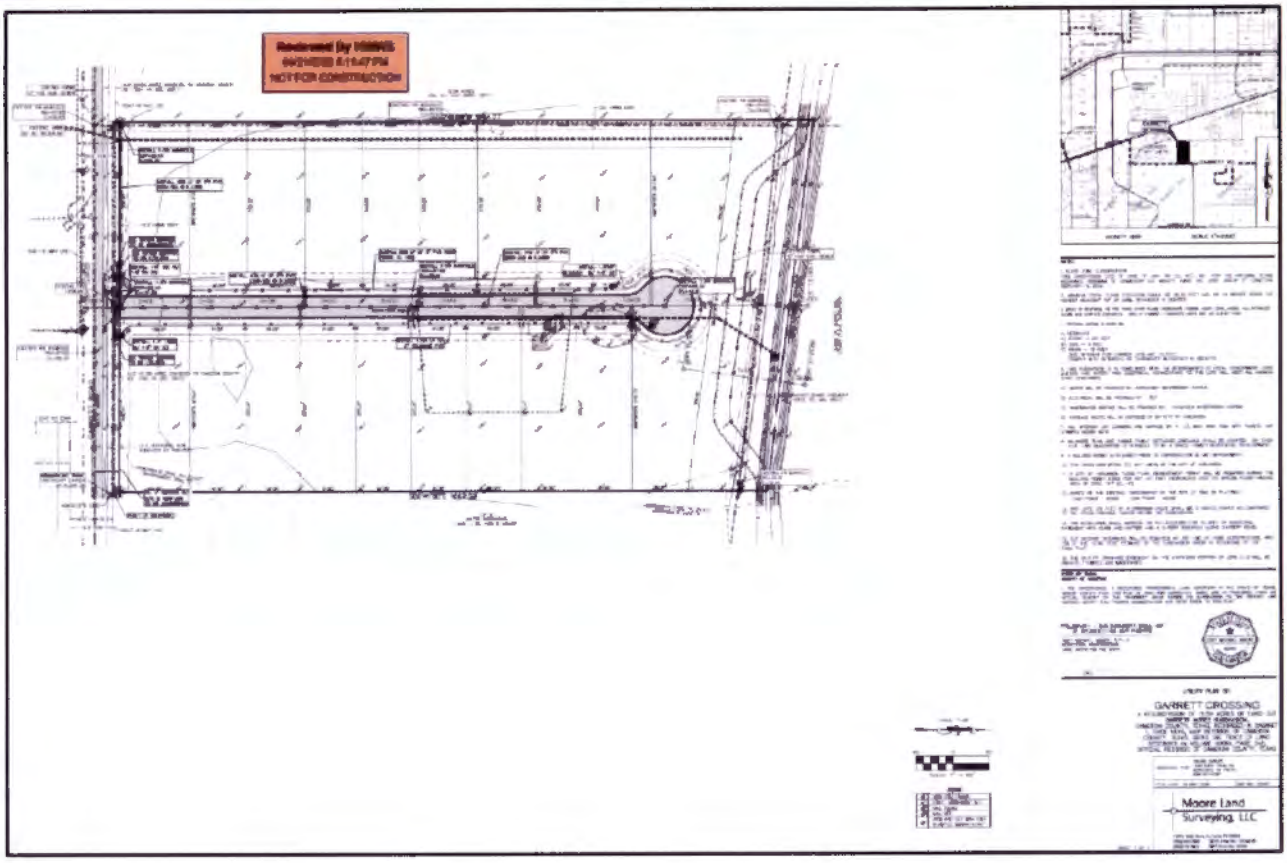
ADDITIONAL COMMENTS:

- If the developer requests HWWS to execute the plat prior to completion of the modifications to the existing water & sewer facilities, a Letter of Credit (LOC) or a Check in an amount equal to the developer's estimated costs of construction must be submitted to HWWS. The developer's engineer is to submit a cost estimate for this work for review and approval by HWWS prior to submission of the LOC or check.
- A full set of water and sewer construction plans must be submitted to Harlingen Waterworks System for review and approval prior to commencement of construction.
- HWWS comments subject to modification based on additional information of future comments issued by the City of Harlingen, changes made to the plans after approval has been given, or if new information is uncovered through field discovery.

Attachment VIII– Harlingen Water Works System



Attachment VIII– Harlingen Water Works System



Attachment IX – Public Works

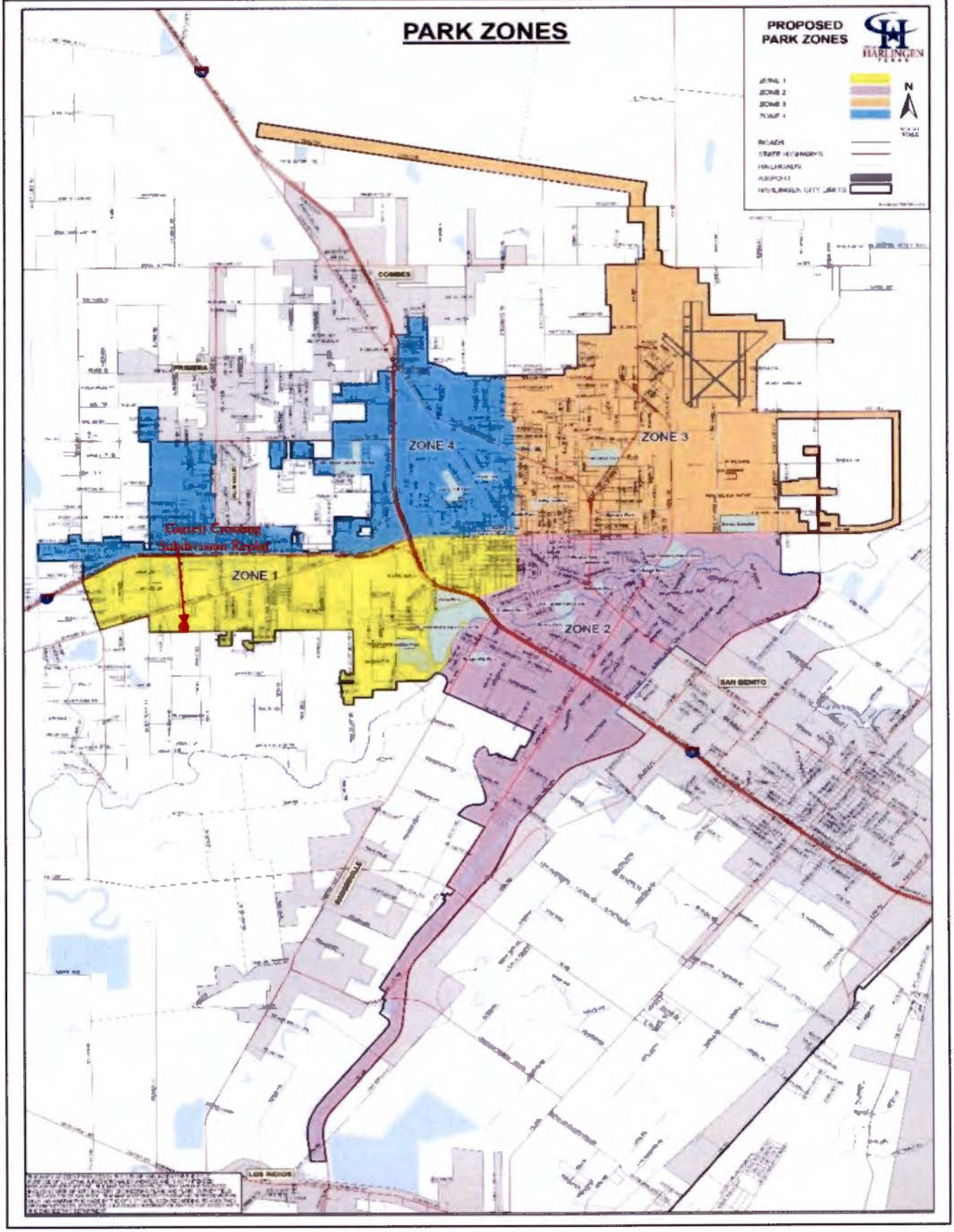
From: Guillermo Rodriguez
To: Sol Nunez
Subject: RE: Garrett Crossing Subdivision Replat Prelim/Final 3rd Submittal
Date: Thursday, September 17, 2026 4:26:03 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

Ok with Public Works, any drainage improvements, detention ponds, or drainage easements will have to be maintained by subdivision owner. The City of Harlingen will not take ownership or maintain new developed drainage ponds or easements.

Guillermo Rodriguez
STREET SUPERINTENDENT
(956) 216-5311
grodriguez@harlingentx.gov
www.harlingentx.gov
404 54th St., Harlingen, TX 78550

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Please note that any correspondence, such as e-mail or letters sent to City staff may become a public record and made available for public or media review unless otherwise prohibited by law.

Attachment X – Park Zones Map



10i

AGENDA ITEM
EXECUTIVE SUMMAR

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to approve an expenditure in the amount of $109,450.00 by the Development Corporation of Harlingen, Inc. for marketing services to be provided by Golden Shovel Agency. Attachment ***(HEDC)***

Prepared By (Print Name): Beverly Loftus
Title: Chief Operating Officer
Signature: Beverly Jean Loftus

Brief Summary:

Golden Shovel Agency has submitted a proposal to provide a Target Industry Business Attraction program for Harlingen EDC. The program is a coordinated strategy, marketing, and lead generation effort designed to reach target industries, engage site selectors and business decision-makers, and promote Harlingen's available properties, logistics advantages, and workforce strengths in order to generate business attraction opportunities.

The total requested expenditure is $109,450.00. The amount does not include optional target-industry videos (90-second to 2-minute videos highlighting sites, logistics, workforce, and industry advantages), which are offered at $6,500 each and are not part of this agreement. However, the Harlingen EDC is considering two (2) additional targeted industry videos totaling $13,000 later in the fiscal year.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*
*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval: GG ☑ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☑ Yes ☐ No ☐ N/A

Golden Shovel

BOARD SUMMARY

HARLINGEN EDC

Target Industry Business Attraction

STRATEGY / MARKETING / LEAD GENERATION

A coordinated program to reach target industries, engage site selectors and business decision-makers, and turn Harlingen's properties, logistics and workforce strengths into business attraction opportunities.

01 BUILD THE FOUNDATION		INVESTMENT
Marketing strategy	16-week engagement: research, survey of up to 150 stakeholders, 10 interviews, competitive/SEO analysis and 12-month plans.	**$14,950**
Lead generation microsite	Industry-focused microsite, including migration of the existing website to Economic Gateway CMS while retaining its design.	**$10,000**
Lead Forensics	Visitor intelligence to identify business prospects and support direct follow-up.	**$5,000**

02 REACH & ENGAGE		INVESTMENT
Monthly newsletter	Industry-focused content, custom design and publishing support to engage site selectors and nurture leads.	**$6,000**
GateKeeper support	Content creation and strategy, dedicated client manager, website updates, monthly articles and social media.	**$12,000**
Targeted digital marketing	Ad creative, targeting, campaign management and reporting. Includes $1,000 per month in ad buys.	**$18,000**

03 SHOWCASE & CONNECT		INVESTMENT
Community tour video	3-5 minute overview video, 24 short social clips, all B-roll access, and production/post-production.	**$18,500**
Trade show lead support	Outreach, scheduling and follow-up. Includes 10-12 qualified in-person or virtual meetings per the investment overview.	**$25,000**
Target-industry videos	Selected separately: 90-second to 2-minute videos highlighting sites, logistics, workforce and industry advantages.	**$6,500 each**

TOTAL PROPOSED INVESTMENT

$109,450

Includes all services above except target-industry videos.

Add $6,500 for each target-industry video selected.

Based on the Harlingen EDC proposal investment overview. Billing terms and service periods to be confirmed in the agreement.

10j

CITY OF HARLINGEN
AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: October 21, 2026

Agenda Item:

Consideration and possible action to approve an expenditure of $20,000 by the Development Corporation of Harlingen, Inc to Binational Media LLC, Texas for the sponsorship of the Mexico Manufacturing Ecosystem Forum 2027.

Prepared By (Print Name): Beverly Loftus
Title: Chief Operating Officer
Signature: Beverly Jean Loftus

Brief Summary:

Binational Media LLC is organizing its first Texas Mexico Manufacturing Ecosystem Forum, which will be held at the Harlingen Convention Center in 2027and brings together manufacturers, associations, business organizations, and industry clusters from Texas and Mexico. The Development Corporation of Harlingen, Inc. (HEDC) has been asked to participate as a Strategic Partner at a cost of $20,000.

The Strategic Partner package includes an 8 × 10 ft. exhibit booth and access for three HEDC representatives; participation in the closed-door Texas–Mexico Manufacturing Ecosystem Round Table; admission for three to the Welcome Cocktail and the Recognition Awards and Reception Evening, including presenting an award; HEDC's logo on event screens, the Forum website, and promotional materials; a banner at special events; a full-page advertisement in the event program; brand presence in the traveling exhibition "Manufacturing Timeline in the Region"; and an editorial interview promoted on Mexico Industry's digital platforms.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*
*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval: CG ☑ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☑ Yes ☐ No ☐ N/A

TEXAS MEXICO
MANUFACTURING ECOSYSTEM FORUM

CONTRACT: 1501

Address: 2020 N. McColl Rd McAllen, TX 78501
PH: (956) 000-0000

BINATIONAL MEDIA LLC
Texas Mexico Manufacturing Ecosystem Forum

Date: October 2, 2026

CUSTOMER INFORMATION

Company Name: Harlingen Economic Development Corporation
Comercial Name: Harlingen Economic Development Corporation
Customer Name: Orlando Campos — Job Title/Position: CEO
Phone: 956 216 5081 — Email: ocampos@harlingenedc.com
Address: 2424 Boxwood Street Suite 125 Harlingen,TX 78550

BILLING INFORMATION

Account Payable Contact: Maryann Villarreal — Phone: 956 216 5081
Email: mvillarreal@harlingenedc.com — Ext:

CONTRACTED PRODUCTS

PARTNERSHIP	INCLUDES	UNIT PRICE	SUBTOTAL
STRATEGIC PARTNER	• **8 × 10 ft. booth** within the exhibition area. • **Access for 3 representatives.** • **Participation in the Texas–Mexico Manufacturing Ecosystem Round Table,** including interaction and networking during this exclusive closed-door session with associations, business organizations, and industry clusters from Texas and Mexico. • **Access for 3 people to theWelcome Cocktail,** providing networking opportunities with speakers, sponsors, exhibitors, organizations, and industry leaders. • **Access for 3 people to theRecognition Awards & Reception Evening.** • **Participation in presenting an award** to one of the individuals or organizations honored during the ceremony. • **Company logo displayed on screens** during panels, conferences, the Round Table, and the recognition ceremony. • **Corporate banner displayed at special events.** • **Logo featured on the Forum's official website**, with a direct link to the organization's website. • **Brand presence in the event's digital and promotional materials.** • **Prominent brand presence in the traveling exhibition** "Manufacturing Timeline in the Region," expanding the organization's visibility and recognition. • **Full-page advertisement in the official printed and digital event program**, distributed among attendees. • **Editorial interview, publication, and promotion of the interview across the digital platforms ofMexico Industry**	$20,000.00	$20,000.00
		Subtotal:	$20,000.00
		Taxes:	$0.00
		TOTAL INVESTMENT:	$20,000.00

APPLICATION & CONTRACT TERMS AND CONDITIONS – TEXAS MEXICO MANUFACTURING ECOSYSTEM FORUM

This Agreement contains the entire agreement of the parties.

Texas Mexico Manufacturing Ecosystem Forum will be referred to as the EVENT. Show Management is Binational Media, LLC and will be referred to as ORGANIZER. The person, company, or organization who signs this contract will be referred to as the EXHIBITOR. The rules and regulations outlined in this Agreement, Exhibitor Manual, Exhibitor Confirmation Letter(s) and Exhibitor Newsletters/Updates are terms of this contract. Exhibitor will also comply with all rules and regulations of any organizations and/or service providers designated by Organizer, and the Harlingen Convention Center in Harlingen, Texas, which will be referred to as the VENUE.

1. CONTRACT FOR SPACE – Applications for Exhibit Space must be made on Organizer's official Application & Contract for Exhibit Space form. Organizer reserves the right to accept or reject any application for Space from any potential Exhibitor. A binding Contract for Space shall come into force only when Organizer has sent a written acceptance to the Exhibitor. Organizer is not bound to accept an application for Space from a potential Exhibitor for the Event even if it has accepted an application for Space from that Exhibitor for another event. There is no automatic right for an Exhibitor to participate in any subsequent event. Signatures on Contract for Space means the person or persons signing the exhibition space contract on behalf of the Exhibitor shall be deemed to have full authority to do so on behalf of the Exhibitor and the Exhibitor shall have no right to claim against Organizer that such person or persons did not have such authority.

2. OCCUPATION OF BOOTH SPACE – Booth representatives shall be restricted to Exhibitor's employees and their authorized representatives. Booth representatives shall wear badge identification furnished by Organizer at all times. Organizer may limit the number of booth representatives at any time. The Exhibitor must staff all booths during all open show hours. Organizer and its representatives shall be permitted to always have access to the Booth and the Space.

3. PAYMENT TERMS AND DEFAULT OF PAYMENT TERMS-- Exhibitor shall pay Organizer in accordance with the payment details set out in the Contract for Space. Organizer reserves the right to refuse to let the Exhibitor occupy the Space if Organizer has not received cleared funds of all payments due from the Exhibitor before the due dates. If the Exhibitor defaults on any of its obligations under this contract or violates any exhibition rule or regulation promulgated pursuant to this contract, Organizer may, without notice, terminate the Exhibitor's rights under this contract and may thereupon direct the Exhibitor forthwith to remove its employees and agents, and all its articles or merchandise and other personal property, from the Space contracted for and from the Venue. In the event of a termination of this contract because of any such Exhibitor default or violation, Organizer may retain all monies paid or payable under this contract as liquidated damages. The Exhibitor will be responsible for any costs reasonably incurred by Organizer (including reasonable attorney's fees) in enforcing the Exhibitor's obligations under this contract.

4. CANCELLATION BY EXHIBITOR – Upon signing this Agreement, the Exhibitor acknowledges and agrees that all participation fees paid are non-refundable. No refund will be issued if the Exhibitor cancels or fails to attend the Event, regardless of when cancellation occurs, except as required by applicable Texas law. All cancellation requests must be submitted to the Organizer in writing.

5. DOWNSIZING OF BOOTH SPACE-- An Exhibitor wishing to reduce its Space must first submit a written request to the Organizer using the delivery method specified in Section 4. The Organizer will determine whether downsizing is possible based on space availability and the Event layout. Any reduction requires the Organizer's written approval, and the Organizer is under no obligation to approve the request. If approved, fees already paid for the portion of Space released shall remain non-refundable unless the Organizer resells that portion to another Exhibitor for the same price originally charged to the Exhibitor and receives full payment. In that case, the Organizer shall refund the fees paid for the released portion. The Organizer is under no obligation to resell the released Space.

6. GENERAL OBLIGATIONS OF THE EXHIBITOR -- Exhibitor shall: (a) occupy the Space by the time set for completion of installation of displays; failure by Exhibitor to do so shall constitute a default and such Space may be possessed by Organizer for such purposes as it may see fit, (b) keep the Booth appropriately decorated and maintained and all exhibits open to view and the Booth adequately staffed continuously during the opening hours of the Event and not dismantle the booth before the end of the Event; (c) remove all exhibits, fittings, and other items from the Venue by no later than the end of the Dismantling Period; (d) not sell or permit to be sold, from the Booth or any other part of the Halls, any food or drink; (e) not do, cause, permit or suffer to be done anything which shall in the opinion of Organizer constitute a nuisance or which may be an infringement of or contravene any license held by Organizer, or the Venue; (f) ensure that sound levels emitted from the booth shall not exceed those levels which in the opinion of Organizer would cause disturbance to other Exhibitors or which would breach any laws, bylaws or any other rule or regulation; (g) not do, cause, permit or suffer to be done anything which may cause damage, disfigurement or injury of any kind to the Venue or to the person or property of Organizer, Event or any other Exhibitor or any visitor; (h) conduct business and distribute literature only from the Space and no other part of the Hall and not take away buyers from the Venue to other business premises.BOOTH DISMANTLING AND REMOVAL — The Exhibitor is responsible for dismantling its booth and removing all machinery, equipment, and materials by the deadline specified by the Organizer. Failure to complete removal by that deadline may result in a late-removal fee, as specified in this Agreement or the Exhibitor Manual.

7. POWERS AND DISCRETION OF THE ORGANIZER – Organizer shall be entitled to: (a) change the Booth allocated to the Exhibitor at any time before the Exhibitor takes possession of the Space, (b) alter the position or layout of the Event and/or booths; (c) refuse any person admission to the Event or remove from the Event any person whose presence in the opinion of Organizer is or is likely to be undesirable and Organizer may exercise such rights notwithstanding that any person is the agent of the Exhibitor or otherwise in any way connected or associated with the Exhibitor; (d) remove from the Booth or the Venue at the risk and expense of the Exhibitor any product, display, fitting or machinery or other items to which the Organizer has an objection to or which the Exhibitor fails to remove in accordance with or which do not comply with these terms and conditions, (e) alter the dates, opening hours, dates and duration of the installation period, dates and duration of breakdown period and the total duration of the event, (f) change or vary these regulations at any time, or permit exceptions in special circumstances.

8. EXHIBITORS' LIABILITY FOR LOSS, DAMAGE AND INDEMNITY -- All exhibits, products, displays, fittings and all other items brought into the Event by the Exhibitor or the agents, contractors or other invitees of the Exhibitor shall be the sole responsibility of and at the sole risk of the Exhibitor. Organizer shall not be responsible for any loss or damage to such exhibits, products, displays, fittings or items however caused. The Exhibitor shall indemnify and keep indemnified Organizer against all loss, damages costs, charges and expenses (including contingent or consequential loss of profit) whatsoever arising from or in consequence of: (a) any breach by the Exhibitor of any of the terms and conditions of the Agreement; or (b) any loss suffered by Organizer because of default or negligence of the Exhibitor or any of its agents, subcontractors invitees or employees; or (c) any liability to or claim by any third party (including the employees, contractors, agents and invitees of the Exhibitor) arising from the default or negligence of the Exhibitor or any breach by the Exhibitor of the terms and conditions of the Agreement. The Exhibitor is responsible for and will indemnify and keep indemnified Organizer against all injury, loss or damage arising in connection with the erection, use and dismantling of the Space and anything done on or from the booth caused directly or indirectly by the Exhibitor or any contractor, subcontractor, agent or invitee of the Exhibitor or visitor to the booth or by any exhibitor machinery or another item belonging to or introduced by any such person.

9. LIMITATION OF MANAGEMENT'S LIABILITY -- (a) Organizer does not make any warranty as to the Event in general and in relation to the presence or absence or location of any other Exhibitor or potential Exhibitor. While Organizer shall act in good faith, the name of any Exhibitor which may appear on any floor plan or booth number or any statement made by or on behalf of Organizer that any Exhibitor is booked to attend the Event provisionally or otherwise shall not constitute a warranty, representation or undertaking by Organizer that any such Exhibitor shall attend the Event. Organizer shall not be liable for the absence of other Exhibitors from attending the Exhibition. (b) Organizer and the Venue shall not be responsible for death or personal injury to the Exhibitor or employees, agents, contractors or other invitees of the Exhibitor save as a result of Organizer's negligence. Nothing in this Agreement shall exclude or limit liability for death or personal injury resulting from the negligence of the Exhibitor, Organizer or Venue or their agents or employees. (c) Without prejudice to section 9(b), the combined liability of Organizer and the Venue for a claim made by the Exhibitor in respect of loss or damage suffered by the Exhibitor; however, that liability arises, including (without limitation) breach of contract, tort (including negligence), misrepresentation or breach of statutory duty shall not exceed the amount of all sums paid by the Exhibitor to Organizer under this Agreement in relation to the Event. (d) Organizer and the Venue shall not in any event be liable for any: (i) loss of profit; (ii) loss of revenue; or (iii) loss of goodwill. (e) Organizer and the Venue shall not be liable for any claim made by the Exhibitor more than one (1) year after the Event or, in the case of a series of events, the first such event which gives rise to such claim. (f) Except as set out in this Agreement, Organizer excludes all conditions, terms, representations (other than fraudulent or negligent representations) and warranties relating to services provided in respect of the Event, whether imposed by statute or by operation of law or otherwise, that are not expressly stated herein, including without limitation, the implied warranties of satisfactory quality and fitness for a particular purpose. (g) Each provision of this section 9 excluding or limiting liability shall be construed separately, applying and surviving even if for any reason one or other of these provisions is held inapplicable or unenforceable in any circumstances and shall remain in force notwithstanding the expiration or termination of this Agreement. (h) Without limiting its obligation to take out insurance coverage for such risks as it shall consider appropriate, the Exhibitor shall take out adequate insurance in respect of matters set out in section 11a, 11b and 11c including (without limitation) public liability insurance for loss, damage or injury caused by the Exhibitor's neglect or default.

10. EXHIBITOR INSURANCE -- The Exhibitor and any Exhibitor Appointed Contractors shall, at their sole cost and expense, procure and maintain through the term of this Application & Contract, comprehensive general liability insurance against claims for bodily injury or death and property damage and loss occurring in or upon, or resulting from, arising out of or related to the premises leased by Organizer. Such insurance shall include contractual liability and product liability coverage. All property of the exhibitor is understood to remain under its custody and control in transit to, during the Event, and from the confines of the Venue.

11. CANCELLATION BY MANAGEMENT AND FORCE MAJEURE – If at the absolute discretion of Organizer, the Venue or portions of the Venue shall become unfit or unavailable for occupancy, or it becomes impossible or impractical to hold the Event for reasons beyond the control of Organizer including (without limitation) fire, flood, storm, government intervention, malicious damage, acts of war, acts of terrorism, acts of God, strikes, riots or any other cause, Organizer reserves the right (but shall not be obliged): (a) to change the location and/or date of the Event; (b) to curtail the Event; (c) to reduce the Installation Period, Open Period or Dismantling Period; or (d) to cancel the Event. In the circumstances specified in paragraphs a, b and c of this section, the parties agree and acknowledge that Organizer shall not have any liability to the Exhibitor for refunds, additional expenses or charges or to make payment for any other loss or damage suffered by the Exhibitor. If Event is canceled in accordance with paragraph d of this section 11, the Exhibitor agrees to accept in complete settlement and discharge of all claims against Organizer a pro-rata share of the total amount paid by all exhibitors at the Event, less all costs and expenses incurred by Organizer in connection with the Event including a reserve, established at the sole discretion of Organizer, for future claims and expenses in connection with the Event. If the Event is canceled by Organizer for any other commercial reason including (without limitation) the lack of support for the Event, Organizer will refund to the Exhibitor all charges paid by the Exhibitor to Organizer and the Exhibitor agrees and acknowledges that he will have no further claim whatsoever against Organizer in respect of such cancellation.

12. ADDITIONAL REGULATIONS AND FIRE PRECAUTIONS -- No open flames or smoldering products are allowed within the Space without prior agreement of the Organizer and Venue. The Exhibitor must comply with all statutory local and other regulations or requirements and bylaws which affect or apply to the Event or the Venue and in particular any fire regulations. All materials used on and in the Space must be non-flammable. The Exhibitor must comply with and observe any additional regulations and all other instructions and regulations laid down by the Venue from time to time.

13. ELIGIBLE EXHIBITS -- Organizer reserves the right to determine eligibility of any company or product to participate in Event. Organizer can refuse assignment of Space to any company whose display of goods or services is not, in the sole opinion of Organizer, compatible with the professional character and objectives of Event.

14. SUBLETTING OF EXHIBIT SPACE – Exhibitor may not assign, sublet or share their exhibit space with another business or firm unless approval has been obtained in writing from Organizer.

15. E-MAIL/TELEPHONE -- By providing Organizer with e-mail addresses, and telephone, Exhibitor gives Organizer and its representatives/agents explicit permission to contact Exhibitor using such addresses or numbers.

16. EVENT PUBLICITY AND PROMOTION -- Organizer shall have the non-exclusive right to use the name of Exhibitor in both print and broadcast advertising media in connection with the publicity and promotion of Event.

17. EXHIBITOR SERVICES MANUAL – Organizer shall provide to the Exhibitor and all other Exhibitors an Exhibitor Services Manual before the Event which contains specific regulations about the manner and conduct of the Event. The Exhibitor agrees to abide by any relevant provisions contained in that Manual.

18. ASSIGNMENT AND SUB-CONTRACTING -- The Exhibitor shall not assign, sublet, transfer or charge or purport to assign, sublet, transfer or charge in whole or in part this Agreement or any of its rights, liabilities or obligations under this Agreement without the prior written consent of the Organizer. Organizer reserves the right to assign its rights, liabilities or obligations under this Agreement either in whole or in part to any other person, firm or company. Organizer shall give notice to the Exhibitor of any such assignment. This Agreement shall be binding upon and shall benefit the successors and assigns of Organizer and (where Organizer's written consent is given) the successors and assigns of the Exhibitor.

19. RELATIONSHIP OF THE PARTIES -- Nothing in this Agreement shall create, or be deemed to create a partnership or joint venture or relationship of employer and employee or principal and agent between the parties.

20. SEVERANCE – If at any time one or more provisions contained in this Agreement is or becomes invalid, illegal or unenforceable in any respect, this shall not affect the validity, legality or enforceability of the remaining provisions which shall remain in full force and effect.

21. APPLICABLE LAW – Exhibitor agrees to abide by the Exhibitor Rules and Regulations of the Harlingen Convention Center as may be in effect during the Contract period, and in addition, any such rules and regulations expressly included herein and any person in any aspect of its Exhibitor activities. Any claims against Organizer arising out of, related to, or deriving from the Contract shall be brought to a court having jurisdiction thereof in the State of Texas, and the laws of the State of Texas, except its choice-of-law rules, shall apply in such cases. If any term, clause or provision hereof is held invalid or unenforceable by a court of competent jurisdiction, such invalidity shall not affect the validity or operation of any other term, clause or provision and the invalid term, clause or provision shall be deemed to be severed from the Agreement.

22. CONTRACT ACCEPTANCE -- Deposit of Exhibitor's check or other form of payment does not constitute Contract acceptance. This Agreement shall not be binding until accepted by Organizer.

EXHIBITOR AUTHORIZATION

Signature: _____ Date: October 2, 2026 Name: Orlando Campos Title: CEO

The Exhibitor agrees that upon acceptance of this Application & Contract for Exhibit Space by Organizer, this Agreement shall become a legally binding contract enforceable against the Exhibitor in accordance with its terms. The individual signing this document represents & warrants that he/she is duly authorized to execute this binding contract on behalf of the Exhibitor. The Exhibitor agrees to be bound by the information and terms herein, and the rules & regulations included in the Exhibitor Services Manual and/or any other rules & regulations issued prior to the Event.

FOR SHOW ORGANIZER USE ONLY

Date Received: October , 2026 Booth # Assigned: ____ Booth Dimensions: 8 ft x 10 ft Booth Typre: _____

Total Cost: **$ 20,000.00 US Dollars** Signature: _____ Date: October 2, 2026

PAYMENT IS REQUIRED WITH SIGNED CONTRACT, AND BEFORE BOOTH SPACE WILL BE ASSIGNED OR CONFIRMED.

TEXAS MEXICO

MANUFACTURING ECOSYSTEM FORUM

RIO SOUTH TEXAS
REGION

May 12th & 13th, 2027

HARLINGEN CONVENTION CENTER · HARLINGEN, TX.

Powered by:

MEXICO INDUSTRY
EL MEDIO INFORMATIVO DE LA INDUSTRIA MANUFACTURERA

PRO TEXAS INDUSTRY
THE INFORMATION PLATFORM TO INVEST IN TEXAS

About the Forum

The Texas–Mexico Manufacturing Ecosystem Forum is a first-of-its-kind binational initiative created to connect key organizations and integrate the leading manufacturing sectors of Texas and Mexico into a more collaborative, competitive, and aligned regional ecosystem.

+2 full days of high-value activities

+2,500 participants

+200 companies gathered at a single event

+70 booths with exhibiting companies

+70 associations, clusters and organizations invited





TEXAS MEXICO
MANUFACTURING ECOSYSTEM FORUM

Objective

To connect and integrate the Texas–Mexico manufacturing ecosystem by bringing together clusters, manufacturing associations, economic development organizations, higher education and workforce development institutions, technology and innovation organizations, and public-sector stakeholders under one strategic platform focused on accelerating regional supply chain integration.

Key Sectors

The Texas–Mexico Manufacturing Ecosystem Forum will bring together strategic sectors that are driving industrial growth, supply chain integration, innovation, and regional competitiveness across both sides of the border.

- Automotive
- Aerospace
- Electronics
- Logistics
- Environmental Sustainability
- Foreign Trade
- Human Resources
- Plastics
- Tooling and Precision Manufacturing
- Information Technology
- Advanced Manufacturing

Access Mexico's Manufacturing Decision Makers

Your presence at the Forum places your company in front of the organizations shaping industrial investment, manufacturing growth and international trade across Mexico.

More than 30 State and National Industrial Clusters

- Automotive
- Aerospace
- Information Technology
- Electronics
- Energy
- Advanced Manufacturing
- Industry 4.0
- Plastics and Home Appliances

Business and Industry Organizations

- INDEX
- INA
- CANACINTRA
- COMCE
- AMIA
- CAAAREM
- CODEM
- COBIFER
- SMTA

Engage the U.S. Manufacturing Market and Authorities

The Forum connects exhibitors with the organizations that influence manufacturing, logistics, economic development, and international trade throughout Texas and the U.S.

Manufacturing and Trade

- STMA - South Texas Manufacturers Associations
- San Antonio Manufacturers Association — SAMA
- Austin Regional Manufacturers Association — ARMA
- U.S. Customs and Border Protection — CBP
- Binational chambers and business organizations
- Surface Mount Technology Association — SMTA
- Greater Houston Manufacturing Association

Economic Development and Regional Leadership

- Texas Economic Development Corporation
- Economic Development Organizations of Rio South Texas Region
- Leading cities of Rio South Texas Region
- Regional and binational institutions
- Economic Development Organizations of Austin, Dallas and Houston

Logistics, Talent and Infrastructure

- Ports and customs brokers
- Universities and technical colleges
- Workforce development organizations
- Logistics and infrastructure representatives
- International trade specialists

Event Experience

The Forum will combine high-level content, commercial exhibition, business meetings, and networking spaces to offer a comprehensive experience.

- Expo
- Conferences
- Specialized Panels
- The First Texas–Mexico Manufacturing Ecosystem Integration Round Table
- One-on-one business meetings
- Welcome Cocktail
- Recognition Awards & Reception Night





Expo

An exhibition area with more than 70 stands, designed to showcase companies, organizations, services, technologies, and solutions that support the Texas–Mexico manufacturing ecosystem.

This space will allow exhibitors to:

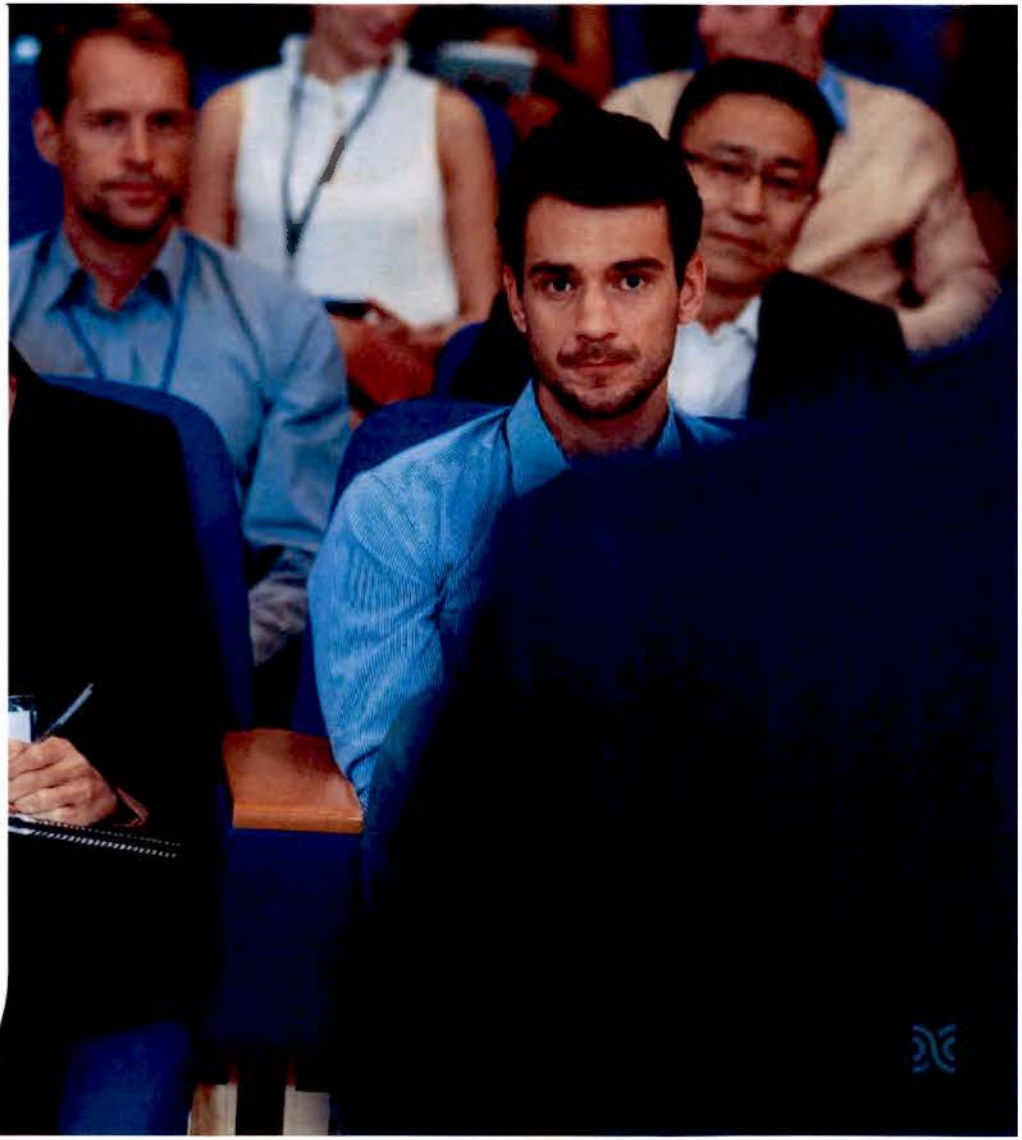
- Present products, services, and capabilities
- Connect with potential clients, partners, and suppliers
- Increase brand visibility among industrial decision-makers
- Identify new business and collaboration opportunities

Conferences

High-level conferences focused on the key trends, challenges, and opportunities shaping the future of manufacturing, trade, investment, logistics, and regional competitiveness.

This space will allow exhibitors to:

- Gain strategic industry insights
- Learn from experts and thought leaders
- Understand market trends and regional opportunities
- Strengthen their vision of the Texas–Mexico manufacturing corridor





Specialized Panels

Focused discussion panels featuring industry leaders, institutional representatives, and experts from both sides of the border.

This space will allow exhibitors to:

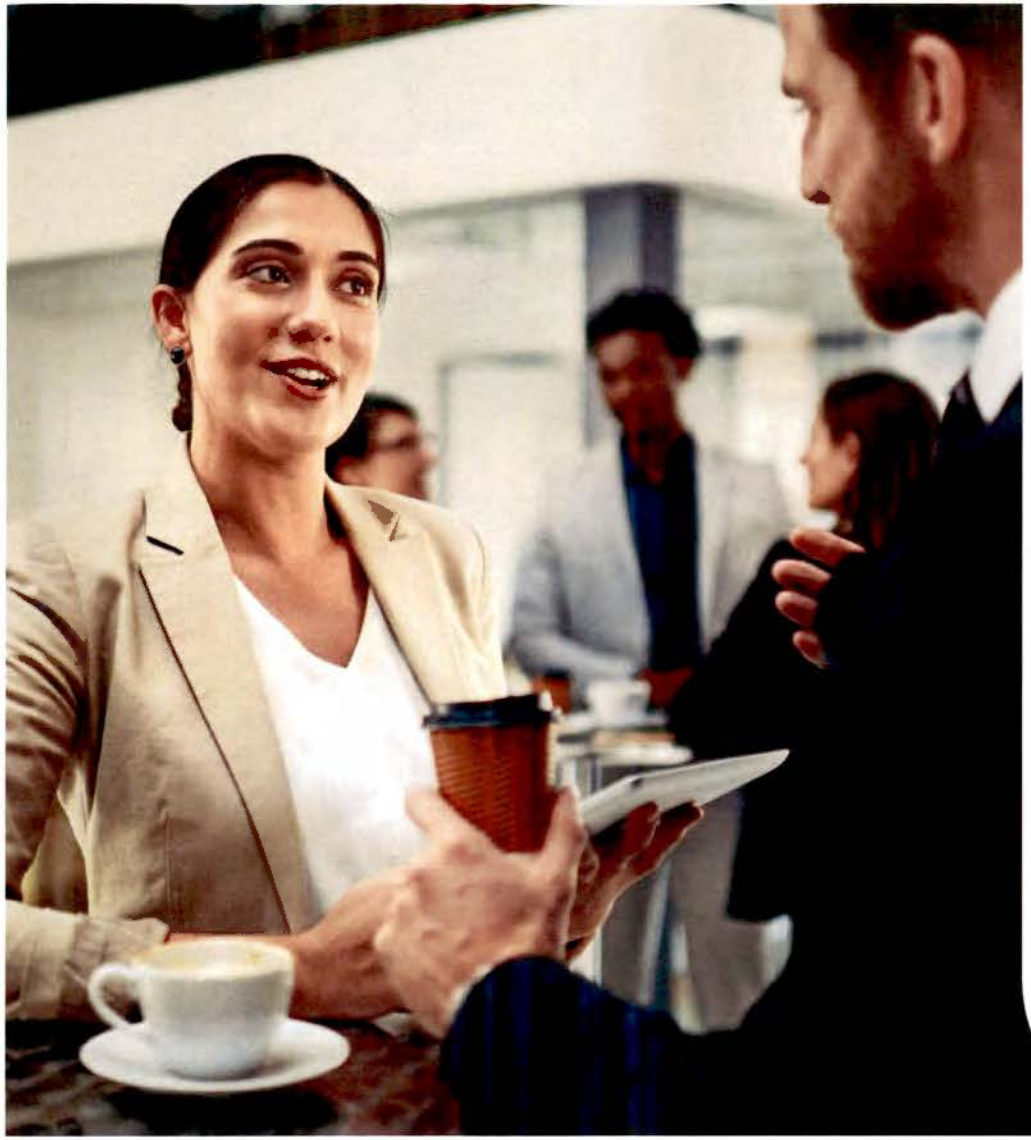
- Analyze shared challenges and opportunities
- Hear multiple perspectives from key stakeholders
- Promote dialogue between industry, government, academia, and organizations
- Identify areas for collaboration and regional alignment

The First Texas - Mexico Manufacturing Ecosystem Integration Round Table

As a central activity of the event, a meeting is planned with representatives of state and national industrial clusters in Mexico from sectors such as automotive, aerospace, information technology and digital technologies, energy, home appliances, advanced manufacturing, Industry 4.0, and plastics.

The objective will be to build a collaboration agenda among clusters, identify joint opportunities, and strengthen the integration of the manufacturing ecosystem between Mexico and Texas. **This meeting will establish the basis for long-term collaboration among industrial clusters from Mexico and Texas.**





One-on-One Business Meetings

Professional business meetings designed to connect companies, buyers, suppliers, investors, and strategic organizations through targeted matchmaking.

This space will allow exhibitors to:

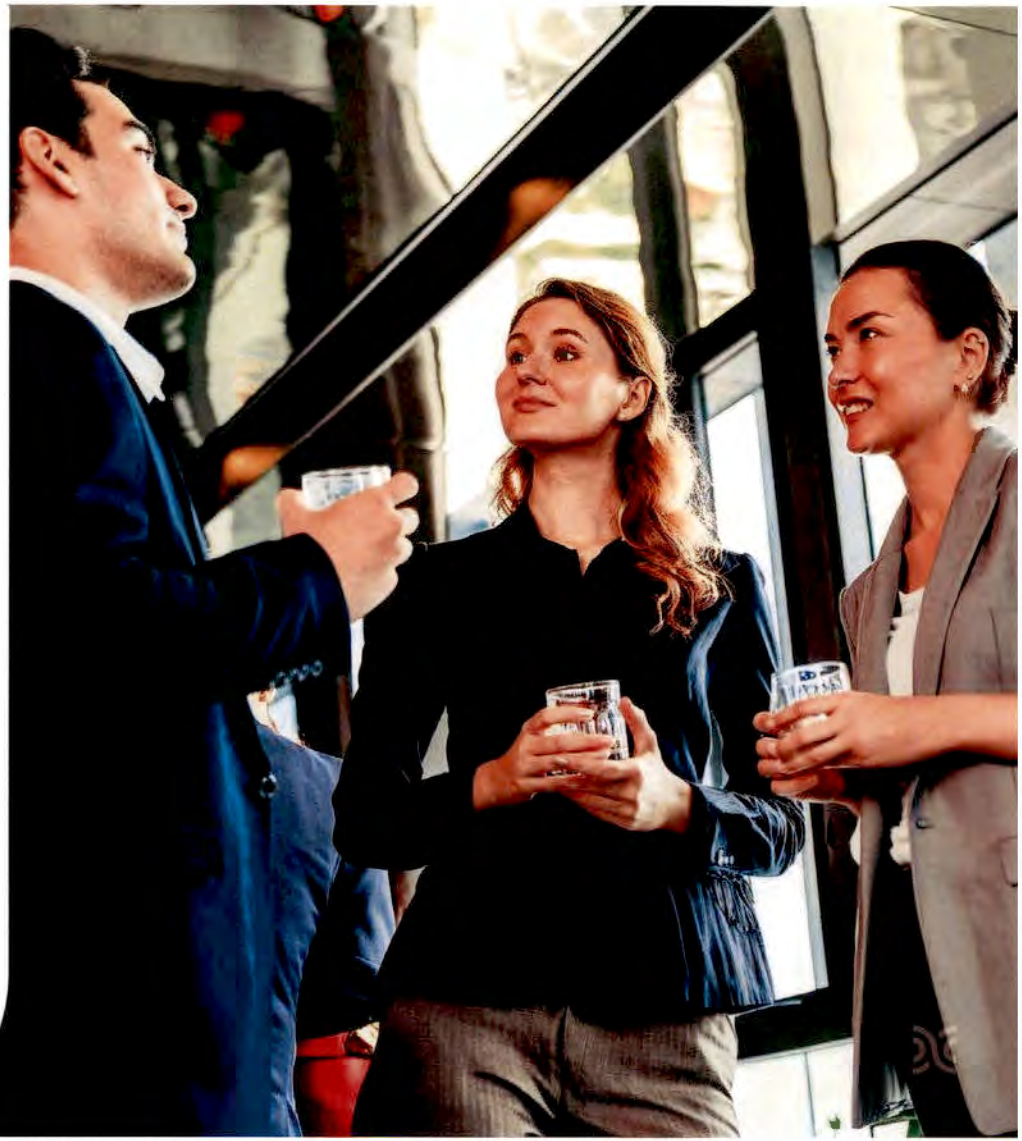
- Connect directly with qualified business contacts
- Explore supplier and buyer opportunities
- Generate real business leads through structured meetings

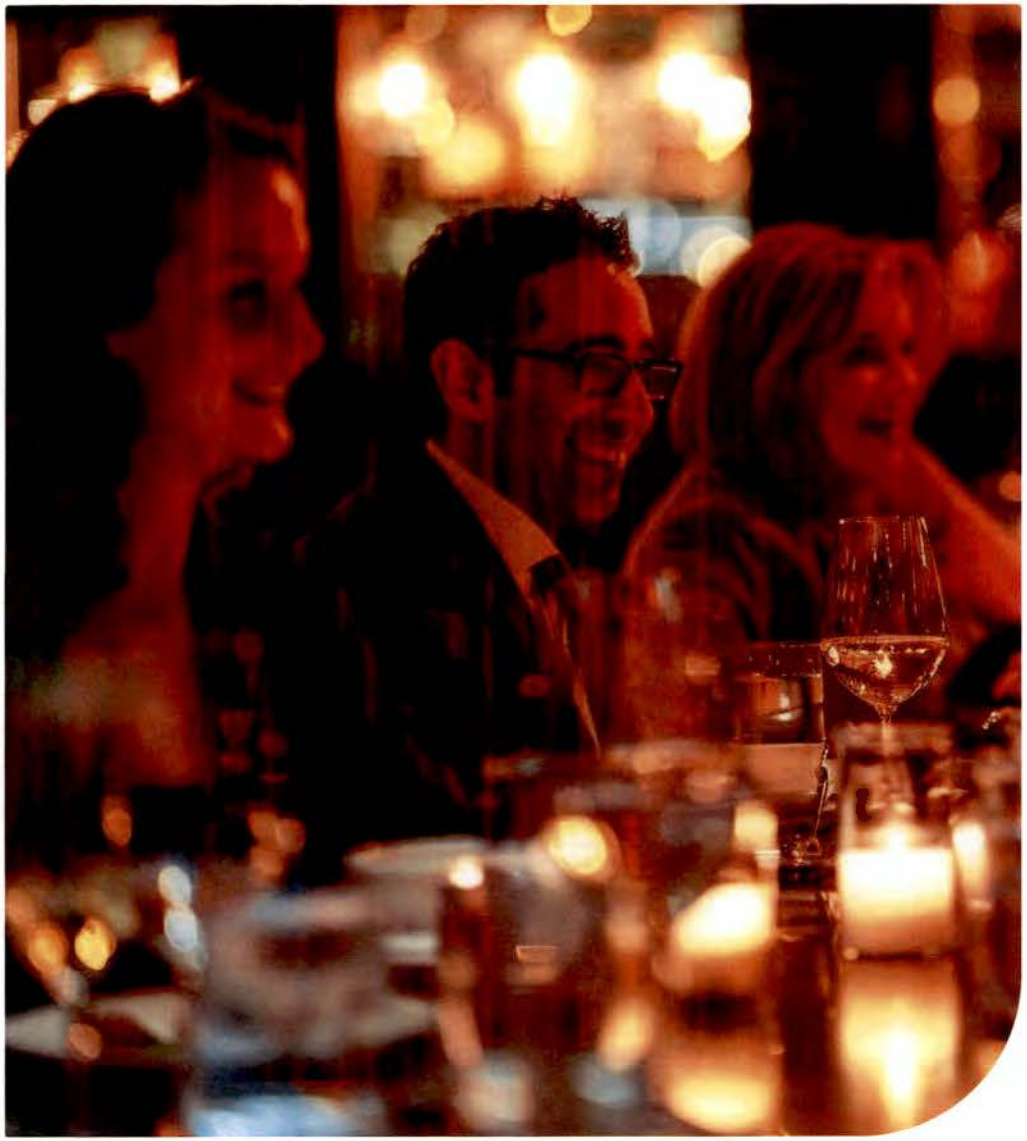
Welcome Cocktail

An opening networking experience designed to welcome participants and create a first point of connection among sponsors, exhibitors, speakers, institutions, and strategic guests.

This space will allow exhibitors to:

- Build relationships in a relaxed setting
- Connect with key attendees before the main program
- Strengthen sponsor and partner visibility
- Open conversations that can continue throughout the event





Recognition Awards & Reception Night

A formal gathering designed to recognize strategic partners, strengthen high-level relationships, and highlight the vision of the Texas—Mexico manufacturing ecosystem.

This space will allow exhibitors to:

- Engage with leaders and decision-makers
- Reinforce institutional and business relationships
- Highlight the role of strategic sponsors
- Close the event experience with a high-impact networking moment







Harlingen Convention Center

The Texas—Mexico Manufacturing Ecosystem Forum 2027 will be held at the Harlingen Convention Center, a world-class venue strategically located in the heart of the Rio Grande Valley.

TEXAS MEXICO
MANUFACTURING ECOSYSTEM FORUM

TEXAS MEXICO

MANUFACTURING ECOSYSTEM FORUM

RIO SOUTH TEXAS

REGION

The Future of North American Manufacturing Is Built by Those Who Show Up

Become a Sponsor or Exhibitor

and place your company at the center of the region's most influential manufacturing ecosystem.

Or join us as an Attendee

to connect with the people, ideas, and opportunities that will define the future of industry.

Reserve your place today

Because the future belongs to those who are in the room

Powered by: MEXICO INDUSTRY. PRO TEXAS INDUSTRY.

10 K

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to retract the approval of Los Ranchitos Road Repairs Project utilizing the Public Works Street Repairs approved at the Regular City Commission Meeting of September 2, 2026.

Prepared By (Print Name): Roberto Hernandez, PE, CFM, MS
Title: City Engineer
Signature:

Brief Summary:

On September 2, 2026, the City Commission approved the Los Ranchitos Road Repairs Project, which proposed paving the remaining unimproved portion of Los Ranchitos Road utilizing City staff and available funding from the Public Works Street Repairs Account 2070.

Following Commission approval and additional review of the roadway ownership and right-of-way, staff determined that Los Ranchitos Road is privately owned and is not a City-owned or City-maintained public street.

Based on this determination, staff recommends that the City not proceed with the previously approved paving improvements utilizing City personnel, equipment, materials, or Public Works Street Repairs funds. This action will rescind the September 2, 2026 authorization and remove the project from the planned Public Works street repair activities.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? [ ] Yes [x] No*
*If no, specify source of funding and amount requested:

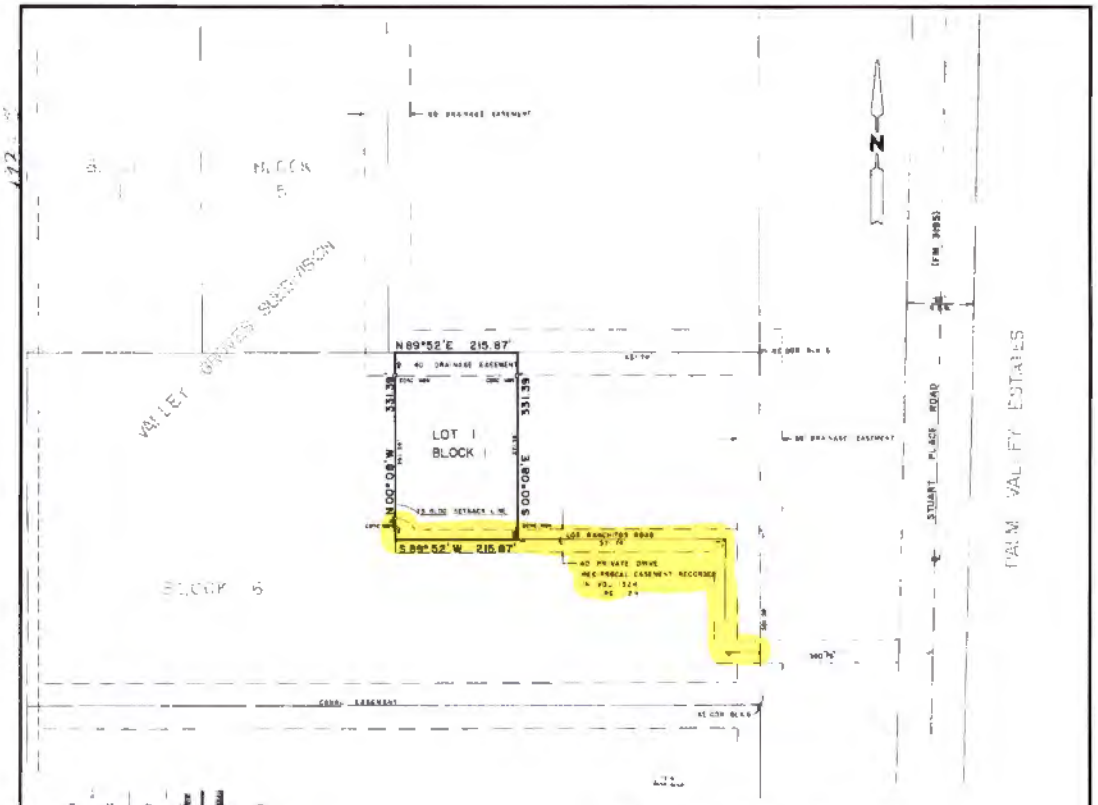
Finance Director's approval: [ ] Yes [ ] No [ ] N/A

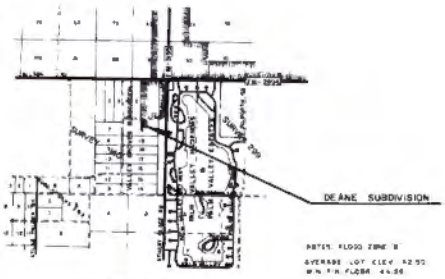
Staff Recommendation:

Staff recommends approval to retract the prior authorization for the Los Ranchitos Road Repairs Project.

City Manager's approval: GG	☑ Yes	☐ No	☐ N/A
Comments:			

City Attorney's approval: 	☑ Yes	☐ No	☐ N/A





LOCATION MAP

NOTES: FLOOD ZONE B
AVERAGE LOT ELEV. 42.50
MIN. FIN. FLOOR 44.00

DEANE SUBDIVISION

1.642 ACRE OUT OF BLOCK 6
SURVEY 140
VALLEY GROVES SUBDIVISION
CAMERON COUNTY, TEXAS

DATE: 1-23-84 SCALE 1" = 100'

PREPARED BY: WILLMS ENGINEERING
HARLINGEN, TEXAS

STATE OF TEXAS
COUNTY OF CAMERON

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM T DEANE AND BARBARA B DEANE OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DEANE SUBDIVISION, A SUBDIVISION TO THE COUNTY OF CAMERON, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHTS OF WAY AND EASEMENTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED

WILLIAM T DEANE - OWNER BARBARA B DEANE - OWNER

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM T DEANE AND BARBARA B DEANE, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 1984

NOTARY PUBLIC
CAMERON COUNTY

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT

REGISTERED PUBLIC SURVEYOR
NO. 3640
WILLMS ENGINEERING

STATE OF TEXAS
COUNTY OF CAMERON

THIS PLAT OF DEANE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE HARLINGEN IRRIGATION DISTRICT NO. 1, OF CAMERON COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH DISTRICT

DATE THIS ____ DAY OF May, 1984

BY: _____
MAYOR

ATTEST: _____
SECRETARY

APPROVED: _____
DIRECTOR OF PUBLIC WORKS, CITY OF HARLINGEN, TEXAS

APPROVED: _____
CHAIRMAN, PLANNING AND ZONING, HARLINGEN, TEXAS

APPROVED: _____ ATTEST: _____
SAM LOZANO, MAYOR, CITY OF HARLINGEN, TEXAS SECRETARY

APPROVED: 4-4-84
CAMERON COUNTY TAX ASSESSOR - COLLECTOR - HUGH A RILEY

I, THE UNDERSIGNED, BUILDING OFFICIAL OF THE COUNTY OF CAMERON HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH MY APPROVAL IS REQUIRED

BUILDING OFFICIAL

APPROVED BY THE COMMISSIONERS COURT OF CAMERON COUNTY, TEXAS, AT MEETING OF THE 7th DAY OF April, 1984

COUNTY JUDGE

STATE OF TEXAS
COUNTY OF CAMERON

THIS PLAT OF DEANE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE HEALTH DEPARTMENT OF CAMERON COUNTY, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL ~~REQUIREMENTS OF THE~~ LAWS, RULES, ~~AND REGULATIONS~~ AND PUBLIC HEALTH REGULATIONS

DATE THIS 1 DAY OF May, 1984

SANITARIAN

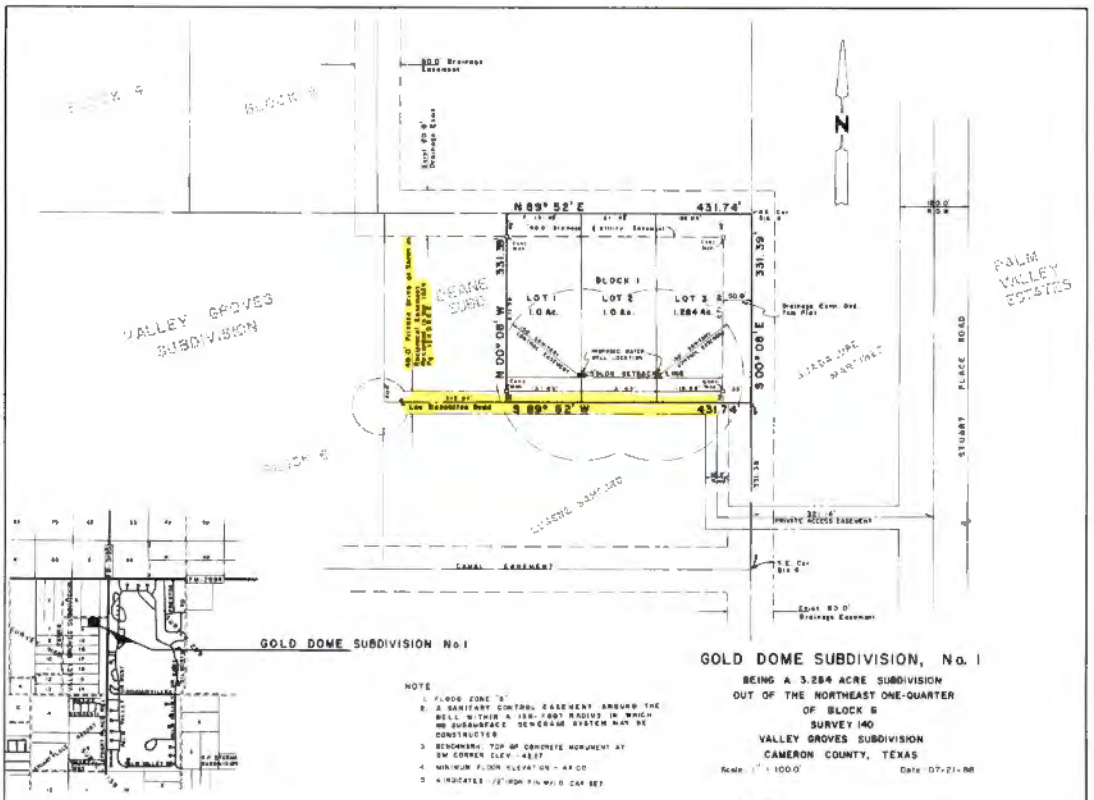
STATE OF TEXAS
COUNTY OF CAMERON

I, MIKE SHELTON, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THIS 7th DAY OF May, 1984, WITH THE CERTIFICATE OF AUTHENTICATION FILED FOR RECORD IN MY OFFICE ON THE 13th DAY OF April, 1984 AT 12:01 O'CLOCK P.M., AND DULY RECORDED THE 13th DAY OF April, 1984 AT 12:15 O'CLOCK P.M., IN THE MAP OF SAID COUNTY, CABINET 3 SLOT 492-B

WITNESS MY HAND AND SEAL OF COUNTY COURT IN AND FOR SAID COUNTY, AT OFFICE IN BROWNSVILLE TEXAS THE DAY AND YEAR LAST ABOVE WRITTEN.

COUNTY CLERK
CAMERON COUNTY, TEXAS

DEPUTY



GOLD DOME SUBDIVISION No. 1

NOTE

1. FLOOD ZONE "B"
2. A SANITARY CONTROL EASEMENT AROUND THE WELL WITHIN A 150.' FOOT RADIUS IN WHICH NO SUBSURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED
3. BENCHMARK: TOP OF CONCRETE MONUMENT AT SW CORNER ELEV. = 48.87
4. MINIMUM FLOOR ELEVATION = 49.00
5. ● INDICATES 1/2" IRON PIN W/ I.D. CAP SET

LOCATION MAP

GOLD DOME SUBDIVISION, No. 1

BEING A 3.284 ACRE SUBDIVISION
OUT OF THE NORTHEAST ONE-QUARTER
OF BLOCK 6
SURVEY 140
VALLEY GROVES SUBDIVISION
CAMERON COUNTY, TEXAS

Scale: 1" = 100.0' Date: 07-21-88

PREPARED BY
WILLMS ENGINEERING & SURVEYING
HARLINGEN, TEXAS

STATE OF TEXAS
COUNTY OF CAMERON

KNOW ALL MEN BY THESE PRESENTS, THAT SAN BENITO BANK AND TRUST, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS GOLD DOME SUBDIVISION, A SUBDIVISION TO THE COUNTY OF CAMERON, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL RIGHT OF WAYS AND EASEMENTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

TRUSTEE: DAVID WIECHERING
SAN BENITO BANK AND TRUST

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID WIECHERING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF September, 1988

NOTARY PUBLIC
CAMERON COUNTY, TEXAS

MY COMMISSION EXPIRES ON 2-1-91

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

HENRY A. WILLMS 3966 REGISTERED PUBLIC SURVEYOR

REGISTERED PUBLIC SURVEYOR
REG. No. 3966
WILLMS ENGINEERING

STATE OF TEXAS
COUNTY OF CAMERON

THIS PLAT, GOLD DOME SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE HARLINGEN IRRIGATION DISTRICT No. 1 OF CAMERON COUNTY, TEXAS AND IS HEREBY APPROVED SUBJECT TO NOTICE THAT IRRIGATION WATER IS AVAILABLE ONLY AT EXISTING IRRIGATION OUTLET (S). ANY MODIFICATION, CHANGE OR ADDITIONAL OUTLETS MUST BE APPROVED BY THE DISTRICT, AND BE AT EXPENSE OF THE OWNER.

APPROVED BY: [illegible] PRESIDENT OF THE BOARD
ATTEST: [illegible] SECRETARY

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, FOR THE CONSIDERATION OF HARLINGEN IRRIGATION DISTRICT No. 1 OF CAMERON COUNTY APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND I, MY HEIRS AND ASSIGN, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE

TRUSTEE: DAVID WIECHERING
SAN BENITO BANK AND TRUST

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES DUE TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF GOLD DOME SUBDIVISION

WITNESS MY HAND ON THIS THE 7 DAY OF Nov, 1988

ASSESSOR AND COLLECTOR OF TAXES
COUNTY OF CAMERON, TEXAS

APPROVED: [illegible] BILL CARD, MAYOR, CITY OF HARLINGEN, TEXAS
ATTEST: [illegible] SECRETARY

APPROVED: [illegible] CHAIRPERSON, PLANNING AND ZONING BOARD, CITY OF HARLINGEN, TEXAS

APPROVED: [illegible] CITY ENGINEER, CITY OF HARLINGEN, TEXAS

STATE OF TEXAS
COUNTY OF CAMERON

THIS PLAT OF GOLD DOME SUBDIVISION, No. 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE HEALTH DEPARTMENT OF CAMERON COUNTY, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE HEALTH REGULATIONS.

DATE: THIS 25th DAY OF June, 1988

SANITARIAN

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, BUILDING OFFICIAL OF THE COUNTY OF CAMERON, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY AS TO WHICH MY APPROVAL IS REQUIRED

COUNTY ENGINEER

BUILDING OFFICIAL 11-14-88

APPROVED BY THE COMMISSIONERS COURT OF CAMERON COUNTY, TEXAS, AT MEETING ON THE 21st DAY OF September, 1988

COUNTY JUDGE

STATE OF TEXAS
COUNTY OF CAMERON

I, JOE G. RIVERA, CLERK OF THE COURT, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 21st DAY OF September, 1988 WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE 23rd DAY OF September, 1988 AT 1:40 O'CLOCK P.M., AND DULY RECORDED THE 17th DAY OF Nov, 1988 AT 1:35 O'CLOCK P.M., IN THE MAP RECORDS OF SAID COUNTY, CABINET 2, SLOT 833-B

WITNESS MY HAND AND SEAL OF COUNTY COURT IN AND FOR SAID COUNTY, AT OFFICE IN BROWNSVILLE, TEXAS, THE DAY AND YEAR LAST ABOVE WRITTEN.

COUNTY CLERK
CAMERON COUNTY, TEXAS

833-B

JCB 11-10-88



CITY OF HARLINGEN TEXAS

LOS RANCHITOS ROAD
LOCATION MAP

0 200 400 Feet

N

10(L)

AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:
Consideration and possible action to award RFQ No. 2026-11, Professional Engineering Services for the Treasure Hills Boulevard Storm Sewer Improvements (SYS #008 & SYS #018), and authorize the City Manager to negotiate and execute a Professional Services Agreement with the highest-ranked qualified firm.

Prepared By: Roberto Hernandez, PE, CFM, MS
Title: City Engineer
Signature:

Brief Summary:
The City of Harlingen solicited Statements of Qualifications under RFQ No. 2026-11 for professional engineering services associated with the Treasure Hills Boulevard Storm Sewer Improvements (SYS #008 & SYS #018), a FEMA/TDEM-funded drainage improvement project. The project will address existing drainage deficiencies by evaluating and designing improvements to Storm Sewer Systems 008 and 018. The anticipated improvements include replacement of undersized storm sewer infrastructure with larger reinforced concrete pipe, improved hydraulic connectivity between the two systems, and associated manholes and inlets. The selected consultant will provide engineering design, hydrologic and hydraulic analysis, Benefit-Cost Analysis, environmental and historic preservation coordination, permitting support, and preparation of final construction plans, specifications, and estimates. A total of eleven (11) Statements of Qualifications were received and evaluated by the City's selection committee in accordance with the criteria established in the RFQ. The evaluation considered the firm's approach to the scope of work, experience and qualifications of the firm and project team, firm capability and past experience, and familiarity with applicable rules and regulations. The completed evaluation rankings and all submitted Statements of Qualifications are attached for Commission review. Staff recommends acceptance of the final evaluation rankings and authorization for the City Manager to begin negotiations with the highest-ranked qualified firm. In the event a mutually satisfactory agreement cannot be reached with the highest-ranked firm, authorization is also requested for the City Manager to formally terminate negotiations and proceed with the next highest-ranked firm in accordance with the approved evaluation rankings until a satisfactory agreement is reached. Staff recommends approval.
Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? *If no, specify source of funding and amount requested:	[X] Yes	[ ] No*	
Finance Director's approval:	[ ] Yes	[ ] No	[✓] N/A

Staff Recommendation:
Staff recommends approval.

City Manager's approval: GG	[✓] Yes	[ ] No	[ ] N/A

Comments:

City Attorney's approval:	[✓] Yes	[ ] No	[ ] N/A

RFQ NO. 2026-11 REQUEST FOR QUALIFICATIONS - TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYSTEMS 008 & 018)

Reviewer	Ambiotec Group	Cobb, Fendley	Colliers Engr	Cruz-Hogan	CSE	Garver	Garza & Hernandez	Hanson	Scheibe	TEDSI	Vigstol
Roberto Hernandez, PE, CFM	80	89	80	82	93	95	75	90	88	86	74
Nadia Lopez, PE	85	94	87	89	92	93	70	92	89	88	72
Ana Hernandez, AICP, CNU-A	72	92	64	73	95	74	62	81	85	69	56
Total	237	275	231	244	280	262	207	263	262	243	202

Rankings	Firm	Total Points
1	CSE	280
2	Cobb, Fendley	275
3	Hanson	263
4	Scheibe	262
5	Garver	262
6	Cruz-Hogan	244
7	TEDSI	243
8	Ambiotec Group	237
9	Colliers Engr	231
10	Garza & Hernandez	207
11	Vigstol	202

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(33)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(32)
3. Firm Capability and Past Experience	(15 points)	(10)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(14)

Total Score 89

Respondent: Cobb Fendley & Associates Inc

Evaluator: Roberto Hernandez Date: 09/21/2026

Notes:
Did not mentioned previously FEMA awarded projects and verified they moved forward from design to construction . 21st street drainage improvements project did not include any of the FEMA analysis being requested on this project. It was instead design utilizing a 5-year conveyance and no significant H&H was developed. 21st street did not move forward for construction funding, issues did come up during the coordination with FEMA and Consultant coordination for project readiness which includes approval of H&H + BCA and updating the plans. They are able to do the PS&E production but at risk for the H&H & BCA component which will carry the highest points when it comes to FEMA review

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(34)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(34)
3. Firm Capability and Past Experience	(15 points)	(12)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(13)

Total Score 93

Respondent: Civil Systems Engineering (CSE)

Evaluator: Roberto Hernandez Date: 09/21/2026

Notes:
Biggest concern is the time commitment to ensure they submit the required information within a the agreed time without seeking extensions and further delaying the project start time.

They are able to do the work required including the modeling but the timeline component hurt this submittal, including previous history with the city. They are knowledgeable on the H&H design and BCA calculations.

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(33)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(34)
3. Firm Capability and Past Experience	(15 points)	(14)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(14)

Total Score 95

Respondent: GARVER

Evaluator: Roberto Hernandez Date: 09/21/2026

Notes:

They are able to do the PS&E and H&H & BCA component which will carry the highest points when it comes to FEMA review. In addition they are only ones bringing an expert with the dredging experience which can be an added design alternative for the lakes in addition to outfall adjustments being proposed after it is designed. Firm is local and ready to meet a quick turnaround time for the design. Provided an accelerated path for construction ready and ensuring the components needed are approved within due time.

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(32)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(32)
3. Firm Capability and Past Experience	(15 points)	(13)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(13)
	Total Score	90

Respondent: Hanson Professional Services

Evaluator: Roberto Hernandez Date: 09/21/2026

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(31)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(31)
3. Firm Capability and Past Experience	(15 points)	(13)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(13)

Total Score 88

Respondent: SCHEIBE

Evaluator: Roberto Hernandez Date: 09/21/2026

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(29)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(29)
3. Firm Capability and Past Experience	(15 points)	(12)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(12)

Total Score 82

Respondent: Cruz Hogan

Evaluator: Roberto Hernandez Date: 09/21/2026

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(28)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(28)
3. Firm Capability and Past Experience	(15 points)	(12)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(12)

Total Score 80

Respondent: Ambiotec

Evaluator: Roberto Hernandez Date: 09/21/2026

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(31)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(30)
3. Firm Capability and Past Experience	(15 points)	(12)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(13)

Total Score 86

Respondent: TEDSI

Evaluator: Roberto Hernandez Date: 09/21/2026

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(28)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(28)
3. Firm Capability and Past Experience	(15 points)	(12)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(12)
	Total Score	80

Respondent: Colliers

Evaluator: Roberto Hernandez Date: 09/21/2026

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(27)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(28)
3. Firm Capability and Past Experience	(15 points)	(10)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(10)

Total Score 75

Respondent: Garza & Hernandez

Evaluator: Roberto Hernandez Date: 09/21/2026

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(27)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(25)
3. Firm Capability and Past Experience	(15 points)	(11)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(11)

Total Score 74

Respondent: Vigstol

Evaluator: Roberto Hernandez Date: 09/21/2026

*******FIRMS ARE NOT TO PROVIDE A FEE PROPOSAL WITH THIS SUBMITTAL*******

Respondents are instructed **NOT** to include any pricing or fee information in their qualification's submission. Proposals should focus on the qualifications, relevant experience, and capabilities of the firm. Any submission that includes pricing information may be deemed non-compliant and may not be considered. Fee will be negotiated in accordance with CFR 200.320(b)(2)(iv) and the Professional Services Procurement Act, TX. Govt. Code Ann. § 2254.001, et seq.

SECTION II: SUBMISSION REQUIREMENTS

Respondents must submit, in a sealed package, one (1) original (identify) and five (5) copies plus one (1) electronic PDF copy on an electronic device of all materials required for acceptance of their proposal on or before 2:00 pm (CST), July 14, 2026, to the following address:

Mail to/Deliver to:

City of Harlingen, Purchasing Department
404 South 54th Street, Harlingen, Texas 78550

Identify Sealed Package as:
RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BOULEVARD STORM SEWER IMPROVEMENTS (SYS#008 & SYS#018) FEMA/TDEM PROJECT NUMBER DR4485-0246

The required contents and limitations for the preparation of the technical response are described in this section.

COVER PAGE

The respondent must provide a cover letter limited to (2) pages in length, signed by an authorized representative of the firm summarizing the responder's understanding of the work to be performed, the commitment of qualified staff to perform the work, and a statement why the firm believes itself to be best qualified to perform the engagement. The letter should disclose the name of the contracting agent and primary contact person, his/her title, address, phone number, fax number and email address.

TABLE OF CONTENTS

The table of contents should follow the cover letter and must be limited to one (1) page in length.

TAB A: APPROACH TO SCOPE OF WORK (35 Points)

1. Describe the firm's understanding of the proposed drainage improvements, including replacement of the existing storm sewer systems, hydraulic connectivity between Storm Sewer Systems 008 and 018, and flood mitigation objectives.
2. Define the proposed approach for delivery of the Scope of Work, including project management procedures, coordination with the City, utility coordination strategy, and methodology for development of construction plans, specifications, and estimates.

3. Describe the proposed methodology for development of the Hydrologic and Hydraulic (H&H) Study, hydraulic modeling, FEMA coordination requirements, and Benefit-Cost Analysis (BCA).
4. Define the proposed approach to environmental and historic preservation coordination, including floodplain compliance, permitting considerations, Executive Order 11988 coordination, and SHPO coordination requirements.
5. Identify personnel, subconsultants, technical resources, GIS capabilities, hydraulic modeling software, and QA/QC procedures that will be utilized for the project.
6. Describe the firm's experience with similar drainage improvement, FEMA-funded, storm sewer, flood mitigation, H&H modeling, and benefit-cost analysis projects.

This tab must include: Limit to 6 Pages.

A. Statement summarizing the respondent's understanding of the project objectives, flooding concerns, hydraulic constraints, FEMA coordination requirements, and implementation strategy.
B. Proposed preliminary project schedule identifying key milestones, deliverables, agency coordination efforts, and estimated completion timeline.
C. Description of the proposed approach to utility coordination, environmental coordination, and permitting strategy.
D. Summary of proposed hydraulic modeling tools, GIS capabilities, and technical software anticipated for use on the project.

TAB B: EXPERIENCE AND PROFESSIONAL QUALIFICATIONS OF THE FIRM AND TEAM (35 POINTS)

1. Clearly identify the professional disciplines being proposed for this project, including civil engineering, drainage engineering, hydraulic modeling, environmental services, GIS, surveying coordination, utility coordination, and FEMA compliance services.
2. Provide a general statement describing the services offered by the firm, office locations, years in business, and staffing resources available to support the project. Include evidence of applicable licenses and certifications required to perform the work.
3. Identify the office location from which the work will be performed.
4. Describe significant accomplishments, recognitions, or relevant experience associated with similar drainage, flood mitigation, FEMA-funded, or utility coordination projects.
5. Demonstrate the firm's capability to perform storm sewer design, H&H modeling, FEMA benefit-cost analysis, environmental coordination, and preparation of construction documents.

This tab must include: Limit to 6 Pages

A. Professional qualifications narrative of firm and team members.
B. Provide the resumes of all key individuals with the firm that will be working on the project. Resumes for the additional team members, such as subconsultants, should also be included, if applicable.
C. Project team organizational chart
D. Provide up-to-date firm registration and staff license certificates.
E. Identification of key personnel experience in:
    - Storm sewer design
    - FEMA Hazard Mitigation Assistance projects
    - Hydrologic and Hydraulic (H&H) modeling

- Benefit-Cost Analysis (BCA)
- Utility coordination
- Floodplain permitting and environmental compliance

Note: *The City expects those identified in the proposal to be the personnel who will actively perform the work associated with this project.*

TAB C: FIRM CAPABILITY AND PAST EXPERIENCE (15 Points)

The response shall outline the firm's capabilities and experience with similar projects. The response should address the respondent's experience with drainage infrastructure improvements, flood mitigation projects, FEMA-funded projects, H&H studies, utility coordination, quality management procedures, cost control practices, organizational structure, and capability to complete the work within the required schedule.

This tab must include: Limit to 6 pages

A. Statement outlining at least five (5) projects completed by the firm demonstrating competence in performing similar work, including storm sewer improvements, FEMA-funded drainage projects, H&H studies, flood mitigation projects, or utility coordination projects.
B. Affirmation that the firm and proposed team have the staffing capacity and technical capability to complete the project within the proposed schedule.
C. Provide at least three (3) references for similar projects, including contact name, organization, phone number, email address, project description, scope of services, and construction cost using the provided reference form.
D. Business Data Certification Form.
E. Reference Sheet Form.
F. Description of projects that successfully advanced into construction, funding approval, FEMA approval, or implementation.

TAB D: FAMILIARITY WITH APPLICABLE RULES AND REGULATIONS (15 Points)

The response shall demonstrate the respondent's knowledge and experience with applicable federal, state, and local regulations, professional standards, FEMA Hazard Mitigation Assistance requirements, floodplain regulations, Government Code Chapter 2254, Subchapter A, and all applicable environmental and permitting requirements associated with this project.

The response shall also identify the firm's familiarity with:

- Executive Order 11988 – Floodplain Management
- FEMA Region 6 Hazard Mitigation Assistance documentation requirements
- SHPO coordination requirements
- Floodplain permitting requirements
- TxDOT specifications and standards, where applicable

This tab must include: Limit to 4 Pages

A. Statement summarizing the respondent's familiarity with applicable regulations and requirements.
B. Certification Regarding Debarment and Suspension Form .
C. Conflict of Interest Questionnaire Form Minority Business Enterprise certification
D. Insurance - Provide information on the types and amounts of insurance carried by the PSP, including General Liability, Auto Coverage, Worker's Compensation, and Professional Liability Coverage. A list of any insurance claims against the firm within the past 5 years.
E. Include any other attachments referenced in the solicitation.
F. **FIRMS ARE NOT TO PROVIDE A FEE PROPOSAL WITH THIS SUBMITTAL.**

SECTION IV – EVALUATION CRITERIA FOR SELECTION

SELECTION PROCEDURES:

All Qualifications submitted will be evaluated using the following ranking criteria.

EVALUATION:

The evaluation system consists of a 100-point ranking system. The proposals received will be evaluated and ranked according to the following criteria:

Criteria	Max. Points
Approach to Scope of Work	35
Experience and Qualifications of the Firm and Team	35
Firm Capability and Past Experience	15
Familiarity with Applicable Rules and Regulations	15
Total	100

RESPONSE RANKING:

A City of Harlingen Selection Committee, which may include but is not limited to the City Engineer, Special Projects Director, Assistant City Engineer, City Manager's office, Parks and Recreation Director, or their designees, will be responsible for evaluating and scoring each of the responses to the RFQ in accordance with the evaluation criteria.

Respondents are required to submit their qualifications based solely on the written proposal. Any materials presented outside of the written submission may not be considered in the evaluation or ranking process unless specifically requested by the City.

After scoring is completed, the Selection Committee will submit final scores and rankings to the City Commission for approval to begin negotiations with the highest-ranked firm.
The approval process will include authorization for the City Manager to negotiate with the top-ranked qualified firm.

NEGOTIATION PROCESS:

Negotiations will be initiated with the most highly qualified firm approved by the City Commission to design a detailed scope of work and services including a fee proposal along with a cost breakdown for further consideration. If a mutually satisfactory agreement cannot be reached with the selected most highly qualified firm, negotiations will be formally terminated, and the City Manager will proceed with negotiations with the next most highly qualified firm. This process will be repeated as necessary until a mutually satisfactory agreement is reached. The City of Harlingen reserves the right to reject any and all proposals.

RESPONSE EVALUATION CRITERIA

Responses will be evaluated based on the criteria presented below. This criteria will be scored on the scale shown on the enclosed "Response Evaluation Form."

1. Approach to Scope of Work (35 points)

The extent to which the respondent demonstrates a clear understanding of the project purpose, including development of drainage improvements for Storm Sewer Systems 008 and 018, flood mitigation objectives, hydraulic connectivity, utility coordination, FEMA compliance requirements, and preparation of construction documents. The response should reflect the firm's ability to integrate engineering design, hydrologic and hydraulic analysis, environmental coordination, permitting, and benefit-cost analysis into a cohesive and implementable project deliverable.

Minimum Qualifications (1-20 points)
Response demonstrates a general understanding of the project and presents a clear approach to delivering the required scope of work, including data collection, utility coordination, preparation of construction plans, hydrologic and hydraulic analysis, and development of FEMA-compliant documentation. Includes a preliminary project schedule demonstrating the ability to substantially complete the project within six (6) months from Notice to Proceed and relevant experience with similar drainage or flood mitigation projects.

Preferred Qualifications (21-35 points)
In addition to the minimum qualifications, the response demonstrates a comprehensive and technically sound methodology for storm sewer design, flood mitigation analysis, H&H modeling, FEMA Benefit-Cost Analysis (BCA), environmental coordination, and implementation planning. The response includes practical and cost-effective approaches to utility conflict mitigation, floodplain compliance, permitting coordination, and project delivery resulting in a constructable and funding-ready project. Additional consideration may be given to firms demonstrating a clear strategy, staffing plan, and QA/QC procedures to successfully deliver the project within an accelerated six (6) month schedule.

2. Experience and Professional Qualifications of the Firm and Team (35 points)

The extent to which the firm has the personnel, technical expertise, and organizational capacity necessary to successfully complete the proposed drainage improvements, H&H studies, FEMA documentation, and construction plan development.

Minimum Qualifications (1-20 points)
Project team includes at least one (1) licensed Professional Engineer registered in the State of Texas with a minimum of five (5) years of relevant experience in drainage engineering, storm sewer design, hydrologic and hydraulic analysis, or flood mitigation projects.

Preferred Qualifications (21-35 points)
Project team includes key personnel with ten (10) or more years of experience in:

- Storm sewer and drainage infrastructure design
- Hydrologic and Hydraulic (H&H) modeling
- FEMA Hazard Mitigation Assistance projects
- Benefit-Cost Analysis (BCA)
- Floodplain management and permitting
- Utility coordination

- Environmental and SHPO coordination
- TxDOT or federally funded infrastructure projects

Preference may be given to firms demonstrating successful completion of FEMA-funded flood mitigation or drainage improvement projects of similar size and complexity.

3. Firm Capability and Past Experience (15 points)

The extent to which the firm demonstrates the ability to successfully complete projects of similar size, scope, complexity, and regulatory requirements within established schedules and budgets.

Minimum Qualifications (1-10 points)
The firm, including the Project Manager, has successfully completed at least one (1) similar project within the past five (5) years involving storm sewer improvements, drainage system analysis, H&H studies, flood mitigation, or FEMA-related project development.

Preferred Qualifications (11- 15 points)
The firm has successfully completed multiple (3+) drainage improvement, flood mitigation, H&H modeling, or FEMA-funded infrastructure projects, particularly projects that advanced into funding approval, permitting, or construction implementation. Preference may be given to firms demonstrating successful delivery of comparable projects within accelerated schedules, including completion of engineering design, FEMA coordination, and bid-ready deliverables.

Additional consideration may be given to firms demonstrating experience with:

- FEMA Region 6 requirements
- Floodplain no-rise evaluations
- Utility coordination in urban corridors
- Development of bid-ready plans, specifications, and estimates (PS&E)

4. Familiarity with Applicable Rules and Regulations (15 points)

The extent to which the respondent demonstrates knowledge of applicable engineering, environmental, floodplain, and regulatory requirements relevant to drainage and flood mitigation projects.

Minimum Qualifications (1-10 points)
The response demonstrates familiarity with applicable federal, state, and local regulations, engineering standards, floodplain requirements, and permitting procedures associated with drainage infrastructure improvements and H&H studies.

Preferred Qualifications (10-15 points)

The response demonstrates extensive experience with FEMA Hazard Mitigation Assistance requirements, Executive Order 11988 – Floodplain Management, FEMA Region 6 documentation standards, SHPO coordination, floodplain permitting requirements, TxDOT standards, and federally funded project development requirements.
Preference may also be given to firms demonstrating experience with:

- FEMA Benefit-Cost Analysis Toolkit development
- Floodway no-rise certifications
- GIS-based hydraulic analysis
- Coordination with local floodplain administrators and regulatory agencies

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(34)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(35)
3. Firm Capability and Past Experience	(15 points)	(11)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(14)
Total Score		94

Respondent: Cobb Fendley & Associates, Inc.

Evaluator: Nadia M. Lopez, P.E. Date: 10/1/24

Nadia M. Lopez, P.E.
Assist. City Engineer

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(33)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(32)
3. Firm Capability and Past Experience	(15 points)	(13)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(15)

Total Score 93

Respondent: Garver, LLC

Evaluator: Nadia M. Lopez, P.E. Date: 10/1/26

Nadia M. Lopez, P.E.
Assist. City Engineer

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(32)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(35)
3. Firm Capability and Past Experience	(15 points)	(10)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(15)

Total Score 92

Respondent: Civil Systems Engineering, Inc.

Evaluator: Nadia M. Lopez, P.E Date: 10/1/26

Nadia M. Lopez, P.E.
Assist. City Engineer

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(32)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(32)
3. Firm Capability and Past Experience	(15 points)	(13)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(15)

Total Score 92

Respondent: Hanson Professional Services, Inc.

Evaluator: Nadia M. Lopez, P.E. Date: 10/1/26

Nadia M. Lopez, PE.
Assist. City Engineer

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(32)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(32)
3. Firm Capability and Past Experience	(15 points)	(11)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(14)

Total Score 89

Respondent: Scheibe Consulting, Inc.

Evaluator: Nadia M. Lopez, P.E. Date: 10/1/26

Nadia M. Lopez, P.E.
Assist. City Engineer

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(30)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(32)
3. Firm Capability and Past Experience	(15 points)	(13)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(14)

Total Score 89

Respondent: Cruz-Hogan Consultants, Inc.

Evaluator: Nadia M. Lopez, P.E. Date: 10/1/24

Nadia M. Lopez, P.E.
Assist. City Engineer

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(32)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(30)
3. Firm Capability and Past Experience	(15 points)	(13)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(13)

Total Score 88

Respondent: TEDSI Infrastructure Group

Evaluator: Nadia M. Lopez, P.E. Date: 10/1/26

Nadia M. Lopez, P.E.
Assist. City Engineer

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(30)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(33)
3. Firm Capability and Past Experience	(15 points)	(12)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(12)

Total Score 87

Respondent: Colliers Engineering & Design

Evaluator: Nadia M. Lopez, P.E. Date: 10/1/26

Nadia M. Lopez, P.E.
Assist. City Engineer

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(30)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(30)
3. Firm Capability and Past Experience	(15 points)	(13)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(12)

Total Score 85

Respondent: Ambiotec Engineering Group

Evaluator: Nadia M. Lopez, P.E. Date: 10/1/26

Nadia M. Lopez, P.E.
Assist. City Engineer

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(25)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(25)
3. Firm Capability and Past Experience	(15 points)	(10)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(12)
	Total Score	72

Respondent: Vigstol Engineering

Evaluator: Nadia M. Lopez, P.E. Date: 10/1/26

Nadia M. Lopez, P.E.
Asst. City Engineer

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(30)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(27)
3. Firm Capability and Past Experience	(15 points)	(11)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(12)

Total Score 70

Respondent: Garza & Hernandez Engineering

Evaluator: Nadia M. Lopez, P.E. Date: 10/1/26

Nadia M. Lopez, P.E.
Assist. City Engineer

RFQ No. 2026-11

Rank	Firm	Approach to Scope of Work (35)	Experience & Qualifications (35)	Capability & Past Experience (15)	Rules & Regulations (15)	Total (100)
1	CSE	35	35	10	15	95
2	CobbFendley	32	35	10	15	92
3	Scheibe Consulting	31	30	12	12	85
4	Hanson	31	30	10	10	81
5	Garver	24	27	13	10	74
6	Cruz-Hogan	25	22	13	13	73
7	Ambiotec Group	28	26	9	9	72
8	TEDSI	27	20	11	11	69
9	Colliers Engineering & Desi	20	25	10	9	64
10	Garza & Hernandez	27	21	7	7	62
11	Vigstol Engineering	18	20	5	13	56

Name: Ana Hernandez

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(35)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(35)
3. Firm Capability and Past Experience	(15 points)	(10)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(15)
Total Score		95

Respondent: CSE

Evaluator: Ana Hernandez, AICP Date: 10/5/2026

Notes:

- Exceptional project-specific understanding. Identified Emerald Lake as Drain C-Left/Tributary 1 to the Arroyo Colorado, the Zone AE regulatory floodway, downstream tailwater/backwater conditions, no-rise requirements, and floodplain permitting implications.

- H&H approach: Strong multi-frequency methodology using SWMM/HEC-RAS and the 4%, 2%, 1%, and 0.2% AEP events (25-, 50-, 100-, and 500-year), including upstream/downstream impacts and floodway compliance.

- Very strong BCA approach; uses modeled structure-level flood depths, FEMA depth-damage functions, GIS and the FEMA BCA Toolkit to compare pre- and post-project damages.

- Jefferson Drainage Ditch Improvement (HGMP funded)

- PM has 35+ years; H&H Lead 30+ years; BCA Lead 30+ years.

- Additional points for exceptional project knowledge, strong independent H&H/BCA methodology and direct HMGP delivery. Capability/Past Experience reduced based on prior City experience with HUC-10 schedule delays.

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(32)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(35)
3. Firm Capability and Past Experience	(15 points)	(10)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(15)

Total Score 92

Respondent: Cobb Fendley

Evaluator: Ana Hernandez, AICP Date: 10/5/26

Notes:

- Very strong receiving-system understanding, including Tributary 1 to the Arroyo Colorado, the overflow weir, elevated downstream WSE/BFE and resulting effects on storm sewer performance; project-specific floodway/permitting discussion was somewhat less explicit.

- H&H approach: Strong multi-frequency approach using the 10%, 4%, 2%, 1%, and 0.2% AEP events (10-, 25-, 50-, 100-, and 500-year) and modification of the HEC-RAS model for the storm sewer/receiving channel system.

- Strong BCA approach; prior work demonstrates structure-level existing/proposed depths, FEMA depth-damage curves, GIS and BCA Toolkit integration across multiple recurrence intervals.

- 21st Street/System 007 project (HGMP funded)

- Team experience: PM 39 years; Lead Engineer 29 years; H&H/FEMA Lead 19 years; Environmental Lead 30 years.

- Additional points for multi-frequency H&H/BCA and experienced team. Capability/Past Experience reduced based on prior City experience with additional-service requests.

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(31)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(30)
3. Firm Capability and Past Experience	(15 points)	(12)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(12)

Total Score 85

Respondent: Scheibe

Evaluator: Ana Hernandez, AICP Date: 09/29/2026

- Strong understanding of Treasure Hills lakes, CCDD3 facilities and discharge to the Arroyo Colorado; addresses EO 11988, prevention of adverse BFE impacts and floodplain development permitting; does not identify the Zone AE/floodway and no-rise issue as detailed.

- H&H approach: One of the strongest event-frequency approaches: 50%, 20%, 10%, 4%, 2%, 1%, and 0.2% AEP events (2-, 5-, 10-, 25-, 50-, 100-, and 500-year) using HEC-HMS/HEC-RAS.

- Very strong BCA approach; calculates pre- and post-project structure damages by storm event, including building, contents and displacement damages, then inputs the results and project/O&M costs into the FEMA BCA Toolkit.

- Strong similar federal mitigation experience.

- Team experience: PM has 10+ years; H&H 22 years; QA/QC Lead 20+ years; Civil Design Lead 45+ years.

- Exceptionally complete H&H/BCA methodology and experienced technical staff. Deductions for the substantial Tab B page-limit exceedance and inclusion of bid-phase services beyond the requested scope.

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(31)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(30)
3. Firm Capability and Past Experience	(15 points)	(10)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(10)

Total Score 81

Respondent: Hanson

Evaluator: Ana Hernandez, AICP Date: 09/29/2026

- Strong project understanding. Explicitly recognizes that Systems 008/018 convey to Emerald Lake and ultimately the Arroyo Colorado, with upstream/downstream impacts, potential regulatory floodway involvement, no-rise analysis and floodplain permitting.

- H&H approach: Evaluates the 1% and 0.2% AEP events (100- and 500-year) only.

- BCA approach: Strong structure-level methodology using existing/proposed flood depths, structure inventories/replacement values, FEMA depth-damage functions and avoided damages.

- FEMA-funded facility generators are identified.

- Team experience: PM 23+ years; H&H/Stormwater Engineer 34+ years; Storm Sewer Engineer 12 years.

- Additional points for excellent project-specific receiving-system/floodway understanding and experienced team. Points limited by narrower recurrence-event analysis, and prior City performance concerns regarding schedule and additional-service requests.

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(24)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(27)
3. Firm Capability and Past Experience	(15 points)	(13)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(10)

Total Score 74

Respondent: Garver

Evaluator: Ana Hernandez, AICP Date: 09/29/2026

- Strong recognition of Tributary 1/Arroyo Colorado floodplain and floodway constraints, no-rise certification and floodplain development permitting. The proposal was somewhat less specific than the highest-scoring responses regarding Emerald Lake as the immediate receiving system and the project-specific tailwater/backwater relationship.

- H&H approach: Strong model-first 1D/2D methodology using the 10%, 4%, 1%, and 0.2% AEP events (10-, 25-, 100-, and 500-year).

- BCA approach: Strong integration of H&H results, affected structures, finished-floor elevations, depth-damage curves and structure-specific documentation into the FEMA BCA Toolkit.

- HMGP funded project listed City of Lyford Flood Mitigation, but it is expressly identified as the PM's previous experience, not clearly a Garver firm project.

- Team experience: PM total years of experience are not included. Stormwater Lead 35+ years, FEMA/ Environmental Lead 18 years, and H&H Modeling Lead 6 years.

- Approach reduced because advertisement, pre-bid, bid/award, construction, observation, record drawings and startup services were materially included despite being excluded from the RFQ; qualifications/regulatory scores also reflect limited firm-level HMGP evidence and a designated H&H lead with less than 10 years of experience.

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(25)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(22)
3. Firm Capability and Past Experience	(15 points)	(13)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(13)

Total Score 73

Respondent: Cruz-Hogan

Evaluator: Ana Hernandez, AICP Date: 09/29/2026

- Identifies the project-specific Zone AE regulatory floodway and associated floodplain constraints; demonstrates no-rise capability, although the Emerald Lake/Arroyo Colorado tailwater relationship is not fully developed.

- H&H approach: HEC-HMS/HEC-RAS analysis using the 20%, 10%, 5%, and 1% AEP events (5-, 10-, 20-, and 100-year).

- BCA approach: Comprehensive alternatives-based BCA using FEMA BCA Toolkit/HEC-FDA/TWDB tools and inputs including pre/post damages, lowest-floor elevations, BFE, building data and O&M. TWDB has a different methodology than FEMA's BCA.

- Laguna Vista, FEMA HMGP DR1780-013, with full H&H and BCA. It is an older example (2012).

- Team experience: PM 16+ years; Senior PM 40+ years of municipal engineering experience.

- Additional points for direct HMGP/H&H/BCA experience and strong regional staff. Deductions for the inclusion of bidding, construction supervision, inspection and closeout services outside the RFQ scope.

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(28)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(26)
3. Firm Capability and Past Experience	(15 points)	(9)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(9)

Total Score 72

Respondent: Ambiotec

Evaluator: Ana Hernandez, AICP Date: 09/29/2026

Notes:

- Recognizes Systems 008/018, potential regulatory floodway involvement, EO 11988, no-rise and local floodplain permitting, but does not specifically identify Emerald Lake, the Arroyo Colorado receiving system, or associated tailwater/backwater conditions.

- H&H approach: Proposes existing/proposed modeling for the 1% and 0.5% AEP events (100- and 200-year). No multi-frequency analysis proposed.

- BCA approach: Proposes FEMA BCA Toolkit documentation and correlation of hydraulic model results with affected structures/infrastructure, but provides less detail on event-frequency damage calculations and depth-damage methodology.

- Team experience: PM 30+ years; Principal/Technical Review Lead 30+ years; Technical Reviewer 15+ years; Environmental services 30+ years.

- Points limited by less project-specific receiving-system understanding, less-developed BCA methodology and lack of demonstrated comparable HMGP delivery.

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(27)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(20)
3. Firm Capability and Past Experience	(15 points)	(11)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(11)

Total Score 69

Respondent: Tedsi

Evaluator: Ana Hernandez, AICP Date: 09/29/2026

- Demonstrates general understanding of Systems 008/018 and strong general floodplain/no-rise capability, but the project approach does not specifically identify Emerald Lake, the Arroyo Colorado receiving system or the mapped Zone AE/floodway/tailwater condition with specifity.

- H&H approach: Addresses drainage area verification, Atlas 14 rainfall, storm sewer capacity, HGL, surcharge and existing/proposed conditions. Does not identify specific AEPs/recurrence intervals to be modeled.

- BCA approach: Addresses existing/proposed conditions, damage reductions, project benefits, costs and FEMA BCA Toolkit documentation, but the project-specific methodology is less detailed.

- 3 identified HMGP projects: 9th & 13th Street, Stadium & Dawson, and Northwest Drainage; however, these reflect PM's prior City Engineer/owner-side roles, rather than TEDSI firm delivery.

- Team experience: PM 29-30 years; PS&E Lead 28+ years; Environmental Lead 15+ years; designated H&H Lead has 4 years.

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(20)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(25)
3. Firm Capability and Past Experience	(15 points)	(10)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(9)

Total Score 64

Respondent: Colliers Engineering

Evaluator: Ana Hernandez, AICP Date: 09/29/2026

Notes:

- Recognizes potential regulatory floodway involvement, no-rise, EO 11988, SHPO and floodplain permitting, but does not specifically identify the Emerald Lake/Arroyo Colorado receiving system or tailwater/backwater relationship.

- H&H approach: Uses the 1% and 0.2% AEP events (100- and 500-year) and evaluates existing/proposed system interactions, HGL, pipe capacity and outfall conditions. No multi-frequency analysis proposed.

- BCA approach: Develops BCA concurrently with H&H and uses the FEMA BCA Toolkit to document avoided damages, flood reduction and cost effectiveness. No detail on the full multi-frequency damage-frequency relationship.

- The SOQ states that staff have delivered numerous FEMA-funded/HMGP projects, but does not substantiate that statement with clearly identified projects.

- Team experience: PM 36+ years; H&H Engineer 20+ years.

- Deductions for less project-specific receiving-system analysis, limited event-frequency detail, and inclusion of bidding/construction-phase services outside the requested scope.

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(27)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(21)
3. Firm Capability and Past Experience	(15 points)	7
4. Familiarity with Applicable Rules and Regulations	(15 points)	(7)

Total Score 62

Respondent: Garza & Hernandez

Evaluator: Ana Hernandez, AICP Date: 09/29/2026

Notes:

- Good identification of the Zone AE regulatory floodway, EO 11988, no-rise requirement and local floodplain coordination; however, the Emerald Lake/Arroyo Colorado/tailwater relationship is not developed in detail.

- H&H approach: Proposes HEC-HMS/HEC-RAS for the 1% and 0.5% AEP events (100- and 200-year) only. No multi-frequency analysis proposed.

- BCA approach: Technically well described: H&H outputs feed directly into FEMA BCA Toolkit, with depth-damage functions and a structure correlation table; however, the firm acknowledges it has not yet completed a BCA submittal.

- Team experience: PM 10+ years of drainage/floodplain experience; QA/QC/Floodplain Lead 10+ years.

- Points limited by the new firm's short firm-level record, no completed HMGP/BCA project, reliance on the RFQ AEP language and developing FEMA Region 6/HMGP experience.

RESPONSE EVALUATION FORM

(Note: To be filled out by Evaluation Committee)

RFQ NO. 2026-11 PROFESSIONAL ENGINEERING SERVICES CITY OF HARLINGEN TREASURE HILLS BLVD STORM SEWER IMPROVEMENTS (SYS#008) – PHASE 1

Selection Criteria	*RIF	Score
1. Approach to Scope of Work	(35 points)	(18)
2. Experience and Professional Qualifications of the Firm and Team	(35 points)	(20)
3. Firm Capability and Past Experience	(15 points)	(5)
4. Familiarity with Applicable Rules and Regulations	(15 points)	(13)

Total Score 56

Respondent: Vigstol Engineering

Evaluator: Ana Hernandez, AICP Date: 09/29/2026

Notes:

- Identifies Systems 008/018, Emerald Lake, the Arroyo Colorado receiving system, Zone AE/regulatory floodway, downstream tailwater/backwater, potential changes in flow rate/timing/volume, no-rise and possible CLOMR/permitting consequences. However, it does not follow the 6 month schedule (12 months).

- H&H approach: Proposes EPA-SWMM for the closed storm sewer system and HEC-RAS for Emerald Lake/receiving-system/floodway analysis, but does not identify specific AEPs or recurrence intervals in the proposed approach.

- BCA approach: Strong conceptual Damage-Frequency Assessment tied directly to H&H outputs, including before/after flood depths, event frequencies, affected structures, finished-floor elevations, project cost, useful life and FEMA BCA Toolkit documentation.

- 1 completed comparable HMGP project (9th & 13th Street) but it represents PM's prior City Engineer/ owner-side role, not a Vigstol Engineering firm project.

- Team experience: PM 26 years of experience. A one-person team.

- Deductions for no defined recurrence-event suite, one-person staffing/limited redundancy, little firm-level HMGP history and, most significantly, an approximately 12-month design schedule rather than the required 6 months.

CONSULTANT PERFORMANCE / RELIABILITY REVIEW

Civil Systems Engineering (CSE)

HUC-10 Flood Protection Planning Study

Consultant	Civil Systems Engineering (CSE)
Project	HUC-10 Flood Protection Planning Study
Current Estimated Completion	93%
Report Date	October 15, 2026

Executive Summary

The HUC-10 Flood Protection Planning Study has been the primary project in which City staff has documented performance and reliability concerns with Civil Systems Engineering (CSE). The principal concerns have involved schedule adherence, timely delivery of complete contractual deliverables, and the level of demonstrated project completion relative to invoicing and elapsed project duration.

The project required an initial schedule extension and later a second extension request. City staff formally documented concerns regarding the completeness of the submitted work, denied the second extension request, and directed CSE to submit a complete package for Texas Water Development Board (TWDB) review by the established deadline. CSE complied with that direction and has since continued responding to TWDB review comments. The project is currently estimated at approximately 93% complete and is awaiting TWDB acceptance of the October 2026 revision.

Project Performance History

Original Project Schedule: Project was originally scheduled for completion in August 2024.

First Extension: At CSE's request, TWDB approved an extension through August 31, 2025.

Second Extension Request: CSE requested an additional extension through March 31, 2026. City staff recommended denial based on project status, incomplete deliverables, and the need to protect grant and regional planning opportunities.

Formal Task Order Review: A City/CSE project review meeting was held on July 22, 2025 to address incomplete deliverables, schedule concerns, H&H modeling, BCAs, storm sewer documentation, public involvement, and final report requirements.

City Direction: The second extension was denied. CSE was directed to submit the complete TWDB package by the required deadline. CSE complied and delivered the full package

TWDB Review - Round 1: TWDB issued first-round comments in April 2026. CSE submitted revisions and responses in June 2026.

TWDB Review - Round 2: TWDB issued a second round of comments in August 2026. CSE submitted the revised response package in October 2026.

Current Status: City staff is awaiting TWDB acceptance of the latest revision. If accepted, staff intends to proceed with formal adoption of the plan.

Documented Reliability / Performance Concerns

Schedule adherence: The project did not meet the original August 2024 completion schedule and required a TWDB-approved extension through August 31, 2025. A second extension through March 31, 2026 was later requested.

Deliverable completeness: City review documented that several key contractual deliverables remained incomplete or had not been provided in a form suitable for final review, including portions of the final

report, hydraulic and hydrologic documentation, Benefit-Cost Analyses, environmental coordination, early warning system coordination, regional drainage criteria, and public/stakeholder engagement.

Progress relative to invoicing: At the time of the City's formal review, approximately 86.4% of the total contract value had been paid, while staff concluded that the quality and completeness of the draft report did not reflect a comparable level of project completion.

Need for increased City oversight: The City found it necessary to conduct a formal task-order review, clarify that requested deliverables were already within the signed scope, establish firm completion expectations, and place CSE on notice regarding the required submission deadline.

Grant and planning impacts: Delayed completion created concern regarding the City's ability to use the study for Region 15 Flood Plan updates, Flood Infrastructure Fund opportunities, and other state and federal drainage grant applications.

Corrective Response and Current Performance

Following the City's denial of the second extension request and direction to provide a complete package, CSE complied with the established deadline and submitted the full package for TWDB review. This corrective response is an important positive factor in the overall consultant assessment.

CSE has also continued responding to TWDB review comments through multiple revision cycles. The first round of TWDB comments was addressed by CSE in June 2026, and the second round was addressed in October 2026. At this stage, the remaining project risk is primarily dependent on whether TWDB accepts the current revision without requiring additional substantive changes.

Performance Assessment

Performance Area	Assessment
Schedule Reliability	Needs Improvement
Timeliness of Initial Deliverables	Needs Improvement
Completeness of Deliverables	Needs Improvement; improved following City direction
Responsiveness to City Corrective Direction	Satisfactory
Responsiveness to TWDB Review Comments	Satisfactory
Technical Project Completion	Substantially Complete - approximately 93%
Overall Reliability	Mixed - significant schedule/deliverable concerns, with improved performance following formal intervention

Management Summary and Recommendation

Civil Systems Engineering has demonstrated the technical capability to advance the HUC-10 Flood Protection Planning Study; however, the project has experienced documented concerns related to schedule adherence, completeness of deliverables, and the need for increased City oversight. The consultant required formal direction from the City to maintain the established project deadline after requesting a second time extension.

Following that direction, CSE complied with the required submission deadline and has continued responding to TWDB review comments. The project is currently approximately 93% complete and awaiting TWDB acceptance of the latest October 2026 revision.

Recommended approach for future assignments: If CSE is considered for future work, City staff should use clearly defined milestone dates, detailed deliverable requirements, regular progress verification, and closer monitoring of schedule and percent completion relative to invoicing. Progress payments should remain closely tied to demonstrable completion of the corresponding contract deliverables.

Source Documentation Reviewed

- City of Harlingen - HUC-10 Flood Protection Planning Study task-order review and staff comments.

- HUC-10 Flood Protection Planning Study - Task Order Review & Meeting Minutes, July 22, 2025.
- Project status information provided by City Engineering staff through October 2026.

Meeting Minutes

HUC-10 Flood Protection Planning Study – Task Order Review & Meeting Request

Meeting Date- July 22, 2025
10:00 AM – 12:00 PM
Location: City of Harlingen City Hall

Attendees:

Gabriel Gonzalez – City of Harlingen
Dr. Josh Ramirez – City of Harlingen
Roberto Hernandez – City of Harlingen
Ana Hernandez – City of Harlingen
Luis Vargas – City of Harlingen
Kurt Killian – Civil Systems Engineering
Daren Li – Civil Systems Engineering
Javier Zamora – Civil Systems Engineering

Meeting Purpose:

To review the status and deliverables for the HUC-10 Flood Protection Planning Study, confirm progress on contracted tasks, clarify expectations for deliverables and deadlines, and align strategies for securing future grant funding.

Discussion Summary:

1. Project Deliverables & Completion Concerns

Concerns were raised over the project's readiness for submission to funding agencies, especially the Flood Infrastructure Fund (FIF). Emphasis placed on completing all contracted deliverables — particularly modeling outputs and BCAs — by August 31, 2025. An extension with TWDB has been requested but will not delay efforts to finalize the report in time.

2. Modeling, Technical Memorandums & BCA

The need for complete H&H models, technical memoranda, and properly formatted FEMA Toolkits was reiterated. BCAs must be based on individual project impacts (e.g., number of structures removed from floodplain) to improve ranking for future funding. Consultant confirmed use of 2D HECRAS models in lieu of HEC-HMS for basin-level analysis.

3. Project Prioritization & Submittals

Projects should be broken down by watershed/sub-basin and be cost-effective and fundable. The City requested smaller, segmented project scopes to improve feasibility of local cost-sharing.

4. TWDB Region 15 & FIF Submissions

Six to ten mitigation projects previously submitted were ranked low due to incomplete or missing BCA data. Consultant team is working to improve scoring by aligning submittals with Region 15 evaluation criteria. A goal was set to re-submit updated and well-documented projects before September 14, 2025, for consideration in the 2026/2028 FIF cycle.

5. Storm Sewer & Drainage Criteria

Storm sewer improvements are being developed using the City's current design criteria (25-year for local streets, 50-year for collectors). It was clarified that storm sewer "trunk lines" — the main conveyance systems within the City — must also he fully documented in the deliverables. Concerns were raised about future maintenance responsibilities for detention ponds; recommendations include ensuring HOAs are responsible for maintenance or dedicating land with clear easements. **City staff emphasized that all submittals must reflect the scope outlined in the signed Task Order contract with CSE. The City is not requesting additional scope of work, only that all deliverables and commitments outlined in the contract are met**.

6. Early Warning System & Gauging

Discussion on maintenance and placement of stream gauges along the Arroyo Colorado. Damage from recent flooding events has delayed installation, but repairs are underway. Questions raised about integration of gauges into public systems like USGS or TWDB dashboards.

7. Contract Scope & In-Kind Contributions

City is tracking in-kind contributions to meet the $300,000 requirement in the grant agreement. Noted progress on acquisition of equipment (survey rover, drone) and planned purchase of H&H modeling server.

Decisions Made:

- Final report and deliverables will be completed and submitted by August 31, 2025.
- Additional coordination will occur in early August between Roberto and Kurt to finalize project breakdowns and BCA data.
- CSE will separate large projects into fundable, interim improvements.
- CSE will document 'no impact' design methodology for drainage improvements as required by TWDB.

CITY OF
HARLINGEN
TEXAS

Dear Mr. Gabriel Gonzalez, CPM, City Manager

This project was originally scheduled for completion in August 2024. Following a request by CSE, the Texas Water Development Board (TWDB) approved a project extension, revising the deadline to August 31, 2025. On July 7, 2025, CSE submitted a second extension request, proposing a new deadline of March 31, 2026—an additional seven months.

Please find below my formal comments regarding the CSE HUC-10 Flood Protection Planning Study (FPPS). Based on the project's current status and the pending request for a second time extension, I am providing the following two recommendations for your consideration:

1. Deny the second project extension request submitted by CSE

I recommend against approving this request for the following reasons:

- **Loss of project opportunity on future Region 15 Flood Plan (FIF funding)**
  Upcoming amendment to the Region 15 Flood Plan require eligible projects to be included in the final FPPS report and have the H&H model. Without a finalized version, Harlingen's projects will not qualify for the next Flood Infrastructure Fund (FIF) grant cycle.
    - If Harlingen misses this window, it may be required to fund an amendment to the Region 15 plan later to include its projects—resulting in further cost and delay.
    - The Region 15 Flood Planning Study amendment period closed in April 2025. Had CSE adhered to the original project deadline, the City would have had the opportunity to include all identified FPPS projects in that amendment. It remains uncertain whether additional amendment windows will be available, as the Region 15 plan is currently scheduled for updates only once every five years.
- **Missed opportunity for other state and federal grants**
  Staff is currently preparing new drainage grant applications, but must rely on outdated data and recommendations from a 2008 report. Without an updated FPPS, the City's ability to secure future funding will be significantly hindered.

- **Lack of substantial progress despite previous extension**
  The August 2025 deadline already reflects an extended timeline. CSE previously cited the lack of flow data from the CCDD3 study as justification, which is again being used as the reason for delay. In my professional opinion, CSE could use reasonable engineering assumptions based on existing data to complete the report within the current schedule. If needed, findings can later be revised through a formal amendment process.
- **Draft deliverables do not reflect current payment level**
  To date, approximately 86.4% of the contract amount ($4,946,671.06) has been paid to CSE. However, the quality and completeness of the submitted draft report are not reflective of this level of progress.
- **Reasonable timeline**
  If CSE is unable to submit the final report by the August 31st deadline, they must provide a reasonable and specific timeline for completing the project without significant delay. To maintain compliance with grant requirements, a formal extension request will need to be submitted to TWDB. This extension should include clearly defined terms and conditions, including appropriate penalties for non-compliance. The primary objective is to receive the final report in advance of the final Region 15 amendment deadline.

2. Withhold further payments to CSE until deficiencies are addressed

- Given the limited progress and the critical nature of the report to ongoing and future flood mitigation efforts, I also recommend that the city withhold any additional payments to CSE until all deficiencies are resolved and a substantially complete draft is submitted.

Ultimately, our goal is to ensure that the final report is complete, accurate, and actionable—so it can be used to support competitive grant applications and guide the implementation of meaningful flood mitigation projects across Harlingen.

Attached below is a summary of the project scope by Task (A–O), along with detailed comments on identified deficiencies.

Scope of Work

Task A – Project Management – 90.6% complete as per invoice #28

Establish project controls through kickoff meetings, development of a Project Management Plan (PMP), bi-weekly and monthly coordination meetings, invoicing and reporting, grant support, stakeholder coordination, and office setup in Harlingen.

- Progress on this task has been limited since the initial project extension was approved. As of the current reporting period, approximately **86.4%** of the total contract value has been expended. The latest invoice submitted seeks an additional **2%** of the contract amount (approximately $118,000), bringing the total to 88.4%. While billing is approaching completion, demonstrable advancements in project management activities remain modest, warranting closer monitoring and justification for further draws. An updated Project management plan was not submitted during the first extension and for the 2nd request such revised PMP has not been submitted either. Staff have not received independent quality assurance and quality control reports.

Task B – Collection and Review of Baseline Information – 65.9% complete as per invoice #28

Gather and evaluate existing drainage studies, FEMA data, citizen complaints, flood damage reports, and other planning resources. Conduct field reconnaissance to identify known drainage issues and establish a comprehensive baseline of existing conditions.

- Although a substantial amount of baseline data has been collected, Civil Systems Engineering (CSE) has yet to produce a draft of the Flood Protection Planning Study (FPPS) report. CSE continues to cite the lack of inflow data from the Cameron County Drainage District No. 3 (CCDD3) study as the primary reason for the delay—an explanation previously used in their earlier request for a project extension. In my professional opinion, the data currently available is sufficient to complete the FPPS by applying reasonable engineering assumptions. Any future refinements based on additional data can be incorporated through a formal amendment process, ensuring the project remains on schedule to meet the August 2025 deadline.

Task C – Collaboration with Overlapping TWDB Studies - 96.4% complete as per invoice #28

Coordinate with concurrent regional studies such as those led by CCDDs, Willacy County, and the LRGVDC to ensure integration, avoid duplication, and improve overall planning effectiveness.

- While this task is reported as nearly complete, it remains unclear whether meaningful coordination has taken place with key stakeholders, particularly with Schiebe Consulting, the consultant for the CCDD3 study. If critical data from overlapping studies was not available within the original project timeline, reasonable engineering assumptions should have been made to maintain progress on the Flood Protection Planning Study (FPPS). It is currently unknown whether CSE received any draft datasets from CCDD3 during the initial extension or the most recent request, raising concerns about the effectiveness and transparency of interagency coordination.

Task D – Field Survey -98.8 % complete as per invoice #28

Conduct field surveys including topographic, cross-sectional, and structural data collection. Use aerial drone, bathymetric, and land-based methods to enhance LiDAR datasets. Develop a Digital Terrain Model (DTM) for hydrologic and hydraulic analysis.

- Given the high reported completion percentage of this task, it is reasonable to conclude that CSE has acquired sufficient field data to make informed engineering assumptions necessary to complete the Flood Protection Planning Study (FPPS) within the required timeframe. A critical component of this task involved surveying and generating cross-sections for ditches and approximately 50 miles of the Arroyo Colorado—from the Mercedes Diversion Floodway to the ship channel outfall. However, to date, City staff has not received this surveyed data, nor was it included in the most recent report submission. The absence of this key deliverable raises concerns regarding the completeness and utility of the survey effort.

Task E – Hydrologic Modeling- 97.4% complete as per invoice #28

Update and calibrate hydrologic models (HEC-HMS) using 2018 LiDAR, NOAA Atlas 14 rainfall data, land use/soil datasets, and future land use projections. Establish existing and future runoff conditions and compute flows for various storm events.

- CSE appears to have built upon the 2008 Master Drainage Plan by incorporating updated LiDAR and field data into their hydrologic modeling. While the draft materials suggest that the modeling effort is largely complete, several key deliverables are still outstanding. Notably, the submission lacks complete exhibits, drainage area maps, and the detailed hydrologic outputs necessary to support downstream modeling and mitigation planning.
- A critical component of this task is the delivery of hydrologic models with associated water surface elevations for multiple storm events. These outputs—specifically in the form of tables, exhibits, and GIS geodatabase layers—are

essential for informing storm drainage improvement projects and serve as required inputs for Benefit-Cost Analyses (BCA) to support competitive grant applications. The absence of this data at this stage poses a risk to both project readiness and funding eligibility.

Task F – Hydraulic Modeling- 98.8% complete as per invoice #28

Develop watershed-based HEC-RAS 1D/2D models to simulate floodplains and channel conveyance under existing and future conditions. Conduct storm sewer modeling for urban systems and identify capacity limitations in both open channel and closed systems.

- While the draft report includes general hydraulic modeling for the Arroyo Colorado and several drainage ditches—with corresponding exhibits and some proposed mitigation projects—it lacks critical analysis and deliverables related to the storm sewer systems in local/urbanized areas. These systems were expected to be modeled at the trunkline level to identify capacity constraints and prioritize targeted improvements, but that component is currently absent. Additionally, the mitigation projects presented in the draft lack sufficient technical documentation. The required technical memorandums should include modeling assumptions, project descriptions, preliminary cost estimates, and clearly stated benefits for affected communities. Without this supporting detail, the proposed improvements are incomplete and insufficient for funding justification, implementation planning, or integration into the broader Flood Protection Planning Study.

Task G – Levee Internal Drainage Analysis- 56.9% complete as per invoice #28

Perform coincident peak rainfall analysis to assess internal drainage behind IBWC levees. Support levee certification requirements in coordination with FEMA Region 6 and IBWC.

- Staff have not received an update regarding the coordination efforts for levee accreditation, including any communication with FEMA or IBWC.

Task H – H&H Analysis of Alternatives-92.0 % complete as per invoice #28

Identify, evaluate, and compare structural and non-structural flood mitigation alternatives. Alternatives will be ranked using a matrix considering cost, benefit, level of protection, feasibility, ROW needs, and environmental impacts.

- Although a few proposed mitigation projects were included in the draft report, the analysis currently lacks the quantitative detail required to properly evaluate and prioritize alternatives. Key deliverables outlined in the scope—such as the number of structures with reduced or eliminated 100-year and 500-year flood risk, the total length of roads removed from the 100-year floodplain, and reductions in critical

infrastructure risk—have not been provided. These quantitative metrics are not only essential to a defensible alternative analysis, but also critical for enhancing the competitiveness of future grant applications. The absence of this information represents a significant gap in fulfilling the task requirements. CSE should align closely with the defined scope of work to ensure all evaluation criteria and supporting data are thoroughly addressed in the final documentation.

Task I – Benefit-Cost Analysis (BCA) – 80.5% complete as per invoice #28

Perform BCAs for each proposed project using FEMA's BCA Toolkit and HEC-FDA. Identify structures removed from flood risk and quantify damage reductions to support future grant applications.

- Although this task is reported as 80.5% complete, the supporting deliverables have not yet been submitted for formal review. The use of FEMA's BCA Toolkit is a critical component of most competitive funding applications, and its absence significantly limits the City's ability to assess project readiness. Some BCA summaries were included in the draft report; however, several appear incomplete or reflect unfavorable outcomes—with Benefit-Cost Ratios (BCRs) falling below 1.0, and in some instances, below 0.25. Most grant programs, including FEMA's Hazard Mitigation Grant Program and BRIC, require a BCR of 1.0 or greater to be considered eligible. CSE should prioritize refining these analyses, incorporating updated modeling outputs and defensible cost/benefit assumptions, to strengthen the eligibility and competitiveness of the proposed projects for future funding opportunities.

Task J – Assessment of Environmental Constraints- 34.0% complete as per invoice #28

Identify environmental, cultural, and physical constraints that may impact or be impacted by proposed flood mitigation projects through desktop GIS analysis using publicly available datasets.

- To date, limited progress appears to have been made on coordinating the proposed flood reduction alternatives with relevant state and federal agencies. This coordination is essential to ensure that future construction projects are compliant with applicable environmental regulations and do not face avoidable permitting delays. Given the complexity and time-intensive nature of environmental assessments—especially where U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, or Texas Historical Commission involvement may be required—there is growing concern that this task may not be completed by the current

deadline, even if an extension is granted. CSE should expedite coordination efforts and provide a clear strategy and timeline for completing this component.

Task K – Collaboration with Regional Flood Early Warning Systems (FEWS) – 46.2% complete as per invoice #28

Coordinate with LRGVDC, USGS, and IBWC to assess existing stream gages and identify new gage locations. Develop gage prioritization strategy and rating curves to support real-time monitoring and decision-making.

- To date, minimal coordination appears to have occurred with the relevant agencies identified in this task. Establishing new stream gages and integrating them into a regional early warning system is a complex, multi-agency effort that typically requires extensive lead time. Given the current level of progress and the time sensitivity of the coordination involved, there is concern that this task may not be completed within the current project deadline. Even if an extension is granted, it remains uncertain whether CSE can finalize this component in a timely and comprehensive manner without a clear plan and renewed agency engagement.

Task L – Development of FDST Inundation Map Library- 16.1% complete as per invoice #28

Assist in the development of a GIS-based flood inundation map library to be integrated with the Flood Decision Support Toolbox (FDST), covering the Arroyo Colorado and North Floodway within the study area.

- Given the current level of progress and the time sensitivity of the coordination involved, there is concern that this task may not be completed within the current project deadline. Even if an extension is granted, it remains uncertain whether CSE can finalize this component in a timely manner

Task M – Regional Framework for Localized Master Drainage Plan- 63.4% complete as per invoice #28

Develop a regional drainage criteria manual with standardized methodologies and parameters for use by all jurisdictions within the study area. The manual will guide the design and evaluation of future drainage infrastructure.

- The regional drainage criteria manual was not included in the draft report submitted by CSE. This deliverable is a key resource that would benefit the City of Harlingen's Engineering Department and surrounding municipalities by providing a unified framework for drainage policy and infrastructure design. Timely delivery of the draft manual is critical to allow for thorough review, stakeholder input, and necessary

revisions. Given the current level of progress and the time-sensitive nature of inter-agency coordination required, there is concern that this task may not be completed by the current deadline. Even with an extension, it remains uncertain whether CSE can deliver this component on schedule without a clearly defined action plan.

Task N – Final Report - 41.1% complete as per invoice #28

Prepare a comprehensive Study Report, individual Technical Memorandums for proposed flood mitigation projects, and separate reports for each participating jurisdiction. Reports will include findings, modeling results, alternatives, BCAs, and recommendations.

- The reported completion percentage aligns with the current status of the task. The draft report submitted by CSE is significantly incomplete and lacks critical content required to meet the contractual deliverables. Considering the extended timeline already granted and the duration of the project to date, staff expected this task to be approaching finalization. Unfortunately, the draft falls well short of that expectation. Given the importance of this task as the primary documentation of the entire study effort—and a key component for future project development and funding—its current status is concerning. There is substantial doubt as to whether CSE will be able to deliver a complete and acceptable final report by the current August 2025 deadline. Even if an extension is granted, there is no clear indication that the report will be delivered to the quality and standard required. Immediate focus and corrective action are needed to ensure this deliverable meets expectations.

Task O – Public/Stakeholder Meetings- 38.9% complete as per invoice #28

Conduct three public meetings to present findings, alternatives, and gather stakeholder input. Assist the City in preparing presentations, exhibits, and documentation of public feedback.

- To date, only **two** public meeting has been conducted. Despite repeated requests from City staff to schedule the remaining meetings, Civil Systems Engineering (CSE) has consistently delayed or postponed these efforts. Both City Council and staff have expressed concern and made multiple inquiries regarding the timeline for presentation of the final report. The lack of progress on this critical public engagement component is increasingly problematic given the approaching project deadlines.

CONSULTANT PERFORMANCE / RELIABILITY REVIEW

CobbFendley

21st Street Storm Sewer System Improvements

Consultant	CobbFendley
Project	21st Street Storm Sewer System Improvements
Original Design Funding	ARPA - $299,539.10
FEMA Grant	Grant No. 4454-04
Project Outcome	Design completed; project did not advance to construction award
Report Date	October 15, 2026

Executive Summary

The 21st Street Storm Sewer System Improvements project is the primary project in which City staff has identified performance and reliability concerns associated with CobbFendley. The project design was funded with approximately $299,539.10 in ARPA funds and was later selected for FEMA funding under Grant No. 4454-04.

Although the project advanced through design, it ultimately did not proceed to construction award. The most significant issue was that the hydrologic and hydraulic analysis supporting the project did not satisfy FEMA requirements for a flood risk reduction project. By the time the FEMA grant review became a primary focus, the construction plans were already substantially complete and the project did not have the full existing- and proposed-condition H&H modeling package needed to demonstrate FEMA compliance.

Based on the available project history, responsibility for this outcome should not be assigned solely to the consultant. The original design scope and project direction did not clearly establish the FEMA-specific H&H requirements that would later govern the construction grant. City management and consultant management both appear to have proceeded without fully reconciling the original storm sewer design scope with the federal grant requirements. The project therefore reflects a shared scoping and project-management deficiency.

Project Performance History

Original Design Effort: CobbFendley prepared the 21st Street storm sewer design using StormCAD-based storm sewer modeling. The original design approach did not include a comprehensive FEMA H&H study, watershed/channel HEC-RAS modeling, or a full existing-versus-proposed impact analysis.

Design and Coordination Delays: The project experienced delays associated with utility coordination and railroad crossing adjustments, which affected the overall project schedule and complicated completion of the design package.

FEMA Grant Review: Toward the end of the design phase, the City Engineer assumed a more direct role in administration of the FEMA grant. At that point, the plans were already finalized or substantially finalized and under FEMA review.

FEMA Technical Comments: FEMA requested revisions to the plans and H&H documentation. The requested information required analysis beyond the limited storm sewer modeling completed during the original design.

Request for Existing Models: City staff requested the H&H models and supporting technical files used for the project. CobbFendley provided the available AutoCAD and StormCAD files, but the later project-management team confirmed that no HEC-RAS channel model had been prepared as part of the original design.

Consultant Management Transition: When the City returned to CobbFendley to address FEMA comments, different consultant personnel were managing the project. The new team had to reconstruct the project history, assumptions, and technical basis of the prior design.

Corrective Proposal: CobbFendley prepared a new proposal to complete FEMA-compliant H&H work, supplemental survey, updated preliminary engineering, revised PS&E, bid services, and construction-phase services. The total proposed fee was $616,878.

Shared Scoping and Management Concern

The primary project concern is the failure to establish FEMA's technical requirements at the beginning of the design effort. CobbFendley's subsequent correspondence stated that the original project was intentionally scoped with limited modeling and without a separate H&H study/report. The later FEMA review required a more complete analysis, including existing and proposed conditions, multiple storm events, downstream impact evaluation, supporting model files, and documentation demonstrating that the project would not create adverse impacts.

From the City's perspective, the consultant should have identified whether the intended funding path required technical documentation beyond the original design scope. At the same time, City management was responsible for defining the funding program, design criteria, and required deliverables. Because these requirements were not clearly established or reconciled during the original scope development, the deficiency is best characterized as a shared project-management and scoping failure rather than solely a consultant performance failure.

Documented Reliability / Performance Concerns

Federal grant requirement coordination: The original design did not contain the full H&H analysis later required by FEMA. This materially affected the City's ability to advance the project to construction award under the grant.

Project management continuity: Changes in consultant project-management personnel reduced continuity when the City later needed to reconstruct the technical basis of design and respond to FEMA.

Technical file continuity: The City was unable to obtain a complete FEMA-compliant H&H model package from the original design because that level of modeling had not been performed. Future projects should require delivery of all native engineering models and calculations at defined milestones.

Schedule and coordination: The project experienced delays associated with utility coordination and railroad crossing adjustments. These responsibilities and required coordination activities should have been more clearly assigned at project initiation.

Cost of corrective work: The corrective proposal was substantial relative to the original design investment. While the $616,878 proposal included more than H&H work alone, the additional cost highlighted the consequences of not resolving funding-agency requirements before final design.

Corrective Response and Positive Performance Factors

After the FEMA deficiency was identified, CobbFendley was responsive to City requests for additional analysis and worked with City staff to define a corrective scope. The consultant reviewed the FEMA requirements, identified the additional modeling needed, coordinated questions with the City, and separated the work into an H&H phase and a potential subsequent PS&E update.

The February 2026 proposal presents a technically structured corrective approach, including review of the City's HUC-10 model, existing- and proposed-condition HEC-RAS modeling, evaluation of the 10-, 50-, 100-, and 500-year events, Benefit-Cost Analysis support, updated StormCAD modeling, and revised design services as needed.

CobbFendley's responsiveness after the issue was identified is a positive factor in the overall performance assessment. The principal concern remains that the project reached this stage only after the design was substantially complete.

2026 Corrective Proposal

The February 2026 proposal totaled $616,878. The amount should not be interpreted as the cost of the FEMA H&H report alone; it also included supplemental survey, preliminary engineering, a major PS&E update, bid services, and construction-phase services.

Proposed Service	Fee
H&H Channel Analysis	$47,380
Supplemental Survey	$19,605
Preliminary Engineering	$69,528
Updated Design / PS&E	$378,895
Bid Phase	$15,088
Construction Phase	$86,382
Total	**$616,878**

Performance Assessment

Performance Area	Assessment
Technical Design Capability	Satisfactory
Schedule Reliability	Needs Improvement
Federal Grant / FEMA Requirement Coordination	Needs Improvement - Shared City/Consultant Responsibility
Original H&H Documentation	Insufficient for FEMA Funding Requirements
Project Management Continuity	Needs Improvement
Responsiveness After FEMA Issue Identified	Satisfactory
Responsiveness to City Coordination	Satisfactory
Utility / Railroad Coordination	Needs Improvement / Scope responsibilities should have been better defined
Corrective Technical Approach	Satisfactory, but significant additional cost
Overall Reliability	Mixed - technical capability demonstrated, but scoping, continuity, and grant-compliance deficiencies materially affected project implementation

Management Summary and Recommendation

CobbFendley demonstrated the technical capability to prepare the 21st Street Storm Sewer System Improvements design; however, the project identified significant concerns regarding project scoping, FEMA compliance, management continuity, and coordination of utility and railroad requirements. The most consequential issue was that the original design did not include the H&H analysis and documentation ultimately required by FEMA, which prevented the project from advancing to construction award under the anticipated grant funding.

Responsibility for this deficiency appears to be shared between City management and consultant management because the original scope did not adequately establish FEMA requirements and the consultant proceeded with a limited storm sewer modeling approach. Following identification of the deficiencies, CobbFendley was responsive and developed a technically

detailed corrective approach; however, the additional scope represented a significant new investment beyond the original design expenditure.

Recommended approach for future assignments: If CobbFendley is considered for future work, City staff should require confirmation of all funding-agency and regulatory requirements before execution of the professional services agreement; a formal basis-of-design memorandum; clear assignment of utility and railroad coordination responsibilities; delivery of native modeling and calculation files at each milestone; and a formal project-manager transition package whenever key consultant personnel change.

Recommended Future Project Controls

- Funding Compliance Matrix identifying each funding-agency requirement and corresponding consultant deliverable
- Basis of Design Memorandum establishing design storm, rainfall data, modeling methodology, downstream criteria, and regulatory standards before 30% design.
- Native Model Delivery requirement for HEC-RAS, HEC-HMS, StormCAD, GIS, calculations, CAD, and supporting technical files at each design milestone
- Project Manager Transition Plan requiring formal transfer of project history, decisions, outstanding issues, and technical files when key consultant personnel change
- Utility / Railroad Responsibility Matrix clearly assigning SUE, utility conflict resolution, railroad permitting, agreements, and relocation coordination.
- Grant Eligibility Review before final design so the project does not advance to 90% or Final until funding-agency technical requirements are confirmed.

Source Documentation Reviewed

- CobbFendley proposal dated February 4, 2026 for the 21st Street Storm Sewer System Improvements.
- City/CobbFendley email correspondence regarding 21st Street Drainage Improvements Data and FEMA H&H requirements
- Project history and status information provided by City Engineering staff.

MEMORANDUM

From: Ana Hernandez, AICP, Special Projects Director; Luis Vargas, P.E., City Engineer

To: Mayor and City Commissioners

Re: Request for Direction - 21st Street Storm Sewer Drainage Improvement Project Phases I and II

This is a staff request for City Commission direction on how to proceed with Phase I and II of the 21st Street Storm Sewer Improvement Project.

Background

On February 5, 2021, the Texas Division of Emergency Management (TDEM) awarded the city an HMGP grant for the 21st Street Storm Sewer Drainage Improvement Project (FEMA Project Number: DR 4454-0004). This award included: Federal share: $207,336.67, Local match: $69,122.22, Management costs:13,820 (100% federally funded). The local match of $69,122.22 was ultimately approved to be funded with ARPA funds.

The approved scope of work, Phase I deliverables, and period of performance are specified in the award letter (see Attachments). The approved Phase I deliverables were due within a year by **April 16, 2022.** Upon FEMA approval of Phase I, funding for Phase II (Construction) would be released.

Unlike the Jefferson drainage project, which was started and then delayed, this project was not started until **July 21, 2022,** by former assistant city manager Craig Cook.

Findings

Finding #1: Delayed Project Start and Procurement Compliance Issues

The grant for this project was originally secured by former engineering department staff. Due to significant turnover across key city leadership roles, including city engineer, deputy and assistant city engineers, city manager, and assistant city manager for external services, there was no overlap to brief incoming staff, resulting in knowledge gaps and project delays.

On July 21, 2022, TDEM contacted city staff to request an update on the Phase I deliverables, which were overdue. The special projects director relayed this issue to then-Assistant City Manager (ACM) Craig Cook. ACM Cook subsequently contacted TDEM and immediately submitted a formal request, signed by the City Manager, for a six-month extension to complete Phase I deliverables by December 31, 2022.

To meet this deadline, ACM Cook directed Engineering staff to issue a task order to Cobb, Fendley & Associates, selecting the firm from the City's ARPA-funded engineering services rotation list. He also informed TDEM of this plan. By December 2022, ACM Cook reported internally that Phase I deliverables were completed. However, as with the Jefferson Street project, the Union Pacific Railroad (UPRR) permit was delayed, ultimately not issued until June 28, 2024.

In July 2023, TDEM notified the City that FEMA considered the Phase I deliverables incomplete but later approved them with technical conditions (see Attachments).

On August 9, 2024, staff from Engineering, Finance, and Special Projects met with HORNE, TDEM's grant compliance affiliate. While the meeting was initially scheduled to address contract clause deficiencies, HORNE raised two key issues:

- **Improper procurement**: HORNE argued that the City's use of a firm on a rotation list violated 2 CFR §200.319(b)(4), which requires full and open competition for federally funded procurements.
- **Cost overage**: Staff clarified the City planned to use ARPA funds to cover UPRR-related overruns, which resolved the budget issue.

Despite the City's explanation that a TDEM mitigation coordinator had approved use of the rotation list, HORNE indicated it would recommend disallowing approximately $290,000 in costs paid to Cobb Fendley until FEMA could make a final determination on allowability.

HORNE formally requested supporting procurement documentation on September 24, 2024. The City complied, but HORNE maintained its recommendation to defer payment approval until project completion, when FEMA would assess the reasonableness of the costs.

Finding #2: Construction Cost Overrun
Cobb Fendley's construction estimate exceeds the originally anticipated Phase II funding. The current construction estimate is $7,670,937.41. The federal award amount for Phase II is $1,197,563.64. The city still needs to contribute 25% of the award amount as a local match ($399,187.88). The total amount for Phase II is $1,596,751.52. This means that the city must pay $6,074,186 with local funds to complete the construction of the project.

Finding #3: Decentralized Oversight
The city lacks centralized oversight of grant-funded projects, which allows for delays and compliance risks to go unaddressed. It has been general practice for the implementing departments to submit reimbursement requests to the grantor agency without being required to submit to Finance first for review, and to submit programmatic reports without requiring review from the Special Projects Department or city leadership. Although these practices have now been clarified in the Grant Management Policy, adopted in December 2024, additional operational improvements are needed to ensure proper checks and balances.

Staff Recommendation

Phase I - Recommendation: Submit a formal appeal letter to TDEM/FEMA regarding the disallowed Phase I project costs.
Authorize the Mayor to submit a formal letter to TDEM/FEMA to appeal HORNE's decision to disallow all of Phase I eligible expenses incurred to date. There is a high chance that FEMA may not grant the city's appeal, therefore, the city must still plan to cover the cost of Phase I with local funds ($224,744.18).

Phase II – Recommendation: Submit a formal withdrawal letter for Phase II to TDEM.
Authorize the Mayor to submit a formal withdrawal letter to TDEM/FEMA. TDEM has confirmed there will be no negative impact from withdrawing. TDEM is encouraging withdrawal from Phase II because the costs for both phases have been disallowed. This means that if the city decides to continue with Phase II and FEMA does not grant the city's appeal, the city may not be reimbursed the $1,596,751.52.

The City has already submitted a $7.6 million HMGP application to fund the full scope of the 21st Street Improvement Project.

CobbFendley

February 4, 2026

Mr. Roberto Hernandez, PE, CFM
City Engineer
City of Harlingen

RE: 21st Street Storm Sewer System Improvements
Proposal for Preliminary Analysis, Design, Bid, and Construction Phase Services

Mr. Hernandez:

CobbFendley is pleased to present this proposal to provide preliminary analysis, design, bid, and construction phase services for the storm system improvements along 21st Street between Theresa Street and Van Buren Avenue in Harlingen, Texas.



VICINITY MAP
(NOT TO SCALE)

Project Understanding

The work to be performed by CobbFendley & Associates (CF) under this contract will consist of the following major scope items as described below:

A. Hydrology and Hydraulic (H&H) Report. H&H Analysis and Report to satisty requirements for FEMA Hazardous Mitigation Assistance (HMA).
B. Survey. Survey to supplement survey data from the previous plan set where needed.
C. Preliminary Engineering Analysis. Update the StormCad model prepared in 2022 for the 5-year storm to evaluate the 25-year storm with Atlas 14 rainfall data as required by current design

criteria. The preliminary phase will result in recommendations for storm system needs to accommodate the 25-year storm summarized in a Technical Memorandum.

D. Design Phase Services. Prepare design plans, specifications, and estimates for the design of the storm system recommended in the Preliminary Phase.
E. Bid Phase Services. Assist the City with bid phase to procure a Contractor to construct the improvements.
F. Construction Phase Services. Assist the City during construction phase.

Scope Assumptions

1. This proposal assumes that these construction documents will be developed using the 25-year recurrence interval to size the proposed storm drain system. Atlas 14 rainfall data will be used to determine the expected runoff in the project area.

2. Subsurface Utility Engineering (SUE) is not included in this scope but can be included as an additional service, subject to the approval of the City.

3. Utility Coordination is not included in this scope but can be included as an additional service, subject to the approval of the City.

4. The project's storm drain system outfalls to a ditch located within City ROW. No additional easement or ROW acquisition will be required for the project's outfall structure.

5. It is assumed that full pavement restoration will not be required. Pavement restoration limits will encompass the utility trench width required for the proposed storm drain installation.

The following is a summary of the services CobbFendley will provide.

A. **H&H Channel Analysis and Report** CobbFendley will prepare a Hydrology and Hydraulic Report to satisfy the requirements for FEMA Region 6 HMA funding as outlined in the attached Job Aid. This scope assumes the project falls under Category 1 Technical Data and Documentation required for All Flood Risk Reduction Projects and will not require the analysis included in Category 2 or 3 since it is located outside of an effective floodplain and the receiving stream does not have a defined floodplain or floodway.
    1. **Model Review** CobbFendley will review provided City of Harlingen HUC 10 Flood Protection Planning Study by CSE report and HEC-RAS 2D models.
    2. **Existing Condition Model** The provided CSE Models will be updated as necessary to allow for the incorporation of the existing storm sewer within the project area and verify the receiving outfall channel reflects preconstruction conditions. Additionally existing condition model revisions will include reduction in cell size within project area, reduction in 2D grid area to be limited to project area, inclusion of additional breaklines, inclusion of existing condition storm sewer and other updates as necessary. Hydrologic calculations will be conducted using a Rain on Mesh (ROM) methodology consistent with the provided CSE models. Existing condition

models will be created for the 10-, 50-, 100-, and 500-year storm event as required for the FEMA grant application.

3. **Proposed Condition Model** A proposed condition model will be created by modifying the existing condition HEC-RAS 2D model to include the proposed storm sewer improvements and previously constructed channel improvements from the provided plan set. No changes will be made to hydrologic variables or calculations. A comparison between the existing and proposed condition HEC-RAS 2D Models to determine the resultant effects of the proposed improvements. The City has stated that the previously constructed channel improvements are intended to mitigate the proposed storm sewer improvements and that no further mitigation should be necessary. If there are adverse impacts, this proposal does not include any analysis or design of mitigation features.
4. **Benefit Cost analysis** A Benefit Cost Analysis will be completed using building footprints (if available) or generated point file to represent existing building footprints. Inundation depths for the 10-, 50-, 100- and 500-year events will be calculated for affected structures for the existing and proposed condition. A map of the affected structures for existing and proposed condition will be created and included in the report. The FEMA Depth Damage Curve will be used to approximate damages for each storm event and scenario. Additionally, any impacts to roadways within the affected area will be identified and quantified.
5. **Report** A report will be prepared in accordance with FEMA grant requirements to document the proposed projects and its impacts. Coordination with the City will be required to verify historical elements required as part of the report.

B. <u>Survey</u>

1. **Survey.** Topographic Surveys for East Van Buren from South 21st Street to S 17th Street, and on Jackson Ave from where the previous survey ended for approximately 500 feet to S 17th Street. Along with locating 13 wastewater manholes and or inlets needed for the project. Limits total approximately 1,900 linear feet. See exhibit for survey limits.
    i. **Survey Control.** CF will utilize previously set survey control for this project that are based on the Texas State Plane Coordinate System, South Central Zone, NAD 83 (2011), NAVD 88. And will supplement any additional survey control needed to complete the herein described scope.
    ii. **Topographic Survey.** A topographic survey will be performed which will include, but not be limited to 1-foot contours, data will be collected on a 50' grid with grade breaks, edge of concrete, back of curb, gutter flow lines, road crown, structures, overhead power, telephone or signal lines, buried cable markers or signs, above ground visible evidence of underground lines, power poles, guy anchors, and other important features / grade break points. All data collection for this project will take place within the apparent right-of-way, no additional topography will be collected outside of the right-of-way CF will locate visible above grade utilities and improvements within the project area.
        a. CF will locate visible above grade utilities and improvements within the project area.CF will collect flow line elevation data for storm and sanitary manholes, drop inlets, and curb inlet lengths and flow lines within the project area, and an additional 13 needed throughout the project and will locate and collect flow line elevation data for adjacent upstream and downstream wastewater drainage structures. **NO One Call** will be made for this survey.
        b. **NO Boundary or Right-of-Way limits will be determined at this time**

iii. **Deliverables.** A topographic drawing in AutoCAD format, will be prepared depicting the data collected at time of survey along with a DTM showing 1-foot contours, and will be delivered in an electronic format.



C. **Preliminary Phase**

1. **Kickoff Meeting.** CobbFendley will meet with City of Harlingen (City) for project kickoff.
2. **Existing Data Collection.** CobbFendley will gather and analyze City provided documents and data. It is assumed that City will provide GIS shapefiles, Record Drawings, available technical drainage reports and models, and City standard specifications and details. CobbFendley will update the existing utility base file based on additional records.
3. **Preliminary Drainage Analysis and Assessment.**
   i. **Modeling**. CobbFendley shall obtain, review, and confirm available information regarding the existing conditions of the Project Study Area. The existing conditions shall be confirmed through additional data review and field assessments, as needed. CobbFendley will update the models previously prepared by CobbFendley for the 21st Street Storm Sewer System Improvements - System 007 Project prepared in December of 2022 following current City of Harlingen Design Criteria. Following rainfall updates, the pipe sizes will be evaluated and updated to convey the 25-year storm. This proposal does not include any analysis or design to mitigate downstream impacts should they arise from the storm drain improvements. The proposed storm system hydraulic analysis and assessment will be modeled in Bentley StormCAD.
   ii. **Report.** CobbFendley will prepare a preliminary drainage report to document the evaluation and analysis of the existing site conditions, proposed drainage improvements, and provide the engineer's recommended solution.

iii. **Preliminary Cost Estimate.** CobbFendley will prepare a preliminary opinion of probable construction costs for the recommended solution in the preliminary drainage report.
iv. **Exhibits.** CobbFendley will prepare exhibits to accompany the preliminary assessment report. Exhibits will convey the recommendations for the proposed system on an aerial background showing the existing utilities, existing storm system, and proposed system. Inlet sizing and locations will be provided in design phase and will not included on the exhibit.

4. **QA/QC.** CobbFendley will perform internal quality control reviews on the Preliminary Assessment prior to each submittal to City.
5. **Submittals.** CobbFendley will assemble the preliminary drainage report and submit to City for review. This scope assumes there will be a Draft and Final submittal. CobbFendley will provide an electronic copy PDF format. No hard copies will be included as part of the submittal.
6. **Respond to Comments**. CobbFendley will review comments provided by City and prepare a written response to the comments for inclusion with the subsequent submittal.
7. **City Coordination/Review Meetings (3).** CobbFendley will provide coordination and review meetings with City during the preliminary phase. This proposal assumes three (3) meetings. An in person workshop to review the findings and recommendations is recommended at the conclusion of the draft report and exhibits.
8. **Project Management.** This proposal assumes a three (3) month preliminary phase schedule.

D. <u>Design Phase (60%, 100%, & Final)</u>

1. **Plans.** CobbFendley will prepare design plans for the drainage improvements and associated water and wastewater relocations for submittal to City. The Plan sheets shall be on 11x17 sheets at 1" =40'. We anticipate the following sheets to be included in our design set. This proposal assumes design for one proposed storm system trunkline on 21st St between Theresa Street and E. Van Buren Avenue. This proposal assumes 9500 linear feet of storm drain trunkline and 30 storm laterals. Additionally, during the design phase for the 5-year storm event performed in 2022, CobbFendley identified multiple water and wastewater conflicts with the new storm trunkline. This proposal assumes similar conflicts will be a concern for the upgraded storm sewer system and includes design plans for those relocations. Based on the previous design this is estimated to include3200 linear feet of water line relocation. 1600 linear feet of wastewater relocation, and minor water and wastewater adjustments along with pavement restoration.
   i. **Cover.** (1 Sheet)
   ii. **General Notes.** Assemble a set of general notes using City of Harlingen. Harlingen Water Works System, and TCEQ standards (2 Sheets)
   iii. **Overall Project Layout**. Prepare an overall reference sheet to scale. (1 Sheet)
   iv. **Traffic Control Layout and Narrative.** Prepare a traffic control layout and narrative sheet to scale. (1 Sheet)
   v. **Traffic Control Plans.** Prepare traffic control plan sheets following TxDOT criteria at a scale of 1"=300' on 11"x17" sheets. (10 Sheets).
   vi. **Traffic Control Details.** Prepare detail sheets showing standard traffic control construction details, using TxDOT Standards. (10 Sheets)

vii. **Erosion and Sedimentation Layout and Narrative.** Prepare a erosion and sedimentation control layout and narrative sheet to scale. (1 Sheet)

viii. **Erosion and Sedimentation Control.** Prepare erosion and sedimentation plan sheets following City of Harlingen criteria at a scale of 1"=40' on 11"x17" sheets (plan view only, double banked). A SWPPP is not included in design and will be included as a Contractor bid item. (10 Sheets)

ix. **Erosion and Sedimentation Control Details.** Prepare detail sheets showing standard erosion and sedimentation control construction details using City of Harlingen details. (2 Sheets)

x. **Storm Drain Layout**. Prepare a storm drain layout sheet to scale showing the overall layout of the storm system improvements with references to specific plan and profile sheets. (1 Sheet)

xi. **Proposed Drainage Area Maps**. Prepare maps of the proposed on-site drainage areas for the storm system. (4 Sheets)

xii. **Storm Drain Hydraulic Data.** Prepare hydraulic data sheets with storm drain calculation tables. (3 Sheets)

xiii. **Storm Drain Plan and Profiles**. Prepare storm drain plan and profile sheets at a scale of 1"=40' on 11"x17" sheets. (20 Sheets)

xiv. **Storm Lateral Profiles.** Prepare storm lateral profile sheets following City of Harlingen criteria at a scale of 1"=40' on 11"x17" sheets. This proposal assumes lateral plan views will be on the storm drain plan sheets. (10 Sheets)

xv. **Storm Drain Details.** Prepare detail sheets showing standard storm drain construction details, and special project-specific details. City of Harlingen standard details will be used where available and supplemented with TxDOT standards where needed. (6 Sheets)

xvi. **Water Relocation Layout.** Prepare a water relocation layout sheet to scale showing the overall layout of the water relocations with references to specific plan and profile sheets. (1 Sheet)

xvii. **Water Relocation Plan and Profiles.** Prepare water relocation plan and profile sheets following Harlingen Waterworks System criteria at a scale of 1"=40' on 11"x17" sheets. (8 Sheets)

xviii. **Water Details.** Prepare detail sheets showing standard water construction details, and special project-specific details using Harlingen Waterworks System and City of Harlingen standard details. (2 Sheets)

xix. **Wastewater Relocation Layout.** Prepare a wastewater relocation layout sheet to scale showing the overall layout of the wastewater relocations with references to specific plan and profile sheets. (1 Sheet)

xx. **Wastewater Relocation Plan and Profiles**. Prepare wastewater relocation plan and profile sheets following Harlingen Waterworks System criteria at a scale of 1"=40' on 11"x17" sheets. (4 Sheets)

xxi. **Wastewater Details.** Prepare detail sheets showing standard wastewater construction details, and special project-specific details using Harlingen Waterworks System and City of Harlingen standard details. (2 Sheets)

xxii. **Pavement and Markings Restoration.** Prepare pavement and markings restoration plan sheets following City of Harlingen criteria at a scale of 1"=40' on 11"x17" sheets. (10 Sheets)

xxiii. **Pavement and Markings Details.** Prepare detail sheets showing standard pavement and markings construction details using City of Harlingen standards. (2 Sheets)

2. **Front End Documents and Specifications.** A full set of specifications, special specifications, and special provisions required will be provided. City of Harlingen standard technical specifications will be used for this project. Front end documents and a project manual will be prepared. The 60% submittal will include a table of contents for specifications and drafts for special provisions and special specifications. A full project manual will be provided with the 100% submittal.
3. **Quantity Take-Off/Bid Form/ Cost Estimate.** CobbFendley will perform a quantity take off and prepare an opinion of probable construction costs at each submittal. A bid form will be provided with the Final submittal to be included in the project manual.
4. **QA/QC.** CobbFendley will perform internal quality control reviews on the plans and specifications prior to each submittal to the City.
5. **Submittals.** CobbFendley will assemble plans and specifications and submit to the City for review. This scope assumes there will be an 60%, 100%, & Final submittal. We will electronically provide 11"x17" size plans and specifications for each submittal.
6. **Respond to Comments.** CobbFendley will review comments provided by the City and prepare a written response to the comments for inclusion with the subsequent submittal.
7. **City Coordination/Review Meetings (6).** CobbFendley will provide coordination and review meetings with City during the design phase. This proposal assumes six (6) meetings.
8. **Harlingen Water Works System Coordination/Review Meetings (3).** CobbFendley will provide coordination and review meetings with HWWS during the design phase. This proposal assumes three (3) meetings.
9. **Prepare Utility Notification Letters.** CobbFendley will mail utility notification letters to utilities included in the 811 response in the project area at each milestone deliverable. This scope does not include additional outreach to utilities, utility coordination meetings, utility relocation plans, or other activities involved in coordinating relocations of conflicts with franchise utilities.
10. **UPRR Permitting.** CobbFendley will apply and submit for a UPRR crossing application.
11. **TCEQ Permitting.** CobbFendley will prepare and submit a Summary Transmittal Letter for the proposed wastewater relocation at the 100% submittal to comply with TCEQ 217.6 requirements
12. **Project Management.** This proposal assumes a six (6) month design phase schedule. This schedule assumes that design review workshops will be conducted at each milestone deliverable with a one-week turnaround on review comments from the City.

E. Bid Phase

CobbFendley will assist in the bidding of the project. This proposal assumes that the City will engage a bidding assistance center and all contract documents will be distributed through the center. CobbFendley may retain a copy for viewing, if desired, but will not be managing the document distribution. Below is a detailed scope of services for bid phase.

1. **Advertisement.** CobbFendley will assist the City in preparing the advertisement for bids. This proposal assumes that City will coordinate with the local newspapers and pay the fee for the advertisement.
2. **Pre-bid Conference.** CobbFendley will attend and conduct a pre-bid conference, including preparation of the meeting agenda and meeting minutes.
3. **Respond to Questions.** CobbFendley will respond to contractors' questions during the bidding process.
4. **Prepare Addenda (2).** CobbFendley will prepare Addenda to address contractors' questions. This proposal assumes two (2) addenda.
5. **Bid Opening.** CobbFendley will attend and conduct the bid opening.
6. **Bid Tabulation.** CobbFendley will prepare bid tabulation and check calculations. This proposal assumes a low-bid contract and does not include time to evaluate competitive proposals.
7. **Contractor References.** CobbFendley will check and verify contractor references.
8. **Recommendation of Award.** CobbFendley will prepare the recommendation of award.
9. **Conformed Documents.** CobbFendley will prepare a set of conformed documents integrating any revisions to the plans or project manual that resulted from bid phase addenda. Provide 3 sets of conformed documents (project manual and 11"x17" plans) to the City and Contractor.
10. **Execute Contracts.** CobbFendley will assist the City in obtaining executed contract documents.
11. **Project Management.** This proposal assumes a three (3) month bid phase schedule.

F. Construction Phase

CobbFendley will provide construction administration and observation assistance to City for the Storm Sewer System Improvements (Along 21st Street) project. This proposal does not include inspection services. This proposal assumes a construction duration of fourteen (14) months. Below is a detailed scope of services.

1. **Pre-construction Conference.** CobbFendley will attend and conduct a pre-construction conference. CobbFendley will prepare the agenda, take notes, and prepare the meeting minutes.
2. **Construction Progress Meetings.** CobbFendley will attend periodic progress meetings. Assumes monthly progress meetings on site for a total of fourteen (14).
3. **Project Submittals/Shop Drawings.** CobbFendley will review project submittals/shop drawings. CobbFendley will review each submittal twice. If the Contractor requires a third submittal, it will be reviewed as an additional service and at the Contractor's expense, as will be written in the contract documents. This proposal assumes forty (40) submittals. The Contractor shall be responsible for constructing the project in compliance with the plans and specifications.
4. **Review Pay Estimates.** CobbFendley will coordinate with City's inspector on accurate quantities and review the pay estimates for accuracy. Assumes fourteen (14).
5. **Requests for Information (RFI).** CobbFendley will coordinate with City and Contractor on RFIs and respond with clarifications as needed. This proposal assumes twenty (20) RFIs.
6. **Change Orders.** CobbFendley will assist City in negotiation and preparation of change order documents, should they be necessary. This proposal assumes three (3) change orders.

7. **Final Walk Through and Punch List.** CobbFendley will attend the final walk through and coordinate with City's inspector on the punch list items.
8. **Project Close Out.** CobbFendley will assist the City on closing out the contract, reviewing the final pay application and affidavits, and preparing the Concurrence Letter.
9. **Record Drawings.** CobbFendley will prepare a set of record drawings based on the Contractor's redlines in the field.
10. **Project Management.** This proposal assumes a fourteen (14) month construction phase schedule.

Scope Exclusions

- Specific items excluded from this proposal are as follows:
  - ROW acquisition, easement acquisition, and metes and bounds. This proposal assumes temporary or permanent easements will not be anticipated.
  - Right of Entry (ROE). This proposal assumes ROE, as needed, will be secured by the City.
  - Cameron County Permitting. This proposal assumes Cameron County permitting will not be required.
  - City of Harlingen Permitting. This proposal assumes City of Harlingen permitting will not be required for this project.
  - Subsurface Utility Engineering (SUE).
  - Utility Coordination. CobbFendley will send Utility Notification Letters to utilities that are identified in the 811 system at each milestone deliverable (Preliminary, 60% and 100%). This scope does not include additional outreach or coordination with franchise utilities in the area. It will be the responsibility of others to coordinate and confirm relocations are designed and installed to deconflict with the proposed storm system and prepare agreements if required. This proposal does not include SUE Level B or A utility designation, conflict assessment, or preparation of a utility conflict matrix. These services can be performed by CobbFendley through execution of a supplemental amendment to this contract.
  - Surveyed Boundary or Right-of-Way limits.

CobbFendley

We propose to perform these services for the lump sum fees as summarized below, with payments to be made monthly according to the percentage of completion.

Task Summary Table	Labor	Expenses	Total
A. H&H Channel Analysis	$47,380.00	$0.00	$47,380.00
B. Survey	$19,605.00	$0.00	$19,605.00
C. Preliminary Phase	$69,420.00	$108.00	$69,528.00
D. Design Phase	$366,840.00	$12,055.00	$378,895.00
E. Bid Phase	$14,800.00	$288.00	$15,088.00
F. Construction Phase	$86,060.00	$322.00	$86,382.00
Total	**$604,105.00**	**$12,773.00**	**$616,878.00**

If you have any questions or comments, please contact me at (512)646-4323. We look forward to working on this project with you.

Sincerely,

Julie Hastings

Julie Hastings, PE
Vice President | Municipal Department Manager

PURCHASE ORDER

PO# 084492

THE PO NUMBER MUST APPEAR ON ALL PACKAGES, DOCUMENTS AND CORRESPONDENCE REGARDING THIS ORDER.

INVOICE ADDRESS: CITY OF HARLINGEN
ATTN: ACCOUNTS PAYABLE
P.O. BOX 2207
HARLINGEN, TX 78551
EMAIL: INVOICES@MYHARLINGEN.US

No substitutions or additions will be accepted unless approved by the Purchasing Department. Prices shown on this P.O. are not subject to change by vendor unless specifically stated on proposal and approved by an authorized representative. Do not ship freight collect, if terms of this order are other than F.O.B. destination, prepay said charges and add to invoice with copy of freight bill attached.

VENDOR:	P.O. DATE:	DELIVERY DATE:
11753 COBB, FENDLEY, & ASSOCIATES, I 13430 NORTHWEST FREEWAY SUITE 1100 HBAZAN@COBBFENDLEY.COM HOUSTON, TX 77040	12/02/22	06/01/23
	SHIP TO: CITY OF HARLINGEN ENGINEERING DEPT. 502 EAST TYLER HARLINGEN, TX 78550	

SEE BELOW

1	299539.10	DL	RFQ NO. 2021-14 ENGINEERING SERVICES: AMERICAN RESCUE PLAN ACT OF 2021 DRAINAGE IMPROVEMENTS PROJECTS, APPROVED BY CITY COMMISSION ON 9/01/21. *MASTER SERVICE AGREEMENT EXECUTED ON 01/21/22. *TASK ORDER #2: EXECUTED ON 08/22/22. PROJECT: 21ST ST STORM SEWER IMPROVEMENTS - SYSTEM 007 APPROX. 7,070 LINEAR FEET SCOPE OF SERVICES BY TASK 1. DRAINAGE ANALYSIS & DATA COLLECTION $21,946.98 2. SURVEY $17,242.28 3. PLAN PRDCTN. $109,751.01 4. EARTHCO $6,142.98 TOTAL.....$155,083.25	1.0000	299539.10

SUB-TOTAL 299539.10

TOTAL 299539.10

REMARKS:
RFQ NO. 2021-14 ENGINEERING SERVICES: AMERICAN RESCUE PLAN ACTS OF 2021 DRAINAGE IMPROVEMENT PROJECTS, APPROVED BY CITY COMMISSION ON 9/01/21.
*MASTER SERVICE AGREEMENT: EXECUTED ON 01/21/22.
*TASK ORDER #2: EXECUTED ON 08/22/22.
FORM 1295 CERT.# 2021-828621 ACKNOWLEDGED 1/25/22
PROJECT: 21ST ST. DRAINAGE IMPROVEMENTS-SYSTEM#007
COST SHARE ARPA FUNDS 51.77%
COST SHARE HMGP DR4454-004 48.23%

REQ/ ACCT	DATE	REQ. BY	PROJECT	AMOUNT
0000151590 00150056023061	10/04/22	ENISAC RFQ#2021-14 TASK#2	PW2304	144455.85
0000151590 12072419038040	10/04/22	ENISAC RFQ#2021-14 TASK#2	GI2280	155083.25

Authorized By: Mari Leal
PURCHASING AGENT

CITY OF HARLINGEN PURCHASING OFFICE, (956) 216-5316, FAX# (956) 427-8711, EMAIL: PURCHASING@MYHARLINGEN.US

CITY OF HARLINGEN
MASTER PROFESSIONAL SERVICES AGREEMENT

TASK ORDER NO. 02

This task order is pursuant to the terms and conditions of the Master Professional Services Agreement (MSPA) entered into by and between the City of Harlingen, Texas, and:

Professional: Cobb, Fendley & Associates, Inc.

MPSA Executed: January 21, 2022

Project: 21st St. Storm Sewer System Improvements – System 007

Funding: American Rescue Plan Act

Task order issued by the City on this the __22nd_ day of ____August_____, 2022__.

CITY:

By: _____

Name: Luis Vargas, PE

Title: City Engineer

PROFESSIONAL:

By: Julie Hastings

Name: Julie Hastings, PE

Title: Principal

HARLINGEN TEXAS
System 007 – 21st St
SCOPE OF SERVICES – DRAINAGE IMPROVEMENTS
8/5/22 R2

Project Understanding

The work to be performed by CobbFendley & Associates (CF) under this contract will consist of providing Engineering Plans for roadway drainage improvements along 21st St from E. Van Buren Avenue to E. Austin Avenue. The project includes producing plans, specifications and construction estimate to replace existing drainage inlets, manholes, and storm sewer lateral pipes from the inlets to the trunk line. This project will utilize the model prepared in the scope area by Civil Systems Engineering, Inc. (CSE) in August of 2008 for the City of Harlingen's Drainage Master Plan as a basis for the design phase. This project will replace 6,174 linear feet of reinforced concrete pipe and includes minor utility adjustments along with pavement restoration.

Assumptions

1. The attached exhibit, prepared by CSE in 2008, includes a proposed storm drain layout based on the 5-year design storm. Per City direction, this proposal assumes that these construction documents will be developed using the 2008 modeled 5-year recurrence interval to size the proposed storm drain system. Pre-Atlas 14 rainfall data was used in the 2008 model and CobbFendley will maintain that strategy for design phase per City direction.
2. Subsurface Utility Engineering (SUE) is not included in this scope but can be included as an additional service, subject to the approval of the City of Harlingen.
3. The project's storm drain system outfalls to a ditch located within City ROW. No additional easement or ROW acquisition will be required for the project's outfall structure. During scoping phase, CobbFendley has learned that the outfall ditch has recently been improved to accommodate the 5-year flow it receives from connecting storm drain systems.
4. It is assumed that full pavement restoration will not be required. Pavement restoration limits will encompass the utility trench width required for the proposed storm drain installation.
5. Project will be designed to TxDOT Specifications.
6. All fees have been developed assuming 3 design milestones – 30%, 60% and 100%.
7. All fees have been developed assuming a 4-month design duration.

I. Task 1 – Drainage Analysis & Data Collection

1. The Engineer shall obtain, review, and confirm available information regarding the existing conditions of the Project Study Area. The existing conditions shall be confirmed through additional data review and field assessments, as needed. The storm drain system will be sized to convey the 5-year storm. Adjustments will be made to accommodate existing utilities as survey information becomes available. Evaluation and mitigation of downstream impacts is not included in this proposal.
   i) Drainage Analysis

(1) Use the Rational Method to perform hydrologic calculations to determine inlet catchments, sizing and placement.
(2) Perform hydraulic calculations to determine pipe sizes, HGL and EGL for the proposed system.

ii) Data Collection - Additional data required to confirm existing conditions can be requested from the City as needed. This data can include:

(1) Land Use shapefiles

(2) Planimetric data including building footprints, edges of pavement, etc.

(3) Available Technical Drainage Reports and models.

(4) Utility shapefiles

(a) Storm sewers including pipes, fixtures, and outfalls – from City of Harlingen
(b) Sanitary sewers including pipes and fixtures – from Harlingen Water Works
(c) Water lines including pipes and fixtures – from Harlingen Water Works
(d) Gas lines – from Texas Gas Service
(e) Other existing telecom or underground electric lines – from AEP Central (telecom appears to be on electric poles)

(5) As-built and Record Drawing plan sets

(6) Drainage complaint records

(7) Any previously prepared models submitted to the City

(8) Floodplain data, if applicable

II. Task 2 – Survey

1. CF will provide survey control and topographic survey as described in Attachment A of this proposal.

III. Task 3 – Plan Production

1. 30% Design Phase

The 30% design phase will incorporate information from the Task 1 calculations into a plan layout to show pipe sizes, inlet sizes and locations, and manhole locations. Due to the schedule goals of the project, the 30% Design Phase will use available aerial imagery and Lidar data to convey the updated design recommendations. Survey data will be incorporated into the 60% Design Plans. Deliverables included in the 30% Design Phase shall include the following:

i) Proposed Storm Drain System Layout

(1) Storm Drain Plan View on Aerial Map. Scale = 1" =40' H. Existing utilities will be shown in plan view at a quality level D based on as-built records.
(2) Inlet Drainage Area Maps – 4 sheets
(3) Storm Drain Calculations – 2 sheets
(4) Traffic Control Narrative – prepare strategy for traffic control based on assignment of new storm drain pipe

(5) Quantity take off to provide preliminary construction cost estimate with 35% contingency.

ii) Design Workshop. CobbFendley will provide the updated sizing and plan view locations to the City and conduct a design workshop to receive input and comments to expedite review.

iii) Prepare Utility Notification Letters

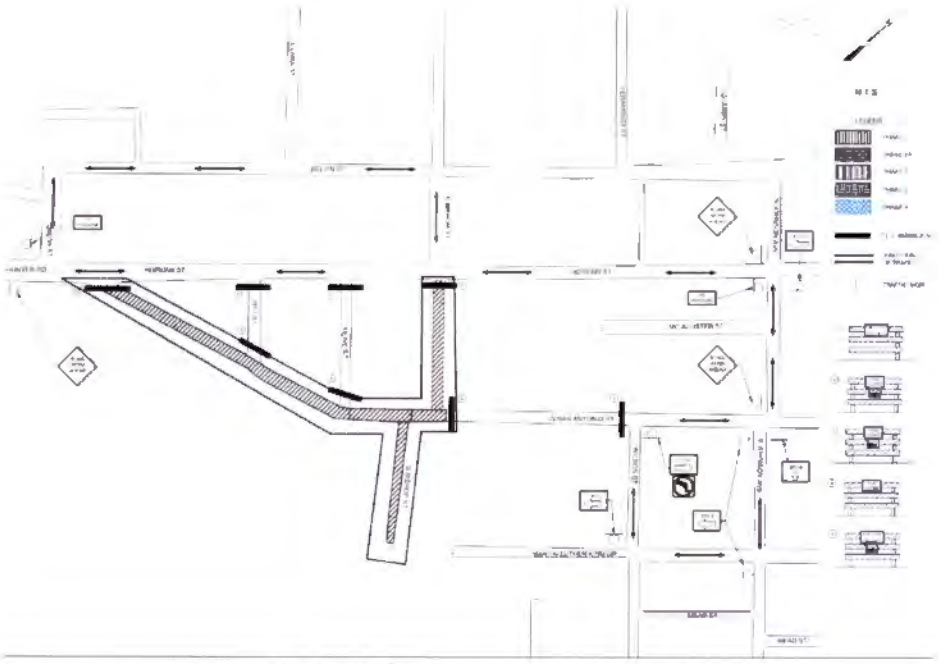
2. 60% Plans

i) 60% Plan Sheets - The design sheets at 60% level are plan and profile that show known utility crossings. The existing utilities will be quality level D. The Plan sheets shall be on 11x17 sheets at 1" =40' H and 1" = 10' Vertical.

(1) Cover Sheet – 1 Sheet
(2) General Notes – 2 Sheets
(3) Survey/Existing Conditions - 1 sheet
(4) Overall Storm Drain Layout Sheet - 1 sheet
(5) Storm Drain P&P with Erosion & Sedimentation Controls. An SWPPP is not included in the design and will be included as a Contractor bid item – 15 Sheets
(6) Drainage Area Maps – 4 sheets
(7) Storm Drain Calculations – 2 sheets
(8) Storm Drain Details – 1 sheet
(9) Preliminary Traffic Control Plan – a traffic control plan with required detours and lane closures will be prepared on 11x17 sheets. Assumes 6 sheets (1 sheet for phasing layout, 5 sheets for phases of construction) Below is an example of the level of detail for the phasing plan and detour plans.



Phasing Plan Example



Detour Plan Example

(10) Storm Drainage Details – 1 sheet
(11) Sedimentation and Erosion Control Details – 1 Sheet
(12) Traffic Control Details – 5 sheets
(13) Update construction cost estimate and include a 25% contingency.

ii) Standards and Specifications. CobbFendley will provide a table of contents referencing applicable TxDOT specifications for the 60% submittal.

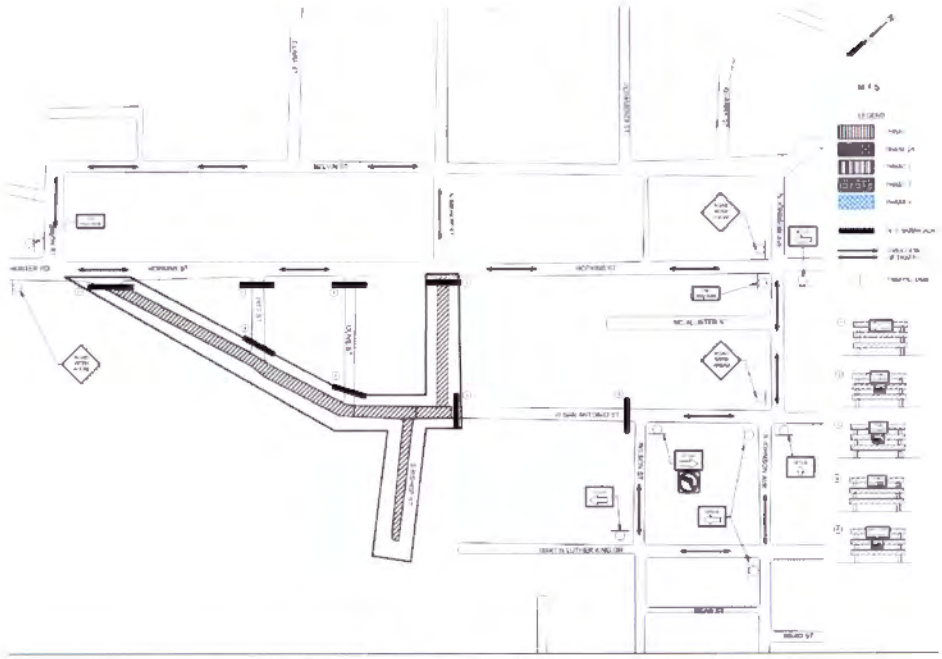
3. 100% Plans

i) 100% Plan Sheets - The design sheets at 100% level are plan and profile that show known utility crossings. The 100% plans will finalize the plan set. The existing utilities will be quality level D. The Plan sheets shall be on 11x17 sheets at 1" =40' H and 1" = 10' Vertical.

(1) Cover Sheet – 1 Sheet
(2) General Notes – 2 Sheets
(3) Survey/Existing Conditions – 1 sheet
(4) Overall Storm Drain Layout – 1 sheet
(5) Storm Drain P&P – 15 Sheets
(6) Drainage Area Maps – 4 sheets
(7) Storm Drain Calculations – 2 sheets
(8) Sedimentation and Erosion Control Plan – erosion and sedimentation controls will be shown on the Storm Drain P&P sheets and will reference TxDOT standards. A SWPPP will not be included.
(9) Traffic Control Plan – a traffic control plan with required detours and lane closures will be prepared on 11x17 sheets. Assumes 6 sheets (1 sheet for phasing layout, 5 sheets for phases of construction) Below is an example of the level of detail for the phasing plan and detour plans.



Phasing Plan Example



Detour Plan Example

(10) Storm Drainage Details – 1 sheet
(11) Sedimentation and Erosion Control Details – 1 Sheet
(12) Traffic Control Details – 5 sheets
(13) Prepare quantity take off and provide bid form for project manual. Update construction cost estimate with a 10% contingency.

ii) Standards and Specifications. CobbFendley will update the table of contents referencing applicable TxDOT specifications. The City will provide and populate the front-end contract documents.

iii) Update Existing Utility Layout and prepare Utility Notification Letters.

4. Permitting

   i) Proposed storm drain will cross a railroad. This effort includes time to prepare an application for this railroad crossing. Permit fees are not included in this estimate and will be paid by the City of Harlingen.

5. Project Management

   i) This effort is included to coordinate with City, subconsultants and other day to day management duties.

6. Meetings

   i) 1 hour kick off meeting with the City

   ii) 2-hour 30% design workshop with the City; Design Workshop. CobbFendley will provide the updated sizing and plan view locations to the City and conduct a design workshop to receive input and comments to expedite review.

   iii) 2-hour 60% review meeting with the City

   iv) 2-hour 100% review meeting with the City

   v) 10 – 0.5-hour Biweekly progress meetings with the City (assumes a 4 month design duration)

   vi) Preparation of meeting agendas and minutes.

7. QAQC

   i) This task consists of quality management so that project milestones and deliverables meet contract quality expectations as well as schedule and budget constraints.

      (1) QAQC of Calculations

      (2) QAQC of 30% Design Phase

      (3) QAQC of 60% Plans

      (4) QAQC of 100% Plans

IV. Geotechnical Engineering services to be provided by EarthCo. Please see attached proposal for a more detailed description of these services.

V. Exclusions:

   i) Extensive utility research. Record drawings and contact information will be provided by the City. CobbFendley will incorporate record drawing information into design files as Level D level only. CobbFendley will send notification letters to each utility at 30%, 60% and 100% design phases.

Utility coordination meetings, follow-up, and relocation assistance are not provided in this scope of services and will be an additional service if required.

ii) Signing and Striping Plan will not be provided.

iii) SWPPP is not included in the design. Will be included as a bid item for the Contractor.

iv) CobbFendley will not prepare plan and profile sheets for inlet laterals. Instead, an inlet FL and FL at the connection to the trunk line will be called out on the Storm Drain plan and profile sheets.

v) Detention and water quality design are excluded from this contract. There is no expected change in impervious cover from existing to proposed conditions, therefore, detention and water quality are not required.

VI. **Schedule:**

Task I Drainage Analysis/Data Collection – 4 weeks	8/18 – 9/14
Task II Survey – 4 weeks	8/18 – 9/14
Task III – Plan Production	
30% Design Phase – 2 weeks	9/14 – 9/28
30% Design Workshop – 1 week	9/28 – 10/5
60% Design Phase – 5 weeks	10/5 – 11/2
60% Design Review – 1 week	11/2 – 11/9
100% Design Phase – 5 weeks	11/9 – 12/14
Task V – Geotech Investigation – 3 weeks	8/18 – 9/7

COBB, FENDLEY AND ASSOCIATES, INC.
CITY OF HARLINGEN - System 007 Storm Drain Improvements

Date:08/05/2022		Project Manager V Julie/Homer	Project Manager II Larissa/Candyce	Engineer III Anna	Engineer II Ozzy	Engineer I EIT	Graduate Engineer II Deno	Senior Technician III Rafael	Senior Technician I Juan	Project Coordinator Amber	Sub-total hours	Subtotal (cost $)
[redacted]		[redacted]										
Task I - Drainage Analysis & Data Collection												
	Initiation and Set-up	1	2	2	12			8	8	8	41	$6,092.00
	Gather Existing Information not limited to what City provided (FEMA HEC Models, Record Drawings, previous studies, etc.)		4	4	16			8	8		40	$6,360.00
	Delineate drainage areas to perform an inlet level analysis and determine hydrologic parameters		8	20	42		24				92	$13,490.00
	Perform hydraulic calculations to determine pipe sizes, HGL, EGL		4	20	48						72	$11,112.00
	Gather Existing Utility As-Builts from Harlingen Water Works, AEP Central, Gas and Telecom		1		2				16			$2,668.00
	Prepare Exisitng Utility Layout		1		2				16			$2,668.00
Drainage Analysis & Data Collection Subtotal		**1**	**19**	**46**	**122**	**0**	**24**	**16**	**48**	**8**	**245**	**$42,390.00**
Task II - Survey												**$33,363.00**
Plan Production												
1	**30% Design Phase**											
	Storm Drain Plan View - 15 sheets				15		30	8	30			$10,897.00
	Inlet Drainage Area Maps - 4 sheets			2	8		32	2	8			$6,502.00
	Storm Drain Calculations - 2 sheets			2	8		4					$1,900.00
	Traffic Control Narrative	2	4		8							$2,616.00
	Preliminary Construction Cost Estimate	2	2		6		16		16			$5,638.00
	Utility Notification Letters				2				6			$1,080.00
2	**60% Plans**											
	Cover Sheet - 1 Sheet				1		1		4		6	$788.00
	General Notes - 2 Sheets						4		8		12	$1,532.00
	Survey/Existing Conditions - 3 Sheets						2		2		4	$496.00
	Overall Layout - 1 Sheet				1		6		2		9	$1,083.00
	Preliminary Storm Drain P&P - 15 Sheets				37.5		52.5	8	150		248	$32,677.00
	Drainage Area Maps - 4 Sheets				4		4	2	2		12	$1,620.00
	Storm Drainage Calculations - 2 Sheets				2		4				6	$722.00
	Preliminary Traffic Control Plan - 5 Sheets		6		24		24		36		90	$12,240.00

COBB, FENDLEY AND ASSOCIATES, INC.
CITY OF HARLINGEN - System 007 Storm Drain Improvements

Date:08/05/2022		Project Manager V Julie/Homer	Project Manager II Larissa/Candyce	Engineer III Anna	Engineer II Ozzy	Engineer I EIT	Graduate Engineer II Deno	Senior Technician III Rafael	Senior Technician I Juan	Project Coordinator Amber	Sub-total hours	Subtotal (cost $)
[redacted]												
	Storm Drain Details - 1 Sheet				2		4				6	$722.00
	Sedimentation and Erosion Control Details - 1 Sheet				2		2		4		8	$1,036.00
	Traffic Control Details - 5 Sheets				1				4		5	$675.00
	Quantity Take Off and Construction Cost Estimate Update	2	2		6		16		16			$5,838.00
	Preliminary Standards and Specifications (TOC only)	2	2		4		8				16	$2,504.00
	Update Existing Utility Layout				2				8			$1,350.00
	Utility Notification Letters				2				6			$1,080.00
3	**100% Plans**											
	Cover Sheet - 1 Sheet						1		2		3	$383.00
	General Notes - 2 Sheets						4				4	$452.00
	Survey/Existing Conditions - 3 Sheets						1				1	$113.00
	Overall Layout - 1 Sheet				1		4				5	$587.00
	Storm Drain P&P - 15 Sheets		7		19		38	4	30		98	$13,291.00
	Drainage Area Maps - 4 Sheets				2		4				6	$722.00
	Storm Drainage Calculations - 2 Sheets				2		4				6	$722.00
	Traffic Control Plan - 5 Sheets		4		12		12		18		46	$6,358.00
	Storm Drain Details - 1 Sheet		1		1		1		4		7	$1,026.00
	Sedimentation and Erosion Control Details - 1 Sheet		1		1		1		4		7	$1,026.00
	Traffic Control Details - 5 Sheet						1	4			5	$829.00
	Quantity Take Off, Bid Form and Construction Cost Estimate Update	2	2		6		16		16			$5,838.00
	Standards and Specifications	4					8	16			28	$4,936.00
	Update Existing Utility Layout				2				4			$810.00
	Utility Notification Letters				2				6			$1,080.00
4	**Permitting**											
	Railroad Permit	2	8		16		8		16		48	$7,236.00
5	**Project Management**											
	Project Management (18 weeks)	18	45							18	81	$17,820.00
	Scheibe											$9,030.00
	Scheibe with CF Markup											$451.50
6	Meetings											
	1 - 1 hour Kick-Off Meeting	1	1		1						3	$665.00
	1 - 2 hour 30% Design Workshop	2	2		2							$1,330.00
	1 - 2 hour 60% Review Meeting	2	2		2						6	$1,330.00

COBB, FENDLEY AND ASSOCIATES, INC.
CITY OF HARLINGEN - System 007 Storm Drain Improvements

Date:05/05/2022		Project Manager V Julie/Homer	Project Manager II Larissa/Candyce	Engineer III Anna	Engineer II Ozzy	Engineer I EIT	Graduate Engineer II Deno	Senior Technician III Rafael	Senior Technician I Juan	Project Coordinator Amber	Sub-total hours	Subtotal (cost $)
BASIC SERVICES - DRAINAGE ANALYSIS AND DESIGN PHASE		LEVEL OF EFFORT										
	1 - 2 hour 100% Review Meeting	2	2		2						6	$1,330.00
	10 - 0.5 hour Biweekly Progress Meetings	5	5		5						15	$3,325.00
	Preparation of Meeting Agendas and Notes				4		8			8	20	$2,268.00
7	QAQC											
	QAQC 30% Design	4	8	8				4			24	$5,260.00
	Review - Storm Drain Calculations & Proposed Layout - Scheibe											$6,364.00
	QAQC 60% Plans	4	8	8				4			24	$5,260.00
	Review Storm Drain Calculations & 60% plans - Scheibe											$6,364.00
	QAQC 100% Plans	4	8	8				4			24	$5,260.00
	Review Calculations & 100% Plans - Scheibe											$6,364.00
	Scheibe with CF Markup											$954.60
Plan Production Subtotal		55	110	28	218.5	0	320.5	56	402	26	889	$211,961.10
EarthCo (see attached proposal)												$11,308.00
	w/CFE Markup											$11,965.00
Total		59	138	74	337.5	0	344.5	72	450	34	1134	$299,539.10
Total Not to Exceed Cost												$299,539.10

July 28, 2022

City of Harlingen – 21st Street Storm Sewer Improvement (System 007)

The specific tasks to be performed by CobbFendley Survey in conjunction with this project are limited to the following:

SCOPE OF SERVICES

PROJECT DESCRIPTION

The project is described as Topographical Surveys for proposed Storm Sewer Line Improvements located along South 21st Street from East Van Buren to East Austin Avenue within the City of Harlingen, Cameron County, Texas, as shown in green on Exhibit "A" below. Project totals approximately 7,070 linear feet.

SURVEY – CONTROL

1. CFA will utilize the VRS system and GPS Static observations and differential level loops to establish horizontal and vertical survey control for the project site. Survey Control will be based on the Texas State Plane Coordinate System, South Central Zone, NAD 83 (2011), NAVD 88, Grid Coordinates
2. CFA will establish a minimum of six (6) survey control points within the project area.

TOPOGRAPHIC SURVEY

1. A field survey will be performed in compliance with the current Texas Society of Professional Surveyors (TSPS) Standards and Specifications for a Category 6 Topographic Survey.
2. If Available, the Horizontal and Vertical Control established for this project, will be tied to any local survey control that may exist on-site and be provided by client.
3. A topographic survey will be performed which will include, but not be limited to: 1-foot contours, data will be collected on a 50' grid with grade breaks, edge of concrete, back of curb, gutter flow lines, road crown, structures, overhead power, telephone or signal lines, buried cable markers or signs, above ground visible evidence of underground lines, power poles, guy anchors, and other important features / grade break points. All data collection for this project will take place within the apparent right-of-way.
4. CFA will locate visible above grade utilities and improvements within the project area.
5. CFA will collect flow line elevation data for all storm and sanitary manholes, drop inlets, and curb inlet lengths and flow lines within the project area
6. CFA will locate and collect flow line elevation data for adjacent upstream and downstream wastewater drainage structures.
7. NO One Call will be made for this survey.
8. NO Boundary or Right-of-Way limits will be determined at this time.
9. A survey drawing in AutoCAD format, will be prepared depicting the data collected at time of survey.
10. The drawing will be prepared using AutoCAD and delivered in electronic format.

EXCLUSIONS FROM THE SCOPE OF SERVICES

Specific items excluded from this proposal are as follows, and CobbFendley shall have no responsibility to perform any of these services.

1. Right of Entry (ROE) if required will be provided by the client.

2. The survey will not address compliance or assessment of existing utilities, wetland determinations, fault lines and/or environmental assessments that are beyond the surveyor's expertise.

3. "Standard traffic control" is performed by CobbFendley and is included in our standard rates. "Standard traffic control" can be described as short-term lane closure necessary for manhole entry or access to utility features located in the roadway. Should "NON STANDARAD" control be required (lane closures, police office present, arrow board, etc...) these services will be considered extra.

4. Any other service not specifically included within this description of Scope of Services described above.

5. This survey DOES NOT conform to the ALTA/ACSM Standards. A revised estimate can be provided should those standards be required. Not title reports or abstracting will be performed for this project unless requested.

BASIS OF COMPENSATION

We propose to perform the described Basic Services for the following fees:

Basic Services

1. Topographic Survey ..... **$ 33,303.00**

SCHEDULE OF SERVICES

CobbFendley will use reasonable efforts to begin the survey within 48 hours of notice to proceed and complete its Services within **twenty (20) business days** upon commencement of work. However, due to possible adverse effects of weather, the survey date may change.

CobbFendley
TBPE Firm Registration No. 274

EXHIBIT "A"

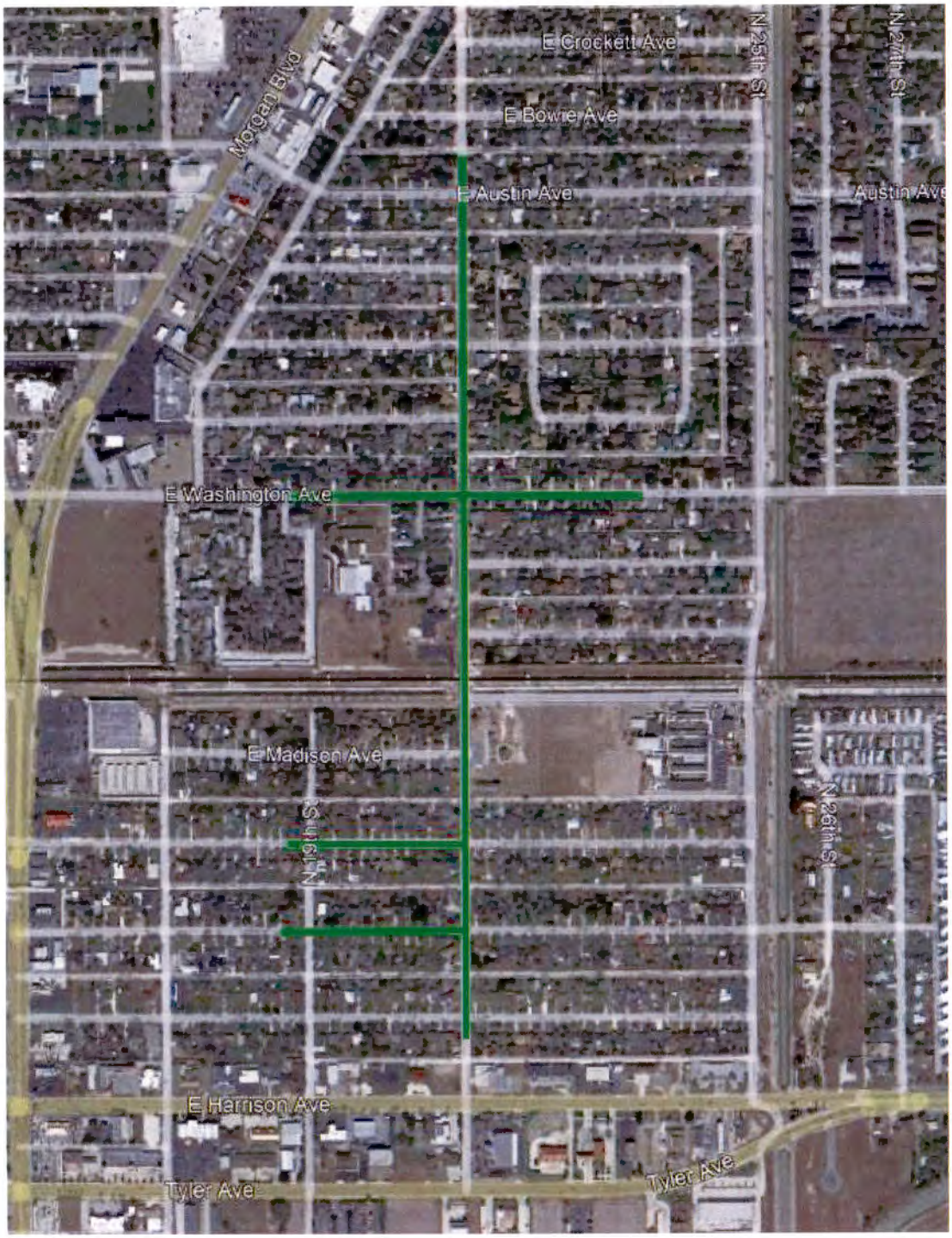


Exhibit "A"

CobbFendley
TBPE Firm Registration No. 274

PROJECT ESTIMATE WORKSHEET

Project Name: 21st St. Storm Sewer Improvements (System 007)
Client: City of Harlingen
County: Cameron
State: Texas
Proposal Date: 7/29/2022

Task		Quantity	Travel	2 Person Field Crew	3 Person Field Crew	2 Person Drone Crew	RPLS	LSLS	Senior Technician III	Senior Technician II	Senior Technician I	ROW Agent	Senior PM	Administrative		GPS Unit Per Hr		Totals	
				$156.00	$184.00	$294.00	$184.00	$254.00	$179.00	$156.00	$135.00	$210.00	$235.00	$113.00		$37.00			
				Field	Field	Field	Office	Office	Office	Office	Office	Office	Office	Office	Field				
																		0.0	$ -
	Survey Control	Static, traverse and level loop		20.0			1.0		7.0	1.0								29.0	$ 4,713.0
	Topographic Survey	7,070 LF, 50' x-sections		50.0			2.0		10.0	30.0								92.0	$ 14,638.0
	Inverts	22 MH, 50 Inlet		40.0						8.0								48.0	$ 7,488.0
																		0.0	$ -
	Process Control	Static and loop					1.0		10.0									11.0	$ 1,974.0
	Topo DTM Deliverables						1.0		20.0									21.0	$ 3,764.0
	QA/QC						2.0		2.0									4.0	$ 726.0
																		0.0	$ -
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																			$ -
				110	0	0	7	0	49	39	0	0	0	0	0	[illegible]	[illegible]	205.0	
				$ 17,160.00	$ -	$ -	$ 1,288.00	$ -	$ 8,771.00	$ 6,084.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -		$ 33,303.0

TOTAL OFFICE		$ 16,143.00
TOTAL FIELD		$ 17,160.00
LABOR TOTAL		$ 33,303.00
SCS CERTIFIED MAIL @ [illegible]		$ -
MILEAGE 100 Miles / Day @ 0.58	0	
REIMBURSABLES		80.00
PER DIEM @ $51.00		$ -
LODGING @ $91.00		$ -
TOTAL		$ 33,383.00

Contingency	10%	$ 3,330.3
Adjusted Total		$ 36,633.3

Outlook

Re: 21st Street Drainage Improvements Data

From Roberto Hernandez <rhernandez@harlingentx.gov>
Date Fri 2/20/2026 4:39 PM
To Julie Hastings <JHastings@cobbfendley.com>; Homer Bazan <HBazan@Cobbfendley.com>
Cc Candyce Ward <CWard@cobbfendley.com>; Hope Newton <Hope.Newton@cobbfendley.com>

Hello Ms. Hastings,

Thank you for providing the proposal. I will review and get back to you as soon as possible.

Best regards,

Roberto Hernandez, PE, CFM, MS
City Engineer
City of Harlingen
24200 FM 509, Harlingen, TX 78550
Office: (956) 216-5280

CITY OF HARLINGEN TEXAS

From: Julie Hastings <JHastings@cobbfendley.com>
Sent: Friday, February 20, 2026 2:13 PM
To: Roberto Hernandez <rhernandez@harlingentx.gov>; Homer Bazan <HBazan@Cobbfendley.com>
Cc: Candyce Ward <CWard@cobbfendley.com>; Hope Newton <Hope.Newton@cobbfendley.com>
Subject: RE: 21st Street Drainage Improvements Data

Roberto-
Please find attached our updated proposal for Phase A for the FEMA H&H Report. I added some verbiage to the opening paragraph about why the scope is required and why it wasn't included in the previous task order, please let me know if that will work. I'm not really sure why the H&H report wasn't requested previously but assuming that the focus was on getting the plans produced in time to take advantage of the design grant. Please let us know if you have any comments on the attached.

We have not updated Phase B yet because I thought we had talked about waiting on that one due to contracting requirements with the City, but please let me know if you would like to go ahead and have us update the design proposal as well.

Thank you-
Julie

JULIE HASTINGS, PE, MBA
Vice President | Municipal Department Manager
Licensed: TX, TN

From: Roberto Hernandez <rhernandez@harlingentx.gov>
Sent: Thursday, February 12, 2026 4:05 PM
To: Julie Hastings <JHastings@cobbfendley.com>; Homer Bazan <HBazan@Cobbfendley.com>
Cc: Candyce Ward <CWard@cobbfendley.com>; Hope Newton <Hope.Newton@cobbfendley.com>
Subject: Re: 21st Street Drainage Improvements Data

This message was sent securely using Zix®

Hello Ms. Julie

The information is correct. I have attached the bid tabulation for the drainage project I referenced, which has parameters similar to this project. I will also share in a separate email, a link providing access to project aerials.

Please prepare a memorandum for each phase outlining the professional justification for the work, including why the improvements are necessary and why these items were not incorporated into the previous Task Order. This will be very helpful once I present the proposals to management.

Best regards,

Roberto Hernandez, PE, CFM, MS
City Engineer
City of Harlingen
24200 FM 509, Harlingen, TX 78550
Office: (956) 216-5280

CITY OF HARLINGEN TEXAS

From: Julie Hastings <JHastings@cobbfendley.com>
Sent: Thursday, February 12, 2026 3:51 PM
To: Roberto Hernandez <rhernandez@harlingentx.gov>; Homer Bazan <HBazan@Cobbfendley.com>
Cc: Candyce Ward <CWard@cobbfendley.com>; Hope Newton <Hope.Newton@cobbfendley.com>
Subject: RE: 21st Street Drainage Improvements Data

Roberto-
Thank you for meeting with us on Monday. From our meeting, it is my understanding that we will divide the proposal into two phases, Phase A being everything needed for the FEMA H&H Report to apply for the grant for the 25-year design storm and Phase B being the update of the PS&E for the 25-year design storm.

For the Phase A Report, we are planning to modify the proposal as follows:

- The H&H Reporting and analysis will stay the same. The 'proposed condition storm system' that was scoped to be input into the model was planned to be input based on the model updates prepared in the Preliminary Phase. No proposed condition storm system sizing was intended for the H&H task. Therefore, we are planning to move some preliminary StormCAD modeling from the Preliminary Study to the H&H Report to update the rainfall and determine the needed pipe sizes for the HEC-RAS Model.
- The H&H Model will not go into inlet-level modeling so the model can be completed without additional survey as long as the City will be able to provide record drawings for all the existing storm systems within the study area.

For the Phase B PS&E scope:

- The StormCAD modeling will be progressed for the detailed design of the pipes and inlets as required to coordinate with the development of the design plans.
- Franchise utility relocations will be included as a line-item adjustment per conflict.
- HWWS WWW relocations will be separated into a set of tasks with a design cost associated.

We are working to update the proposal accordingly and will send that to you next week.

Please let me know if you have any other thoughts or comments.

Thank you-
Julie

Julie Hastings, PE, MBA
Vice President | Municipal Department Manager
Licensed: TX, TN

From: Roberto Hernandez <rhernandez@harlingentx.gov>
Sent: Tuesday, January 20, 2026 4:46 PM
To: Julie Hastings <JHastings@cobbfendley.com>; Homer Bazan <HBazan@Cobbfendley.com>
Cc: Candyce Ward <CWard@cobbfendley.com>; Heather Byrne <HByrne@cobbfendley.com>; Larissa Prince <LPrince@Cobbfendley.com>
Subject: Re: 21st Street Drainage Improvements Data

This message was sent securely using Zix®

Hello Mr. Bazan,

Please see the link below to access the HUC 10 Model data

https://www.dropbox.com/scl/fo/tyt2l3lliae4te5u9w3j2/ANXew93wadPLOK2qzmkotmc?rlkey=ywlr9oshz3l5wlah91qtf2ki9&st=7elgz0uj&dl=0

If any additional information is needed please let me know

Thanks,

Roberto Hernandez, PE, CFM
City Engineer
City of Harlingen
24200 FM 509, Harlingen, TX 78550
Office: (956) 216-5280

CITY OF HARLINGEN TEXAS

From: Julie Hastings <JHastings@cobbfendley.com>
Sent: Monday, December 15, 2025 4:25 PM
To: Roberto Hernandez <rhernandez@harlingentx.gov>
Cc: Homer Bazan <HBazan@Cobbfendley.com>; Candyce Ward <CWard@cobbfendley.com>; Heather Byrne <HByrne@cobbfendley.com>; Larissa Prince <LPrince@Cobbfendley.com>
Subject: RE: 21st Street Drainage Improvements Data

Good afternoon Roberto-
It was great meeting with you last week! We are excited to move forward with a proposal for the H&H Study and to update the design to current standards. To help us prepare the proposal, can you please share the updated model that has been prepared for the City? That will help us to understand what information we have to build on

Thank you-
Julie

Julie Hastings, PE, MBA
Vice President | Municipal Department Manager
Licensed: TX, TN

From: Julie Hastings
Sent: Monday, November 10, 2025 1:08 PM
To: Roberto Hernandez <rhernandez@harlingentx.gov>
Cc: Homer Bazan <HBazan@cobbfendley.com>; Candyce Ward <CWard@cobbfendley.com>; Heather Byrne <HByrne@cobbfendley.com>; Larissa Prince <LPrince@cobbfendley.com>
Subject: RE: 21st Street Drainage Improvements Data

Good morning, Roberto-
Checking back in on this – would you like us to just make some assumptions to prepare the proposal or would you like to schedule a meeting to discuss the questions/clarifications to make sure we're heading in the right direction?

Thank you-
Julie

Julie Hastings, PE, MBA
Vice President | Municipal Department Manager
Licensed: TX, TN

From: Julie Hastings
Sent: Monday, October 20, 2025 9:15 AM
To: Roberto Hernandez <rhernandez@harlingentx.gov>
Cc: Homer Bazan <HBazan@cobbfendley.com>; Candyce Ward <CWard@cobbfendley.com>; Heather Byrne <HByrne@cobbfendley.com>; Larissa Prince <LPrince@cobbfendley.com>
Subject: RE: 21st Street Drainage Improvements Data

Good morning, Roberto-
Following up on the e-mail below. Let us know if you have responses to the questions/requests below or if it would be easier to arrange a call this week.

Thank you-
Julie

Julie Hastings, PE, MBA
Vice President | Municipal Department Manager
Licensed: TX, TN

From: Julie Hastings
Sent: Thursday, October 9, 2025 4:54 AM
To: 'Roberto Hernandez' <rhernandez@harlingentx.gov>
Cc: Homer Bazan <HBazan@cobbfendley.com>; Candyce Ward <CWard@cobbfendley.com>; Heather Byrne <HByrne@cobbfendley.com>; Larissa Prince

<LPrince@cobbfendley.com>
Subject: RE: 21st Street Drainage Improvements Data

Good morning, Roberto-
Seems like it's been a bit difficult to find a time for a phone call so I'm going to start an e-mail with some of our questions/clarifications and we can also look to see if there is a time you are available next week. I've also copied our H&H lead and the team who prepared the PS&E for this project to loop them in to the conversation.

For the 007 21st Street Storm Improvements we were quite limited to the modeling that was permitted in the scope. We performed storm cad modeling for the storm sewer infrastructure, but did not do any watershed modeling as we were assured that the receiving channel had recently been upsized to accommodate the 5-year storm and we were designing to the 5-year storm. As such, the FEMA H&H study will require additional modeling and we wanted to coordinate with you to let you know that we would need to do that and also confirm what information will be readily available. Below is a copy of the study/report requirements from section 1B that we need to follow with the areas where we will need additional modeling and information noted and with some questions included in red. If we can get this conversation started over e-mail we keep the proposal moving forward and then possibly follow up with a coordination call next week if needed(our H&H lead is out on vacation through Monday). Please let me know if this works for you and if you have any additional questions.

Thank you-
Julie

All flood risk reduction projects require a Hydrology and Hydraulics (H&H) study and report. The report should include a standard cover page that provides all essential information about the submittal, such as Project Number, Title, Date, Version, Author, Signature, Stamp/Seal, etc. This section outlines the minimum submittal requirements for Hydrology and Hydraulic studies.

☐ **Executive Summary** The summary should include a brief description of project scope, purpose, and conclusions; please include a clear description of the project location and limits (using Assessor Parcel Numbers or a legal description of the parcels involved), location and vicinity maps, and overall site plan with a numerical and graphic bar scale.

☐ **Project Description and History** This section should include:

- The scope of the study consistent with the current scope of work (SOW)
- Design level of protection – 5 year storm
- Governing criteria, standards, guidelines, or specifications used for the H&H study.
- Background information on project history/phases – Request the purpose/background of this project's history. Were there unpassable streets? Complaints of flooding?
- Information on adjacent developments and cumulative impacts – is there existing information for adjacent developments?
- Existing studies – No existing floodplain, Did the channel improvements project include a study? Age of the plan set indicates standards have changed and the models would need to be updated.

☐ **Purpose and Need**

A clear statement of why the project is being proposed and how it will reduce risk to life and property and is a long- term solution to the problem it intends to address.

☐ **Alternatives Considered** Provide justification of design decisions and discussion on technical and financial feasibility of each alternative including a discussion of the environmental impacts, especially if elsewhere in the application or report it states the current alternative was considered because it had less environmental impacts.

☐ **Design and Assumptions** Must include description of criteria and assumptions used in the H&H study and design and the applicable regulatory agency.

☐ **Hydraulic Methods and Analysis** Software used; Hydraulic modeling methods; Model parameters; Model configuration; Model assumptions, Computation; Existing conditions (hydraulic structures, conveyance features, performance levels); Proposed conditions (proposed structures, proposed performance levels); Modeled alternative scenarios; Model calibration and validation; sources of information for cross sections; plan view, profile and cross sections to scale as needed to clearly illustrate results of analysis. The hydraulic grade line must be shown on the profile for all storm events.
Storm sewer designed in StormCAD. No existing model was created for the storm sewer design.
Since we are not providing detention, we will need to complete an impact analysis of the channel to show the impacts of the project. To complete an impact analysis, we will need to create HEC-HMS and HEC-RAS models of the channel along with dynamic models of the existing and proposed infrastructure in the neighborhood. This will identify the benefits along with any adverse impacts. No channel modeling was completed as part of the design. Our proposed channel modeling will include the channel improvements that have been constructed to mitigate the increase in flows. Do you have as-built survey of the channel for use in this effort?
Are there gauges and/or high water marks to calibrate to?
We also need information for existing drainage infrastructure in the neighborhood and other storm sewer systems that outfall to the channel. Is that information available from the City?

☐ **Illustrations (Maps, Figures, and Photographs)**

- Location map showing the

affected/impacted area, GPS coordinates
- FIRM map
- Aerial photographs
- Watershed and drainage network
- land use, soil maps
- Pre- and post-project hydrology maps and tables showing subarea boundaries, node IDs used in pre- and post- modeling conditions, location of stations and cross section and profiles. – Post hydrology maps for the project area were created as part of the plan set. Since no modeling was completed for the channel as part of the design and the existing condition was not analyzed as part of the design, Pre- and Post hydrology, will need to be completed for the project area and channel for the impact analysis. Any plan sets for storm sewers that outfall to the channel will help to delineate the drainage areas and other hydrologic parameters. Do you have any plan sets for these areas?
- Topography map, elevation contours, drainage system alignments and sizes, building locations and density, elevation datum, extent and depth of maximum flooding/maximum water surface elevations for existing and proposed conditions, impacted areas and environment numerical and graphic scale, north arrow and other common map information included on engineering drawings.

☐ Results

- Pre-and post-summary tables showing flow, velocity, discharges, and water surface elevations for all storms. Storms ran in the model should match and be consistent for recurrence intervals used in the BCA as well as the 0.2%, 1%, 2% and 10% events. We will run out models for the identified storm events. For the BCA, we will need to identify existing structural flooding, along with values for those structures. Does the City have a shapefile of building footprints with appraisal values?
- GIS or Google Earth (.KMZ) files of pre-and post-project inundation maps clearly showing the project design has met the mitigation requirements. The files should clearly show the benefitting area and structures.

☐ Conclusions and Recommendation

This section must plainly and clearly describe any upstream and downstream impacts positive or negative. No structures inside or outside the project area should be adversely impacted by an increase in water surface elevation because of the mitigation action. All properties impacted, positively or negatively, must be listed. Impacts to roadways, ingress and egress must also be described. We will identify the upstream and downstream impacts from our modeling. No mitigation was included to offset the increase in flows as the receiving channel had recently been improved to allow for this increase in flows. Was modeling completed to determine the allowable increase in flows to the channel?

☐ Documentation of Regulatory Compliance

Must demonstrate compliance with 44 CFR 9.11, 44 CFR 65, EO-11988, local floodplain ordinances, state stormwater management requirements, DOTD requirements, USACE, levee district, and other federal, state, and local laws as applicable.

Julie Hastings, PE, MBA
Vice President | Municipal Department Manager
Licensed: TX, TN
Cobb Fendley & Associates, Inc.

From: Julie Hastings
Sent: Thursday, October 2, 2025 3:14 PM
To: Roberto Hernandez <rhernandez@harlingentx.gov>
Cc: Homer Bazan <HBazan@cobbfendley.com>
Subject: RE: 21st Street Drainage Improvements Data

No worries – I had another meeting at 2:30 so wasn't able to hop on but spoke with Heather and she let me know you visited for a bit and offered some times to reschedule for next week. Are you available on Tuesday morning, 10/7, at 9:30?

Thanks-
Julie

Julie Hastings, PE, MBA
Vice President | Municipal Department Manager
Licensed: TX, TN
Cobb Fendley & Associates, Inc.

From: Roberto Hernandez <rhernandez@harlingentx.gov>
Sent: Thursday, October 2, 2025 2:33 PM
To: Julie Hastings <JHastings@cobbfendley.com>
Cc: Homer Bazan <HBazan@Cobbfendley.com>
Subject: Re: 21st Street Drainage Improvements Data

My apologies. My previous meeting ran late. Are you able to meet right now?

Roberto Hernandez, PE, CFM

City Engineer
City of Harlingen
24200 FM 509, Harlingen, TX 78550
Office: (956) 216-5284

From: Julie Hastings <JHastings@cobbfendley.com>
Sent: Thursday, October 2, 2025 2:10:52 PM
To: Roberto Hernandez <rhernandez@harlingentx.gov>
Cc: Homer Bazan <HBazan@Cobbfendley.com>
Subject: RE: 21st Street Drainage Improvements Data

Good afternoon Roberto – just checking to see if you're going to be able to join our call this afternoon.

Thank you-
Julie

Julie Hastings, PE, MBA
Vice President | Municipal Department Manager
Licensed: TX, TN

From: Roberto Hernandez <rhernandez@harlingentx.gov>
Sent: Monday, September 29, 2025 5:37 PM
To: Julie Hastings <JHastings@cobbfendley.com>
Cc: Homer Bazan <HBazan@Cobbfendley.com>
Subject: Re: 21st Street Drainage Improvements Data

Can we do Thursday 2-2:30pm

Roberto Hernandez, PE, CFM
City Engineer
City of Harlingen
24200 FM 509, Harlingen, TX 78550
Office: (956) 216-5280

From: Julie Hastings <JHastings@cobbfendley.com>
Sent: Monday, September 29, 2025 1:38 PM
To: Roberto Hernandez <rhernandez@harlingentx.gov>
Cc: Homer Bazan <HBazan@Cobbfendley.com>
Subject: RE: 21st Street Drainage Improvements Data

Good afternoon, Roberto-
Following up on meeting to go over the scope for the H&H report.

Are you available for a 30-45 minute discussion within any of the following timeslots

Wednesday, 10/1 1-2,
Thursday 10/2 – 2-3:30.

Let me know if either of those works for you and I'll send a meeting invite.

Thank you-
Julie

Julie Hastings, PE, MBA
Vice President | Municipal Department Manager

Licensed: TX, TN

From: Roberto Hernandez <rhernandez@harlingentx.gov>
Sent: Thursday, September 25, 2025 9:19 PM
To: Julie Hastings <JHastings@cobbfendley.com>
Cc: Homer Bazan <HBazan@Cobbfendley.com>
Subject: Re: 21st Street Drainage Improvements Data

Hello Ms. Julie,

Yes that will be ok.

thanks.

Roberto Hernandez, PE, CFM

City Engineer
City of Harlingen
24200 FM 509, Harlingen, TX 78550
Office: (956) 216-5284

From: Julie Hastings <JHastings@cobbfendley.com>
Sent: Thursday, September 25, 2025 8:22:43 PM
To: Roberto Hernandez <rhernandez@harlingentx.gov>
Cc: Homer Bazan <HBazan@Cobbfendley.com>
Subject: Re: 21st Street Drainage Improvements Data

Roberto-
Thank you for checking, I was planning to reach out this evening with an update. We have been diving in to the requirements and it looks like there will be additional modeling required above what we did for the storm sewer design. When scoping the design project we were asked to keep modeling to a minimum and not to provide a study report. We did not do any HEC-RAS modeling, which appears to be required with the study It also looks like additional design storms will be required for the FEMA report. We are wrapping our heads around everything, can we meet next week to coordinate further with you on the scope?

Thank you-
Julie

Sent from my iPhone

On Sep 25, 2025, at 11:36 AM, Roberto Hernandez <RHernandez@harlingentx.gov> wrote

Good morning Ms. Hastings,

I wanted to check in regarding the proposal

Roberto Hernandez, PE, CFM
City Engineer
City of Harlingen
24200 FM 509, Harlingen, TX 78550
Office: (956) 216-5280

<Outlook-yofzhjsn.png>

From: Julie Hastings <JHastings@cobbfendley.com>
Sent: Thursday, September 18, 2025 5:40 AM
To: Roberto Hernandez <rhernandez@harlingentx.gov>; Homer Bazan <HBazan@Cobbfendley.com>
Subject: RE: 21st Street Drainage Improvements Data

Roberto-

My apologies for the late response but we are working on this proposal to meet the FEMA requirements for an H&H report for this project. We are reviewing the requirements and the models we created in 2022 and will let you know if we have any questions. I'm shooting to get this proposal back to you next week.

Thank you-
Julie

Julie Hastings, PE, MBA
Vice President | Municipal Department Manager
Licensed: TX, TN
Cobb Fendley & Associates, Inc.

From: Roberto Hernandez <rhernandez@harlingentx.gov>
Sent: Monday, September 15, 2025 8:04 PM
To: Julie Hastings <JHastings@cobbfendley.com>; Homer Bazan <HBazan@Cobbfendley.com>
Subject: Re: 21st Street Drainage Improvements Data

Hello Ms. Hastings,

Yes please, a quick turnaround would be greatly appreciated.

thanks,

Roberto Hernandez, PE, CFM

City Engineer
City of Harlingen
24200 FM 509, Harlingen, TX 78550
Office: (956) 216-5284

From: Julie Hastings <JHastings@cobbfendley.com>
Sent: Monday, September 15, 2025 6:31:25 PM
To: Roberto Hernandez <rhernandez@harlingentx.gov>; Homer Bazan <HBazan@Cobbfendley.com>
Subject: RE: 21st Street Drainage Improvements Data

Roberto-
I'm sure this is something we can help with. During design we included modeling but were asked not to include a study or a report, but we have a lot of the information. Would you like us to prepare a proposal to complete the H&H report? What is your timeline?

Thank you-
Julie

Julie Hastings, PE, MBA
Vice President | Municipal Department Manager
Licensed: TX, TN

From: Roberto Hernandez <rhernandez@harlingentx.gov>
Sent: Monday, September 15, 2025 12:31 PM
To: Julie Hastings <JHastings@cobbfendley.com>; Homer Bazan <HBazan@Cobbfendley.com>
Subject: Re: 21st Street Drainage Improvements Data

Hello Ms. Julie and Mr. Bazan,

I am reaching out to ask if you are able to assist with preparing a Hydrologic & Hydraulic (H&H) report for this project.

At this stage, we are working to close out the FEMA grant project, and we have received an RFI requesting that an H&H report be submitted in compliance with the attached guidelines.

Please let me know if this is something you can assist us with.

Thank you,

Roberto Hernandez, PE, CFM
City Engineer
City of Harlingen
24200 FM 509, Harlingen, TX 78550
Office: (956) 216-5280

From: Julie Hastings <JHastings@cobbfendley.com>
Sent: Tuesday, September 9, 2025 11:52 AM
To: Roberto Hernandez <rhernandez@harlingentx.gov>
Cc: Ana Hernandez <ahernandez@harlingentx.gov>; Homer Bazan <HBazan@Cobbfendley.com>
Subject: RE: 21st Street Drainage Improvements Data

Good afternoon, Roberto-
I wanted to check in on the 21st Street project – even if we don't get to help during construction I'd definitely like to know if it gets built and how it goes! And if there are any construction photos, we would be interested in those as well.

Also, Roberto/Ana - CobbFendley has a table for the upcoming Hidalgo County State of the County event on October 8 at 6:30pm at the Convention Center in McAllen – would you be interested in / available to join us? I know it's the neighbor county but wanted to extend the invite!

If not, would you be available to meet to catch up sometime that week, maybe the afternoon of 10/8 or sometime on the 9th?

Looking forward to hearing from you!

Thank you, Roberto-
Julie

Julie Hastings, PE, MBA
Vice President | Municipal Department Manager
Licensed: TX, TN

Direct 512.346.4[illegible]
Office 512.834.87[illegible]
Mobile 512.585.7408
Teams Microsoft Teams

9600 N. Mopac Expressway, Suite 800 | Austin, TX 78759
TBPELS Engineering Firm No. [illegible]

image002.png>
We Collaborate. We Commit. We Build Communities.

From: Julie Hastings
Sent: Friday, July 11, 2025 8:59 AM
To: rhernandez@harlingentx.gov
Cc: ahernandez@harlingentx.gov; Homer Bazan <HBazan@cobbfendley.com>
Subject: 21st Street Drainage Improvements Data

Good morning, Roberto-
Please find at the link below the AutoCAD and StormCAD files for the 21st Street Drainage Improvements project.

<image003.png>
Harlingen-007

Please let us know if you need anything else.

Is the project going to construction? Let us know if you would like help with construction phase administration!

Thank you-
Julie

Julie Hastings, PE, MBA
Vice President | Municipal Department Manager
Licensed: TX, TN

Direct [illegible]
Mobile [illegible]
Teams Microsoft Teams

9600 N. Mopac Expressway, Suite 800 | Austin, TX 78759

image001.png>
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CONSULTANT PERFORMANCE / RELIABILITY REVIEW

SCHIEBE

Reference Feedback and Reliability Assessment

Consultant	SCHIEBE
Primary Basis of Review	Reference feedback summarized by City staff
Primary Areas of Concern	Project delays, extended studies, scope completeness, and change-order exposure
Report Date	October 15, 2026

Executive Summary

The primary reliability concern associated with SCHIEBE is based on recurring feedback received from entities identified by the consultant as professional references. City staff's summary of that feedback reflects a common theme involving project delays, studies extending for longer periods than expected, and difficulty meeting planned project deadlines.

A second recurring concern is scope completeness. Reference feedback has indicated instances in which work that appeared to be reasonably foreseeable during development of the original scope was later addressed through change orders or supplemental services requiring additional funding. This creates concern regarding the consultant's ability to define a complete initial scope, anticipate project needs, and manage assignments within the originally authorized budget and schedule.

Based on the information currently available, the concern is not that SCHIEBE lacks technical capability, but rather that the City would need increased oversight to ensure required information is submitted correctly, milestone dates are met, and extensions or additional-services requests are limited to genuinely unforeseen conditions.

Documented Reliability / Performance Concerns

Schedule reliability: Reference feedback summarized by City staff has repeatedly identified project delays and studies that remained active for extended periods. The common concern is the consultant's ability to maintain progress and complete work within the established project schedule.

Timeliness of deliverables: The references raise concern regarding whether required submittals are provided by the requested deadlines without the need for schedule extensions or repeated follow-up.

Scope completeness: Feedback has identified situations in which additional work was later requested through change orders even though the work was viewed by the reference entity as something that should have been considered when the original scope was developed.

Budget predictability: When foreseeable tasks are omitted from the initial scope and added later, the owner may be exposed to additional professional-service costs and may have difficulty maintaining the original project budget.

Submittal completeness and accuracy: City staff's primary concern for future assignments is ensuring that required information is submitted correctly and completely the first time so that review cycles do not create avoidable schedule impacts.

Assessment Context

This assessment is based on recurring reference feedback summarized by City staff rather than a detailed audit of a single City project. Accordingly, the concerns should be used as a risk-management consideration in consultant selection and contract administration, not as a finding that every SCHIEBE project has experienced the same issues.

Because the available information primarily addresses schedule and scope-management concerns, this report does not make a definitive assessment of the consultant's technical design quality, responsiveness after issues are identified, or overall engineering competence. Those areas should be evaluated separately through project-specific experience, work samples, interviews, and additional reference checks.

Performance Assessment

Performance Area	Assessment
Schedule Reliability	Needs Improvement / Elevated Risk Based on Reference Feedback
Timeliness of Deliverables	Needs Improvement / Requires Close Monitoring
Scope Development and Completeness	Needs Improvement
Change-Order / Supplemental-Service Exposure	Elevated Concern
Budget Predictability	Needs Improvement
Submittal Completeness / Accuracy	Requires Enhanced QA/QC Expectations
Technical Capability	Not Evaluated Based on Available Reference Feedback
Overall Reliability	Concern - use enhanced schedule, scope, and deliverable controls on future assignments

Management Summary and Recommendation

Reference feedback regarding SCHIEBE presents a consistent project-delivery concern centered on schedule reliability, extended study durations, and additional-services requests for work that references believed should have been included in the original scope. These concerns increase the risk of project delays and budget growth if expectations are not clearly established and monitored from the beginning of an assignment.

If SCHIEBE is considered for future City work, the consultant should not necessarily be excluded solely on the basis of the reference feedback; however, the City should use stronger project controls to reduce the identified risks. Particular emphasis should be placed on establishing complete scope requirements, measurable milestone dates, timely submittals, and written justification for any requested extension or additional-service amendment.

Recommended Future Project Controls

- Require a detailed scope matrix identifying each deliverable, responsible party, review milestone, and final due date before notice to proceed.
- Require a baseline project schedule with measurable interim milestones rather than relying only on a final completion date.
- Require written recovery plans when a milestone is missed, including corrective actions and a revised short-term schedule.
- Require the consultant to identify foreseeable supplemental tasks, permitting needs, coordination requirements, and technical studies during scope development.
- Require detailed written justification for change orders or supplemental-service requests explaining why the work could not reasonably have been included in the original scope.
- Require formal QA/QC certification with major submittals to reduce incomplete or incorrect submissions.
- Limit time extensions to documented circumstances outside the consultant's reasonable control and require City approval before schedule changes are accepted.
- Tie progress payments to completion and acceptance of defined deliverables rather than elapsed time alone.

Basis of Review

This report is based on City staff's summary of feedback received from entities identified by SCHIEBE as references.

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AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to cancel the City Commission meetings of November 18th and December 16th, 2026 due to the holidays.

Prepared By (Print Name): Gabriel Gonzalez
Title: City Manager
Signature: Gabriel Gonzalez

Brief Summary:

The Thanksgiving and Christmas Holidays are approaching and most of the staff personnel will be out of town with their families. I am therefore recommending that we cancel the meetings of November 18, 2026, and December 16, 2026. If needed, we can schedule a Special Meeting to address any issues that may require action by the Commission for a subsequent day.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*
*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the resolution.

City Manager's approval: GG ☑ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☑ Yes ☐ No ☐ N/A

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AGENDA ITEM
EXECUTIVE SUMMARY

Meeting Date: **October 21, 2026**

Agenda Item:

Consideration and possible action to approve an Interlocal Cooperation Agreement for Drainage Maintenance and Flood Control with Cameron County.

Prepared By (Print Name): Gabriel Gonzalez
Title: City Manager
Signature: Gabriel Gonzalez

Brief Summary:

This Agreement was crafted by Cameron County and has been approved by the Cameron County Commissioners Court. They are asking for permission to use the Airport Lateral Ditch and have indicated they will make any improvements needed to the ditch. If approved, I would like this provision spelled out in greater detail in the Agreement. It appears the use initial use may be intended for Fluid Stack however, other future projects would be allowed to use the lateral as well. A representative from Cameron County will be at the meeting to answer any questions regarding the Interlocal Cooperation Agreement.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount for this purpose? ☐ Yes ☐ No*

*If no, specify source of funding and amount requested:

Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

City Manager's approval: ☐ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: ☑ Yes ☐ No ☐ N/A

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City of Harlingen

Agenda Item Request Form

10-21-2026

We, hereby request the following item to be added to the (Date of Meeting)City Commission Agenda:

CONSIDERATION AND ACTION TO AUTHORIZE THE CITY MANAGER TO INITIATE THE BUDGET AMENDMENT PROCESS BY MAKING THE NECESSARY CHANGES, INCLUDING BUT LIMITED, TO TRANSFERRING RESERVE FUNDS TO GIVE CITY EMPLOYEES A 5% INCREASE ACROSS THE BOARD WITH THE EXCEPTION TO THE TOP EXECUTIVES WHO RECENTLY RECEIVED RAISES RETROACTIVE TO OCTOBER 1, 2026.

Commissioner Dist. #4

Commissioner Dist. 1