



**NOTICE OF THE REGULAR MEETING OF
THE CITY OF SAN BENITO CITY COMMISSION
NOVEMBER 4, 2025
5:30 PM**

**SAN BENITO MUNICIPAL BUILDING
CESAR GONZALEZ MEETING HALL
401 NORTH SAM HOUSTON BOULEVARD
SAN BENITO, TEXAS 78586**

During the course of this meeting, the City Commission may retire into Executive Session under Texas Government Code Section 551.071 (2) to consult with its legal counsel on legal matters relating to any item on this agenda when the duty of the attorney to the City Commission under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. The City Commission reserves the right to consider and address any of the items in this agenda in any order during the meeting.

CALL TO ORDER:

1. Roll call and possible action on the excusing of any absent member of the governing board.
2. Pledge of Allegiance to the U.S. Flag and to the Texas Flag.
3. Invocation.

ANNOUNCEMENT(S)

PROCLAMATION(S)

- Reading of Proclamation designating November as Children's Grief Awareness Month and November 20, 2025 as Children's Grief Awareness Day.

PUBLIC COMMENTS (Speaker remarks limited to three minutes)

- **Non-Agenda Items:** Kindly submit a "Public Comment Form" stating the City business or City policy you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary. Forms are not reserved for anyone nor may time be deferred to anyone. PowerPoint presentations may not be accommodated. This period is limited to five (5) speakers with a time limit of three (3) minutes per speaker.

- **Agenda Items:** Kindly submit a "Public Comment Form" stating which item(s) on the agenda you wish to speak to an hour before the start of the scheduled meeting time with the City Secretary. Speakers will be allowed to address the Commission on the agenda item before it is to be considered. The speaker is limited to three (3) minutes.
- **Time Limits:** The City Commission shall have the discretion to modify its regulations regarding time limits on public comment if necessary. For example, the time limit may be shortened to accommodate a lengthy agenda or it could be lengthened to allow additional time for discussion on a complicated matter or if there is a need for an interpreter.

PRESENTATION(S)

- Presentation of the City Manager's Report.

PUBLIC HEARING(S)

1. Public Hearing on a request for a Conditional Use Permit to place a Storage Building greater than 200 square feet at a property located at 1510 FM 732 zoned SF-1 "Single Family One" bearing a Legal Description of: Lot Two (2), Honey Bee Subdivision, San Benito, Cameron County, Texas, according to the Map or Plat thereof recorded in Cabinet 1, Page 4633, Cameron County, Texas. Applicant: Orlando Garza.
2. Public Hearing on a request for a Conditional Use Permit to allow an Event Center (Dance Reception) with alcohol at a property located at 2480 West Business 77 zoned C-2 "Commercial General Retail Business", bearing a Legal Description of Being 2.01 acres of land out of Lot 9, Block 147, San Benito Land and Water Company Subdivision, Cameron County, Texas, recorded in Volume 1, Page 6, Map Records of Cameron County, Texas, being compromised of the tracts of land described in Volume 23355, Page 193, Official Records of Cameron County, Texas. Applicant: Romel Orlando Puente.
3. Public Hearing on a request to rezone a property located at 24987 Pennsylvania Avenue bearing a Legal Description: Being a 10.623 acre tract of land (Gross) more or less, out of Block Thirty-One (31), of the San Benito Land and Water Company Subdivision, being a part of the Concepcion de Carricitos Grant, Cameron County, Texas according to the map recorded in Volume 1, Page 6, Map Records of Cameron County, Texas from AO "Agriculture and Open Space" to C-1 "Commercial Restricted Business". Applicant: Felipe Esquivel & Diana Gonzalez.
4. Public Hearing on a request to rezone a property located on Schneider Road bearing a Legal Description Being: 10.60 acres of land out of Lots 27, 31, 34 and 37, Rose Suburban Subdivision, Cameron County, Texas recorded in Volume 2, Page 17, Map Records of Cameron County, Texas from AO "Agriculture and Open Space" to SF-1 "Single Family One". Applicant: Emiliano Rosel.

CONSENT AGENDA ITEM(S)

The following are considered to be routine by the City Commission and will be approved by one motion. There will be no separate discussion of these items unless a City Commissioner so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

1. Consideration and possible action to approve a request for a Conditional Use Permit to place a Storage Building greater than 200 square feet at a property located at 1510 FM 732 zoned SF-1 "Single Family One" bearing a Legal Description of: Lot Two (2), Honey Bee Subdivision, San Benito, Cameron County, Texas, according to the Map or Plat thereof recorded in Cabinet 1, Page 4633, Cameron County, Texas. Applicant: Orlando Garza.
2. Consideration and possible action to approve a request for a Conditional Use Permit to allow an Event Center (Dance Reception) with alcohol at a property located at 2480 W. Business 77 zoned C-2 "Commercial General Retail Business", bearing a Legal Description of Being 2.01 acres of land out of Lot 9, Block 147, San Benito Land and Water Company Subdivision, Cameron County, Texas, recorded in Volume 1, Page 6, Map Records of Cameron County, Texas, being compromised of the tracts of land described in Volume 23355, Page 193, Official Records of Cameron County, Texas. Applicant: Romel Orlando Puente.
3. Consideration and possible action to approve a variance to allow the installation of a six-inch water line to service a proposed subdivision located inside city limits. The property is located on Schneider Rd. and is legally described 10.60 acres of land out of Lots 27, 31, 34 and 37, Rose Suburban Subdivision, Cameron County, Texas recorded in Volume 2, Page 17, Map Records of Cameron County, Texas. Applicant: Emiliano Rosel.
4. Consideration and possible action to approve the Preliminary and Final Plat of Tierra Prometida Subdivision, and to accept money in escrow for any public infrastructure improvements required, the subdivision is located on FM 509 bearing a legal description of: Being a 5.13 acre tract of land out of Block One Hundred and Twenty One (121), of the San Benito Land and Water Company Subdivision, as recorded in Volume 1, Page 6 of the map records of Cameron County, Texas; and further being that same property recorded in volume 7907, Page 101 of the official records of Cameron County, Texas. Applicant: Vela's 4 Stars LLC.
5. Consideration and possible action to approve the Preliminary and Final Plat of Fun N Sun Subdivision, located on the North East corner of Zillock Road and Ratliff Road with a legal description of: Being 40.00 acres of the East One-Half (1/2) of the North East One-Fourth (1/4) and the East One-Half (1/2) of the South East One-Fourth (1/4) of Block One Hundred Eighteen (118), San Benito Land and Water Company Subdivision, Cameron County, Texas, according to the map or plat thereof recorded in volume 1, Page 6, map records of Cameron County, Texas. Applicant: MHC Fun N Sun, LLC.

6. Consideration and possible action to approve the Final Plat and formally accept the public infrastructure for San Sebastian Subdivision Phase II, bearing a legal description of: Being a 17.366 acre tract of land out of Lots 2, 7, 10, and 15, Block 129, San Benito Land and Water Company Subdivision, Cameron County, Texas, according to the map or plat thereof recorded in Volume 1, Page 6, map records, Cameron County, Texas. Applicant: Shield Enterprises LLC. Applicant: Masa-Bega, Development LLC.
7. Consideration and possible action to approve the minutes of the September 16, 2025 City of San Benito Regular City Commission Meeting and the October 14, 2025 City of San Benito Special City Commission Meeting.
8. Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2103-010-11-2025(Z), an ordinance amending ordinance Numbers 2103, 2103-1, 2103-2, 2103-3, 2103-4, 2103-5, 2103-006-12-2023(Z), 2103-007-12-2023(Z), 2103-007-08-2024, 2103-008-02-2025, 2103-009-06-2025(Z) commonly, referred to as the "City of San Benito Subdivision Ordinance" to update the extraterritorial jurisdiction boundary.

ITEMS FOR INDIVIDUAL CONSIDERATION(S)

1. First Reading of Ordinance Number 2252-AK-11-2025, a request to rezone a property located at 24987 Pennsylvania Avenue bearing a Legal Description: Being a 10.623 acre tract of land (Gross) more or less, out of Block Thirty-One (31), of the San Benito Land and Water Company Subdivision, being a part of the Concepcion de Carricitos Grant, Cameron County, Texas according to the map recorded in Volume 1, Page 6, Map Records of Cameron County, Texas from AO "Agriculture and Open Space" to C-1 "Commercial Restricted Business". Applicant: Felipe Esquivel & Diana Gonzalez.
2. First Reading of Ordinance Number 2252-AL-11-2025, a request to rezone a property located on Schneider Road bearing a Legal Description Being: 10.60 acres of land out of Lots 27, 31, 34 and 37, Rose Suburban Subdivision, Cameron County, Texas recorded in Volume 2, Page 17, Map Records of Cameron County, Texas from AO "Agriculture and Open Space" to SF-1 "Single Family One". Applicant: Emiliano Rosel.
3. Consideration and possible action to approve Resolution Number 2025-1104-001(R) finding that Texas Gas Service Company's, a division of One Gas, Inc., statement of intent to increase rates filing within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.
4. Consideration and possible action to approve a Master Services and Purchasing Agreement with Axon Enterprises Incorporated, for the purchase of three Axon 3 Fleet Cameras equipped with Automatic License Plate Reader API Integration for five-year annual payments of \$9,920.40.

5. Consideration and possible action to ratify a two-year Master Service Agreement between the City of San Benito and Lexipol LLC for grant writing services for the San Benito Police Department in the total amount of \$8,925.00.
6. Consideration and possible action to approve an Object Loan Agreement for a three-year partnership with the Veterans Affairs Texas Valley Coastal Bend Harlingen Office and the City of San Benito to display the Annual Veterans Art Competition Exhibition at the San Benito Cultural Center.
7. Consideration and possible action to accept the Fiscal Year 2025 COPS Hiring Grant awarded to the San Benito Police Department in the total amount \$250,000.00.
8. Consideration and possible action to award RFP Number 2025-11-01 to CSRS, LLC, for professional consulting and planning services for the Safe Streets and Roads for All Action Plan in the amount of \$274,000.
9. Consideration and possible action to issue a Request for Proposals and Statement of Qualifications for Financial Advisor Services to provide advice and professional recommendations to the City of San Benito for various capital financing projects and provide assistance with possible loan, grant or disadvantaged funding through the Texas Water Development Board (TWDB).
10. Consideration and possible action to issue a Request for Statements of Qualifications for Professional Engineering Services, which may lead to the award of a contract to provide professional engineering services for the Drinking Water State Revolving Fund Program funded through the Drinking Water State Revolving Fund of the Texas Water Development Board (TWDB).
11. Consideration and possible action to issue a Request for Proposals and Statement of Qualifications for Bond Counsel Services to provide assistance with possible loan and to provide objective legal opinion with respect to the validity of authorizing and issuing evidences of indebtedness (the "Obligations") for capital financing and provide assistance with possible loan, grant or disadvantaged funding through the Texas Water Development Board (TWDB).
12. Consideration and possible action to issue a Request for Proposals for Administrative and Professional Services, which may lead to the award of a contract to provide administrative and professional services relating to the Drinking Water State Revolving Fund Program.
13. Consideration and possible action to approve Payment Number 12 and Payment Number 13 to Cameron County Regional Mobility Authority (CCRMA) pertaining to the City of San Benito Commitment for North Williams Road, Phase I Project, per Agreement Number 2022-0510-4(A), in the amount of \$89,764.26.

14. Consideration and possible action to approve Payment Number 4 to Cameron County Regional Mobility Authority (CCRMA) in the amount of \$20,096.76 for the Stenger Road Concrete Path Project and the Transportation Alternatives Set-Aside (TASA) Project, pursuant to the Commitment Outlined in the Interlocal Agreement.

ADJOURNMENT

Note: The City of San Benito does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the City Secretary at (956) 361-3800, Extension 103, by Monday, no later than 5:00 P.M., to make proper arrangements.

Dated: October 29, 2025

CITY OF SAN BENITO

Ricardo Guerra

Honorable Ricardo Guerra
Mayor

STATE OF TEXAS

§

COUNTY OF CAMERON

§

I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the City of San Benito City Commission is a true and correct copy of said Notice posted on the front outdoor bulletin board cabinet for agendas at the San Benito Municipal Building, 401 North Sam Houston Boulevard, in San Benito, Texas, a place convenient and readily accessible to the general public at all times which has been continuously posted for a period of three business days prior to the date and time said meeting was convened. This agenda may be downloaded by accessing: <http://cityofsanbenito.com/AgendaCenter>.



ATTEST:

Ruth McGinnis

Ruth A. McGinnis
City Secretary



EXECUTIVE SUMMARY

REQUEST:

Presentation of the City Manager's Report.

RECOMMENDATION:

No formal action required.

This item is presented for informational purposes and Commission discussion only.

RATIONALE:

The City Manager's Report provides the City Commission and the public with a comprehensive update on significant administrative activities, departmental accomplishments, and ongoing city projects. This presentation promotes transparency and accountability in municipal operations, informs the Commission of current priorities, and offers an opportunity for discussion on emerging issues or policy considerations that may require Commission direction.

BUDGET IMPACT:

None.

RESOURCE PERSONNEL:

Fred Sandoval, City Manager

EXHIBITS: None

PREPARED BY: Fred Sandoval
City Manager

10/24/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager



EXECUTIVE SUMMARY

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RECOMMENDATION:

Public Hearing. No Action.

RATIONALE:

A Public Hearing Notice was published in the San Benito News on October 10, 2025. Public Hearing Notices were mailed to the property owners within a 200' radius of the subject property.

BUDGET IMPACT:

N/A

RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

EXHIBITS:

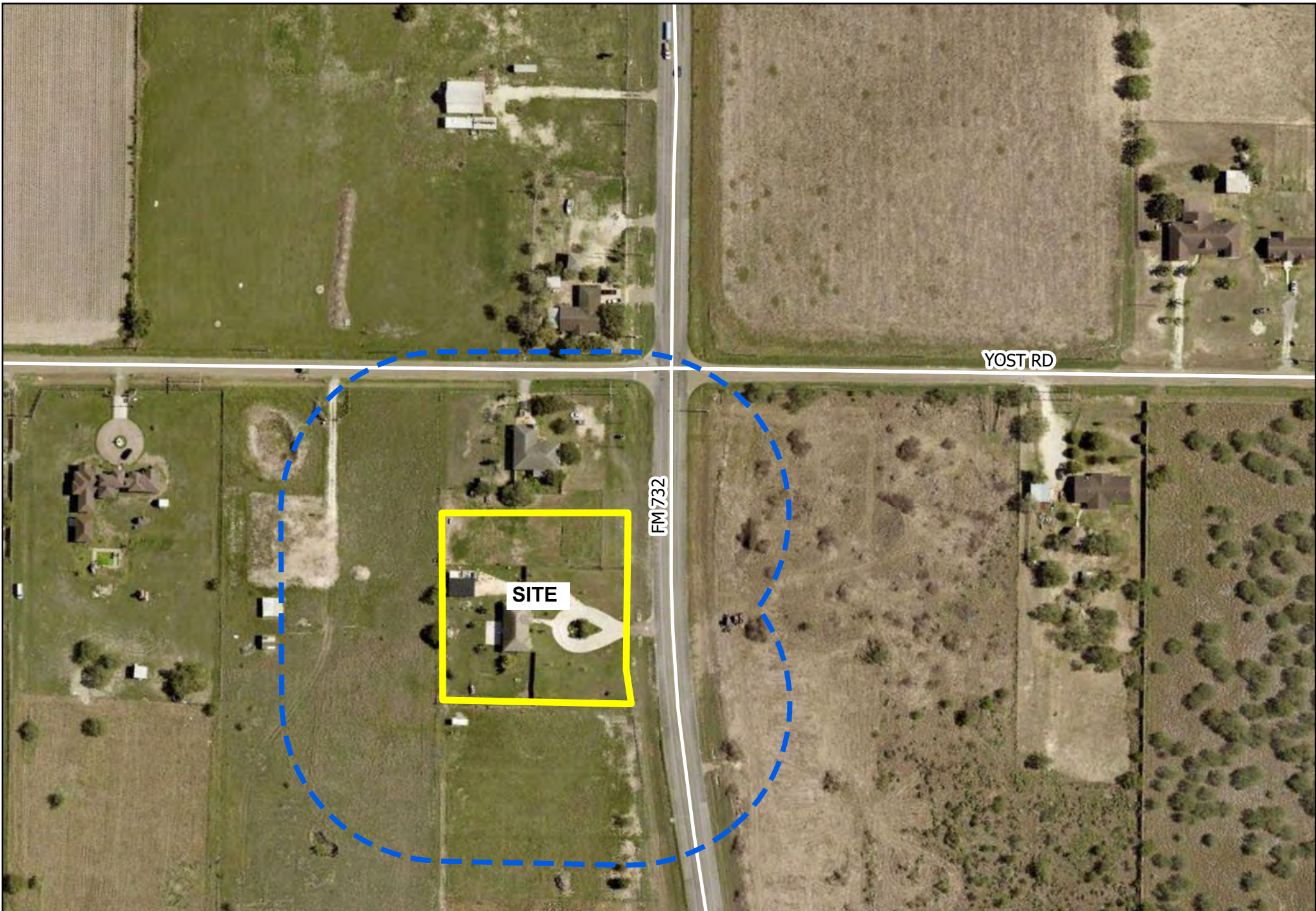
200 Foot Radius Map
Public Hearing Notice

PREPARED BY: Monica L. Rodriguez
Planner I

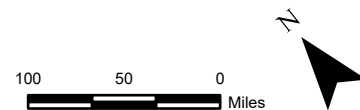
10/28/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager



**200' Radius Map - 1510 FM 732
Conditional Use Permit
Storage > 200 SQ FT.**



Legend

-  PROPERTY LINES
-  200' RADIUS
-  STREETS

**PUBLIC
NOTICES****PUBLIC
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NOTICES****CITY OF SAN BENITO
NOTICE OF PUBLIC HEARING**

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BUDGET IMPACT:

N/A

RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

EXHIBITS:

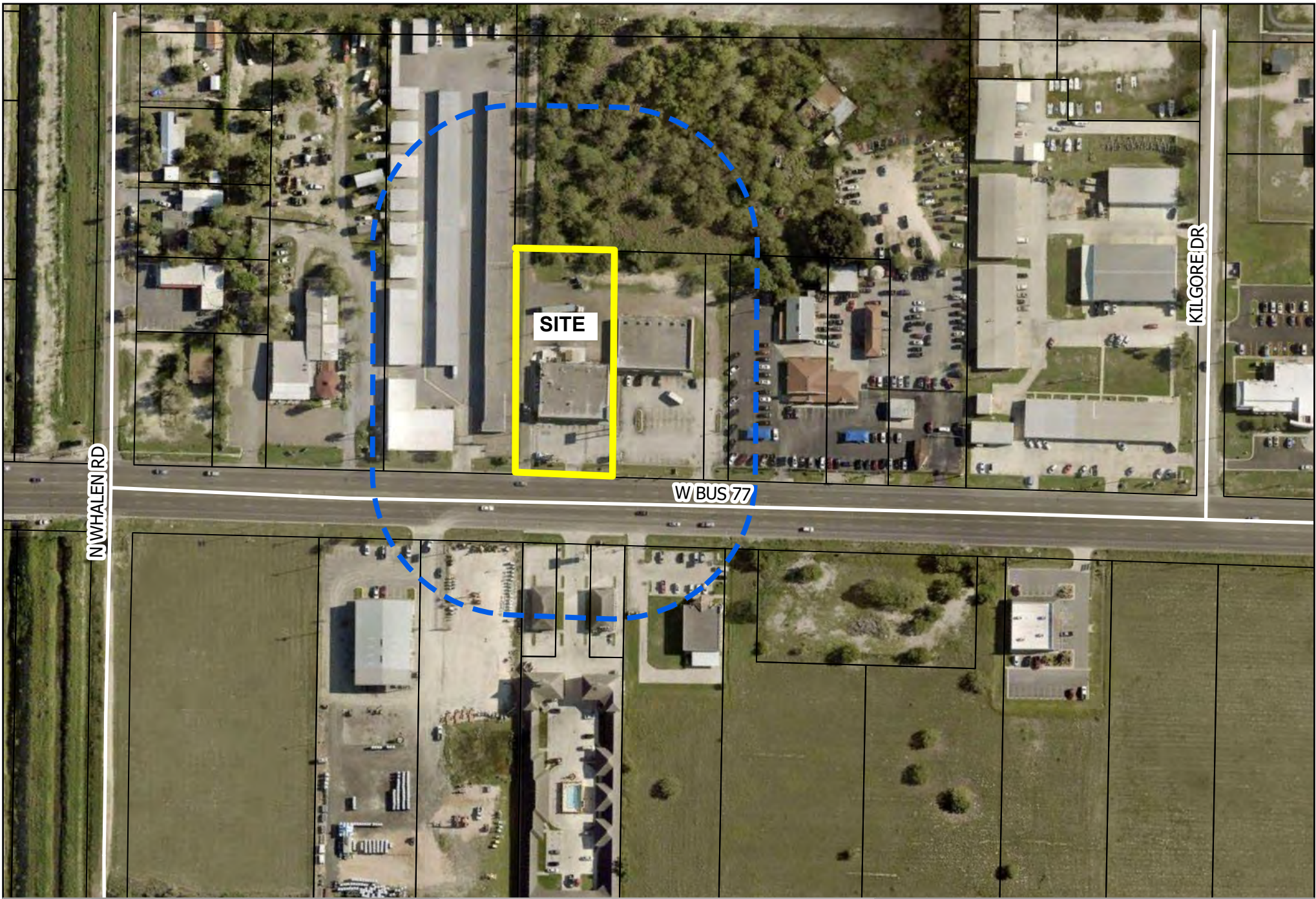
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PREPARED BY: Monica L. Rodriguez
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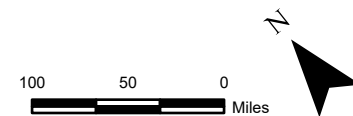


SAN BENITO
THE SOUL OF SOUTH TEXAS

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Drawn by: KC

200' Radius Map - 2480 W. Business 77 Ste. 3 Conditional Use Permit (Alcohol)



Legend

- PROPERTY LINES
- 200' RADIUS
- CCAD_COSB_PARCELS
- STREETS

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RECOMMENDATION:

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RATIONALE:

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BUDGET IMPACT:

N/A

RESOURCE PERSONNEL:

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EXHIBITS:

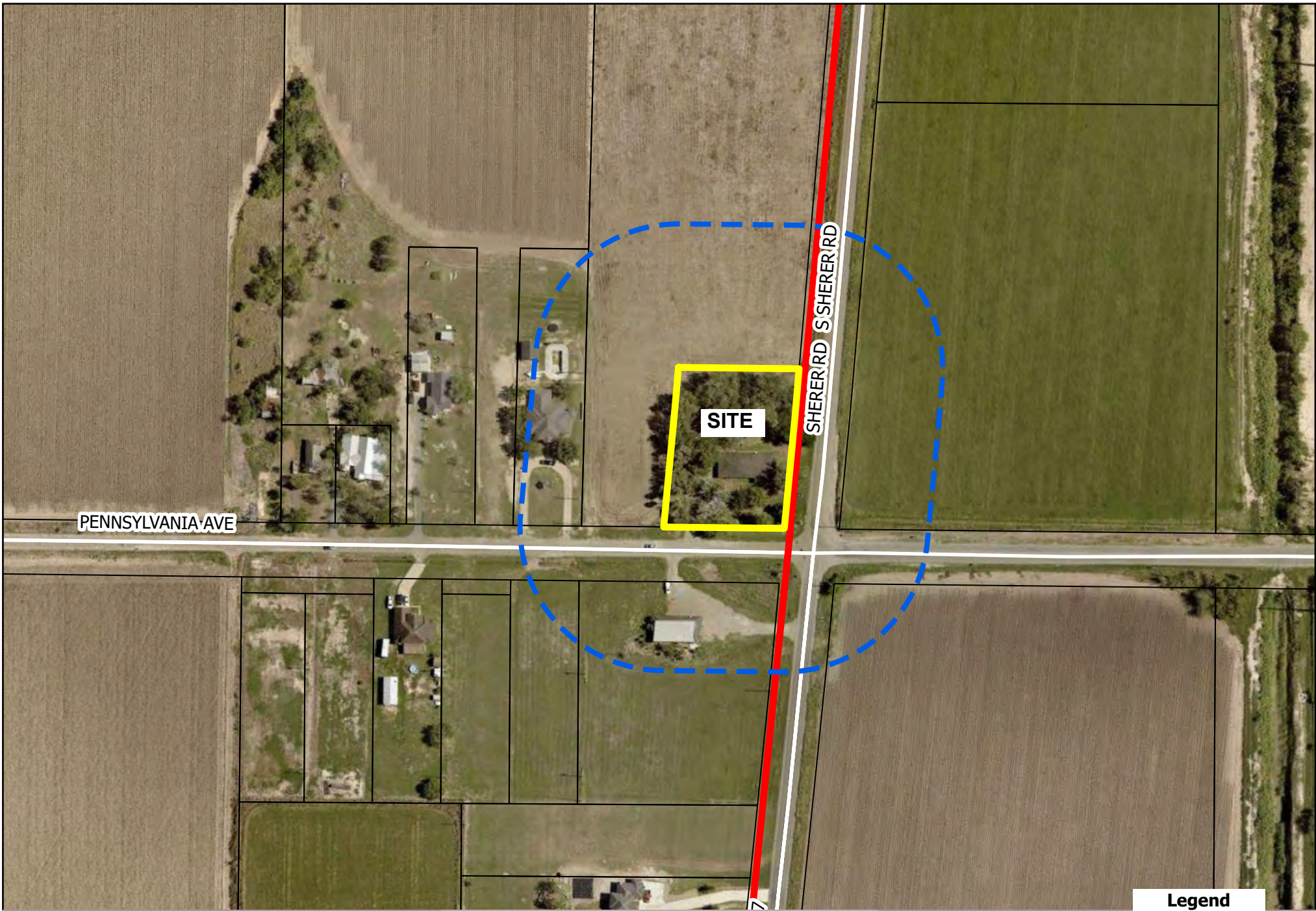
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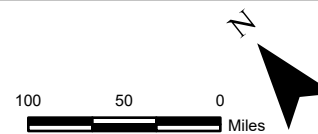


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Drawn by: KC

200' Radius Map - 24987 Pennsylvania Ave. Rezone from "AO to C-1"



Legend

- PROPERTY LINES
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- COSB_CITY_LIMITS_243
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BUDGET IMPACT:

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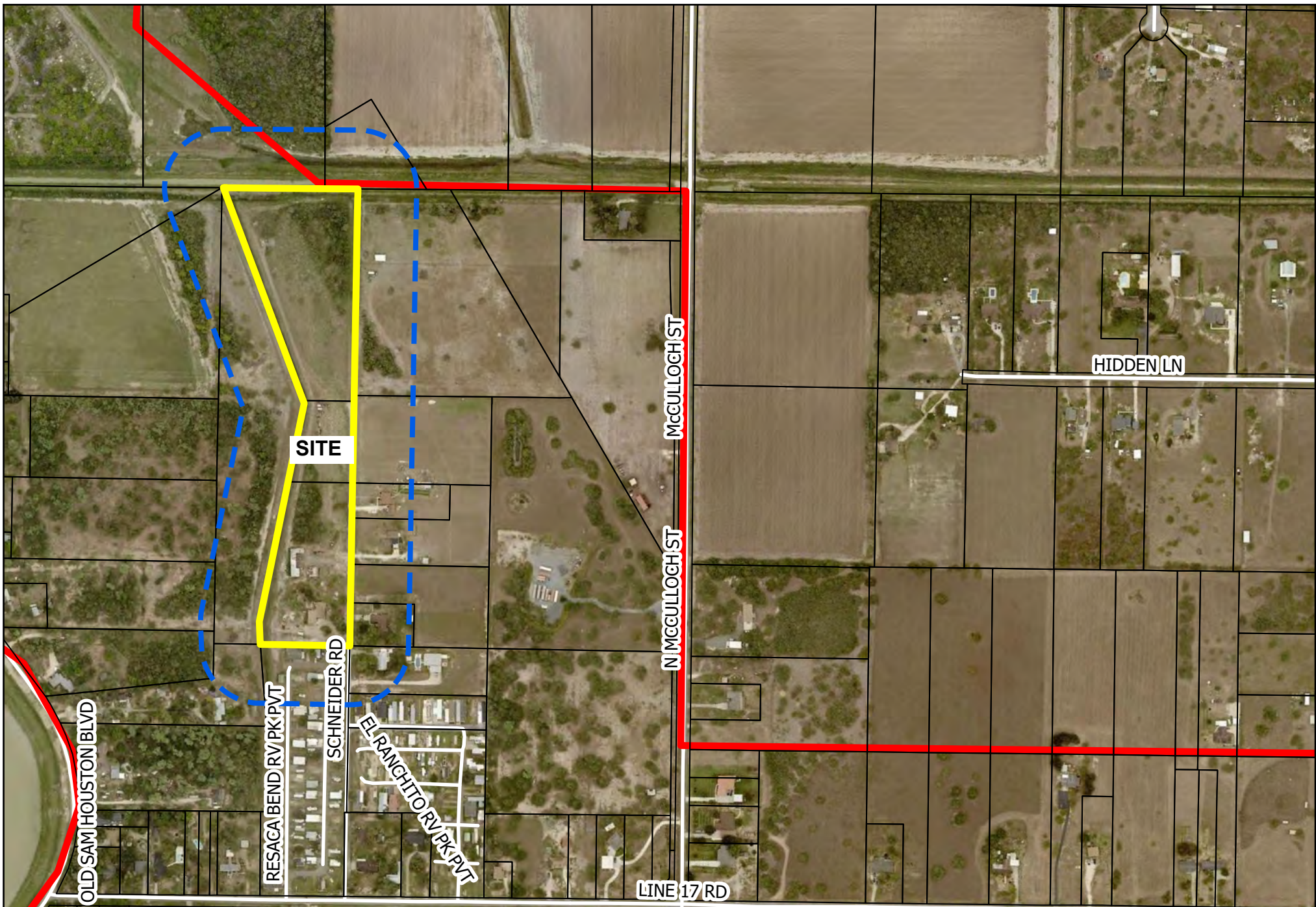
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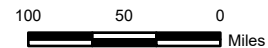


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Drawn by: KC

200' Radius Map - Schneider Ranch Sub. Rezone from "AO to SF-1"



Legend

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NOTICES**

CITY OF SAN BENITO NOTICE OF PUBLIC HEARING

The City of San Benito Planning & Zoning Commission will conduct a Regular Meeting to consider the following items in a Public Hearing on Thursday, October 23, 2025 at 5:45 p.m. In addition, the San Benito City Commission will consider the same items, in a Public Hearing on Tuesday, November 4, 2025, at 5:30 p.m. in the City San Benito Municipal Building (Cesar Gonzalez Meeting Hall) located at 401 N. Sam Houston Boulevard to receive comments on the following requests:

Conditional Use Permits:

Public Hearing: To solicit input regarding a request for a Conditional Use Permit to place a Storage Building greater than 200 square feet at a property located at 1510 FM 732 zoned SF-1 "Single Family One" bearing a Legal Description of: Lot Two (2), Honey Bee Subdivision, San Benito, Cameron County, Texas, according to the Map or Plat thereof recorded in Cabinet 1, Page 4633, Cameron County, Texas. Applicant: Orlando Garza.

Public Hearing: To solicit input regarding a request for a Conditional Use Permit to allow an Event Center (Dance Reception) with alcohol at a property located at 2480 W. Business 77 zoned C-2 "Commercial General Retail Business", bearing a Legal Description of Being 2.01 acres of land out of Lot 9, Block 147, San Benito Land and Water Company Subdivision, Cameron County, Texas, recorded in Volume 1, Page 6, Map Records of Cameron County, Texas, being compromised of the tracts of land described in Volume 23355, Page 193, Official Records of Cameron County, Texas. Applicant: Romel Orlando Puente.

Rezones:

Public Hearing: To solicit input regarding a request to rezone a property located at 24987 Pennsylvania Ave. bearing a Legal Description: Being a 1.00 acre tract of land, out of Block Thirty-One (31), of the San Benito Land and Water Company Subdivision, in the Concepcion de Carricitos Grant, as recorded in Volume 1, Page 6 of the Map Records, Cameron County, Texas. Applicant: Felipe Esquivel & Diana Gonzalez.

Public Hearing: To solicit input regarding a request to rezone a property located on Schneider Rd. bearing a Legal Description: Being 10.60 acres of land out of Lots 27, 31, 34 and 37, Rose Suburban Subdivision, Cameron County, Texas recorded in Volume 2, Page 17, Map Records of Cameron County, Texas. Applicant: Emiliano Rosel.

The public is hereby invited to attend and express their support or opposition to the request. You may also file a written notice supporting or protesting this action. For more information, please call the Planning Department at (956) 361-3800 Ext. 405.

El publico esta invitado a atender y expresar su apoyo o oposicion para la solicitud. Si desea informacion en español, por favor de llamar al Departamento de Planificación de la ciudad de San Benito a (956) 361-3800 Ext. 405.



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve a request for a Conditional Use Permit to place a Storage Building greater than 200 square feet at a property located at 1510 FM 732 zoned SF-1 "Single Family One" bearing a Legal Description of: Lot Two (2), Honey Bee Subdivision, San Benito, Cameron County, Texas, according to the Map or Plat thereof recorded in Cabinet 1, Page 4633, Cameron County, Texas. Applicant: Orlando Garza.

RECOMMENDATION:

The Planning and Zoning Board recommends approval of this item.

RATIONALE:

The applicant is requesting approval of a Conditional Use Permit to allow the installation of a storage building exceeding 200 square feet. As outlined in the Land Use Chart, this type of structure requires a Conditional Use Permit; therefore, obtaining one is necessary to meet city ordinance requirements.

BUDGET IMPACT:

N/A

RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

EXHIBITS:

Location Map
Application
Site Plan
Zoning Map
Land Use Chart

PREPARED BY: Monica L. Rodriguez
Planner I

10/28/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager





CITY OF SAN BENITO
PLANNING DEPARTMENT

400 N. Travis Street
San Benito, TX 78586

**CONDITIONAL USE
PERMIT APPLICATION**

(956) 361-3800 (ph.)
(956) 361-3810 (fax)

Permit #072728

APPLICANT INFORMATION (Please PRINT or TYPE)

Name Orlando Garza
Address [REDACTED]
City ~~San~~ Rio Grande City State Texas Zip 78582
Phone No. [REDACTED] Fax No. [REDACTED]
E-mail [REDACTED]

PROPERTY INFORMATION (Please PRINT or TYPE)

Owner of Property Jesus Perez
Address of Property 1510 FM 732 San Benito, TX
City San Benito State Texas Zip 78582
Legal Description of Property: Lot _____, Block _____
Subdivision _____
Existing Zoning _____ Existing Land Use _____

REQUIREMENTS

\$250.00 (non-refundable)

Site Plan (show scale, north arrow, property lines, location of streets, alleys, means of access, dimensions of existing/proposed structures, and parking plan)

Tax Certificates (City, School)

Warranty Deed

Please provide a basic description of the proposed project: 35'x50'x12'
Enclosed metal building / storage. No utilities

I hereby certify that I have read and examined this application and know the same to be true and correct.
If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Applicant's Signature [REDACTED]
Print Name Luis Orlando Garza
Property Owner(s) Signature _____

Date 09-10-2025
Date _____





Legend

- PROPERTY LINES
- CCAD_COSB_PARCELS
- STREETS
- ZONING DISTRICTS**
- AO Agriculture and Open Space
- C-1 Commercial Restricted Business
- C-2 Commercial General Retail Business
- HI Heavy Industry
- LI Light Industry
- MF Multi-Family Residential
- MH Mobile Home
- PDD Planned Development District
- SF-1 Single Family One
- SF-2 Duplex, Residential

Zoning Map - 1510 FM 732
Conditional Use Permit
Storage > 200 SQ FT.

ZONING ORDINANCE NO. 2252

COMMERCIAL USES

X	Permitted by Right
C	Conditional Use Permit Required
	Not Allowed

Zoning Classifications	A-O	SF-1	SF-2	MF	MH	OP	NS	C-1	C-2	LI	HI	PDD	C/P
Administrative or Professional Offices						X	X	X	X			C	C
Ambulance/Emergency Services								X	X				C
Animal Cemetery	C												
Antique Shop						C		X	X	X		C	C
Appliance Repair Indoor								X	X		X	C	C
Appliance Repair Outdoor								C	C	X		C	C
Appliance sales								X	X			C	C
Art Gallery						C	X	X	X			C	C
Assisted Living Facility		C	C	X		C	X	X	X	C			
Auction Indoor								X	X	X		C	C
Auction Outdoor								X	X	X	X	C	C
Automobile Dent Repair (Paintless)								C	X	X	X	C	C
Automobile Paint & Rebuilt									X	X	X	C	C
Automobile Parts (New)								C	X	X	X	C	C
Automobile Parts (Used)										X	X	C	C
Automobile Sales and Repair								C	X	X	X	C	C
Bakery							C	X	X	X		C	C
Bank						X		X	X	X		C	C
Bar/Lounge/Nightclub									X				

SAN BENITO CODE

Zoning Classifications	A-O	SF-1	SF-2	MF	MH	OP	NS	C-1	C-2	LI	HI	PDD	C/P
Salvage and Wrecking Yard	C									C	C		
Satellite Sales								X	X	X		C	C
School - Trade or Commercial								C	X	X		C	C
School - Private	X							C	X	X		C	C
School - Public	X	C	C	C	C			C	C	C	C	C	C
Screen Print/Embroidery Shop						X		X	X	X		X	C
Seamstress						X		X	X				
Sewage, Pump Station	X							X	X	X	X	X	
Shooting Range (Indoor)	C								C	X	X	C	C
Sign Painting Shop								X	X	X	X		
Specialty Gift Shop						C		X	X				C
Stadium								C	X	X		C	C
Stationery Store						X		X	X				
Statuary (Manufacturing)	C									X	X	C	C
Statuary Sales								X	X	X		C	C
Storage Building <= 200 sq. ft.		X	X	X	X	X	X	X	X	X	X	X	C
Storage Building >= 200 sq. ft.		C	C	C	C	C	C	C	C	C	C	C	C
Studio - Music/Art						C		X	X				C
Swimming Pool		X	X	X	X	X	X	X	X	X	X	X	C
Tanning Salon								C	X			C	C
Tattoo Parlor								C	X			C	C
Taxi Company								X	X	X		C	C
Tennis/Swim Club		C	C	C	X	X	X	X	X	C		X	C
Tire Shop								X	X	X		X	C
Tortilla Factory							X	X	X	X	X	C	C



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve a request for a Conditional Use Permit to allow an Event Center (Dance Reception) with alcohol at a property located at 2480 W. Business 77 zoned C-2 "Commercial General Retail Business", bearing a Legal Description of Being 2.01 acres of land out of Lot 9, Block 147, San Benito Land and Water Company Subdivision, Cameron County, Texas, recorded in Volume 1, Page 6, Map Records of Cameron County, Texas, being compromised of the tracts of land described in Volume 23355, Page 193, Official Records of Cameron County, Texas. Applicant: Romel Orlando Puente.

RECOMMENDATION:

The Planning and Zoning Board recommends approval of this item.

RATIONALE:

The applicant is seeking approval of a Conditional Use Permit to operate an Event Center (Dance Reception) where alcohol will be allowed on-site. No alcohol sales will occur, as guests will bring their own beverages. According to the Land Use Chart, this type of use requires a Conditional Use Permit; therefore, obtaining one is necessary to meet city ordinance requirements.

BUDGET IMPACT:

N/A

RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

EXHIBITS:

Location Map
Application
Site Plan
Zoning Map
Land Use Chart
Ordinance 2111-A Alcoholic Beverages

PREPARED BY: Monica L. Rodriguez
Planner I

10/28/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager

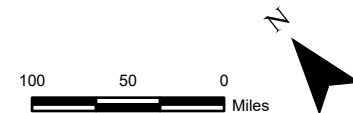


SAN BENITO
THE SOUL OF SOUTH TEXAS

GIS Map Disclaimer:
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

Location Map - 2480 W. Business 77 Ste. 3 Conditional Use Permit (Alcohol)



Legend

- PROPERTY LINES
- CCAD_COSB_PARCELS
- STREETS



CITY OF SAN BENITO
PLANNING DEPARTMENT

400 N. Travis Street
San Benito, TX 78586

CONDITIONAL USE
PERMIT APPLICATION

(956) 361-3800 (ph.)
(956) 361-3810 (fax)

072979

APPLICANT INFORMATION (Please PRINT or TYPE)

Name Ramel Orlando Puente
Address [REDACTED]
City San Benito State TX Zip 78586
Phone No. [REDACTED] Fax No. [REDACTED]
E-mail [REDACTED]

PROPERTY INFORMATION (Please PRINT or TYPE)

Owner of Property BGV LLC
Address of Property 2480 Business 77 plaza unit 3
City San Benito State TX Zip 78586
Legal Description of Property: Lot 9 Block 147
Subdivision San Benito Land and Water Company Subdivision
Existing Zoning [REDACTED] Existing Land Use [REDACTED]

REQUIREMENTS

\$250.00 (non-refundable)

Site Plan (show scale, north arrow, property lines, location of streets, alleys, means of access, dimensions of existing/proposed structures, and parking plan)

Tax Certificates (City, School)

Warranty Deed

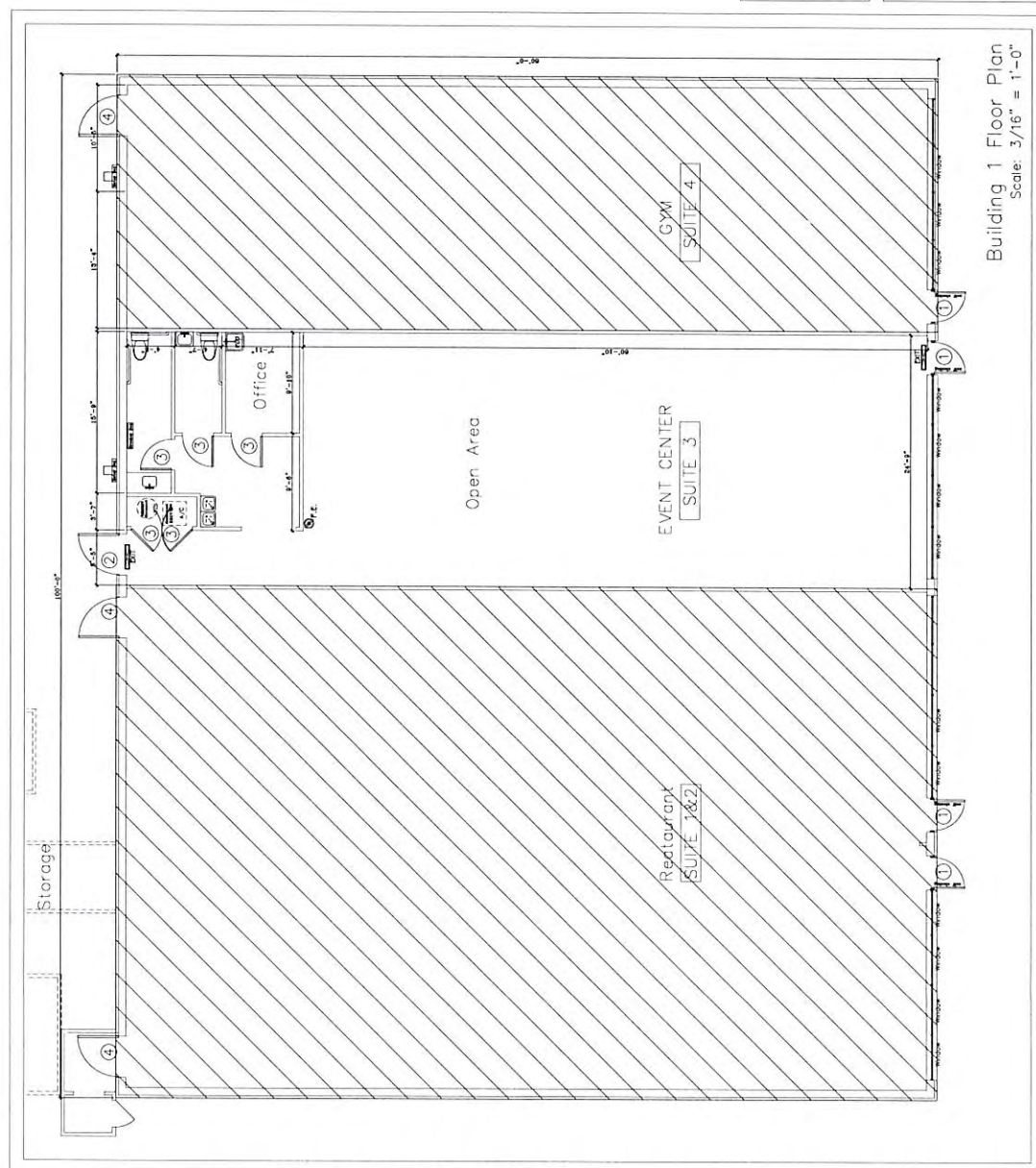
Please provide a basic description of the proposed project: Event center
for baby showers, small gatherings & small
6-day parties

I hereby certify that I have read and examined this application and know the same to be true and correct.
If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Applicant's Signature [REDACTED]
Print Name Rami Puente
X Property Owner(s) Signature [REDACTED]

RECEIVED
DATE: 09/11/2025
DATE: 09/11/2025

RECEIVED
DATE: 09-11-2003
SEP 30 2003

[illegible]

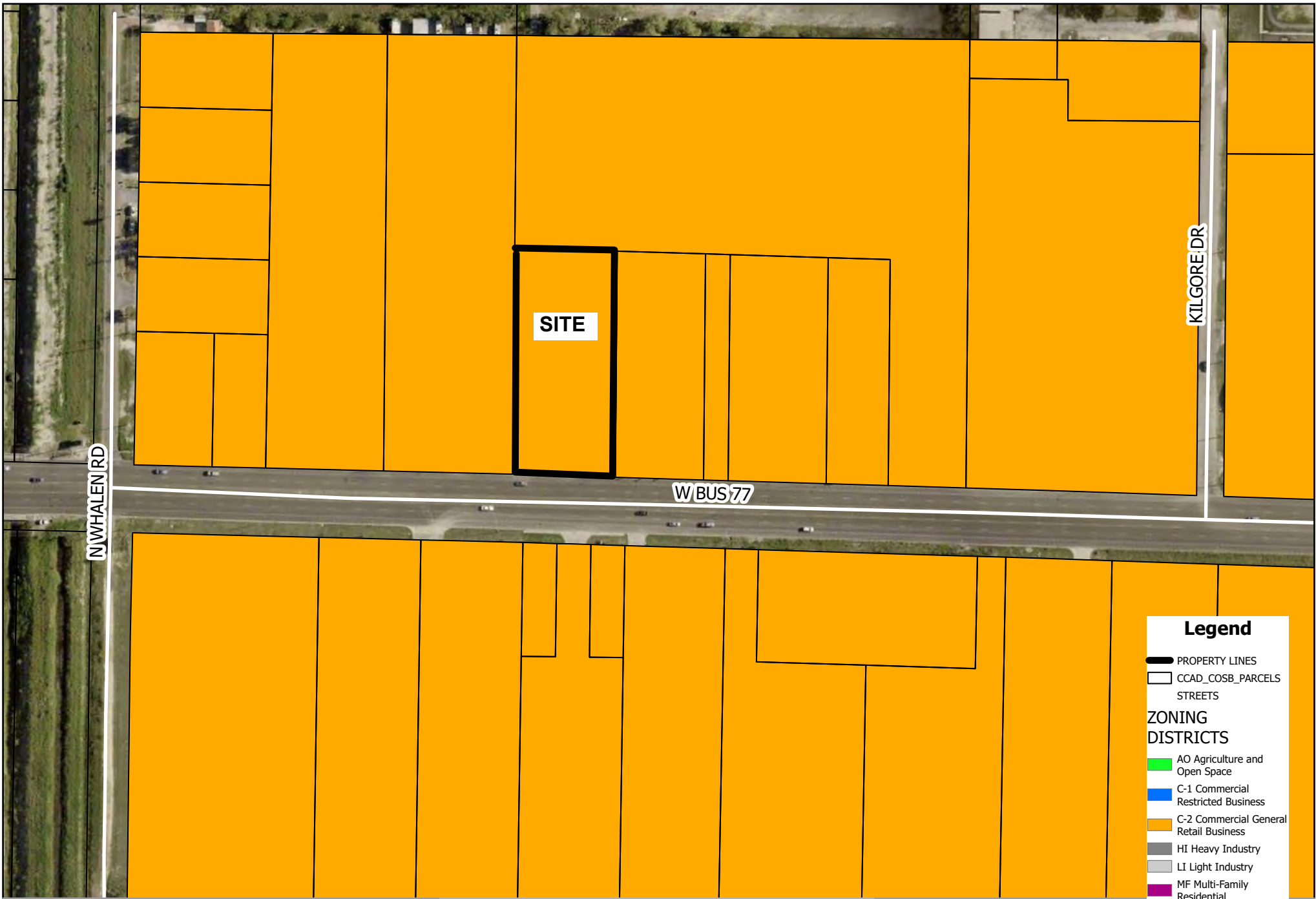
Property Address	Property (Lease)	Establishment Info.
2480 W. Business 77 Suites 3	Track 1: 0.898 Acre Track 2: 0.750 Acre Track 3: 0.384 Acre	Proposed Barned Shop 2,000 sq. ft.
San Benito, Tx. 76856	Out of Lot 9 Blk. 147, Schuler Ranch	Proposed Event Center 2,000 sq. ft.
Owner Information		
Darryl Curves		
Cell #: 956-561-5311		

77 Plaza
2480 W. Business 77
Suites 3
San Benito, Tx. 78586

Existing Floor Plan

SEP 30 2025





COMMERCIAL USES

X	Permitted by Right
C	Conditional Use Permit Required
	Not Allowed

Zoning Classifications	A-O	SF-1	SF-2	MF	MH	OP	NS	C-1	C-2	LI	HI	PDD	C/P
Adult Business								C	C				
Administrative or Professional Offices						X	X	X	X			C	C
Alcohol Sales or Distribution								C	C				
Ambulance/Emergency Services								X	X				C
Animal Cemetery	C												
Antique Shop						C		X	X	X		C	C
Appliance Repair Indoor								X	X		X	C	C
Appliance Repair Outdoor								C	C	X		C	C
Appliance Sales								X	X			C	C
Art Gallery						C	X	X	X			C	C
Assisted Living Facility		C	C	X		C	X	X	X	C			
Auction Indoor								X	X	X		C	C
Auction Outdoor								X	X	X	X	C	C
Automobile Dent Repair (Paintless)								C	X	X	X	C	C
Automobile Paint & Rebuilt									X	X	X	C	C
Automobile Parts (New)								C	X	X	X	C	C
Automobile Parts (Used)										X	X	C	C
Automobile Sales and Repair								C	X	X	X	C	C
Bakery							C	X	X	X		C	C
Bank						X		X	X	X		C	C
Bar/Lounge/Nightclub									C				
Bar and Grill								C	C				
Barber/Beauty Shop		C	C	C	C	C	X	X	X			C	C
Bed & Breakfast/Boarding		C	C	X		C		X	X		X	C	C
Bilboards/Signs	C							X	X	X	X		
Book Store						C		X	X			C	C
Bottler								X	X	X	X	C	C
Bowling Alley								X	X	X	X	C	C
Broadcast Facility	X							X	X				

Zoning Classifications	A-O	SF-1	SF-2	MF	MH	OP	NS	C-1	C-2	LI	HI	PDD	C/P
Building Material Sales	C							X	X	X	X	C	C
Bus Terminal								X	X	X		C	C
Cabinet or Furniture Shop								X	X	X	X	C	C
Cafeteria						C	C	C	X			C	C
Call Center									X	X		X	C
Camera Store								X	X			C	C
Candy Store						C	X	X	X			C	C
Car Wash								X	X	X		C	C
Carpentry Shop								X	X	X	X	C	C
Cemetery/Mausoleum	C							C	C			C	C
Church	C	C	C	C	C	C	C	X	X			C	C
Cleaning, Dyeing Plant - Commercial									X	X	X	C	C
Clothing Store						C		X	X			C	C
College, University		C		C	X		X	X	X			X	
Commercial Amusement - Indoor								X	X	X	X	C	C
Commercial Amusement - Outdoor								C	C	C	X	C	C
Community Center		C	C	C	C		X	X	X	X		X	C
Concert Hall								C	C	C		C	C
Contractor, Air Condition									X	X	X	X	C
Contractor, Electric									X	X	X	X	C
Contractor, Plumbing									C	X	X	X	C
Convenience Store							C	X	X	X		C	C
Convenience Store w/Drive-Thru							C	X	X	C		C	C
Convent		C		X	X		X	X	X	X		X	
Country Club/Golf Course		X	X	X	X		X	X	X	X	X	X	C
Customized Training Center						C	X	X	X				
Dance Reception/ Recreation Hall (without alcoholic beverages)					X			X	X	X	X	X	C
Dance Reception/ Recreation Hall (with alcoholic beverages)					C			C	C	C	C	C	C
Day Care Center/Nursery (Adult or Child)							X	X	X	C		X	C
Delivery Service								X	X	X		C	C



VG-1413-2023-33710

Cameron County
Sylvia Garza-Perez
Cameron County Clerk

Instrument Number: 2023-33710

Real Property Recordings

Recorded On: September 15, 2023 10:26 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$44.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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

File Information:

Document Number: 33710
Receipt Number: 20230915000036
Recorded Date/Time: September 15, 2023 10:26 AM
User: Danielle C
Station: CCLERK19_10

Record and Return To:

CITY OF SAN BENITO ADM ACCT
401 N SAM HOUSTON

SAN BENITO TX 78586



STATE OF TEXAS

Cameron County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Cameron County, Texas**

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX



ORDINANCE NUMBER 2111-A

AN ORDINANCE AMENDING ORDINANCE NO. 2111 REGULATING THE HOURS WHEN ALCOHOLIC BEVERAGES MAY BE SOLD WITHIN THE CITY OF SAN BENITO, TEXAS, AND DESIGNATING PLACES WHERE IT MAY BE SOLD AND PROHIBITING THE ISSUANCE OF A LICENSE OR PERMIT TO HANDLE OR SELL ALCOHOLIC BEVERAGES WITHIN 300 FEET OF ANY CHURCH, PUBLIC SCHOOL, OR PUBLIC HOSPITAL AND REPEALING ANY OTHER ORDINANCES IN CONFLICT THEREWITH, AS PROVIDED BY THE CITY OF SAN BENITO AND PROVIDING FOR AN EFFIN SAN BENITO, TEXAS.

WHEREAS, V.T.C.A., Alcoholic Beverages Code §109.33 provides that the governing bodies of any city or town within the corporate limits, said city or town may prohibit the sale of alcoholic beverages by any dealer where the place of business is within 300 feet of any church, public school, or public hospital, and;

WHEREAS, V.T.C.A., Alcoholic Beverage Code § 1.01 et seq. provides among other things that all incorporated cities and towns are authorized to regulate the sale of beer within the corporate limits of such cities and towns by ordinance and may thereby prescribe the opening and closing hours for such sale; and such cities and towns may also designate certain zones or sections of said cities and towns where such regulations for opening and closing hours for the sale of beer shall be observed or where such sales may be prohibited. And further, that all incorporated cities and towns are authorized in adopting charter amendments or ordinances to distinguish between retailers selling beer for consumption on the premises where sold and those retailers, manufactures, or distributors selling not for consumption on the premises were sold, and to provide for separate and distinct regulations.

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN BENITO, TEXAS;

That hereafter it shall be unlawful to sell or offer for sale any alcoholic beverage for on premises consumption by any dealer where the place of business of any such dealer is within 300 feet of any church, public school, or public hospital, within the corporate limits of the City of San Benito, Texas, and no license or permit shall ever be issued to any dealer or person engaged in handling liquors as described in V.T.C.A. If your premises is within 1,000 feet from a public or private school, written notice of the application must be given to the school officials, and a copy of the notice must be provided with the state application as required by Section 109.33(c). Alcoholic Beverages Code or public hospital, said measurements to be along the property line of the street fronts and from door to front door and in the place of business where alcoholic beverages are sold and the public schools shall be from the nearest property line of the public school of business, along street lines and in direct line across intersections. For any permit or license covering a premise where minors are prohibited from entering the premises under Section § 109.53, the measurement of the distance between the premises and a public school shall be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections.

That the hours of sale within the corporate limits of the City of San Benito, Texas, of beer or other alcoholic beverages shall be as prescribed in V.T.C.A. Alcoholic Beverages Code §105.01, §105.03, §105.04 and § 105.05 further on weekdays alcoholic beverages, including beer, can be sold within the corporate limits of the City of San Benito on weekdays only between the hours of 7:00 A.M. and 12:00 Midnight, Saturday from 7:00 A.M. to 1:00 A.M., and on Sunday from ~~12:00 noon~~ 10:00 A.M. to 12:00 A.M. on Sundays Alcoholic Beverages may be sold between the hours of 10:00 A.M. and 12:00 Noon provided that food service must accompany the sale during those hours.

That there is hereby levied ~~annual~~ license fees to be paid to the City of San Benito of one half of the State License fees on every person, co-partnership, corporation, association or group of persons, manufacturing or brewing for the purpose of sales, or selling or distributing vinous or malt liquors or beer containing one half of one percent or more of alcohol by volume and more than three and two-tenths per centum of alcohol of weight, within the City limits of the City of San Benito, in accordance with the classifications and scale set of in V.T.C.A. Alcoholic Beverages Code.

The terms "beer", "manufacturer", "general distributor", "local distributor", "retail dealer", "person" and all other terms used in this ordinance shall be constructed as defined in the Alcoholic V.T.C.A., Alcoholic Beverages Code, which definitions and constructions are hereby specially made a part of this ordinance.

After this ordinance shall become effective it shall be unlawful for any person to manufacture or brew for the purpose of sale or to sell or distribute any beer without first having applied for and secured a license as herein provided from the City Secretary of the City of San Benito in his official capacity as collector of taxes of said City for the use and benefit of the general fund of said City. The annual license fees to be levied by the city hall always be half the fee charged by the state. A Conditional Use Permit will be required.

All licenses issued under the terms of this ordinance shall terminate ~~at midnight on December 31 of each year~~ the same date as the T.A.B.C. State License, and no license shall be issued for a longer term than ~~one year~~ two years. On or before the ~~first day of January, 1974, and annually thereafter~~ expiration date, each and every person, firm, or corporation, owning a license issued under the terms of this ordinance, may submit a written application filed with the City Tax Collector not more than 30 days prior to the ~~1st of January~~ expiration date to renew such license held by him. Such application shall be in writing and signed by the application, and shall contain the information required in regard to the original application for the license.

All license fees shall be paid in advance before the license is issued or renewed. Such license shall cover the same period of time as the date on state license.

No person shall be issued a license under the terms of this ordinance until he shall have first obtained a license paid receipt from the Tax Collector of Cameron County, Texas, in the classification and valid for the period applied for, which he shall display to the City Secretary before such City license shall be issued.

Each application for a license shall be in writing and shall give the name of the person to whom a license is to be issued, the lot and block number, and house number of the premises on which such beer is to be sold, and shall state that a license Cameron County tax receipt has been issued by the County Tax Collector of Cameron County, Texas, to such applicant for the sale of beer in Cameron County, Texas and shall give the date and number of such license and shall state the classification for which the license was obtained from such County Tax Collector.

All persons obtaining a license under this ordinance shall at all times keep such license on display in some conspicuous place in the house where such business is conducted.

Upon complying with the provisions of this ordinance and the payment of the license fee herein provided for the classification of license applied for, the City Secretary shall issue the proper license which shall be by him signed, be under the seal of the City of San Benito, and shall as far as practicable contain the terms provided by law for licenses issued by the County Tax Collector.

No retail dealer shall carry on the same business at more than one place under the same license, but a separate license must be obtained for each place of business. No license may be assigned to another person.

Any person, firm or corporation violating any provision of this ordinance shall upon conviction be fined in accordance of State Law was set forth in V.T.C.A. Alcoholic Beverage Code and each violation of this ordinance shall constitute a separate offense.

If any one or more sections, sub-sections, paragraphs, sentences, words or phrases of this ordinance be invalid, then such invalid portion or portions shall not in any way affect the remainder of this ordinance, and it is hereby declared to be the intent of the City Commission of the City of San Benito, that the valid portions of this ordinance shall constitute an ordinance of the City of San Benito, and that they do ordain and enact such valid portions notwithstanding the invalidity of such invalid portion or portions.

Section II. Effective Date

FIRST READING of this ordinance before the City Commission of the City of San Benito at its Regular City Commission Meeting on this the 1st day of August, 2023.

PASSED, APPROVED, AND ADOPTED on the Second and Final Reading at a Regular Meeting of the City Commission of the City of San Benito, Texas on this 15 day of August, 2023.

CITY OF SAN BENITO

[Redacted Signature]

Honorable Ricardo Guerra
Mayor

ATTEST:

[Redacted Signature]

Ruth [Redacted] is
City Secretary



FILED FOR RECORD
AT 10:26 O'CLOCK A M

SEP 15 2023

SYLVIA GARZA-PEREZ
CAMERON COUNTY CLERK
DOC No 2023 - 33710
By B. Brown Deputy



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve a variance to allow the installation of a six-inch water line to service a proposed subdivision located inside city limits. The property is located on Schneider Rd. and is legally described 10.60 acres of land out of Lots 27, 31, 34 and 37, Rose Suburban Subdivision, Cameron County, Texas recorded in Volume 2, Page 17, Map Records of Cameron County, Texas. Applicant: Emiliano Rosel.

RECOMMENDATION:

The Planning and Zoning Board recommends approval of this item.

RATIONALE:

The applicant is seeking a variance to allow the proposed nine (9) lot residential subdivision located within city limits to be served by City of San Benito by installing a six (6) inch water line. City standards Chapter 10.02.011 (6)(E) states water main shall not be less than eight (8) inches in diameter in residential areas.

BUDGET IMPACT:

N/A

RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

EXHIBITS:

Application
Location Map
Preliminary Plat
Letter from Engineer
Variances 10.02.005
Standards and Specifications 10.02.011

PREPARED BY: Monica L. Rodriguez
Planner I

10/28/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager



CITY OF SAN BENITO
PLANNING DEPARTMENT

400 N. Travis Street
San Benito, TX 78586

APPLICATION FOR
VARIANCE

(956) 361-3800 (ph.)
(956) 361-3810 (fax)

#073258

APPLICANT INFORMATION (Please PRINT or TYPE)

Name Emiliano Rosel
Address [REDACTED]
City La Feria State TX Zip 78559
Phone No. [REDACTED] Fax No. [REDACTED]
E-mail [REDACTED]

PROPERTY INFORMATION (Please PRINT or TYPE)

Owner of Property TY & STEPHANIE RHYNER
Address of Property SCHNEIDER RD.
City SAN BENITO State TX Zip [REDACTED]
Legal Description of Property: Lot [REDACTED] Block 27, 31, 34, & 37
Subdivision ROSE SUBURBAN SUBDIVISION
Existing Zoning AO Existing Land Use AO

REQUIREMENTS

- ~~\$200.00~~ ^{\$250.00} (non-refundable)
✓ Site Plan (show scale, north arrow, property lines, location of streets, alleys, means of access, dimensions of existing/proposed structures, and parking plan)
✓ Tax Certificates (City, School)
✓ Warranty Deed

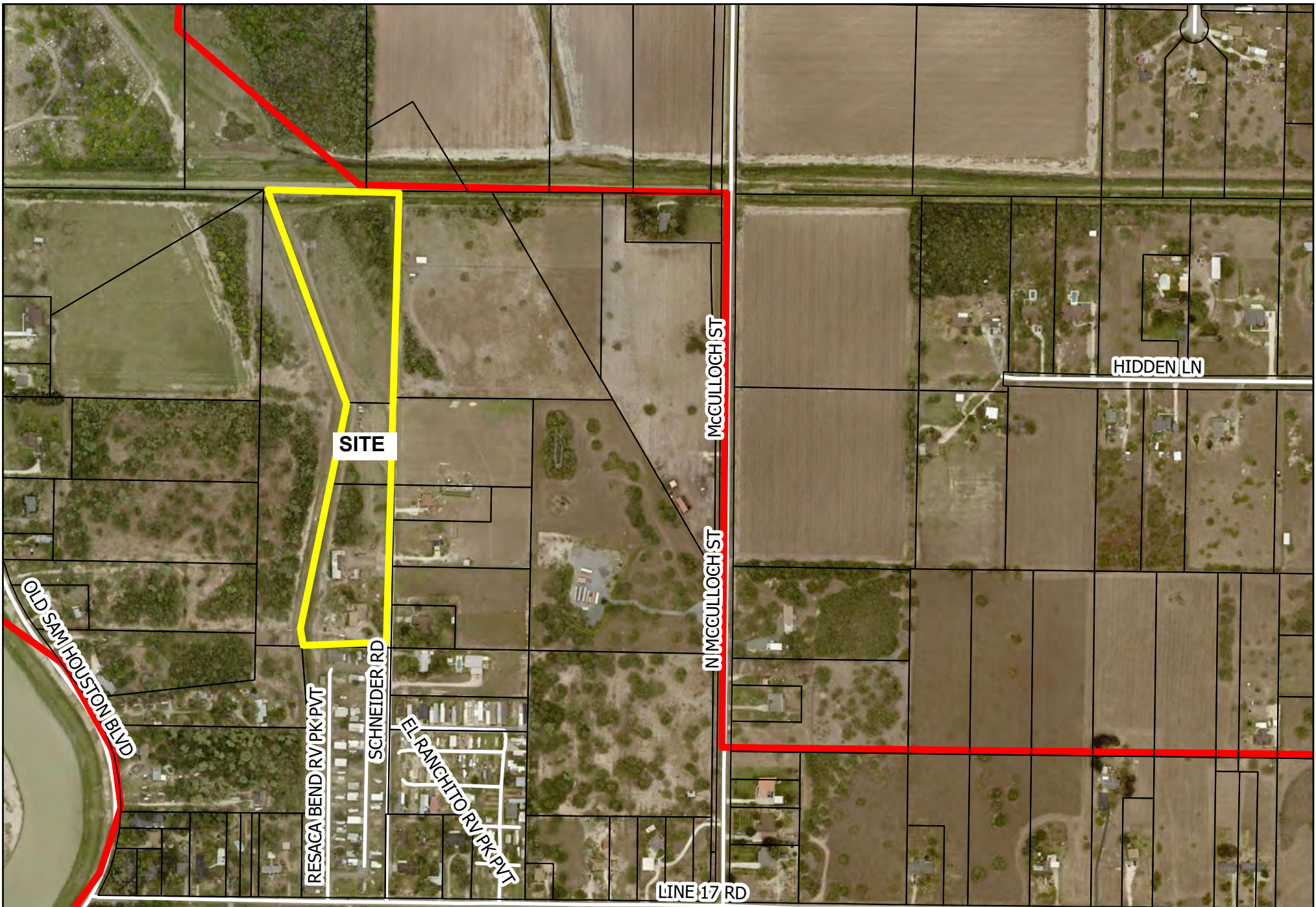
Please provide a basic description of the proposed project: Residential subdivision

I hereby certify that I have read and examined this application and know the same to be true and correct.
If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Applicant's Signature [REDACTED]
Property Owner(s) Signature [REDACTED]

Date 10/02/25
Date [REDACTED]





SAN BENITO
THE SOUL OF SOUTH TEXAS

GIS Map Disclaimer:
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

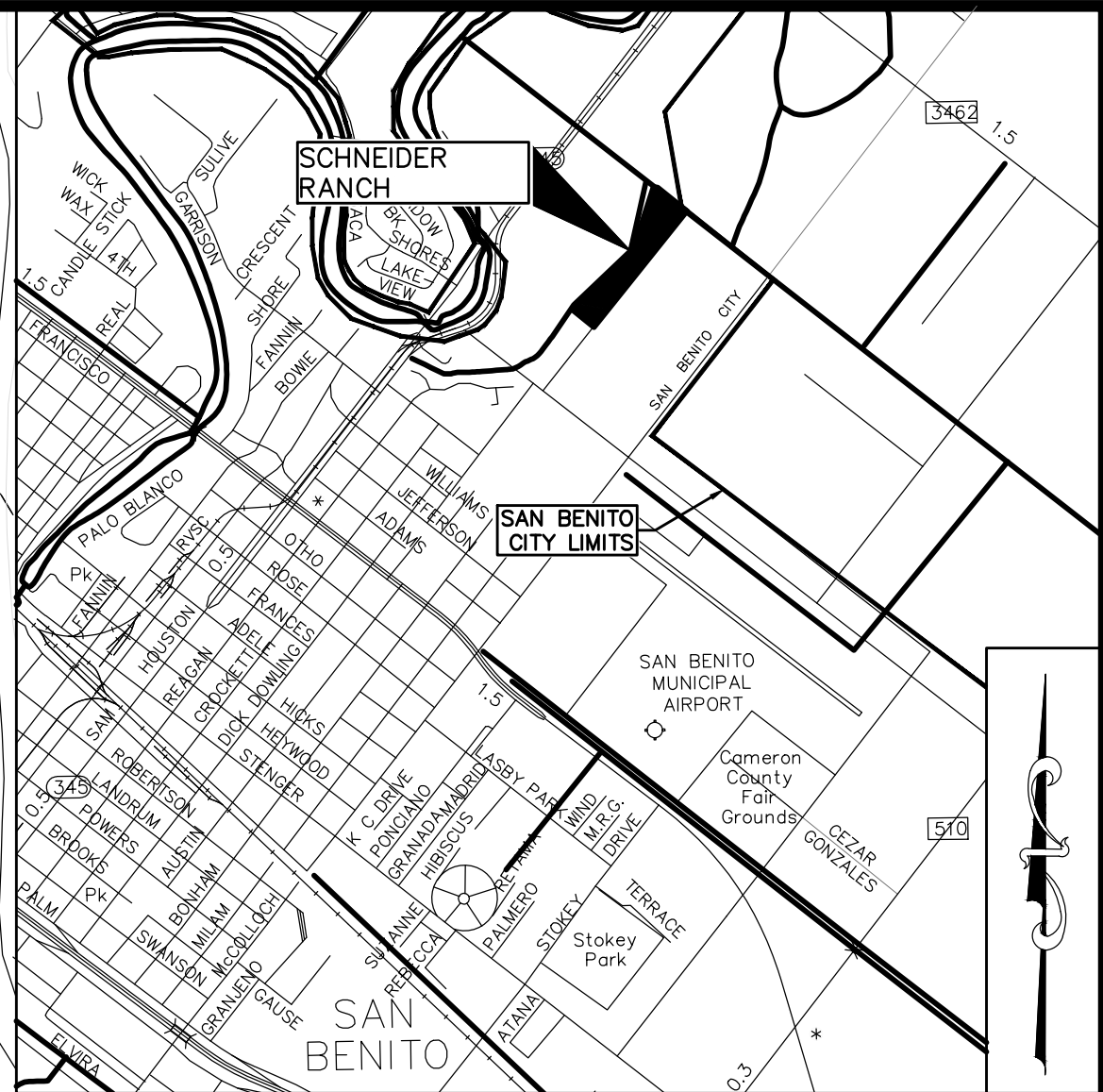
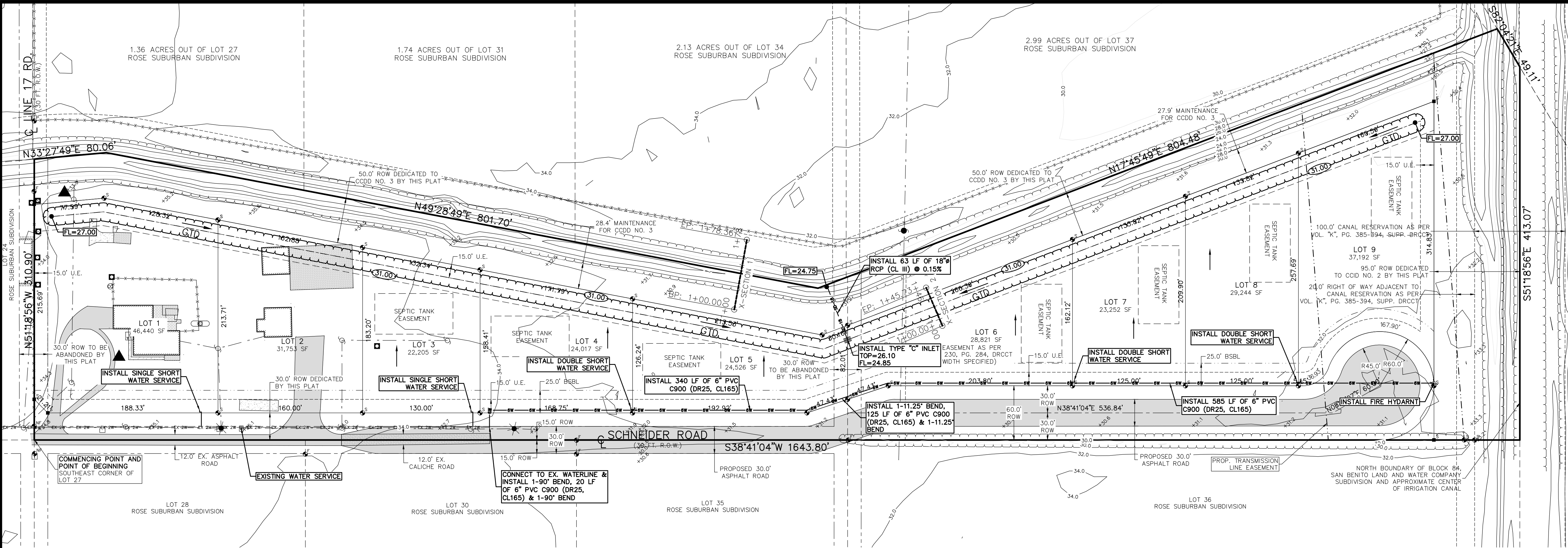
Location Map Schneider Ranch Subdivision Variance

100 50 0
Miles



Legend

- PROPERTY LINES
- CCAD_COSB_PARCELS
- COSB_CITY_LIMITS_243
- STREETS



NOTES

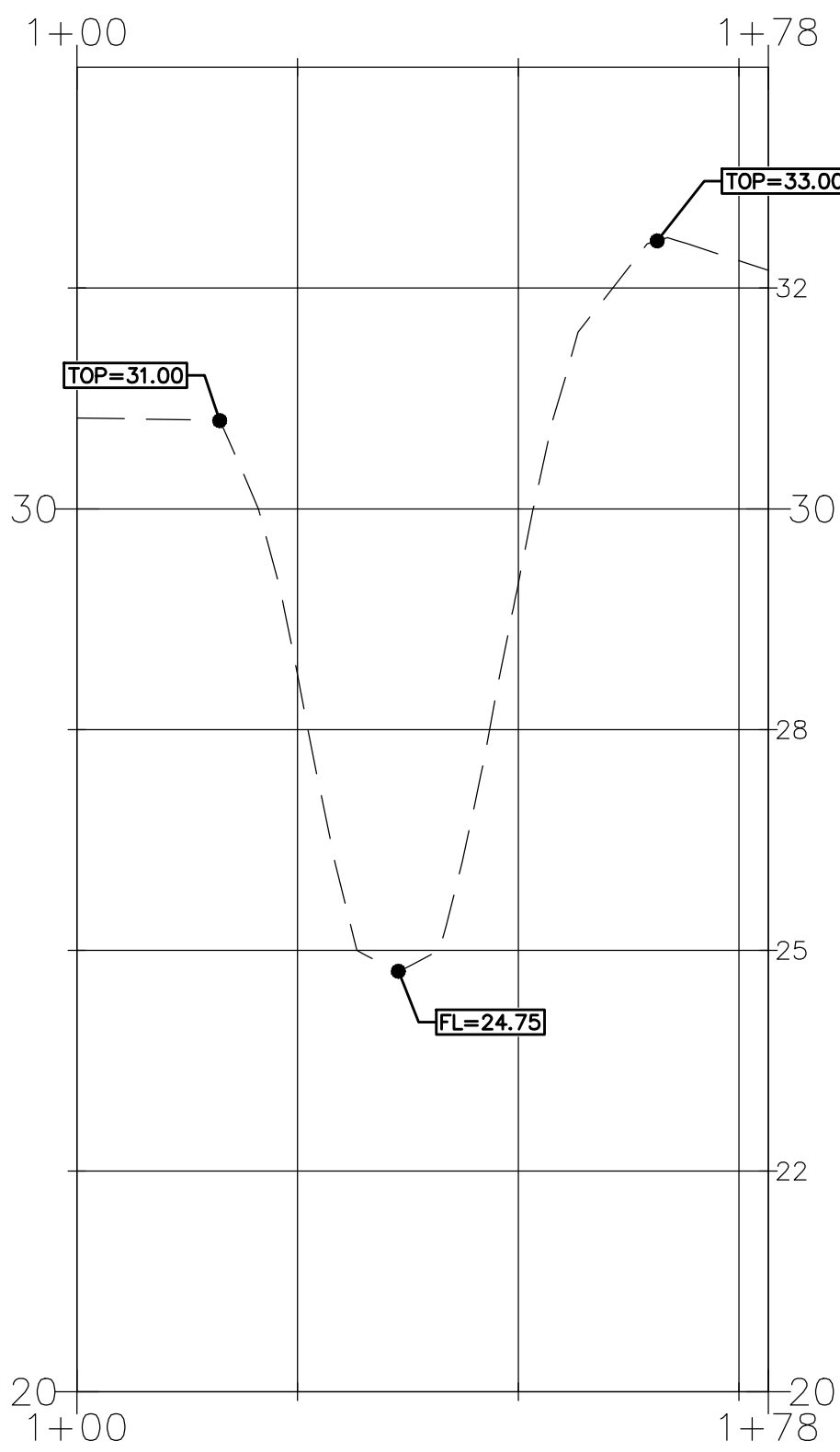
- FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480113, PANEL NUMBER 0290, SUFFIX "F", REVISED FEBRUARY 16, 2018 (MAP: 48061C0290F)
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 34.00 FEET MSL OR 24 INCHES ABOVE CROWN OF ADJACENT ROAD, WHICHEVER IS GREATER.
- BASIS OF BEARINGS: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- BUILDING SETBACKS ARE AS FOLLOWS:
A) FRONT = 25 FEET
B) SIDE = 5 FEET OR UTILITY EASEMENT (WHICHEVER IS GREATER)
C) REAR = 15 FEET OR UTILITY EASEMENT (WHICHEVER IS GREATER)
D) STREET SIDE = 10 FEET OR UTILITY EASEMENT (WHICHEVER IS GREATER)
- ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
- A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.
- THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF THE CITY OF SAN BENITO.
- ALL CONSTRUCTION AND RELATED ACTIVITIES REQUIRE THE APPROVAL BY THE CITY OF SAN BENITO IN ACCORDANCE WITH THE CITY'S CODE OF ORDINANCES.
- THE WATER PURVEYOR IS THE CITY OF SAN BENITO.
- THE SANITARY SEWER PURVEYOR IS OSSF.
- PUBLIC SIDEWALKS ARE REQUIRED IN ACCORDANCE WITH THE CITY'S CODE OF ORDINANCES.
- FIRE HYDRANTS WILL BE REQUIRED AS PER THE CITY OF SAN BENITO CODE OF ORDINANCES.
- ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS IS SUBJECT TO APPROVAL OF A DRAINAGE REPORT BY THE CAMERON COUNTY DRAINAGE DISTRICT NO. 3 AS MAY BE APPLICABLE PURSUANT TO THE TEXAS WATER CODE 49.211, AND ANY APPLICABLE POLICIES AND REGULATIONS ADOPTED BY THE DISTRICT'S BOARD OF DIRECTORS.
- ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS IS SUBJECT TO APPROVAL BY THE CAMERON COUNTY IRRIGATION DISTRICT NO. 2 AS MAY BE APPLICABLE IN ACCORDANCE WITH STATE LAW AND THE POLICIES AND REGULATIONS ADOPTED BY THE DISTRICT'S BOARD OF DIRECTORS.
- SIDEWALKS WILL BE REQUIRED (MAY BE INSTALLED BY THE HOME BUILDER)

METES AND BOUNDS DESCRIPTION

BEING 10.60 ACRES OF LAND OUT OF LOTS 27, 31, 34 AND 37, ROSE SUBURBAN SUBDIVISION, CAMERON COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 17, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 10.60 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

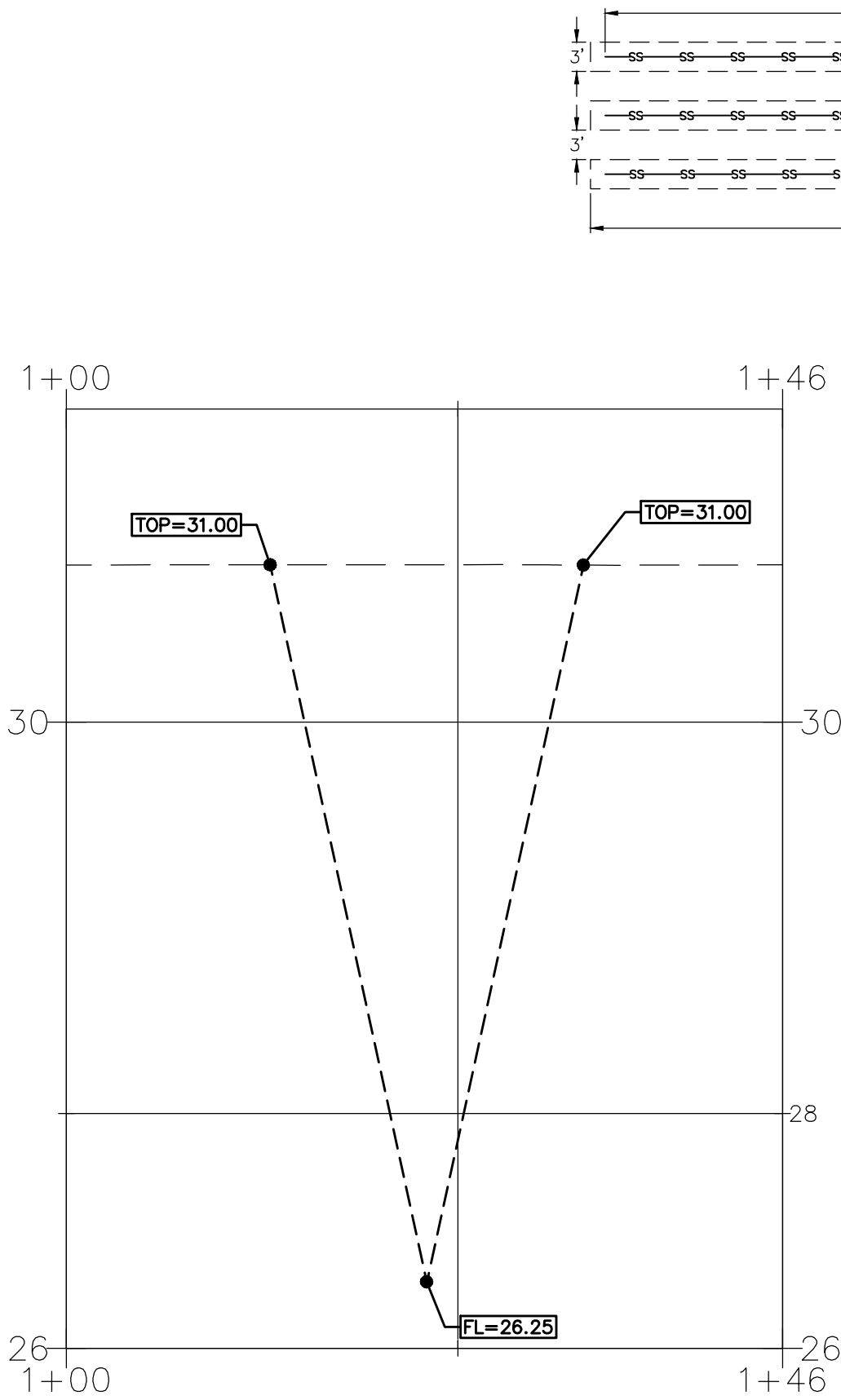
COMMENCING AT THE SOUTHEAST CORNER OF LOT 27, BEING ON THE CENTERLINE OF SCHNEIDER ROAD (HAVING 30 FEET OF RIGHT OF WAY), FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

- THENCE ALONG THE SOUTH BOUNDARY OF LOT 27, NORTH 51 DEG. 18 MIN. 56 SEC. WEST, AT A DISTANCE OF 15.00 FEET PASS A NAIL FOUND ON THE WEST RIGHT OF WAY OF SCHNEIDER ROAD, AT A DISTANCE OF 275.21 FEET PASS AN IRON ROD FOUND, A TOTAL DISTANCE OF 310.90 FEET TO A POINT ON THE EAST BOUNDARY OF A 21.40 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2020-20382, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE LEAVING THE SOUTH BOUNDARY OF LOT 27, ALONG THE EAST BOUNDARY OF SAID 21.40 ACRE TRACT, NORTH 33 DEG. 27 MIN. 49 SEC. EAST A DISTANCE OF 80.06 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE CONTINUING ALONG THE EAST BOUNDARY OF SAID 21.40 ACRE TRACT, NORTH 49 DEG. 28 MIN. 49 SEC. EAST A DISTANCE OF 801.70 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE CONTINUING ALONG THE EAST BOUNDARY OF SAID 21.40 ACRE TRACT, NORTH 17 DEG. 45 MIN. 49 SEC. EAST A DISTANCE OF 804.48 FEET TO A POINT ON THE NORTH BOUNDARY OF LOT 37, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE ALONG THE NORTH BOUNDARY OF LOT 37, SOUTH 82 DEG. 04 MIN. 21 SEC. EAST A DISTANCE OF 49.11 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE CONTINUING ALONG THE NORTH BOUNDARY OF LOT 37, SOUTH 51 DEG. 18 MIN. 56 SEC. EAST A DISTANCE OF 413.07 FEET (407.8 FEET - PLAT) TO THE NORTHEAST CORNER OF LOT 37, FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- THENCE ALONG THE EAST BOUNDARY OF LOTS 37, 34, 31, AND 27, SOUTH 38 DEG. 41 MIN. 04 SEC. WEST, AT A DISTANCE OF 50.00 FEET PASS AN IRON ROD WITH PLASTIC CAP STAMPED "MOORE 6370" SET, AT A DISTANCE OF 743.80 FEET PASS AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 37, A TOTAL DISTANCE OF 1843.80 FEET TO THE POINT OF BEGINNING; CONTAINING 10.60 ACRES OF LAND WITHIN THESE METES AND BOUNDS.
- BASIS OF BEARINGS ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.



X-SECTION-1

SCALE
HORIZONTAL: 1"=20'
VERTICAL: 1"=2'

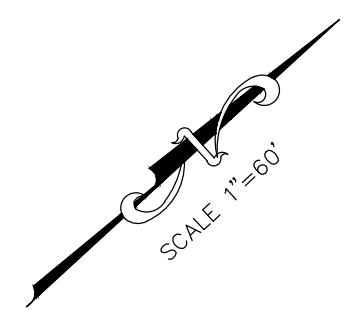
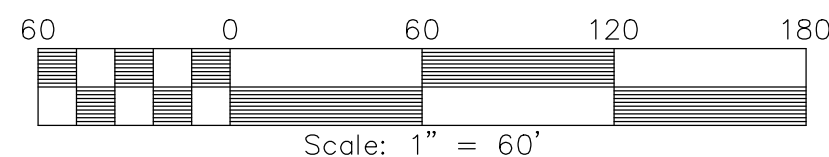


X-SECTION-2

SCALE
HORIZONTAL: 1"=10'
VERTICAL: 1"=1'

STANDARD DESIGN FOR SEPTIC TANK:

SOIL: CLASS III
3 BEDROOM HOUSE - 300 GPD
MINIMUM TANK SIZE - 1000 GAL
Q/R=300/20=1500 SF
1500 SF/55F/LF=300 LF OF TRENCH (MIN)



LEGEND	
	IRON ROD FOUND
	CONC. MONUMENT SET
	NAIL FOUND
	NAIL SET
	IRON ROD SET WITH CAP STAMPED "MOORE-6370"

BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION G1422/PID AB1305
ELEV. 52.49' (DATUM IS NAVD 88)
A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF LA FERIA AT THE NORTHEAST CORNER OF RESTLAWN CEMETERY, ON THE SOUTH SIDE OF U.S. BUSINESS 83.

PRELIMINARY PLAT OF: SCHNEIDER RANCH

10.60 ACRES OF LAND OUT OF
LOTS 27, 31, 34, AND 37,
ROSE SUBURBAN SUBDIVISION,
CAMERON COUNTY, TEXAS, RECORDED IN
VOLUME 2, PAGE 17, MAP RECORDS OF
CAMERON COUNTY, TEXAS.

TY RHYNER AND STEPHANIE RHYNER
SUBDIVIDED FOR: 201 N. ROBERTSON RD.
RIO HONDO, TX 78583
956-245-0075

PLOT DATE: 15 SEPTEMBER 2025 JOB NO: 150035

Moore Land
Surveying, LLC

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TPLS Firm No. 10194186
(956)245-4651 TBPE Firm No. 19190

Moore Land Surveying, LLC

14216 Palis Drive
La Feria, TX 78552

(956)245-0988
(956)245-4651

TBPLS Firm No. 10194186
TBPE Firm No. 19190

Monica Rodriguez
City of San Benito Planning
400 N. Travis Rd.
San Benito, Texas 78586

October 08, 2025

RE: VARIANCE – SCHNEIDER RANCH

Ms. Rodriguez:

On behalf of our client, we would like to request a variance on the required 8-inch waterline for the proposed subdivision. We would like to propose the installation of a 6-inch waterline with a fire hydrant. In many other projects in other cities, we have used this design and have had sufficient flow on the 6-inch lines for the installation of fire hydrants.

Should you have any questions feel free to contact myself at 956-929-1615.

Respectfully,



Emiliano Rosel, PE
Moore Land Surveying, LLC

§ 10.02.005. Variances.

- (a) The planning and zoning commission may recommend to the city commission a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance. The only variance that cannot be granted will be in the area of paving, curb and gutter for subdivisions located within the city limits and its two (2) mile ETJ. Variances from the paving, curb and gutter requirements hereunder may be recommended by the planning and zoning commission and granted by the city commission for rural subdivisions outside our two (2) mile ETJ, only if the proposed lots are half an acre (1/2) or more with one hundred twenty-five (125) feet of frontage. All plats submitted must conform with the requirements of this article.
- (b) Any variances requested must be submitted in writing by separate instrument at the time the preliminary plat is filed with the planning and zoning commission. No variance shall be approved unless the planning and zoning commission and the city commission find:
 - (1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this article would deprive the applicant of the reasonable use of his/her land;
 - (2) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area;
 - (3) Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship;
 - (4) Nothing herein shall prohibit a variance being recommended by the planning and zoning commission or the city commission upon its own motion and upon a finding of the special circumstances or conditions under which a variance is permissible. A variance may be granted only when in harmony with the purpose and intent of this article so that the public health, safety and welfare may be secured and substantial justice accomplished; and
 - (5) All variances must be submitted to the city commission for approval or disapproval. A vote of 4/5 of the city commission shall be required to override a recommendation for/ or against a variance from the planning and zoning commission.

(Ordinance 2103 adopted 2/14/95; Ordinance 2162, sec. I, adopted 4/15/97; Ordinance 2103-1 adopted 2/5/08)

§ 10.02.011. Standards and specifications.

No preliminary or final plat of an urban subdivision shall be approved by the planning and zoning commission and the city commission and no completed improvements shall be accepted unless they conform to the following standards and specifications:

(1) General.

- (A) Conformity with comprehensive plan. The subdivision shall conform to the current comprehensive plan of the city, as defined herein, as adopted or amended by the city commission.
- (B) Subdivision names. Names of new subdivisions shall not be duplicated nor cause confusion with the names of existing subdivisions, unless said continuation, or subsequent units of prior platted subdivision and have received prior approval by the planning and zoning commission and the city commission.
- (C) Proposed subdivisions, located outside the city's one-mile ETJ and outside of the city's five-year annexation plan, shall comply with the subdivision regulations of the county. The subdivider, nonetheless, shall be required to submit the proposed subdivision for the review by the planning and zoning commission and the city commission.

(2) Street.

- (A) Street layout. Adequate streets shall be provided by the subdivider and the arrangement, character, extent, width, grade, and location of each shall conform to the current comprehensive plan as defined herein and shall be considered in their relation to existing and planned streets, to topographical conditions, to public safety and convenience, and in their appropriate relationship to the proposed uses of land to be served by such streets. The street layout shall be devised for the most advantageous current and future development of the entire neighborhood as determined by the planning and zoning commission and city commission. There shall be at least 100 feet of straight street between reverse curves.
- (B) Relation to adjoining street system. Where necessary to the neighborhood pattern, existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment therewith.
- (C) Projection of streets. Where adjoining areas are not subdivided, the arrangement of streets in the subdivision being considered shall make provision for the proper projection of these streets into unsubdivided areas adjacent to it in the most logical and orderly fashion.
- (D) Street jogs. Street jogs with center line offsets of less than 125 feet measured center line to center line shall be prohibited.
- (E) Half-streets. No half-streets in width shall be constructed except to complete any existing half-streets.
- (F) Street intersections. Street intersections shall be as nearly at right angles as practicable.

line frontage of the block. There shall be no “dead end” utility easements permitted.

(B) Standard curbs shall be required where utility easements intersect streets.

(5) Sidewalks. Shall be required within the city limits and shall be as follows:

(A) All sidewalks shall be a minimum of four (4) feet wide, excluding curb width. Sidewalks shall be installed at subdivider’s expense at the time the curb and gutter is installed and shall be contiguous with the curb and gutter. Provided however that they shall be installed with due consideration being given to existing trees and shrubbery which may required installation away from the curb for a short distance in order to prevent removal of such features.

(B) All sidewalks installed shall connect with any existing sidewalks adjacent to or part of the subdivision.

(C) All sidewalks installed shall have ramps installed for the handicapped in accordance with ADA requirements.

(D) Sidewalks shall be placed either five (5) feet from property line or five (5) feet from the edge of the pavement or curb. Sidewalks shall be five (5) feet in width if placed right next to curb or four (4) feet in width if placed four (4) feet away from curb to allow a lawnmower proper access.

(6) Water installation.

(A) Water supply and distribution. All subdivisions shall be provided with water supply and water distribution systems approved by the city, prior to the approval of the final plat.

(B) Fire hydrants. Standard fire hydrants shall be installed by the subdivider as part of the water distribution system per specifications of the fire chief and of the state board of insurance, and shall provide fire protection service as per the key rate (500 gallons per minutes at 50 PSI at each hydrants). All fire hydrants shall be located on a minimum 8-inch loop, and every lot shall be within 500 feet of a fire hydrant.

(C) For an urban subdivision, the subdivider shall be required to install fire hydrants in accordance with subsection (6)(B).

(D) Water line mains to be PVC class 100 (AWWA C900) of a size, and with all necessary valves and fittings, including fire hydrants, to meet the minimum requirements of the city. No tapping sleeves are allowed in our water system.

(E) Water mains shall not be less than eight (8) inches in diameter in residential areas and ten (10) inches in commercial and industrial areas.

(F) For a proposed subdivision located within the city’s one-mile ETJ, the subdivider shall be required to install fire hydrants or in lieu thereof place money in escrow for the hydrants if the water system (either East Rio Hondo Water Supply Corporation or Military Water Supply Corporation) that services the proposed subdivision requires no fire hydrants.



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve the Preliminary and Final Plat of Tierra Prometida Subdivision, and to accept money in escrow for any public infrastructure improvements required, the subdivision is located on FM 509 bearing a legal description of: Being a 5.13 acre tract of land out of Block One Hundred and Twenty One (121), of the San Benito Land and Water Company Subdivision, as recorded in Volume 1, Page 6 of the map records of Cameron County, Texas; and further being that same property recorded in volume 7907, Page 101 of the official records of Cameron County, Texas. Applicant: Vela's 4 Stars LLC.

RECOMMENDATION:

Planning and Zoning Board recommends approval of this item.

RATIONALE:

This subdivision consists of a single commercial lot within San Benito City Limits. The lot will connect to the City's water system, and the developer proposes to extend the sewer line to serve the property. A new fire hydrant will also be installed to support the development. Both the preliminary and final plats meet all applicable city ordinances and state requirements.

BUDGET IMPACT:

N/A

RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

EXHIBITS:

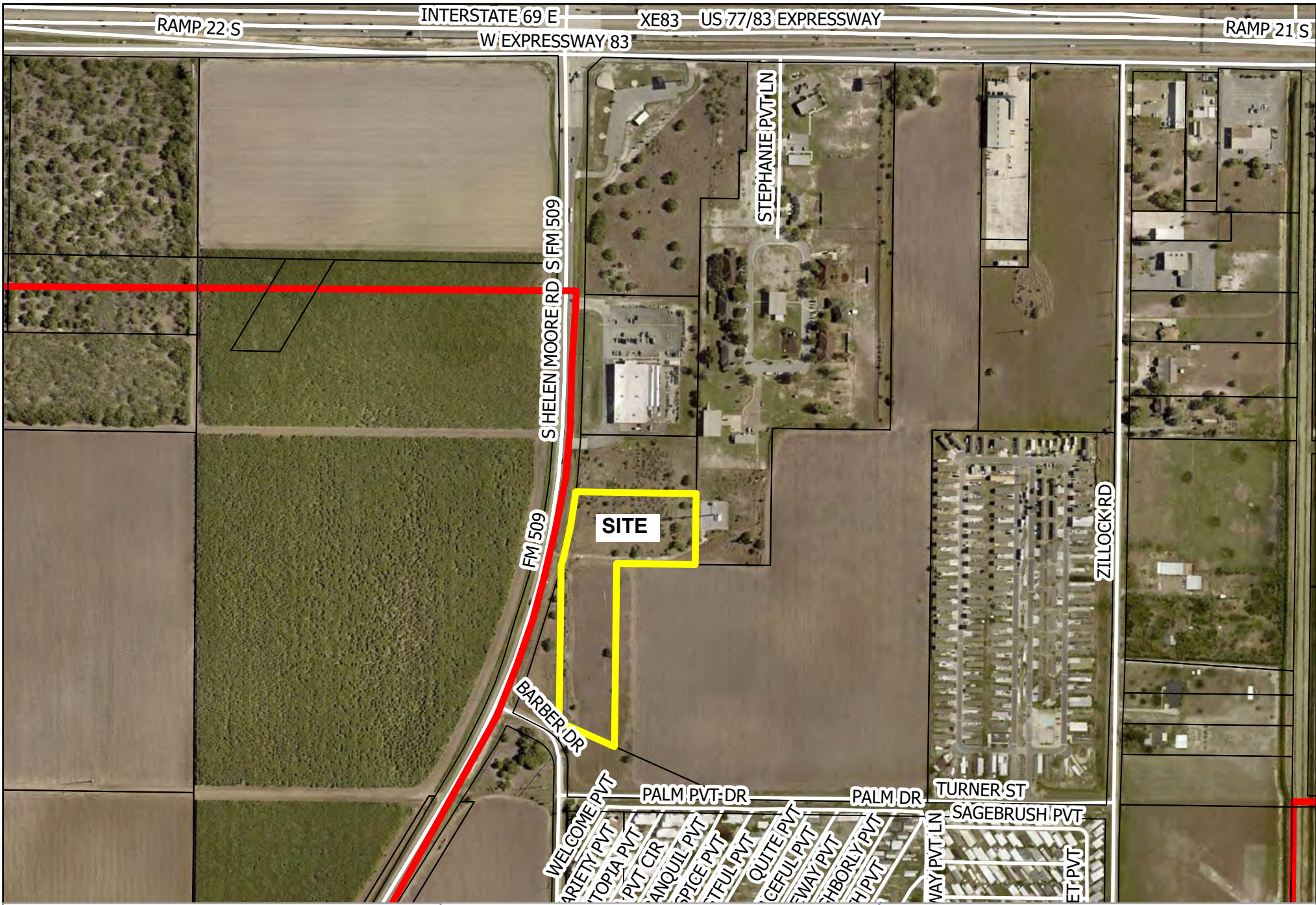
Location Map
Preliminary Plat
Final Plat
Money in Escrow

PREPARED BY: Monica L. Rodriguez
Planner I

10/28/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager



SAN BENITO
THE SOUL OF SOUTH TEXAS

GIS Map Disclaimer:
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Drawn by: KC

Location Map Tierra Prometida Subdivision Preliminary & Final

100 50 0
Miles



Legend

- PROPERTY LINES
- CCAD_COSB_PARCELS
- COSB_CITY_LIMITS_243
- STREETS

Being a 5.13 acre tract of land out of Block One Hundred Twenty One (121), of the San Benito Land and Water Company Subdivision, as recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas; and further, being that same property recorded in Volume 7907, Page 101 of the Official Records of Cameron County, Texas; Said 5.13 acre tract being more particularly described as follows:

THENCE, along the West line of said Block 121 and the centerline of said Helen Moore Road, North 30 degrees 43 minutes 00 seconds East, a distance of 262.35 feet to a 1/4 inch iron rod set for the POINT OF BEGINNING and the Southwest corner of the herein described

THENCE, departing the West line of said Block 121 and the centerline of said Helen Moore Road, along the East Right of Way line of said F.M. 509, being said curve to the left having a radius of 2939.79 feet and an interior angle of 04 degrees 55 minutes 54 seconds, an

seconds East, a distance of 252.95 feet), to a 1/4 inch iron rod set for the Southwest corner of a certain 2.00 acre tract recorded in Volume 14957, Page 99 of the Official Records of Cameron County, Texas, and the Northwest corner of the herein described tract;

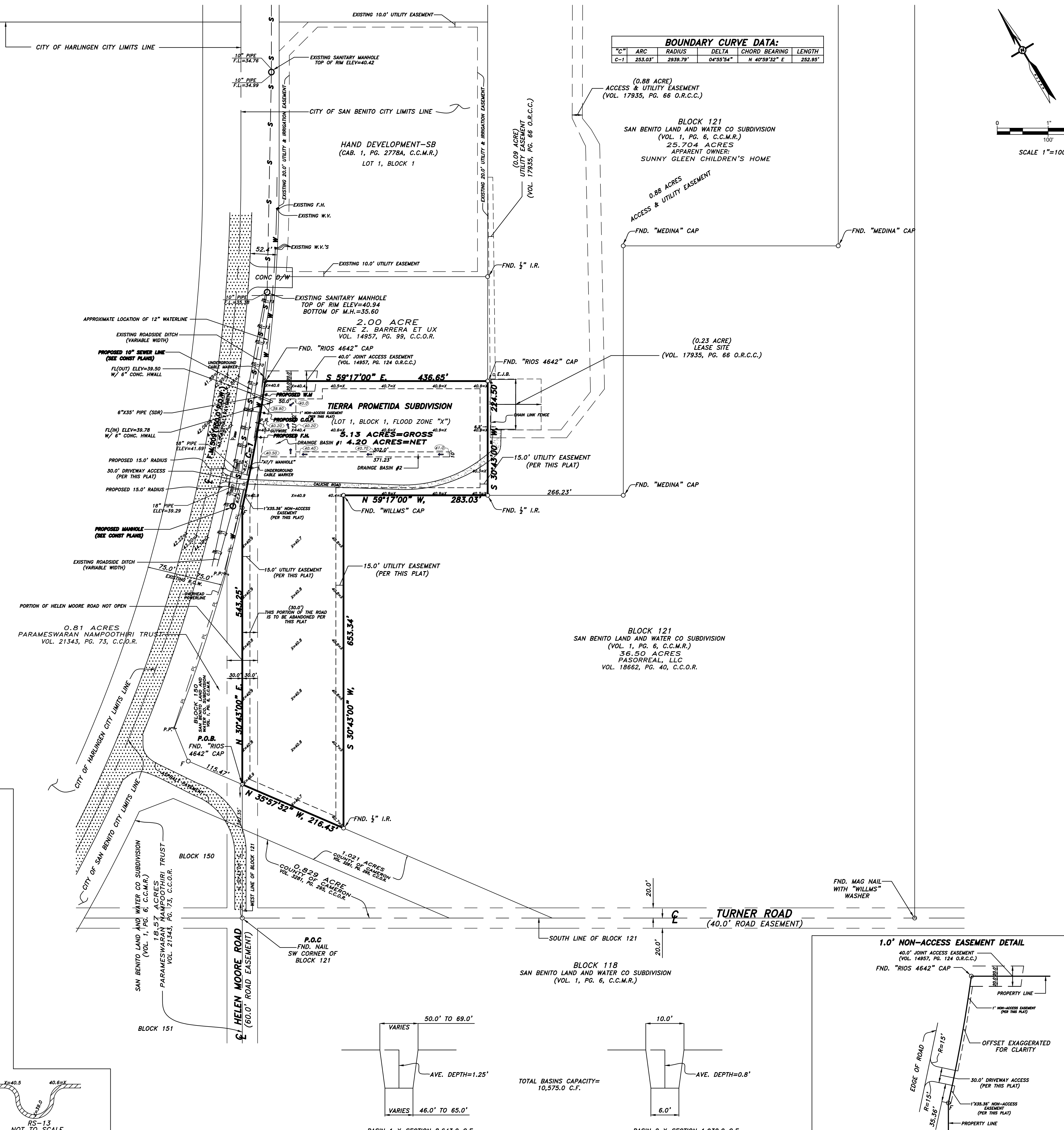
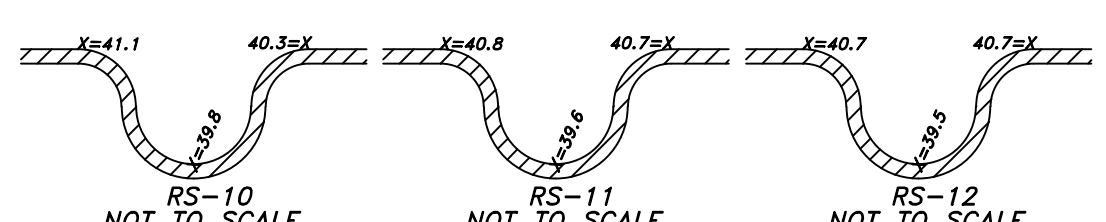
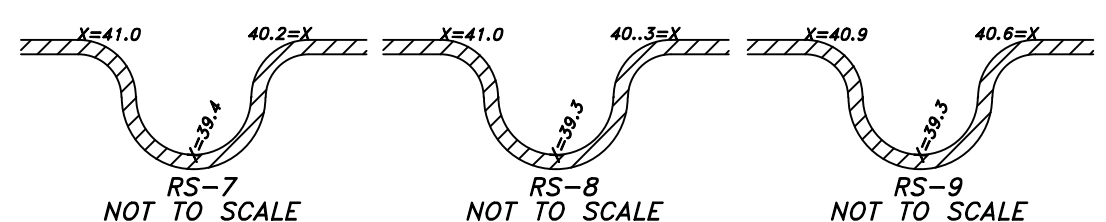
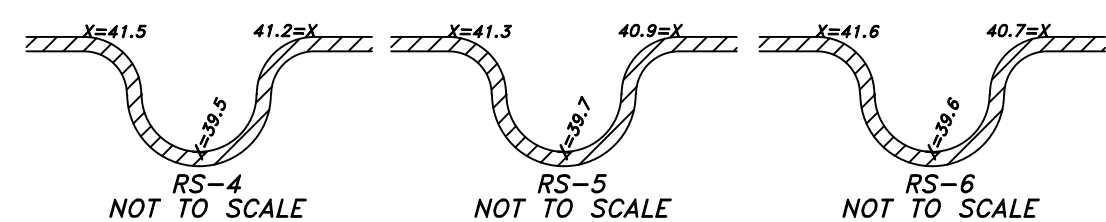
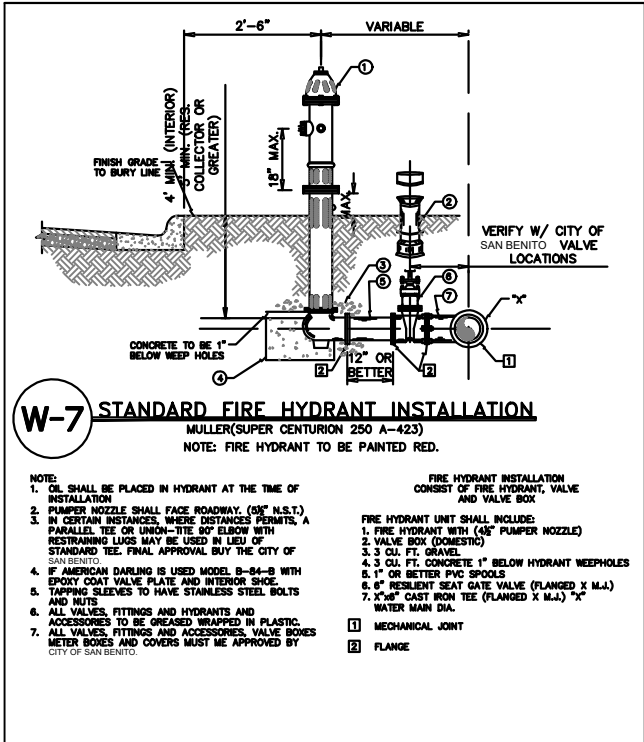
THENCE, departing the East Right of Way line of said F.M. 509, South 59 degrees 17 minutes 00 seconds East, along the South line of said 2.00 acre tract, a distance of 436.65 feet to a 1/2 inch iron rod set for the Southeast corner of said 2.00 acre tract and the Northeast corner of the herein described tract;

THENCE, along the Southerly projection of the East line of said 2.00 acre tract, South 30 degrees 43 minutes 00 seconds West, a distance of 224.50 feet to a $\frac{1}{4}$ inch iron rod found on a North line of a certain 36.50 acre tract recorded in Volume 18662, Page 40 of the Official Records of Cameron County, Texas, for an interior corner of the herein described tract;

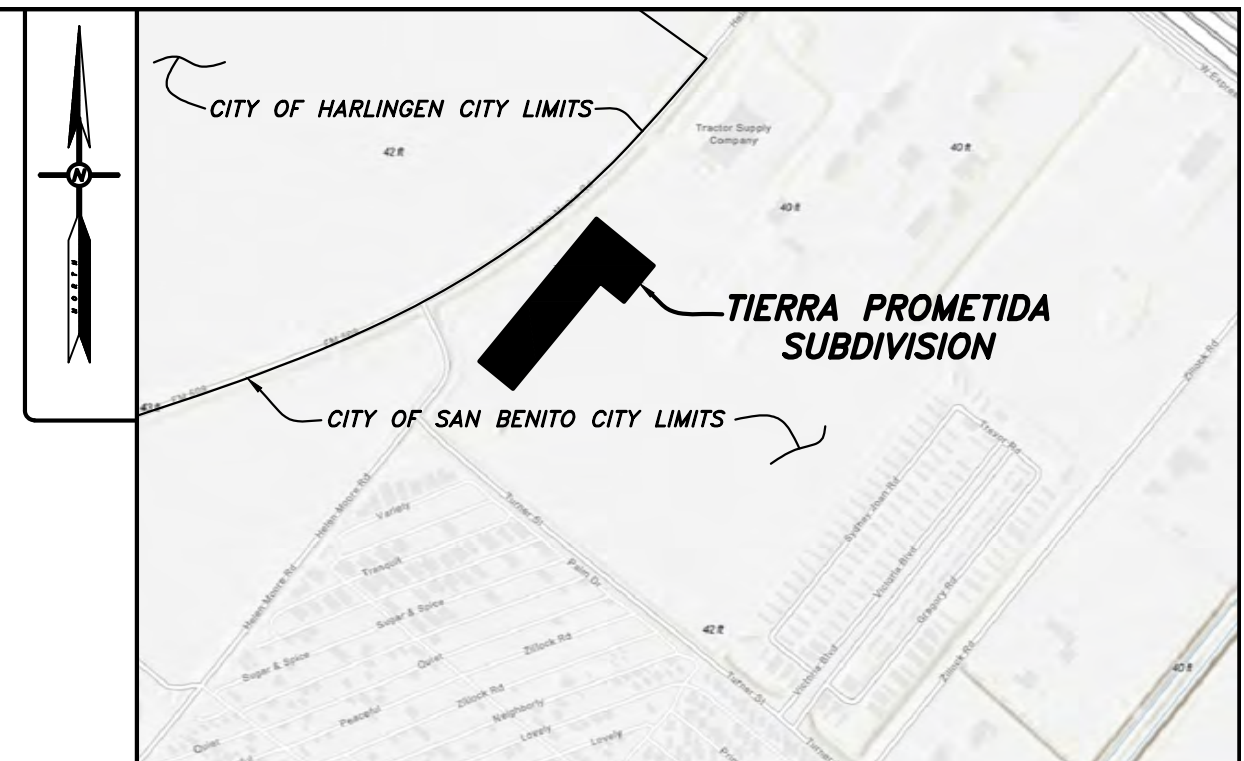
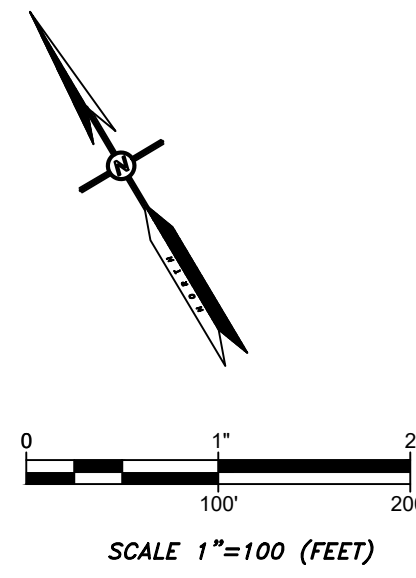
THENCE, along a North line of said 36.50 acre tract, North 59 degrees 17 minutes 00 seconds West, a distance of 283.03 feet to a 1/2 inch iron rod found for an interior corner of said 36.50 acre tract; and of the herein described tract;

THENCE, along a West line of said 36.50 acre tract, South 30 degrees 43 minutes 00 seconds West, a distance of 653.34 feet to a ½ inch iron rod found on the North line of a certain 1.021 acre tract recorded in Volume 3281, Page 295 of the Official Records of Cameron County, Texas, for the Southwest corner of said 36.50 acre tract and the Southeast corner of the herein described tract;

THENCE, along the North line of said 1.021 acre tract, North 35 degrees 57 minutes 32 seconds West, a distance of 216.43 feet to the POINT OF BEGINNING and containing 5.13 acres of land.



BOUNDARY CURVE DATA:					
"C"	ARC	RADIUS	DELTA	CHORD BEARING	LENGTH
C-1	253.03'	2939.79'	04°55'54"	N 40°59'32" E	252.95'



VICINITY MAP: SCALE: 1" = 2000'

DESCRIBED BY NATIONAL GEODETIC SURVEY 1981

3.7 KM (2.3 MI) SE FROM HARLINGEN,
1.9 KM (1.2 MI) SOUTHWEST ALONG COUNTRY STREET FROM THE CITY HALL AND
TERRY AVENUE IN HARLINGEN, 1.5 KM (0.9 MI) SOUTHEAST ALONG
BUSINESS U.S. HIGHWAY 77 SOUTH AT A SIGN (THE PATIO SPECIALTY SHOP)
SOUTHWEST OF THE HIGHWAY, SET AT THE NORTHEAST END OF THE BROCKWATER
SOUTHWEST OF THE HIGHWAY, SET AT THE SOUTHWEST END OF THE BROCKWATER
SOUTHWEST OF THE HIGHWAY, SET AT THE SOUTHWEST END OF THE BROCKWATER
OF THE CENTER OF THE HIGHWAY, 23.4 METERS (77.0 FT) NORTHWEST OF THE
SOUTHEAST ENTRANCE TO THE SPECIALTY SHOP, 21.3 METERS (70.0 FT)
SOUTHEAST OF THE NORTHWEST CORNER OF THE SPECIALTY SHOP, 11.5 FT
WEST NORTHWEST OF A TELEPHONE POLE, AND 6.7 METERS (22.0 FT) SOUTHWEST
THE SOUTHWEST CURB OF THE SPECIALTY SHOP. NOTE, ROD WAS ANCHORED AT THIS DEPTH
THE MARK IS 0.46 METERS (1.5 FT) ABOVE HIGHWAY.
THE MARK IS 0.3 M ABOVE HIGHWAY.

DEVELOPER'S INFORMATION:
VELA'S 4 STARS LLC
5276 E GRANT ST
ROMA, TEXAS 78584
956-373-2721

4. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF SAN BENITO.
5. PROPERTY IS ZONED "C-2" (COMMERCIAL GENERAL RETAIL BUSINESS).
6. BUILDING YARD SETBACKS (COMMERCIAL):
FRONT- 25.0' OR UTILITY EASEMENT, WHICHEVER IS GREATER
SIDE-5.0' OR UTILITY EASEMENT, WHICHEVER IS GREATER
REAR-5.0' OR UTILITY EASEMENT, WHICHEVER IS GREATER
SIDE YARD SETBACK ON THE STREET SIDE- 10' OR UTILITY EASEMENT, WHICHEVER IS GREATER.
7. THIS SUBDIVISION LIES WITHIN FLOOD ZONE "X" ACCORDING TO FIRM COMMUNITY PANEL NUMBER 48061C0270F, REVISED ON FEBRUARY 16, 2018.
8. THE WATER PURVEYOR IS THE CITY OF SAN BENITO.
9. THE SANITARY SEWER PURVEYOR IS THE CITY OF SAN BENITO.
10. ALL BEARINGS ARE BASED ON THE MAP OF SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 6 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS
11. CONSTRUCTION AND INSTALLATION OF WATER LINES ARE THE RESPONSIBILITY OF THE DEVELOPER/OWNER AT THEIR COST.
12. CONSTRUCTION AND INSTALLATION OF SANITARY SEWER LINES ARE THE RESPONSIBILITY OF THE DEVELOPER/OWNER AT THEIR COST.
13. ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS IS SUBJECT TO APPROVAL OF A DRAINAGE REPORT BY THE CAMERON COUNTY DRAINAGE DISTRICT NO. 3, AS MAY BE APPLICABLE PURSUANT TO TEXAS WATER CODE 49.211, AND ANY APPLICABLE POLICIES AND REGULATIONS ADOPTED BY THE DISTRICT'S BOARD OF DIRECTORS.
14. ISSUANCE OF BUILDING OR CONSTRUCTION PERMITS IS SUBJECT TO APPROVAL BY THE CAMERON COUNTY IRRIGATION DISTRICT NO. 2 AS MAY BE APPLICABLE IN ACCORDANCE WITH STATE LAW AND THE POLICIES AND REGULATIONS ADOPTED BY THE DISTRICT'S BOARD OF DIRECTORS.
15. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE NATURAL GROUND OR AT AN ELEVATION DETERMINED BY THE CITY OF SAN BENITO.
16. ALL CONSTRUCTION AND RELATED ACTIVITIES REQUIRES APPROVAL BY THE CITY IN ACCORDANCE WITH THE CITY'S CODE OF ORDINANCES.
17. ON-SITE DETENTION PONDS SHALL BE PRIVATE AND THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND OPERATION. IF MULTIPLE LOTS OR TRACTS ARE UTILIZING A COMMON ON-SITE DETENTION POND, THE PROPER MAINTENANCE AND OPERATION WILL BE THE PROPERTY OWNERS RESPONSIBILITY THROUGH A LEGALLY FORMED ENTITY LIKE A PROPERTY OWNERS' ASSOCIATION, OR OTHERWISE, AND SUBJECT TO THE APPROVAL BY THE CITY COMMISSION DURING THE FINAL PLAT PROCESS.
18. FIRE HYDRANTS WILL BE REQUIRED AS PER CITY OF SAN BENITO CODE OF ORDINANCES.
19. PUBLIC SIDEWALKS ARE REQUIRED IN ACCORDANCE WITH THE CITY'S CODE OF ORDINANCES.
20. THE REQUIRED RAINFALL INTENSITY AND STORAGE CAPACITY FOR THIS SUBDIVISION IS 6,055 CU. FT.
21. ALL FIRE HYDRANTS SHALL REQUIRE A PERMANENT 5 INCH HYDRA STORZ ADAPTER.

1-COMMERCIAL LOT
PRELIMINARY PLAT OF
TIERRA PROMETIDA SUBDIVISION
BEING A 5.13 ACRE TRACT OF LAND OUT OF BLOCK ONE
HUNDRED AND TWENTY ONE (121), OF THE SAN BENITO LAND
AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME
1, PAGE 6 OF THE MAP RECORDS OF CAMERON COUNTY,
TEXAS; AND FURTHER BEING THAT SAME PROPERTY RECORDED
IN VOLUME 7907, PAGE 101 OF THE OFFICIAL RECORDS OF
CAMERON COUNTY, TEXAS.

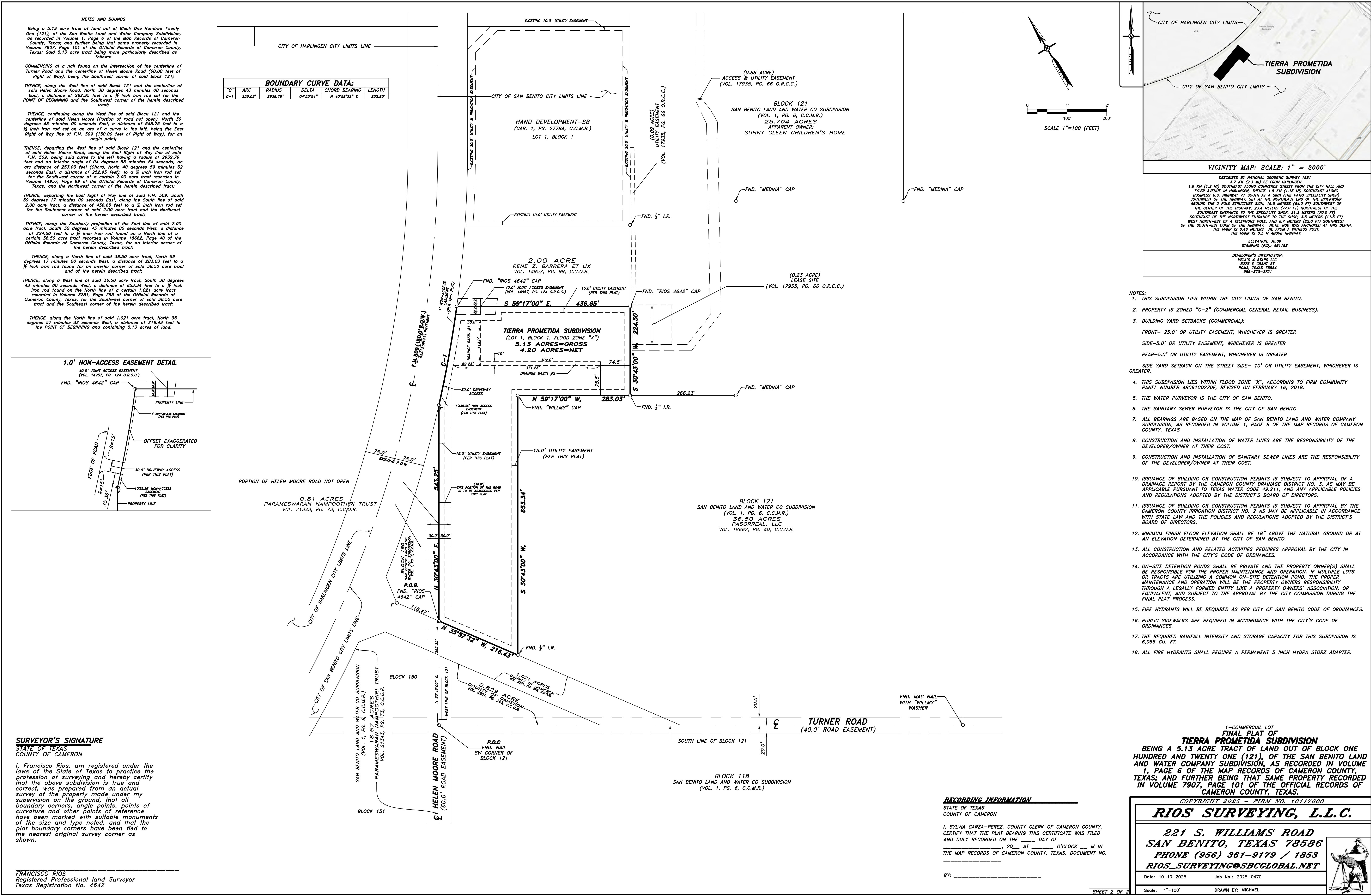
COPYRIGHT 2025 - FIRM NO. 10117600

221 S. WILLIAMS ROAD
SAN BENITO, TEXAS 78586

PHONE (956) 361-9179 / 1853
RRIOS_SURVEYING@SBCGLOBAL.NET

Date: 10-10-2025 Job No.: 2025-0470





METES AND BOUNDS

Being a 5.13 acre tract of land out of Block One Hundred Twenty One (121), of the San Benito Land and Water Company Subdivision, as recorded in Volume 1, Page 6 of the Map Records of Cameron County, Texas; and further being that same property recorded in Volume 7907, Page 101 of the Official Records of Cameron County, Texas; Said 5.13 acre tract being more particularly described as follows:

COMMENCING at a nail found on the intersection of the centerline of Turner Road and the centerline of Helen Moore Road (60.00 feet of Right of Way), being the Southwest corner of said Block 121;

THENCE, along the West line of said Block 121 and the centerline of said Helen Moore Road, 30 degrees 43 minutes 00 seconds East, a distance of 543.25 feet to a 1/8 inch iron rod set on an arc of a curve to the left, being the East Right of Way line of F.M. 509 (150.00 feet of Right of Way), for an angle point;

THENCE, continuing along the West line of said Block 121 and the centerline of said Helen Moore Road (Portion of road not open), North 30 degrees 43 minutes 00 seconds East, a distance of 543.25 feet to a 1/8 inch iron rod set on an arc of a curve to the left, being the East Right of Way line of F.M. 509 (150.00 feet of Right of Way), for an angle point;

THENCE, departing the West line of said Block 121 and the centerline of said Helen Moore Road, along the East Right of Way line of said F.M. 509, being said curve to the left having a radius of 2939.79 feet and an interior angle of 04 degrees 55 minutes 54 seconds, an arc distance of 253.03 feet (Chord, North 40 degrees 59 minutes 32 seconds East, a distance of 252.95 feet), to a 1/8 inch iron rod set for the Southwest corner of a certain 2.00 acre tract recorded in Volume 14957, Page 99 of the Official Records of Cameron County, Texas, and the Northwest corner of the herein described tract;

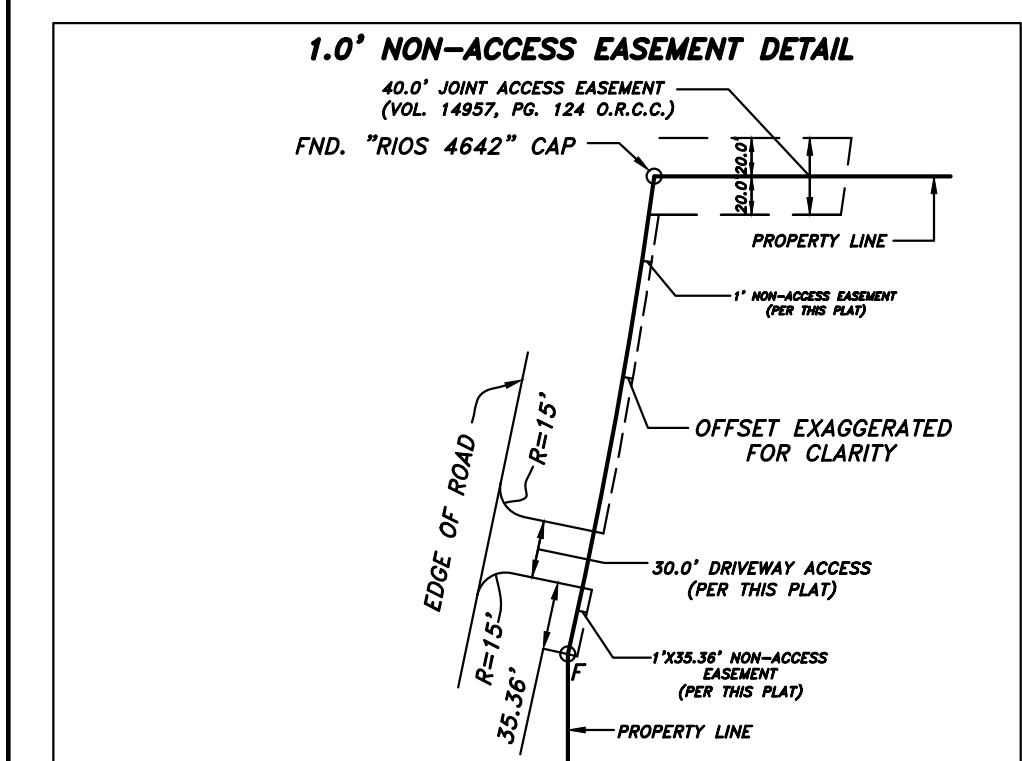
THENCE, departing the East Right of Way line of said F.M. 509, South 59 degrees 17 minutes 00 seconds East, along the South line of said 2.00 acre tract, a distance of 436.65 feet to a 1/8 inch iron rod set for the Southeast corner of said 2.00 acre tract and the Northeast corner of the herein described tract;

THENCE, along the Southerly projection of the East line of said 2.00 acre tract, South 30 degrees 43 minutes 00 seconds West, a distance of 224.50 feet to a 1/8 inch iron rod found on a North line of a certain 36.50 acre tract recorded in Volume 18662, Page 40 of the Official Records of Cameron County, Texas, for an interior corner of the herein described tract;

THENCE, along a North line of said 36.50 acre tract, North 59 degrees 17 minutes 00 seconds West, a distance of 283.03 feet to a 1/8 inch iron rod found for an interior corner of said 36.50 acre tract and of the herein described tract;

THENCE, along a West line of said 36.50 acre tract, South 30 degrees 43 minutes 00 seconds West, a distance of 653.34 feet to a 1/8 inch iron rod found on the North line of a certain 1.021 acre tract recorded in Volume 3281, Page 285 of the Official Records of Cameron County, Texas, for the Southwest corner of said 36.50 acre tract and the Southwest corner of the herein described tract;

THENCE, along the North line of said 1.021 acre tract, North 35 degrees 57 minutes 32 seconds West, a distance of 216.43 feet to the POINT OF BEGINNING and containing 5.13 acres of land.



SURVEYOR'S SIGNATURE

STATE OF TEXAS
COUNTY OF CAMERON

I, Francisco Rios, am registered 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 monuments of the size and type noted, and that the plat boundary corners have been tied to the nearest original survey corner as shown.

FRANCISCO RIOS
Registered Professional Land Surveyor
Texas Registration No. 4642

RECORDING INFORMATION

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: _____

TIERRA PROMETIDA SUBDIVISION

BEING A 5.13 ACRE TRACT OF LAND OUT OF BLOCK ONE HUNDRED AND TWENTY ONE (121), OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 6 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS; AND FURTHER BEING THAT SAME PROPERTY RECORDED IN VOLUME 7907, PAGE 101 OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

COPYRIGHT 2025 - FIRM NO. 10117600

RIOS SURVEYING, L.L.C.

221 S. WILLIAMS ROAD
SAN BENITO, TEXAS 78586
PHONE (956) 361-9179 / 1853
RIOS_SURVEYING@SBCCGLOBAL.NET

Date: 10-10-2025 Job No.: 2025-0470

Scale: 1"=100' DRAWN BY: MICHAEL

RICARDO GUERRA
Mayor

THOMAS W. GOODMAN II
Mayor Pro Tempore

DEBORAH A. MORALES
Commissioner, Place 2

PEDRO A. GALVAN, PHARM. D.
Commissioner, Place 3

JOSE E. NAVARRO
Commissioner, Place 4



FRED R. SANDOVAL
City Manager

Attn:

October 28, 2025

Finance Department
485 N. Sam Houston Blvd.
San Benito, Texas 78586

Re: Cashier's Check for Tierra Prometida Subdivision for proposed improvements

Enclosed please find a cashier's for the proposed improvements for Tierra Prometida Subdivision for sewer, fire hydrant and sidewalks (Check No. 058010097, International Bank of Commerce, Dated: 10/28/2025 in the amount of \$93,742.00).

Should you have any questions, you may contact me at 956-361-3804 ext. 412.

Sincerely,

[Redacted Signature]

Monica L. Rodriguez
Planning Manager

Received by:

Print Name Valeria Cabrera

Signature [Redacted Signature]

Date: 10/28/2025



CITY OF SAN BENITO

Municipal Bldg. Annex
485 N. Sam Houston

(956) 361-3800

Police Dept.
601 N. Oscar Williams Rd.

SAN BENITO, TEXAS 78586

(956) 361-3880

033393

RECEIPT

DATE: 10/28/2025

Customer Name: 4 stars Moulding LLC

Description: Tierra Prometida subdivision: sewer fire hydrant, side walk

Amount Received: \$93,742

Received By: Valeria Cabrera

CASH

CHECK

OTHER

chk# 058010097

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

IBCBANK.
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INTERNATIONAL BANK OF COMMERCE

606 S. Texas Blvd. Westaco, TX 78596

MEMBER INTERNATIONAL BANKSHARES CORPORATION / FDIC

NOTICE TO CUSTOMER
THE FILING OF A "DECLARATION OF LOSS" FORM AFTER 90 DAYS FROM
THE DATE OF ISSUANCE CAN BE FILED FOR THE REPLACEMENT OF THIS
CHECK IN THE EVENT IT IS LOST, STOLEN OR DESTROYED

No. 058010097

4 STARS MOULDING, LLC

OCTOBER 28, 2025

REMITTER

DATE

**PAY TO THE
ORDER OF**

CITY OF SAN BENITO

*****\$93,742.00*****

Ninety three thousand seven hundred forty two and 00/100ths USDollars

Memo:

Issued By: Jonathan Cardenas

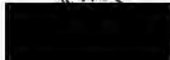
CASHIER'S CHECK



Tierra Prometida Subdivision
ENGINEER'S ESTIMATE
Sanitary Sewer Plan & Profile Constrcution

ITEM NO.	DESCRIPTION	UNIT	Total Quantity	UNIT COST	TOTAL
1	Sewer Service Lateral	EA	1	\$2,000.00	\$2,000.00
2	Sewer Manhole (3 to 5 ft depth)	EA.	1	\$7,000.00	\$7,000.00
3	10 inch Sewer Pipe (SDR-26)	LF.	426	\$100.00	\$42,600.00
4	Connect to Existing Manhole	LS.	1	\$2,500.00	\$2,500.00
5	Traffic Handling & Barricades	LS.	1	\$2,000.00	\$2,000.00
6	Traffic Control Plan (by Regis. Prof. Engineer)	LS.	1	\$2,500.00	\$2,500.00
	Total Cost				\$58,600.00

By PlaGar Engineering LLC:
P. J Garcia, Jr. PE
9/16/2025



Tierra Prometida Subdivision
ENGINEER'S ESTIMATE
Fire Hydrant & Sidewalk

ITEM NO.	DESCRIPTION	UNIT	Total Quantity	UNIT COST	TOTAL
1	Complete Fire Hydrant Assembly	EA	1	\$7,000.00	\$7,000.00
2	Cut and remove section of existing 12 inch pipe, install with couplers & tee for fire hydrant installation	EA.	1	\$7,000.00	\$7,000.00
	SUBTOTAL				\$14,000.00
1	5 ft. Wide Concrete Sidewalk (per City specs.) (253 L. F.)	S. F.	1,265	\$8.00	\$10,120.00
2	Ground Grading Preparation for 5 ft. Sidewalk Installation	LS.	1	\$2,500.00	\$2,500.00
	SUBTOTAL				\$12,620.00
	Total Cost				\$26,620.00

By PlaGar Engineering LLC:

P. J Garcia, Jr. PE

9/24/2025



Re: Tierra Prometida Engineer Cost

From Monica Rodriguez <[REDACTED]>

Date Thu 10/2/2025 9:21 AM

To Frank Rios [REDACTED]; Enrique Hernandez [REDACTED]

Cc Krista A Cruz [REDACTED]; Juan Vela [REDACTED]

Mr. Rios,

Thank you for sending the cost estimate. We have reviewed the calculations, and they are correct.

Thank you!

Monica L. Rodriguez
Planner I

City of San Benito
400 N. Travis Street
San Benito, Texas 78586
Tel: (956) 361-3804 ext. 412
Web: www.cityofsanbenito.com



SAN BENITO
THE SOUL OF SOUTH TEXAS

This e-mail message may contain confidential and/or privileged information. If you are not an addressee or otherwise authorized to receive this message, you should not use, copy, disclose or take any action based on this e-mail or any information contained in the message. If you have received this material in error, please advise the sender immediately by reply e-mail and delete this message. ATTENTION PUBLIC OFFICIALS: a "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender. Please note that any correspondence, such as e-mail or letters, sent to City staff or City officials may become a public record and made available for public/media review.

From: Frank Rios [REDACTED]

Sent: Thursday, September 25, 2025 9:48 AM

To: Enrique Hernandez [REDACTED]

Cc: Monica Rodriguez [REDACTED] Krista A Cruz

[REDACTED]; Juan Vela [REDACTED]

Subject: Tierra Prometida Engineer Cost

Good Morning Mr., Hernandez,

Please see attached engineer cost estimate for the fire hydrant and sidewalks.

The cost estimate for sewer was \$58,600 and the cost estimate for fire hydrant/sidewalks was \$26,620.

Total should be \$85,220 x 10% for the city (\$8,522) a **grand total of \$93,742.00 made payable to the City of San Benito.**

If you can please review to make sure our calculations are correct so the developer can make the check.

Thank You,
Michael



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve the Preliminary and Final Plat of Fun N Sun Subdivision, located on the North East corner of Zillock Road and Ratliff Road with a legal description of: Being 40.00 acres of the East One-Half (1/2) of the North East One-Fourth (1/4) and the East One-Half (1/2) of the South East One-Fourth (1/4) of Block One Hundred Eighteen (118), San Benito Land and Water Company Subdivision, Cameron County, Texas, according to the map or plat thereof recorded in volume 1, Page 6, map records of Cameron County, Texas. Applicant: MHC Fun N Sun, LLC.

RECOMMENDATION:

The Planning and Zoning Board recommends approval of this item.

RATIONALE:

This subdivision consists of one lot within San Benito City Limits. The developers are proposing to place 177 mobile homes on the lot. The lot will connect to the City's water & sewer system to serve the property. 12 fire hydrants will be installed to support the development. Both the preliminary and final plats meet all applicable city ordinances and state requirements.

BUDGET IMPACT:

RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

EXHIBITS:

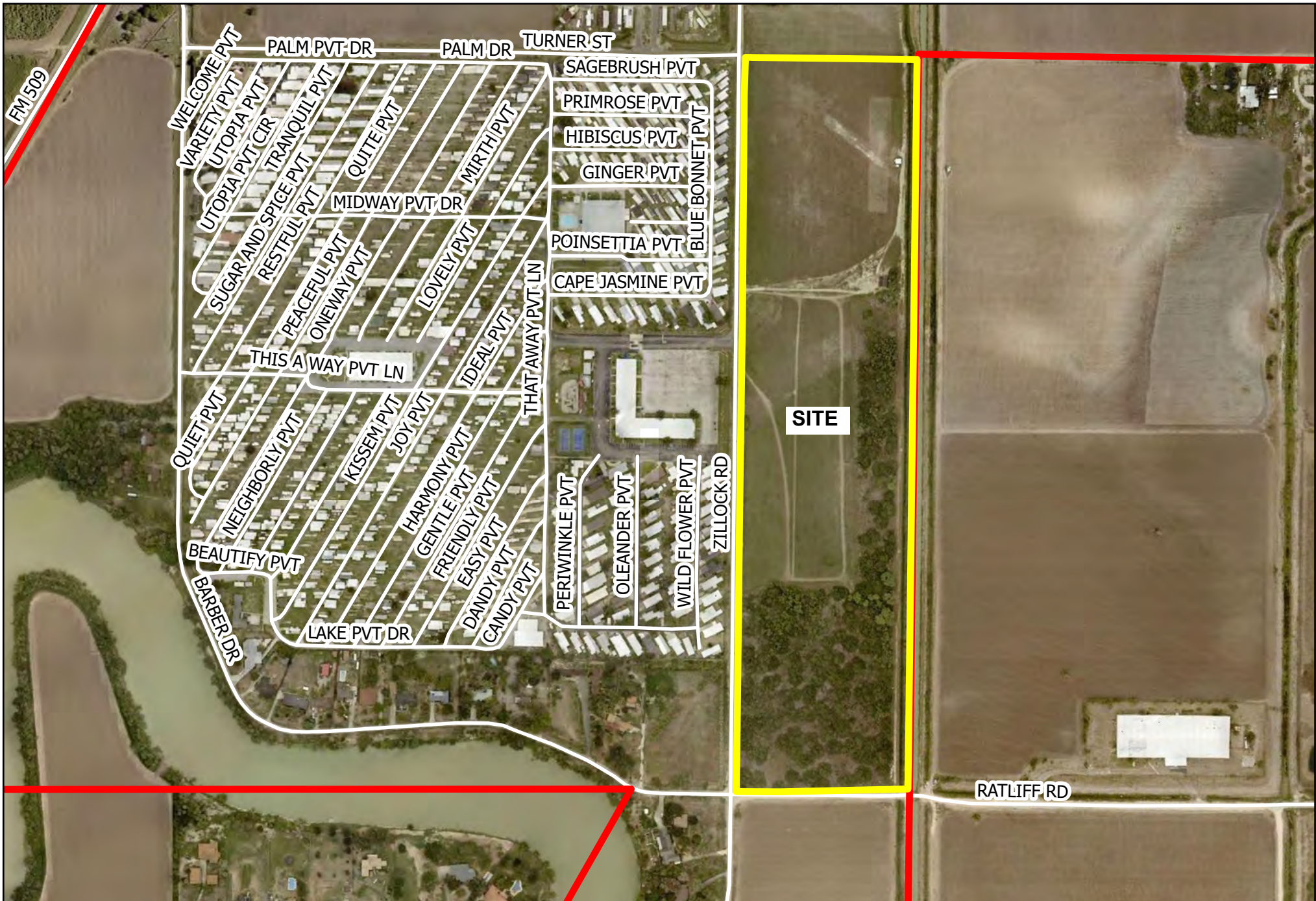
Location Map
Preliminary Plat
Final Plat

PREPARED BY: Monica L. Rodriguez
Planner I

10/28/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager



SAN BENITO
THE SOUL OF SOUTH TEXAS

GIS Map Disclaimer:
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

Location Map Fun N Sun Subdivision Preliminary & Final

100 50 0
Miles



Legend

- PROPERTY LINES
- COSB_CITY_LIMITS_243
- STREETS

LEGEND:

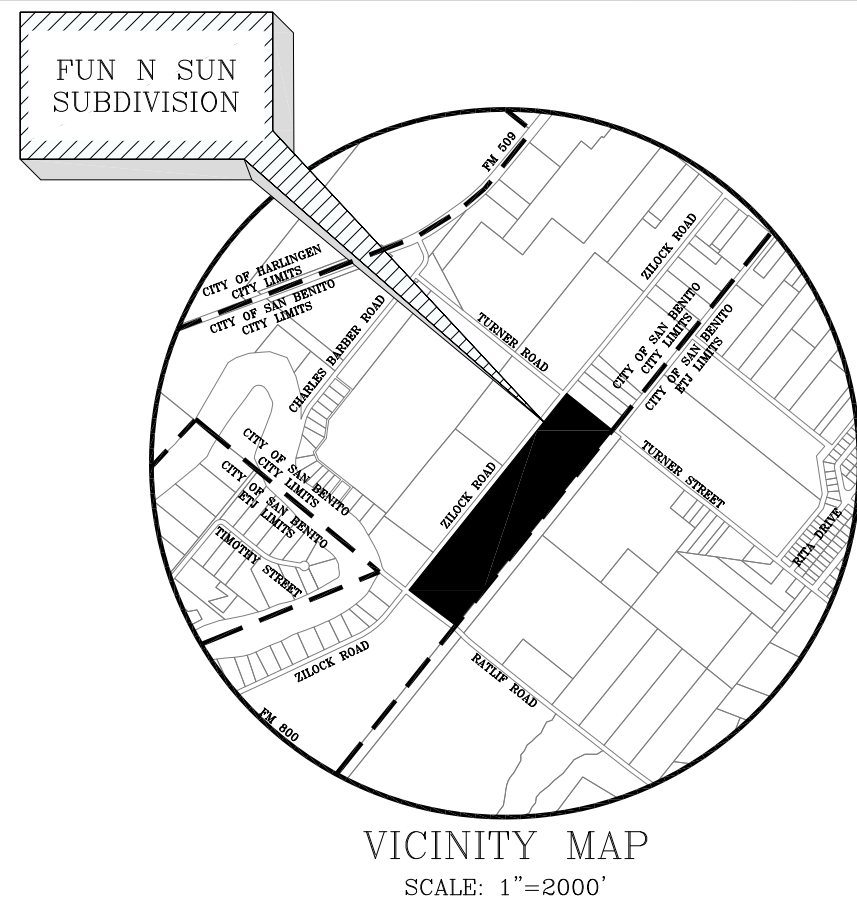
- BLK —BLOCK
CL —CENTERLINE
D.R.C.C.TX —DEED RECORDS OF CAMERON COUNTY TEXAS
FND —FOUND
IR —1/2" IRON ROD
M.R.C.C.TX —MAP RECORDS OF CAMERON COUNTY TEXAS
P.O.B. —POINT OF BEGINNING
R.O.W. —RIGHT-OF-WAY
TYP. —TYPICAL CONSTRUCTION
R.C.P —REINFORCED CONCRETE PIPE
X.XX' —EXISTING ELEVATION
T —EXISTING GUY WIRE
C —EXISTING POWER POLE
C —EXISTING FLOW DIRECTION
C —EXISTING CABLE PEDESTAL
C —EXISTING WATER METER
IRF —FOUND 1/2 INCH IRON ROD
IRB —FOUND 1/2 INCH IRON ROD (BENT)
M —FOUND MAG NAIL
- OVERHEAD POWER LINE
—UNDERGROUND CABLE LINE
—SANITARY SEWER LINE
—WATER LINE
—PROPERTY LINE (NON-SURVEYED)
—PROPERTY LINE (SURVEYED)
—METAL WIRE FENCE LINE
—EXISTING CONTOUR LINE
W/ELEVATIONS
—TOP OF DITCH

GENERAL NOTES:

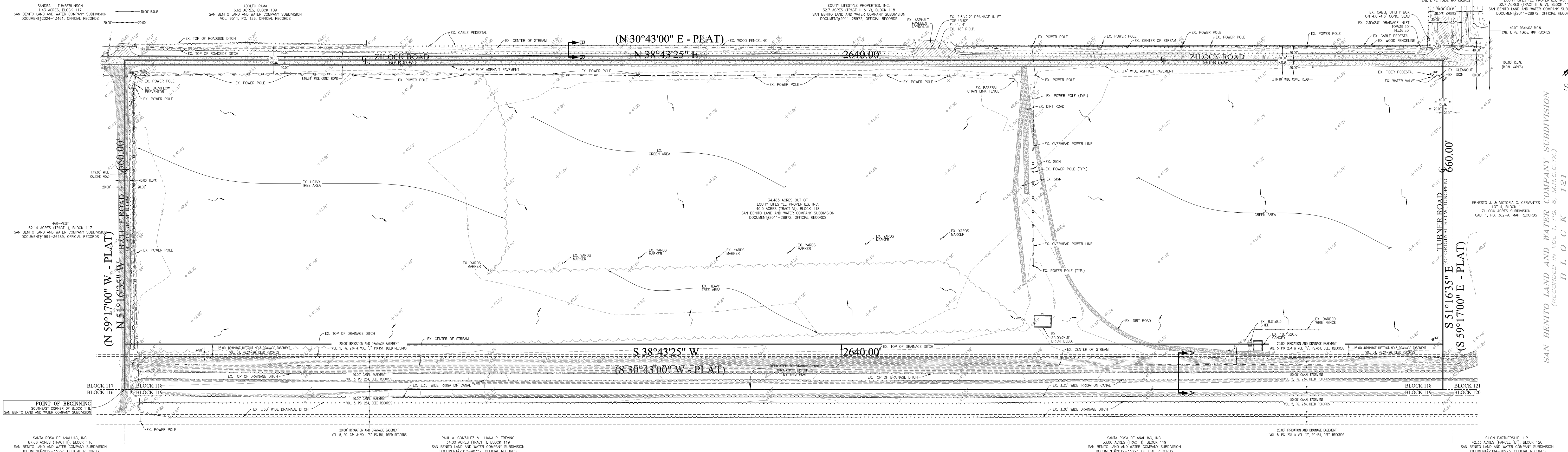
1. FLOOD_ZONE:
THIS TRACT LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN); PER N.F.I.P. FLOOD INSURANCE RATE MAP NO. 48061C0270F OF COMMUNITY NO. 480113, PANEL 0270, SUFFIX F; EFFECTIVE FEBRUARY 16, 2018; REISSUED JULY 20, 2018.
2. BASIS OF BEARING: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.
3. ELEVATIONS SHOWN HEREON IS BASED OFF THE NORTH AMERICAN VERTICAL DATUM 88 (NAVD88).
4. DIMENSIONS SHOWN HEREON IS BASED OFF THE NORTH AMERICAN DATUM 83 (NAD83).
5. MINIMUM TRAILER SETBACK SHALL BE AS PER THE CITY OF SAN BENITO CODE OF ORDINANCE; AND ARE AS FOLLOWS:
12 FEET MINIMUM DISTANCE BETWEEN TRAILERS.
10 FEET TRAILERS END TO END
10 FEET NO TRAILER SHALL BE LOCATED CLOSER TO A COURT PROPERTY LINE
6. ALL EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE.
7. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF SAN BENITO AND IS ZONED MH—MOBILE HOME.
8. SOME IMPROVEMENTS ALONG THE SITE LIMITS HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES AND ARE NOT TO SCALE.

9. SUBSURFACE UTILITIES SHOWN ARE BASED OFF RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY SUBSURFACE LOCATION & SIZE BEFORE COMMENCEMENT OF WORK.
10. ELEVATION SHOWN HEREIN ARE BASED ON NOS BENCHMARK: AB1184; A STAINLESS STEEL ROD W/O SLEEVE IN USGS QUADRANT — HARLINGEN (2019). DESCRIBED BY NATIONAL GEODETIC SURVEY 1981 3.7 KM (2.3 MI) NW FROM SAN BENITO. 3.7 KM (2.3 MI) NORTHWEST ALONG BUSINESS HIGHWAY 77 FROM THE JUNCTION OF SAM HOUSTON BOULEVARD IN SAN BENITO AT THE GLASTRON AND THE SPORTSMAN BOAT SALES AND SERVICE ENTRANCE LEADING SOUTHWEST, ALSO 1.9 KM (1.2 MI) SOUTHEAST ALONG COMMERCE STREET FROM THE CITY HALL AND TYLER AVENUE IN HARLINGEN, THENCE 3.5 KM (2.2 MI) SOUTHEAST ALONG BUSINESS HIGHWAY 77 SOUTH, 19.8 METERS (65.0 FT) SOUTHWEST OF THE CENTER OF THE HIGHWAY, 14.7 METERS (48.5 FT) NORTH OF THE NORTHEAST CORNER OF A CONCRETE BLOCK BUILDING, 6.0 METERS (20.0 FT) WEST SOUTHWEST OF A STORM SEWER MANHOLE COVER, 1.8 METERS (6.0 FT) SOUTHWEST OF A FIRE HYDRANT, AND 0.7 METER (2.5 FT) WEST OF A STEEL PIPE WITH A SIGN (GLASTRON BOATS). NOTE, ROD WAS ANCHORED AT THIS DEPTH. THE MARK IS 0.4 METERS N FROM A WITNESS POST.
ELEV= 38.28 FEET (NAVD 88)
11. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 212.010, WATER AND ELECTRICAL CONNECTIONS TO THE LOT THAT WILL MEET ALL MINIMUM STATE STANDARDS:
WATER WILL BE PROVIDED BY: CITY OF SAN BENITO PUBLIC WORKS
ELECTRICAL WILL BE PROVIDED BY: AMERICAN ELECTRIC POWER (AEP) TEXAS
WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF SAN BENITO PUBLIC WORKS
GARBAGE WASTE WILL BE DISPOSED OF BY: REPUBLIC SERVICES

12. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS.
13. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY. THE OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.
14. WATER & SEWER STATEMENT:
ALL WATER AND SEWER IMPROVEMENTS SHALL COMPLY WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND CITY OF SAN BENITO STANDARDS, REGULATIONS AND SPECIFICATIONS.
15. CAMERON COUNTY DRAINAGE DISTRICT NO.3 IS NOT RESPONSIBLE FOR MAINTAINING DETENTION PONDS.
16. THE AREA IDENTIFIED AND LABELED AS "DEDICATED TO DRAINAGE DISTRICT"; AS SHOWN HEREON, IS HEREBY DEDICATED TO THE DRAINAGE DISTRICT, THIS DEDICATION SHALL RUN PARALLEL WITH THE LAND.



SAN BENITO LAND AND WATER COMPANY SUBDIVISION
(RECORDED IN VOL. 1, PG. 6, M.R.C.C.TX.)
B L O C K 117



SCALE: 1"=100'

SAN BENITO LAND AND WATER COMPANY SUBDIVISION
(RECORDED IN VOL. 1, PG. 6, M.R.C.C.TX.)
B L O C K 121

NOT FOR CONSTRUCTION

NOTE: THIS SHEET WAS PRODUCED WITH THE INTENT OF
REVIEW PURPOSES ONLY

NAME	ADDRESS	PHONE NUMBER
OWNER:	EQUITY LIFESTYLE PROPERTIES, INC.	7310 N. 16TH #300, PHOENIX, AZ. 85020
SURVEYOR:	ROY MICHAEL WOOD	P.O. BOX 55, COMBES, TX 78535
ENGINEER:	JUAN V. GARCIA	P.O. BOX 532954, HARLINGEN, TX 78553

EXISTING DRAINAGE DITCH
SECTION A-A

SCALE: N.T.S.
NOTE: 1. ELEVATION VARIES ALONG LENGTH DUE TO SLOPE.

EXISTING ROADSIDE DITCH
SECTION B-B

SCALE: N.T.S.
NOTE: 1. ELEVATION VARIES ALONG LENGTH DUE TO SLOPE.

EXISTING TOPOGRAPHY & DRAINAGE
CONDITIONS OF THE PROPOSED
FUN N SUN SUBDIVISION

BEING THE 34.485 ACRES OF
THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-FOURTH (1/4) AND THE
EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-FOURTH (1/4) OF BLOCK ONE
HUNDRED EIGHTEEN (118), SAN BENITO LAND AND WATER COMPANY SUBDIVISION,
CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS.

Southpoint
Texas Surveying, LLC
P.O. BOX 55
COMBES, TX 78535
(956) 368-5074
TBPELS Firm No. 10194358

CASA
CIVIL AND SURVEYING
ASSOCIATES, LLC
P.O. BOX 532954, HARLINGEN, TX 78553
(956) 970-1159 JV.GARCIA@CASAENGRCV.NET
T.B.P.E. FIRM No. F-27632
SHEET 1 OF 2
PLAT PREPARED DATE: 09/25/2025

LEGEND:

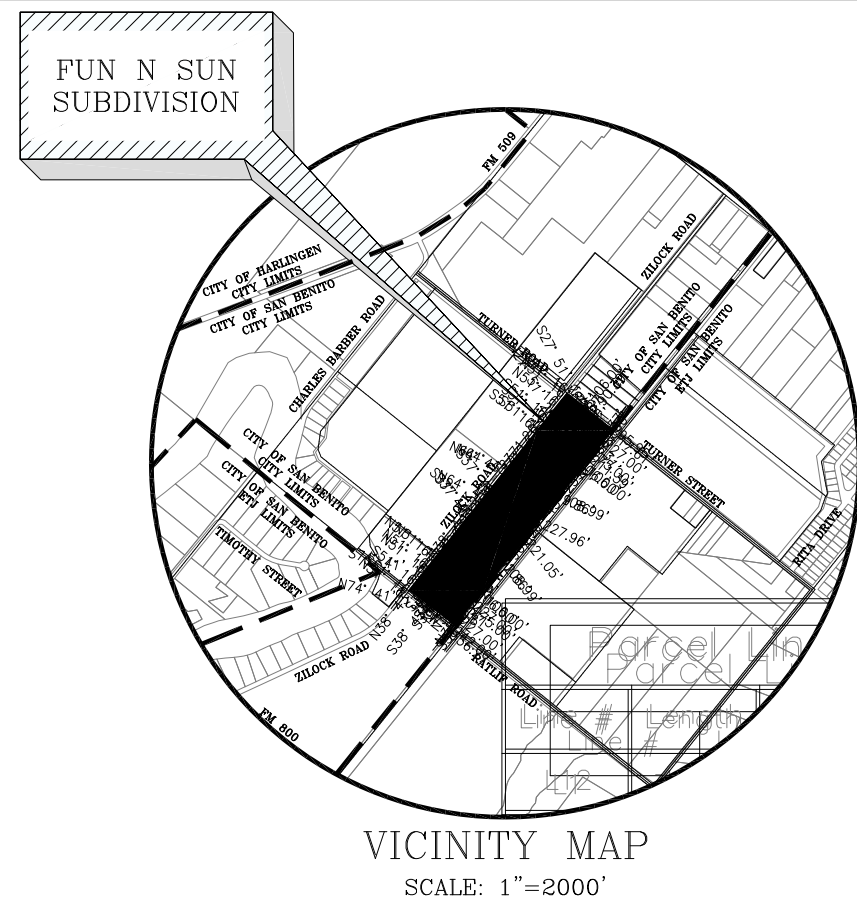
- BLK -BLOCK
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P.O.B. -POINT OF BEGINNING
R.O.W. -RIGHT-OF-WAY
--- -PROPERTY LINE (NON-SURVEYED)
--- -PROPERTY LINE (SURVEYED)
IRF -FOUND 1/2 INCH IRON ROD
IRB -FOUND 1/2 INCH IRON ROD (BENT)
M -FOUND MAG NAIL
X -SET X-CUT
IRS -SET 1/2 INCH IRON ROD W/PLASTIC CAP
S -SET CONCRETE MONUMENT
OPS -SET COTTON PICKER SPINDLE

GENERAL NOTES:

1. FLOOD_ZONE:
THIS TRACT LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN); PER N.F.I.P. FLOOD INSURANCE RATE MAP NO. 48061C0270F OF COMMUNITY NO. 480113, PANEL 0270, SUFFIX F, EFFECTIVE FEBRUARY 16, 2018; REISSUED JULY 20, 2018.
2. BASIS OF BEARING: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.
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4. DIMENSIONS SHOWN HEREON IS BASED OFF THE NORTH AMERICAN DATUM 83 (NAD83).
5. MINIMUM TRAILER SETBACK SHALL BE AS PER THE CITY OF SAN BENITO CODE OF ORDINANCE; AND ARE AS FOLLOWS:
12 FEET MINIMUM DISTANCE BETWEEN TRAILERS.
10 FEET TRAILERS END TO END
10 FEET NO TRAILER SHALL BE LOCATED CLOSER TO A COURT PROPERTY LINE
6. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP.
7. THIS PLAT IS DONE WITH THE BENEFIT OF A REPORT OF TITLE FILE NO.: TE2024-2357 DATED DECEMBER, 15, 2024 AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, DEDICATIONS OR EXCEPTIONS THAT MIGHT BE OF RECORD
8. ALL EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE.
9. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF SAN BENITO AND IS ZONED MH-MOBILE HOME.
10. SOME IMPROVEMENTS ALONG THE SITE LIMITS HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES AND ARE NOT TO SCALE.

11. SUBSURFACE UTILITIES SHOWN ARE BASED OFF RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY SUBSURFACE LOCATION & SIZE BEFORE COMMENCEMENT OF WORK.
12. ELEVATION SHOWN HEREIN ARE BASED ON NOS BENCHMARK: AB1184; A STAINLESS STEEL ROD W/O SLEEVE IN USGS QUADRANT - HARLINGEN (2019). DESCRIBED BY NATIONAL GEODETIC SURVEY 1981 3.7 KM (2.3 MI) NW FROM SAN BENITO, 3.7 KM (2.3 MI) NORTHWEST ALONG BUSINESS HIGHWAY 77 FROM THE JUNCTION OF SAM HOUSTON BOULEVARD IN SAN BENITO AT THE GLASTRON AND THE SPORTSMAN BOAT SALES AND SERVICE ENTRANCE LEADING SOUTHWEST, ALSO 1.9 KM (1.2 MI) SOUTHEAST ALONG COMMERCE STREET FROM THE CITY HALL AND TYLER AVENUE IN HARLINGEN, THENCE 3.5 KM (2.2 MI) SOUTHEAST ALONG BUSINESS HIGHWAY 77 SOUTH, 19.8 METERS (65.0 FT) SOUTHWEST OF THE CENTER OF THE HIGHWAY, 14.7 METERS (48.5 FT) NORTH OF THE NORTHEAST CORNER OF A CONCRETE BLOCK BUILDING, 6.0 METERS (20.0 FT) WEST SOUTHWEST OF A STORM SEWER MANHOLE COVER, 1.8 METERS (6.0 FT) SOUTHWEST OF A FIRE HYDRANT, AND 0.7 METER (2.5 FT) WEST OF A STEEL PIPE WITH A SIGN (GLASTRON BOATS). NOTE, ROD WAS ANCHORED AT THIS DEPTH. THE MARK IS 0.4 METERS N FROM A WITNESS POST.
ELEV= 38.28 FEET (NAVD 88)
13. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 212.010, WATER AND ELECTRICAL CONNECTIONS TO THE LOT THAT WILL MEET ALL MINIMUM STATE STANDARDS:
WATER WILL BE PROVIDED BY: CITY OF SAN BENITO PUBLIC WORKS
ELECTRICAL WILL BE PROVIDED BY: AMERICAN ELECTRIC POWER (AEP) TEXAS
WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF SAN BENITO PUBLIC WORKS
GARBAGE WASTE WILL BE DISPOSED OF BY: REPUBLIC SERVICES
14. NO TOPOGRAPHIC CHANGES ARE REQUIRED FOR THIS SUBDIVISION.

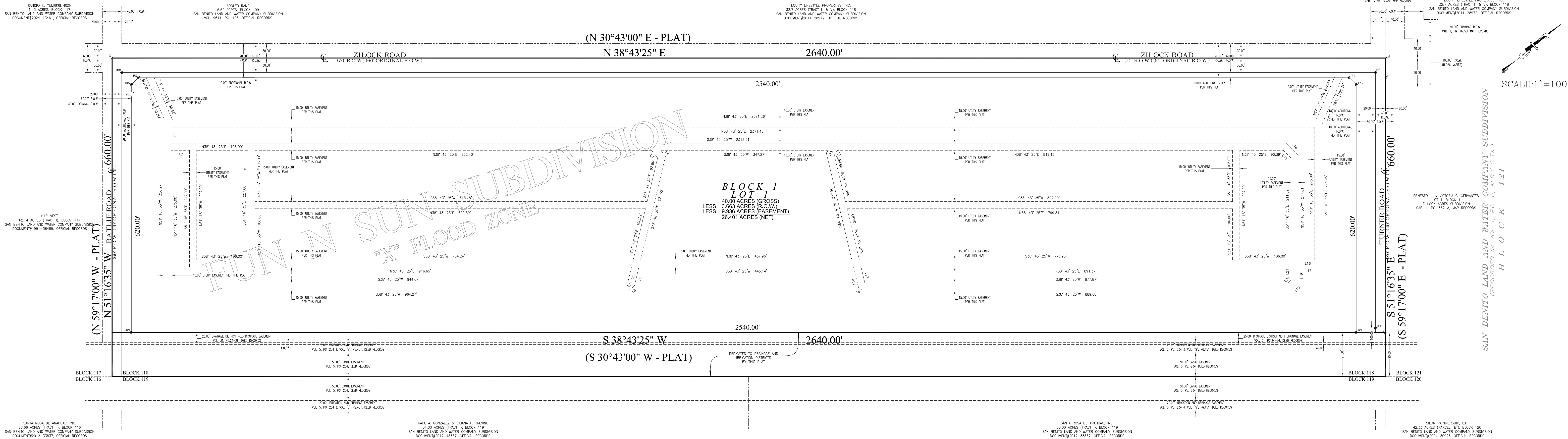
15. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRADING OR EXCAVATION ACTIVITIES, THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CITY OF SAN BENITO BUILDING DEPARTMENT.
16. ALL GARBAGE AND TRASH SHALL BE PLACE IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY. THE OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.
17. CITY OF SAN BENITO SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE IMPROVEMENTS WITHIN ANY DRAINAGE EASEMENTS DEDICATED BY THIS PLAT.
18. WATER & SEWER STATEMENT:
ALL WATER AND SEWER IMPROVEMENTS SHALL COMPLY WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND CITY OF SAN BENITO STANDARDS, REGULATIONS AND SPECIFICATIONS.
19. CAMERON COUNTY DRAINAGE DISTRICT NO.3 IS NOT RESPONSIBLE FOR MAINTAINING DETENTION PONDS.
20. THE AREA IDENTIFIED AND LABELED AS "DEDICATED TO DRAINAGE DISTRICT", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE DRAINAGE DISTRICT, THIS DEDICATION SHALL RUN PARALLEL WITH THE LAND.



NOT FOR CONSTRUCTION

NOTE: THIS SHEET WAS PRODUCED WITH THE INTENT OF REVIEW PURPOSES ONLY

SAN BENITO LAND AND WATER COMPANY SUBDIVISION
(RECORDED IN VOL. 1, PG. 6, M.R.C.C.TX.)
B L O C K 117



SAN BENITO LAND AND WATER COMPANY SUBDIVISION
(RECORDED IN VOL. 1, PG. 6, M.R.C.C.TX.)
B L O C K 119

METES AND BOUNDS DESCRIPTION

BEING THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-FOURTH (1/4) AND THE EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-FOURTH (1/4) OF BLOCK ONE HUNDRED EIGHTEEN (118), SAN BENITO LAND AND WATER COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS:

BEGINNING, AT A COTTON PICKER SPINDLE SET ON THE CENTERLINE OF RATLIFF ROAD (40 FOOT RIGHT-OF-WAY) FOR THE SOUTHEAST CORNER OF SAID BLOCK (118), SAN BENITO LAND AND WATER COMPANY SUBDIVISION OF THE HEREIN DESCRIBED 40.000 ACRE TRACT;

THENCE, NORTH 51 DEGREES 16 SECONDS 35 SECONDS WEST, AT A DISTANCE OF **660.00 FEET**, WITH AND ALONG THE CENTERLINE OF SAID RATLIFF ROAD, TO A X-CUT ON CONCRETE PAVEMENT OF THE INTERSECTION OF SAID RATLIFF ROAD AND ZILOCK ROAD (60 FOOT RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 38 DEGREES 43 SECONDS 25 SECONDS EAST, AT A DISTANCE OF **2,640.00 FEET**, WITH AND ALONG THE CENTERLINE OF SAID ZILOCK ROAD TO A POINT ON THE INTERSECTION OF SAID ZILOCK ROAD AND TURNER ROAD (40 FOOT RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 51 DEGREES 16 SECONDS 35 SECONDS EAST, AT A DISTANCE OF **660.00 FEET**, WITH AND ALONG THE CENTERLINE OF SAID TURNER ROAD TO A POINT FOR THE NORTHEAST CORNER OF BLOCK 118 OF SAID SAN BENITO LAND AND WATER COMPANY SUBDIVISION AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 38 DEGREES 43 SECONDS 25 SECONDS WEST, AT A DISTANCE OF **2,640.00 FEET**, WITH AND ALONG THE EAST LINE OF BLOCK 118 OF SAID SAN BENITO LAND AND WATER COMPANY SUBDIVISION TO THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT OF LAND;

SAID TRACT OF CONTAINING 40.000 ACRES MORE OR LESS.

PRELIMINARY PLAT OF THE PROPOSED
FUN N SUN SUBDIVISION

BEING 40.00 ACRES OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-FOURTH (1/4) AND THE EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-FOURTH (1/4) OF BLOCK ONE HUNDRED EIGHTEEN (118), SAN BENITO LAND AND WATER COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS.

Southpoint
Texas Surveying, LLC
P.O. BOX 55
COMBES, TX 78535
(956) 368-5074
TBPELS Firm No. 10194358

CASA
CIVIL AND SURVEYING
ASSOCIATES, LLC
P.O. BOX 532954, HARLINGEN, TX 78553
(956) 970-1159
J.V.GARCIA@CASAENGRCV.NET
T.B.P.E. FIRM NO. F-27632
SHEET 2 OF 2
PLAT PREPARED DATE: 09/25/2025

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	33.00	N51° 16' 35.04"W	L12	11.31	N13° 00' 07.93"W
L2	38.00	N38° 43' 24.96"E	L13	6.75	N13° 00' 07.93"W
L3	19.98	S89° 33' 02.14"E	L14	34.50	S83° 43' 24.96"W
L4	19.42	S89° 33' 02.14"E	L15	22.07	N83° 43' 24.96"E
L5	40.04	S37° 49' 29.25"E	L16	34.45	S38° 43' 24.96"W
L6	31.25	S37° 49' 29.25"E	L17	49.45	S38° 43' 24.96"W
L7	4.22	S0° 26' 57.86"W	L18	33.61	S51° 16' 35.04"E
L8	14.63	S0° 26' 57.86"W	L19	20.36	S6° 16' 35.04"E
L9	9.92	S76° 59' 52.07"W	L20	7.93	S6° 16' 35.04"E
L10	43.04	N64° 43' 40.83"W	L21	27.39	S51° 16' 35.04"E
L11	33.93	N64° 43' 40.83"W			

NAME	ADDRESS	PHONE NUMBER
OWNER:	EQUITY LIFESTYLE PROPERTIES, INC. 7310 N. 16TH #300, PHOENIX, AZ. 85020	956-551-1230
SURVEYOR:	ROY MICHAEL WOOD P.O. BOX 55, COMBES, TX 78535	956-368-5074
ENGINEER:	JUAN V. GARCIA P.O. BOX 532954, HARLINGEN, TX 78553	956-970-1159

COUNTY CLERK CERTIFICATION

RECORDING INFORMATION
STATE OF TEXAS
COUNTY OF CAMERON

I, _____, 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

TAX ASSESSOR & COLLECTOR CERTIFICATION

THE 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 YEAR 20____ FOR THE AREA
INSIDE THE BOUNDARIES.

ASSESSOR AND COLLECTOR OF TAXES
COUNTY OF CAMERON
EDELMIRO "EDDIE" GARCIA
DATE _____

ENGINEER CERTIFICATE

STATE OF TEXAS
COUNTY OF CAMERON

I, JUAN V. GARCIA, 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, THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.

JUAN V. GARCIA, P.E., C.F.M.
TEXAS REGISTRATION NO. 111413

9/25/25

DATE

SURVEYORS CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT
THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE
UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO
THIS PLAT.

ROY MICHAEL WOOD, RPLS No. 5974
SOUTHPOINT TEXAS SURVEYING, LLC
P.O. BOX 55
COMBES, TX 78535
TBPELS No. 10194358

9/25/2025
DATE

CITY OF SAN BENITO

STATE OF TEXAS
COUNTY OF CAMERON

WE, THE UNDERSIGNED OF THE CITY OF SAN BENITO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF "FUN N SUN SUBDIVISION",
CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS PER ORDINANCE NUMBER 2103 OF THE CITY WHEREIN OUR
APPROVAL IS REQUIRED.

APPROVED: _____ DATE _____
CHAIRPERSON-PLANNING COMMISSION OF SAN BENITO

APPROVED: _____ DATE _____
MAYOR, CITY OF SAN BENITO

APPROVED: _____ DATE _____
CITY ENGINEER OR DIRECTOR OF PUBLIC WORKS,
CITY OF SAN BENITO

ATTEST: _____ DATE _____
CITY SECRETARY, CITY OF SAN BENITO

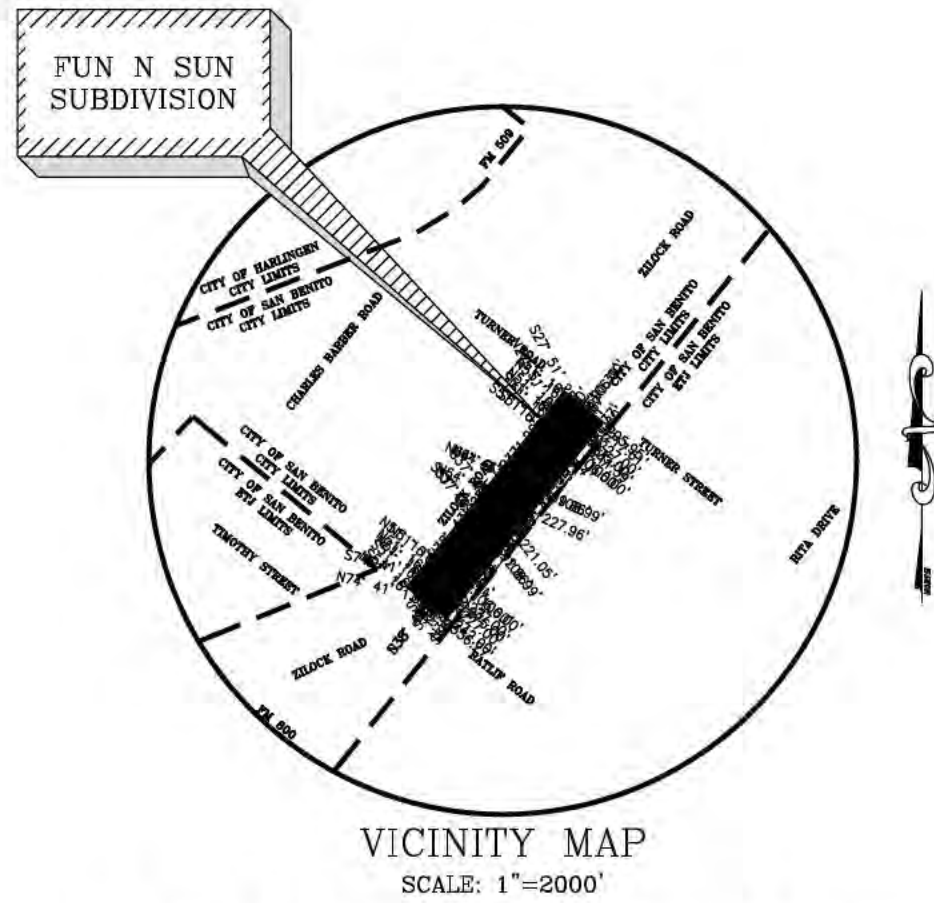
NOTARY PUBLIC ACKNOWLEDGEMENT FOR ALL SIGNATURES

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, _____ A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, _____ KNOWN TO ME TO BE
THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR
THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC CAMERON COUNTY, TEXAS
PRINTED NAME:
MY COMMISSION EXPIRES:



FINAL PLAT OF THE
FUN N SUN SUBDIVISION

BEING 40.00 ACRES OF

THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-FOURTH (1/4) AND THE
EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-FOURTH (1/4) OF BLOCK ONE
HUNDRED EIGHTEEN (118), SAN BENITO LAND AND WATER COMPANY SUBDIVISION,
CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

STATE OF TEXAS
COUNTY OF CAMERON

I, _____, AS THE OWNER/AUTHORIZED REPRESENTATIVE OF EQUITY LIFESTYLE PROPERTIES, INC., OF THE 40.00 ACRE
TRACT OF LAND ENCOMPASSED WITHIN THE "FUN N SUN SUBDIVISION", HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT
AND DEDICATE TO PRIVATE USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE,
CHAPTER 232.032 AND THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOT(S) MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOT(S) MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

EQUITY LIFESTYLE PROPERTIES, INC.
OWNER/AUTHORIZED REPRESENTATIVE
DATE _____

THE STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 202____.

NOTARY PUBLIC _____ COUNTY, _____
PRINTED NAME:
MY COMMISSION EXPIRES:

PURCHASE CONTRACT CERTIFICATE

THE STATE OF TEXAS,
COUNTY OF CAMERON

I, _____, AS THE OWNER/AUTHORIZED REPRESENTATIVE OF EQUITY LIFESTYLE PROPERTIES, INC., OF THE TRACT OF LAND
ENCOMPASSED WITHIN THE "FUN N SUN SUBDIVISION", HEREBY BIND MYSELF TO NOTIFY ALL PERSPECTIVE BUYERS OF LOTS IN SAID
SUBDIVISION OF THAT I WILL PROVIDE ALL WATER AND SEWER SERVICES IN WHICH I HAVE [ALREADY INSTALLED OR HAVE PROVIDED A
FINANCIAL GUARANTEE TO COVER THE INSTALLATION OF THESE SERVICE] AND HAVE INCLUDED

THE COST OF THESE SERVICE IN THE TOTAL COST OF THE LOT AND;

WATER IS PROVIDED BY CITY OF SAN BENITO AND WILL BE MADE AVAILABLE WHEN PLAT IS RECORDED AND IS OPERABLE AS OF _____,
202____.

SEWER IS PROVIDED BY CITY OF SAN BENITO AND WILL BE MADE AVAILABLE WHEN PLAT IS RECORDED AND IS OPERABLE AS OF _____,
202____.

ELECTRICITY IS PROVIDED BY AMERICAN ELECTRIC POWER (AEP) TEXAS AND WILL BE MADE AVAILABLE WHEN PLAT IS RECORDED.

GAS SERVICE (IF APPLICABLE) IS PROVIDED BY TEXAS GAS SERVICE AND WILL BE MADE AVAILABLE WHEN PLAT IS RECORDED.

EQUITY LIFESTYLE PROPERTIES, INC.
OWNER/AUTHORIZED REPRESENTATIVE
DATE _____

THE STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 202____.

NOTARY PUBLIC _____ COUNTY, _____
PRINTED NAME:
MY COMMISSION EXPIRES:

CAMERON COUNTY DRAINAGE DISTRICT NO.3

STATE OF TEXAS
COUNTY OF CAMERON

CAMERON COUNTY DRAINAGE DISTRICT NO. 3 HEREBY APPROVES THIS SUBDIVISION ON THE CONDITION THAT THE DISTRICT DOES NOT WARRANT THE
ADEQUACY OF ITS DRAINAGE SYSTEM IN CASE OF HEAVY RAINFALL, AND 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 SAID SUBDIVISION. APPROVAL IS
GIVEN ONLY AS IT RELATES TO AND MAY AFFECT THE FACILITIES OF THE DISTRICT; NO CONSIDERATION IS GIVEN TO ANY 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 THIS APPROVAL
TO BECOME VOID.

DATED THIS _____ DAY OF _____, 20____.

PRESIDENT

CAMERON COUNTY IRRIGATION DISTRICT NO.2

STATE OF TEXAS
COUNTY OF CAMERON

CAMERON COUNTY IRRIGATION DISTRICT NUMBER TWO

HAS CONSIDERED AND APPROVED THIS SUBDIVISION SUBJECT TO THE NOTICE THAT IRRIGATION WATER WILL BE PROVIDED TO THE DISTRICT'S DESIGNATED
OUTLETS, AND ADDITIONS OR CHANGES MUST MEET WITH APPROVAL FROM THE DISTRICT, AND BE AT THE OWNERS EXPENSE, AND THAT NO STRUCTURE
(INCLUDING WITH OUT LIMITATION FENCES, AND BUILDINGS) SHALL BE CONSTRUCTED OR DRECTED ON ANY IRRIGATION EASEMENT OF THE DISTRICT, NO
CONSIDERATION IS GIVEN TO ANY OTHER MATTERS. ANY FAILURE TO RECORD THIS IN THE OFFICE OF THE COUNTY CLERK OF CAMERON COUNTY WITHIN
ONE YEAR AFTER THIS DATE SHALL CALL THIS APPROVAL TO BE NULL AND VOID.

GENERAL MANAGER _____ DATE _____

NOT FOR CONSTRUCTION

NOTE: THIS SHEET WAS PRODUCED WITH THE INTENT OF
REVIEW PURPOSES ONLY

NAME	ADDRESS	PHONE NUMBER
OWNER: EQUITY LIFESTYLE PROPERTIES, INC.	7310 N. 16TH #300, PHOENIX, AZ. 85020	956-551-1230
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ENGINEER: JUAN V. GARCIA	P.O. BOX 532954, HARLINGEN, TX 78553	956-970-1159

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ASSOCIATES, LLC
P.O. BOX 532954, HARLINGEN, TX 78553
(956) 970-1159 JV.GARCIA@CASAENGRCV.NET
T.B.P.E. FIRM No. F-27632

SHEET 1 OF 3
PLAT PREPARED DATE: 09/25/2025

LEGEND:

- BLK -BLOCK
CL -CENTERLINE
D.R.C.C.TX -DEED RECORDS OF CAMERON COUNTY TEXAS
FND -FOUND
IR -1/2" IRON ROD
M.R.C.C.TX -MAP RECORDS OF CAMERON COUNTY TEXAS
P.O.B. -POINT OF BEGINNING
R.O.W. -RIGHT-OF-WAY
-PROPERTY LINE (NON-SURVEYED)
-PROPERTY LINE (SURVEYED)
IRF -FOUND 1/2 INCH IRON ROD
IRB -FOUND 1/2 INCH IRON ROD (BENT)
M -FOUND MAG NAIL
X -SET X-CUT
IRS -SET 1/2 INCH IRON ROD W/PLASTIC CAP
S -SET CONCRETE MONUMENT
CPS -SET COTTON PICKER SPINDLE

GENERAL NOTES:

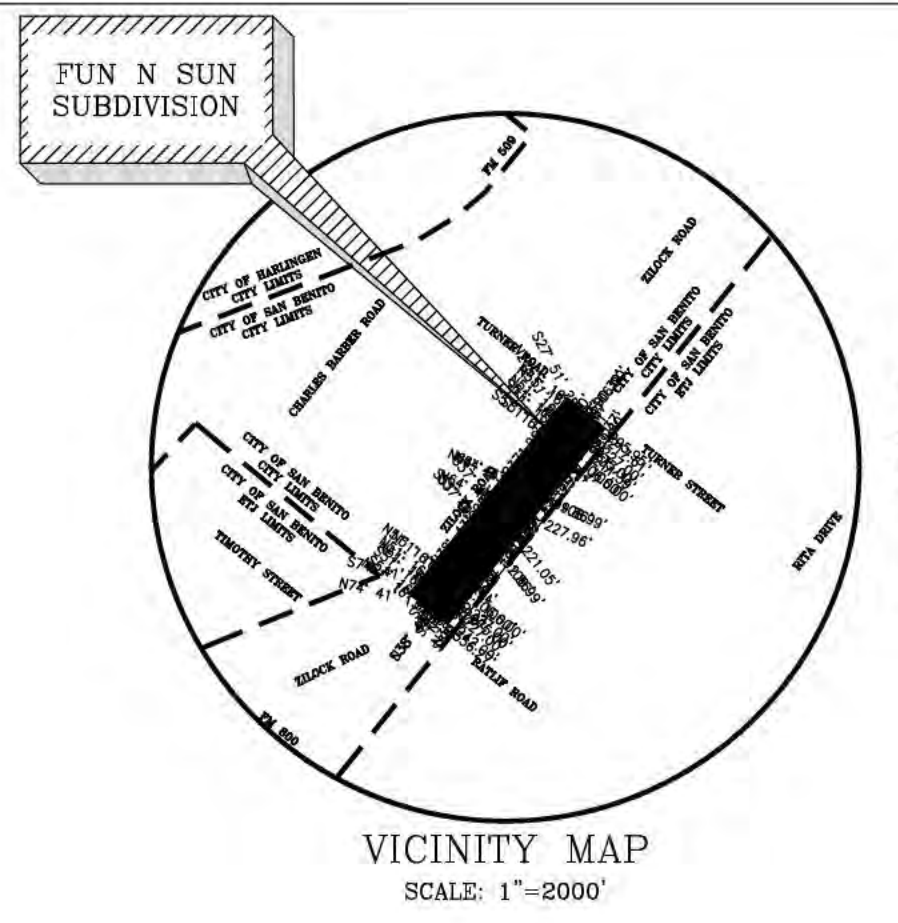
1. FLOOD ZONE:
THIS TRACT LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN); PER N.F.I.P. FLOOD INSURANCE RATE MAP NO. 48061C0270F OF COMMUNITY NO. 480113, PANEL 0270, SUFFIX F; EFFECTIVE FEBRUARY 16, 2018; REISSUED JULY 20, 2018.
2. BASIS OF BEARING: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.
3. ELEVATIONS SHOWN HEREON IS BASED OFF THE NORTH AMERICAN VERTICAL DATUM 88 (NAVD88).
4. DIMENSIONS SHOWN HEREON IS BASED OFF THE NORTH AMERICAN DATUM 83 (NAD83).
5. MINIMUM TRAILER SETBACK SHALL BE AS PER THE CITY OF SAN BENITO CODE OF ORDINANCE; AND ARE AS FOLLOWS:
12 FEET MINIMUM DISTANCE BETWEEN TRAILERS.
10 FEET TRAILERS END TO END
10 FEET NO TRAILER SHALL BE LOCATED CLOSER TO A COURT PROPERTY LINE.
6. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP.
7. THIS PLAT IS DONE WITH THE BENEFIT OF A REPORT OF TITLE FILE NO.: IE2024-2357 DATED: DECEMBER 15, 2024, AND IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, DEDICATIONS OR EXCEPTIONS THAT MIGHT BE OF RECORD.
8. ALL EASEMENTS AND RIGHT-OF-WAY SHOWN HEREON ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE.
9. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF SAN BENITO AND IS ZONED MH-MOBILE HOME.
10. SOME IMPROVEMENTS ALONG THE SITE LIMITS HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES AND ARE NOT TO SCALE.
11. SUBSURFACE UTILITIES SHOWN ARE BASED OFF RECORD INFORMATION. CONTRACTOR SHALL FIELD VERIFY SUBSURFACE LOCATION & SIZE BEFORE COMMENCEMENT OF WORK.
12. ELEVATION SHOWN HEREIN ARE BASED ON NGS BENCHMARK: AB1184; A STAINLESS STEEL ROD W/O SLEEVE IN USGS QUADRANT - HARLINGEN (2019), DESCRIBED BY NATIONAL GEODETIC SURVEY 1981 3.7 KM (2.3 MI) NW FROM SAN BENITO. 3.7 KM (2.3 MI) NORTHWEST ALONG BUSINESS HIGHWAY 77 FROM THE JUNCTION OF SAM HOUSTON BOULEVARD IN SAN BENITO AT THE GLASTON AND THE SPORTSMAN BOAT SALES AND SERVICE

- ENTRANCE LEADING SOUTHWEST; ALSO 1.9 KM (1.2 MI) SOUTHEAST ALONG COMMERCE STREET FROM THE CITY HALL AND TYLER AVENUE IN HARLINGEN, THENCE 3.5 KM (2.2 MI) SOUTHEAST ALONG BUSINESS HIGHWAY 77 SOUTH, 19.8 METERS (65.0 FT) SOUTHWEST OF THE CENTER OF THE HIGHWAY, 14.7 METERS (48.5 FT) NORTH OF THE NORTHEAST CORNER OF A CONCRETE BLOCK BUILDING, 6.0 METERS (20.0 FT) WEST SOUTHWEST OF A STORM SEWER MANHOLE COVER, 1.8 METERS (6.0 FT) SOUTHWEST OF A FIRE HYDRANT, AND 0.7 METER (2.5 FT) WEST OF A STEEL PIPE WITH A SIGN (GLASTON BOATS). NOTE, ROD WAS ANCHORED AT THIS DEPTH. THE MARK IS 0.4 METERS N FROM A WITNESS POST.
ELEV= 38.28 FEET (NAVD 88)
13. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 212.010, WATER AND ELECTRICAL CONNECTIONS TO THE LOT THAT WILL MEET ALL MINIMUM STATE STANDARDS:
WATER WILL BE PROVIDED BY: CITY OF SAN BENITO PUBLIC WORKS
ELECTRICAL WILL BE PROVIDED BY: AMERICAN ELECTRIC POWER (AEP) TEXAS
WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF SAN BENITO PUBLIC WORKS
GARBAGE WASTE WILL BE DISPOSED OF BY: REPUBLIC SERVICES
14. NO TOPOGRAPHIC CHANGES ARE REQUIRED FOR THIS SUBDIVISION.
15. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRADING OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CITY OF SAN BENITO BUILDING DEPARTMENT.
16. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY A QUALIFIED WASTE DISPOSAL COMPANY. THE OWNER SHALL MAINTAIN A CONTRACT AND ENSURE PAYMENTS ARE CURRENT WITH A SOLID WASTE DISPOSAL COMPANY AT ALL TIMES.
17. CITY OF SAN BENITO SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE IMPROVEMENTS WITHIN ANY DRAINAGE EASEMENTS DEDICATED BY THIS PLAT.

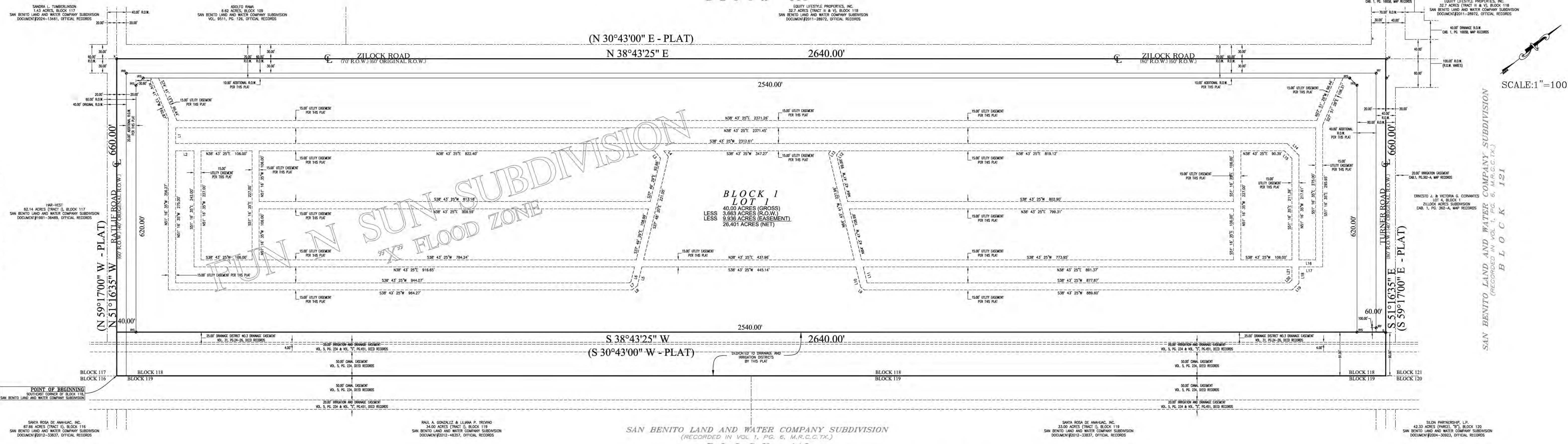
18. WATER & SEWER STATEMENT:

- ALL WATER AND SEWER IMPROVEMENTS SHALL COMPLY WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND CITY OF SAN BENITO STANDARDS, REGULATIONS AND SPECIFICATIONS.
19. CAMERON COUNTY DRAINAGE DISTRICT NO.3 IS NOT RESPONSIBLE FOR MAINTAINING DETENTION PONDS.
20. THE AREA IDENTIFIED AND LABELED AS "DEDICATED TO DRAINAGE DISTRICT", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE DRAINAGE DISTRICT, THIS DEDICATION SHALL RUN PARALLEL WITH THE LAND.

Parcel Line Table			Parcel Line Table		
Line #	Length	Bearing	Line #	Length	Bearing
L1	33.00	N51°16'35"W	L12	11.31	N103°30'08"W
L2	38.00	N38°43'25"E	L13	6.75	N103°30'08"W
L3	19.98	S89°53'02"E	L14	34.50	S89°43'05"W
L4	15.42	S89°53'02"E	L15	22.07	N83°43'05"E
L5	40.04	S37°49'28"E	L16	34.45	S38°43'25"W
L6	31.25	S37°49'28"E	L17	49.45	S38°43'25"W
L7	4.22	S0°26'58"W	L18	33.61	S31°18'35"E
L8	14.63	S0°26'58"W	L19	20.38	S8°18'35"E
L9	9.92	S74°39'32"W	L20	7.93	S8°16'35"E
L10	43.04	N64°42'40"W	L21	27.39	S31°18'35"E
L11	33.93	N64°42'40"W			



SAN BENITO LAND AND WATER COMPANY SUBDIVISION
(RECORDED IN VOL. 1, PG. 6, M.R.C.C.TX.)
BLOCK 117



SCALE: 1"=100'

SAN BENITO LAND AND WATER COMPANY SUBDIVISION
(RECORDED IN VOL. 1, PG. 6, M.R.C.C.TX.)
BLOCK 121

COUNTY CLERK CERTIFICATION

RECORDING INFORMATION
STATE OF TEXAS
COUNTY OF CAMERON
I, _____, 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

NOT FOR CONSTRUCTION

NOTE: THIS SHEET WAS PRODUCED WITH THE INTENT OF REVIEW PURPOSES ONLY

NAME	ADDRESS	PHONE NUMBER
OWNER: EQUITY LIFESTYLE PROPERTIES, INC.	7310 N. 16TH #300, PHOENIX, AZ. 85020	956-551-1230
SURVEYOR: ROY MICHAEL WOOD	P.O. BOX 55, COMBES, TX 78535	956-368-5074
ENGINEER: JUAN V. GARCIA	P.O. BOX 532954, HARLINGEN, TX 78553	956-553-4431

ENGINEERS CERTIFICATE

STATE OF TEXAS
COUNTY OF CAMERON
I, JUAN V. GARCIA, 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. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.
JUAN V. GARCIA, P.E., C.F.M.
TEXAS REGISTRATION NO. 111413
DATE 9/25/25

SURVEYORS CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
ROY MICHAEL WOOD, RPLS No. 5974
SOUTHPOINT TEXAS SURVEYING, LLC
P.O. BOX 55
COMBES, TX 78535
TBPELS No. 10194358
DATE 9/25/2025

METES AND BOUNDS DESCRIPTION

BEING THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-FOURTH (1/4) AND THE EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-FOURTH (1/4) OF BLOCK ONE HUNDRED EIGHTEEN (118), SAN BENITO LAND AND WATER COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS:

BEGINNING, AT A COTTON PICKER SPINDLE SET ON THE CENTERLINE OF RATLIFF ROAD (40 FOOT RIGHT-OF-WAY) FOR THE SOUTHEAST CORNER OF SAID BLOCK (118), SAN BENITO LAND AND WATER COMPANY SUBDIVISION OF THE HEREIN DESCRIBED 40.00 ACRE TRACT;

THENCE, NORTH 51 DEGREES 16 SECONDS 35 SECONDS WEST, AT A DISTANCE OF 660.00 FEET, WITH AND ALONG THE CENTERLINE OF SAID RATLIFF ROAD, TO A X-CUT ON CONCRETE PAVEMENT OF THE INTERSECTION OF SAID RATLIFF ROAD AND ZILLOCK ROAD (60 FOOT RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 38 DEGREES 43 SECONDS 25 SECONDS EAST, AT A DISTANCE OF 2,640.00 FEET, WITH AND ALONG THE CENTERLINE OF SAID ZILLOCK ROAD TO A POINT ON THE INTERSECTION OF SAID ZILLOCK ROAD AND TURNER ROAD (40 FOOT RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 51 DEGREES 16 SECONDS 35 SECONDS EAST, AT A DISTANCE OF 660.00 FEET, WITH AND ALONG THE CENTERLINE OF SAID TURNER ROAD TO A POINT FOR THE NORTHEAST CORNER OF BLOCK 118 OF SAID SAN BENITO LAND AND WATER COMPANY SUBDIVISION AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 38 DEGREES 43 SECONDS 25 SECONDS WEST, AT A DISTANCE OF 2,640.00 FEET, WITH AND ALONG THE EAST LINE OF BLOCK 118 OF SAID SAN BENITO LAND AND WATER COMPANY SUBDIVISION TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

SAID TRACT OF CONTAINING 40.000 ACRES MORE OR LESS.

FINAL PLAT OF THE FUN N SUN SUBDIVISION

BEING 40.00 ACRES OF THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-FOURTH (1/4) AND THE EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-FOURTH (1/4) OF BLOCK ONE HUNDRED EIGHTEEN (118), SAN BENITO LAND AND WATER COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS.

Southpoint
Texas Surveying, LLC
P.O. BOX 55
COMBES, TX 78535
(956) 368-5074
TBPELS Firm No. 10194358

CASA
ENGINEERING
CIVIL AND SURVEYING
ASSOCIATES, LLC
P.O. BOX 532954, HARLINGEN, TX 78553
(956) 970-1159 JV.GARCIA@CASAEINGRVC.NET
T.B.P.E. FIRM NO. F-27632
SHEET 2 OF 3
PLAT PREPARED DATE: 09/25/2025

LEGEND:

- BLK -BLOCK
CL -CENTERLINE
D.R.C.C.TX -DEED RECORDS OF CAMERON COUNTY TEXAS
FND -FOUND
IR -1/2" IRON ROD
M.R.C.C.TX -MAP RECORDS OF CAMERON COUNTY TEXAS
P.O.B. -POINT OF BEGINNING
R.O.W. -RIGHT-OF-WAY
--- -PROPERTY LINE (NON-SURVEYED)
--- -PROPERTY LINE (SURVEYED)
IRF -FOUND 1/2 INCH IRON ROD
IRB -FOUND 1/2 INCH IRON ROD (BENT)
M -FOUND MAG NAIL
X -SET X-CUT
IRS -SET 1/2 INCH IRON ROD W/PLASTIC CAP
S -SET CONCRETE MONUMENT
CPS -SET COTTON PICKER SPINDLE

FINAL ENGINEERING REPORT FOR "FUN N SUN SUBDIVISION"

BY: JUAN V. GARCIA, P.E., C.F.M.

INTRODUCTION:

THIS ENGINEERING REPORT WAS PREPARED IN COMPLIANCE WITH LOCAL GOVERNMENT CODE 232 SUBCHAPTER "B", WHEREBY A SPANISH TRANSLATION IS REQUIRED. THIS REPORT WAS PREPARED IN ENGLISH AND TRANSLATED TO SPANISH. THIS SUBDIVISION CONSISTS OF A TOTAL OF ONE (1) LOTS TO BE MOBILE HOME USE.

WATER SUPPLY, DESCRIPTION, COSTS AND OPERABILITY DATE

CITY OF SAN BENITO PUBLIC WORKS PROVIDES WATER FOR THIS SUBDIVISION. CITY OF SAN BENITO PUBLIC WORKS OPERATES AND MAINTAINS A WATER DISTRIBUTION LINE NEAR THE PROJECT AREA. THE INSTALLATION OF THESE FACILITIES FOR LOTS 1, WERE THE TOTAL COST OF \$-----USD OF THE WATER FACILITIES FOR THE SUBDIVISION. THESE COSTS HAVE BEEN PAID BY THE SUBDIVIDER TO CITY OF SAN BENITO PUBLIC WORKS FOR THE MATERIALS, LABOR, AND PERMIT FEES FOR THE INSTALLATION OF EACH WATER METER.

THESE FACILITIES ARE FULLY CONSTRUCTED AND OPERABLE SINCE DATE ---, 202--.

SEWAGE FACILITIES, DESCRIPTION, COSTS AND OPERABILITY DATE

"FUN N SUN SUBDIVISION" IS BEING PROVIDED WITH SANITARY SEWER FACILITIES BY CITY OF SAN BENITO. THE PERMIT NUMBER FOR LOT 1 IS ----- WAS ISSUED FOR THE INSTALLATION FOR THE FACILITIES. THE TOTAL COSTS OF \$-----USD OF THE SEWAGE FACILITIES FOR THE "FUN N SUN SUBDIVISION" HAVE BEEN PAID BY THE SUBDIVIDER FOR THE TOTAL COSTS OF MATERIALS AND LABOR FOR THE INSTALLATION OF THE SANITARY SEWER PUBLIC IMPROVEMENTS.

ALL SEWAGE FACILITIES HAVE BEEN INSTALLED AND OPERABLE AS OF DATE ---, 202--.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE COSTS TO INSTALL WATER AND PUBLIC SANITARY SEWER DISCUSSED ABOVE ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED. THE TOTAL COST OF MATERIALS, LABOR, AND PERMIT FEES FOR THE INSTALLATION OF THE WATER METERS FOR A TOTAL OF \$-----, THE SUBDIVIDER DOES NOT HAVE ANY ADDITIONAL FEES FROM CITY OF SAN BENITO TO COVER THE COST OF POTABLE WATER TAP FEES. THE WATER FACILITIES ARE OPERABLE AS OF DATE ---, 202--. CITY OF SAN BENITO PUBLIC WORKS INDICATES THAT THERE IS DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

SEWAGE FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED. THE TOTAL COST OF MATERIALS, LABOR, AND PERMIT FEES FOR THE INSTALLATION OF THE SANITARY SEWER SERVICES FOR A TOTAL OF \$-----, FOR THE SUBDIVISION. THE SANITARY SEWER PUBLIC IMPROVEMENTS IS OPERABLE AS OF DATE ---, 202--.

JUAN V. GARCIA, P.E., C.F.M.
CIVIL AND SURVEYING ASSOCIATES, INC.
(CASA)

9/25/25
DATE



SAN BENITO LAND AND WATER COMPANY SUBDIVISION
(RECORDED IN VOL. 1, PG. 6, M.R.C.C.TX.)
BLOCK 118

(N 30°43'00" E - PLAT)

N 38°43'25" E

2640.00'

2540.00'

BLOCK 1
LOT 1
40.00 ACRES (GROSS)
3.663 ACRES (R.O.W.)
8.936 ACRES (EASEMENT)
26.401 ACRES (NET)

S 38°43'25" W
(S 30°43'00" W - PLAT)

2640.00'

SAN BENITO LAND AND WATER COMPANY SUBDIVISION
(RECORDED IN VOL. 1, PG. 6, M.R.C.C.TX.)
BLOCK 119

"ENGINEERING REPORT"
FINAL PLAT OF THE
FUN N SUN SUBDIVISION

BEING 40.00 ACRES OF

THE EAST ONE-HALF (1/2) OF THE NORTHEAST ONE-FOURTH (1/4) AND THE EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-FOURTH (1/4) OF BLOCK ONE HUNDRED EIGHTEEN (118), SAN BENITO LAND AND WATER COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS.

Southpoint
Texas Surveying, LLC
P.O. BOX 55
COMBES, TX 78535
(956) 368-5074
TBPELS Firm No. 10194358

CASA
ENGINEERING
CIVIL AND SURVEYING
ASSOCIATES, LLC
P.O. BOX 532954, HARLINGEN, TX 78553
(956) 970-1159 J.V.GARCIA@CASAENGGRV.NET
T.B.P.E. FIRM NO. F-27632
SHEET 3 OF 3
PLAT PREPARED DATE: 09/25/2025

SAN BENITO LAND AND WATER COMPANY SUBDIVISION
(RECORDED IN VOL. 1, PG. 6, M.R.C.C.TX.)
BLOCK 117

SAN BENITO LAND AND WATER COMPANY SUBDIVISION
(RECORDED IN VOL. 1, PG. 6, M.R.C.C.TX.)
BLOCK 121

SCALE: 1"=100'

NOT FOR CONSTRUCTION

NOTE: THIS SHEET WAS PRODUCED WITH THE INTENT OF
REVIEW PURPOSES ONLY

NAME	ADDRESS	PHONE NUMBER
OWNER: EQUITY LIFESTYLE PROPERTIES, INC.	7310 N. 16TH #300, PHOENIX, AZ. 85020	956-551-1230
SURVEYOR: ROY MICHAEL WOOD	P.O. BOX 55, COMBES, TX. 78535	956-368-5074
ENGINEER: JUAN V. GARCIA	P.O. BOX 532954, HARLINGEN, TX 78553	956-553-4431

COUNTY CLERK CERTIFICATION

RECORDING INFORMATION
STATE OF TEXAS
COUNTY OF CAMERON

I, _____, 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

SURVEYORS CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

ROY MICHAEL WOOD, RP.LS. NO. 5974
SOUTHPOINT TEXAS SURVEYING, LLC
P.O. BOX 55
COMBES, TX 78535
TBPELS No. 10194358

9/25/2025
DATE



Parcel Line Table	Parcel Line Table
Line # Length	Line # Length
L1 33.00 N 31° 15' 15" W	L12 11.31 N 13° 00' 00" W
L2 38.00 N 38° 43' 25" E	L13 6.75 N 13° 00' 00" W
L3 19.98 S 34° 17' 02" E	L14 34.50 S 60° 43' 25" W
L4 15.42 S 89° 33' 02" E	L15 22.07 N 83° 43' 25" E
L5 40.04 S 33° 47' 00" E	L16 34.45 S 38° 43' 25" W
L6 31.25 S 37° 43' 25" E	L17 49.45 S 38° 43' 25" W
L7 4.22 S 0° 26' 58" W	L18 33.61 S 0° 16' 33" E
L8 14.63 S 0° 26' 58" W	L19 20.36 S 0° 16' 33" E
L9 9.92 S 76° 59' 32" W	L20 7.93 S 0° 16' 33" E
L10 43.04 N 64° 43' 43" W	L21 27.39 S 0° 16' 33" E
L11 33.93 N 64° 43' 43" W	



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve the Final Plat and formally accept the public infrastructure for San Sebastian Subdivision Phase II, bearing a legal description of: Being a 17.366 acre tract of land out of Lots 2, 7, 10, and 15, Block 129, San Benito Land and Water Company Subdivision, Cameron County, Texas, according to the map or plat thereof recorded in Volume 1, Page 6, map records, Cameron County, Texas. Applicant: Shield Enterprises LLC. Applicant: Masa-Bega, Development LLC.

RECOMMENDATION:

The Planning and Zoning Board and Staff recommends approval.

RATIONALE:

This (72) residential subdivision is a continuation of Phase I, located within the city limits, and features complete public infrastructure including water, sanitary sewer, stormwater systems, and 33-foot wide streets. The final plat adheres to all relevant city ordinances and state statutes. As part of this approval, the city will formally accept the public infrastructure improvements associated with the development. An 8-inch water line and an 8-inch sewer line have been installed to serve the development. Additionally, 2 new roads have been constructed providing access to the 72 lot subdivision. The subdivision meets all applicable zoning and subdivision ordinance requirements.

BUDGET IMPACT:

N/A

RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

EXHIBITS:

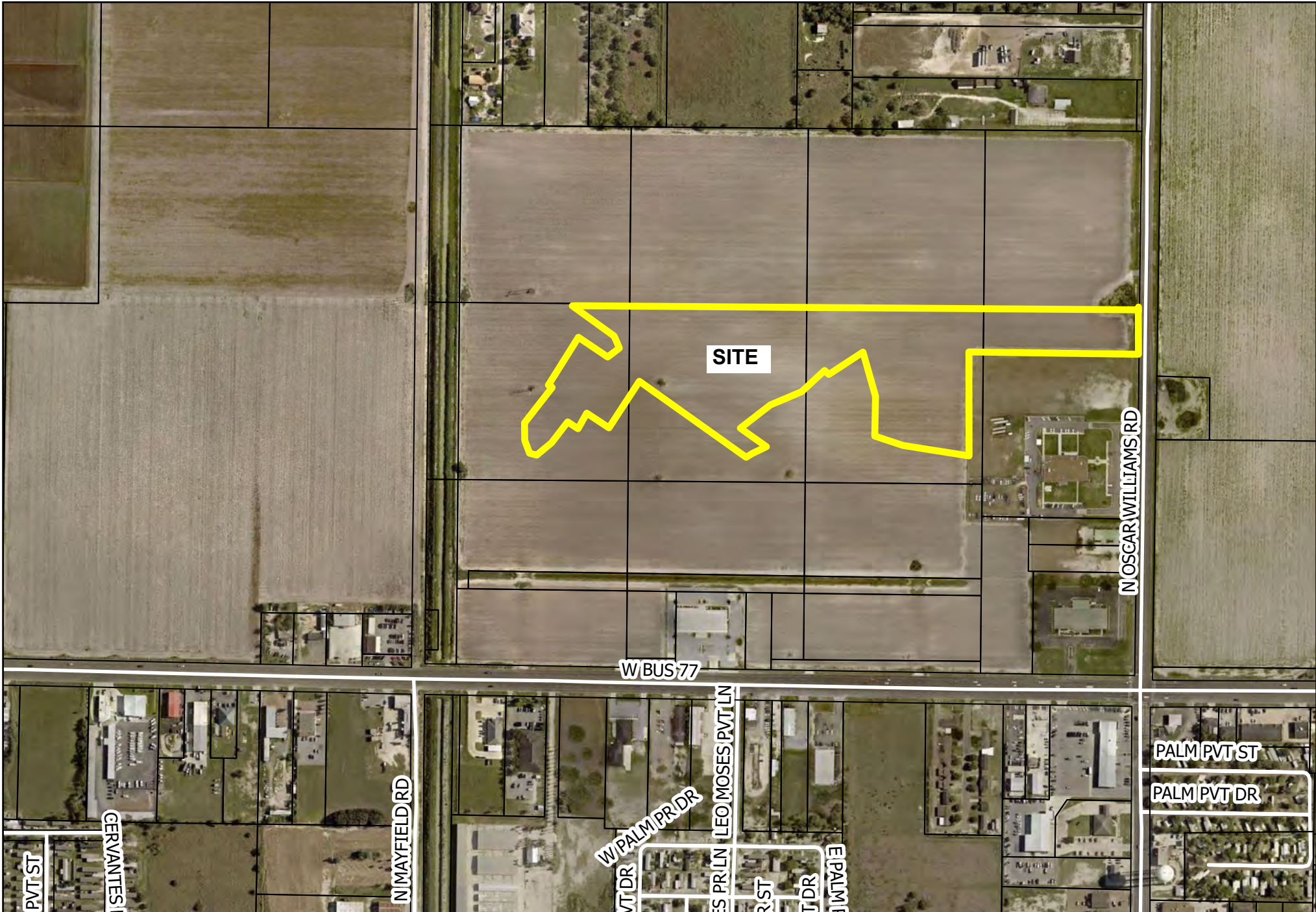
Location Map
Warranty Letter
Final Plat
As-Builts

PREPARED BY: Monica L. Rodriguez
Planner I

10/28/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager

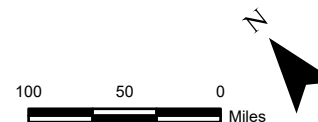


SAN BENITO
THE SOUL OF SOUTH TEXAS

GIS Map Disclaimer:
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to verify the usability of the information. City of San Benito and software developers assume no legal responsibility for the information on these maps.

Drawn by: KC

Location Map San Sebastian Phase II Final Plat



Legend

- PROPERTY LINES
- CCAD_COSB_PARCELS
- STREETS



OFFICE: (956) 519-7111

TOTALCOMMITMENTLLC@YAHOO.COM

FAX: (956) 265-1178

Date: 10/21/2025

WARRANTY LETTER

Owner: MASA-BEGA DEVELOPMENT, LLC
Contractor: Total Commitment Construction Co. LLC
Project Name: San Sebastian Subdivision Phase II
Project Address: Business US 77, San Benito, TX

To: Masa-Bega Development, LLC and City of San Benito:

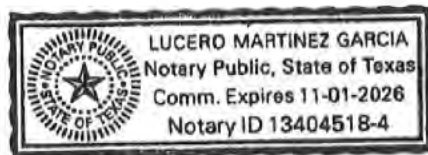
Let this letter serve as proof of a 2-year warranty for San Sebastian Subdivision Phase II – San Benito, TX as agreed upon for Masa-Bega Development, LLC. The warranty will take effect from the date of substantial completion 10/21/2025, and last a duration of 2 years thereafter to cover any and all scopes of work completed as contracted and performed by Total Commitment Construction Co, LLC.

-Thank you and God Bless...

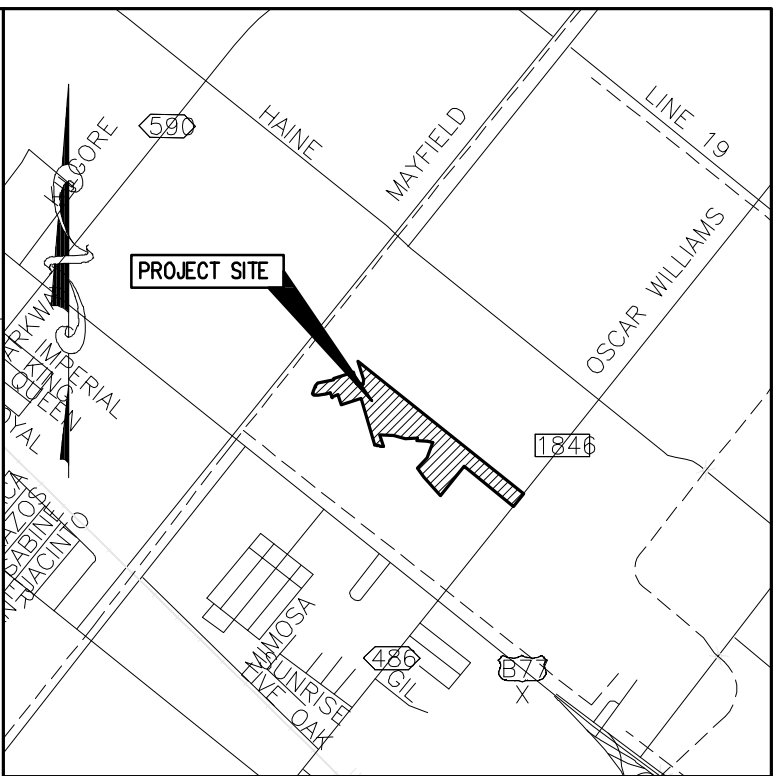
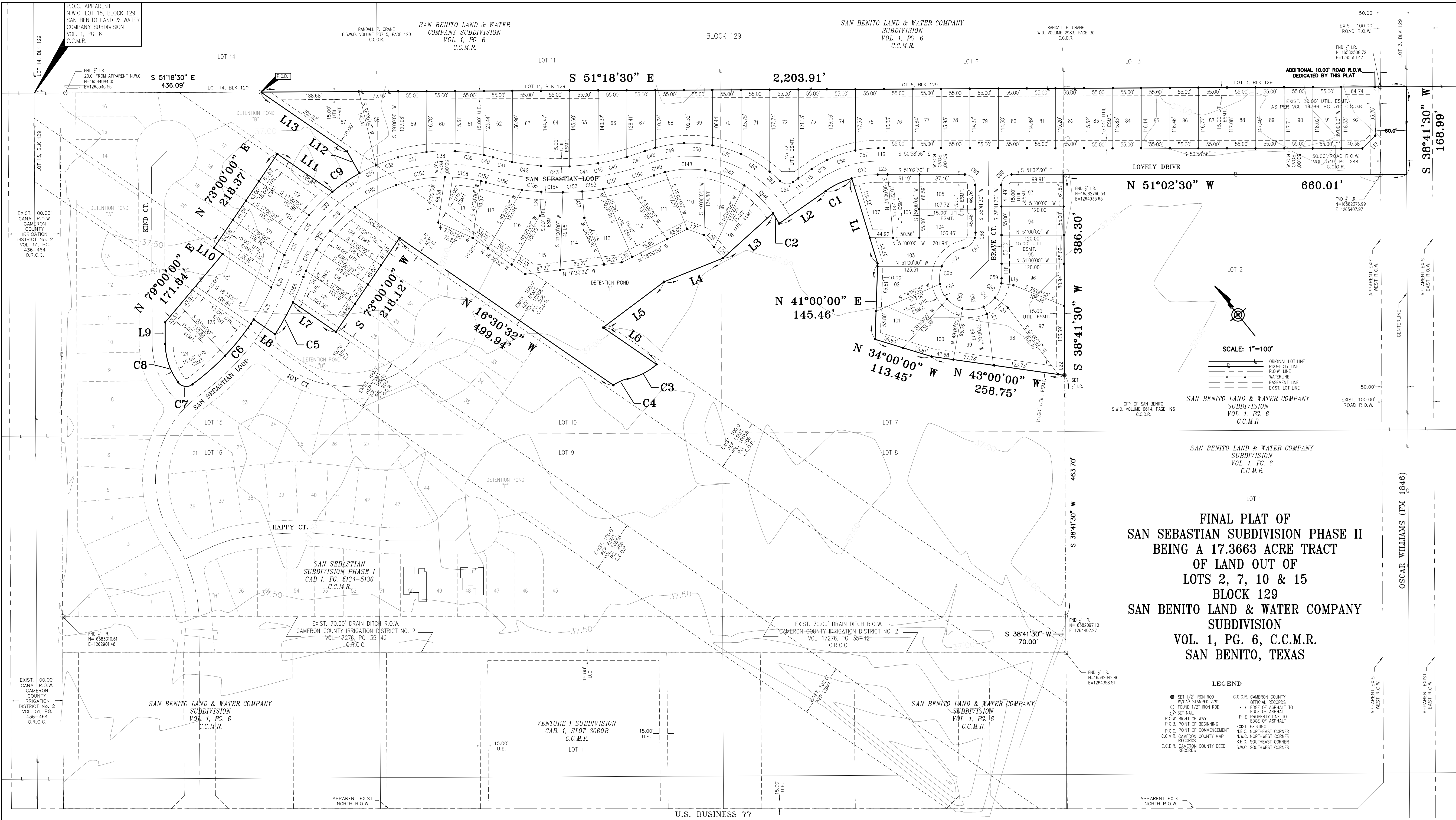

Total Commitment Const., Co., LLC

State of Texas
County of Hidalgo

Signed to and sworn to (or affirmed) before me on October 21st by Armando Gutierrez
2025




My Commission Expires: 11/01/2026



LOCATION MAP
SCALE: 1" = 2000'

PREPARED BY:
H.L.G. PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. BOX 548
MCALLEN, TEXAS 78505

DATE PREPARED: 10/23/25
DATE SURVEYED: 01/20/24

SHEET 1 OF 3

PHASE II					
Parcel #	Area (SF)	Acres	Parcel #	Area (SF)	Acres
57	15167.44	0.35	96	6862.16	0.16
58	8047.09	0.18	97	11216.60	0.26
59	6662.47	0.15	98	9898.80	0.23
60	6349.71	0.15	99	6358.38	0.15
61	6531.73	0.15	100	7220.56	0.17
62	7172.60	0.16	101	8974.51	0.21
63	7767.63	0.18	102	7305.12	0.17
64	8006.22	0.18	103	8774.88	0.20
65	7892.65	0.18	104	5927.92	0.14
66	7421.50	0.17	105	7080.05	0.16
67	6581.03	0.15	106	6792.86	0.16
68	5800.01	0.13	107	6938.28	0.16
69	5683.52	0.13	108	6769.63	0.16
70	6264.88	0.14	109	6783.04	0.16
71	7649.20	0.18	110	6512.74	0.15
72	9578.24	0.22	111	7301.30	0.17
73	8392.68	0.19	112	8206.93	0.19
74	6900.50	0.16	113	7751.88	0.18
75	6291.55	0.14	114	8136.51	0.19
76	6241.60	0.14	115	9484.82	0.22
77	6258.81	0.14	116	7426.73	0.17
78	6276.02	0.14	117	6653.51	0.15
79	6283.23	0.14	118	7062.28	0.16
80	6310.45	0.14	119	7654.80	0.18
81	6327.66	0.15	120	5194.36	0.12
82	6344.87	0.15	121	5269.50	0.12
83	6362.08	0.15	122	8305.46	0.19
84	6379.29	0.15	123	8239.08	0.19
85	6396.50	0.15	124	10614.06	0.24
86	6413.71	0.15	125	6860.70	0.16
87	6430.92	0.15	126	5277.89	0.12
88	6448.14	0.15	127	5382.18	0.12
89	6465.35	0.15	128	7184.02	0.16
90	6482.56	0.15	"C"	9781.36	0.22
91	6499.77	0.15	"I"	70906.01	1.82
92	7398.10	0.17			
93	7308.54	0.17			
94	6600.10	0.15			
95	6600.10	0.15			

FINAL PLAT OF
SAN SEBASTIAN SUBDIVISION PHASE II
BEING A 17.3663 ACRE TRACT
OF LAND OUT OF
LOTS 2, 7, 10 & 15
BLOCK 129
SAN BENITO LAND & WATER COMPANY
SUBDIVISION
VOL. 1, PG. 6, C.C.M.R.
SAN BENITO, TEXAS

STATE OF TEXAS
COUNTY OF CAMERON

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN BENITO, TEXAS.

HOMERO LUIS GUTIERREZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791



NAME	ADDRESS	PHONE NUMBER	FAX NUMBER
OWNER: MASA-BEGA DEVELOPMENT, LLC	30351 BUSINESS 77, SAN BENITO, TEXAS 78586	(956) 202-6132	N/A
FABIA CONTRERAS	P.O. BOX 548, MCALLEN, TEXAS 78505	(956) 369-0988	(956) 287-3697
ENGINEER: HOMERO L. GUTIERREZ, P.E., R.P.L.S.	P.O. BOX 548, MCALLEN, TEXAS 78505	(956) 369-0988	(956) 287-3697
SURVEYOR: HOMERO L. GUTIERREZ, P.E., R.P.L.S.			

STATE OF TEXAS
COUNTY OF CAMERON

I, HOMERO LUIS GUTIERREZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

HOMERO LUIS GUTIERREZ, P.E.
LICENSED PROFESSIONAL ENGINEER No. 36639



HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERKS OF CAMERON COUNTY CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE DAY OF 2025, AT O'CLOCK M., IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS DOCUMENT No. _____

BY: _____ DEPUTY

Curve Table				Parcel Line Table			
Curve #	Length	Radius	Chord Direction	Chord Length	Line #	Length	Direction
1	55.75	175.0	N 76°52'26" W	55.51	L21	52.24	N72° 00' 00"E
2	23.26	195.0	N 07°56'50" E	23.25	L23	87.34	S90° 00' 00"E
3	62.87	120.0	N 77°25'28" W	62.15	L24	N/A	N/A
4	30.17	65.0	N 75°42'42" W	29.12	L25	26.98	S1° 00' 00"E
5	70.34	525.0	S 68°12'53" W	70.98	L26	30.16	N1° 00' 00"W
6	172.60	475.0	S 82°19'04" W	171.63	L27	34.52	N31° 00' 00"E
7	31.33	20.0	N 42°23'26" E	28.28	L28	50.96	N34° 08' 06"E
8	78.98	125.0	N 20°35'29" E	77.99	L29	45.88	N42° 40' 52"E
9	63.02	340.0	S 85°29'34" E	62.65	L30	22.21	S78° 00' 00"E

STATE OF TEXAS
COUNTY OF CAMERON

I (WE) _____ THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SAN SEBASTIAN SUBDIVISION PHASE II ADDITION OF THE CITY OF SAN BENITO, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

MASA-BEGA DEVELOPMENT, LLC
FABIA CONTRERAS
30351 BUSINESS 77
SAN BENITO, TEXAS 78586

DATE _____

STATE OF TEXAS
COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF CAMERON

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL 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 SAN SEBASTIAN SUBDIVISION PHASE II.

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

EDelmiRO "EDDIE" GARCIA
ASSESSOR AND COLLECTOR OF TAXES
CAMERON COUNTY, TEXAS

DEPUTY _____

WE, THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT FOR THE CONSIDERATION OF CAMERON COUNTY DRAINAGE DISTRICT No. 3 APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITIES FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND WE, OUR HEIRS AND ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN FUTURE.

MASA BEGA DEVELOPMENT, LLC
DATE _____

CAMERON COUNTY DRAINAGE DISTRICT No. 3

THIS PLAT OF SAN SEBASTIAN SUBDIVISION PHASE II, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CAMERON COUNTY DRAINAGE DISTRICT No. 3 HEREBY APPROVES THIS SUBDIVISION ON THE CONDITION THAT THE DISTRICT DOES NOT WARRANT THE ADEQUACY OF ITS DRAINAGE SYSTEM IN CASE OF HEAVY RAINFALL, AND THAT IT WILL NO BE CALLED UPON, BY PRESENT OR FUTURE OWNERS OR ANY LOT OR LOTS IN THIS SUBDIVISION, TO CORRECT ANY DRAINAGE OF FLOODING PROBLEMS ON ANY OF THE LOTS IN SAID SUBDIVISION. APPROVAL IS GIVEN ONLY AS IT RELATES TO AND MAY AFFECT THE FACILITIES OF THE DISTRICT; NO CONSIDERATION IS GIVEN TO ANY 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 THIS APPROVAL TO BECOME VOID.

DATED THIS ____ DAY OF _____, 2025.

BY: _____
PRESIDENT

WE, THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT FOR THE CONSIDERATION OF CAMERON COUNTY IRRIGATION DISTRICT No. 2 APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITIES FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND WE, OUR HEIRS AND ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN FUTURE.

MASA-BEGA DEVELOPMENT, LLC
FABIA CONTRERAS
30351 BUSINESS 77
SAN BENITO, TEXAS 78586

DATE _____

CAMERON COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT OF SAN SEBASTIAN SUBDIVISION PHASE II, HAS BEEN CONSIDERED AND APPROVED THIS SUBDIVISION SUBJECT TO THE NOTICE THAT IRRIGATION WATER WILL BE PROVIDED TO THE DISTRICT'S DESIGNATED OUTLETS, AND ADDITIONS OR CHANGES MUST MEET WITH APPROVAL FROM THE DISTRICT, AND BE AT THE OWNERS EXPENSE AND THAT NO STRUCTURE (INCLUDING WITH OUT LIMITATION FENCES, AND BUILDINGS) SHALL BE CONSTRUCTED OR ERECTED ON ANY IRRIGATION EASEMENT OF THE DISTRICT. NO CONSIDERATION IS GIVEN TO ANY OTHER MATTERS. ANY FAILURE TO RECORD THIS IN THE OFFICE OF THE COUNTY CLERK OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CALL THIS APPROVAL TO BE NULL AND VOID.

GENERAL MANAGER _____ DATE: _____, 2025.

NAME	ADDRESS	PHONE NUMBER	FAX NUMBER
OWNER:	MASA-BEGA DEVELOPMENT, LLC FABIA CONTRERAS	30351 BUSINESS 77, SAN BENITO, TEXAS 78586	(956) 202-6132 N/A
ENGINEER:	HOMERO L. GUTIERREZ, P.E., R.P.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988 (956) 287-3697
SURVEYOR:	HOMERO L. GUTIERREZ, P.E., R.P.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988 (956) 287-3697

FINAL PLAT OF
SAN SEBASTIAN SUBDIVISION PHASE II
BEING A 17.3663 ACRE TRACT
OF LAND OUT OF
LOTS 2, 7, 10 & 15
BLOCK 129
SAN BENITO LAND & WATER COMPANY
SUBDIVISION
VOL. 1, PG. 6, C.C.M.R.
SAN BENITO, TEXAS

GENERAL SUBDIVISION PLAT NOTES

- PROPOSED SETBACKS:
FRONT: 20.00 FEET
OUL-DE-SAC FRONT: 18.00 FEET (OR EASEMENT, WHICHEVER IS GREATER)
SIDE: 5.00 FEET (OR EASEMENT, WHICHEVER IS GREATER)
REAR: 15.00 FEET (OR EASEMENT, WHICHEVER IS GREATER)
SIDE CORNER STREET: 10.00 (OR EASEMENT, WHICHEVER IS GREATER)
- FLOOD ZONE STATEMENT: FLOOD ZONE STATEMENT: ZONE "X" (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN & ZONE "AO" FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN. AVERAGE DEPTHS DETERMINED FOR AREAS OF ALLUVIAL FAN FLOODING VELOCITIES ALSO DETERMINED - ACCORDING TO COMMUNITY PANEL NUMBER 48061C 0270 F, DATED FEBRUARY 16, 2016.
- BENCH MARK DESCRIPTION: FOUND HALF INCH I.R. ELEVATION 37.08, LOCATION: N=1264358.51 E=16582042.46
- A 4.0 (FOUR) FOOT SIDEWALK IS REQUIRED ALONG INTERNAL STREET AT THE BUILDING PERMIT STAGE, WHERE CURB & GUTTER IS LAYED AS PER CITY ORDINANCE.
- ALL LOTS ARE FOR SINGLE FAMILY RESIDENCE.
- IN ACCORDANCE WITH THE CAMERON COUNTY DRAINAGE DISTRICT No. 3 AND CITY OF SAN BENITO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN 343,588.56 CUBIC-FEET OR 7.888 ACRE-FEET OF STORM WATER RUNOFF FOR THIS SUBDIVISION.
- NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS, GAS EASEMENTS, IRRIGATION EASEMENTS AND LOT LINES.
- ALL LOT CORNERS ARE SET 1/2 WITH INCH IRON RODS, UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- MINIMUM FINISH FLOOR SHALL BE 18" ABOVE TOP OF CURB.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
- COMMON AREAS SHALL BE MAINTAIN BY THE HOME OWNERS ASSOCIATION.
- ALL LOTS SHALL HAVE A 15.00', NON FENCED EASEMENT ALONG THE FRONT OF THE LOTS.
- CAMERON COUNTY DRAINAGE DISTRICT No. 3 WILL NOT BE RESPONSIBLE FOR MAINTAINING DETENTION POND EASEMENT. DETENTION POND SHALL BE PRIVATELY MAINTAINED BY HOMEOWNERS ASSOCIATION.
- PARKLAND FEES SHALL BE PAID AT THE BUILDING PERMIT STAGE.

STATE OF TEXAS
COUNTY OF CAMERON

WE, THE UNDERSIGNED, OF THE CITY OF SAN BENITO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF SAN SEBASTIAN SUBDIVISION PHASE II CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS PER ORDINANCE NUMBER 2103 OF THE CITY WHEREIN OUR APPROVAL IS REQUIRED.

APPROVED: _____ DATE: _____
CHAIRPERSON-PLANNING COMMISSION OF SAN BENITO

APPROVED: _____ DATE: _____
MAYOR CITY OF SAN BENITO

APPROVED: _____ DATE: _____
CITY ENGINEER CITY OF SAN BENITO/
DIRECTOR OF PUBLIC WORKS

APPROVED: _____ DATE: _____
CITY SECRETARY CITY OF SAN BENITO

STATE OF TEXAS
COUNTY OF CAMERON

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN BENITO, TEXAS.

HOMERO LUIS GUTIERREZ, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791

DATE _____

STATE OF TEXAS
COUNTY OF CAMERON

I, HOMERO LUIS GUTIERREZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

HOMERO LUIS GUTIERREZ, P.E.
LICENSED PROFESSIONAL ENGINEER No. 36639

DATE _____

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426



STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERKS OF CAMERON COUNTY CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF _____, 2025, AT _____ O'CLOCK _____, IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS DOCUMENT No. _____

BY: _____ DEPUTY

METES AND BOUNDS
17.3663- ACRE TRACT

A 17.3663-ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE NORTHERN PORTION OF A 47.350-ACRE TRACT OUT OF LOTS 2, 7, 10, AND 15, BLOCK 129, SAN BENITO LAND & WATER COMPANY SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS, CAMERON COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED IN SAN BENITO APPROXIMATELY 420 FEET NORTH OF U.S. BUSINESS 77 AND APPROXIMATELY 2.00 FEET WEST OF OSCAR WILLIAMS ROAD (HIGHWAY FM 1846), IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT OF REFERENCE ON THE APPARENT EXISTING 100-FOOT CAMERON COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAY CANAL (VOLUME 51, PAGE 436 - 464, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS) CENTERLINE FOR THE APPARENT NORTH CORNER OF SAID LOT 15; THENCE, S 81°18'30" E, WITH THE APPARENT NORTHEAST LOT LINE OF SAID LOT 15, A DISTANCE OF 50.00 FEET TO A POINT ON THE APPARENT EXISTING EAST LINE OF SAID CAMERON COUNTY IRRIGATION DISTRICT NO. 2 EXISTING 100-FOOT CANAL RIGHT-OF-WAY CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 436.00 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR THE APPARENT NORTHWEST CORNER OF SAID 17.3663-ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 3°18'30" E, WITH THE SAID NORTHEAST LOT LINE OF SAID LOT 15 AND OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 2,143.91 FEET PAST NO. 4 REBAR FOUND ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID OSCAR WILLIAMS ROAD VIA THIS PLAT, THENCE ANOTHER 10.00 FEET PAST A NO. 4 REBAR SET WITH YELLOW PLASTIC STAMPED HLG-RPLS 2791 ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID OSCAR WILLIAMS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 2,203.91 FEET TO A POINT ON THE APPARENT EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE OF SAID OSCAR WILLIAMS ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 2, BLOCK 129 AND OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 38°41'30" W, WITH THE SAID OSCAR WILLIAMS ROAD EXISTING 100-FOOT RIGHT-OF-WAY CENTERLINE, AND WITH THE APPARENT EAST LOT LINE OF SAID LOT 2, BLOCK 129 AND THE NORTHERNMOST EAST LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 168.99 FEET TO A POINT FOR THE APPARENT NORTHEAST SOUTHEAST CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 51°02'30" W, WITH THE APPARENT NORTHEAST SOUTH LOT LINE OF SAID 47.350-ACRE TRACT AND OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 50.00 FEET PAST A NO. 4 REBAR FOUND ON THE SAID OSCAR WILLIAMS ROAD EXISTING WEST RIGHT-OF-WAY LINE, THENCE ANOTHER 10.00 FEET PAST A POINT ON THE SAID OSCAR WILLIAMS ROAD PROPOSED WEST RIGHT-OF-WAY LINE, CONTINUING WITH SAID 47.350-ACRE TRACT NORTHERNMOST SOUTH LOT LINE FOR A TOTAL DISTANCE OF 660.01 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT WEST LOT LINE OF SAID LOT 2, BLOCK 129, FOR AN APPARENT INTERNAL CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 38°41'30" W, WITH THE SAID WEST LOT LINE OF LOT 2, HE APPARENT EAST LOT LINE OF SAID LOT 7, BLOCK 129, AND THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 386.30 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR THE APPARENT SOUTHERNMOST SOUTHEAST CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 43°00'00" W, WITH AN APPARENT SOUTHERN LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 258.75 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 34°00'00" W, WITH AN APPARENT SOUTHERN LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 113.45 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 41°00'00" W, WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 145.46 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 ON A CURVE TO THE LEFT FOR AN APPARENT INTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 22°00'00" E, WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 171.56 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 ON A CURVE TO THE LEFT FOR AN APPARENT INTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WITH THE SAID CURVE TO THE LEFT IN A WESTERLY DIRECTION AND WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING N 78°32'28" W FOR A DISTANCE OF 55.31 FEET AND AN ARC LENGTH OF 55.75 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 AT A POINT OF TANGENCY OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 86°00'00" W, WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 109.38 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 ON A CURVE TO THE LEFT FOR AN APPARENT EXTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WITH THE SAID CURVE TO THE LEFT IN A NORTHERLY DIRECTION AND WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, HAVING A RADIUS OF 185.00 FEET, A CHORD BEARING N 07°56'55" E FOR A DISTANCE OF 23.25 FEET AND AN ARC LENGTH OF 23.26 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 87°00'00" W, WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 128.96 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 72°58'48" W, AN THE APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 122.03 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°00'00" W, WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 145.69 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 16°30'32" E, WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 125.00 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 ON A CURVE TO THE RIGHT FOR AN APPARENT EXTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WITH THE SAID CURVE TO THE RIGHT IN A WESTERLY TO NORTHWESTERLY DIRECTION AND WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, HAVING A RADIUS OF 120.00 FEET, A CHORD BEARING N 77°25'28" W FOR A DISTANCE OF 61.15 FEET AND AN ARC LENGTH OF 62.87 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR A POINT OF REVERSE CURVE WITH A CURVE TO THE LEFT OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WITH THE SAID CURVE TO THE LEFT IN A NORTHWESTERLY TO WESTERLY DIRECTION AND WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, HAVING A RADIUS OF 120.00 FEET, A CHORD BEARING N 75°42'42" W FOR A DISTANCE OF 29.90 FEET AND AN ARC LENGTH OF 30.17 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 16°30'32" W, WITH AN APPARENT SOUTHWESTERN LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 499.04 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 73°00'00" W, WITH AN APPARENT SOUTHWESTERN LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 218.12 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 16°33'35" W, WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 100.36 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 ON A CURVE TO THE RIGHT FOR AN APPARENT INTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WITH THE SAID CURVE TO THE RIGHT IN A WESTERLY DIRECTION AND WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, HAVING A RADIUS OF 525.00 FEET, A CHORD BEARING S 68°12'57" W FOR A DISTANCE OF 70.28 FEET AND AN ARC LENGTH OF 70.34 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 16°33'35" W, WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 50.02 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 ON A CURVE TO THE RIGHT FOR AN APPARENT INTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WITH THE SAID CURVE TO THE RIGHT IN A WESTERLY NORTHWESTERLY DIRECTION AND WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, HAVING A RADIUS OF 475.00 FEET, A CHORD BEARING S 82°19'04" W FOR A DISTANCE OF 171.65 FEET AND AN ARC LENGTH OF 172.60 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR A POINT OF REVERSE CURVE WITH A CURVE TO THE RIGHT OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WITH THE SAID CURVE TO THE RIGHT IN A NORTHWESTERLY TO NORTHERLY DIRECTION AND WITH AN APPARENT WESTERLY LOT LINE OF SAID 17.3663-ACRE TRACT, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING A 42°23'28" W FOR A DISTANCE OF 28.23 FEET AND AN ARC LENGTH OF 31.33 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR A POINT OF REVERSE CURVE WITH A CURVE TO THE RIGHT OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WITH THE SAID CURVE TO THE RIGHT IN A NORTHERLY DIRECTION AND WITH AN APPARENT WESTERLY LOT LINE OF SAID 17.3663-ACRE TRACT, HAVING A RADIUS OF 125.00 FEET, A CHORD BEARING N 20°35'29" E FOR A DISTANCE OF 77.67 FEET AND AN ARC LENGTH OF 78.98 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 TO A POINT OF TANGENCY OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 38°41'30" E, WITH AN APPARENT WESTERLY LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 41.32 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 79°00'00" E, WITH AN APPARENT SOUTHERNMOST NORTHWEST LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 171.84 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 16°33'35" W, WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 20.36 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

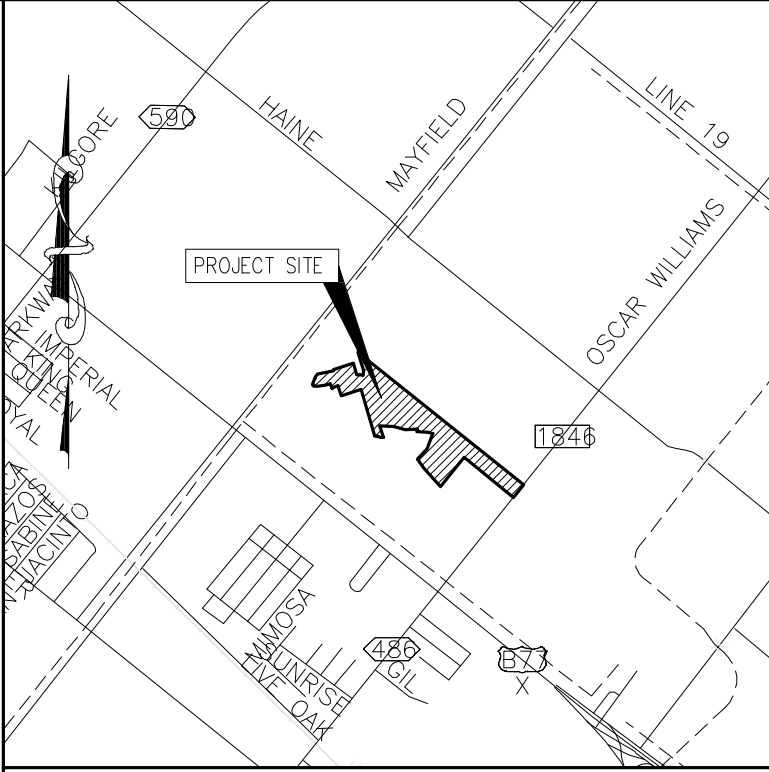
THENCE, N 73°00'00" E, WITH AN APPARENT NORTHWESTERN LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 218.37 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT EXTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 16°30'32" E, WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 128.54 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 ON A CURVE TO THE RIGHT FOR AN APPARENT INTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, WITH THE SAID CURVE TO THE RIGHT IN AN EASTERLY TO SOUTHEASTERLY DIRECTION AND WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, HAVING A RADIUS OF 340.00 FEET, A CHORD BEARING S 89°29'34" E FOR A DISTANCE OF 62.93 FEET AND AN ARC LENGTH OF 63.02 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 09°49'01" E, WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 47.93 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR AN APPARENT INTERIOR CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 16°30'32" W, WITH AN APPARENT LOT LINE OF SAID 17.3663-ACRE TRACT, A DISTANCE OF 202.02 FEET TO THE SAID NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR THE NORTHWEST CORNER OF SAID 17.3663-ACRE TRACT OF LAND HEREIN DESCRIBED, AND BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 17.3663 ACRES, MORE OR LESS.

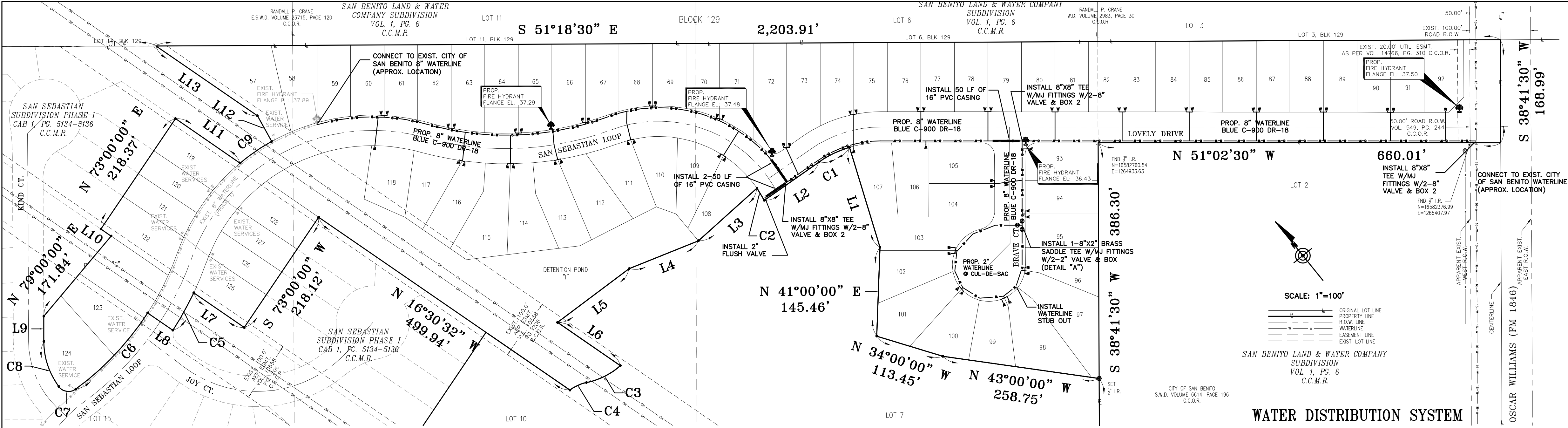


LOCATION MAP
SCALE: 1"= 2000'

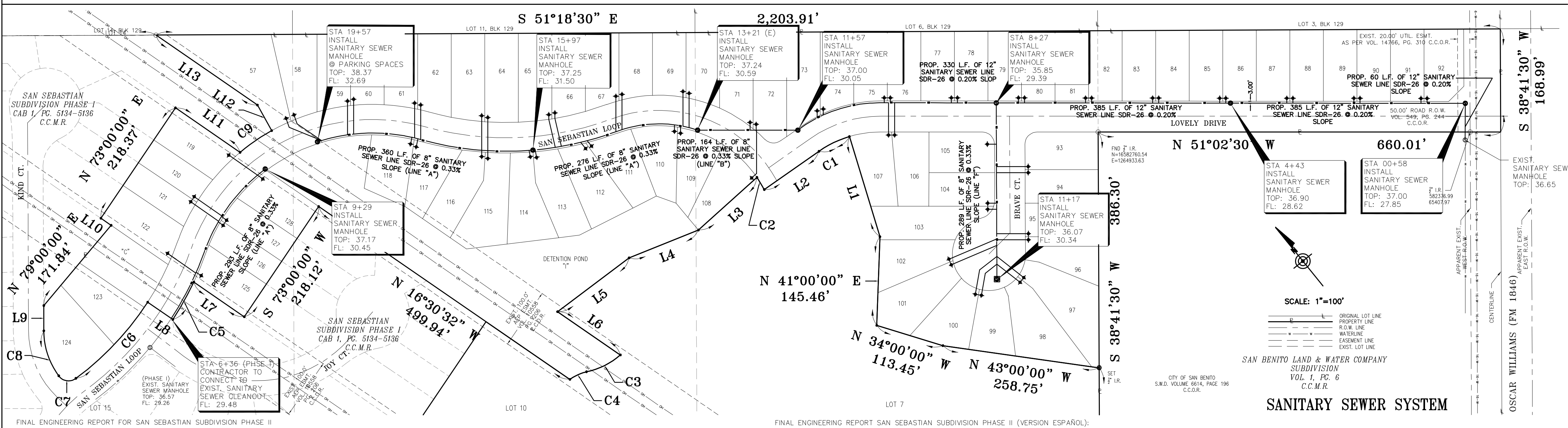
PREPARED BY:
H.L.G. PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
BOX 548, McALLEN
TEXAS 78505

DATE PREPARED: 10/23/25
DATE SURVEYED: 01/20/24 SHEET 2 OF 3

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
70	51.03	175.00	N59° 23' 41"W	50.85
69	31.32	20.00	N6° 10' 30"W	28.22
68	9.70	30.00	N47° 57' 04"E	9.65
67	30.70	30.00	N86° 31' 53"E	29.38
66	56.59	60.00	S88° 50' 01"W	54.51
65	35.09	60.00	S45° 03' 37"W	34.59
64	32.18	60.00	S12° 56' 23"W	31.80
63	35.05	60.00	S19° 09' 34"E	34.55
62	42.00	60.00	S55° 56' 48"E	41.15
61	28.27	60.00	S89° 30' 00"E	28.01
60	30.57	60.00	N62° 30' 00"E	30.05
59	9.75	60.00	N43° 20' 45"E	9.74
58	31.51	20.00	S83° 49' 30"W	29.35
57	44.90	225.00	N56° 45' 30"W	44.83
56	58.30	225.00	N69° 53' 56"W	58.13
55	34.08	225.00	N81° 39' 39"W	34.05
54	28.00	20.00	S45° 53' 18"E	25.77
53	26.34	245.00	N8° 51' 24"W	26.33
52	64.69	245.00	N19° 30' 04"W	64.50
51	57.70	245.00	N33° 48' 46"W	57.57
50	55.25	245.00	N47° 01' 14"W	55.1



**FINAL PLAT OF
SAN SEBASTIAN SUBDIVISION PHASE II
BEING A 17.3663 ACRE TRACT
OF LAND OUT OF
LOTS 2, 7, 10 & 15
BLOCK 129
SAN BENITO LAND & WATER COMPANY
SUBDIVISION
VOL. 1, PG. 6, C.C.M.R.
SAN BENITO, TEXAS**



WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATA:					
SAN SEBASTIAN SUBDIVISION PHASE II WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF SAN BENITO. THE SUB-DIVIDER AND THE CITY OF SAN BENITO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF SAN BENITO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF SAN BENITO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.					
THE CITY OF SAN BENITO HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF SAN SEBASTIAN LOOP AND A SIXTEEN (16) INCH WATERLINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF OSCAR WILLIAMS ROAD (FM 1846). WATER DISTRIBUTION SYSTEM FOR SAN SEBASTIAN SUBDIVISION PHASE II WILL BE PROVIDED BY CONNECTING A PROPOSED 8" WATERLINE TO THE SAID EXISTING 8" WATERLINE AND 16" WATERLINE RESPECTABLY. SAID 8" WATERLINE WILL BE RUNNING ALONG SAN SEBASTIAN LOOP AND CONNECTING TO AN 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF LOVELY DRIVE. AN 8" WATERLINE ALONG THE EAST RIGHT-OF-WAY OF BRAVE COURT.					
SAN SEBASTIAN SUBDIVISION PHASE II WILL CONSIST OF THIRTY-TWO (32) 1" DIAMETER DUAL SERVICE LINES RUNNING IN PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND EIGHT (8) 1/2" DIAMETER SINGLE SERVICE LINES. SAID SERVICES WILL TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AND THE SUB-DIVIDER HAS ALSO INSTALLED FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$7,300.00 EACH FOR A TOTAL COST OF \$29,200.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF SAN BENITO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.					
THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM IS \$231,680.00. THE DEVELOPER HAS PAID CITY OF SAN BENITO A SUM OF \$31,763.52 (\$441.16 PER LOT) FOR WATER IMPACT FEES, METER INSTALLATION FEES AND NEW SERVICE CONNECTIONS.					
FINAL ENGINEERING REPORT FOR SAN SEBASTIAN SUBDIVISION PHASE II					
SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATA:					
SAN SEBASTIAN SUBDIVISION PHASE II WILL BE PROVIDED BY THE CITY OF SAN BENITO. THE SUB-DIVIDER AND THE CITY OF SAN BENITO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF SAN BENITO HAS PROMISED TO PROVIDE TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF SAN BENITO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM WASTEWATER FLOW CAPACITY TO SERVE FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION.					
THE CITY OF SAN BENITO HAS AN EXISTING 8" DIAMETER SANITARY SEWER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF SAN SEBASTIAN LOOP AND A TEN (10) INCH SANITARY SEWER LINE ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF OSCAR WILLIAMS ROAD (FM 1846). SANITARY SEWER DISTRIBUTION SYSTEM FOR SAN SEBASTIAN SUBDIVISION PHASE II WILL BE PROVIDED BY CONNECTING THE PROPOSED 8" SANITARY SEWER LINE TO THE EXISTING 8" SANITARY SEWER LINE AND THE 10" INCH SANITARY SEWER LINE RESPECTABLY. THE SAID EXISTING 8" SANITARY SEWER LINE ALONG SAN SEBASTIAN LOOP WILL BE CONNECTING TO AN 8" SANITARY SEWER LINE ALONG THE NORTH RIGHT-OF-WAY OF LOVELY DRIVE AND A 8" SANITARY SEWER LINE ALONG THE WEST RIGHT-OF-WAY OF BRAVE COURT.					
SAN SEBASTIAN SUBDIVISION PHASE II WILL CONSIST OF SEVENTY-TWO (72) SINGLE SANITARY SEWER SERVICE AND SAID SERVICES TERMINATE AT SANITARY SEWER CLEAN OUTS FOR EACH LOT. THE SINGLE SANITARY SEWER SERVICES AND THE CLEAN OUTS HAVE ALREADY BEEN INSTALLED AND THE SUB-DIVIDER HAS ALSO INSTALLED SANITARY SEWER MANHOLES FOR THIS DEVELOPMENT. THE ENTIRE SANITARY SEWER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF SAN BENITO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.					
THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM IS \$251,545.00. THE DEVELOPER HAS PAID CITY OF SAN BENITO A SUM OF \$15,698.88 (\$218.04 PER LOT) FOR SANITARY SEWER IMPACT FEES, SEWER INSTALLATION FEES AND NEW SERVICE CONNECTIONS.					
FINAL ENGINEERING REPORT FOR SAN SEBASTIAN SUBDIVISION PHASE II					
NAME	ADDRESS	PHONE NUMBER	FAX NUMBER		
OWNER:	WASA-BEGA DEVELOPMENT, LLC	30351 BUSINESS 77, SAN BENITO, TEXAS 78586	(956) 202-6132	N/A	
ENGINEER:	HOMERO L. GUTIERREZ, P.E., R.P.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988	(956) 287-3697	
SURVEYOR:	HOMERO L. GUTIERREZ, P.E., R.P.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988	(956) 287-3697	



H/LG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

STATE OF TEXAS
COUNTY OF CAMERON

I, HOMERO LUIS GUTIERREZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

HOMERO LUIS GUTIERREZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 36639



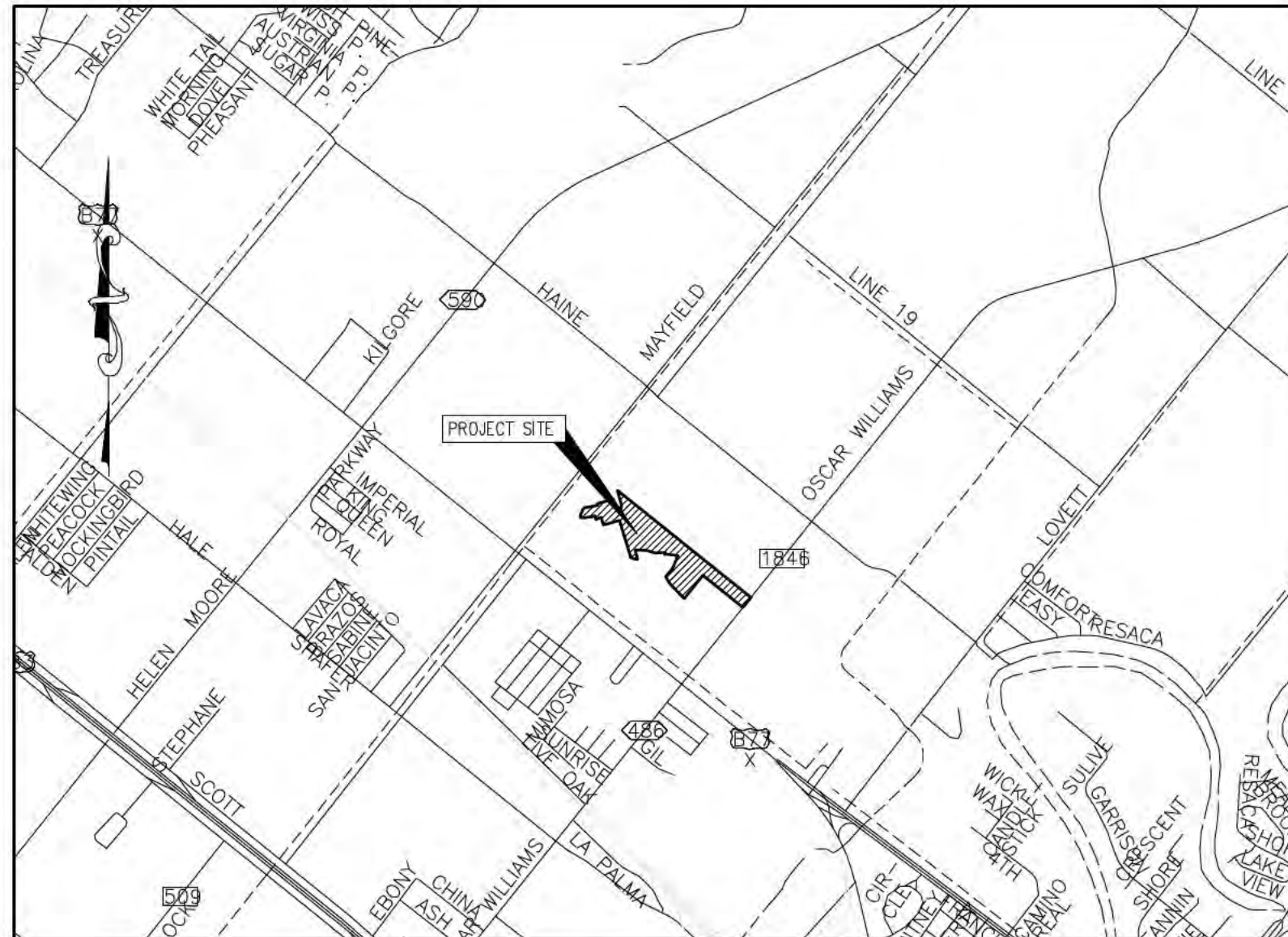
STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERKS OF CAMERON COUNTY CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE DAY OF 2025, AT O'CLOCK ____M., IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS DOCUMENT NO. _____

BY: _____ DEPUTY



HOMERO LUIS GUTIERREZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 36639



LOCATION MAP:
N.T.S.



SAN SEBASTIAN SUBDIVISION PH II (AS-BUILTS)

COVER SHEET:

COVER & INDEX SHEET

SUBDIVISION PLAT:

- 1 SUBDIVISION PLAT (A)
- SUBDIVISION PLAT (B)
- SUBDIVISION PLAT (C)

CIVIL & CONSTRUCTION PLANS:

- 2 WATER IMPROVEMENTS
- 3 SANITARY SEWER IMPROVEMENTS
- 4 PAVING & DRAINAGE IMPROVEMENTS

PROJECT CONTACTS:

CIVIL ENGINEERING FIRM:

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

DEVELOPER:

MASA-BEGA DEVELOPMENT, LLC
FABIA CONTRERAS
30351 BUSINESS 77
SAN BENITO, TEXAS 78586

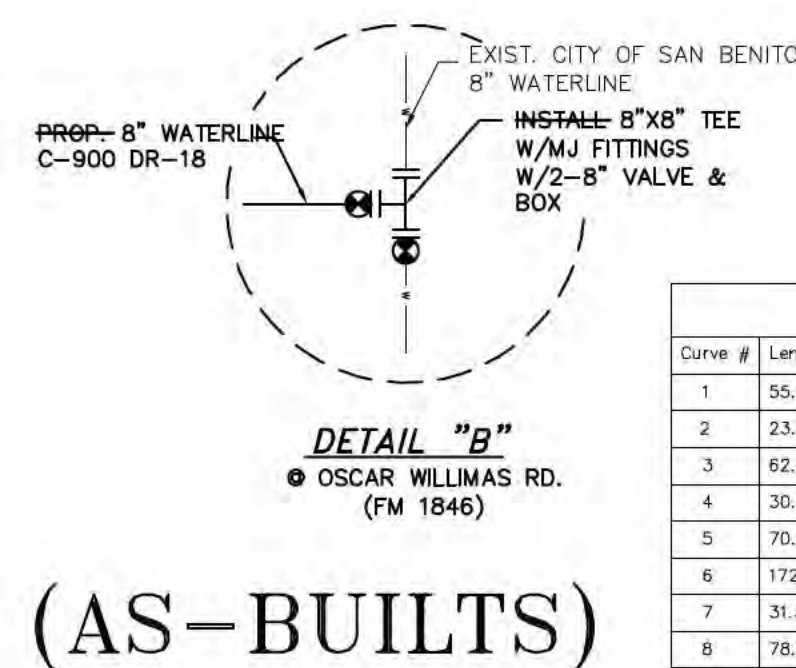
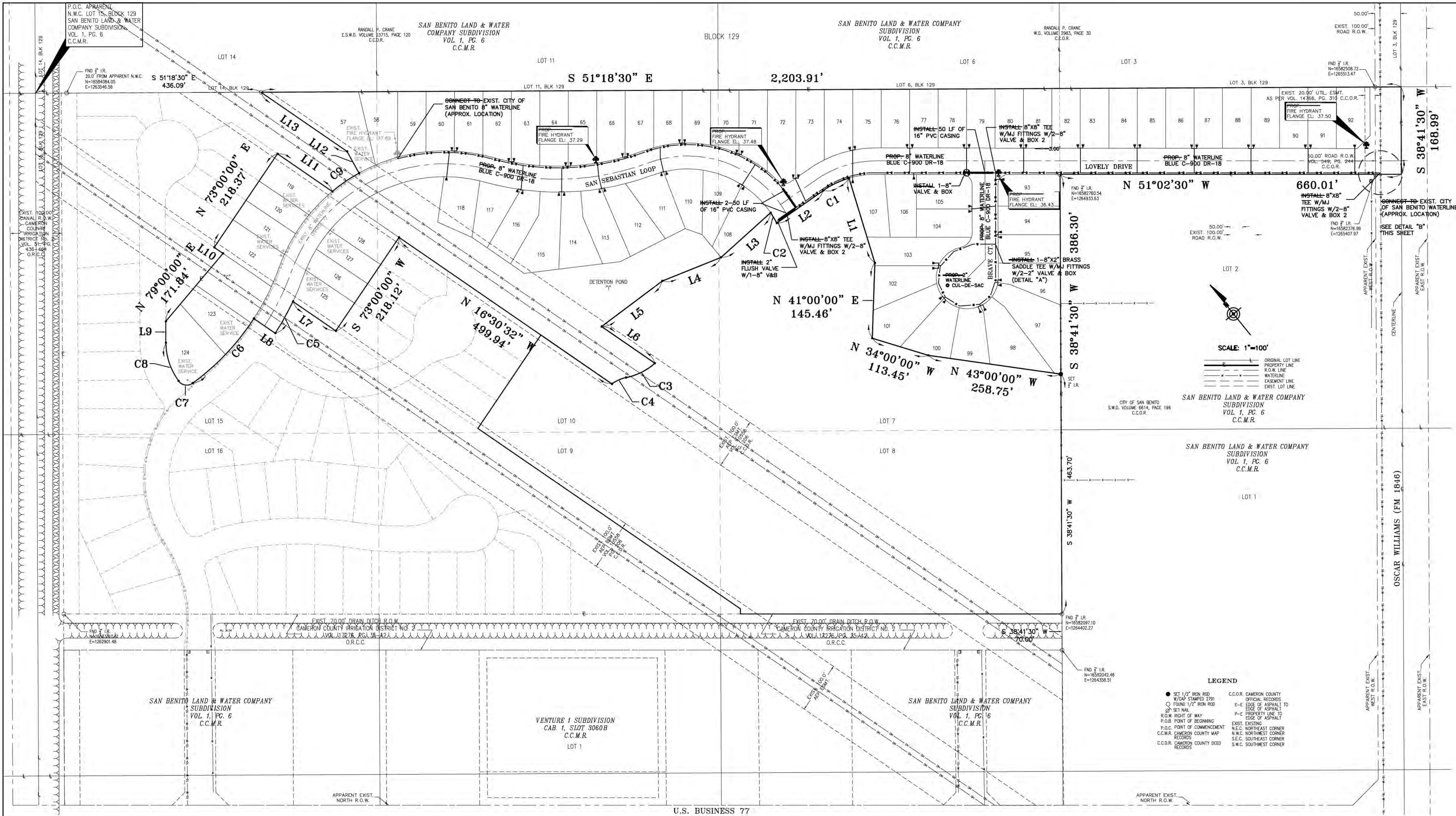
NOTE:

CONTRACTORS SHALL IMMEDIATELY NOTIFY THE ENGINEER
OF ANY DISCREPANCIES FOUND ON THESE SET OF
DRAWINGS, PRIOR TO ANY CONSTRUCTION.

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426



HOMERO LUIS GUTIERREZ, P.E. DATE: 07/20/23
REGISTERED PROFESSIONAL ENGINEER No. 36639



(AS-BUILTS)

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L18	28.06	S38°41'30.41"W	L1	171.56	N22°00'00.00"E
L19	23.61	S42°00'00.00"E	L2	109.38	N86°00'00.00"W
L20	31.14	S13°00'00.00"E	L3	128.98	S87°00'00.00"W
L21	15.86	S13°59'59.99"W	L4	122.53	N72°55'48.08"W
L22	12.56	N43°00'00.00"W	L5	146.89	N88°00'00.00"W
L23	18.87	N51°02'29.59"W	L6	125.00	S16°30'31.59"E
L24	41.82	N86°00'00.00"W	L7	100.36	N16°33'34.59"W
L25	52.24	N72°00'00.00"E	L8	50.02	N16°33'34.59"W
L26	84.07	N80°00'00.00"E	L9	41.32	N38°41'30.41"E
L27	34.52	N31°00'00.00"W	L10	203.02	N16°30'31.59"E
L28	50.96	N34°08'06.00"E	L11	31.39	S85°59'59.99"E
L29	45.88	N42°40'52.48"E	L12	10.40	N50°58'56.02"W
L30	22.21	S78°00'00.00"E	L13	35.25	N43°51'17.20"E

Curve Table		
Curve #	Length	Radius
1	55.75	175.0
2	23.26	195.0
3	62.87	120.0
4	30.17	65.0
5	70.34	525.0
6	172.60	475.0
7	31.33	20.0
8	78.98	125.0
9	63.02	340.0

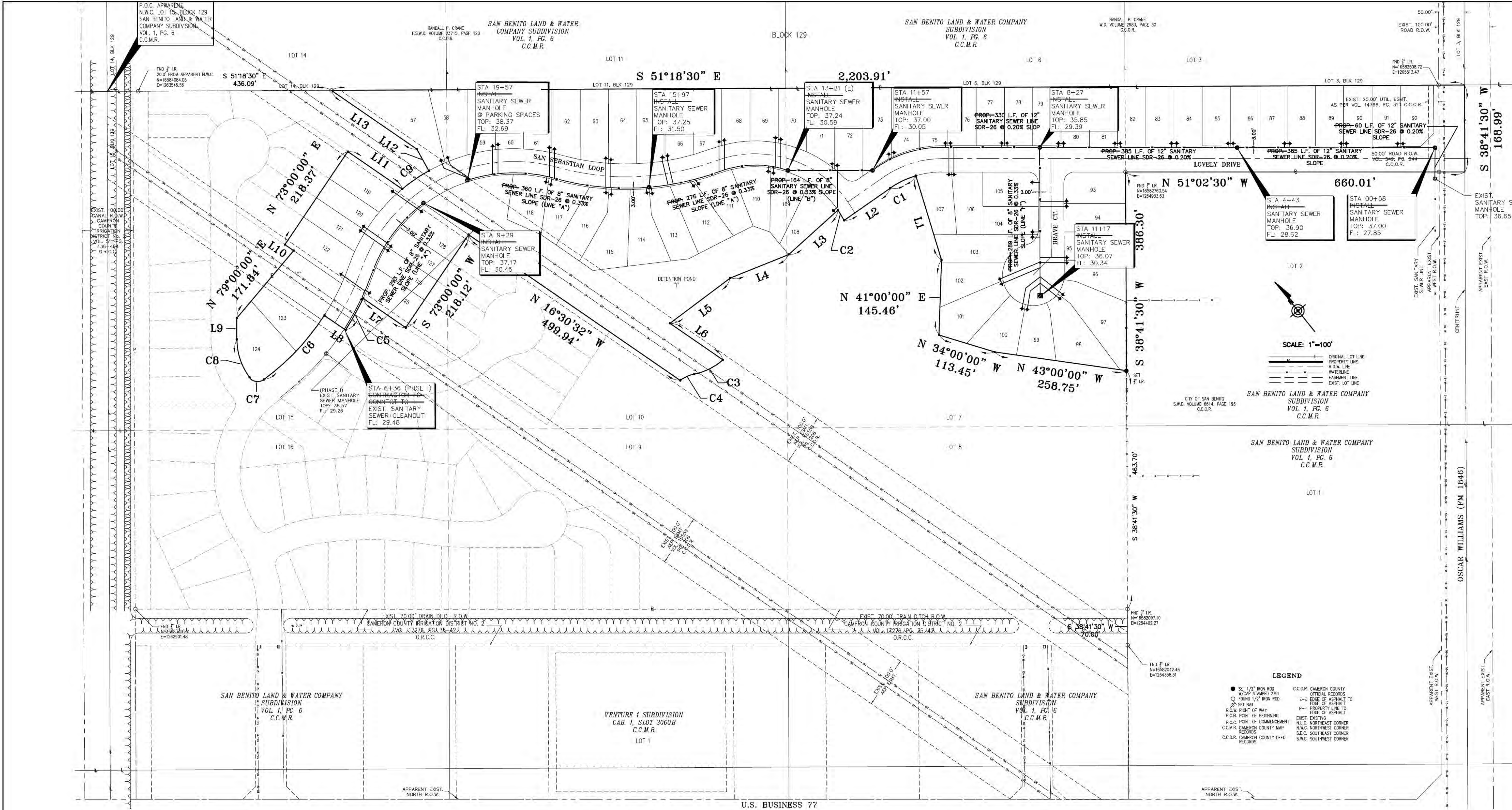
HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426



PROJECT NO.: 23-073
PROJECT TITLE:
SAN SEBASTIAN
SUBDIVISION PH II
WATER IMPROVEMENTS
PROJECT ADDRESS:
SAN BENITO, TEXAS

REVISIONS	
NO.	DESCRIPTION
1.	
2.	
3.	
4.	
5.	
6.	

SCALE: 1"=100'
DATE: 10/27/25
FB. No.: 001
SURVEY BY: H.L.G.
DRAWN BY: I.F.
PREPARED BY: I.F.
CHECKED BY: H.L.G., J.L.
SHEET:
OF: 2



HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ, P.E., OWNER
P.O. Box 548, McAllen, Texas 78505
Tel: 956-369-0988
TBPE Firm Licensed No. F-10426

PROJECT NO.: 23-073
PROJECT TITLE:
SAN SEBASTIAN
SUBDIVISION PH II
SANITARY SEWER IMPROVEMENTS
PROJECT ADDRESS:
SAN BENITO, TEXAS

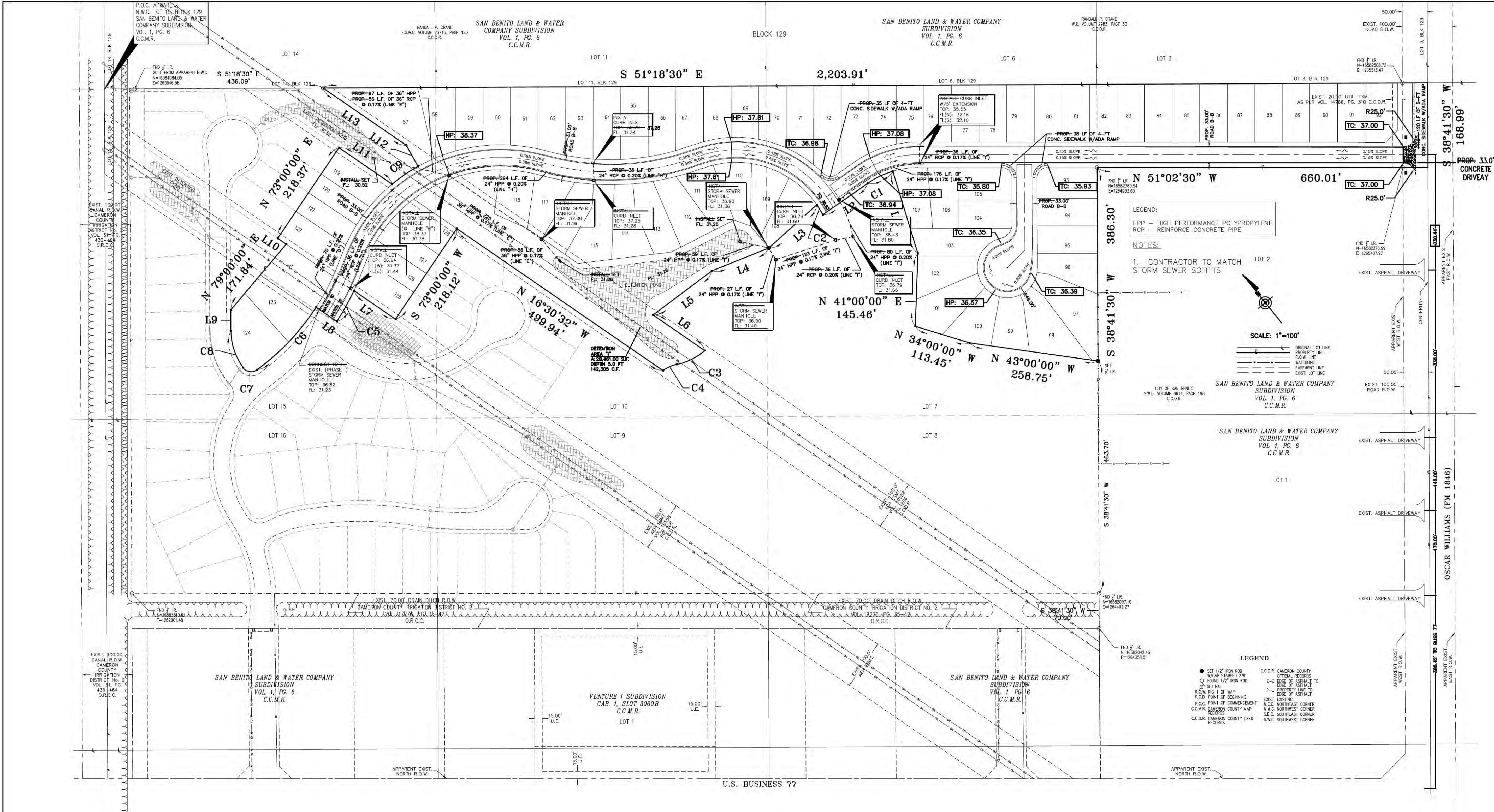
REVISIONS	
NO.	DESCRIPTION
1.	
2.	
3.	
4.	
5.	
6.	

DATE: 08/26/25
FB. No.: 001
SURVEY BY: H.L.G.
DRAWN BY: I.F.
PREPARED BY: I.F.
CHECKED BY: H.L.G., J.L.
SHEET:
OF:

(AS-BUILTS)

Parcel Line Table				Parcel Line Table			
Line #	Length	Direction		Line #	Length	Direction	
L18	28.06	S38°41'30.41"W		L1	171.56	N22°00'00.00"E	
L19	23.61	S42°00'00.00"E		L2	109.38	N86°00'00.00"W	
L20	31.14	S13°00'00.00"E		L3	128.98	S87°00'00.00"W	
L21	15.66	S13°59'59.99"W		L4	122.53	N72°55'48.08"W	
L22	12.56	N43°00'00.00"W		L5	146.69	N88°00'00.00"W	
L23	18.87	N51°02'29.59"W		L6	125.00	S16°30'31.59"E	
L24	41.82	N86°00'00.00"W		L7	100.36	N16°33'34.59"W	
L21	52.24	N72°00'00.00"E		L8	50.02	N16°33'34.59"W	
L22	84.07	N80°00'00.00"E		L9	41.32	N38°41'30.41"W	
L23	87.34	S90°00'00.00"E		L10	20.36	N16°33'34.59"W	
L24	N/A	N/A		L11	128.54	S16°30'31.59"E	
L25	26.98	S1°00'00.00"E		L12	47.93	N09°49'1.49"E	
L26	30.16	N1°00'00.00"W		L13	202.02	N16°30'31.59"W	
L27	34.52	N31°00'00.00"W		L14	11.88	S86°00'00.00"E	
L28	50.96	N34°08'06.00"E		L15	31.39	S85°58'58.99"E	
L29	45.88	N42°40'52.48"E		L16	10.40	N50°58'56.02"W	
L30	22.21	S78°00'00.00"E		L17	35.25	N83°51'17.20"E	

Curve Table			
Curve #	Length	Radius	Chord Length
1	55.75	175.0	N 76°52'26" W 55.51
2	23.26	195.0	N 07°56'55" E 23.25
3	62.87	120.0	N 77°25'28" W 62.15
4	30.17	65.0	N 75°42'42" W 29.90
5	70.34	525.0	S 68°12'57" W 70.28
6	172.60	475.0	S 82°19'04" W 171.65
7	31.33	20.0	N 42°23'26" W 28.23
8	78.96	125.0	N 20°35'29" E 77.67
9	63.02	340.0	S 85°29'34" E 62.93



(AS-BUILTS)

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
1	55.75	175.0	N 76°52'26" W	55.51
2	23.26	195.0	N 07°56'55" E	23.25
3	62.87	120.0	N 77°25'28" W	62.15
4	30.17	65.0	N 75°42'42" W	29.90
5	70.34	525.0	S 68°12'57" W	70.28
6	172.60	475.0	S 82°19'04" W	171.65
7	31.33	20.0	N 42°23'26" W	28.23
8	78.96	125.0	N 20°35'29" E	77.67
9	63.02	340.0	S 85°29'34" E	62.93

Parcel Line Table		Parcel Line Table	
Line #	Length	Line #	Length
L18	28.06	L1	171.56
L19	23.61	L2	109.38
L20	31.14	L3	128.98
L21	15.86	L4	122.53
L22	12.56	L5	146.89
L23	18.87	L6	125.00
L24	41.82	L7	100.36
L25	52.24	L8	50.02
L26	84.07	L9	41.32
L27	87.34	L10	20.36
L28	N/A	L11	128.54
L29	N/A	L12	47.93
L30	N/A	L13	202.02
L31	N/A	L14	11.88
L32	N/A	L15	31.39
L33	N/A	L16	10.40
L34	N/A	L17	35.25

Parcel Line Table	
Line #	Length
L1	171.56
L2	109.38
L3	128.98
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L5	146.89
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3	62.87
4	30.17
5	70.34
6	172.60
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8	78.96
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EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve the minutes of the September 16, 2025 City of San Benito Regular City Commission Meeting and the October 14, 2025 City of San Benito Special City Commission Meeting.

RECOMMENDATION:

City Administration recommends approval.

RATIONALE:

Upon approval of the minutes they will be archived in a permanent docket.

BUDGET IMPACT:

None.

RESOURCE PERSONNEL:

Ruth McGinnis, City Secretary

EXHIBITS:

Minutes-September 16 2025 - Regular City Commission Meeting
Minutes-October 14 2025 Special City Commission Mtng

PREPARED BY: Ruth McGinnis
City Secretary

10/29/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager



MINUTES OF THE CITY OF SAN BENITO REGULAR CITY COMMISSION MEETING

On September 16, 2025, the City Commission convened for a Regular City Commission Meeting at the San Benito Municipal Building, Cesar Gonzalez Meeting Hall, 401 North Sam Houston Boulevard, San Benito, Texas.

City Commission Members Present: Ricardo Guerra, Mayor; Tom Goodman, Mayor Pro Tem; Deborah A. Morales, Commissioner, Place 2; Pete A. Galvan, Commissioner Place 3 Jose E. Navarro, Commissioner Place 4.

City Administration Personnel Present: Fred Sandoval, City Manager, Diana C. Garza, City Secretary, Ruth McGinnis, Javier Villalobos, City Attorney, Eden Ramirez, Attorney, in place of Eric Flores, Attorney.

Eric Flores, Attorney, was not present.

ITEM 1. WELCOME.

Mayor Ricardo Guerra called the meeting to order at 5:36 p.m., confirming a quorum.

ITEM 2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND TO THE TEXAS FLAG.

All present recited the pledge of allegiance to the U.S. Flag and to the Texas Flag.

ITEM 3. INVOCATION.

Mayor Pro Tempore Tom Goodman led the invocation.

ANNOUNCEMENT(S)

Mayor Pro Tempore Tom Goodman announced the September 18th Annual Homecoming Parade, the September 18th Chick-Fil-A San Benito Grand Opening, and the September 20th Community Clean Up Event.

Commissioner Deborah Morales commended the Fire Department for no fatalities and no injuries.

PROCLAMATION

1. READING OF A PROCLAMATION HONORING AL WASIELEWSKI IN RECOGNITION OF HIS 76TH BIRTHDAY AND IN APPRECIATION OF HIS CONTRIBUTIONS TO THE COMMUNITY.

Mayor Ricardo Guerra and the City Commission each read a paragraph from the proclamation and presented it to Mr. Al Wasielewski.

PUBLIC COMMENTS (Speakers/Remarks limited to three minutes).

Ruth McGinnis, City Secretary, announced one citizen signed up to speak during the Public Comments portion of the meeting.

Mike Travis, citizen, commended the City Commission and City Staff for their time and dedication to serving the community. Mr. Travis also shared personal experience with the Police Department, noting that officers went above and beyond in their response to a call from his residence.

PRESENTATIONS

PRESENTATION OF THE CITY MANAGER'S REPORT.

[Fred Sandoval, City Manager](#), thanked all employees for participating in Open Enrollment. In addition, he thanked the Mayor and Commissioners for approving the benefits package for the employees.

[Mayor Pro Tempore Tom Goodman](#) inquired if the city is seeing an increase in employment applications.

[Christine Castillo, Human Resources Director](#), in response, confirmed high volume of employment applications received, approximately twenty per day.

[Commissioner Deborah Morales](#) commented on a possible amendment to the Public Comments Form removing requirement for the public not to state their address for the record out of safety concerns.

[Fred Sandoval, City Manager](#), indicated that Administration would review this to make sure we are compliant.

PUBLIC HEARING(S)

[Fred Sandoval, City Manager](#), read the Public Hearing 1 through 4 for the record.

At this time, [Mayor Ricardo Guerra](#) opened the Public Hearing at 5:57 p.m.

1. PUBLIC HEARING ON A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A MASSAGE PARLOR AT A PROPERTY LOCATED AT 251 WEST EXPRESSWAY 83 ZONED C-1 "COMMERCIAL RESTRICTED BUSINESS" BEARING A LEGAL DESCRIPTION OF: ALL OF LOT TWELVE (12), IN AND OF BLOCK SIX (6), BALLENGER ADDITION TO THE CITY OF SAN BENITO, CAMERON COUNTY, TEXAS ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 8, PAGE 11, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS. APPLICANT: JIE LIU.

[Mr. Travis](#) expressed his support for the proposed Massage Parlor.

2. PUBLIC HEARING ON A REQUEST FOR A CONDITIONAL USE PERMIT TO PLACE A PORTABLE OFFICE BUILDING AT A PROPERTY LOCATED AT 2684 SHAFER ROAD ZONED C-2 "COMMERCIAL GENERAL RETAIL BUSINESS" BEARING A FIELD NOTE DESCRIPTION OF: 10.70 ACRES (465,944 SQUARE FEET) TRACT OF LAND OUT OF A CALLED 11.072 ACRE TRACT OF LAND IN THE NAME OF HARDY MANAGEMENT COMPANY, LLC, RECORDED IN VOLUME 11897, PAGE 235, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, 84 LUMBER COMPANY SUBDIVISION, RECORDED IN CABINET 1, SLOT 2629-A, MAP RECORDS, CAMERON COUNTY, TEXAS. APPLICANT: JOHN J. BUTLER.

[Mr. Travis](#) expressed his support for the project, acknowledged citizen concerns regarding the project's appearance, and noted that a proposed fence covering was intended to preserve the neighborhood's curb appeal.

3. PUBLIC HEARING ON A REQUEST REGARDING THE VOLUNTARY TERMINATION OF A CONDITIONAL USE PERMIT THAT ALLOWED A BATTERY ENERGY STORAGE SYSTEM (BESS) IN A "AGRICULTURE AND OPEN SPACE" (AO) ZONE, HAVING AN ADDRESS OF 1123 EAST EIGHTH STREET, BEARING A LEGAL DESCRIPTION OF: BEING A 10.00 ACRE TRACT OF LAND OUT BLOCK 27, SAN BENITO LAND AND WATER COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS, CAMERON COUNTY, TEXAS. APPLICANT: VESI 26, LLC.

[Mr. Travis](#) expressed his support for the termination of the conditional use permit and recommended that the city refrain from pursuing battery energy storage systems, citing insufficient information and potential safety hazards.

4. PUBLIC HEARING ON A REQUEST TO ABANDON A TEN-FOOT UTILITY EASEMENT AND A THIRTEEN-FOOT INGRESS AND EGRESS EASEMENT LOCATED AT THE REAR OF THE PROPERTIES AT 1170 EAST STENGER STREET AND 1176 EAST STENGER STREET. THE PROPERTIES ARE LEGALLY DESCRIBED AS LOTS ONE THROUGH FOUR, BLOCK TWO, VIRGO TOWNHOUSE SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 381A OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS. APPLICANTS: JESUS M. TIJERINA, JR., VICKY BARRIENTOS, AND JOHN A. CORTEZ.

Mr. Travis indicated his support for the proposed Easement.

Mayor Ricardo Guerra closed the Public Hearing at 6:01 pm.

CONSENT AGENDA ITEM(S)

Commissioner Pete A. Galvan requested Item 6, Item 7, and Item 8 be moved out of sequence for discussion and action.

Mayor Pro Tem Tom Goodman moved to approved Consent Agenda Item 1, Item 2, Item 3, Item 4, and Item 5, motion seconded by Commissioner Deborah Morales and carried unanimously.

ITEM 1. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE A MASSAGE PARLOR AT A PROPERTY LOCATED AT 251 WEST EXPRESSWAY 83, ZONED C-1 "COMMERCIAL RESTRICTED BUSINESS" BEARING A LEGAL DESCRIPTION OF: ALL OF LOT TWELVE (12), IN AND OF BLOCK SIX (6), BALLENGER ADDITION TO THE CITY OF SAN BENITO, CAMERON COUNTY, TEXAS ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 8, PAGE 11, OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS. APPLICANT: JIE LIU.

ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A REQUEST FOR A CONDITIONAL USE PERMIT TO PLACE A PORTABLE OFFICE BUILDING AT A PROPERTY LOCATED AT 2684 SHAFER ROAD, ZONED C-2, "COMMERCIAL GENERAL RETAIL BUSINESS" BEARING A FIELD NOTE DESCRIPTION OF: 10.70 ACRES (465,944 SQUARE FEET) TRACT OF LAND OUT OF A CALLED 11.072 ACRE TRACT OF LAND IN THE NAME OF HARDY MANAGEMENT COMPANY, LLC, RECORDED IN VOLUME 11897, PAGE 235, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 1, 84 LUMBER COMPANY SUBDIVISION, RECORDED IN CABINET 1, SLOT 2629-A, MAP RECORDS, CAMERON COUNTY, TEXAS. APPLICANT: JOHN J. BUTLER.

ITEM 3. CONSIDERATION AND POSSIBLE ON A REQUEST REGARDING THE VOLUNTARY TERMINATION OF A CONDITIONAL USE PERMIT THAT ALLOWED A BATTERY ENERGY STORAGE SYSTEM (BESS) IN A "AGRICULTURE AND OPEN SPACE" (AO) ZONE, HAVING AN ADDRESS OF 1123 EAST EIGHTH STREET, BEARING A LEGAL DESCRIPTION OF: BEING A 10.00 ACRE TRACT OF LAND OUT BLOCK 27, SAN BENITO LAND AND WATER COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS, CAMERON COUNTY, TEXAS. APPLICANT: VESI 26, LLC.

ITEM 4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MINUTES OF THE AUGUST 19, 2025 CITY OF SAN BENITO REGULAR CITY COMMISSION MEETING AND THE AUGUST 25, 2025 CITY OF SAN BENITO SPECIAL CITY COMMISSION MEETING.

ITEM 5. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2330-02, AN ORDINANCE AMENDING ORDINANCE NUMBER 2330-1, ESTABLISHING REGULATIONS FOR TRUCK AND HAZARDOUS MATERIAL ROUTES WITHIN THE CITY OF SAN BENITO.

ITEM 6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2572-01, AN ORDINANCE AMENDING ORDINANCE NUMBER 2572 AND ESTABLISHING REGULATIONS FOR THE PARKING OF TRUCKS, TRUCK TRACTORS, AND TRAILERS WITHIN THE CITY OF SAN BENITO.

[Monica Rodriguez, Planner I](#), presented the proposed amendment, explaining it is designed to reduce congestion on city streets, facilitate the flow of emergency and general vehicular traffic, minimize street damage caused by large vehicles and leakage from refrigeration or hazardous materials, and enhance the safety and general welfare of the community.

[Commissioner Pete A. Galvan](#) inquired whether the amendment was intended to address trailer trucks carrying heavy cargo traveling through Paso Real in route to the windmill farms.

[Ms. Rodriguez](#) confirmed that Paso Real is among the designated routes for such vehicles.

[Commissioner Galvan](#) asked whether drivers would be required to obtain permits or if the Police Department would be involved in traffic mitigation.

[Police Chief Mario Perea](#) responded that the Police Department is not responsible for issuing permits or designating truck routes, as these responsibilities fall under the jurisdiction of the Texas Department of Transportation (TxDOT).

[City Manager Fred Sandoval](#) added that trailer truck companies typically hire private security when transporting oversized cargo.

[Mayor Ricardo Guerra](#) inquired whether the amendment addresses neighborhood traffic issues.

[Ms. Rodriguez](#) responded that the ordinance applies to heavy-duty trucks and regulates both off-street and on-street parking.

[Commissioner Galvan](#) further discussed an open area off Nixon Road previously thought to be outside city limits, where trailer trucks have parked. He noted that land elevation with caliche had caused flooding in nearby neighborhoods and asked whether the City could impose requirements on those properties.

[Ms. Rodriguez](#) clarified that the area is within city limits and that the amendment would require property owners to obtain permits. She further noted that any property exceeding one-half acre would require a retention permit and full compliance with the ordinance.

[Commissioner Pete A. Galvan](#) moved to approve Consent Agenda Item 6, Second and Final Reading of Ordinance Number 2572-01, an ordinance amending Ordinance Number 2572 and establishing regulations for the parking of trucks, truck tractors, and trailers within the City of San Benito, motion was seconded by [Mayor Pro Tem Tom Goodman](#), and carried unanimously.

ITEM 7. CONSIDERATION AND POSSIBLE ACTION TO APPROVE PAYMENT TO THE HIDALGO POLICE DEPARTMENT LAW ENFORCEMENT ACADEMY FOR THE TUITION COST OF FIVE POLICE CADETS IN THE AMOUNT OF \$11,500.00.

[Police Chief Mario Perea](#) requested approval to send five cadets to the Hidalgo Police Academy to obtain TCOLE Certification. The Police Department will sponsor them and hire upon received certification.

[Commissioner Pete A. Galvan](#) asked if there was a retention requirement once the cadets completed the Police Academy.

[Chief Perea](#) indicated there was no retention requirement, adding the Police Department tried to have cadets sign a contract, however, Civil Service attorneys advised against it.

[Commissioner Galvan](#) advocated for a retention requirement as this is an investment and wishes cadets remain at the City for a number of years. Advised Fire Department does do retention.

[Mayor Pro Tem Tom Goodman](#) asked percentage of cadets starting the program but do not complete it.

[Chief Perea](#) responded, the last run sponsored four cadets with two completing the program and explained that the Hidalgo County Academy is more cost-effective at a cost of \$2,300.00, compared to the cost of \$6,000.00 at South Texas College and \$5,000.00 at the Brownsville Police Academy. In addition to this being cost-effective, the Hidalgo County Academy starts in September, and is trying to get the cadets through the program and onto the force as soon as possible.

Mayor Pro Tem Tom Goodman moved to approve Consent Agenda Item 7, to approve payment to the Hidalgo Police Department Law Enforcement Academy for the tuition cost of five police cadets in the amount of \$11,500.00, motion seconded by Commissioner Pete A. Galvan and carried unanimously.

ITEM 8. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN AGREEMENT BETWEEN THE CITY OF SAN BENITO AND THE UNIVERSITY OF TEXAS - HEALTH SCIENCE CENTER FOR PARTICIPATION IN THE TU SALUD ¡SÍ CUENTA! PROGRAM FOR FISCAL YEAR 2025-2026.

Assistant City Manager Diana Garza presented this item noting that \$60,000.00 from Parks Budget was allocated to fund Tu Salud Si Cuenta Program that is losing its federal funding. Ms. Garza indicated Attorney Eric Flores drafted an agreement that is beneficial for both the City and the Program and informed the City they will not be using the entirety of the \$60,000.00 allocated to the project as the program was able to acquire \$30,000.00 on their own.

City Attorney Javier Villalobos added the agreement has a seven-day termination clause.

Mayor Pro Tem Tom Goodman moved to approve Consent Agenda Item 8, an agreement between the City of San Benito and the University of Texas - Health Science Center for participation in the Tu Salud ¡Sí Cuenta! Program for Fiscal Year 2025-2026, motion seconded by Commissioner Pete A. Galvan and carried unanimously.

ITEM(S) FOR INDIVIDUAL CONSIDERATION

ITEM 1. FIRST READING OF ORDINANCE NUMBER 2057-10-2025, AN ORDINANCE AMENDING ORDINANCE NUMBER 2057 TO REGULATE THE STOPPING, STANDING AND PARKING OF VEHICLES; PROHIBIT UNAUTHORIZED SIGNS, SIGNALS, AND DEVICES OR OBJECTS; PROVIDE TIME-LIMITED PARKING IN RESIDENTIAL DISTRICTS; AUTHORIZE SIGNAGE; ESTABLISHING ENFORCEMENT AND PENALTIES.

Monica Rodriguez, Planner I, addressed the City Commission presenting this item.

Commissioner Pete A. Galvan asked where most of the data was obtained from.

Ms. Rodriguez, stated ordinance was based on what other cities in the Rio Grande Valley have.

Commissioner Galvan asked if this ordinance would prevent vehicles from parking along the roadway in front of a property.

Ms. Rodriguez, clarified this ordinance allows the City to place a sign anywhere that receives complaints in a specific area, which would allow the City to establish parking restrictions.

Commissioner Galvan asked who would enforce this ordinance.

Ms. Rodriguez, advised the Police Department would enforce this ordinance.

No Action. First Reading.

ITEM 2. FIRST READING OF ORDINANCE NUMBER 2632-10-2025, AN ORDINANCE ABANDONING AND VACATING THE TEN-FOOT UTILITY EASEMENT AND THIRTEEN-FOOT INGRESS AND EGRESS EASEMENT SITUATED IN VIRGO TOWNHOUSE SUBDIVISION, LOTS 1 THROUGH 4, CONSISTING OF A TOTAL OF .076 ACRE TRACT OF LAND.

Monica Rodriguez, Planner I, addressed the City Commission presenting this item.

Mayor Pro Tem Tom Goodman inquired how the ordinance would be conveyed to property owners.

Ms. Rodriguez, advised it is an easement, not an alley, and not a right of way and that this comes at the request of Mr. Tijerina.

Commissioner Pete A. Galvan noted that lots 3 and 4 were being used as a personal driveway and asked if there were any utilities on the easement.

Ms. Rodriguez, confirmed there were no utilities and letters provided are there to prove there are none.

Commissioner Galvan asked if there were plans to develop condos/townhomes in this area.

[Ms. Rodriguez](#) explained that Mr. Tijerina and his neighbor are proposing to place a storage unit in this area and no townhomes or condos.

[Commissioner](#) asked if the City would need this easement for widening Stenger Road.

[Fred Sandoval, City Manager](#), stated he needed to check with the engineers to review if the City would need to acquire parcels and clarified that this would be Phase 2 of that project.

[Commissioner Galvan](#) added he is concerned this may make it complicated for the City in the future to widen the road.

[City Attorney Javier Villalobos](#) clarified for the City Commission the differences between Easements and Right-of-Way and stated this was for ownership as the requestors already have ownership of this portion of the land.

[Commissioner Galvan](#) asked if it would be more appropriate for the owner to apply for a variance.

[City Attorney Villalobos](#) explained that it makes no sense to apply for a variance if there are no utilities.

[Commissioner Galvan](#) stated to not understand why this needed to be granted if the owner is already using this area.

[Mayor Pro Tem Tom Goodman](#) stated this would help them fence and secure this area so that no one can have access.

[Ms. Rodriguez](#) added that if the owner were to apply for a permit for the storage for purposes he would be encroaching on the existing easement.

[Commissioner Galvan](#) stated he found it more appropriate for owner to ask for a variance.

[Ms. Rodriguez](#) advised they could and added that it would cost the owner \$250.00

No Action. First Reading.

ITEM 3. FIRST READING OF ORDINANCE NUMBER 2635-10-2025, AN ORDINANCE AMENDING THE CITY OF SAN BENITO'S PARTICIPATION IN THE TEXAS MUNICIPAL RETIREMENT SYSTEM (TMRS), AUTHORIZING AN INCREASE IN THE EMPLOYEE CONTRIBUTION RATE FROM FIVE PERCENT (5%) TO SIX PERCENT (6%).

[Fred Sandoval, City Manager](#), presented this item and indicated the employee retirement benefit was approved with the new Fiscal Year 2025-2026 Budget and trying to reflect the change by approving this ordinance.

No Action. First Reading.

ITEM 4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION NUMBER 2025-0916-001, APPROVING AND ADOPTING THE SMALL BUSINESS INVESTMENT PROGRAM.

[Fred Sandoval, City Manager](#), presented this item and indicating was approved by the San Benito EDC Board of Directors.

[Mayor Pro Tem Tom Goodman](#) stated was pleased with the improvements to the Small Business Investment Program.

[City Manager Sandoval](#), added that it makes the process more user friendly and hopes they can help more people.

[Mayor Pro Tem Tom Goodman](#) moved to approve Item 4, Resolution Number 2025-0916-001, approving and adopting the small business investment program, motion seconded by [Commissioner Deborah Morales](#) and carried unanimously.

ITEM 5. CONSIDERATION AND POSSIBLE ACTION TO RATIFY RESOLUTION NUMBER 2025-0916-002, RATIFYING AND APPROVING ECONOMIC DEVELOPMENT INCENTIVE GRANTS IN FURTHERANCE OF THE SUMMER CONCERT SERIES.

[Fred Sandoval, City Manager](#), explained that as an effort to promote increase in business, tickets were given away to businesses during the Summer Concert Series.:

[Mayor Pro Tem Tom Goodman](#) asked if the sales tax figures were ready.

[Mr. Sandoval](#) stated that figures are not yet complete as there is a sixty day waiting period and reported that surveys indicate sales tax increased by twenty percent to thirty percent reflecting an increase in business.

[Stephanie Sarrionandia, Finance Director](#), clarified that the final impact on sales tax is still pending and the sixty day waiting period began the day the concert series started.

[Mayor Pro Tem Tom Goodman](#) mentioned he is pleased to see the demand was met and that the Concert Series was successful overall.

[Mayor Ricardo Guerra](#) added that he received feedback from the restaurant community and they expressed their gratitude for the extra business that the concert series brought in.

[Commissioner Pete A. Galvan](#) moved to approve Item 5, to ratify Resolution Number 2025-0916-002, ratifying and approving economic development incentive grants in furtherance of the Summer Concert Series, motion seconded by [Mayor Pro Tem Tom Goodman](#) and carried unanimously.

ITEM 6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH THE ATKINS GROUP FOR PHASE 2 OF THE CITY BRANDING INITIATIVE.

[Fred Sandoval, City Manager](#), advised this agreement was approved by the San Benito EDC Board of Directors, and would be paid for by them as well. [City Manager Sandoval](#) explained that this partnership would help the City of San Benito with its branding by providing useful data.

[Mayor Pro Tem Tom Goodman](#) expressed his excitement to work with Atkins Group as they have been involved with prominent towns in Texas, such as the Woodlands and New Braunfels.

[Mayor Pro Tem Tom Goodman](#) moved to approve Item 6, a professional services agreement with the Atkins Group for Phase 2 of the City Branding Initiative, motion seconded by [Commissioner Pete A. Galvan](#) and carried unanimously.

ITEM 7. CONSIDERATION AND POSSIBLE ACTION TO REVIEW THE SAN BENITO HOUSING AUTHORITY PILOT PROGRAM.

[Fred Sandoval, City Manager](#), indicated that the City has met with the San Benito Housing Authority to discuss and review the PILOT Program that has been in place for a few decades. The San Benito Housing Authority is asking the City to terminate the PILOT Program with the City and the San Benito School District. . [City Manager Sandoval](#) requested that the Commission approve the legal review of the agreement.

[Commissioner Deborah Morales](#) requested to meet with the Executive Director of the San Benito Housing Authority and asked this item be tabled.

[Mayor Pro Tem Tom Goodman](#) explained that the City is requesting approval to review with the legal team the established terms.

[Commissioner Pete A. Galvan](#) requested to see the San Benito Housing Authority agreements with the county and the school district.

[Mayor Pro Tem Tom Goodman](#) moved to approve Item 7, for legal to review the San Benito Housing Authority Pilo Program, motion seconded by [Commissioner Deborah Morales](#) and carried unanimously.

ADJOURNMENT.

There being no further business to come before the Commission, upon duly made motion [Mayor Ricardo Guerra](#) announced ADJOURNMENT AT 6:35 P.M.

CITY OF SAN BENITO

HONORABLE RICARDO GUERRA
MAYOR

ATTEST:

RUTH MCGINNIS
CITY SECRETARY



MINUTES OF THE CITY OF SAN BENITO SPECIAL CITY COMMISSION MEETING

On October 14, 2025, the City Commission convened for a Special City Commission Meeting at the San Benito Municipal Building, Cesar Gonzalez Meeting Hall, 401 North Sam Houston Boulevard, San Benito, Texas.

City Commission Members Present: Ricardo Guerra, Mayor; Tom Goodman, Mayor Pro Tem; Deborah A. Morales, Commissioner, Place 2; Pete A. Galvan, Commissioner Place 3 Jose E. Navarro, Commissioner Place 4

City Administration Personnel Present: Fred Sandoval, City Manager, Diana C. Garza, Assistant City Manager, Ruth McGinnis, and Javier Villalobos, City Attorney, Andrea Vela, Attorney in place of Eric Flores, Attorney.

Eric Flores, Attorney, was not present.

ITEM 1. WELCOME

Mayor Ricardo Guerra called the meeting to order at 5:30p.m., confirming a quorum.

ITEM 2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG AND TO THE TEXAS FLAG

All present recited the pledge of allegiance to the U.S. Flag and to the Texas Flag.

ITEM 3. INVOCATION

Mayor Pro Tem Tom Goodman led the invocation.

ANNOUNCEMENT(S)

Commissioner Deborah A. Morales read the following announcements: October 17, 2025 honoring and remembering the life of our late Lieutenant Milton Resendez, 2nd Anniversary Holy Mass, Saint Benedict's Catholic Church; Glimpses of Nature Exhibit extended through October 17, 2025 at San Benito Cultural Center; October 23, 2025 Smokey Bear Story Time at San Benito Public Library; October 24, 2025 Fall Festival and 18th Annual National Night Out at the San Benito Fairgrounds; October 25, 2025 From Tap To Town Open House; October 25, 2025 Rio Grande Valley Humane Society Vaccine Clinic; October 31, 2025 Moonlight Madness at Fire Station Number 1.

PROCLAMATION

1. READING OF A PROCLAMATION DECLARING OCTOBER 2025 AS BREAST CANCER AWARENESS MONTH.

Mayor Ricardo Guerra and the City Commission each read the proclamation in its entirety, and advised the proclamation will be exhibited in the Municipal Building.

PUBLIC COMMENTS (Speakers/Remarks limited to three minutes).

[Ruth McGinnis, City Secretary](#), announced the following citizen who signed up to speak during the Public Comments portion of the meeting.

[Eddie Loa](#), citizen, inquired about the status of the proposed shopping plaza located by July Business 77 at the Sebastian Subdivision. [Mr. Loa](#) also stated [Commissioner Jose E. Navarro](#) should abstain from voting on Agenda Item Number 9 due to potential conflict of interest. In addition, [Mr. Loa](#) discussed various issues affecting his personal property.

No additional public comments were received.

PRESENTATION(S)

PRESENTATION OF THE CITY MANAGER'S REPORT.

[Fred Sandoval, City Manager](#), announced the Stripes Grand Opening Event on October 17, 2025.

[Commissioner Deborah A. Morales](#), prior to moving on to Public Hearings, noted improvements to the Industrial Park.

[Fred Sandoval, City Manager](#), explained that fixing Amistad Road has begun after being on hold due to budgetary constraints.

[Mayor Ricardo Guerra](#) noted that the City is actively trying to work toward fixing all streets, however it will take time.

PUBLIC HEARING(S)

[Fred Sandoval, City Manager](#), read Public Hearing Agenda Item 1 for the record.

[Mayor Ricardo Guerra](#) opened Public Hearing at 5:45 p.m.

- 1. PUBLIC HEARING ON A REQUEST FOR A CONDITIONAL USE PERMIT TO PLACE A STORAGE BUILDING GREATER THAN 200 SQUARE FEET AT A PROPERTY LOCATED AT 2760 EAST EXPRESSWAY 83 ZONED C-2 "COMMERCIAL GENERAL RETAIL BUSINESS" BEARING A LEGAL DESCRIPTION OF: BEING A 0.50 TRACT OF LAND, MORE OR LESS, OUT OF 1.00 ACRE TRACT OUT OF BLOCK FIFTEEN (15) SAN BENITO LAND AND WATER COMPANY SUBDIVISION, CONCEPCION DE CARRICITOS GRANT, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID SUBDIVISION RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS. APPLICANT: JOE A. GRACIA.**

No comments received for Public Hearing Agenda Item 1.

[Mayor Ricardo Guerra](#) closed the Public Hearing at 5:46 pm.

CONSENT AGENDA ITEM(S)

[Mayor Pro Tem Tom Goodman](#) moved to approve Consent Agenda Item 1, Item 2, Item 3, Item 4, Item 5, Item 6, Item 7, Item 8 and Item 9, motion seconded by [Commissioner Deborah A. Morales](#) and carried unanimously.

ITEM 1. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A REQUEST FOR A CONDITIONAL USE PERMIT TO PLACE A STORAGE BUILDING GREATER THAN 200 SQUARE FEET AT A PROPERTY LOCATED AT 2760 EAST EXPRESSWAY 83, ZONED C-2 "COMMERCIAL GENERAL RETAIL BUSINESS", BEARING A LEGAL DESCRIPTION OF: BEING A 0.50 TRACT OF LAND, MORE OR LESS OUT OF 1.00 ACRE TRACT OUT OF BLOCK FIFTEEN (15) SAN BENITO LAND AND WATER COMPANY SUBDIVISION, CONCEPCION DE CARRICITOS GRANT, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID SUBDIVISION RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS. APPLICANT: JOE A. GRACIA.

ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE MINUTES OF THE CITY OF SAN BENITO JUNE 24, 2025 BUDGET WORKSHOP NUMBER 1 AND THE JULY 29, 2025 BUDGET WORKSHOP NUMBER 2.

ITEM 3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2057-A-10-2025, AN ORDINANCE AMENDING ORDINANCE NUMBER 2057 TO REGULATE THE STOPPING, STANDING AND PARKING OF VEHICLES; PROHIBIT UNAUTHORIZED SIGNS, SIGNALS, AND DEVICES OR OBJECTS; PROVIDE TIME-LIMITED PARKING IN RESIDENTIAL DISTRICTS; AUTHORIZE SIGNAGE; ESTABLISHING ENFORCEMENT AND PENALTIES.

ITEM 4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2632-10-2025, AN ORDINANCE ABANDONING AND VACATING A TEN-FOOT UTILITY EASEMENT AND THIRTEEN-FOOT INGRESS AND EGRESS EASEMENT SITUATED IN VIRGO TOWNHOUSE SUBDIVISION, LOTS 1 THROUGH 4, CONSISTING OF A TOTAL OF .076 ACRE TRACT OF LAND.

ITEM 5. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE SECOND AND FINAL READING OF ORDINANCE NUMBER 2635-10-2025, AN ORDINANCE AMENDING THE CITY OF SAN BENITO'S PARTICIPATION IN THE TEXAS MUNICIPAL RETIREMENT SERVICE (TMRS) AUTHORIZING AN INCREASE IN THE EMPLOYEE CONTRIBUTION RATE FROM FIVE PERCENT (5%) TO SIX PERCENT (6%).

ITEM 6. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RESOLUTION 2025-1014-001(R) AUTHORIZING THE MAYOR TO EXECUTE A TEXAS DEPARTMENT OF TRANSPORTATION AGREEMENT FOR THE TEMPORARY ROAD CLOSURE OF A STATE RIGHT-OF-WAY, SAM HOUSTON BOULEVARD, FOR THE 83RD ANNUAL CHRISTMAS PARADE TO BE HELD ON DECEMBER 6, 2025.

ITEM 7. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A VARIANCE TO ALLOW WATER SERVICES FOR A PROPOSED SUBDIVISION LOCATED IN OUR EXTRATERRITORIAL JURISDICTION (ETJ), THROUGH AN EXISTING SIX-INCH WATER LINE OWNED BY MILITARY HIGHWAY WATER SUPPLY CORPORATION (MHWSC). THE PROPERTY IS LOCATED ON PENNSYLVANIA AVENUE, EAST OF MCCULLOCH STREET AND IS LEGALLY DESCRIBED AS A 22.55-ACRE TRACT OUT OF A 63.56-ACRE TRACT (63.53 ACRES-DEED) AND A 10.68-ACRE TRACT (10.66 ACRES-DEED) OUT OF BLOCK NUMBER THIRTY-THREE (33), SAN BENITO LAND AND WATER COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, AS RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND FURTHER DESCRIBED IN DEED RECORDED UNDER DOCUMENT NUMBER 26240, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. APPLICANT: CARLOS A. LUNA RIOS, P.E.

ITEM 8. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A VARIANCE REQUEST FROM THE MINIMUM LOT DEPTH REQUIREMENTS FOR A PROPOSED SUBDIVISION ZONED SF-2 "DUPLEX, RESIDENTIAL", LOCATED AT THE INTERSECTION OF NORTH OSCAR WILLIAMS ROAD AND RUSSELL LANE. THE PROPERTY CONSISTS OF 42.66 ACRES OF LAND COMPRISED OF ALL OF LOT 47, RESACA FRONT SUBDIVISION BEING 5.39 ACRES, RECORDED IN VOLUME 2, PAGE 21, MAP RECORDS OF CAMERON COUNTY, TEXAS, AND 37.27 ACRES OUT OF BLOCK 131, SAN BENITO LAND AND WATER COMPANY SUBDIVISION RECORDED IN VOLUME 1, PAGES 6 AND VOLUME 1, PAGE 25, MAP RECORDS OF CAMERON COUNTY, TEXAS, BEING OUT OF THE TRACTS OF LAND DESCRIBED IN VOLUME 24265, PAGE 76, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. APPLICANT: ELITE ESTATES OF TEXAS, L.L.C.

ITEM 9. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A VARIANCE REQUEST FROM THE MINIMUM LOT DEPTH REQUIREMENTS FOR A PROPOSED SUBDIVISION ZONED SF-1 "SINGLE FAMILY ONE", LOCATED AT THE INTERSECTION OF SOUTH SAM HOUSTON AND INDEPENDENCE AVENUE. THE PROPERTY CONSISTS OF 0.63 ACRE OF LAND OF BLOCK 13 CUNNINGHAM'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 43, MAP RECORDS OF CAMERON COUNTY, TEXAS. APPLICANT: EMILIANO ROSEL.

ITEM(S) FOR INDIVIDUAL CONSIDERATION

ITEM 1. CONSIDERATION AND POSSIBLE ACTION TO AMEND THE GUIDELINES FOR THE SUBRECIPIENT AGREEMENT BETWEEN THE CITY OF SAN BENITO AND THE COMMUNITY DEVELOPMENT CORPORATION OF BROWNSVILLE (CDCB) FOR THE ADMINISTRATION OF COMMUNITY DEVELOPMENT BLOCK GRANT - CORONAVIRUS (CDBG-CV) FUNDS.

[Fred Sandoval, City Manager](#), explained this is an ongoing agreement designed to assist citizens who are behind on utility, rent, and electrical payments. To better meet the needs of the community, the funding cap has been lifted from \$2,100.00 and extended to cover a six-month period.

[Mayor Pro Tem Tom Goodman](#) moved to approve Item 1, to amend the guidelines for the Subrecipient Agreement between the City of San Benito and the Community Development Corporation of Brownsville (CDCB) for the administration of Community Development Block Grant - Coronavirus (CDBG-CV) funds, motion seconded by [Commissioner Jose E. Navarro](#) and carried unanimously.

ITEM 2. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE THE MAYOR TO EXECUTE THE BORDER ZONE FIRE DEPARTMENT FISCAL YEAR 2026 GRANT THROUGH THE OFFICE OF THE GOVERNOR AND APPROVE THE PURCHASE OF ESSENTIAL FIRE DEPARTMENT EQUIPMENT TOTALING THE AWARDED GRANT AMOUNT OF \$212,094.92.

[Fire Marshal Jorge Mata](#) explained that the opportunity to apply for the grant opened in March for specialized equipment for fire departments along the border. He reported that approximately two weeks prior to this meeting, the San Benito Fire Department was officially notified that the grant had been awarded.

[Mayor Pro Tem Tom Goodman](#) inquired whether the grant funding included a fully equipped all-terrain vehicle (ATV).

[Fire Marshall Mata](#) confirmed that it did.

[Mayor Ricardo Guerra](#) asked if the grant funds were restricted for fire service use only.

[Fire Marshall Mata](#) responded that the ATV would primarily assist with operations in county and brush areas.

[Mayor Ricardo Guerra](#) further noted that he would not want equipment exposed to the elements and recommended that the Fire Department facilities expansion to provide adequate storage and protection for the new equipment.

[Commissioner Deborah A. Morales](#) moved to approve Item 2, to authorize the Mayor to execute the Border Zone Fire Department Fiscal Year 2026 Grant through the Office of the Governor and approve the purchase of essential fire department equipment totaling the awarded grant amount of \$212,094.92, motion seconded by [Commissioner Pete A. Galvan](#) and carried unanimously.

ITEM 3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH TEXAS LOBBY PARTNERS, L.L.P.

[Fred Sandoval, City Manager](#), requested this item be moved for discussion and possible action in Executive Session.

ITEM 4. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A BASE RATE CHARGE INCREASE FROM SOUTH TEXAS EMERGENCY CARE FOUNDATION, INC.

[William Aston, Executive Director](#) of South Texas Emergency Care Foundation, Inc., presented this item and expressed appreciation to Fire Chief Efrain Bautista, who serves on the Foundation's Board of Directors. [Mr. Aston](#) explained that the Board of Directors recently adopted a 2.7 percent rate increase and assured the Commission that the increase would not affect individuals covered under Medicare or Medicaid.

[Commissioner Pete A. Galvan](#) inquired who bears the cost for uninsured patients.

[Mr. Aston](#) responded that the Foundation writes off uninsured patients costs as charity, nonpayment, or bad debt, typically amounting to approximately \$3 to \$5 million annually.

[Commissioner Pete A. Galvan](#) further asked about the transport fee for patients traveling to and from nursing homes or doctor's office visits.

[Mr. Aston](#) stated that the base rate is \$868.00, though patients with insurance, Medicare, or Medicaid may pay a reduced amount.

[Commissioner Pete A. Galvan](#) also asked when the current contract would expire.

[Mr. Aston](#) noted that the agreement remains in effect until December 31st of the current year.

[Commissioner Pete A. Galvan](#) expressed concern regarding extended wait times for residential patients awaiting ambulance transports for non-emergency visits and asked how such delays are managed.

[Mr. Aston](#) explained that the Foundation typically does **not use the City's emergency units** for these transports, but instead operates four Basic Life Support (BLS) units that rotate around the clock to handle such cases.

[Mayor Pro Tem Tom Goodman](#) asked whether Fire Chief Bautista had long served as a board member.

[Mr. Aston](#) confirmed this and noted that **most cities in the region are represented** on the board, with the exception of smaller municipalities unable to attend meetings regularly. He also extended an **invitation to the Commission** to visit the Foundation's headquarters, where **Cameron County 911 calls** are processed and which also serves as a **backup communications hub for the San Benito Police Department**.

[Mayor Pro Tem Tom Goodman](#) moved to approve Item 4, approving a base rate charge increase from South Texas Emergency Care Foundation, Inc, motion seconded by [Commissioner Deborah A. Morales](#) and carried unanimously.

ITEM 5. DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE A MONTH-TO-MONTH CONTINUATION OF THE CITY'S SOLID WASTE COLLECTION AND DISPOSAL SERVICE AGREEMENT WITH BFI WASTE SERVICES OF TEXAS, LP (REPUBLIC SERVICES), AND TO APPROVE THE CONTRACTUAL CONSUMER PRICE INDEX (CPI) RATE ADJUSTMENT OF FOUR PERCENT (4.0%) TO THE CITY'S SOLID-WASTE CUSTOMER CHARGES, EFFECTIVE OCTOBER 1, 2025; AND TO AUTHORIZE THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS.

[Fred Sandoval, City Manager](#), presented this item and explained that the renewed agreement was not received in time for administrative review and action. Therefore, City Administration is requesting approval to continue the existing service agreement on a month-to-month basis, including a 4.0% CPI rate adjustment as recommended by legal counsel.

[Mayor Pro Tem Tom Goodman](#) moved to approve Item 5 to authorize a month-to-month continuation of the city's solid waste collection and disposal service agreement with BFI Waste Services of Texas, LP (Republic Services), and to approve the contractual consumer price index (CPI) rate adjustment of four percent (4.0%) to the City's solid-waste customer charges, effective October 1, 2025; and authorizing the City Manager to execute all necessary documents, motion seconded by [Commissioner Jose E. Navarro](#), and carried unanimously.

ITEM 6. CONSIDERATION AND POSSIBLE ACTION TO AWARD BID NUMBER 2025-001-0916 FOR A 12-MONTH SUPPLY OF CHEMICALS.

Mayor Pro Tem Tom Goodman asked whether all chemicals were being supplied by a single source.

Elvira Cavazos, Procurement Agent, explained the chemicals are purchased from multiple vendors, as not all vendors supply every type of chemical required. She added that the City received bids from several vendors and assured the City Commission that staff selected the lowest responsible bidder.

Mayor Pro Tem Tom Goodman inquired whether selected vendors were vetted and proven reliable.

Ms. Cavazos responded that the City has previous experience working with these vendors and confirmed their reliability.

Fred Sandoval, City Manager, further confirmed that the City has a longstanding history with most of the vendors and that they have consistently provided dependable service.

Commissioner Pete A. Galvan asked about the projected cost to ensure that the City remains within budget for chemical purchases.

Ms. Cavazos explained that staff bases purchasing estimates on historical usage and prior expenditures, which helps maintain cost control and remain under budget.

Mr. Sandoval added that the City operates both a conventional plant and a membrane filtration plant, each requiring different chemical treatments, which contributes to the overall cost. He also noted that when water quality from the wells decreases, additional chemicals are required to ensure compliance with State and Federal water quality standards.

Mayor Pro Tem Tom Goodman moved to approve Item 6, to award Bid Number 2025-001-0916 for a 12-Month Supply of Chemicals, motion seconded by Commissioner Pete A. Galvan and carried unanimously.

ITEM 7. CONSIDERATION AND POSSIBLE ACTION TO AWARD BID NUMBER 2025-002-0916 FOR A 12-MONTH SUPPLY OF ROAD MATERIALS.

Fred Sandoval, City Manager, presented this item noting that the bid covers materials such as hot mix, caliche, and concrete.

Mayor Pro Tem Tom Goodman asked why only one vendor submitted a bid for road materials.

Moises Martinez, Public Works Coordinator, explained that several vendors declined to submit bids due to issues such as cybersecurity breaches or uncompetitive pricing. He added that the sole bidder Upper Valley Materials, is a reliable company which the City worked successfully during the previous year.

Mayor Pro Tem Tom Goodman asked how long the company has been in operation.

Mr. Martinez stated that throughout his tenure the City worked with Frontera Materials, but in the past year switched to Upper Valley Materials due to their reliable and timely service.

Mayor Ricardo Guerra agreed, noting he has observed project delays in the past due to untimely material deliveries from other vendors.

Commissioner Deborah A. Morales moved to approve the item.

Commissioner Pete A. Galvan voiced concern about receiving only one bid for a high-value contract and recommended rebidding to encourage more competition.

Mayor Ricardo Guerra responded that many companies choose not to bid because the City consistently awards contracts to the lowest price.

Commissioner Pete A. Galvan asked if Upper Valley Materials offered lower pricing than Frontera Materials and whether a price comparison had been conducted with the prior year's bid tabulation.

Mr. Martinez reported that Upper Valley Materials adjusted its asphalt rate from \$90.05 per ton to \$88.50 per ton this year and that the company had been selected previously over Frontera due to lower pricing. He further noted that Frontera primarily supplies large contractors and the State.

Commissioner Deborah A. Morales moved to approve Item 7 to award Bid Number 2025-002-0916 for a 12-Month Supply of Road Materials, motion seconded by Mayor Pro Tem Tom Goodman and carried as follows:

Ayes: Mayor Ricardo Guerra, Mayor Pro Tem Tom Goodman, Commissioner Deborah A. Morales, Commissioner Jose E. Navarro.

Nays: Commissioner Pete A. Galvan

Motion passes.

ITEM 8. CONSIDERATION AND POSSIBLE ACTION TO APPROVE THE PURCHASE OF ONE CHEVROLET SILVERADO POLICE PURSUIT VEHICLE, FULLY EQUIPPED WITH EMERGENCY EQUIPMENT, FROM SAMES GOVERNMENT FLEET SALES IN THE TOTAL AMOUNT OF \$73,360.98.

[Police Chief Mario Perea](#), reported that the Police Department received a grant in the amount of \$78,500.00 requesting approval to purchase a vehicle designated for Operation Stone Garden.

[Mayor Pro Tem Tom Goodman](#) asked who would be using this vehicle.

[Chief Perea](#) responded that all officers assigned to Operation Stone Garden would utilize the vehicle.

[Commissioner Deborah A. Morales](#) expressed appreciation that many City departments are successfully obtaining funding.

[Mayor Pro Tem Tom Goodman](#) moved to approve Item 8, the purchase of one Chevrolet Silverado police pursuit vehicle, fully equipped with emergency equipment, from Sames Government Fleet Sales in the total amount of \$73,360.98, motion seconded by [Commissioner Jose E. Navarro](#) and carried unanimously.

ITEM 9. CONSIDERATION AND POSSIBLE ACTION TO APPROVE RATIFICATION FOR ONE 2025 CHEVROLET COLORADO 4X4 FROM TIPOTEX CHEVROLET FOR THE PARKS AND RECREATION DEPARTMENT, IN THE TOTAL AMOUNT OF \$40,368.31.

[Fred Sandoval, City Manager](#), explained that this purchase was made urgently to avoid an impending price increase if not completed by the end of month.

[Commissioner Jose E. Navarro](#) recused himself from the vote, citing a conflict of interest.

[Mayor Pro Tem Tom Goodman](#) moved to approve Item 9, ratification for one 2025 Chevrolet Colorado 4x4 from Tipotex Chevrolet for the Parks and Recreation Department, in the total amount of \$40,368.31, motion seconded by [Commissioner Pete A. Galvan](#) and carried as follows:

Ayes: Mayor Ricardo Guerra, Mayor Pro Tem Tom Goodman, Commissioner Deborah A. Morales, Commissioner Pete A. Galvan.

Recused: Commissioner Jose A. Navarro.

Motion passes.

ITEM 10. CONSIDERATION AND POSSIBLE ACTION TO APPROVE CRITICAL INFORMATION TECHNOLOGY NETWORK INFRASTRUCTURE TO REPLACE INOPERABLE EQUIPMENT BY VEA COMMUNICATIONS SERVICES, LLC, AND INOPERABLE CABLING BY PROTEKAV, LLC.

[Fred Sandoval, City Manager](#), presented this item and stated that outdated network infrastructure has impaired daily operations.

[Mayor Pro Tem Tom Goodman](#) agreed that upgrades are needed and asked that obsolete equipment be removed once replaced. He also asked who would lead the project.

[Richard Trevino](#) (ISIDORE Tech Solutions Group, LLC) confirmed that he would serve as project lead, emphasizing that the goal is to improve security and reduce external vulnerabilities.

[Mayor Ricardo Guerra](#) asked if the project would enhance security camera management as there are security concerns for employees.

[Mr. Trevino](#) confirmed it would, noting that improvements would also affect cameras, phone systems, network performance, and InCode software.

[Mr. Sandoval, City Manager](#), added that the Rackspace servers would provide redundancy and protection during catastrophic events, enhancing both virtual and physical security.

[Commissioner Deborah A. Morales](#) asked where the funding would come from.

[Mr. Sandoval](#) responded that the City could either pay monthly or a lump sum, with monthly payments being preferred.

Further questions and discussion followed regarding project duration (12 months), technical specifications (CAT6 cabling), cost (approximately \$9,000 per month), vendor comparisons, and contracting procedures.

[City Attorney Javier Villalobos](#) explained that it depends on cost, what kind of contract is in place with our vendor, whether the City would like to amend the existing contract if the project is an extension of the current agreement or something different.

[Robert Estrada](#) added the agreement included replacement of servers every six months and the City would operate with the latest equipment.

Commissioner Jose E. Navarro asked for clarification regarding the quotes as they did not seem to be an even comparison.

Following deliberation, Mayor Pro Tem Tom Goodman moved to approve Item 10.

Commissioner Pete A. Galvan stated he could not support approval without additional information.

Mayor Pro Tem Goodman then restated the motion to approve Item 10, authorizing critical information technology network infrastructure to replace inoperable equipment by VEAE Communications Services, LLC, and inoperable cabling by PROTEKAV, LLC, motion seconded by Mayor Ricardo Guerra and carried as follows:

Ayes: Mayor Ricardo Guerra, and Mayor Pro Tem Tom Goodman

Nays: Commissioner Deborah A. Morales, Commissioner Pete A. Galvan, and Commissioner Jose E. Navarro.

Motion did not pass.

ITEM 11. CONSIDERATION AND POSSIBLE ACTION TO APPROVE A CITY-WIDE TRANSITION TO CLOUD SERVER HOSTING SERVICES THROUGH RACKSPACE US, INC., INCLUDING AUTHORIZATION FOR NECESSARY HOSTING TERMS, IMPLEMENTATION, AND FUNDING TO SUPPORT ENHANCED DATA SECURITY, SCALABILITY, AND OPERATIONAL EFFICIENCY.

Commissioner Pete A. Galvan moved to table this Agenda Item 11, motion seconded by Commissioner Deborah A. Morales and carried as follows:

Ayes: Commissioner Deborah A. Morales, Commissioner Pete A. Galvan, and Commissioner Jose E. Navarro.

Nays: Mayor Ricardo Guerra, and Mayor Pro Tem Tom Goodman

Motion to table Agenda Item 11 passed.

At this time, Mayor Ricardo Guerra requested to go into Executive Session.

The City Commission stepped into Executive Session at 6:42 p.m., to discuss the following agenda items.

EXECUTIVE SESSION:

1. CONSULTATION WITH LEGAL COUNSEL PURSUANT TO TEXAS GOVERNMENT CODE §551.071:

- **UPDATE ON CITY OF SAN BENITO GRANT AND LEGISLATIVE MATTERS**

2. CONSULTATION WITH LEGAL COUNSEL PURSUANT TO TEXAS GOVERNMENT CODE §551.071: • DISCUSSION ON PROSPECTIVE LITIGATION CONCERNING ANTHENIUM ANALYTICS, LLC AND SPECTRUM WEATHER AND SPECIALTY INSURANCE.

ITEM FOR INDIVIDUAL CONSIDERATION MOVED TO EXECUTIVE SESSION:

ITEM 3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH TEXAS LOBBY PARTNERS, L.L.P.

All items listed in Executive Session were discussed during the Executive Session and a certified agenda was kept.

Upon Conclusion of Executive Session, Mayor Ricardo Guerra reconvened the Regular Meeting at 7:11p.m.

POSSIBLE ACTION ON ANY ITEM(S) AS DISCUSSED IN EXECUTIVE SESSION

ITEMS FOR INDIVIDUAL CONSIDERATION:

ITEM 3. CONSIDERATION AND POSSIBLE ACTION TO APPROVE AN AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH TEXAS LOBBY PARTNERS, L.L.P.

[Fred Sandoval, City Manager](#), recommended approval of the amendment.

[Commissioner Pete A. Galvan](#) asked what the extension term was and if the rate would remain the same for this agreement.

[Mr. Sandoval, City Manager](#), confirmed that the extension term is 12 months and that the rate will remain unchanged.

[Commissioner Jose E. Navarro](#) moved to approve Item 3, an amendment to Professional Services Agreement with Texas Lobby Partners, L.L.P., motion seconded by [Commissioner Deborah A. Morales](#), and carried unanimously.

1. CONSIDERATION AND POSSIBLE ACTION AUTHORIZING LEGAL ACTION AGAINST ANTHENIUM ANALYTICS, LLC, AND SPECTRUM WEATHER AND SPECIALTY INSURANCE.

No action taken.

ADJOURNMENT.

There being no further business to come before the City Commission, upon duly made motion [Mayor Ricardo Guerra](#) announced meeting adjourned at 7:13 p.m.

CITY OF SAN BENITO

**HONORABLE RICARDO GUERRA
MAYOR**

ATTEST:

**RUTH MCGINNIS
CITY SECRETARY**



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve the Second and Final Reading of Ordinance Number 2103-010-11-2025(Z), an ordinance amending ordinance Numbers 2103, 2103-1, 2103-2, 2103-3, 2103-4, 2103-5, 2103-006-12-2023(Z), 2103-007-12-2023(Z), 2103-007-08-2024, 2103-008-02-2025, 2103-009-06-2025(Z) commonly, referred to as the "City of San Benito Subdivision Ordinance" to update the extraterritorial jurisdiction boundary.

RECOMMENDATION:

First Reading. No Action.

RATIONALE:

This ordinance amends relevant sections of the City of San Benito Subdivision Ordinance to update the extraterritorial jurisdiction (ETJ) boundary in accordance with Section 42.021 of the Texas Local Government Code. The ETJ shall extend to the distance prescribed by state law based on the municipality's population, which currently authorizes a one-mile ETJ for cities with 5,000 to 24,999 inhabitants.

BUDGET IMPACT:

N/A

RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

EXHIBITS: Ordinance 2103-010-11-2025(Z)

PREPARED BY: Monica Rodriguez
Planner I

10/28/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager

ORDINANCE NO. 2103-010-11-2025(Z)

AN ORDINANCE OF THE CITY OF SAN BENITO, TEXAS, AMENDING SUBDIVISION ORDINANCE NO. 2103, 2103-1, 2103-2, 2103-3, 2103-4, 2103-5, 2103-006-12-2023(Z), 2103-007-12-2023(Z), 2103-007-08-2024, 2103-008-02-2025 AND 2103-009-06-2025(Z) COMMONLY, REFERRED TO AS THE “CITY OF SAN BENITO SUBDIVISION ORDINANCE” TO UPDATE THE EXTRATERRITORIAL JURISDICTION BOUNDARY

This ordinance amends relevant sections of the City of San Benito Subdivision Ordinance to update the extraterritorial jurisdiction (ETJ) boundary in accordance with Section 42.021 of the Texas Local Government Code. The ETJ shall extend to the distance prescribed by state law based on the municipality’s population, which authorizes a one-mile ETJ for cities with 5,000 to 24,999 inhabitants, and if the population exceeds 24,999, a two-mile ETJ shall automatically be adopted as provided by Section 42.021.

BE ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN BENITO:

SECTION I: That the Subdivision Ordinance (Ordinance 2103) be amended as follows.

That Section 10-2. The purpose of this Ordinance is to provide for the orderly, safe and healthful development of the area withing the City limits and within the City’s one (1) mile extraterritorial jurisdiction and to promote the health, safety, morals and general welfare of the community.

That Section 10-3, Number 11. Extraterritorial Jurisdiction: The areas outside the City’s corporate limits but within one (1) mile of these limits.

That Section 10-3, Number 28. Rural Subdivision: Any subdivision of land located from the City’s one (1) mile extraterritorial jurisdiction to the five (5) mile extraterritorial jurisdiction of the city. Rural subdivisions shall conform to county standards and specifications.

That Section 10-3, Number 36. Urban Subdivision: any subdivision of land occurring within the boundaries of the city limits or within the one (1) mile extraterritorial jurisdiction of the city shall comply with this ordinance. Any subdivision beyond this one (1) mile extraterritorial jurisdiction of the city shall comply with County standards.

That Section 10-4, Letter A. Any owner of any tract of land within the corporate limits of the City of San Benito, or its statutory one (1) mile extra-territorial jurisdiction, only where city water and sewer are serviced by City of San Benito, who wished to accomplish a subdivision shall comply with this ordinance and submit same to the Planning and Zoning Commission for its consideration and its recommendation shall then be submitted to the City Commission for its official consideration and action.

That Section 10-5, The Planning and Zoning Commission may recommend to the City Commission a variance from these regulations when, in its opinion, undue hardship will result from requiring strict compliance. The only variance that cannot be granted will be in the area of paving, curb and gutter for subdivisions located within the city limits of San Benito, Texas and it's one (1) mile ETJ. All plats submitted must conform with the requirements of this ordinance.

That Section 10-7, Letter D, Number 9. Location or city limit lines, the outer border of the City's one (1) mile extra-territorial jurisdiction, and zoning district boundaries, if they traverse the subdivision, form part of the boundary of the subdivision, or are contiguous to such boundary.

That Section 10-11, Letter L. Family Partitions shall not be allowed within the City Limits and the one (1) mile extra-territorial jurisdiction of the City.

FIRST READING of this ordinance before the City Commission of the City of San Benito at its Regular City Commission Meeting on this the 21st day of October, 2025.

PASSED, APPROVED, AND ADOPTED on the Second and Final Reading at a Regular Meeting of the City Commission of the City of San Benito, Texas on this 4th day of November, 2025.

CITY OF SAN BENITO

Honorable Ricardo Guerra
Mayor

ATTEST:

Ruth A. McGinnis
City Secretary



EXECUTIVE SUMMARY

REQUEST:

First Reading of Ordinance Number 2252-AK-11-2025, a request to rezone a property located at 24987 Pennsylvania Avenue bearing a Legal Description: Being a 10.623 acre tract of land (Gross) more or less, out of Block Thirty-One (31), of the San Benito Land and Water Company Subdivision, being a part of the Concepcion de Carricitos Grant, Cameron County, Texas according to the map recorded in Volume 1, Page 6, Map Records of Cameron County, Texas from AO "Agriculture and Open Space" to C-1 "Commercial Restricted Business". Applicant: Felipe Esquivel & Diana Gonzalez.

RECOMMENDATION:

First Reading. No Action.

RATIONALE:

The applicant is requesting to rezone the property from AO "Agriculture and Open Space" to C-1 "Commercial Restricted Business" to allow for commercial use. The property currently contains a residential home, and if the rezoning is approved, the applicant is prepared to complete all required steps to bring the structure into compliance with current commercial building codes.

BUDGET IMPACT:

N/A

RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

EXHIBITS:

Ordinance 2252-AK-11-2025
Location Map
Application
Survey
Zoning Map
Future Land Use Map

PREPARED BY: Monica L. Rodriguez
Planner I

10/28/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager

ORDINANCE NUMBER 2252-AK-11-2025

AN ORDINANCE AMENDING ZONING ORDINANCE NUMBER 2252 AND AMENDING THE ZONING MAP OF THE CITY OF SAN BENITO TO CHANGE THE ZONING OF A PROPERTY BEARING A LEGAL DESCRIPTION OF: 10.623 ACRE TRACT OF LAND (GROSS) MORE OR LESS, OUT OF BLOCK THIRTY-ONE (31), OF THE SAN BENITO LAND AND WATER COMPANY SUBDIVISION, BEING A PART OF THE CONCEPCION DE CARRICITOS GRANT, CAMERON COUNTY, TEXAS ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 6, MAP RECORDS OF CAMERON COUNTY, TEXAS FROM AO “AGRICULTURE AND OPEN SPACE” TO C-1 “COMMERCIAL RESTRICTED BUSINESS”.

WHEREAS, the rezone is consistent with the city’s land use plan as set-forth in the land use map that is a part of the city’s zoning ordinance, and consistent with the city’s intentions of allowing and encouraging residential development that generates property taxes and water and sewer revenues; and

WHEREAS, the rezone is adopted by this ordinance after a hearing at which the public was given the opportunity to give testimony and present written evidence, and the City Planning and Zoning Commission has reviewed the rezone request; and all other legal requirements have been met.

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

SECTION I. ADOPTION

The zoning district classification of the property bearing a legal description of: : Being a 10.623 acre tract of land (Gross) more or less, out of Block Thirty-One (31), of the San Benito Land and Water Company Subdivision, being a part of the Concepcion de Carricitos Grant, Cameron County, Texas according to the map recorded in Volume 1, Page 6, Map Records of Cameron County, Texas from AO “Agriculture and Open Space” to C-1 “Commercial Restricted Business”.

SECTION II. EFFECTIVE DATE

This ordinance shall be effective upon its passage.

FIRST READING before the City Commission of the City of San Benito, Texas, at a Regular City Commission Meeting on the 4th day of October, 2025.

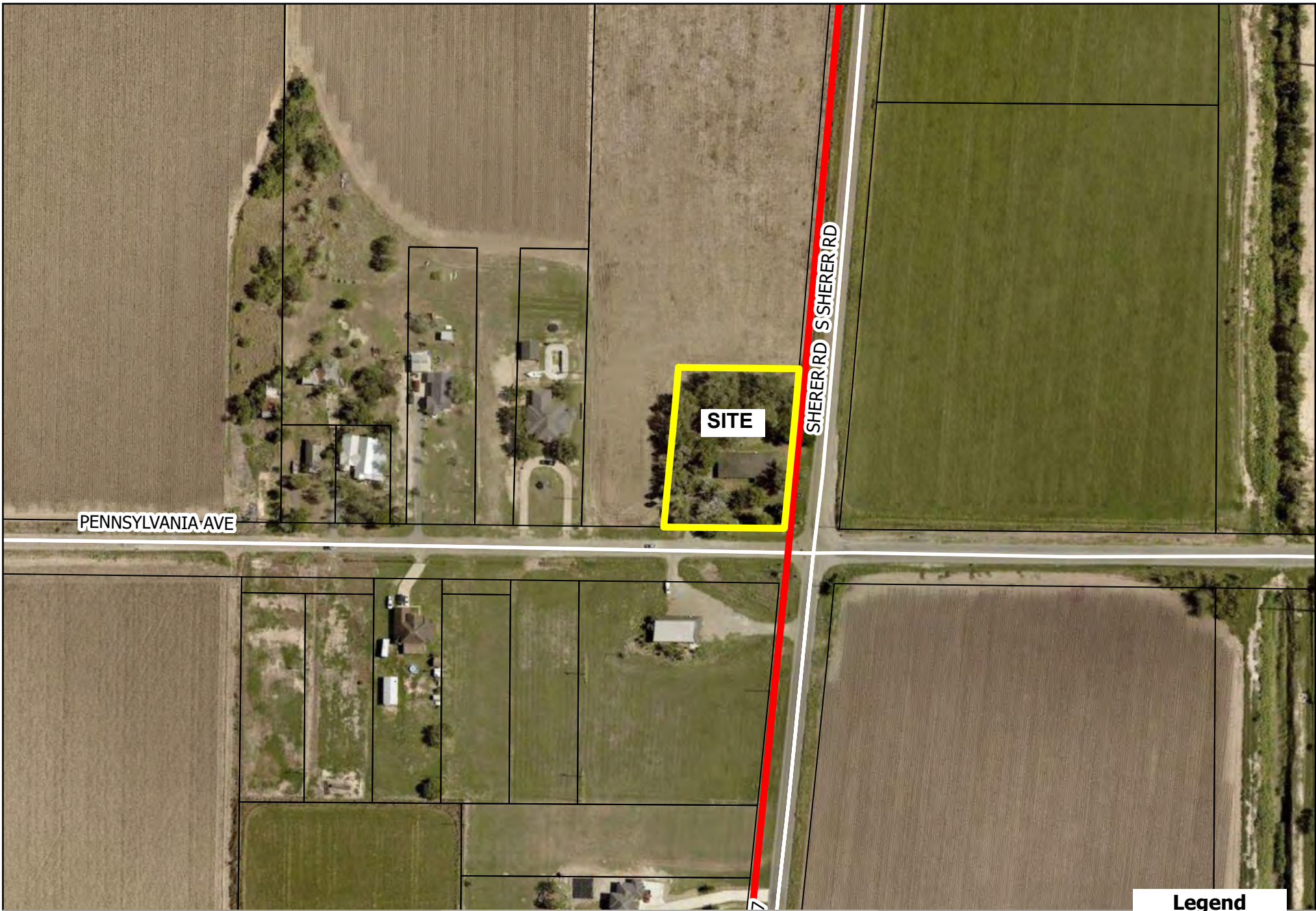
PASSED, APPROVED, AND ADOPTED on the Second and Final Reading at a Regular City Commission Meeting of the City of San Benito, Texas, on this, 18th day of October, 2025.

CITY OF SAN BENITO, TEXAS

Honorable Ricardo Guerra
Mayor

ATTEST:

Ruth A. McGinnis
City Secretary

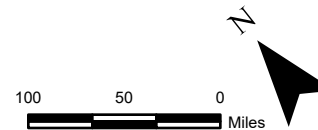


SAN BENITO
THE SOUL OF SOUTH TEXAS

GIS Map Disclaimer:
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Drawn by: KC

**Location Map - 24987 Pennsylvania Ave.
Rezone from "AO to C-1"**



Legend

- PROPERTY LINES
 - CCAD_COSB_PARCELS
 - COSB_CITY_LIMITS_243
- STREETS



CITY OF SAN BENITO
PLANNING DEPARTMENT

400 N. Travis Street
San Benito, TX 78586

APPLICATION FOR
REZONING

(956) 361-3800 (ph.)
(956) 361-3810 (fax)

Permit #073017

APPLICANT INFORMATION (Please PRINT or TYPE)

Name Felipe Esguivel & Diana L. Gonzalez
Address 24987 Pennsylvania Ave
City San Benito State TX Zip 78586
Phone No. (956) 780-0105 Fax No. 956-550-8999
E-mail esguivel.diana13@gmail.com

PROPERTY INFORMATION (Please PRINT or TYPE)

Owner of Property Felipe Esguivel & Diana Laura Gonzalez
Address of Property 24987 Pennsylvania Ave
City San Benito State TX Zip 78586
Legal Description of Property: Lot _____ Block 31 PID# 189105
Subdivision San Benito Land and Water Company Subdivision PARCEL #42
Existing Zoning AO Proposed Zoning C-1
Existing Land Use Residential Proposed Land Use Commercial

REQUIREMENTS

- \$200.00 (non-refundable)
- Survey and Metes & Bounds / Recorded Plat
- Tax Certificates (City, School)
- Warranty Deed

Please provide a basic description of the proposed project: _____

Business offices / MED SPA

I hereby certify that I have read and examined this application and know the same to be true and correct.
If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Applicant's Signature _____

Date 10/01/25

Property Owner(s) Signature _____

Date 10/01/25

Revised 5/10

RECEIVED
DATE: 10/01/25
OCT 01 2025



Legend

- PROPERTY LINES
- CCAD_COSB_PARCELS
- COSB_CITY_LIMITS_243
- STREETS**
- ZONING DISTRICTS**
- AO Agriculture and Open Space
- C-1 Commercial Restricted Business
- C-2 Commercial General Retail Business
- HI Heavy Industry
- LI Light Industry
- MF Multi-Family Residential
- MH Mobile Home
- PDD Planned Development District
- SF-1 Single Family One
- SF-2 Duplex, Residential

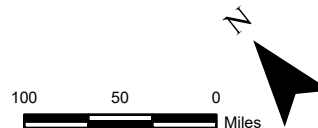


SAN BENITO
THE SOUL OF SOUTH TEXAS

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Drawn by: KC

Zoning Map - 24987 Pennsylvania Ave. Rezone from "AO to C-1"



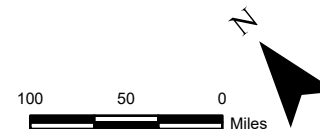


SAN BENITO
THE SOUL OF SOUTH TEXAS

GIS Map Disclaimer:
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Drawn by: KC

Future Land Use Map - 24987 Pennsylvania Ave. Rezone from "AO to C-1"





EXECUTIVE SUMMARY

REQUEST:

First Reading of Ordinance Number 2252-AL-11-2025, a request to rezone a property located on Schneider Road bearing a Legal Description Being: 10.60 acres of land out of Lots 27, 31, 34 and 37, Rose Suburban Subdivision, Cameron County, Texas recorded in Volume 2, Page 17, Map Records of Cameron County, Texas from AO "Agriculture and Open Space" to SF-1 "Single Family One". Applicant: Emiliano Rosel.

RECOMMENDATION:

First Reading. No Action.

RATIONALE:

The applicant is requesting to rezone the property from AO "Agriculture and Open Space" to SF-1 "Single Family One" to allow for the development of a proposed residential subdivision.

BUDGET IMPACT:

N/A

RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

EXHIBITS:

Ordinance 2252-AL-11-2025
Location Map
Application
Survey
Zoning Map
Future Land Use Map

PREPARED BY: Monica L. Rodriguez
Planner I

10/28/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager

ORDINANCE NUMBER 2252-AL-11-2025

AN ORDINANCE AMENDING ZONING ORDINANCE NUMBER 2252 AND AMENDING THE ZONING MAP OF THE CITY OF SAN BENITO TO CHANGE THE ZONING OF A PROPERTY BEARING A LEGAL DESCRIPTION OF: 10.60 ACRES OF LAND OUT OF LOTS 27, 31, 34 AND 37, ROSE SUBURBAN SUBDIVISION, CAMERON COUNTY, TEXAS RECORDED IN VOLUME 2, PAGE 17, MAP RECORDS OF CAMERON COUNTY, TEXAS FROM AO “AGRICULTURE AND OPEN SPACE” TO SF-1 “SINGLE FAMILY ONE”.

WHEREAS, the rezone is consistent with the city’s land use plan as set-forth in the land use map that is a part of the city’s zoning ordinance, and consistent with the city’s intentions of allowing and encouraging residential development that generates property taxes and water and sewer revenues; and

WHEREAS, the rezone is adopted by this ordinance after a hearing at which the public was given the opportunity to give testimony and present written evidence, and the City Planning and Zoning Commission has reviewed the rezone request; and all other legal requirements have been met.

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

SECTION I. ADOPTION

The zoning district classification of the property bearing a legal description of: : 10.60 acres of land out of Lots 27, 31, 34 and 37, Rose Suburban Subdivision, Cameron County, Texas recorded in Volume 2, Page 17, Map Records of Cameron County, Texas from AO “Agriculture and Open Space” to SF-1 “Single Family One”.

SECTION II. EFFECTIVE DATE

This ordinance shall be effective upon its passage.

FIRST READING before the City Commission of the City of San Benito, Texas, at a Regular City Commission Meeting on the 4th day of October, 2025.

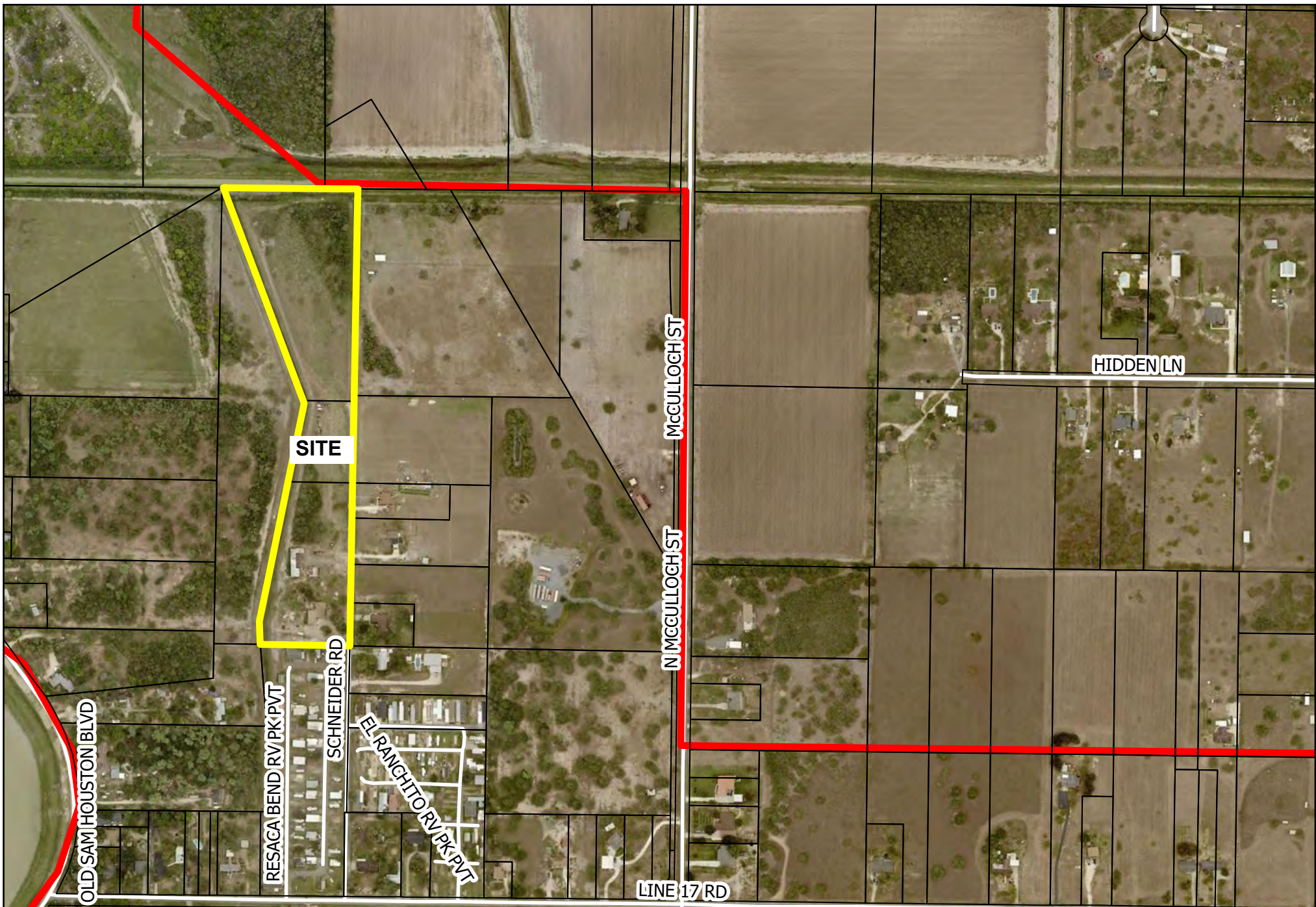
PASSED, APPROVED, AND ADOPTED on the Second and Final Reading at a Regular City Commission Meeting of the City of San Benito, Texas, on this, 18th day of October, 2025.

CITY OF SAN BENITO, TEXAS

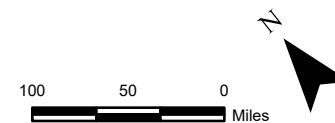
Honorable Ricardo Guerra
Mayor

ATTEST:

Ruth A. McGinnis
City Secretary



Location Map - Schneider Ranch Sub. Rezone from "AO to SF-1"



Legend

- PROPERTY LINES
- CCAD_COSB_PARCELS
- COSB_CITY_LIMITS_243



CITY OF SAN BENITO
PLANNING DEPARTMENT

400 N. Travis Street
San Benito, TX 78586

APPLICATION FOR
REZONING

(956) 361-3800 (ph.)
(956) 361-3810 (fax)

Permit #073056

APPLICANT INFORMATION (Please PRINT or TYPE)

Name Emiliano Rosel
Address [REDACTED]
City La Feria State TX Zip 78559
Phone No. [REDACTED] Fax No. [REDACTED]
E-mail [REDACTED]

PROPERTY INFORMATION (Please PRINT or TYPE)

Owner of Property TY & STEPHANIE RHYNER
Address of Property SCHNEIDER RD.
City SAN BENITO State TX Zip [REDACTED]
Legal Description of Property: Lot [REDACTED], Block 27, 31, 34, & 37
Subdivision ROSE SUBURBAN SUBDIVISION
Existing Zoning AO Proposed Zoning SF-1
Existing Land Use AO Proposed Land Use SF

REQUIREMENTS

- ✓ \$350.00 (non-refundable)
- ✓ Survey and Metes & Bounds / Recorded Plat
- ✓ Tax Certificates (City, School)
- ✓ Warranty Deed

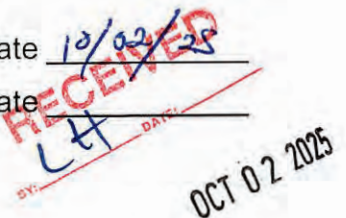
Please provide a basic description of the proposed project: Residential Subdivision

I hereby certify that I have read and examined this application and know the same to be true and correct.
If any of the information provided on this application is incorrect, the permit or approval may be revoked.

Applicant's Signature [REDACTED]
Property Owner(s) Signature [REDACTED]

Date 10/02/25

Date [REDACTED]



Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559

(956)245-0988

TBPLS Firm No. 10194186

February 1, 2023

METES AND BOUNDS 10.60 ACRES OF LAND

BEING 10.60 ACRES OF LAND out of Lots 27, 31, 34 and 37, Rose Suburban Subdivision, Cameron County, Texas, recorded in Volume 2, Page 17, Map Records of Cameron County, Texas; said 10.60 Acres of land being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of Lot 27, being on the centerline of Schneider Road (having 30 feet of right of way), for the Southeast corner and **POINT OF BEGINNING** of the tract herein described;

1) **THENCE** along the South boundary of Lot 27, **NORTH 51 DEG. 18 MIN. 56 SEC. WEST**, at a distance of 15.00 feet pass a nail found on the West right of way of Schneider Road, at a distance of 275.21 feet pass an iron rod found, a total distance of **310.90 FEET** to a point on the East boundary of a 21.40 Acre tract of land described in Document No. 2020-20382, Official Records of Cameron County, Texas, for the Southwest corner of the tract herein described;

2) **THENCE** leaving the South boundary of Lot 27, along the East boundary of said 21.40 Acre tract, **NORTH 33 DEG. 27 MIN. 49 SEC. EAST** a distance of **80.06 FEET** to a point, for a corner of the tract herein described;

3) **THENCE** continuing along the East boundary of said 21.40 Acre tract, **NORTH 49 DEG. 28 MIN. 49 SEC. EAST** a distance of **801.70 FEET** to a point, for a corner of the tract herein described;

4) **THENCE** continuing along the East boundary of said 21.40 Acre tract, **NORTH 17 DEG. 45 MIN. 49 SEC. EAST** a distance of **804.48 FEET** to a point on the North boundary of Lot 37, for the Northwest corner of the tract herein described;

5) **THENCE** along the North Boundary of Lot 37, **SOUTH 82 DEG. 04 MIN. 21 SEC. EAST** a distance of **49.11 FEET** to a point, for a corner of the tract herein described;

6) **THENCE** continuing along the North boundary of Lot 37, **SOUTH 51 DEG. 18 MIN. 56 SEC. EAST** a distance of **413.07 FEET** (407.8 feet -plat) to the Northeast corner of Lot 37, for the Northeast corner of the tract herein described;

7) **THENCE** along the East boundary of Lots 37, 34, 31, and 27, **SOUTH 38 DEG. 41 MIN. 04 SEC. WEST**, at a distance of 50.00 feet pass an iron rod with plastic cap stamped "MOORE 6370" set, at a distance of 743.80 feet pass an iron rod found for the Southeast corner of Lot 37, a total distance of **1643.80 FEET** to the **POINT OF BEGINNING**; Containing 10.60 Acres of land within these metes and bounds.

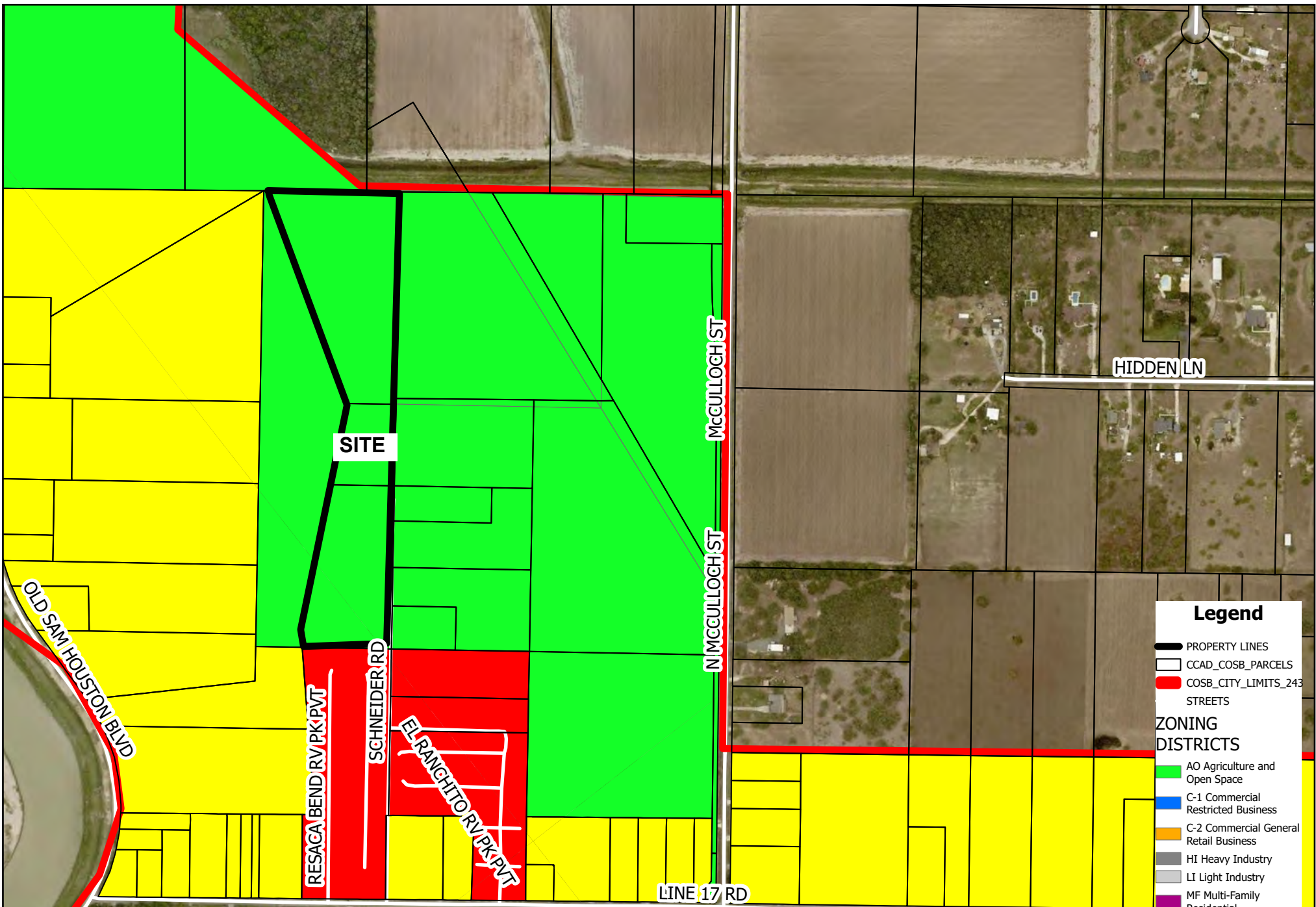
Basis of bearings are as per the Texas State Plane Coordinate System, South Zone, NAD 83. A plat of survey accompanies this metes and bounds description.


Cody Michael Moore, R.P.L.S.
Registered Professional Land Surveyor No. 6370



2/1/23
Date

RECEIVED
BY: UH DATE: OCT 02 2025



Legend

- PROPERTY LINES
- CCAD_COSB_PARCELS
- COSB_CITY_LIMITS_243
- STREETS
- ZONING DISTRICTS**
- AO Agriculture and Open Space
- C-1 Commercial Restricted Business
- C-2 Commercial General Retail Business
- HI Heavy Industry
- LI Light Industry
- MF Multi-Family Residential
- MH Mobile Home
- PDD Planned Development District
- SF-1 Single Family One
- SF-2 Duplex, Residential



SAN BENITO
THE SOUL OF SOUTH TEXAS

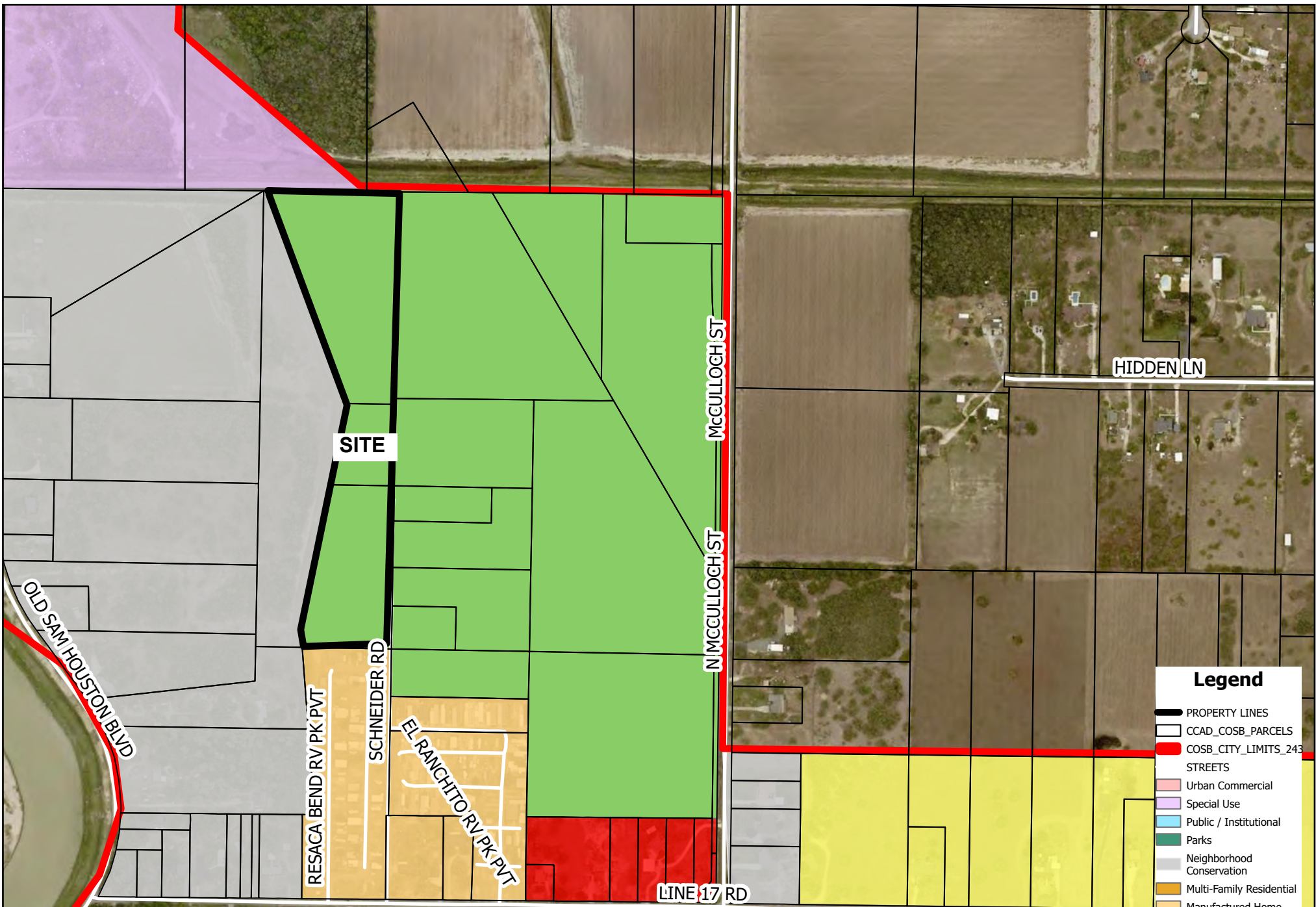
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Drawn by: KC

Zoning Map - Schneider Ranch Sub. Rezone from "AO to SF-1"

100 50 0
Miles





Legend

- PROPERTY LINES
- CCAD_COSB_PARCELS
- COSB_CITY_LIMITS_243
- STREETS**
- Urban Commercial
- Special Use
- Public / Institutional
- Parks
- Neighborhood Conservation
- Multi-Family Residential
- Manufactured Home
- Industrial
- General Residential
- General Commercial
- Agriculture / Open Space

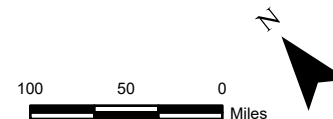


SAN BENITO
THE SOUL OF SOUTH TEXAS

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Drawn by: KC

Future Land Use Map - Schneider Ranch Sub. Rezone from "AO to SF-1"





EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve Resolution Number 2025-1104-001(R) finding that Texas Gas Service Company's, a division of One Gas, Inc., statement of intent to increase rates filing within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the Company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.

RECOMMENDATION:

City Administration recommends approval.

RATIONALE:

On June 30, 2025, Texas Gas Service Company (TGS or Company) filed a Statement of Intent to Increase Rates application with each of the cities in their Central-Gulf, West North, and Rio Grande Valley service areas. In the filing, the Company asserted that it is entitled to a \$41.1 million increase or a 9.83% increase over current adjusted revenues, excluding gas costs.

In June, the Cities Served by Texas Gas Service Company (TGS Cities) engaged the services of consultants to review the Company's filing. The consultants identified numerous unreasonable expenses and proposed significant reductions to the Company's request. Accordingly, TGS Cities' attorney recommends that all TGS Cities members adopt the Resolution denying the rate change. Once the Resolution is adopted, TGS will have 30 days to appeal the decision to the Railroad Commission where the appeal will be consolidated with TGS' filing for the environs and those cities that have relinquished their jurisdiction (i.e. Gas Utility Docket 28202) currently pending at the Railroad Commission.

Under the law, cities with original jurisdiction over this matter have 125 days from the initial filing to take final action on the application. By the agreement of the parties, this deadline was suspended until November 17, 2025. As such, all cities with original jurisdiction will need to adopt the resolution no later than November 17.

Accordingly, the purpose of the Resolution is to deny the rate application proposed by TGS.

Explanation of "Be It Resolved" Paragraphs:

1. This paragraph finds that the Company's application is unreasonable and should be denied.
2. This section states that the Company's current rates shall not be changed.
3. The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants, approved by the TGS Cities will submit monthly invoices that will be forwarded to TGS for reimbursement.
4. This section merely recites that the Resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
5. This section provides TGS and counsel for the cities will be notified of the City's action by sending

a copy of the approved and signed resolution to counsel.

BUDGET IMPACT:

None.

RESOURCE PERSONNEL:

Fred Sandoval, City Manager

EXHIBITS: Resolution 2025-1104-001 Denial Resolution TGS Rate Case 2025

PREPARED BY: Fred Sandoval
City Manager

10/28/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager

STATE OF TEXAS

§

COUNTY OF CAMERON

§ RESOLUTION NUMBER 2025-1104-001(R)

CITY OF SAN BENITO

§

A RESOLUTION OF THE CITY OF SAN BENITO, TEXAS FINDING THAT TEXAS GAS SERVICE COMPANY’S, A DIVISION OF ONE GAS, INC., STATEMENT OF INTENT TO INCREASE RATES FILING WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY’S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of San Benito, Texas (“City”) is a gas utility customer of Texas Gas Service Company, a Division of ONE Gas, Inc., (“TGS” or “Company”) within the unincorporated areas of the Central-Gulf, West North, and Rio Grande Valley Service Area, and a regulatory authority with an interest in the rates and charges of TGS; and

WHEREAS, the City is a member of Cities Served by Texas Gas Service Company (such participating cities are referred to herein as “TGS Cities”), a coalition of similarly situated cities served by TGS that have joined together to efficiently and cost effectively review and respond to natural gas issues affecting rates charged in TGS’ Central-Gulf, West North, and Rio Grande Valley Service Area; and

WHEREAS, on or about June 30, 2025, TGS filed with the City a Statement of Intent to Increase Rates seeking to increase natural gas revenues by \$41.1 million annually and to all customers residing in the City; and

WHEREAS, TGS Cities has coordinated its review of TGS’ Statement of Intent filing and designated attorneys and consultants to resolve issues in the Company’s filing; and

WHEREAS, through review of the application, TGS Cities’ consultants determined that TGS’ proposed rates are excessive; and

WHEREAS, TGS Cities’ members and attorneys recommend that TGS Cities members deny the Statement of Intent; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SAN BENITO, TEXAS:

Section 1. That the rates proposed by TGS to be recovered through its gas rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by TGS within 30 days of the adoption of this Resolution.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to TGS representatives Judy Hitchye, Texas Gas Service Company, Barton Skyway IV, 1301 S. Mopac, Suite 400, Austin, Texas 78746 (Judy.Hitchye@onegas.com), and to Thomas Brocato at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

PASSED, APPROVED, AND ADOPTED this 4th day of November, 2025.

CITY OF SAN BENITO, TEXAS

Honorable Ricardo Guerra
Mayor

ATTESTED BY:

Ruth A. McGinnis
City Secretary

APPROVED AS TO FORM:

Javier Villalobos
City Attorney



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve a Master Services and Purchasing Agreement with Axon Enterprises Incorporated, for the purchase of three Axon 3 Fleet Cameras equipped with Automatic License Plate Reader API Integration for five-year annual payments of \$9,920.40.

RECOMMENDATION:

City Staff recommends approval.

RATIONALE:

The Automatic License Plate Readers (ALPRs) are an important technological tool that can enhance the department's ability to protect the community. These cameras will be mounted on the two Traffic Division police units as well as the K-9 police unit. These cameras automatically scan and record license plate information, allowing officers to quickly identify stolen vehicles, wanted suspects, and vehicles connected to criminal activity. ALPR technology also promotes proactive policing and serves as a valuable resource for solving crimes after they occur. By improving response times, enhancing situational awareness, and supporting data-driven policing, license plate readers contribute to safer communities and more effective law enforcement operations. I spoke with our Flock Safety representative and he informed me that the Axon Fleet 3 cameras integrate with their system.

BUDGET IMPACT:

The yearly payment of \$9,920.40 will be taken from the Federal Forfeiture account in years 1,3, and 5. The yearly payments for years 2 and 4 will come out of the Court Security/Computer Equipment account.

RESOURCE PERSONNEL:

Mario Perea, Police Chief

EXHIBITS:

Axon Quote and Master Services and Purchasing Agreement
SBPD Sole Source Axon Fleet EN_US-3

PREPARED BY: Mario G. Perea
Chief of Police

10/28/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager



Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-764650-45946JW

Issued: 10/16/2025

Quote Expiration: 11/14/2025

Estimated Contract Start Date: 03/01/2026

Account Number: 316570

Payment Terms: N30

Mode of Delivery: UPS-GND

Credit/Debit Amount: \$0.00

SHIP TO	BILL TO
San Benito Police Dept. - TX 601 N Oscar William Rd San Benito, TX 78586-9077 USA	San Benito Police Dept. - TX 601 N Oscar William Rd San Benito TX 78586-9077 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Jerrod Wilson Phone: 903-830-5660 Email: jewilson@axon.com Fax:	Mario Perea Phone: (956) 361-3880 Email: mperea@cityofsanbenito.com Fax: (956) 361-3888

Quote Summary

Program Length	60 Months
TOTAL COST	\$49,602.00
ESTIMATED TOTAL W/ TAX	\$49,602.00

Discount Summary

Average Savings Per Year	\$1,996.63
TOTAL SAVINGS	\$9,983.16

Payment Summary

Date	Subtotal	Tax	Total
Feb 2026	\$9,920.40	\$0.00	\$9,920.40
Feb 2027	\$9,920.40	\$0.00	\$9,920.40
Feb 2028	\$9,920.40	\$0.00	\$9,920.40
Feb 2029	\$9,920.40	\$0.00	\$9,920.40
Feb 2030	\$9,920.40	\$0.00	\$9,920.40
Total	\$49,602.00	\$0.00	\$49,602.00

Quote Unbundled Price:	\$59,583.00
Quote List Price:	\$49,602.00
Quote Subtotal:	\$49,602.00

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
Fleet3A	Fleet 3 Advanced	3	60	\$314.35	\$258.90	\$258.90	\$46,602.00	\$0.00	\$46,602.00
A la Carte Services									
100159	AXON FLEET 3 - SERVICES - ALPR API INTEGRATION	1			\$3,000.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00
Total							\$49,602.00	\$0.00	\$49,602.00

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
Fleet 3 Advanced	101675	AXON FLEET - ERICSSON CRADLEPOINT R980-5GD-A+5YR NETCLOUD	3	1	02/01/2026
Fleet 3 Advanced	101924	AXON FLEET - TAOGLAS ANT - 7-IN-1 4CELL 2WIFI 1GNSS INT	3	1	02/01/2026
Fleet 3 Advanced	70112	AXON SIGNAL - VEHICLE	3	1	02/01/2026
Fleet 3 Advanced	72036	AXON FLEET 3 - STANDARD 2 CAMERA KIT	3	1	02/01/2026
Fleet 3 Advanced	72040	AXON FLEET - TAP REFRESH 1 - 2 CAMERA KIT	3	1	02/01/2031

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 3 Advanced	80400	AXON EVIDENCE - FLEET VEHICLE LICENSE	3	03/01/2026	02/28/2031
Fleet 3 Advanced	80401	AXON FLEET 3 - ALPR LICENSE - 1 CAMERA	3	03/01/2026	02/28/2031
Fleet 3 Advanced	80402	AXON FLEET - LICENSE - REAL-TIME LOCATION, ALERTS, & LIVESTREAM	3	03/01/2026	02/28/2031
Fleet 3 Advanced	80410	AXON EVIDENCE - STORAGE - FLEET 1 CAMERA UNLIMITED	6	03/01/2026	02/28/2031

Services

Bundle	Item	Description	QTY
Fleet 3 Advanced	100738	AXON FLEET 3 - SIM INSERTION - VZW 4FF	3
Fleet 3 Advanced	73391	AXON FLEET 3 - DEPLOYMENT PER VEHICLE - NOT OVERSIZED	3
A la Carte	100159	AXON FLEET 3 - SERVICES - ALPR API INTEGRATION	1

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
Fleet 3 Advanced	80379	AXON SIGNAL - EXT WARRANTY - SIGNAL UNIT	3	02/01/2027	02/28/2031
Fleet 3 Advanced	80495	AXON FLEET 3 - EXT WARRANTY - 2 CAMERA KIT	3	02/01/2027	02/28/2031

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	601 N Oscar William Rd	San Benito	TX	78586-9077	USA

Payment Details

Feb 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 1	100159	AXON FLEET 3 - SERVICES - ALPR API INTEGRATION	1	\$600.00	\$0.00	\$600.00
Year 1	Fleet3A	Fleet 3 Advanced	3	\$9,320.40	\$0.00	\$9,320.40
Total				\$9,920.40	\$0.00	\$9,920.40

Feb 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	100159	AXON FLEET 3 - SERVICES - ALPR API INTEGRATION	1	\$600.00	\$0.00	\$600.00
Year 2	Fleet3A	Fleet 3 Advanced	3	\$9,320.40	\$0.00	\$9,320.40
Total				\$9,920.40	\$0.00	\$9,920.40

Feb 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	100159	AXON FLEET 3 - SERVICES - ALPR API INTEGRATION	1	\$600.00	\$0.00	\$600.00
Year 3	Fleet3A	Fleet 3 Advanced	3	\$9,320.40	\$0.00	\$9,320.40
Total				\$9,920.40	\$0.00	\$9,920.40

Feb 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	100159	AXON FLEET 3 - SERVICES - ALPR API INTEGRATION	1	\$600.00	\$0.00	\$600.00
Year 4	Fleet3A	Fleet 3 Advanced	3	\$9,320.40	\$0.00	\$9,320.40
Total				\$9,920.40	\$0.00	\$9,920.40

Feb 2030

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 5	100159	AXON FLEET 3 - SERVICES - ALPR API INTEGRATION	1	\$600.00	\$0.00	\$600.00
Year 5	Fleet3A	Fleet 3 Advanced	3	\$9,320.40	\$0.00	\$9,320.40
Total				\$9,920.40	\$0.00	\$9,920.40

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Contract BuyBoard Contract 743-24 is incorporated by reference into the terms and conditions of this Agreement. In the event of conflict the terms of Axon's Master Services and Purchasing Agreement shall govern.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at <https://www.axon.com/sales-terms-and-conditions>), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature

Date Signed

10/16/2025





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October 16, 2025

To: United States state, local, and municipal public safety agencies

Re: Sole Source Letter for Axon Enterprise, Inc.'s Axon brand products and Axon Evidence (Evidence.com) Digital Evidence Management Solutions¹

A sole source justification exists because the following goods and services required to satisfy the agency's needs are only manufactured and available for purchase from Axon Enterprise.

Axon Digital Evidence Solution Description

Axon Body 4 Video Camera (DVR)

- Improved, 160-degree field of view
- Upgraded sensor provides sharper, more detailed images
- 13-hour battery, even when using Axon Respond real-time services
- Bi-directional communications with Watch Me button allows wearers to request that a supervisor watch their livestream and provide guidance. (Requires Axon Respond)
- Configurable automatic activation capabilities
- Option of 4:3 or 16:9 aspect ratio
- Multiple mounting options available for a variety of needs, uniforms, and use cases
- Real-time support allows supervisor or dispatcher to view user locations on live maps, receive alerts, and view live streams. (Requires Axon Respond location services)
- Video Recall allows for recovery of footage up to 18 hours prior in the event a camera was not activated
- Fast-charge cable (20 percent in 30 minutes) with magnetic disconnect
- Optional point-of-view (Flex POV) camera module
- Up to 120-second buffering period to record footage before pressing the record button
- Simplified registration

Axon Body 3 Video Camera (DVR)

- Improved video quality with reduced motion blur and better low-light performance
- Multi-mic audio—four built-in microphones
- Wireless upload option
- Gunshot detection and alerts
- Streaming audio and video capability (requires the Axon Respond operations platform)
- "Find my camera" feature
- Verbal transcription with Axon Records
- End-to-end encryption
- Twelve-hour battery
- Up to 120-second buffering period to record footage before pressing record button

¹ Axon is also the sole developer and offeror of the Axon Evidence (Evidence.com) data management services. Axon Evidence is both a division of Axon and a data management product solution offered by Axon. Axon Evidence is not a separate corporate entity.



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Axon Flex 2 Video Camera

- Video playback on mobile devices in the field via Bluetooth pairing
- Retina Low Light capability sensitive to less than 0.1 lux
- Audio tones to alert user of usage
- Low SD, high SD, low HD, and high HD resolution (customizable by the agency)
- Up to 120-second buffering period to record footage before pressing record button
- Multiple mounting options using magnetic attachment: head, collar, shoulder, helmet, ball cap, car dash, and Oakley sunglass mounts available
- 120-degree diagonal field of view camera lens, 102-degree horizontal field of view, and 55-degree vertical field of view

Axon Flex 2 Controller

- 12+ hours of battery operation per shift (even in recording mode)
- LED lights to show current battery level and operating mode
- Haptic notification available
- Tactical beveled button design for use in pocket
- Compatible with Axon Signal technology

Axon Air System

- Purpose-built solution for law enforcement UAV programs
- Supported applications on iOS and Android
- Automated tracking of pilot, aircraft, and flight logs
- Unlimited Storage of UAV data in Axon Evidence (Evidence.com)
- In application ingestion of data in Axon Evidence (Evidence.com)
- Axon Respond integration for live streaming and situational awareness

Axon Body 2 Video Camera

- Video playback on mobile devices in the field via Bluetooth pairing
- Retina Low Light capability sensitive to less than 1 lux
- Audio tones and haptic (vibration) notification to alert user of usage
- Audio mute during event option
- Wi-Fi capability
- High, medium, and low quality recording available (customizable by the agency)
- Up to 2-minute buffering period to record footage before pressing record button
- Multiple mounting options using holster attachment: shirt, vest, belt, and dash mounts available
- 12+ hours of battery operation per shift (even in recording mode)
- LED lights to show current battery level and operating mode
- 143-degree lens
- Includes Axon Signal technology

Axon Fleet 3 Camera

- High-definition Dual-View Camera with panoramic field of view, 12x zoom, and AI processing for automatic license plate reader (ALPR)
- High-definition Interior Camera with infrared illumination for back seat view in complete darkness
- Wireless Mic and Charging Base for capturing audio when outside of vehicle
- Fleet Hub with connectivity, global navigation satellite system (GNSS), secure solid-



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- state storage, and Signal inputs
- Automatic transition from Buffering to Event mode with configurable Signals
- Video Recall records last 24 hours of each camera in case camera not activated for an event
- Intuitive mobile data terminal app, Axon Dashboard, for controlling system, reviewing video, quick tagging, and more
- Ability to efficiently categorize, play back and share all video and audio alongside other digital files on Evidence.com
- Multi-cam playback, for reviewing up to four videos, including body-worn and in-car footage, at the same time
- Fully integrated with Evidence.com services and Axon devices
- Automatic time synchronization with all Axon Fleet and other Axon on-officer cameras allows for multi-camera playback on Evidence.com.
- Prioritized upload to Evidence.com of critical event videos via 4G/LTE
- Wireless alerts from the TASER energy weapon Signal Performance Power Magazine (SPPM) and Signal Side Arm (SSA).
- Best-in-class install times, wireless updates and quick remote troubleshooting
- Optional Axon Respond live stream, alerts, and location updates for situational awareness
- Optional Axon ALPR hotlist alerts, plate read retention, and investigative search

Axon Fleet 2 Camera

- Fully integrated with Axon Evidence services and Axon devices
- Automatic time synchronization with other Axon Fleet and Axon on-officer cameras allows for multi-camera playback on Axon Evidence.
- Immediate upload to Axon Evidence of critical event videos via 4G/LTE
- Wireless alerts from the TASER energy weapon Signal Performance Power Magazine (SPPM).
- Automatic transition from BUFFERING to EVENT mode in an emergency vehicle equipped with the Axon Signal Unit
- Decentralized system architecture without a central digital video recorder (DVR).
- Cameras that function independently and communicate wirelessly with the computer in the vehicle (MDT, MDC, MDU) for reviewing, tagging and uploading video.
- Wireless record alert based on Bluetooth communication from Axon Signal Vehicle when a configured input is enabled (e.g. emergency light, siren, weapon rack, etc.).
- Receives alerts from Axon Signal Sidearm.
- Plug-And-Play design allowing for cameras to be easily replaced and upgraded.
- Ability for an unlimited number of agency vehicles recording in the same vicinity with an Axon Fleet system to be automatically associated with one another when reviewing video in the video management platform. This feature is also supported across body cameras.

Axon Signal Vehicle Unit

- Communications device that can be installed in emergency vehicles.
- With emergency vehicle light bar activation, or other activation triggers, the Axon Signal Unit sends a signal. Upon processing the signal, an Axon system equipped with Axon Signal technology transitions from the BUFFERING to EVENT mode.



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Axon Signal Performance Power Magazine (SPPM)

- Battery pack for the TASER X2 and X26P conducted electrical weapons
- Shifting the safety switch from the down (SAFE) to the up (ARMED) positions sends a signal from the SPPM. Upon processing the signal, an Axon system equipped with Axon Signal technology transitions from the BUFFERING to EVENT mode. Axon Signal technology only works with Axon cameras.

Axon Signal Sidearm Sensor

- Can be installed on common duty holsters
- Drawing a service handgun from the holster sends a signal from the Axon Signal Sidearm sensor. Upon processing the signal, an Axon system equipped with Axon Signal technology transitions from the BUFFERING to EVENT mode.

Axon Interview Solution

- High-definition cameras and microphones for interview rooms
- Covert or overt camera installations
- Touch-screen user interface
- Motion-based activation
- Up to 7-minute pre- and post-event buffering period
- Full hardware and software integration
- Upload to Axon Evidence services
- Interview room files can be managed under the same case umbrella as files from Axon on-officer cameras and Axon Fleet cameras; i.e., Axon video of an arrest and interview room video are managed as part of the same case in Axon Evidence
- Dual integration of on-officer camera and interview room camera with Axon Evidence digital evidence solution

Axon Signal Technology

- Sends a broadcast of status that compatible devices recognize when certain status changes are detected
- Only compatible with TASER energy weapons and other Axon products

Axon Dock

- Automated docking station uploads to Axon Evidence services through Internet connection
- No computer necessary for secure upload to Axon Evidence
- Charges and uploads simultaneously
- The Axon Dock is tested and certified by TUV Rheinland to be in compliance with UL 60950-1: 2007 R10.14 and CAN/ CSA-C22.2 NO.60950-I-07+A1:2011+A2:2014 Information Technology Equipment safety standards.

Axon Evidence Digital Evidence Management System

- Software as a Service (SaaS) delivery model that allows agencies to manage and share digital evidence without local storage infrastructure or software needed
- SaaS model reduces security and administration by local IT staff: no local installation required
- Automatic, timely security upgrades and enhancements deployed to application without the need for any local IT staff involvement
- Securely share digital evidence with other agencies or prosecutors without creating



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- copies or requiring the data to leave your agency's domain of control
- Controlled access to evidence based on pre-defined roles and permissions and pre-defined individuals
- Password authentication includes customizable security parameters: customizable password complexity, IP-based access restrictions, and multi-factor authentication support
- Automated category-based evidence retention policies assists with efficient database management
- Deleted files are sent to a deletion queue for 7 days, to help prevent unintentional deletion
- Stores and supports all major digital file types: .mpeg, .doc, .pdf, .jpeg, etc.
- Requires NO proprietary file formats
- Ability to upload files directly from the computer to Axon Evidence via an Internet browser
- Data Security: Robust Transport Layer Security (TLS) implementation for data in transit and 256-bit AES encryption for data in storage
- Security Testing: Independent security firms perform in-depth security and penetration testing
- Reliability: Fault- and disaster-tolerant infrastructure in at least 4 redundant data centers in both the East and West regions of the United States
- Chain-of-Custody: Audit logs automatically track all system and user activity. These logs cannot be edited or deleted, even by account administrators and IT staff
- Protection: With no on-site application, critical evidence stored in Axon Evidence is protected from local malware that may penetrate agency infrastructure
- Stability: Axon Enterprise is a publicly traded company with stable finances and funding, reducing concerns of loss of application support or commercial viability
- Application and data protected by a CJIS and ISO 27001 compliant information security program
- Dedicated information security department that protects Axon Evidence and data with security monitoring, centralized event log analysis and correlation, advanced threat and intrusion protection, and incident response capabilities
- Easily redact videos utilizing Redaction Studio within the system. With the optional Redaction Assistant add-on, leverage additional features that includes automated assistants of heads, license plates, and screens

Axon Evidence for Prosecutors

- All the benefits of the standard Axon Evidence services
- Ability to share information during the discovery process
- Standard licenses available for free to prosecutors working with agencies already using Axon Evidence services
- Unlimited storage for data collected by Axon cameras and Axon Capture

Axon Justice

- Productivity tool for prosecutors and defense attorneys
- Streamlined evidence management
- Purpose-built user interface based on prosecutors' and public defenders' workflow. Optimizes evidence collection, management and review functionalities, and disclosure capabilities



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- Unlimited AI transcription of playable video and audio files
- Native image and PDF redaction software
- Ability to natively play a wide variety of 3rd party video codecs (CCTV) and extract file into an MP4
- Ability to obtain evidence directly from members of the community via secure web link
- Ability to collect digital evidence from LEAs not using axon products today via a trusted user or an ingestion portal
- Unlimited storage and data collected and shared by Axon partner agencies via Axon Evidence (Evidence.com)
- Available unlimited 3rd party data source storage plan
- Pro Licenses – all users have access to pro license features, including the Redaction Studio, Transcription Assistant, and Multi-Cam, and Reporting functionalities
- Transcription is Unlimited and automatic (i.e. all videos ingested into Axon Justice Premier are automatically transcribed)
- Discovery module designed to optimize all aspects of discovery management
- Chain of custody reports with extensive audit trail
- Free sharing with partners
- Customer-defined data retention policies

Axon Capture Application

- Free app for iOS and Android mobile devices
- Allows users to capture videos, audio recordings, and photos and upload these files to their Axon Evidence account from the field
- Allows adding metadata to these files, such as: Category, Title, Case ID, and GPS data

Axon Evidence Local Services

- On-premises data management platform
- Chain of custody reports with extensive audit trail
- Automated workflows, access control, storage, and retention
- Compatible with multiple file formats

Axon View Application

- Free app for iOS and Android mobile devices
- Allows user to view the camera feed from a paired Axon Body, Axon Body 2, Axon Flex, or Axon Flex 2 camera in real-time
- Allows for playback of videos stored on a paired Axon Body, Axon Body 2, Axon Body 3, Axon Body 4, Axon Flex, or Axon Flex 2 system
- Allows adding meta-data to videos, such as: Category, Title, Case ID, and GPS data

Axon App

- Free application (app) for iOS and Android mobile devices
- Allows user access to key features of Axon Evidence, Axon Records, Axon Standards on the go
- Manage evidence missing ID & categories. Create and submit reports
- Initiate Community Requests



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Axon Records

- Continuously improving automated report writing by leveraging AI and ML on officer recorded video, and audio from BWC, In-Car, Mobile App (Axon Capture), or other digital media
- Collaborative report writing through instantly synced workspaces allowing officers to delegate information gathering on scene
- Detectives can begin their investigations, and records clerks can update information exchanges on things like missing people or stolen property as a draft report exists
- Close integration with Axon Evidence sharing allows fast, efficient, digital, and secure sharing of records and cases to DAs and Prosecutors
- Robust APIs allow data to be easily ingested and pushed out to other systems—preventing data silos
- In-context search of master indexes (people, vehicles, locations, charges)—promoting efficient report writing through prefilling of existing data, which promotes clean and deduped data in the system
- Quick views for users to track calls for service and reports in draft, ready for review, kicked back for further information, or submitted to Records for archiving.
- Federal and State IBRS fields are captured and validated—ensuring the officer knows what fields to fill and what information needs to be captured
- Intuitive validation ensures officers know what information to submit without being burdened by understanding the mapping of NIBRS to state or local crime codes
- Ability to create custom forms and add custom fields to incident reports—allowing your agency to gather the information you find valuable
- Software as a Service (SaaS) delivery model that allows agencies to write, manage, and share digital incident reports without local storage infrastructure or software needed
- SaaS model reduces security and administration by local IT staff: no local installation required
- Automatic, timely security upgrades and enhancements deployed to application without the need for any local IT staff involvement
- Controlled access based on pre-defined users, groups, and permissions
- Chain-of-Custody: Audit logs automatically track all system and user activity. These logs cannot be edited or deleted, even by account administrators and IT staff

Axon Standards

- Internal affairs case management and use of force and professional standards reporting
- Can be deployed with and used alongside Axon Records, while ensuring Use-of-Force data remains safely silo'ed and permissioned
- Deep integration with Axon Evidence for efficient, digital, and secure sharing of records and cases
- Customizable information display, including custom forms
- Customizable workflows and user groups
- Automated alerts
- Data Store allowing custom summary reports and integration into 3rd-party analytic tools.
- Workflow analytics to provide SLA on throughputs
- Integration with the TASER 7 and TASER 10 energy weapons for automatically



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pulling firing logs (alpha)

Axon Professional Services

- Dedicated implementation team
- Project management and deployment best practices aid
- Training and train-the-trainer sessions
- Integration services with other systems

Axon Auto-Transcribe

- Transcribes audio to text, producing a time-synchronized transcript of incidents
- Allows searches for keywords (e.g., names, and addresses)
- Embedded time stamps when critical details were said and events occurred
- Produce transcripts in substantially less time than with manual methods
- Pull direct quotes and witness statements directly into reports

Axon Support Engineer:

- Dedicated Axon Regional/Resident Support Engineer Services
- Quarterly onsite visits
- Solution and Process Guidance custom to your agency
- White-Glove RMA and TAP (if applicable) Service for devices
- Monthly Product Usage Analysis
- Resident Support Engineer also includes onsite product maintenance, troubleshooting, and beta testing assistance

Axon Fusus

- Integration with Axon Fusus for Axon Fleet cameras and body cameras for location and/or live streaming.
- Integration with Axon Signal Sidearm, TASER 7 and TASER 10 energy weapons for enhanced situational awareness.
- Integration with Axon Air, Skydio, and Dredone systems.
- SaaS model reduces security and administration by local IT staff: no local installation
- Robust API and SDK allows data to be easily ingested and pushed out to other systems -- preventing data silos. Technology agnostic platform enables integration of a vast array of third-party technologies as required by the agency.
- Complete leveraging of Axon Evidence (Evidence.com) sharing to allow fast, efficient, digital and secure sharing of data to DAs and Prosecutors.
- Future versions/enhancements included with minimal down time and no need to purchase an upgrade to the latest version.
- Native integration with Axon Records.
- Reliability: Fault – and disaster – tolerant infrastructure in at least four redundant data centers in both the East and West regions of the United States.
- Security Testing: Independent security firms perform in- depth security and penetration testing.
- Automatic, timely security upgrades and enhancements deployed to application without the need for any local IT staff involvement.



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Axon Investigate

- Video analysis software
- Compatible with video from cell phones, on-officer cameras, in-car camera systems, social media, and other sources
- Oriented to investigators and prosecutors
- Integration with Axon Evidence services
- Automatically identify video file codecs, formats, hash values, and other metadata
- Automatically determine the required codec necessary to play a wide variety of video formats
- Play forwards/backwards and fast forward through almost any video file
- Scrub forwards/backwards through almost any video file
- Mark and auto export an unlimited number of tagged video frames
- Create subclips from any readable media
- Batch transcode files to standard file formats (including uncompressed, lossless h.264, wmv, and more)
- Add filters to transcode workflow (including resize, deinterlace, pad, crop, blur, concatenate, etc.)
- Provide enhancement capabilities, such as stabilization, brightness adjustments, and frame averaging
- Produce dynamic frame analysis spreadsheets to xml documents
- Validate results compared with hexadecimal analysis tools
- Build and share workflows with other users
- Transcode files directly to Avid Media Composer projects
- Identify duplicate files in any folder based on md5 hash
- Produce detailed written reports via interactive PDF with embedded video and image content within INPUT-ACE
- Extract I-frames
- Decimate
- Canvas Editor (picture-in-picture)
- Add raw FFmpeg arguments
- Perform four types of macroblock analysis
 - o 4x4 prediction removed
 - o 8x8 prediction removed
 - o Color coded block types
 - o Quantization parameter evaluation
- Offered INPUT-ACE Software (from Axon Enterprise)
- Variable frame rate (VFR) lightboard designed to accurately calculate time and vehicle speed from any video surveillance camera. This feature is designed to eliminate common errors that might occur during calculations based on frame rate.
- Camera match overlay tool that provides margin of error reports based on scanner, calibration, and resolution accuracy (e.g., a margin of error of +0.5 feet) for data collected from footage.

Draft One

- AI-powered report-writing assistant
- Audio from Axon body-worn camera (BWC) footage is uploaded over long-term evolution (LTE) and transcribed automatically so report drafts are available within five minutes of an incident ending, without having to dock camera (this feature requires



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Axon Respond+)

- Create a single narrative from one or more body-worn camera recordings
- Supports audio from multiple devices, including 3rd party devices (anything that's playable on Axon Evidence)
- Integrates with Axon Records, allowing you to insert narratives into your report
- Multiple safeguards in place to ensure officers proofread and sign off on reports
- Security: all data processed in CJIS GovCloud environment (in US)
- Compatible with any 3rd-party RMS system
- No statistically significant levels of racial bias towards suspect's race
- Ability to include header and footer language to note when Draft One was used on a given report
- Ability to specify which incident types and level of charges can be used with Draft One
- Ability to warn or block users if they don't edit a certain percentage of words before submitting

Axon Customer Support

- Online and email-based support available 24/7
- Human phone-based support available Monday–Friday 7:00 AM–5:00 PM MST; support is located in Scottsdale, AZ, USA
- Library of webinars available 24/7
- Remote-location troubleshooting



Axon Brand Model Numbers

1. Axon Body 4 Cameras:
 - Axon Body 4 Camera Model: 100147
 - Axon Body 4 Flex POV Module Model: 100200
2. Axon Body 3 Camera Model: 73202
3. Axon Flex 2 Cameras:
 - Axon Flex 2 Camera (online) Model: 11528
 - Axon Flex 2 Camera (offline) Model: 11529
4. Axon Flex 2 Controller Model: 11532
5. Axon Flex 2 USB Sync Cable Model: 11534
6. Axon Flex 2 Coiled Cable, Straight to Right Angle, 48" (1.2 m)
7. Axon Flex 2 Camera Mounts:
 - Oakley Flak Jacket Kit Model: 11544
 - Collar Mount Model: 11545



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- Oakley Clip Model: 11554
 - Epaulette Mount Model: 11546
 - Ballcap Mount Model: 11547
 - Ballistic Vest Mount Model: 11555
8. Universal Helmet Mount Model: 11548
9. Axon Air System with Axon Evidence (Evidence.com) 5-Year License Model: 12332
10. Axon Body 2 Camera Model: 74001
11. Axon Body 2 Camera Mounts:
- Axon RapidLock Velcro Mount Model: 74054
12. Axon Flex 2 Controller, Axon Body 2 Camera, and Axon Body 3 Camera Mounts:
- Z-Bracket, Men's, Axon RapidLock Model: 74018
 - Z-Bracket, Women's Axon RapidLock Model: 74019
 - Magnet, Flexible, Axon RapidLock Model: 74020
 - Magnet, Outerwear, Axon RapidLock Model: 74021
 - Small Pocket, 4" (10.1 cm), Axon RapidLock Model: 74022
 - Large Pocket, 6" (15.2 cm), Axon RapidLock Model: 74023
 - MOLLE Mount, Single, Axon RapidLock Model: 11507
 - MOLLE Mount, Double, Axon RapidLock Model: 11508
 - Mini MOLLE Mount, Axon RapidLock Model: 11703
 - Belt Clip Mount, Axon RapidLock Model: 11509
13. Axon Fleet Camera
- Axon Fleet 2 Front Camera: 71079
 - Axon Fleet 2 Front Camera Mount: 71080
 - Axon Fleet 2 Rear Camera: 71081
 - Axon Fleet 2 Rear Camera Controller: 71082
 - Axon Fleet 2 Rear Camera Controller Mount: 71083
 - Axon Fleet Battery System: 74024
 - Axon Fleet Bluetooth Dongle: 74027
 - Axon Fleet 3 Dual View Camera: 72000
 - Axon Fleet 3 Interior Camera: 72037
 - Axon Fleet Hub: 72010
14. Axon Signal Unit Model: 70112
15. Axon Dock Models:
- Axon Dock – Individual Bay and Core for Axon Flex 2
 - Axon Dock – 6-Bay and Core for Axon Flex 2
 - Individual Bay for Axon Flex 2 Model: 11538
 - Core (compatible with all Individual Bays and 6-Bays) Model: 70027
 - Wall Mount Bracket Assembly for Axon Dock: 70033
 - Axon Dock – Individual Bay and Core for Axon Body 2 and Axon Fleet Model 74009
 - Axon Dock – 6-Bay and Core for Axon Body 2 and Axon Fleet Model 74008
 - Individual Bay for Axon Body 2 and Axon Fleet Model: 74011



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- Axon Dock – 1-Bay for Axon Body 3 Model: 71104
- Axon Dock – 8-Bay for Axon Body 3 Model: 74210
- Axon Dock – Individual Bay for Axon Body 4 Model: 100201
- Axon Dock – Multi-Bay for Axon Body 4 Model: 100206

16. Axon Signal Performance Power Magazine (SPPM) Model: 70116

17. Axon Investigate Standard Seat License Package, 1-Year Renewal Model: 8025

Axon Product Packages

1. **Officer Safety Plan 10:** Includes a TASER 10 energy weapon, the TASER 10 standard certification bundle (including the Axon VR TASER Skills Package), Axon body camera unlimited Axon Evidence (Evidence.com), Axon Evidence Pro Command Staff Pro license (1 per 100 users), Axon Signal Sidearm, Axon Body Device Connectivity, 100 gigabytes (GB) – Third-party (3P) storage, Axon Standards, and Fusus Plus.
2. **Officer Safety Plan 10 Plus (Officer Safety Plan 10+):** Includes a TASER 10 energy weapon, the TASER 10 certification pro bundle, Axon body camera, unlimited Axon Evidence (Evidence.com), Axon Evidence Pro Command Staff Pro license (1 per 100 users), Axon Signal Sidearm, Axon Body Device Connectivity, 100 gigabytes (GB) – 3P storage, Axon Standards, Channel Services (one integration), Auto-Tagging, Auto Tagging PSO, Axon Redaction Assistant, 3P video and Axon Investigate Pro, 3P video and Axon Investigate Pro training (up to 15 sworn personnel per package), Axon Performance, Axon Community Request, Axon VR Full VR Package, Axon Records (must have over 100 sworn personnel), Fusus Pro (Fusus Plus included), Fusus Pro PSO, Dedrone counter UAS sensors, unlimited 3P storage, My90, My90 PSO, , Dedrone Beyond long range solution, and three Drone as First Responder (DFR) Dock systems' hardware, software, and extended warranty.
3. **Officer Safety Plan 10 Premium:** Includes a TASER 10 energy weapon, the TASER 10 certification pro bundle, Axon body camera, unlimited Axon Evidence (Evidence.com), Axon Evidence Pro Command Staff Pro license (1 per 100 users), Axon Signal Sidearm, Axon Body Device Connectivity, 100 gigabytes (GB) – 3P storage, Axon Standards, Channel Services (one integration), Auto-Tagging, Auto Tagging PSO, Axon Redaction Assistant, 3P video and Axon Investigate Pro, 3P video and Axon Investigate Pro training (up to 15 sworn personnel per package), Axon Performance, Axon Community Request, Axon VR Full VR Package Axon Records (must have over 100 sworn personnel), Fusus Pro+ (Fusus Plus included), Fusus Pro+ PSO, Dedrone counter UAS sensors, unlimited 3P storage, My90, My90 PSO, Dedrone Beyond long range solution and three Drone as First Responder (DFR) Dock systems' hardware, software, and extended warranty.
4. **Axon AI Era:** Unlimited Axon Auto-Transcribe, Draft One, Real-Time Translation, Policy Chat, Axon Evidence Translation, unlimited Smart Detection, Attribute Search, Smart Capture, Brief One, Form One, and Axon AI Assistant.
5. **TASER 10 Basic:** Pays for the TASER 10 program in installments over 5 years including the energy weapon, battery, holster, dock, and core, TASER Axon Evidence license, TASER Research Evaluation and Data Program (TREND), 10 cartridges, live duty



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magazine, and Axon Academy and Training on demand (this includes Master Instructor vouchers and Instructor vouchers). This plan includes warranties for the energy weapon and battery.

6. **TASER 10 Certification Standard:** Pays for TASER 10 program in installments over 5 years the energy weapon, battery, holster, dock, and core, TASER Axon Evidence license, TASER Research Evaluation and Data Program (TREND), 15 cartridges, live duty magazine, live duty cartridge replacement program, three training magazines per target, 7 HALT cartridges in the first year, 5 HALT cartridges per year for each of the following 4 years, and 4 HALT magazines per HALT suit. One HALT suit is provided per 50 TASER 10 energy weapons purchased, and one HALT professional target and frame is provided per 75 energy weapons sold. The bundle also includes Master Instructor course vouchers, TASER Instructor course vouchers, Axon Academy and Training on demand (this includes Master Instructor vouchers and Instructor vouchers), and the Axon VR TASER Skills Package. This plan includes warranties for the energy weapon and battery, and a 5-year warranty for the battery. A 10-year warranty dock and core warranty is available with a 10-year plan.
7. **TASER 10 Certification Pro:** Pays for TASER 10 program in installments over 5 years the energy weapon, battery, holster, dock, and core, TASER Axon Evidence license, TASER Research Evaluation and Data Program (TREND), 20 cartridges up front, outyear live cartridges, live duty magazine, live duty cartridge replacement program, three training magazines per target, 10 HALT cartridges up front, 12 outyear HALT cartridges, 4 HALT magazines per HALT suit. One HALT suit is provided per 50 TASER 10 energy weapons purchased, and one HALT professional target and frame is provided per 75 energy weapons sold. The bundle also includes Master Instructor course vouchers, TASER Instructor course vouchers, Axon Academy and Training on demand (this includes Master Instructor vouchers and Instructor vouchers), and the Axon VR Full VR Package. This plan includes warranties for the energy weapon and battery, and a 5-year warranty for the battery. A 10-year dock and core warranty is available with a 10-year plan.
8. **Officer Safety Plan 10+ for Small/Midsize Agency (0–100):** Includes a TASER 10 energy weapon, Axon Body Worn Camera, TASER 10 certification pro bundle (including the Axon VR TASER Skills Package), unlimited Axon Evidence services, Axon Evidence Pro with command staff access (one license per 100 sworn personnel), Axon Signal Sidearm, Axon Body Device Connectivity, Fusus Plus, Axon Standards, 100 gigabytes (GM) of third-party storage, Channel Services (one migration of the agency's choosing), auto-tagging, Axon Redaction Assistant, third-party video and Axon Investigate Pro (with training for one out of 15 sworn personnel), Axon Performance, Axon Community Request (in the certifications bundle).
9. **Officer Safety Plan 10 Premium for small/mid Agency (0–100):** Includes a TASER 10 energy weapon, Axon Body Worn Camera, TASER 10 certification pro bundle, unlimited Axon Evidence services, Axon Evidence Pro with command staff access (one license per 100 sworn personnel), Axon Signal Sidearm, Axon Body Device Connectivity, Fusus Plus, Axon Standards, unlimited third-party storage, Channel Services (one migration of the agency's choosing), auto-tagging, Axon Redaction Assistant, third-party video and Axon Investigate Pro (with training for one out of 15 sworn personnel), Axon



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Performance, Axon Community Request (in the certifications bundle), Axon VR Full VR Package, My90, and Fusus Pro+ and professional services organization (PSO).

10. **Officer Safety Plan 7:** Includes a TASER 7 energy weapon, the TASER 7 certification bundle, Axon body worn camera, unlimited Axon Evidence, Axon Evidence Pro Command Staff Pro license (1 per 100 users), Axon Signal Sidearm, Axon Body Device Connectivity, 100 gigabytes (GB) – 3P storage, Axon Standards, and Fusus Plus.
11. **Officer Safety Plan 7 Plus (Officer Safety Plan 7+):** Includes a TASER 7 energy weapon, the TASER 7 certification bundle, Axon Body Worn Camera, unlimited Axon Evidence, Axon Evidence Pro Command Staff Pro license (1 per 100 users), Axon Signal Sidearm, Axon Body Device Connectivity, 100 gigabytes (GB) – 3P storage, Axon Standards, Fusus Plus, Channel Services (one integration), Auto-Tagging, Auto Tagging PSO, Axon Redaction Assistant, 3P video and Axon Investigate Pro, 3P video and Axon Investigate Pro training (up to 15 sworn personnel per package), Axon Performance, Axon Community Request, Axon VR Full VR Package, Axon Records (must have over 100 sworn personnel), Fusus Pro+, Fusus Pro+ Streams, Fusus Pro+ PSO, Dredrone counter UAS sensors.
12. **Officer Safety Plan 7 Premium:** Includes a TASER 7 energy weapon, the TASER 7 certification bundle, Axon Body Worn Camera, unlimited Axon Evidence, Axon Evidence Pro Command Staff Pro license (1 per 100 users), Axon Signal Sidearm, Axon Body Device Connectivity, 100 gigabytes (GB) – 3P storage, Axon Standards, Fusus Plus, Channel Services (one integration), Auto-Tagging, Auto Tagging PSO, Axon Redaction Assistant, 3P video and Axon Investigate Pro, 3P video and Axon Investigate Pro training (up to 15 sworn personnel per package), Axon Performance, Axon Community Request, Axon VR Full VR Package, Axon Records (must have over 100 sworn personnel), Fusus Pro+, Fusus Pro+ Streams, Fusus Pro+ PSO, Dredrone counter UAS sensors, unlimited 3P storage, My90, My90 PSO, and Drone as First Responder (DFR) Dock Pro.
13. **Officer Safety Plan 7+ for Small/Midsize Agency:** Includes the TASER 7 energy weapon, Axon Body Worn Camera, TASER 7 certification bundle, unlimited Axon Evidence services, Axon Evidence Pro with command staff access (one license per 100 sworn personnel), Axon Signal Sidearm, Axon Body Device Connectivity, Fusus Plus, Axon Standards, 100 gigabytes (GB) of third-party storage, Channel Services (one integration into Axon Evidence), Auto Tagging (+deployment), Axon Redaction Assistant, third-party video and Axon Investigate Pro (with training for one person per every 15 sworn personnel), Axon Performance, Axon Community Request, and Axon VR Full VR Package .
14. **Officer Safety Plan 7 Premium for Small/Midsize Agency:** Includes the TASER 7 energy weapon, Axon Body Worn Camera, TASER 7 certification bundle, unlimited Axon Evidence services, Axon Evidence Pro with command staff access (one license per 100 sworn personnel), Axon Signal Sidearm, Axon Device Connectivity, Fusus Plus, Axon Standards, unlimited 3P storage, Channel Services (one integration into Axon Evidence), Auto Tagging (+deployment), Axon Redaction Assistant, third-party video and Axon Investigate Pro (with training for one person per every 15 sworn personnel), Axon Performance, Axon Community Request, Axon VR Full VR Package , My90, and Fusus Pro+ and professional services organization (PSO).



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15. **Unlimited:** Axon Body Worn Camera, unlimited Axon Evidence, Axon Evidence Pro Command Staff Pro license (1 per 100 users), Axon Signal Sidearm, Axon Body Device Connectivity, 100 gigabytes (GB) – 3P storage, Axon Standards, and Fusus Plus.
16. **Unlimited+:** Axon Body Worn Camera, unlimited Axon Evidence, Axon Evidence Pro Command Staff Pro license (1 per 100 users), Axon Signal Sidearm, Axon Body Device Connectivity, 100 gigabytes (GB) – 3P storage, Axon Standards, Fusus Plus, Channel Services (one integration), Auto-Tagging, Auto Tagging PSO, Axon Redaction Assistant, 3P video and Axon Investigate Pro, 3P video and Axon Investigate Pro training (up to 15 sworn personnel per package), Axon Performance, Axon Community Request, Axon VR Full VR Package, Axon Records (must have over 100 sworn personnel), Fusus Pro+, Fusus Pro+ Streams, Fusus Pro+ PSO, DEDrone counter UAS sensors.
17. **Unlimited Premium:** Axon Body Worn Camera, unlimited Axon Evidence, Axon Evidence Pro Command Staff Pro license (1 per 100 users), Axon Signal Sidearm, Axon Body Device Connectivity, 100 gigabytes (GB) – 3P storage, Axon Standards, Fusus Plus, Channel Services (one integration), Auto-Tagging, Auto Tagging PSO, Axon Redaction Assistant, 3P video and Axon Investigate Pro, 3P video and Axon Investigate Pro training (up to 15 sworn personnel per package), Axon Performance, Axon Community Request, Axon VR Full VR Package, Axon Records (must have over 100 sworn personnel), Fusus Pro+, Fusus Pro+ Streams, Fusus Pro+ PSO, DEDrone counter UAS sensors, unlimited 3P storage, My90, My90 PSO, and Drone as First Responder (DFR) Dock Pro.
18. **Axon VR TASER Skills Package:** This bundle is sold with one license per 50 sworn personnel. The bundle includes a VR headset (with accompanying warranty and Technology Assurance Plan (TAP)), a TASER VR controller (with accompanying warranty and TAP), TASER VR controller holster, and a tactical bag. Software includes TASER Arena and Simulator Training, which includes TASER Range Skills and TASER 10 Validation.²
19. **Axon VR Full VR Package:** This bundle is sold with one license per 25 sworn personnel. The bundle includes a VR headset (with accompanying warranty and Technology Assurance Plan (TAP)), a TASER VR controller (with accompanying warranty and TAP), TASER VR controller holster, a Handgun Controller (with accompanying warranty and TAP), a Tablet (with accompanying warranty and TAP), a tablet case, and a tactical bag, and a TASER VR controller holster. Software includes Community Engagement Training (CET), Virtual Reality Based Training Live Action, TASER Arena, and Simulator Training. Simulator Training includes TASER Range Skills, Firearm Range Skills, TASER 10 Validation, Virtual Reality Based Training and a tablet application for the trainer. Upcoming modules include AI Verbal Skills Training and Close Quarters Clearance, scheduled for Q3 and Q4 2025 respectively. The bundle includes a VR headset, headset warranty, headset TAP, tablet, tablet case, tablet warranty, TASER controller, TASER controller holster, TASER controller TAP, handgun controller, handgun controller warranty, tactical carry bag, TASER Arena, Simulator (TASER Range Skills and TASER 10 VR Validation), Simulator (handgun Firearm Range Skills), Simulator (vRBT),



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Simulator (Tablet App training), vRBT Live Action, community engagement training CET, and AI Verbal Skills Training (scheduled for Q3 of 2025).

20. **TASER 7 Certification:** TASER 7 energy weapon, battery pack, and holster, with warranties for the energy weapon and battery pack. The bundle also includes a TASER Weapons Dock and core, with a 5-year warranty (a 10-year warranty is optional). Also included are an Axon Evidence license, 10 cartridges upfront, four cartridges outyear (year 3), live duty cartridge replacement program, four upfront HALT cartridges upfront, four outyear cartridge (year 3), a HALT suit, HALT professional target and frame, Master Instructor course vouchers, TASER Instructor course vouchers, and Axon Academy and Training on demand (this includes Master Instructor vouchers and Instructor vouchers).
21. **Fusus Basic (Tier 0)** Axon Fusus Map Interface, Push Notifications and Alerts, Axon Evidence (Transfer Digital Evidence to Evidence.com Case), Team Chat, Telestration (Graphic Markup on Map Screenshot), Dashboards (Operational, Analytics, Alerts), Incident Management Markup on Real-Time Map, and iOS & Android Mobile Apps.
22. **Fusus Plus (Tier 1)** Axon Fusus Map Interface, Push Notifications and Alerts, Axon Evidence (Transfer Digital Evidence to Evidence.com Case), Team Chat, Telestration (Graphic Markup on Map Screenshot), Dashboards (Operational, Analytics, Alerts), Incident Management Markup on Real-Time Map, and iOS & Android Mobile Apps, livestreaming, bidirectional communications, and Watch Me (with the Axon Body 4 or newer cameras)..
23. **Fusus Pro (Tier 2):** Access to the Axon Fusus map, with body worn camera locations appearing on the map. Real-time alerts, priority evidence upload (PEU), remote computer-aided dispatch (CAD)-based camera activation and automatic offload via Wi-Fi in addition to live locations on the Fusus map, and livestreaming on the Fusus map. If the agency has purchased livestreaming for body cameras, Axon Fleet cameras, or drones, those livestreams will be viewable on the Fusus map. Fusus Pro also includes CCTV streams, most Fusus functionality, including Registry and Connect, and CAD integration and CAD core.³⁴
24. **Fusus Pro+ (Tier 3):** Access to the Axon Fusus map, with body worn camera locations appearing on the map. Real-time alerts, priority evidence upload (PEU), remote computer-aided dispatch (CAD)-based camera activation and automatic offload via Wi-Fi in addition to live locations on the Fusus map, and livestreaming on the Fusus map. If the agency has purchased livestreaming for body cameras, Axon Fleet cameras, or drones, those livestreams will be viewable on the Fusus map. Fusus Pro also includes CCTV streams, most Fusus functionality, including Registry and Connect, and CAD integration and CAD core.³ Fusus Pro+ offers approximately 50 percent more CCTV and core hardware allowance than Fusus Pro, along with Tips, Notify, and RMS integration.⁴
25. **Fusus Pro, CCTV only, no Axon BWCs:** Fusus Pro for customers who do not have Axon Body Worn Cameras.
26. **TASER 7 Certification with Virtual Reality (VR):** Pays for the TASER 7 program in

³ Axon Evidence third-party storage limits apply to the Fusus Vault.

⁴ An optional CCTV-only bundle is available for customers not using Axon cameras.



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installments over 5 years including access to Axon Evidence for energy weapon program management, annual training cartridges, unlimited duty cartridges, online training content, and Axon VR Full VR Package.

27. **Axon Justice Basic:** Pro license with API access, discovery workflows (with Axon Justice user interface), and Axon Investigate Pro (including 3PV playback).
28. **Axon Justice Premier:** Pro license with API access, discovery workflows (with Axon Justice user interface), and Axon Investigate Pro (including 3PV playback), unlimited 3P storage, Redaction Assistant, and unlimited auto-transcription.
29. **Axon Justice Premier+:** Pro license with API access, discovery workflows (with Axon Justice user interface), and Axon Investigate Pro (including 3PV playback), Redaction Assistant, unlimited auto-transcription, unlimited 3P storage, translation, Policy Chat, and Brief One.
30. **Body worn camera (BWC) Rescue:** Axon Body Worn Camera, BWC TAP refresh, Axon Dock TAP refresh, and warranty for the camera and dock.
31. **Fire/EMS Axon Fleet:** Dual-view Camera, interior and Exterior Cameras, Axon Fleet Hub, Axon Signal Vehicle Unit, Cradlepoint router kit (R980), extended warranty, installation, GeoTab on-board diagnostics (OBD) dongle and hardware, Axon Fleet 3 Vehicle License, Cradlepoint Netcloud License, has Fleet Unlimited Storage, Axon Respond license, and GeoTab license.
32. **Axon Fleet Basic:** Dual-view Camera, Interior Camera, Axon Fleet Hub, Axon Signal Vehicle Unit, Cradlepoint router kit (R980), extended warranty, installation, Axon Fleet warranty, storage, Axon Fleet 3 Vehicle License, real-time alerts, Cradlepoint Netcloud License, and Fleet Unlimited Storage.
33. **Axon Fleet Basic + TAP:** Dual-view Camera, Interior Camera, Axon Fleet Hub, Axon Signal Vehicle Unit, Cradlepoint router kit (R980), extended warranty, TAP upgrade at five years, installation, Axon Fleet 3 Vehicle License, real-time alerts, Cradlepoint Netcloud license, and Fleet Unlimited Storage.
34. **Axon Fleet Advanced:** Dual-view Camera, Interior Camera, Axon Fleet Hub, Axon Signal Vehicle Unit, Cradlepoint router kit (R980), extended warranty, TAP upgrade at five years, installation, Axon Fleet 3 Vehicle License, Cradlepoint Netcloud license, Fleet Unlimited Storage, ALPR license, and real-time alerts, locations and livestreaming license.
35. **Axon Fleet Advanced with Geotab:** Dual-view Camera, Interior Camera, Axon Fleet Hub, Axon Signal Vehicle Unit, Cradlepoint router kit (R980), extended warranty, TAP upgrade at five years, installation, Geotab ODB dongle and hardware, Axon Fleet 3 Vehicle License, Cradlepoint Netcloud license, Fleet Unlimited Storage, ALPR license, real-time alerts, locations and livestreaming license, and Geotab software license.
36. **Axon Fleet Advanced with ZOLL:** Dual-view Camera, Interior Camera, Axon Fleet Hub, Axon Signal Vehicle Unit, Cradlepoint router kit (R980), extended warranty, TAP upgrade at five years, installation, ZOLL defibrillator, Axon Fleet 3 Vehicle License, Cradlepoint



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Netcloud license, and Fleet Unlimited Storage.⁵

- 37. Axon Interview Room Essential:** Cameras and mounts,⁶ microphone, 5-year warranty, installation, server and client software licenses, unlimited storage for interview videos in Axon Evidence, and a basic Axon Evidence License.⁷
- 38. Axon Interview Room Standard:** Cameras and mounts, microphone, 5-year warranty, installation, a power over ethernet (PoE) switch, a touch panel and mounts, two lite servers, server and client software licenses, unlimited storage for interview videos in Axon Evidence, and a basic Axon Evidence License.⁷
- 39. Axon Air Basic Patrol:** Axon Air, Axon Evidence pilot data license and professional implementation (services), Skydio Basic Patrol software kit (includes Skydio data storage, media sync, fleet manager, Skydio Connect 5G, and multi-viewer live streaming), Skydio X10 Patrol hardware kit (Skydio X10 Ready Kit, Skydio NightSense, Skydio Spotlight, Skydio Speaker).
- 40. Drone as First Responder (DFR) Patrol:** Axon Air, Axon Evidence pilot data license and professional implementation (services), Skydio DFR Command license (includes Skydio Crosshair Coordinates, Data Storage, Media Sync, Fleet Manager, Remote Ops, Skydio Connect 5G), Skydio X10 Patrol hardware kit (includes Skydio X10 Ready Kit, Skydio NightSense, Skydio Spotlight, Skydio Speaker), Skydio Care 3-year extended warranty, Skydio X10 In-Person Training.
- 41. Drone as First Responder (DFR) Dock:** Axon Air, Axon Evidence pilot data license and professional implementation (services), Skydio DFR Command license (includes Skydio Crosshair Coordinates, Data Storage, Media Sync, Fleet Manager, Remote Ops, Skydio Connect 5G), Skydio Dock for X10 DFR Kit (Skydio X10 dock bundle, Skydio NightSense, Skydio Spotlight, Skydio Speaker), Skydio Care 3-year extended warranty, Skydio dock maintenance plan, and Skydio dock in-person deployment and training.
- 42. Drone as First Responder (DFR) Dock Pro:** Three Axon Air, Axon Evidence pilot data licenses and one professional implementation (services), three Skydio DFR Command licenses (includes Skydio Crosshair Coordinates, Data Storage, Media Sync, Fleet Manager, Remote Ops, Skydio Connect 5G), three Skydio Dock for X10 DFR Kits (Skydio X10 dock bundle, Skydio NightSense, Skydio Spotlight, Skydio Speaker), three Skydio Care 3-year extended warranties, three Skydio dock maintenance plans, Skydio dock in-person deployment and training, Dedrone Beyond Long Range DFR hardware kit, Dedrone Tracker Long Range AI DFR software, Dedrone Long Range four-year warranty, three Dedrone Long Range Radar software, and two Dedrone install service days.

⁵ Additional ZOLL products available for purchase are the ZOLL AED 3, ZOLL Compact Trauma Kit, ZOLL AED Puls, and the ZOLL Comprehensive Trauma Kit.

⁶ Axon Interview Room is available with 1- and 2-camera bundles.

⁷ With the Essential bundle, a power over ethernet (PoE) switch, a touch panel and mounts, and two lite servers are available as options.



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SOLE AUTHORIZED DISTRIBUTOR FOR AXON BRAND PRODUCTS	SOLE AUTHORIZED REPAIR FACILITY FOR AXON BRAND PRODUCTS
Axon Enterprise, Inc. 17800 N. 85 th Street, Scottsdale, AZ 85255 Phone: 480-905-2000 or 800-978-2737 Fax: 480-991-0791	Axon Enterprise, Inc. 17800 N. 85 th Street, Scottsdale, AZ 85255 Phone: 480-905-2000 or 800-978-2737 Fax: 480-991-0791

Please contact your local Axon sales representative or call us at 1-800-978-2737 with any questions.

Sincerely,

Josh Isner
President
Axon Enterprise, Inc.

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▲, ▲ AXON, Axon, Axon Body, Axon Evidence, Axon Fleet, Axon Flex, Axon Interview, Axon Records, Axon Respond, Axon Signal, Axon Standards, Draft One, X2, X26P, TASER 7, TASER 10, and TASER are trademarks of Axon Enterprise, Inc., some of which are registered in the US and other countries. For more information, visit www.axon.com/legal. All rights reserved. © 2025 Axon Enterprise, Inc.



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to ratify a two-year Master Service Agreement between the City of San Benito and Lexipol LLC for grant writing services for the San Benito Police Department in the total amount of \$8,925.00.

RECOMMENDATION:

The City Staff recommends approval.

RATIONALE:

This agreement provides the City with three (3) grant-writing services of our choosing. Most recently, we utilized Lexipol LLC to assist with the COPS Hiring Grant, which resulted in an award of \$250,000 in funding for the hiring of two additional police officers. Throughout the process, the Lexipol grant writer assigned to our department was professional, responsive, and worked jointly with our team to help secure a successful outcome. Because we have already used one-grant writing service under this agreement, the cost for the next service will be \$1,800, and the remaining two services will be \$7,125. The Police Department has worked with Lexipol since 2016 for policy manual services and the Police1 online training platform. We have established a positive and productive working relationship with them.

BUDGET IMPACT:

\$8,925.00 Account #23-5-0210-0403 Federal Forfeiture Account

RESOURCE PERSONNEL:

Mario Perea, Police Chief

EXHIBITS: Master Service Agreement

PREPARED BY: Mario G. Perea
Chief of Police

10/28/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager



MASTER SERVICE AGREEMENT

Created Date: 10/16/2025

Initial Term Start Date: 10/17/2025

Initial Term End Date: 10/16/2026

Account Executive Information

Carrie Schneider
Senior Account Executive
cschneider@lexipol.com

Lexipol LLC
2611 Internet Blvd., Ste. 120
Frisco, Texas 75034

Agency Information

Mario Perea
Chief
mperea@cityofsanbenito.com
(956) 564-1350

San Benito Police Department
Sourcewell #: 127545
601 N Oscar Williams St
San Benito, Texas 78586

This Master Service Agreement (the "Agreement") is entered into by and between Lexipol, LLC, a Delaware limited liability company ("Lexipol"), and the department, entity, or organization referenced above ("Agency").

This Agreement consists of:

- (a) this **Cover Sheet**
- (b) **Exhibit A** - Selected Services and Associated Fees
- (c) **Exhibit B** - Description of Services
- (d) **Exhibit C** - Terms and Conditions of Service

This Agreement is entered into subject to the terms and conditions contained in **Sourcewell Contract Number 011822-LXP (the Sourcewell Contract)**. In the event of any conflict between the terms and conditions of this Agreement and the terms and conditions set forth in the Sourcewell Contract, the terms and conditions of the Sourcewell Contract shall control.

Each individual signing below represents and warrants that they have full and complete authority to bind the party on whose behalf they are signing to all terms and conditions contained in this Agreement.

San Benito Police Department

Lexipol, LLC

Signature:

Richard Guerra

Signature:

Print Name:

RICHARDO GUERRA

Print Name:

Title:

Mayor

Title:

Date Signed:

10-24-25

Date Signed:



Exhibit A**SELECTED SERVICES AND ASSOCIATED FEES**

Agency is purchasing the following:

Order Summary

001 Year 1						
Qty	Description	Unit Price	Disc (%)	Disc Amount	Tax Amount	Extended
1	GrantWriter Tier 1 - Rural City/Single Department	\$7,500.00	76%	\$5,700.00	\$0.00	\$1,800.00
Discount:				\$5,700.00	Subtotal:	\$1,800.00

002 Year 2						
Qty	Description	Unit Price	Disc (%)	Disc Amount	Tax Amount	Extended
1	GrantWriter Tier 1 - Rural City/Single Department	\$7,500.00	5%	\$375.00	\$0.00	\$7,125.00
Discount:				\$375.00	Subtotal:	\$7,125.00

Discount:	\$6,075.00
Subtotal:	\$8,925.00
Tax:	
Total Due:	\$8,925.00

Discount Notes

includes special pricing for Year 1 to offset already paid grant writing services; also includes 5% Sourcewell discount

Notes

2 Year - Grant Writer Retainer Services Upgrade

GAP LocalGov Includes:

- Police GrantFinder: up to 5 annual user subscriptions
- Grants Planning Session
- Custom Grant Research
- Unlimited application review services
- Unlimited consulting
- Dedicated account management team
- 2 grant submissions per year
- 25% discount on all grant writing

Exhibit B
Description of Services

GrantWriter Assistance Program (GrantWriter Tier 1 - Rural City/Single Department)

Agencies pursuing multiple grants need a consistent partner that understands their business and can work closely to develop a multi-year grants strategy. Lexipol's Grant Assistance Program is a retainer service combining all our pre-award grant services, including grant research, alerts, consulting and review.

Includes Monthly Grant Retainer Services: Research + Alerts, Consulting, and Review (2-Year Commitment)

- Up to 5 annual user subscriptions to GrantFinder
- 2 Grant Writing Service per year
- Dedicated program manager
- 1x annual strategic planning session
- Complimentary grant alerts for each user subscriber
- Bimonthly grant consulting sessions led by senior grant experts
- Grant application and narrative review by team of experts (maximum 6 per year)
- Biannual performance reports
- Discount off rate card for grant writing services on a per project, per application basis
- Commitment for 2 years - may be billed up front or annually

Annual provisions are subject to expiration if not redeemed within the 12-month period.

Agency Expectations: please note the following services process to ensure our agreement runs smoothly.

Here is a step-by-step outline of the post-contract process:

- You will be introduced to your Account Management team.
- A needs assessment worksheet will be sent to gather basic information about your project goals and grant plans for the year, and a meeting will be scheduled to review this information with your Account Management team.
- You will be given access to GrantFinder at this time.
- Your Account Management Team will work with you to determine the most viable target grants for your intended projects.
- Selected grant programs and applications can be submitted to your Account Management team for review and consulting.
- Bimonthly or quarterly check-in calls are available, as needed.
- Grant writing services included must be identified and submitted during the annual contract term.
- Additional Grant Writing services are available at a discounted rate and may be added, as needed.

Lexipol is compliant in receiving funding under federally funded grants or contracts for pre and post award services, pursuant to 2 C. F. R. Part 180.

Exhibit C

Terms and Conditions of Service

These Terms and Conditions of Service (the “Terms”) govern the rights and obligations of Lexipol, LLC (“Lexipol”) and Agency under this Agreement. Lexipol and Agency may each be referred to herein as a “Party” and collectively as the “Parties.”

1. Definitions. Each of the following capitalized terms will have the meaning included in this Section. Other capitalized terms are defined within their respective sections, below.

1.1 “Agency” means the department, agency, office, organization, company, or other entity purchasing and/or subscribing to Lexipol Services, as may be further denoted on the cover sheet to which these Terms are attached.

1.2 “Agency Data” means all data, information, and content owned by Agency for purposes of identifying authorized users, confirming departmental information, or which are ancillary to receipt of Lexipol Services.

1.3 “Agreement” means the combination of the cover sheet; Exhibit A (“Selected Services and Associated Fees”); Exhibit B (Description of Services); this Exhibit C (“Terms and Conditions of Service”); and any other documents attached hereto and expressly incorporated herein by reference.

1.4 “Custom Agreement Terms” refers to an optional section within Exhibit A which allows the Parties to modify this Agreement and/or incorporate additional exhibits or addenda by reference.

1.5 “Initial Term” means the initial period of time in which Agency has elected to receive Lexipol Services.

1.6 “Initial Term Start Date” is specified on the cover sheet and represents the first day of the Initial Term.

1.7 “Initial Term End Date” is specified on the cover sheet and represents the last day of the Initial Term.

1.8 “Lexipol Content” means all content in any format including but not limited to written content, images, videos, data, information, and software multimedia provided by Lexipol and/or its licensors via the Services.

1.9 “Services” means all products and services, including but not limited to all online services, software subscriptions, content licensing, professional services, and ancillary support services as may be offered by Lexipol and/or its affiliates.

2. Term; Renewal. This Agreement becomes enforceable upon signature by Agency’s authorized representative, and effective as of the Initial Term Start Date. Following the Initial Term, this Agreement shall automatically renew in successive one-year periods (each, a “Renewal Term”) unless terminated as set forth herein. The Initial Term and all Renewal Terms collectively comprise the “Term” of this Agreement.

3. Termination.

3.1 For Convenience; Non-Appropriation. During the Initial Term, this Agreement may only be terminated through mutual written approval from an authorized representative of each Party. Following the Initial Term, this Agreement may be terminated by either party for convenience (including due to lack of appropriation of funds for Agency) by providing sixty (60) days written notice to the other Party. NOTE: Fees paid for Online Services are not eligible for refund, proration, or offset in the event of termination for convenience by Agency. Fees pre-paid for Professional Services may be eligible for refund, proration or offset to the extent such Services have not been delivered.

3.2 For Cause. This Agreement may be terminated by either party, effective immediately, (a) in the event the other party fails to discharge any material obligation, including payment obligations, or remedy any material default hereunder for a period of more than thirty (30) calendar days after it has been provided written notice of such failure or default; or (b) in the event that the other party makes an assignment for the benefit of creditors or commences or has commenced against it any proceeding in bankruptcy, insolvency or reorganization pursuant to the bankruptcy laws of any applicable jurisdiction.

3.3 Effect of Expiration or Termination. Upon the expiration or termination of this Agreement for any reason,

Agency's access to the Services herein shall cease unless Lexipol has, in its sole discretion, provided for their limited continuation. Termination or expiration of this Agreement shall not, however, relieve either party from any obligation or liability that has accrued under this Agreement prior to the date of such termination or expiration, including payment obligations.

4. Fees; Invoicing. Lexipol will invoice Agency at the commencement of the Initial Term and thirty (30) days prior to the commencement of each Renewal Term, if applicable. Agency agrees to remit payment within thirty (30) calendar days of receipt of Lexipol's invoice. Payments may be made electronically through Lexipol's online customer portal or by mailing a check to Lexipol, LLC at PO Box 676232 Dallas, TX 75267-6232 (Attn: Accounts Receivable). Agency is responsible for all third-party fees (e.g., wire fees, bank fees, credit card processing fees) incurred when paying electronically, and such fees are in addition to those listed on Exhibit A. Lexipol reserves the right to increase fees for Renewal Terms following notice to Agency. All fee amounts stated in Exhibit A are exclusive of taxes. Unless otherwise exempt, Agency is responsible for and will pay in full all taxes related to receipt of Lexipol's Services. If Agency is exempt, it must send its exemption certificate(s) to taxes@lexipol.com.

5. Terms of Service. The following provisions govern access to and use of specific Lexipol's Services:

5.1 Online Services. Lexipol's Online Services include all online services offered by Lexipol and its partners, affiliates, and licensors. Online Services include, without limitation, Lexipol's Policy Knowledge Management System ("KMS"), Learning Management System ("LMS"), Cordico wellness application(s), GrantFinder, Virtual Instructor-Led Training, and the LEFTA Systems suite of solutions (collectively, the "Online Services"). Note: LMS Services include, but are not limited to: PoliceOne Academy, FireRescue1 Academy, EMS1 Academy, Corrections1 Academy, and LocalGovU.

5.2 Professional Services. Lexipol's Professional Services include those Services that are not part of Lexipol's Online Services and which require the direct, hands-on professional expertise of Lexipol personnel and/or contractors, including implementation support for policy manuals and software, technical support for online learning, accreditation consulting, grant writing, and projects requiring regular input from Lexipol's subject matter experts (collectively, "Professional Services"). Professional Services may also be referred to as "One-Time" Services on Exhibit A and may also include the provision of supplemental documentation from Lexipol's Professional Services team, either with this Agreement or during the provision of Service. NOTE: Agency is responsible for submitting all information reasonably required by Lexipol's grant writing team in a timely manner and always at least five (5) days prior to each grant application submission date. Agency is responsible for submissions of final grant applications by grant deadlines. Failure to timely submit required materials to Lexipol's grant writing team will result in rollover of project fees to next grant application cycle, not a refund of fees. Requests for cancellation of grant writing services which have already begun will result in a 50% fee of the total value of the service.

5.3 Account Security. Access to Lexipol's Services is personal and unique to Agency. Agency shall not assign, transfer, or provide access to Lexipol Services to any third party without Lexipol's prior written consent. Agency is responsible for maintaining the security and confidentiality of Agency's usernames and passwords and the security of Agency's accounts. Agency will immediately notify Lexipol if Agency becomes aware that any person or entity other than authorized Agency personnel has used Agency's account or Agency's usernames and/or passwords.

5.4 Agency Data. Lexipol's use of Agency Data is limited to providing and improving the Services, retaining records in the regular course of business, and complying with applicable legal obligations. Lexipol will use commercially reasonable efforts to ensure the security of all Agency Data, including technical and organizational measures to protect Agency Data against unauthorized or unlawful processing and against accidental loss, destruction, damage, theft, alteration or disclosure, including through measures specified by the National Institute of Standards and Technology (NIST). Lexipol's Services use the Secure Socket Layer (SSL) protocol, which encrypts information as it travels between Lexipol and Agency. However, data transmission on the internet is not always 100% secure and Lexipol cannot and does not warrant that information Agency transmits is 100% secure.

5.5 Intellectual Property. Lexipol's Services, and all Lexipol Content underlying such Services, are proprietary and, where applicable, protected under U.S. copyright, trademark, patent, and/or other applicable laws. When subscribing to Lexipol's Online Services, Agency and its authorized personnel receive a personal, limited, non-sublicensable and non-assignable license to access and use the Services in conformity with these Terms. Nothing contained in this Agreement, and no course of dealing, shall be construed as conferring any right of ownership to Lexipol's Services or Lexipol Content. Lexipol Content may be incorporated into Agency's final policy manuals, including beyond the Term of this Agreement, but Agency may not otherwise share Lexipol Content with private, for-profit, or commercial third parties, or commercialize Lexipol Content in any way. Agency acknowledges and agrees that Lexipol shall have no responsibility to update the Lexipol Content used by Agency

beyond the Term of this Agreement and that Lexipol hereby disclaims and shall have no liability whatsoever for Agency's reliance on or use of modified or derivative forms of Lexipol Content including, without limitation, any revision, abridgement, condensation, expansion, compilation, or any other form in which Lexipol Content, or any portion thereof, is recast, transformed, adapted, or modified from its original form. NOTE: AGENCY ACKNOWLEDGES AND AGREES THAT, PRIOR TO USE AND FINAL PUBLICATION, ALL AGENCY POLICIES AND DAILY TRAINING BULLETINS (DTBs) HAVE BEEN INDIVIDUALLY REVIEWED AND ADOPTED BY AGENCY. AGENCY ACKNOWLEDGES AND AGREES THAT IT, AND NOT LEXIPOL, IS CONSIDERED THE "POLICY MAKER" WITH REGARD TO EACH AND EVERY SUCH POLICY AND DTB.

6. **Confidentiality.** Each Party may disclose information to the other Party that would be reasonably considered confidential, including Agency Data (collectively, "Confidential Information"). Upon receiving such Confidential Information, each Party will: (a) limit disclosure of such Confidential Information to authorized representatives only; (b) advise its personnel and agents of the confidential nature of such Confidential Information and of the obligations set forth in this Agreement; and (c) not disclose any Confidential Information to any third party unless expressly authorized by the disclosing Party. Notwithstanding the foregoing, this section shall not operate to limit Agency's disclosure authority pursuant to a valid governmental, judicial, or administrative order, subpoena, regulatory request, Freedom of Information Act request, Public Records Act request, or equivalent, provided that Agency notifies Lexipol of such disclosure, to the extent practicable, such that Lexipol may seek to make such disclosure subject to a protective order or other appropriate remedy to preserve the confidentiality of Lexipol's Confidential Information and trade secrets.

7. **Warranty.** LEXIPOL WARRANTS THAT IT SHALL NOT KNOWINGLY INFRINGE THE INTELLECTUAL PROPERTY RIGHTS OF OTHERS; THAT ITS SERVICES ARE PROVIDED IN A PROFESSIONAL AND WORKMANLIKE MANNER IN ACCORDANCE WITH PREVAILING INDUSTRY STANDARDS; AND THAT THEY SHALL BE FIT FOR THE SPECIFIC PURPOSES SET FORTH HEREIN. BEYOND THE FOREGOING, LEXIPOL'S SERVICES ARE PROVIDED "AS-IS" AND LEXIPOL DISCLAIMS ALL OTHER WARRANTIES, EXPRESS, IMPLIED, OR OTHERWISE.

8. **Indemnification; Limitation of Liability.** Lexipol will indemnify, defend, and hold harmless Agency from and against any and all loss, liability, damage, claim, cost, charge, demand, fine, penalty, or expense arising directly and solely out of Lexipol's acts or omissions in providing the Services. Each Party's cumulative liability resulting from any claims, demands, or actions arising out of or relating to this Agreement shall not exceed the aggregate amount of fees paid by Agency to Lexipol during the twelve-month period immediately prior to the assertion of such claim, demand, or action. In no event shall either Party be liable for indirect, incidental, consequential, special, exemplary damages, or lost profits.

9. **General Terms.**

9.1 **Entire Agreement.** This Agreement embodies the entire agreement between the Parties and supersedes all prior agreements with respect to the subject matter hereof. No representation, promise, or statement of intention has been made by either party that is not embodied herein. Terms and conditions set forth in any purchase order or other document that are inconsistent with or in addition to the terms and conditions set forth in this Agreement are rejected in their entirety and void, regardless of when received, without further action. No amendment, modification, or supplement to this Agreement shall be binding unless it is made in writing and signed by both parties.

9.2 **General Interpretation.** The terms of this Agreement have been chosen by the parties hereto to express their mutual intent. This Agreement shall be construed equally against each party without regard to any presumption or rule requiring construction against the party who drafted this Agreement or any portion thereof.

9.3 **Invalidity of Provisions.** Each provision contained in this Agreement is distinct and severable. A declaration of invalidity or unenforceability of any provision or portion thereof shall not affect the validity or enforceability of any other provision. Should any provision or portion thereof be held to be invalid or unenforceable, the parties agree that the reviewing authority should endeavor to give effect to the parties' intention as reflected in such provision to the maximum extent possible.

9.4 **Governing Law.** Each party shall maintain compliance with all applicable laws, rules, regulations, and orders relating to its obligations pursuant to this Agreement. This Agreement shall be construed in accordance with, and governed by, the laws of the state in which Agency is located, without giving effect to any choice of law doctrine that would cause the law of any other jurisdiction to apply.

9.5 **Assignment.** This Agreement may not be assigned by either party without the prior written consent of the

other. Notwithstanding the foregoing, this Agreement may be assumed by a party's successor in interest through merger, acquisition, or consolidation without additional notice or consent.

9.6 Waiver. Either party's failure to exercise, or delay in exercising, any right or remedy under any provision of this Agreement shall not constitute a waiver of such right or remedy.

9.7 Notices. Any notice required hereunder shall be in writing and shall be made by certified mail (postage prepaid) to known, authorized recipients at such address as each party may indicate from time to time. In addition, electronic mail (email) to established and authorized recipients is acceptable when acknowledged by the receiving party.



Lexipol Solutions Proposal for San Benito Police Department

Prepared for:
Lexipol LLC

Prepared by:
Carrie Schneider
cschneider@lexipol.com

Lexipol LLC
2611 Internet Blvd., Ste. 120
Frisco, Texas 75034
www.lexipol.com



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve an Object Loan Agreement for a three-year partnership with the Veterans Affairs Texas Valley Coastal Bend Harlingen Office and the City of San Benito to display the Annual Veterans Art Competition Exhibition at the San Benito Cultural Center.

RECOMMENDATION:

City staff recommends approval

RATIONALE:

The Cultural Arts Department seeks to establish a three-year partnership between the City of San Benito and the local Veterans Affairs office to host the Regional Veterans Arts Competition and Exhibition. Featuring music, creative writing, crafts, and fine art, the program honors veterans' creative expression while fostering community engagement. Community programming, such as workshops, artist talks, and outreach, will enhance the exhibition's impact and highlight the healing power of art, reinforcing the City's commitment to cultural inclusion and recognition of veterans' contributions.

BUDGET IMPACT:

Aligns with our planned programming budget.

RESOURCE PERSONNEL:

Aleida Garcia, Museum Director

EXHIBITS:

Museum Veterans L2025.14 - Loan
Museum Veterans L2025.15 - Loan
Museum Veterans L2025.16 - Loan
Museum Veterans L2025.17 - Loan
Museum Veterans L2025.18 - Loan
Museum Veterans L2025.21 - Loan
Museum Veterans L2025.22 - Loan
Museum Veterans L2025.23 - Loan
Museum Veterans L2025.24 - Loan

PREPARED BY: Aleida Garcia
Cultural Arts Director

10/29/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager



City of San Benito
OBJECT LOAN AGREEMENT

This Object Loan Agreement is entered into by _____ (Lender) and the **City of San Benito** as follows:

Exhibition Title: _____ Exhibition Dates: November 6, 2025 — January 17, 2026
Moments of Expression: VA Texas Valley Coastal Bend Veterans Creative Arts Competition Exhibition

Loan Commencement/Termination Dates and Location:

October 23, 2025 — January 31, 2026

225 E. Stenger St., San Benito, TX 78586

Primary Contact:

JUAN ADAME JR.

Lender and Address:

1609 KEY LARGO

Mobile phone:

(956) 756-0560

Office:

Lender Email Address:

JMADAME3@GMAIL.COM

Credit line for label, marketing and promotion, and education:

How many pieces are subject to the Agreement? 3 (Please see attached list)

Do you wish to carry your own insurance? (Please refer to conditions printed on reverse.) ☐ Yes ☐ No

If you do not hold exclusive copyright, identify the current holder:

Lender/Artist credit:

JUAN ADAME JR.

Lender's special instructions:

N/A

OBJECT LOAN AGREEMENT DESCRIPTION FORM

Lender's/Artist's Name: JUAN ADAME JR.

Contact Number: (956) 756-0560

Email: JMADAME3@GMAIL.COM

Total Insurance Value: \$ 550

Piece No. 1

1. Title and Date of object "SAN FERNANDO CATHEDRAL" Year 2024
2. Shown at Location: San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586
3. Insurance value of object: \$ 100
4. Materials: PHOTOGRAPH
5. Dimensions of object in inches: 11" X 14"
6. Describe the condition of the object and specify any defects: NO DEFECTS

Piece No. 2

1. Title and Date of object "THE STORM" Year 2024
2. Shown at Location: San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586
3. Insurance value of work: ~~\$200~~ \$150
4. Materials: ACRYLIC
5. Dimensions of object in inches: "14 X 18"
6. Describe the condition of the object and specify any defects: NO DEFECTS

Piece No.

1. Title and Date of object "A MOMENT IN TIME" Year 2024
2. Shown at Location: San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586
3. Insurance value of object: \$ 300
4. Materials: ACRYLIC / PLASTER
5. Dimensions of object in inches: "24 X 36"
6. Describe the condition of the work and specify any defects: NO DEFECTS

TERMS AND CONDITIONS GOVERNING THE OBJECT LOAN AGREEMENT

1. Unless permission is refused in writing, it is understood that the Lender authorizes the City of San Benito, to photograph and reproduce in any media the loans for catalogue publications and for archival, educational, and publicity purposes. Unless otherwise instructed in writing, City of San Benito will grant credit to the Lender as specified on the face of this agreement in any labels or publications. If there is more than one piece of Object subject to this Agreement, the information required on page one of this Agreement must be provided by Lender in writing attached hereto and incorporated herein for each piece of Object. City of San Benito shall have no obligation or liability hereunder for any object that is not identified and described in writing as required herein.
2. Unless the Lender elects to maintain its own insurance coverage for the loan period, the City of San Benito will insure the objects under an all risk property insurance policy, for the amount indicated on the face of this agreement, against all risks of physical loss or damage from any external cause while on location during the period of the loan. The policy referred to contains limitations for acts of God and the usual exclusions for loss or damage due to wear and tear, gradual deterioration, moths, vermin, inherent vice or damage sustained due to and resulting from any authorized repairing, restoration or retouching process, or due to such causes as hostile or warlike action in time of peace or war, atomic, nuclear or radioactive force, reaction or contamination, insurrection, rebellion, civil war, usurped power, action taken by governmental authority in hindering, combating or defending against such an occurrence, seizure or destruction under quarantine or customs regulation, confiscation by order of any governmental or public authority, or risks of contraband or illegal transportation or trade. The party that makes the transportation arrangements for the objects to or from the Exhibit must provide for appropriate insurance coverage as specified herein.
3. If the Lender elects to maintain its own insurance, the Lender's insurance shall be primary. Lender agrees to request a waiver of subrogation from its insurer in writing in favor of the City of San Benito prior to the Exhibit. If the Lender fails to request the waiver of subrogation, the agreement shall constitute a release of the City of San Benito from all liability in connection with the loan.
4. The objects shall remain in the possession of the City of San Benito in the Exhibition for which it has been borrowed, for the time specified in this agreement, but may be withdrawn from Exhibition at any time by the City of San Benito. The objects will be returned only to the Lender at the address shown in this agreement unless the City of San Benito is notified in writing. If the legal ownership of the loan shall change during the period of the loan, the new owner may, prior to its return, be required to establish legal right to receive the loan by proof satisfactory to the City of San Benito. Lender may choose to make arrangements for the return of the loan at Lender's expense, including insurance, at the loan termination date by notifying City of San Benito in writing 15 calendar days prior to the termination of the Agreement.
5. Except in case of emergency to preserve the Object, the objects will not be cleaned, restored, or otherwise altered without the written consent of the Lender except in an emergency, in which case the Lender will be notified by telephone and in writing. **All objects on loan should be labeled with the lender's name and title of work on the backside. Borrowed objects should be ready for display: clean and in good condition. Two dimensional objects should be ready for hanging, and three dimensional objects should be structurally sound and stable. CAD reserves the right to curate the exhibition and omit objects.**
6. Except as set forth by Lender above, Lender warrants that it has all right, title and ownership interest in the Object, and that the Object is not subject to any ownership, lien, encumbrance, copyright infringement or other claim by any other person or entity. Lender agrees that it shall not take any action to limit or affect this warranty during the term of this Agreement unless it obtains the advance written agreement of City of San Benito.
7. This Agreement shall be governed by and construed under the laws of the State of Texas, which shall also be the forum for any litigation arising from or incident to this Agreement. This Agreement may not be assigned by either party without the express written consent of the other, in advance.
8. This Agreement and attachments referenced herein, if any, constitute the entire understanding between the parties with respect to the subject matter hereof and may be amended at any time only upon mutual written agreement of the parties. Any notice to the either party shall be sent to the parties at the addresses set forth above by registered or certified mail, return receipt requested or overnight mail service, with proof of delivery.
9. **THE CITY OF SAN BENITO AND THE LENDER AGREE THAT THE EXHIBITION OF LENDER'S OBJECTS IS FOR THE MUTUAL BENEFIT OF LENDER AND CITY. NOTHING IN THIS AGREEMENT SHALL BE INTERPRETED AS A WAIVER OF THE CITY OF SAN BENITO'S GOVERNMENTAL IMMUNITY, AND THE CITY SHALL ONLY BE LIABLE UNDER THIS AGREEMENT TO THE EXTENT AND TO THE DEGREE WAIVED BY THE TEXAS STATE LEGISLATURE IN THE TEXAS TORT CLAIMS ACT, SPECIFICALLY THOSE LIMITS OF LIABILITY**

IMPOSED BY TEXAS CIVIL PRACTICE AND REMEDIES CODE §101.023. LENDER FURTHER ACKNOWLEDGES AND AGREES THAT THE CITY WILL NOT BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT, WHETHER IN WARRANTY, TORT, CONTRACT, OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, LOSS OF PROFITS OR LOSS OF GOOD WILL, WHETHER OR NOT THE CITY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES WERE FORESEEABLE.

10. The Lender shall defend, indemnify, and hold the City, and the City's officers, employees, and agents, harmless from and against any and all claims, suits, liabilities, losses and expenses (including reasonable attorney's fees), or claims for injury or damages arising out of the performance of this Agreement, including claims brought for copyright or trademark infringement arising from the acts or omission of Lender.

11. Lender acknowledges that he/she is familiar with the terms of Title 6(A) Texas Property Code, Chapter 80 *et seq*, which, in addition to its other provisions, provides that a person who deposits property with a museum is responsible for informing the museum promptly in writing of any change in that person's address or of any change in the ownership of the property on deposit. The Code also provides that a museum may give the lender notice of the museum's intent to terminate a loan that was made for an indefinite term or for a term in excess of seven years. A notice of intent to terminate a loan given under that section must comply with Section 80.003 and must include a statement containing substantially the following information: "*The records of (name of museum) indicate that you have property on loan to it. The museum wishes to terminate the loan. You must contact the museum, establish your ownership of the property, and make arrangements to collect the property. If you fail to do so within 65 days after the date of this notice, you will be deemed to have donated the property to the museum. See Chapter 80, Property Code.*" The Code also provides that if, within 65 days after the date of the notice given under Subsection (a), the lender fails to contact the museum, establish ownership of the property, and make arrangements to collect the property, the property is considered to be donated to the museum. The Code also provides that for the purposes of this chapter, a loan for a specified term becomes a loan for an indefinite term if the property remains in the custody of the museum when the specified term expires.

12. Either party may terminate this Agreement by giving the other party 30 calendar days' written notice.

I have read and agree to the attached Terms and Conditions Governing Object Loan Agreement printed on the reverse, and certify that I am the owner or the agent of the owner authorized to agree thereto. I understand that by signing this Agreement, I agree to be bound by all of the provisions set forth herein.

Signed, this _____ day of _____ 2025 in San Benito, Cameron County, Texas.

City of San Benito
Attn: Mayor
401 N. Sam Houston Blvd.
San Benito, TX 78586

Lender:
Attn:

CITY OF SAN BENITO:

Lender Name: JUAN ADAME JR.

Ricardo Guerra, Mayor.



ATTEST:

OCTOBER 1, 2025
Date

Ruth A. McGinnis, City Secretary.

Date

IMPOSED BY TEXAS CIVIL PRACTICE AND REMEDIES CODE §101.023. LENDER FURTHER ACKNOWLEDGES AND AGREES THAT THE CITY WILL NOT BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT, WHETHER IN WARRANTY, TORT, CONTRACT, OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, LOSS OF PROFITS OR LOSS OF GOOD WILL, WHETHER OR NOT THE CITY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES WERE FORESEEABLE.

10. The Lender shall defend, indemnify, and hold the City, and the City's officers, employees, and agents, harmless from and against any and all claims, suits, liabilities, losses and expenses (including reasonable attorney's fees), or claims for injury or damages arising out of the performance of this Agreement, including claims brought for copyright or trademark infringement arising from the acts or omission of Lender.

11. Lender acknowledges that he/she is familiar with the terms of Title 6(A) Texas Property Code, Chapter 80 *et seq*, which, in addition to its other provisions, provides that a person who deposits property with a museum is responsible for informing the museum promptly in writing of any change in that person's address or of any change in the ownership of the property on deposit. The Code also provides that a museum may give the lender notice of the museum's intent to terminate a loan that was made for an indefinite term or for a term in excess of seven years. A notice of intent to terminate a loan given under that section must comply with Section 80.003 and must include a statement containing substantially the following information: *"The records of (name of museum) indicate that you have property on loan to it. The museum wishes to terminate the loan. You must contact the museum, establish your ownership of the property, and make arrangements to collect the property. If you fail to do so within 65 days after the date of this notice, you will be deemed to have donated the property to the museum. See Chapter 80, Property Code."* The Code also provides that if, within 65 days after the date of the notice given under Subsection (a), the lender fails to contact the museum, establish ownership of the property, and make arrangements to collect the property, the property is considered to be donated to the museum. The Code also provides that for the purposes of this chapter, a loan for a specified term becomes a loan for an indefinite term if the property remains in the custody of the museum when the specified term expires.

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Signed, this _____ day of _____ 2025 in San Benito, Cameron County, Texas.

City of San Benito
Attn: Mayor
401 N. Sam Houston Blvd.
San Benito, TX 78586

Lender:
Attn:

CITY OF SAN BENITO:

Lender Name: JUAN ADAMS JR.

Ricardo Guerra, Mayor.



ATTEST:

OCTOBER 1, 2025
Date

Ruth A. McGinnis, City Secretary.

Date

IMPOSED BY TEXAS CIVIL PRACTICE AND REMEDIES CODE §101.023. LENDER FURTHER ACKNOWLEDGES AND AGREES THAT THE CITY WILL NOT BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT, WHETHER IN WARRANTY, TORT, CONTRACT, OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, LOSS OF PROFITS OR LOSS OF GOOD WILL, WHETHER OR NOT THE CITY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES WERE FORESEEABLE.

10. The Lender shall defend, indemnify, and hold the City, and the City's officers, employees, and agents, harmless from and against any and all claims, suits, liabilities, losses and expenses (including reasonable attorney's fees), or claims for injury or damages arising out of the performance of this Agreement, including claims brought for copyright or trademark infringement arising from the acts or omission of Lender.

11. Lender acknowledges that he/she is familiar with the terms of Title 6(A) Texas Property Code, Chapter 80 *et seq*, which, in addition to its other provisions, provides that a person who deposits property with a museum is responsible for informing the museum promptly in writing of any change in that person's address or of any change in the ownership of the property on deposit. The Code also provides that a museum may give the lender notice of the museum's intent to terminate a loan that was made for an indefinite term or for a term in excess of seven years. A notice of intent to terminate a loan given under that section must comply with Section 80.003 and must include a statement containing substantially the following information: *"The records of (name of museum) indicate that you have property on loan to it. The museum wishes to terminate the loan. You must contact the museum, establish your ownership of the property, and make arrangements to collect the property. If you fail to do so within 65 days after the date of this notice, you will be deemed to have donated the property to the museum. See Chapter 80, Property Code."* The Code also provides that if, within 65 days after the date of the notice given under Subsection (a), the lender fails to contact the museum, establish ownership of the property, and make arrangements to collect the property, the property is considered to be donated to the museum. The Code also provides that for the purposes of this chapter, a loan for a specified term becomes a loan for an indefinite term if the property remains in the custody of the museum when the specified term expires.

12. Either party may terminate this Agreement by giving the other party 30 calendar days' written notice.

I have read and agree to the attached Terms and Conditions Governing Object Loan Agreement printed on the reverse, and certify that I am the owner or the agent of the owner authorized to agree thereto. I understand that by signing this Agreement, I agree to be bound by all of the provisions set forth herein.

Signed, this _____ day of _____ 2025 in San Benito, Cameron County, Texas.

City of San Benito
Attn: Mayor
401 N. Sam Houston Blvd.
San Benito, TX 78586

Lender:
Attn:

CITY OF SAN BENITO:

Lender Name: JUAN ADAME JR.

Ricardo Guerra, Mayor.



ATTEST;

OCTOBER 1, 2025
Date

Ruth A. McGinnis, City Secretary.

Date



**City of San Benito
OBJECT LOAN AGREEMENT**

This Object Loan Agreement is entered into by Jammie Fisher (Lender) and the **City of San Benito** as follows:

Exhibition Title: Exhibition Dates: November 6, 2025 — January 17, 2026
Moments of Expression: VA Texas Valley Coastal Bend Veterans Creative Arts Competition Exhibition

Loan Commencement/Termination Dates and Location:

October 23, 2025 — January 31, 2026

225 E. Stenger St., San Benito, TX 78586

Primary Contact: Jammie Fisher

Lender and Address: 3518 Black Oak Drive Corpus Christi, Texas 78418

Mobile phone: 361-813-2877 Office: N/A

Lender Email Address: jammief@stx.rr.com

Credit line for label, marketing and promotion, and education:

Salt Life by Jammie Fisher

How many pieces are subject to the Agreement? 01 *(Please see attached list)*

Do you wish to carry your own insurance? (Please refer to conditions printed on reverse.) Yes X No

If you do not hold exclusive copyright, identify the current holder:
N/A

Lender/Artist credit:
Jammie Fisher

Lender's special instructions:

TERMS AND CONDITIONS GOVERNING THE OBJECT LOAN AGREEMENT

1. Unless permission is refused in writing, it is understood that the Lender authorizes the City of San Benito, to photograph and reproduce in any media the loans for catalogue publications and for archival, educational, and publicity purposes. Unless otherwise instructed in writing, City of San Benito will grant credit to the Lender as specified on the face of this agreement in any labels or publications. If there is more than one piece of Object subject to this Agreement, the information required on page one of this Agreement must be provided by Lender in writing attached hereto and incorporated herein for each piece of Object. City of San Benito shall have no obligation or liability hereunder for any object that is not identified and described in writing as required herein.

2. Unless the Lender elects to maintain its own insurance coverage for the loan period, the City of San Benito will insure the objects under an all risk property insurance policy, for the amount indicated on the face of this agreement, against all risks of physical loss or damage from any external cause while on location during the period of the loan. The policy referred to contains limitations for acts of God and the usual exclusions for loss or damage due to wear and tear, gradual deterioration, moths, vermin, inherent vice or damage sustained due to and resulting from any authorized repairing, restoration or retouching process, or due to such causes as hostile or warlike action in time of peace or war, atomic, nuclear or radioactive force, reaction or contamination, insurrection, rebellion, civil war, usurped power, action taken by governmental authority in hindering, combating or defending against such an occurrence, seizure or destruction under quarantine or customs regulation, confiscation by order of any governmental or public authority, or risks of contraband or illegal transportation or trade. The party that makes the transportation arrangements for the objects to or from the Exhibit must provide for appropriate insurance coverage as specified herein.

3. If the Lender elects to maintain its own insurance, the Lender's insurance shall be primary. Lender agrees to request a waiver of subrogation from its insurer in writing in favor of the City of San Benito prior to the Exhibit. If the Lender fails to request the waiver of subrogation, the agreement shall constitute a release of the City of San Benito from all liability in connection with the loan.

4. The objects shall remain in the possession of the City of San Benito in the Exhibition for which it has been borrowed, for the time specified in this agreement, but may be withdrawn from Exhibition at any time by the City of San Benito. The objects will be returned only to the Lender at the address shown in this agreement unless the City of San Benito is notified in writing. If the legal ownership of the loan shall change during the period of the loan, the new owner may, prior to its return, be required to establish legal right to receive the loan by proof satisfactory to the City of San Benito. Lender may choose to make arrangements for the return of the loan at Lender's expense, including insurance, at the loan termination date by notifying City of San Benito in writing 15 calendar days prior to the termination of the Agreement.

5. Except in case of emergency to preserve the Object, the objects will not be cleaned, restored, or otherwise altered without the written consent of the Lender except in an emergency, in which case the Lender will be notified by telephone and in writing. **All objects on loan should be labeled with the lender's name and title of work on the backside. Borrowed objects should be ready for display: clean and in good condition. Two dimensional objects should be ready for hanging, and three dimensional objects should be structurally sound and stable. CAD reserves the right to curate the exhibition and omit objects.**

6. Except as set forth by Lender above, Lender warrants that it has all right, title and ownership interest in the Object, and that the Object is not subject to any ownership, lien, encumbrance, copyright infringement or other claim by any other person or entity. Lender agrees that it shall not take any action to limit or affect this warranty during the term of this Agreement unless it obtains the advance written agreement of City of San Benito.

7. This Agreement shall be governed by and construed under the laws of the State of Texas, which shall also be the forum for any litigation arising from or incident to this Agreement. This Agreement may not be assigned by either party without the express written consent of the other, in advance.

8. This Agreement and attachments referenced herein, if any, constitute the entire understanding between the parties with respect to the subject matter hereof and may be amended at any time only upon mutual written agreement of the parties. Any notice to the either party shall be sent to the parties at the addresses set forth above by registered or certified mail, return receipt requested or overnight mail service, with proof of delivery.

9. THE CITY OF SAN BENITO AND THE LENDER AGREE THAT THE EXHIBITION OF LENDER'S OBJECTS IS FOR THE MUTUAL BENEFIT OF LENDER AND CITY. NOTHING IN THIS AGREEMENT SHALL BE INTERPRETED AS A WAIVER OF THE CITY OF SAN BENITO'S GOVERNMENTAL IMMUNITY, AND THE CITY SHALL ONLY BE LIABLE UNDER THIS AGREEMENT TO THE EXTENT AND TO THE DEGREE WAIVED BY THE TEXAS STATE LEGISLATURE IN THE TEXAS TORT CLAIMS ACT, SPECIFICALLY THOSE LIMITS OF LIABILITY

IMPOSED BY TEXAS CIVIL PRACTICE AND REMEDIES CODE §101.023. LENDER FURTHER ACKNOWLEDGES AND AGREES THAT THE CITY WILL NOT BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT, WHETHER IN WARRANTY, TORT, CONTRACT, OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, LOSS OF PROFITS OR LOSS OF GOOD WILL, WHETHER OR NOT THE CITY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES WERE FORESEEABLE.

10. The Lender shall defend, indemnify, and hold the City, and the City's officers, employees, and agents, harmless from and against any and all claims, suits, liabilities, losses and expenses (including reasonable attorney's fees), or claims for injury or damages arising out of the performance of this Agreement, including claims brought for copyright or trademark infringement arising from the acts or omission of Lender.

11. Lender acknowledges that he/she is familiar with the terms of Title 6(A) Texas Property Code, Chapter 80 *et seq*, which, in addition to its other provisions, provides that a person who deposits property with a museum is responsible for informing the museum promptly in writing of any change in that person's address or of any change in the ownership of the property on deposit. The Code also provides that a museum may give the lender notice of the museum's intent to terminate a loan that was made for an indefinite term or for a term in excess of seven years. A notice of intent to terminate a loan given under that section must comply with Section 80.003 and must include a statement containing substantially the following information: *"The records of (name of museum) indicate that you have property on loan to it. The museum wishes to terminate the loan. You must contact the museum, establish your ownership of the property, and make arrangements to collect the property. If you fail to do so within 65 days after the date of this notice, you will be deemed to have donated the property to the museum. See Chapter 80, Property Code."* The Code also provides that if, within 65 days after the date of the notice given under Subsection (a), the lender fails to contact the museum, establish ownership of the property, and make arrangements to collect the property, the property is considered to be donated to the museum. The Code also provides that for the purposes of this chapter, a loan for a specified term becomes a loan for an indefinite term if the property remains in the custody of the museum when the specified term expires.

12. Either party may terminate this Agreement by giving the other party 30 calendar days' written notice.

I have read and agree to the attached Terms and Conditions Governing Object Loan Agreement printed on the reverse, and certify that I am the owner or the agent of the owner authorized to agree thereto. I understand that by signing this Agreement, I agree to be bound by all of the provisions set forth herein.

Signed, this _____ day of _____ 2025 in San Benito, Cameron County, Texas.

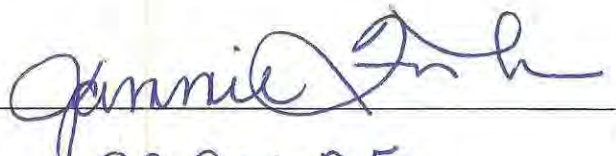
City of San Benito
Attn: Mayor
401 N. Sam Houston Blvd.
San Benito, TX 78586

Lender: Jammie Fisher
Attn: Jammie Fisher
3518 Black Oak Drive
Corpus Christi, TX 78418

CITY OF SAN BENITO:

Lender Name: Jammie Fisher

Ricardo Guerra, Mayor.


02 Oct 25

ATTEST:

Date

Ruth A. McGinnis, City Secretary.

Date

OBJECT LOAN AGREEMENT DESCRIPTION FORM

Lender's/Artist's Name: Jammie Fisher

Contact Number: 361-813-2877

Email: jammief@stx.rr.com

Total Insurance Value: \$ 600.00

Piece No. 01

1. Title and Date of object

Salt Life

Year 2025

2. Shown at Location:

San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586

3. Insurance value of object:

\$600

4. Materials:

Ceramic

5. Dimensions of object in inches:

11x11x13

6. Describe the condition of the object and specify any defects:

Object is in perfect condition - no defects

Piece No. _____

1. Title and Date of object

Year _____

2. Shown at Location:

San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586

3. Insurance value of work:

4. Materials:

5. Dimensions of object in inches:

6. Describe the condition of the object and specify any defects:

Piece No. _____

1. Title and Date of object

Year _____

2. Shown at Location:

San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586

3. Insurance value of object:

4. Materials:

5. Dimensions of object in inches:

6. Describe the condition of the work and specify any defects:



City of San Benito
OBJECT LOAN AGREEMENT

This Object Loan Agreement is entered into by Jose Cosme Esquivel (Lender) and the **City of San Benito** as follows:

Exhibition Title: Moments of Expression: VA Texas Valley Coastal Bend Veterans Creative Arts Competition Exhibition
Exhibition Dates: November 6, 2025 — January 17, 2026

Loan Commencement/Termination Dates and Location:

October 23, 2025 — January 31, 2026

225 E. Stenger St., San Benito, TX 78586

Primary Contact:
Jose Cosme Esquivel

Lender and Address:

702 N Nicholson Ave. Mission, TX 78572

Mobile phone:
956-400-9620

Office:

Lender Email Address:
josephprague.65@outlook.com

Credit line for label, marketing and promotion, and education:

How many pieces are subject to the Agreement? 3 (Please see attached list)

Do you wish to carry your own insurance? (Please refer to conditions printed on reverse.) Yes ☒ No

If you do not hold exclusive copyright, identify the current holder:
N/A

Lender/Artist credit:
Jose Cosme Esquivel

Lender's special instructions:

TERMS AND CONDITIONS GOVERNING THE OBJECT LOAN AGREEMENT

1. Unless permission is refused in writing, it is understood that the Lender authorizes the City of San Benito, to photograph and reproduce in any media the loans for catalogue publications and for archival, educational, and publicity purposes. Unless otherwise instructed in writing, City of San Benito will grant credit to the Lender as specified on the face of this agreement in any labels or publications. If there is more than one piece of Object subject to this Agreement, the information required on page one of this Agreement must be provided by Lender in writing attached hereto and incorporated herein for each piece of Object. City of San Benito shall have no obligation or liability hereunder for any object that is not identified and described in writing as required herein.
2. Unless the Lender elects to maintain its own insurance coverage for the loan period, the City of San Benito will insure the objects under an all risk property insurance policy, for the amount indicated on the face of this agreement, against all risks of physical loss or damage from any external cause while on location during the period of the loan. The policy referred to contains limitations for acts of God and the usual exclusions for loss or damage due to wear and tear, gradual deterioration, moths, vermin, inherent vice or damage sustained due to and resulting from any authorized repairing, restoration or retouching process, or due to such causes as hostile or warlike action in time of peace or war, atomic, nuclear or radioactive force, reaction or contamination, insurrection, rebellion, civil war, usurped power, action taken by governmental authority in hindering, combating or defending against such an occurrence, seizure or destruction under quarantine or customs regulation, confiscation by order of any governmental or public authority, or risks of contraband or illegal transportation or trade. The party that makes the transportation arrangements for the objects to or from the Exhibit must provide for appropriate insurance coverage as specified herein.
3. If the Lender elects to maintain its own insurance, the Lender's insurance shall be primary. Lender agrees to request a waiver of subrogation from its insurer in writing in favor of the City of San Benito prior to the Exhibit. If the Lender fails to request the waiver of subrogation, the agreement shall constitute a release of the City of San Benito from all liability in connection with the loan.
4. The objects shall remain in the possession of the City of San Benito in the Exhibition for which it has been borrowed, for the time specified in this agreement, but may be withdrawn from Exhibition at any time by the City of San Benito. The objects will be returned only to the Lender at the address shown in this agreement unless the City of San Benito is notified in writing. If the legal ownership of the loan shall change during the period of the loan, the new owner may, prior to its return, be required to establish legal right to receive the loan by proof satisfactory to the City of San Benito. Lender may choose to make arrangements for the return of the loan at Lender's expense, including insurance, at the loan termination date by notifying City of San Benito in writing 15 calendar days prior to the termination of the Agreement.
5. Except in case of emergency to preserve the Object, the objects will not be cleaned, restored, or otherwise altered without the written consent of the Lender except in an emergency, in which case the Lender will be notified by telephone and in writing. **All objects on loan should be labeled with the lender's name and title of work on the backside. Borrowed objects should be ready for display: clean and in good condition. Two dimensional objects should be ready for hanging, and three dimensional objects should be structurally sound and stable. CAD reserves the right to curate the exhibition and omit objects.**
6. Except as set forth by Lender above, Lender warrants that it has all right, title and ownership interest in the Object, and that the Object is not subject to any ownership, lien, encumbrance, copyright infringement or other claim by any other person or entity. Lender agrees that it shall not take any action to limit or affect this warranty during the term of this Agreement unless it obtains the advance written agreement of City of San Benito.
7. This Agreement shall be governed by and construed under the laws of the State of Texas, which shall also be the forum for any litigation arising from or incident to this Agreement. This Agreement may not be assigned by either party without the express written consent of the other, in advance.
8. This Agreement and attachments referenced herein, if any, constitute the entire understanding between the parties with respect to the subject matter hereof and may be amended at any time only upon mutual written agreement of the parties. Any notice to the either party shall be sent to the parties at the addresses set forth above by registered or certified mail, return receipt requested or overnight mail service, with proof of delivery.
9. **THE CITY OF SAN BENITO AND THE LENDER AGREE THAT THE EXHIBITION OF LENDER'S OBJECTS IS FOR THE MUTUAL BENEFIT OF LENDER AND CITY. NOTHING IN THIS AGREEMENT SHALL BE INTERPRETED AS A WAIVER OF THE CITY OF SAN BENITO'S GOVERNMENTAL IMMUNITY, AND THE CITY SHALL ONLY BE LIABLE UNDER THIS AGREEMENT TO THE EXTENT AND TO THE DEGREE WAIVED BY THE TEXAS STATE LEGISLATURE IN THE TEXAS TORT CLAIMS ACT, SPECIFICALLY THOSE LIMITS OF LIABILITY**

IMPOSED BY TEXAS CIVIL PRACTICE AND REMEDIES CODE §101.023. LENDER FURTHER ACKNOWLEDGES AND AGREES THAT THE CITY WILL NOT BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT, WHETHER IN WARRANTY, TORT, CONTRACT, OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, LOSS OF PROFITS OR LOSS OF GOOD WILL, WHETHER OR NOT THE CITY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES WERE FORESEEABLE.

10. The Lender shall defend, indemnify, and hold the City, and the City's officers, employees, and agents, harmless from and against any and all claims, suits, liabilities, losses and expenses (including reasonable attorney's fees), or claims for injury or damages arising out of the performance of this Agreement, including claims brought for copyright or trademark infringement arising from the acts or omission of Lender.

11. Lender acknowledges that he/she is familiar with the terms of Title 6(A) Texas Property Code, Chapter 80 *et seq*, which, in addition to its other provisions, provides that a person who deposits property with a museum is responsible for informing the museum promptly in writing of any change in that person's address or of any change in the ownership of the property on deposit. The Code also provides that a museum may give the lender notice of the museum's intent to terminate a loan that was made for an indefinite term or for a term in excess of seven years. A notice of intent to terminate a loan given under that section must comply with Section 80.003 and must include a statement containing substantially the following information: "*The records of (name of museum) indicate that you have property on loan to it. The museum wishes to terminate the loan. You must contact the museum, establish your ownership of the property, and make arrangements to collect the property. If you fail to do so within 65 days after the date of this notice, you will be deemed to have donated the property to the museum. See Chapter 80, Property Code.*" The Code also provides that if, within 65 days after the date of the notice given under Subsection (a), the lender fails to contact the museum, establish ownership of the property, and make arrangements to collect the property, the property is considered to be donated to the museum. The Code also provides that for the purposes of this chapter, a loan for a specified term becomes a loan for an indefinite term if the property remains in the custody of the museum when the specified term expires.

12. Either party may terminate this Agreement by giving the other party 30 calendar days' written notice.

I have read and agree to the attached Terms and Conditions Governing Object Loan Agreement printed on the reverse, and certify that I am the owner or the agent of the owner authorized to agree thereto. I understand that by signing this Agreement, I agree to be bound by all of the provisions set forth herein.

Signed, this 26 day of September 2025 in San Benito, Cameron County, Texas.

City of San Benito
Attn: Mayor
401 N. Sam Houston Blvd.
San Benito, TX 78586

Lender:
Attn:

CITY OF SAN BENITO:

Lender Name:

Ricardo Guerra, Mayor.

Joe C. Esquivel

9/29/2025

ATTEST:

Date

Ruth A. McGinnis, City Secretary.

Date

OBJECT LOAN AGREEMENT DESCRIPTION FORM

Lender's/Artist's Name: Jose Cosme Esquivel

Contact Number: _____

Email: josephprague.65@outlook.com

Total Insurance Value: \$ 225

Piece No. 1

1. Title and Date of object The Gates Year 2025
2. Shown at Location: San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586
3. Insurance value of object: \$75
4. Materials: watercolor on canvas
5. Dimensions of object in inches: 18X24
6. Describe the condition of the object and specify any defects: good condition

Piece No. 2

1. Title and Date of object The Hills Humanity Year 2025
2. Shown at Location: San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586
3. Insurance value of work: \$75
4. Materials: Oil on Canvas
5. Dimensions of object in inches: 16x14
6. Describe the condition of the object and specify any defects: In good condition

Piece No. 3

1. Title and Date of object Girl with a Guitar Year 2025
2. Shown at Location: San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586
3. Insurance value of object: \$75
4. Materials: Acrylic on canvas
5. Dimensions of object in inches: 11X14
6. Describe the condition of the work and specify any defects: In good condition



City of San Benito
OBJECT LOAN AGREEMENT

This Object Loan Agreement is entered into by Jimmy Garcia (Lender) and the **City of San Benito** as follows:

Exhibition Title: Moments of Expression: VA Texas Valley Coastal Bend Veterans Creative Arts Competition Exhibition
Exhibition Dates: November 6, 2025 — January 17, 2026

Loan Commencement/Termination Dates and Location:

October 23, 2025 — January 31, 2026

225 E. Stenger St., San Benito, TX 78586

Primary Contact:

Jimmy Garcia

Lender and Address:

3108 Thunderbird Ave McAllen, TX

Mobile phone:

956-682-4182

Office:

Lender Email Address:

harlingenhigh1975@yahoo.com

Credit line for label, marketing and promotion, and education:

How many pieces are subject to the Agreement? 3 (Please see attached list)

Do you wish to carry your own insurance? (Please refer to conditions printed on reverse.) ☐ Yes ☐ No

If you do not hold exclusive copyright, identify the current holder:

Lender/Artist credit:

Lender's special instructions:

TERMS AND CONDITIONS GOVERNING THE OBJECT LOAN AGREEMENT

1. Unless permission is refused in writing, it is understood that the Lender authorizes the City of San Benito, to photograph and reproduce in any media the loans for catalogue publications and for archival, educational, and publicity purposes. Unless otherwise instructed in writing, City of San Benito will grant credit to the Lender as specified on the face of this agreement in any labels or publications. If there is more than one piece of Object subject to this Agreement, the information required on page one of this Agreement must be provided by Lender in writing attached hereto and incorporated herein for each piece of Object. City of San Benito shall have no obligation or liability hereunder for any object that is not identified and described in writing as required herein.
2. Unless the Lender elects to maintain its own insurance coverage for the loan period, the City of San Benito will insure the objects under an all risk property insurance policy, for the amount indicated on the face of this agreement, against all risks of physical loss or damage from any external cause while on location during the period of the loan. The policy referred to contains limitations for acts of God and the usual exclusions for loss or damage due to wear and tear, gradual deterioration, moths, vermin, inherent vice or damage sustained due to and resulting from any authorized repairing, restoration or retouching process, or due to such causes as hostile or warlike action in time of peace or war, atomic, nuclear or radioactive force, reaction or contamination, insurrection, rebellion, civil war, usurped power, action taken by governmental authority in hindering, combating or defending against such an occurrence, seizure or destruction under quarantine or customs regulation, confiscation by order of any governmental or public authority, or risks of contraband or illegal transportation or trade. The party that makes the transportation arrangements for the objects to or from the Exhibit must provide for appropriate insurance coverage as specified herein.
3. If the Lender elects to maintain its own insurance, the Lender's insurance shall be primary. Lender agrees to request a waiver of subrogation from its insurer in writing in favor of the City of San Benito prior to the Exhibit. If the Lender fails to request the waiver of subrogation, the agreement shall constitute a release of the City of San Benito from all liability in connection with the loan.
4. The objects shall remain in the possession of the City of San Benito in the Exhibition for which it has been borrowed, for the time specified in this agreement, but may be withdrawn from Exhibition at any time by the City of San Benito. The objects will be returned only to the Lender at the address shown in this agreement unless the City of San Benito is notified in writing. If the legal ownership of the loan shall change during the period of the loan, the new owner may, prior to its return, be required to establish legal right to receive the loan by proof satisfactory to the City of San Benito. Lender may choose to make arrangements for the return of the loan at Lender's expense, including insurance, at the loan termination date by notifying City of San Benito in writing 15 calendar days prior to the termination of the Agreement.
5. Except in case of emergency to preserve the Object, the objects will not be cleaned, restored, or otherwise altered without the written consent of the Lender except in an emergency, in which case the Lender will be notified by telephone and in writing. **All objects on loan should be labeled with the lender's name and title of work on the backside. Borrowed objects should be ready for display: clean and in good condition. Two dimensional objects should be ready for hanging, and three dimensional objects should be structurally sound and stable. CAD reserves the right to curate the exhibition and omit objects.**
6. Except as set forth by Lender above, Lender warrants that it has all right, title and ownership interest in the Object, and that the Object is not subject to any ownership, lien, encumbrance, copyright infringement or other claim by any other person or entity. Lender agrees that it shall not take any action to limit or affect this warranty during the term of this Agreement unless it obtains the advance written agreement of City of San Benito.
7. This Agreement shall be governed by and construed under the laws of the State of Texas, which shall also be the forum for any litigation arising from or incident to this Agreement. This Agreement may not be assigned by either party without the express written consent of the other, in advance.
8. This Agreement and attachments referenced herein, if any, constitute the entire understanding between the parties with respect to the subject matter hereof and may be amended at any time only upon mutual written agreement of the parties. Any notice to the either party shall be sent to the parties at the addresses set forth above by registered or certified mail, return receipt requested or overnight mail service, with proof of delivery.
9. **THE CITY OF SAN BENITO AND THE LENDER AGREE THAT THE EXHIBITION OF LENDER'S OBJECTS IS FOR THE MUTUAL BENEFIT OF LENDER AND CITY. NOTHING IN THIS AGREEMENT SHALL BE INTERPRETED AS A WAIVER OF THE CITY OF SAN BENITO'S GOVERNMENTAL IMMUNITY, AND THE CITY SHALL ONLY BE LIABLE UNDER THIS AGREEMENT TO THE EXTENT AND TO THE DEGREE WAIVED BY THE TEXAS STATE LEGISLATURE IN THE TEXAS TORT CLAIMS ACT, SPECIFICALLY THOSE LIMITS OF LIABILITY**

IMPOSED BY TEXAS CIVIL PRACTICE AND REMEDIES CODE §101.023. LENDER FURTHER ACKNOWLEDGES AND AGREES THAT THE CITY WILL NOT BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT, WHETHER IN WARRANTY, TORT, CONTRACT, OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, LOSS OF PROFITS OR LOSS OF GOOD WILL, WHETHER OR NOT THE CITY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES WERE FORESEEABLE.

10. The Lender shall defend, indemnify, and hold the City, and the City's officers, employees, and agents, harmless from and against any and all claims, suits, liabilities, losses and expenses (including reasonable attorney's fees), or claims for injury or damages arising out of the performance of this Agreement, including claims brought for copyright or trademark infringement arising from the acts or omission of Lender.

11. Lender acknowledges that he/she is familiar with the terms of Title 6(A) Texas Property Code, Chapter 80 *et seq*, which, in addition to its other provisions, provides that a person who deposits property with a museum is responsible for informing the museum promptly in writing of any change in that person's address or of any change in the ownership of the property on deposit. The Code also provides that a museum may give the lender notice of the museum's intent to terminate a loan that was made for an indefinite term or for a term in excess of seven years. A notice of intent to terminate a loan given under that section must comply with Section 80.003 and must include a statement containing substantially the following information: *"The records of (name of museum) indicate that you have property on loan to it. The museum wishes to terminate the loan. You must contact the museum, establish your ownership of the property, and make arrangements to collect the property. If you fail to do so within 65 days after the date of this notice, you will be deemed to have donated the property to the museum. See Chapter 80, Property Code."* The Code also provides that if, within 65 days after the date of the notice given under Subsection (a), the lender fails to contact the museum, establish ownership of the property, and make arrangements to collect the property, the property is considered to be donated to the museum. The Code also provides that for the purposes of this chapter, a loan for a specified term becomes a loan for an indefinite term if the property remains in the custody of the museum when the specified term expires.

12. Either party may terminate this Agreement by giving the other party 30 calendar days' written notice.

I have read and agree to the attached Terms and Conditions Governing Object Loan Agreement printed on the reverse, and certify that I am the owner or the agent of the owner authorized to agree thereto. I understand that by signing this Agreement, I agree to be bound by all of the provisions set forth herein.

Signed, this _____ day of _____ 2025 in San Benito, Cameron County, Texas.

City of San Benito
Attn: Mayor
401 N. Sam Houston Blvd.
San Benito, TX 78586

Lender:
Attn:

CITY OF SAN BENITO:

Lender Name:

Ricardo Guerra, Mayor.

[Signature]

03 Oct 25

ATTEST:

Date

Ruth A. McGinnis, City Secretary.

Date

OBJECT LOAN AGREEMENT DESCRIPTION FORM

Lender's/Artist's Name: Jimmy Garcia

Contact Number: 954-682-4182

Email: harlingen high 1975@yahoo.com Total Insurance Value: \$

Piece No. Q 1

- | | |
|--|---|
| 1. Title and Date of object | <u>What's For Breakfast</u> Year <u>29</u> |
| 2. Shown at Location: | San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586 |
| 3. Insurance value of object: | _____ |
| 4. Materials: | <u>oil</u> |
| 5. Dimensions of object in inches: | <u>11 x 14</u> |
| 6. Describe the condition of the object and specify any defects: | <u>None</u> |

Piece No. 2

- | | |
|--|---|
| 1. Title and Date of object | Fond <u>Memories of Fishing</u> Year <u>24</u> |
| 2. Shown at Location: | San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586 |
| 3. Insurance value of work: | |
| 4. Materials: | <u>Color Pencil</u> |
| 5. Dimensions of object in inches: | <u>11 x 14</u> |
| 6. Describe the condition of the object and specify any defects: | |

Piece No. 3

- | | | | |
|----|---|---|----------------|
| 1. | Title and Date of object | <u>Hawlingen Low Water Bridge</u> | Year <u>24</u> |
| | | <hr/> | |
| 2. | Shown at Location: | San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586 | |
| | | <hr/> | |
| 3. | Insurance value of object: | <hr/> | |
| | | <hr/> | |
| 4. | Materials: | <u>Pastel</u> | |
| 5. | Dimensions of object in inches: | <u>14 x 18</u> | |
| | | <hr/> | |
| 6. | Describe the condition of the work and specify any defects: | <hr/> | |



City of San Benito
OBJECT LOAN AGREEMENT

This Object Loan Agreement is entered into by Eseguil Rubio (Lender) and the **City of San Benito** as follows:

Exhibition Title: _____ Exhibition Dates: November 6, 2025 — January 17, 2026
Moments of Expression: VA Texas Valley Coastal Bend Veterans Creative Arts Competition Exhibition

Loan Commencement/Termination Dates and Location:

October 23, 2025 — January 31, 2026

225 E. Stenger St., San Benito, TX 78586

Primary Contact:

Eseguil Rubio

Lender and Address:

911 Rio Bravo St Weslaco TX 78596

Mobile phone:

956 375 9056

Office: \

Lender Email Address:

esequielrubio@gmail.com

Credit line for label, marketing and promotion, and education:

How many pieces are subject to the Agreement? 1 (Please see attached list)

Do you wish to carry your own insurance? (Please refer to conditions printed on reverse.) Yes ☒ No

If you do not hold exclusive copyright, identify the current holder:

Lender/Artist credit:

Lender's special instructions:

TERMS AND CONDITIONS GOVERNING THE OBJECT LOAN AGREEMENT

1. Unless permission is refused in writing, it is understood that the Lender authorizes the City of San Benito, to photograph and reproduce in any media the loans for catalogue publications and for archival, educational, and publicity purposes. Unless otherwise instructed in writing, City of San Benito will grant credit to the Lender as specified on the face of this agreement in any labels or publications. If there is more than one piece of Object subject to this Agreement, the information required on page one of this Agreement must be provided by Lender in writing attached hereto and incorporated herein for each piece of Object. City of San Benito shall have no obligation or liability hereunder for any object that is not identified and described in writing as required herein.
2. Unless the Lender elects to maintain its own insurance coverage for the loan period, the City of San Benito will insure the objects under an all risk property insurance policy, for the amount indicated on the face of this agreement, against all risks of physical loss or damage from any external cause while on location during the period of the loan. The policy referred to contains limitations for acts of God and the usual exclusions for loss or damage due to wear and tear, gradual deterioration, moths, vermin, inherent vice or damage sustained due to and resulting from any authorized repairing, restoration or retouching process, or due to such causes as hostile or warlike action in time of peace or war, atomic, nuclear or radioactive force, reaction or contamination, insurrection, rebellion, civil war, usurped power, action taken by governmental authority in hindering, combating or defending against such an occurrence, seizure or destruction under quarantine or customs regulation, confiscation by order of any governmental or public authority, or risks of contraband or illegal transportation or trade. The party that makes the transportation arrangements for the objects to or from the Exhibit must provide for appropriate insurance coverage as specified herein.
3. If the Lender elects to maintain its own insurance, the Lender's insurance shall be primary. Lender agrees to request a waiver of subrogation from its insurer in writing in favor of the City of San Benito prior to the Exhibit. If the Lender fails to request the waiver of subrogation, the agreement shall constitute a release of the City of San Benito from all liability in connection with the loan.
4. The objects shall remain in the possession of the City of San Benito in the Exhibition for which it has been borrowed, for the time specified in this agreement, but may be withdrawn from Exhibition at any time by the City of San Benito. The objects will be returned only to the Lender at the address shown in this agreement unless the City of San Benito is notified in writing. If the legal ownership of the loan shall change during the period of the loan, the new owner may, prior to its return, be required to establish legal right to receive the loan by proof satisfactory to the City of San Benito. Lender may choose to make arrangements for the return of the loan at Lender's expense, including insurance, at the loan termination date by notifying City of San Benito in writing 15 calendar days prior to the termination of the Agreement.
5. Except in case of emergency to preserve the Object, the objects will not be cleaned, restored, or otherwise altered without the written consent of the Lender except in an emergency, in which case the Lender will be notified by telephone and in writing. **All objects on loan should be labeled with the lender's name and title of work on the backside. Borrowed objects should be ready for display: clean and in good condition. Two dimensional objects should be ready for hanging, and three dimensional objects should be structurally sound and stable. CAD reserves the right to curate the exhibition and omit objects.**
6. Except as set forth by Lender above, Lender warrants that it has all right, title and ownership interest in the Object, and that the Object is not subject to any ownership, lien, encumbrance, copyright infringement or other claim by any other person or entity. Lender agrees that it shall not take any action to limit or affect this warranty during the term of this Agreement unless it obtains the advance written agreement of City of San Benito.
7. This Agreement shall be governed by and construed under the laws of the State of Texas, which shall also be the forum for any litigation arising from or incident to this Agreement. This Agreement may not be assigned by either party without the express written consent of the other, in advance.
8. This Agreement and attachments referenced herein, if any, constitute the entire understanding between the parties with respect to the subject matter hereof and may be amended at any time only upon mutual written agreement of the parties. Any notice to the either party shall be sent to the parties at the addresses set forth above by registered or certified mail, return receipt requested or overnight mail service, with proof of delivery.
9. **THE CITY OF SAN BENITO AND THE LENDER AGREE THAT THE EXHIBITION OF LENDER'S OBJECTS IS FOR THE MUTUAL BENEFIT OF LENDER AND CITY. NOTHING IN THIS AGREEMENT SHALL BE INTERPRETED AS A WAIVER OF THE CITY OF SAN BENITO'S**

IMPOSED BY TEXAS CIVIL PRACTICE AND REMEDIES CODE §101.023. LENDER FURTHER ACKNOWLEDGES AND AGREES THAT THE CITY WILL NOT BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT, WHETHER IN WARRANTY, TORT, CONTRACT, OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, LOSS OF PROFITS OR LOSS OF GOOD WILL, WHETHER OR NOT THE CITY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES WERE FORESEEABLE.

10. The Lender shall defend, indemnify, and hold the City, and the City's officers, employees, and agents, harmless from and against any and all claims, suits, liabilities, losses and expenses (including reasonable attorney's fees), or claims for injury or damages arising out of the performance of this Agreement, including claims brought for copyright or trademark infringement arising from the acts or omission of Lender.

11. Lender acknowledges that he/she is familiar with the terms of Title 6(A) Texas Property Code, Chapter 80 *et seq*, which, in addition to its other provisions, provides that a person who deposits property with a museum is responsible for informing the museum promptly in writing of any change in that person's address or of any change in the ownership of the property on deposit. The Code also provides that a museum may give the lender notice of the museum's intent to terminate a loan that was made for an indefinite term or for a term in excess of seven years. A notice of intent to terminate a loan given under that section must comply with Section 80.003 and must include a statement containing substantially the following information: "*The records of (name of museum) indicate that you have property on loan to it. The museum wishes to terminate the loan. You must contact the museum, establish your ownership of the property, and make arrangements to collect the property. If you fail to do so within 65 days after the date of this notice, you will be deemed to have donated the property to the museum. See Chapter 80, Property Code.*" The Code also provides that if, within 65 days after the date of the notice given under Subsection (a), the lender fails to contact the museum, establish ownership of the property, and make arrangements to collect the property, the property is considered to be donated to the museum. The Code also provides that for the purposes of this chapter, a loan for a specified term becomes a loan for an indefinite term if the property remains in the custody of the museum when the specified term expires.

12. Either party may terminate this Agreement by giving the other party 30 calendar days' written notice.

I have read and agree to the attached Terms and Conditions Governing Object Loan Agreement printed on the reverse, and certify that I am the owner or the agent of the owner authorized to agree thereto. I understand that by signing this Agreement, I agree to be bound by all of the provisions set forth herein.

Signed, this 6 day of Oct 2025 in San Benito, Cameron County, Texas.

City of San Benito
Attn: Mayor
401 N. Sam Houston Blvd.
San Benito, TX 78586

Lender:
Attn:

CITY OF SAN BENITO:

Lender Name:

Eseguel Rubio



Ricardo Guerra, Mayor.

Date

ATTEST:

Ruth A. McGinnis, City Secretary.

Date

OBJECT LOAN AGREEMENT DESCRIPTION FORM

Lender's/Artist's Name: Freyer/Proba

Contact Number: 456 375 9056

Email: esegualpalma@egmmt.

Total Insurance Value: \$ _____

Piece No. 1

1. Title and Date of object

Quelto Year 2024

2. Shown at Location:

San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586

3. Insurance value of object:

4. Materials:

Acrylic on Canvas
30 X 70 inches

5. Dimensions of object in inches:

6. Describe the condition of the object and specify any defects: _____

Piece No. _____

1. Title and Date of object

_____ Year _____

2. Shown at Location:

San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586

3. Insurance value of work:

4. Materials:

5. Dimensions of object in inches:

6. Describe the condition of the object and specify any defects: _____

Piece No. _____

1. Title and Date of object

_____ Year _____

2. Shown at Location:

San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586

3. Insurance value of object:

4. Materials:

5. Dimensions of object in inches:

6. Describe the condition of the work and specify any defects: _____



City of San Benito
OBJECT LOAN AGREEMENT

This Object Loan Agreement is entered into by Cesar Liza (Lender) and the City of San Benito as follows:

Exhibition Title: _____ Exhibition Dates: November 6, 2025 — January 17, 2026
Moments of Expression: VA Texas Valley Coastal Bend Veterans Creative Arts Competition Exhibition

Loan Commencement/Termination Dates and Location:

October 23, 2025 — January 31, 2026

225 E. Stenger St., San Benito, TX 78586

Primary Contact: _____

Lender and Address:

5702 S. 28 Ln McAllen

Mobile phone: (957) 655-2644

Office: _____

Lender Email Address: cliza 6868@gmail.com

Credit line for label, marketing and promotion, and education: _____

How many pieces are subject to the Agreement? 3 (Please see attached list)

Do you wish to carry your own insurance? (Please refer to conditions printed on reverse.) ☐ Yes ☐ No

If you do not hold exclusive copyright, identify the current holder: _____

Lender/Artist credit: _____

Lender's special instructions: _____

TERMS AND CONDITIONS GOVERNING THE OBJECT LOAN AGREEMENT

1. Unless permission is refused in writing, it is understood that the Lender authorizes the City of San Benito, to photograph and reproduce in any media the loans for catalogue publications and for archival, educational, and publicity purposes. Unless otherwise instructed in writing, City of San Benito will grant credit to the Lender as specified on the face of this agreement in any labels or publications. If there is more than one piece of Object subject to this Agreement, the information required on page one of this Agreement must be provided by Lender in writing attached hereto and incorporated herein for each piece of Object. City of San Benito shall have no obligation or liability hereunder for any object that is not identified and described in writing as required herein.
2. Unless the Lender elects to maintain its own insurance coverage for the loan period, the City of San Benito will insure the objects under an all risk property insurance policy, for the amount indicated on the face of this agreement, against all risks of physical loss or damage from any external cause while on location during the period of the loan. The policy referred to contains limitations for acts of God and the usual exclusions for loss or damage due to wear and tear, gradual deterioration, moths, vermin, inherent vice or damage sustained due to and resulting from any authorized repairing, restoration or retouching process, or due to such causes as hostile or warlike action in time of peace or war, atomic, nuclear or radioactive force, reaction or contamination, insurrection, rebellion, civil war, usurped power, action taken by governmental authority in hindering, combating or defending against such an occurrence, seizure or destruction under quarantine or customs regulation, confiscation by order of any governmental or public authority, or risks of contraband or illegal transportation or trade. The party that makes the transportation arrangements for the objects to or from the Exhibit must provide for appropriate insurance coverage as specified herein.
3. If the Lender elects to maintain its own insurance, the Lender's insurance shall be primary. Lender agrees to request a waiver of subrogation from its insurer in writing in favor of the City of San Benito prior to the Exhibit. If the Lender fails to request the waiver of subrogation, the agreement shall constitute a release of the City of San Benito from all liability in connection with the loan.
4. The objects shall remain in the possession of the City of San Benito in the Exhibition for which it has been borrowed, for the time specified in this agreement, but may be withdrawn from Exhibition at any time by the City of San Benito. The objects will be returned only to the Lender at the address shown in this agreement unless the City of San Benito is notified in writing. If the legal ownership of the loan shall change during the period of the loan, the new owner may, prior to its return, be required to establish legal right to receive the loan by proof satisfactory to the City of San Benito. Lender may choose to make arrangements for the return of the loan at Lender's expense, including insurance, at the loan termination date by notifying City of San Benito in writing 15 calendar days prior to the termination of the Agreement.
5. Except in case of emergency to preserve the Object, the objects will not be cleaned, restored, or otherwise altered without the written consent of the Lender except in an emergency, in which case the Lender will be notified by telephone and in writing. **All objects on loan should be labeled with the lender's name and title of work on the backside. Borrowed objects should be ready for display: clean and in good condition. Two dimensional objects should be ready for hanging, and three dimensional objects should be structurally sound and stable. CAD reserves the right to curate the exhibition and omit objects.**
6. Except as set forth by Lender above, Lender warrants that it has all right, title and ownership interest in the Object, and that the Object is not subject to any ownership, lien, encumbrance, copyright infringement or other claim by any other person or entity. Lender agrees that it shall not take any action to limit or affect this warranty during the term of this Agreement unless it obtains the advance written agreement of City of San Benito.
7. This Agreement shall be governed by and construed under the laws of the State of Texas, which shall also be the forum for any litigation arising from or incident to this Agreement. This Agreement may not be assigned by either party without the express written consent of the other, in advance.
8. This Agreement and attachments referenced herein, if any, constitute the entire understanding between the parties with respect to the subject matter hereof and may be amended at any time only upon mutual written agreement of the parties. Any notice to the either party shall be sent to the parties at the addresses set forth above by registered or certified mail, return receipt requested or overnight mail service, with proof of delivery.
9. **THE CITY OF SAN BENITO AND THE LENDER AGREE THAT THE EXHIBITION OF LENDER'S OBJECTS IS FOR THE MUTUAL BENEFIT OF LENDER AND CITY. NOTHING IN THIS AGREEMENT SHALL BE INTERPRETED AS A WAIVER OF THE CITY OF SAN BENITO'S GOVERNMENTAL IMMUNITY, AND THE CITY SHALL ONLY BE LIABLE UNDER THIS AGREEMENT TO THE EXTENT AND TO THE DEGREE**

IMPOSED BY TEXAS CIVIL PRACTICE AND REMEDIES CODE §101.023. LENDER FURTHER ACKNOWLEDGES AND AGREES THAT THE CITY WILL NOT BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT, WHETHER IN WARRANTY, TORT, CONTRACT, OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, LOSS OF PROFITS OR LOSS OF GOOD WILL, WHETHER OR NOT THE CITY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES WERE FORESEEABLE.

10. The Lender shall defend, indemnify, and hold the City, and the City's officers, employees, and agents, harmless from and against any and all claims, suits, liabilities, losses and expenses (including reasonable attorney's fees), or claims for injury or damages arising out of the performance of this Agreement, including claims brought for copyright or trademark infringement arising from the acts or omission of Lender.

11. Lender acknowledges that he/she is familiar with the terms of Title 6(A) Texas Property Code, Chapter 80 *et seq*, which, in addition to its other provisions, provides that a person who deposits property with a museum is responsible for informing the museum promptly in writing of any change in that person's address or of any change in the ownership of the property on deposit. The Code also provides that a museum may give the lender notice of the museum's intent to terminate a loan that was made for an indefinite term or for a term in excess of seven years. A notice of intent to terminate a loan given under that section must comply with Section 80.003 and must include a statement containing substantially the following information: *"The records of (name of museum) indicate that you have property on loan to it. The museum wishes to terminate the loan. You must contact the museum, establish your ownership of the property, and make arrangements to collect the property. If you fail to do so within 65 days after the date of this notice, you will be deemed to have donated the property to the museum. See Chapter 80, Property Code."* The Code also provides that if, within 65 days after the date of the notice given under Subsection (a), the lender fails to contact the museum, establish ownership of the property, and make arrangements to collect the property, the property is considered to be donated to the museum. The Code also provides that for the purposes of this chapter, a loan for a specified term becomes a loan for an indefinite term if the property remains in the custody of the museum when the specified term expires.

12. Either party may terminate this Agreement by giving the other party 30 calendar days' written notice.

I have read and agree to the attached Terms and Conditions Governing Object Loan Agreement printed on the reverse, and certify that I am the owner or the agent of the owner authorized to agree thereto. I understand that by signing this Agreement, I agree to be bound by all of the provisions set forth herein.

Signed, this _____ day of _____ 2025 in San Benito, Cameron County, Texas.

City of San Benito
Attn: Mayor
401 N. Sam Houston Blvd.
San Benito, TX 78586

Lender:
Attn:

CITY OF SAN BENITO:

Lender Name:

Cosmo Lim.

Ricardo Guerra, Mayor.

ATTEST:

Date

10-07-2025

Ruth A. McGinnis, City Secretary.

Date

OBJECT LOAN AGREEMENT DESCRIPTION FORM

Lender's/Artist's Name: ~~Chato~~ Cesar Liras

Contact Number: (952) 655-2244

Email: clira6868@gmail.com

Total Insurance Value: \$ _____

Piece No. 1

1. Title and Date of object

Memories Year 2025

2. Shown at Location:

San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586

3. Insurance value of object:

4. Materials:

5. Dimensions of object in inches:

38" x 50"

6. Describe the condition of the object and specify any defects:

Piece No. 2

1. Title and Date of object

chronic Pain Year 2025

2. Shown at Location:

San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586

3. Insurance value of work:

4. Materials:

ceramic - metal

5. Dimensions of object in inches:

6. Describe the condition of the object and specify any defects:

Piece No. 3

1. Title and Date of object

chronic Journey Year 2025

2. Shown at Location:

San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586

3. Insurance value of object:

4. Materials:

5. Dimensions of object in inches:

Canvas
3' x 4'

6. Describe the condition of the work and specify any defects:



City of San Benito
OBJECT LOAN AGREEMENT

This Object Loan Agreement is entered into by DAVID R. GUTIERREZ (Lender) and the **City of San Benito** as follows:

Exhibition Title: _____ Exhibition Dates: November 6, 2025 — January 17, 2026
Moments of Expression: VA Texas Valley Coastal Bend Veterans Creative Arts Competition Exhibition

Loan Commencement/Termination Dates and Location:

October 23, 2025 — January 31, 2026

225 E. Stenger St., San Benito, TX 78586

Primary Contact: DAVID R GUTIERREZ

Lender and Address:

318 MARIGOLD AVE, MCALLEN, TX 78501

Mobile phone: (956) 212-2137

Office: _____

Lender Email Address: dave.advent31@gmail.com

Credit line for label, marketing and promotion, and education:

How many pieces are subject to the Agreement? 01 (Please see attached list)

Do you wish to carry your own insurance? (Please refer to conditions printed on reverse.) ☐ Yes ☐ No

If you do not hold exclusive copyright, identify the current holder:

Lender/Artist credit:

Lender's special instructions:

TERMS AND CONDITIONS GOVERNING THE OBJECT LOAN AGREEMENT

1. Unless permission is refused in writing, it is understood that the Lender authorizes the City of San Benito, to photograph and reproduce in any media the loans for catalogue publications and for archival, educational, and publicity purposes. Unless otherwise instructed in writing, City of San Benito will grant credit to the Lender as specified on the face of this agreement in any labels or publications. If there is more than one piece of Object subject to this Agreement, the information required on page one of this Agreement must be provided by Lender in writing attached hereto and incorporated herein for each piece of Object. City of San Benito shall have no obligation or liability hereunder for any object that is not identified and described in writing as required herein.
2. Unless the Lender elects to maintain its own insurance coverage for the loan period, the City of San Benito will insure the objects under an all risk property insurance policy, for the amount indicated on the face of this agreement, against all risks of physical loss or damage from any external cause while on location during the period of the loan. The policy referred to contains limitations for acts of God and the usual exclusions for loss or damage due to wear and tear, gradual deterioration, moths, vermin, inherent vice or damage sustained due to and resulting from any authorized repairing, restoration or retouching process, or due to such causes as hostile or warlike action in time of peace or war, atomic, nuclear or radioactive force, reaction or contamination, insurrection, rebellion, civil war, usurped power, action taken by governmental authority in hindering, combating or defending against such an occurrence, seizure or destruction under quarantine or customs regulation, confiscation by order of any governmental or public authority, or risks of contraband or illegal transportation or trade. The party that makes the transportation arrangements for the objects to or from the Exhibit must provide for appropriate insurance coverage as specified herein.
3. If the Lender elects to maintain its own insurance, the Lender's insurance shall be primary. Lender agrees to request a waiver of subrogation from its insurer in writing in favor of the City of San Benito prior to the Exhibit. If the Lender fails to request the waiver of subrogation, the agreement shall constitute a release of the City of San Benito from all liability in connection with the loan.
4. The objects shall remain in the possession of the City of San Benito in the Exhibition for which it has been borrowed, for the time specified in this agreement, but may be withdrawn from Exhibition at any time by the City of San Benito. The objects will be returned only to the Lender at the address shown in this agreement unless the City of San Benito is notified in writing. If the legal ownership of the loan shall change during the period of the loan, the new owner may, prior to its return, be required to establish legal right to receive the loan by proof satisfactory to the City of San Benito. Lender may choose to make arrangements for the return of the loan at Lender's expense, including insurance, at the loan termination date by notifying City of San Benito in writing 15 calendar days prior to the termination of the Agreement.
5. Except in case of emergency to preserve the Object, the objects will not be cleaned, restored, or otherwise altered without the written consent of the Lender except in an emergency, in which case the Lender will be notified by telephone and in writing. **All objects on loan should be labeled with the lender's name and title of work on the backside. Borrowed objects should be ready for display: clean and in good condition. Two dimensional objects should be ready for hanging, and three dimensional objects should be structurally sound and stable. CAD reserves the right to curate the exhibition and omit objects.**
6. Except as set forth by Lender above, Lender warrants that it has all right, title and ownership interest in the Object, and that the Object is not subject to any ownership, lien, encumbrance, copyright infringement or other claim by any other person or entity. Lender agrees that it shall not take any action to limit or affect this warranty during the term of this Agreement unless it obtains the advance written agreement of City of San Benito.
7. This Agreement shall be governed by and construed under the laws of the State of Texas, which shall also be the forum for any litigation arising from or incident to this Agreement. This Agreement may not be assigned by either party without the express written consent of the other, in advance.
8. This Agreement and attachments referenced herein, if any, constitute the entire understanding between the parties with respect to the subject matter hereof and may be amended at any time only upon mutual written agreement of the parties. Any notice to the either party shall be sent to the parties at the addresses set forth above by registered or certified mail, return receipt requested or overnight mail service, with proof of delivery.
9. **THE CITY OF SAN BENITO AND THE LENDER AGREE THAT THE EXHIBITION OF LENDER'S OBJECTS IS FOR THE MUTUAL BENEFIT OF LENDER AND CITY. NOTHING IN THIS AGREEMENT SHALL BE INTERPRETED AS A WAIVER OF THE CITY OF SAN BENITO'S GOVERNMENTAL IMMUNITY, AND THE CITY SHALL ONLY BE LIABLE UNDER THIS AGREEMENT TO THE EXTENT AND TO THE DEGREE WAIVED BY THE TEXAS STATE LEGISLATURE IN THE TEXAS TORT CLAIMS ACT, SPECIFICALLY THOSE LIMITS OF LIABILITY**

IMPOSED BY TEXAS CIVIL PRACTICE AND REMEDIES CODE §101.023. LENDER FURTHER ACKNOWLEDGES AND AGREES THAT THE CITY WILL NOT BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT, WHETHER IN WARRANTY, TORT, CONTRACT, OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, LOSS OF PROFITS OR LOSS OF GOOD WILL, WHETHER OR NOT THE CITY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES WERE FORESEEABLE.

10. The Lender shall defend, indemnify, and hold the City, and the City’s officers, employees, and agents, harmless from and against any and all claims, suits, liabilities, losses and expenses (including reasonable attorney’s fees), or claims for injury or damages arising out of the performance of this Agreement, including claims brought for copyright or trademark infringement arising from the acts or omission of Lender.

11. Lender acknowledges that he/she is familiar with the terms of Title 6(A) Texas Property Code, Chapter 80 *et seq*, which, in addition to its other provisions, provides that a person who deposits property with a museum is responsible for informing the museum promptly in writing of any change in that person’s address or of any change in the ownership of the property on deposit. The Code also provides that a museum may give the lender notice of the museum’s intent to terminate a loan that was made for an indefinite term or for a term in excess of seven years. A notice of intent to terminate a loan given under that section must comply with Section 80.003 and must include a statement containing substantially the following information: *“The records of (name of museum) indicate that you have property on loan to it. The museum wishes to terminate the loan. You must contact the museum, establish your ownership of the property, and make arrangements to collect the property. If you fail to do so within 65 days after the date of this notice, you will be deemed to have donated the property to the museum. See Chapter 80, Property Code.”* The Code also provides that if, within 65 days after the date of the notice given under Subsection (a), the lender fails to contact the museum, establish ownership of the property, and make arrangements to collect the property, the property is considered to be donated to the museum. The Code also provides that for the purposes of this chapter, a loan for a specified term becomes a loan for an indefinite term if the property remains in the custody of the museum when the specified term expires.

12. Either party may terminate this Agreement by giving the other party 30 calendar days’ written notice.

I have read and agree to the attached Terms and Conditions Governing Object Loan Agreement printed on the reverse, and certify that I am the owner or the agent of the owner authorized to agree thereto. I understand that by signing this Agreement, I agree to be bound by all of the provisions set forth herein.

Signed, this _____ day of _____ 2025 in San Benito, Cameron County, Texas.

City of San Benito
Attn: Mayor
401 N. Sam Houston Blvd.
San Benito, TX 78586

Lender:
Attn:

CITY OF SAN BENITO:

Lender Name:

Ricardo Guerra, Mayor.

David R. Gutierrez

ATTEST:

10-07-25
Date

Ruth A. McGinnis, City Secretary.

Date

OBJECT LOAN AGREEMENT DESCRIPTION FORM

Lender's/Artist's Name: DAVID R. GUTIERREZ

Contact Number: (956) 212-2137

Email: dave.advent31@gmail.com

Total Insurance Value: \$ _____

Piece No. _____

1. Title and Date of object _____ JULY Year 2025
2. Shown at Location: San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586
3. Insurance value of object: _____
4. Materials: PENCIL, POSTER BOARD
5. Dimensions of object in inches: _____
6. Describe the condition of the object and specify any defects: GOOD CONDITION, NO DEFECTS

Piece No. _____

1. Title and Date of object _____ JUL Year 2025
2. Shown at Location: San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586
3. Insurance value of work: _____
4. Materials: _____
5. Dimensions of object in inches: _____
6. Describe the condition of the object and specify any defects: _____

Piece No. _____

1. Title and Date of object _____ Year _____
2. Shown at Location: San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586
3. Insurance value of object: _____
4. Materials: _____
5. Dimensions of object in inches: _____
6. Describe the condition of the work and specify any defects: _____



City of San Benito
OBJECT LOAN AGREEMENT

This Object Loan Agreement is entered into by Angel Berrios (Lender) and the City of San Benito as follows:

Exhibition Title: _____ Exhibition Dates: November 6, 2025 — January 17, 2026
Moments of Expression: VA Texas Valley Coastal Bend Veterans Creative Arts Competition Exhibition

Loan Commencement/Termination Dates and Location:

October 23, 2025 — January 31, 2026

225 E. Stenger St., San Benito, TX 78586

Primary Contact:

Angel Berrios

Lender and Address:

4225 Country Colony
Edinburg TX 78541

Mobile phone:

956 929 0689

Office:

Lender Email Address:

aberrios1948@hotmail.com

Credit line for label, marketing and promotion, and education:

How many pieces are subject to the Agreement? 2 (Please see attached list)

Do you wish to carry your own insurance? (Please refer to conditions printed on reverse.) ☐ Yes ☐ No

If you do not hold exclusive copyright, identify the current holder:

Lender/Artist credit:

Lender's special instructions:

TERMS AND CONDITIONS GOVERNING THE OBJECT LOAN AGREEMENT

1. Unless permission is refused in writing, it is understood that the Lender authorizes the City of San Benito, to photograph and reproduce in any media the loans for catalogue publications and for archival, educational, and publicity purposes. Unless otherwise instructed in writing, City of San Benito will grant credit to the Lender as specified on the face of this agreement in any labels or publications. If there is more than one piece of Object subject to this Agreement, the information required on page one of this Agreement must be provided by Lender in writing attached hereto and incorporated herein for each piece of Object. City of San Benito shall have no obligation or liability hereunder for any object that is not identified and described in writing as required herein.
2. Unless the Lender elects to maintain its own insurance coverage for the loan period, the City of San Benito will insure the objects under an all risk property insurance policy, for the amount indicated on the face of this agreement, against all risks of physical loss or damage from any external cause while on location during the period of the loan. The policy referred to contains limitations for acts of God and the usual exclusions for loss or damage due to wear and tear, gradual deterioration, moths, vermin, inherent vice or damage sustained due to and resulting from any authorized repairing, restoration or retouching process, or due to such causes as hostile or warlike action in time of peace or war, atomic, nuclear or radioactive force, reaction or contamination, insurrection, rebellion, civil war, usurped power, action taken by governmental authority in hindering, combating or defending against such an occurrence, seizure or destruction under quarantine or customs regulation, confiscation by order of any governmental or public authority, or risks of contraband or illegal transportation or trade. The party that makes the transportation arrangements for the objects to or from the Exhibit must provide for appropriate insurance coverage as specified herein.
3. If the Lender elects to maintain its own insurance, the Lender's insurance shall be primary. Lender agrees to request a waiver of subrogation from its insurer in writing in favor of the City of San Benito prior to the Exhibit. If the Lender fails to request the waiver of subrogation, the agreement shall constitute a release of the City of San Benito from all liability in connection with the loan.
4. The objects shall remain in the possession of the City of San Benito in the Exhibition for which it has been borrowed, for the time specified in this agreement, but may be withdrawn from Exhibition at any time by the City of San Benito. The objects will be returned only to the Lender at the address shown in this agreement unless the City of San Benito is notified in writing. If the legal ownership of the loan shall change during the period of the loan, the new owner may, prior to its return, be required to establish legal right to receive the loan by proof satisfactory to the City of San Benito. Lender may choose to make arrangements for the return of the loan at Lender's expense, including insurance, at the loan termination date by notifying City of San Benito in writing 15 calendar days prior to the termination of the Agreement.
5. Except in case of emergency to preserve the Object, the objects will not be cleaned, restored, or otherwise altered without the written consent of the Lender except in an emergency, in which case the Lender will be notified by telephone and in writing. **All objects on loan should be labeled with the lender's name and title of work on the backside. Borrowed objects should be ready for display: clean and in good condition. Two dimensional objects should be ready for hanging, and three dimensional objects should be structurally sound and stable. CAD reserves the right to curate the exhibition and omit objects.**
6. Except as set forth by Lender above, Lender warrants that it has all right, title and ownership interest in the Object, and that the Object is not subject to any ownership, lien, encumbrance, copyright infringement or other claim by any other person or entity. Lender agrees that it shall not take any action to limit or affect this warranty during the term of this Agreement unless it obtains the advance written agreement of City of San Benito.
7. This Agreement shall be governed by and construed under the laws of the State of Texas, which shall also be the forum for any litigation arising from or incident to this Agreement. This Agreement may not be assigned by either party without the express written consent of the other, in advance.
8. This Agreement and attachments referenced herein, if any, constitute the entire understanding between the parties with respect to the subject matter hereof and may be amended at any time only upon mutual written agreement of the parties. Any notice to the either party shall be sent to the parties at the addresses set forth above by registered or certified mail, return receipt requested or overnight mail service, with proof of delivery.
9. **THE CITY OF SAN BENITO AND THE LENDER AGREE THAT THE EXHIBITION OF LENDER'S OBJECTS IS FOR THE MUTUAL BENEFIT OF LENDER AND CITY. NOTHING IN THIS AGREEMENT SHALL BE INTERPRETED AS A WAIVER OF THE CITY OF SAN BENITO'S GOVERNMENTAL IMMUNITY, AND THE CITY SHALL ONLY BE LIABLE UNDER THIS AGREEMENT TO THE EXTENT AND TO THE DEGREE WAIVED BY THE TEXAS STATE LEGISLATURE IN THE TEXAS TORT CLAIMS ACT, SPECIFICALLY THOSE LIMITS OF LIABILITY**

IMPOSED BY TEXAS CIVIL PRACTICE AND REMEDIES CODE §101.023. LENDER FURTHER ACKNOWLEDGES AND AGREES THAT THE CITY WILL NOT BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT, WHETHER IN WARRANTY, TORT, CONTRACT, OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, LOSS OF PROFITS OR LOSS OF GOOD WILL, WHETHER OR NOT THE CITY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES WERE FORESEEABLE.

10. The Lender shall defend, indemnify, and hold the City, and the City's officers, employees, and agents, harmless from and against any and all claims, suits, liabilities, losses and expenses (including reasonable attorney's fees), or claims for injury or damages arising out of the performance of this Agreement, including claims brought for copyright or trademark infringement arising from the acts or omission of Lender.

11. Lender acknowledges that he/she is familiar with the terms of Title 6(A) Texas Property Code, Chapter 80 *et seq*, which, in addition to its other provisions, provides that a person who deposits property with a museum is responsible for informing the museum promptly in writing of any change in that person's address or of any change in the ownership of the property on deposit. The Code also provides that a museum may give the lender notice of the museum's intent to terminate a loan that was made for an indefinite term or for a term in excess of seven years. A notice of intent to terminate a loan given under that section must comply with Section 80.003 and must include a statement containing substantially the following information: *"The records of (name of museum) indicate that you have property on loan to it. The museum wishes to terminate the loan. You must contact the museum, establish your ownership of the property, and make arrangements to collect the property. If you fail to do so within 65 days after the date of this notice, you will be deemed to have donated the property to the museum. See Chapter 80, Property Code."* The Code also provides that if, within 65 days after the date of the notice given under Subsection (a), the lender fails to contact the museum, establish ownership of the property, and make arrangements to collect the property, the property is considered to be donated to the museum. The Code also provides that for the purposes of this chapter, a loan for a specified term becomes a loan for an indefinite term if the property remains in the custody of the museum when the specified term expires.

12. Either party may terminate this Agreement by giving the other party 30 calendar days' written notice.

I have read and agree to the attached Terms and Conditions Governing Object Loan Agreement printed on the reverse, and certify that I am the owner or the agent of the owner authorized to agree thereto. I understand that by signing this Agreement, I agree to be bound by all of the provisions set forth herein.

Signed, this _____ day of _____ 2025 in San Benito, Cameron County, Texas.

City of San Benito
Attn: Mayor
401 N. Sam Houston Blvd.
San Benito, TX 78586

Lender:
Attn:

CITY OF SAN BENITO:

Lender Name:

Ricardo Guerra, Mayor.



Date

ATTEST:

Ruth A. McGinnis, City Secretary.

Date

OBJECT LOAN AGREEMENT DESCRIPTION FORM

Lender's/Artist's Name: Angel Berríos
Contact Number: 956 929 0689
Email: aberríos1948@hotmail.com Total Insurance Value: \$ 4,100.00

Piece No. 1

1. Title and Date of object

Walking Alone Year 2025

2. Shown at Location:

San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586

3. Insurance value of object:

\$ 3,500.00

4. Materials:

Oil Painting on Canvas

5. Dimensions of object in inches:

6. Describe the condition of the object and specify any defects:

Good Condition

Piece No. 2

1. Title and Date of object

Agapenthus Year 2025

2. Shown at Location:

San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586

3. Insurance value of work:

\$600.00

4. Materials:

Water color on paper

5. Dimensions of object in inches:

20" X 30"

6. Describe the condition of the object and specify any defects:

Good Condition

Piece No. _____

1. Title and Date of object

Year _____

2. Shown at Location:

San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586

3. Insurance value of object:

4. Materials:

5. Dimensions of object in inches:

6. Describe the condition of the work and specify any defects:



City of San Benito
OBJECT LOAN AGREEMENT

This Object Loan Agreement is entered into by SEAN CARNEY (Lender)
the City of San Benito as follows:

Exhibition Title: _____ Exhibition Dates: November 6, 2025 — January 17, 2026
Moments of Expression: VA Texas Valley Coastal Bend Veterans Creative Arts Competition Exhibition

Loan Commencement/Termination Dates and Location:

October 23, 2025 — January 31, 2026

225 E. Stenger St., San Benito, TX 78586

Primary Contact: SEAN CARNEY

Lender and Address: 2525 Clifford

Mobile phone: 956 453 7642 Office: n/a

Lender Email Address: CARNEY25@tmc.com

Credit line for label, marketing and promotion, and education:

How many pieces are subject to the Agreement? _____ (Please see attached list)

Do you wish to carry your own insurance? (Please refer to conditions printed on reverse.) ___ Yes ___ No

If you do not hold exclusive copyright, identify the current holder:

Lender/Artist credit:

Lender's special instructions:

TERMS AND CONDITIONS GOVERNING THE OBJECT LOAN AGREEMENT

1. Unless permission is refused in writing, it is understood that the Lender authorizes the City of San Benito, to photograph and reproduce in any media the loans for catalogue publications and for archival, educational, and publicity purposes. Unless otherwise instructed in writing, City of San Benito will grant credit to the Lender as specified on the face of this agreement in any labels or publications. If there is more than one piece of Object subject to this Agreement, the information required on page one of this Agreement must be provided by Lender in writing attached hereto and incorporated herein for each piece of Object. City of San Benito shall have no obligation or liability hereunder for any object that is not identified and described in writing as required herein.
2. Unless the Lender elects to maintain its own insurance coverage for the loan period, the City of San Benito will insure the objects under an all risk property insurance policy, for the amount indicated on the face of this agreement, against all risks of physical damage from any external cause while on location during the period of the loan. The policy referred to contains limitations of coverage of God and the usual exclusions for loss or damage due to wear and tear, gradual deterioration, moths, vermin, inherent vice or damage sustained due to and resulting from any authorized repairing, restoration or retouching process, or due to such cause as fire, hostile or warlike action in time of peace or war, atomic, nuclear or radioactive force, reaction or contamination, insurrection, rebellion, civil war, usurped power, action taken by governmental authority in hindering, combating or defending against such occurrence, seizure or destruction under quarantine or customs regulation, confiscation by order of any governmental or public authority, or risks of contraband or illegal transportation or trade. The party that makes the transportation arrangements for objects to or from the Exhibit must provide for appropriate insurance coverage as specified herein.
3. If the Lender elects to maintain its own insurance, the Lender's insurance shall be primary. Lender agrees to request a waiver of subrogation from its insurer in writing in favor of the City of San Benito prior to the Exhibit. If the Lender fails to request the waiver of subrogation, the agreement shall constitute a release of the City of San Benito from all liability in connection with the loan.
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5. Except in case of emergency to preserve the Object, the objects will not be cleaned, restored, or otherwise altered without the written consent of the Lender except in an emergency, in which case the Lender will be notified by telephone and in writing. **All objects on loan should be labeled with the lender's name and title of work on the backside. Borrowed objects should be ready for display: clean and in good condition. Two dimensional objects should be ready for hanging, and three dimensional objects should be structurally sound and stable. CAD reserves the right to curate the exhibition and omit objects.**
6. Except as set forth by Lender above, Lender warrants that it has all right, title and ownership interest in the Object, and that the Object is not subject to any ownership, lien, encumbrance, copyright infringement or other claim by any other person or entity. Lender agrees that it shall not take any action to limit or affect this warranty during the term of this Agreement unless it obtains the advance written agreement of City of San Benito.
7. This Agreement shall be governed by and construed under the laws of the State of Texas, which shall also be the forum for any litigation arising from or incident to this Agreement. This Agreement may not be assigned by either party without the express written consent of the other, in advance.
8. This Agreement and attachments referenced herein, if any, constitute the entire understanding between the parties with respect to the subject matter hereof and may be amended at any time only upon mutual written agreement of the parties. Any notice to either party shall be sent to the parties at the addresses set forth above by registered or certified mail, return receipt requested, or overnight mail service, with proof of delivery.

IMPOSED BY TEXAS CIVIL PRACTICE AND REMEDIES CODE §101.023. LENDER FURTHER ACKNOWLEDGES AND AGREES THAT THE CITY WILL NOT BE LIABLE FOR ANY INDIRECT, CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT, WHETHER IN WARRANTY, TORT, CONTRACT, OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, LOSS OF PROFITS OR LOSS OF GOOD WILL, WHETHER OR NOT THE CITY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES AND WHETHER OR NOT SUCH DAMAGES WERE FORESEEABLE.

10. The Lender shall defend, indemnify, and hold the City, and the City's officers, employees, and agents, harmless from and against any and all claims, suits, liabilities, losses and expenses (including reasonable attorney's fees), or claims for injury or damages arising out of the performance of this Agreement, including claims brought for copyright or trademark infringement arising from the acts or omission of Lender.

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I have read and agree to the attached Terms and Conditions Governing Object Loan Agreement printed on the reverse, and certify that I am the owner or the agent of the owner authorized to agree thereto. I understand that by signing this Agreement, I agree to be bound by all of the provisions set forth herein.

Signed, this _____ day of _____ 2025 in San Benito, Cameron County, Texas.

City of San Benito
Attn: Mayor
401 N. Sam Houston Blvd.
San Benito, TX 78586

Lender:
Attn:

CITY OF SAN BENITO:

Lender Name:

Ricardo Guerra, Mayor.

ATTEST:

Ruth A. McGinnis, City Secretary.

Date

Date

OBJECT LOAN AGREEMENT DESCRIPTION FORM

Lender's/Artist's Name: SEAN CARNEY
Contact Number: (956) 453 7642
Email: CARNEY25@TXC.COM Total Insurance Value: \$ 250⁰⁰

Piece No. 1

- Title and Date of object Road Home Year 25
- Shown at Location: San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586
- Insurance value of object: 150
- Materials: watercolor
- Dimensions of object in inches: _____
- Describe the condition of the object and specify any defects: _____

Piece No. 2

- Title and Date of object End of the Tunnel Year 24
- Shown at Location: San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586
- Insurance value of work: 100⁰⁰
- Materials: graphite
- Dimensions of object in inches: _____
- Describe the condition of the object and specify any defects: _____

Piece No. _____

- Title and Date of object _____ Year _____
- Shown at Location: San Benito Cultural Heritage Museum
250 E. Heywood St. San Benito TX 78586
- Insurance value of object: _____
- Materials: _____
- Dimensions of object in inches: _____
- Describe the condition of the work and specify any defects: _____



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to accept the Fiscal Year 2025 COPS Hiring Grant awarded to the San Benito Police Department in the total amount \$250,000.00.

RECOMMENDATION:

City Staff recommends approval.

RATIONALE:

The San Benito Police Department has been awarded the Fiscal Year 2025 COPS Hiring Grant in the amount of \$250.00. The grant provides funding for the hiring of two (2) additional police officers with the goal of increasing staffing levels, enhancing community policing, and improving public safety services. Approval of this item will formally authorize the City to accept the awarded funds and proceed with the grant requirements and implementation process in accordance with federal guidelines. The City Commission and City Administration have done an outstanding job leading the city's growth and progress. With new businesses and subdivisions emerging, these additional officers will ensure the police department is prepared to provide the highest level of protection and service to our growing community.

BUDGET IMPACT:

The COPS Hiring Grant will fund up to 75% of approved salary and fringe benefits for a three-year period, with the City responsible for the remaining 25% match and for sustaining the positions after the grant period concludes.

RESOURCE PERSONNEL:

Mario Perea, Police Chief

EXHIBITS: Grant Award Letter

PREPARED BY: Mario G. Perea
Chief of Police

10/28/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager



Department of Justice (DOJ)

Office of Community Oriented Policing Services (COPS Office)

Washington, D.C. 20531

Name and Address of Recipient: CITY OF SAN BENITO
485 N SAM HOUSTON BLVD

City, State and Zip: SAN BENITO, TX 78586

Recipient UEI:

Project Title: FY25 COPS Hiring Program **Award Number:** 15JCOPS-25-GG-00919-UHPX

Solicitation Title: FY25 COPS Hiring Program

Federal Award Amount: \$250,000.00 **Federal Award Date:** 10/10/25

Awarding Agency: Office of Community Oriented Policing Services

Funding Instrument Type: Grant

Opportunity Category: D

Assistance Listing:

16.068 - COPS Hiring Program

Project Period Start Date: 10/1/25 **Project Period End Date:** 9/30/30

Budget Period Start Date: 10/1/25 **Budget Period End Date:** 9/30/30

Project Description:

The FY25 COPS Hiring Program (CHP) provides funding to law enforcement agencies to hire and/or rehire additional career law enforcement officers in an effort to increase their community policing capacity and crime prevention efforts. Anticipated outcomes of CHP awards include engagement in planned community partnerships, implementation of projects to analyze and assess problems, implementation of changes to personnel and agency management in support of community policing, and increased capacity of agency to engage in community policing activities

Award Information

Application Number

GRANT14443699

Funding Instrument Type:

Grant

Award Number

15JCOPS-25-GG-00919-UHPX

Supplement Number

00

Award Acceptance Date

no value

Assistance Listings Number

16.068

Assistance Listings Program Title

COPS Hiring Program

Statutory Authority

The Public Safety Partnership and Community Policing Act of 1994, 34 U.S.C. § 10381 et seq

Current Authorized Representative

Solicitation Information

Solicitation Title

2025 FY25 COPS Hiring Program

Project Title

FY25 COPS Hiring Program

Project Description

The FY25 COPS Hiring Program (CHP) provides funding to law enforcement agencies to hire and/or rehire additional career law enforcement officers in an effort to increase their community policing capacity and crime prevention efforts. Anticipated outcomes of CHP awards include engagement in planned community partnerships, implementation of projects to analyze and assess problems, implementation of changes to personnel and agency management in support of community policing, and increased capacity of agency to engage in community policing activities

Project Budget Summary

Final Budget Clearance

Budget Category

Total Cost

Sworn Officer Positions

\$393,426

Civilian or Non-Sworn Personnel

\$0

Travel

\$0

Equipment

\$0

Supplies

\$0

SubAwards

\$0

Procurement Contracts

\$0

Other Costs

\$0

Indirect Costs

\$0

Total Project Costs

\$393,426

Federal Funds:

\$250,000

63.54%

Match Amount:

\$143,426

36.46%

Program Income:

\$0

0.00%

Budget Detail Summary View

Sworn Officer

Position Title Number of Positions

Sworn Officer 2

Position Description

Entry Level Officer - 5% annual increase

Year:	Year 1	Year 2	Year 3
Salary			
Salary	\$48,262.00	\$50,675.10	\$53,208.86
Fringe Benefits			
Social Security			
6.2%	\$2,992.24	\$3,141.86	\$3,298.95
Medicare			
1.45%	\$699.80	\$734.79	\$771.53
Health Insurance			
Fixed Amount	\$5,444.00	\$5,444.00	\$5,444.00
	\$5,444.00	\$5,444.00	\$5,444.00
Life Insurance			
Exempt	\$0.00	\$0.00	\$0.00

Vacation				
Included In	Hours			
Salary?		\$0.00	\$0.00	\$0.00
No				
Sick Leave				
Included In	Hours			
Salary?		\$0.00	\$0.00	\$0.00
No				
Retirement				
Fixed Amount		\$2,528.00	\$2,914.00	\$3,028.00
		\$2,528.00	\$2,914.00	\$3,028.00
Workers Compensation				
Fixed Amount		\$2,183.00	\$2,517.00	\$2,616.00
		\$2,183.00	\$2,517.00	\$2,616.00
Unemployment Insurance				
Fixed Amount		\$270.00	\$270.00	\$270.00
		\$270.00	\$270.00	\$270.00
Other Benefit				
None		\$0.00	\$0.00	\$0.00
Other Benefit				
None		\$0.00	\$0.00	\$0.00

Other Benefit

None \$0.00 \$0.00 \$0.00

Summary Totals

Year:	Year 1	Year 2	Year 3
Benefits per Officer	\$14,117.04	\$15,021.65	\$15,428.48
Salary per Officer	\$48,262.00	\$50,675.10	\$53,208.86
Total per Officer	\$62,379.04	\$65,696.75	\$68,637.34

Number of Positions

2

Total Salary and Benefits

\$393,426

Total per Officer All Years

\$196,713

Civilian Personnel

Travel

Purpose of Travel	Location	Type of Expense	Basis	Cost	Quantity	# Of Staff	# Of Trips	Total Cost
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No items								
Travel Total Cost								
\$0								

Equipment

Equipment Item	# of Items	Cost	Total Cost
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No items			
Equipment Total Cost			
\$0			

Supplies

Purpose of Supply Items	# of Items	Unit Cost	Total Cost
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No items			
Supplies Total Cost			
\$0			

SubAwards

Item	Description	Country	State/U.S. Territory	City	Total Cost
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No items					
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Subawards Total Cost
\$0

Procurement Contracts

Item	Description	Consultant	Country	State/U.S. Territory	City	Total Cost
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No items
Procurement Cost
\$0
Consultant Travel Required
No

Other Costs

Description	Quantity	Basis	Costs	Length of Time	Total Costs
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No items
Other Costs Total Cost
\$0

Indirect Costs

Description	Base	Indirect Cost Rate	Total Cost
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No items
Indirect Costs Total Cost
\$0



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to award RFP Number 2025-11-01 to CSRS, LLC, for professional consulting and planning services for the Safe Streets and Roads for All Action Plan in the amount of \$274,000.

RECOMMENDATION:

Staff recommends awarding RFP Number 2025-11-01 to CSRS, LLC for professional consulting and planning services related to the Safe Streets and Roads for All (SS4A) Action Plan.

Through this agreement, CSRS, LLC will assist the City of San Benito in developing a Comprehensive Safety Action Plan by analyzing crash data and identifying safety strategies in alignment with federal requirements. Approval of this proposal will enable the City to move forward with a data-driven and collaborative approach to improving transportation safety for all road users.

RATIONALE:

Awarding RFP Number 2025-11-01 to CSRS, LLC supports the City's goal of improving roadway safety by developing a federally compliant Comprehensive Safety Action Plan. CSRS brings the expertise needed to analyze crash data and identify safety priorities. This partnership positions the City to pursue future federal funding and implement effective safety improvements.

BUDGET IMPACT:

The total cost for professional consulting and planning services under RFP Number 2025-11-01 is \$274,000.00. This project will be funded through the Safe Streets and Roads for All (SS4A) Planning Grant, which provides a federal award of \$232,000.00. The City of San Benito will cover the remaining \$42,000.00, representing the required 20% local match, through unassigned funds.

RESOURCE PERSONNEL:

Diana Garza, Assistant City Manager

EXHIBITS: CSRS Proposal Response City of San Benito RFP 2025-11-01 Professional Consul REDACTED

PREPARED BY: Diana Garza
Assistant City Manager

10/29/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager



CITY OF SAN BENITO | REQUESTS FOR PROPOSALS
**Professional Consulting and
Planning Services, for the City of
San Benito, Texas - Safe Streets
and Roads for All Action Plan**

NO.: 2025-11-01 | OCTOBER 17, 2025 AT 3:00 P.M.



FIRM'S FULL LEGAL NAME: CSRS, LLC
ADDRESS: 211 North Loop 1604 East, Suite 205, San Antonio, TX 78232
PHONE NUMBER: (833) 523-2526

CITY OF SAN BENITO | REQUESTS FOR PROPOSALS

Professional Consulting and Planning Services, for the City of San Benito, Texas - Safe Streets and Roads for All Action Plan

OCTOBER 17, 2025 AT 3:00 P.M.

Executive Summary





a **Westwood** company

October 17, 2025

City of San Benito
Attn: Ruth McGinnis, City Secretary
City Hall
401 N. Sam Houston Blvd.
San Benito, TX 78586

Re: Response to RFP – Professional Consulting and Planning Services for Safe Streets and Roads for All (SS4A) Action Plan

Dear Selection Committee,

On behalf of CSRS, a Westwood Company, we are pleased to submit our proposal in response to the City of San Benito's Request for Proposals (RFP) for Professional Consulting and Planning Services to support the development of the Safe Streets and Roads for All (SS4A) Action Plan.

CSRS brings over four decades of experience delivering innovative, data-driven transportation and safety planning services to communities across the Gulf Coast and South-Central United States. As part of the Westwood family, we combine local expertise with national resources, offering a comprehensive team of transportation planners, civil engineers, and community engagement specialists.

We understand the urgency and importance of creating safer, more equitable transportation networks. Our approach to the SS4A Action Plan will prioritize stakeholder engagement, data-informed strategies, and alignment with the U.S. Department of Transportation's Vision Zero and Complete Streets principles. We are confident in our ability to support the City of San Benito in developing a plan that not only meets federal funding criteria but also reflects the unique needs and values of your community.

This proposal is submitted on October 17, 2025, and will remain valid for a period of no less than ninety (90) days from the date of submission.

Thank you for the opportunity to be considered for this important project. We look forward to the possibility of partnering with the City of San Benito to create safer streets for all.

Sincerely,

Donald Brinkman, PE
Principal-in-Charge
CSRS, a Westwood Company

**Should you have any
questions or need additional
information, please contact:**



Donald Brinkman, PE
Principal-in-Charge

Phone:
(337) 274-0484

Email:
donald.brinkman@csrsinc.com

CITY OF SAN BENITO | REQUESTS FOR PROPOSALS

Professional Consulting and Planning Services, for the City of San Benito, Texas - Safe Streets and Roads for All Action Plan

OCTOBER 17, 2025 AT 3:00 P.M.

Corporate Background and Relevant Experience





CSRS, a Westwood company, delivers strategic infrastructure solutions that transform communities and advance public outcomes. With over four decades of trusted experience throughout the Gulf South, CSRS is widely recognized for its leadership in program management, project delivery, civil engineering, and grants management across sectors such as transportation, flood mitigation, water/wastewater, and community infrastructure.

In 2025, CSRS joined Westwood Professional Services, a nationally recognized, full-service AEC firm with over 50 years of experience and more than 1,800 professionals in offices across the U.S. This partnership delivers expansion in depth and reach of technical staff and multidisciplinary services in infrastructure, water resources and utility systems to respond to the needs of our public and private sector clients.

Bringing unmatched expertise in:

- **Municipal and Public Infrastructure Planning** – master planning, complete street design, drainage systems, and long-range capital improvements.
- **Water Resources** – hydrology and stormwater modeling, 2D floodplain and dam breach analyses, green infrastructure, permitting, and stream restoration.
- **Transportation Engineering** – roadway design, traffic analysis, multimodal planning, bridge design, and utility coordination.
- **Water/Wastewater Systems** – decentralized systems to complex urban infrastructure, including lift stations, pump stations, large-diameter mains, storage, and treatment.
- **Disaster Recovery & Resilience** - grant management and program implementation related to federal recovery funding and planning for resiliency to mitigate impacts in future disasters.

Our integrated team of engineers, planners, and program managers work with clients to address today's challenges such as aging infrastructure, climate uncertainty, disaster recovery, and constrained funding, using forward-thinking solutions designed to meet future needs.

CSRS brings the combined strength of a client-focused culture with deep bench strength, agile delivery and scalable capacity. We don't just design infrastructure, we help communities build resilience, unlock funding, and improve quality of life for generations to come.

CSRS, LLC maintains full compliance with all financial reporting and auditing standards applicable to professional consulting firms. To support our financial stability and transparency, and in compliance with the information requested, we have included our most recent audited financial statements in the Attachment section of this proposal. (See Attachments/Latest Audited Financial Statement). These documents demonstrate our fiscal responsibility and capacity to successfully execute the Scope of Services outlined in the RFP.

FULL LEGAL NAME

CSRS, LLC

CORPORATE STRUCTURE

Limited Liability Company

47 YEARS IN BUSINESS

Established in 1978

NUMBER OF EMPLOYEES

175+

OFFICE LOCATIONS

Headquarters:

8555 United Plaza Blvd, Suite 100
Baton Rouge, LA 70809

Additional Locations:

San Antonio, TX
New Orleans, LA
Lafayette, LA
Lake Charles, LA
Dallas, TX
Victoria, TX
Long Beach, CA

CONTACT

Office: (833) 523-2526
Fax: (225) 767-0060

KEY SUCCESSES

Secured one of the largest SS4A implementation awards in the country.

Federal Grant Management experience exceeding a collective value of \$13 billion.

Professionally licensed in Planning, Landscape Architecture, Engineering, Architecture, General Contracting, and Construction/Project Management.



Plaquemines Parish Safe Streets and Roads for All – Comprehensive Safety Action Plan

PLAQUEMINES PARISH, LA

CLIENT

- Plaquemines Parish Government

FINAL CONTRACT AMOUNT

- \$384,500 (Ongoing)

SCHEDULE

- 2025 - Present

PROJECT SCOPE

- Cost Estimating
- Crash Data & Safety Analysis
- Concept Development
- Policy Development

FIRM PERSONNEL

- Matthew Martinec, AICP
Principal-In-Charge
- Ross Kahn, AICP,
LEED AP BD+C, LGPP
Project Manager

CLIENT REFERENCE

Jonah Arceneaux
Project Manager
504.934.6115
jonah@ppgov.net

Plaquemines Parish, Louisiana was awarded a Safe Streets and Roads for All (SS4A) planning grant in 2023 to develop a Comprehensive Safety Action Plan (CSAP). Administered by FHWA, the program supports local initiatives to improve roadway safety and move toward zero fatalities and serious injuries. The plan is scheduled for completion and adoption by the Plaquemines Parish Council in June 2026.

The Parish engaged Westwood to lead development of the plan, which will establish a comprehensive strategy to eliminate traffic fatalities and severe injuries while enhancing safe, accessible, and well-connected mobility options for everyone. To initiate the project, CSRS conducted a five-year crash analysis across all travel modes to pinpoint recurring patterns, high-crash corridors, and locations with elevated safety risks. The results highlighted issues that can be addressed through targeted countermeasures and strategic investments to improve roadway safety. These findings are being used to guide early conversations with Parish staff on priorities, focus areas, and the types of strategies that will be further explored with the public during upcoming engagement workshops.

The CSAP will focus on reducing crash risk on major corridors, improving access for vulnerable road users, and ensuring resilience in the face of severe weather and emergency evacuations. Particular attention will be given to LA 23 and LA 39, the Parish's critical evacuation and freight corridors.

The plan will also evaluate applicable technologies, programs, and tools consistent with FHWA's Safe System Approach, ensuring the final document satisfies USDOT program intent and reflects both stakeholder feedback and the Parish's long-term vision. Together, these efforts will advance a safer, more connected, and more resilient Plaquemines Parish that supports residents, businesses, and emergency response alike.

Relevant Services: Transportation Planning, Urban Planning, Concept Development, Program Design, Public Engagement, and Crash Data Analysis



Downtown Laredo Pedestrian Flow Analysis

LAREDO, TX

CLIENT

- Fasken Oil & Ranch Ltd. – Real Estate

FINAL CONTRACT AMOUNT

- \$28K (with additional services)

SCHEDULE

- 2025 (January – April, additional services added in August to finish in September)

PROJECT SCOPE

- Analyze Pedestrian Routes
- Analyze Vehicular Routes
- Identify Current Pick-up/Drop-off Sites
- Evaluate Alternative Locations
- Recommend Route Modifications

FIRM PERSONNEL

- Brian O'Neill, PE, CFM
Principal-In-Charge
- Jennifer Butcher, PE, PTOE, RSP1, LGPP
Project Manager
- Dahye Lee, PE
Traffic Engineer

CLIENT REFERENCE

Jose L. Ceballos
Fasken Oil & Ranch Ltd. – Real Estate
956.337.7058
josec@fortl.com

The Downtown Laredo Pedestrian Flow Analysis project focused on improving pedestrian and vehicular movement around the Convent Avenue Bridge—the only crossing in Laredo that accommodates pedestrians and cyclists traveling to and from Mexico.

The project addressed the high volume of pedestrian pick-up and drop-off activity in San Agustin Plaza and supported the community's vision for a safer, more welcoming connection between San Agustin Plaza in Laredo and Plaza Juarez in Nuevo Laredo, Mexico. These plazas were originally designed as gateways linking the two cities, and local stakeholders sought to enhance the area's safety and family-friendly atmosphere.

Through detailed field observations and collaborative stakeholder meetings that included staff from the City, County, TxDOT, local Metropolitan Planning Organization and local business owners. The Westwood team recommended strategic changes to passenger pick-up and drop-off locations, helping to advance the project's goals for improved connectivity and a vibrant, pedestrian-oriented downtown environment.

Relevant Services: Safety Audit, Transportation Planning, and Concept Development



Westwego Safe Streets for All - Vision Zero Plan

WESTWEGO, LA

CLIENT

- City of Westwego

FINAL CONTRACT AMOUNT

- \$276,000

SCHEDULE

- 2023 – 2025

PROJECT SCOPE

- Stakeholder Engagement
- Transportation Network Data Analysis
- Safety Analysis
- Project Evaluation & Prioritization
- Cost Estimating
- Project Funding Alternatives
- Regional Transportation Plan Review

FIRM PERSONNEL

- Matthew Martinec, AICP
Principal-In-Charge
- Onam Bisht, PLA, AICP
Project Manager
- Ross Kahn, AICP,
LEED AP BD+C, LGPP
Transportation Planning Lead

CLIENT REFERENCE

Honorable Robert Billiot
Mayor
504.347.5745
mrbilliot@cityofwestwego.com

The City of Westwego, Louisiana, was awarded a Safe Streets and Roads for All (SS4A) planning grant in 2022 to develop a Vision Zero Plan. **To achieve this goal, the City engaged Westwood to create a City-wide Vision Zero Plan, a comprehensive strategy designed to eliminate all traffic fatalities and severe injuries while enhancing safe, healthy, and equitable mobility for everyone.** The development of this plan began in January of 2024.

To initiate the project, Westwood performed a comprehensive crash analysis using the latest five years of crash data, covering all modes of transportation, to identify crash patterns, trends, hotspots, and high-crash corridors. The analysis revealed crash trends that could be mitigated with appropriate safety countermeasures and other capital investments aimed at improving transportation safety. These findings were presented to City staff, leading to discussions about next steps, focus areas, and potential safety countermeasures to present at the first public workshop.

From there, public and stakeholder feedback was thoroughly reviewed to craft a vision statement, identify locations and roadway typologies for safety countermeasures, and estimate associated implementation costs. It also involved identifying strategic locations through stakeholder engagement, conducting preliminary scoping, and cost estimating for complete street project applications. Furthermore, the plan sought to identify applicable technologies, programs, campaigns, and tools that merited consideration under the Federal Highway Administration's Safe System Approach.

The final plan satisfied the USDOT program intent and aligned with stakeholder and public engagement feedback as well as the vision statement. Additionally, we have already worked with the City to submit their first implementation request (\$17M) under the SS4A Program (currently pending).

Relevant Services: Transportation Planning, Urban Planning, Urban Design, Discretionary and Formula Federal Funding Experience, Concept Development, Program Design, Public Engagement, and Crash Data Analysis



Coshatta Tribe of Louisiana SS4A Engagement

ALLEN PARISH, LA

CLIENT

- Coshatta Tribe of Louisiana

FINAL CONTRACT AMOUNT

- \$34,000

SCHEDULE

- 2024 - Present

PROJECT SCOPE

- Cost Estimating
- Transportation Planning
- Grant Application
- Development
- Desktop Safety Audit
- Crash Data Analysis
- Project Management

FIRM PERSONNEL

- Matthew Martinec, AICP
Principal-In-Charge
- Ross Kahn, AICP,
LEED AP BD+C, LGPP
Project Manager

CLIENT REFERENCE

Kristian Poncho
Secretary-Treasurer
Coshatta Tribal Council
337.275.1350
KPoncho@coshatta.org

The Coshatta Tribe of Louisiana engaged Westwood to prepare a Safe Streets and Roads for All (SS4A) implementation grant application to secure federal funding for the reconstruction of Powell Road, a major access route to the tribal community. **Application items Westwood prepared included budget development, crash data analysis, existing plan review, and technical narratives detailing the need for improvements. As a result, the Tribe was awarded \$20.3 million for the project.**

This project will address significant safety and design deficiencies along Powell Road, a two-lane rural collector with a high crash rate and a posted speed limit of 35 MPH. The road faces multiple challenges, including narrow right-of-way constraints down to 16 feet, inadequate alignment, poor sight distances, missing or misplaced signage, and a lack of striping. Powell Road also lacks pedestrian and bicycle facilities, while narrow shoulders and limited recovery areas contribute to frequent vehicle departures and rollovers into roadside ditches.

The project scope includes widening Powell Road to approximately 24 feet to incorporate shoulders, installing updated signage, markings, and guardrails, and enhancing intersections with improved geometry and a roundabout. Bicycle and pedestrian facilities will be introduced, promoting safe, multimodal access. To enhance flood resilience, the project will also include enclosed roadside drainage and raising the roadway grade. Additionally, the project includes updating the Tribe's 2020 Transportation Safety Action Plan, advancing long-term safety goals.

The successful award of this grant funding marks a significant achievement, enabling the reconstruction of Powell Road to improve safety, access, and flood resilience, all essential to supporting the long term mobility and safety goals of the Coshatta Tribe of Louisiana.

Relevant Services: Crash Data Analysis, and Discretionary and Formula Federal Funding Experience



St. Tammany Parish Multimodal Transportation Plan

ST. TAMMANY PARISH, LA

CLIENT

- St. Tammany Parish Government

FINAL CONTRACT AMOUNT

- \$322,880

SCHEDULE

- 2022 – 2025

PROJECT SCOPE

- Stakeholder Engagement
- Transportation Network Data Analysis
- Safety Analysis
- Project Evaluation & Prioritization
- Cost Estimating
- Project Funding Alternatives
- Regional Transportation Plan Review

FIRM PERSONNEL

- Matthew Martinec, AICP
Principal-In-Charge
- Ross Kahn, AICP,
LEED AP BD+C, LGPP
Transportation Planning Lead
- Onam Bisht, PLA, AICP
Planner/Landscape Architect

CLIENT REFERENCE

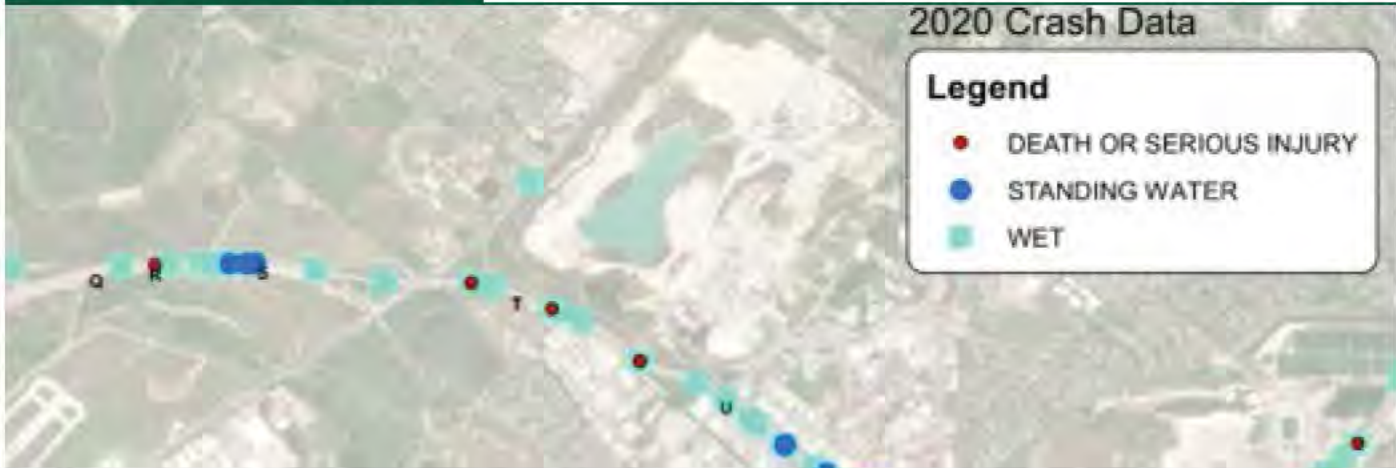
Ross Liner, AICP, PTP, CFM
Director of Planning and
Development
(985) 898-2529 | rliner@stpgov.org

Westwood served as the lead consultant and project manager for the St. Tammany Multimodal Transportation Plan, working in close partnership with St. Tammany Parish Government to deliver a coordinated, forward-looking transportation strategy that supported the region's growth, connectivity, and quality of life. **The plan focused on improving mobility across a range of transportation modes—including roadways, transit, bicycling, and pedestrian infrastructure—by identifying existing needs, engaging with stakeholders, and prioritizing improvements that enhanced safety, efficiency, and accessibility.**

Westwood was responsible for overseeing the development of a comprehensive planning framework that incorporated data-driven analysis, public engagement, and interagency coordination. This included managing technical studies on traffic conditions, land use trends, and travel behavior patterns, as well as evaluating future growth projections to ensure the plan aligned with long-term development goals. By facilitating workshops, community meetings, and stakeholder interviews, Westwood ensured that the plan reflected local priorities and addressed the unique challenges faced by both urbanized and rural areas within the Parish.

A key component of Westwood's role was to identify funding strategies and implementation pathways for priority projects, leveraging its expertise in federal and state funding programs to help position St. Tammany Parish for future investment. **The resulting plan served as a roadmap for guiding infrastructure decisions, enhancing regional connectivity, and supporting sustainable, multimodal transportation solutions that met the needs of all users.**

Relevant Services: *Urban Planning, Transportation Planning, Program Design, and Public Engagement*



Wurzbach Parkway & Traffic Support WA#2

SAN ANTONIO, TX

CLIENT

- TxDOT

FINAL CONTRACT AMOUNT

- \$1.8M

SCHEDULE

- 2022 – 2023

PROJECT SCOPE

- Improve Drainage Along Corridor
- Analyze Ponding & Storm Drain Capacity
- Install Wrong-Way Driver Deterrence
- Illumination & Signage
- Traffic Monitoring Technology

FIRM PERSONNEL

- Brian O'Neill, PE, CFM
Principal-In-Charge
- Jennifer Butcher, PE,
PTOE, RSP1, LGPP
Project Manager

CLIENT REFERENCE

Eduardo Villalon, PE, CFM
TxDOT - Traffic Engineering
210.615.6308
eduardovillalon@txdot.gov

This project addresses one of the deadliest TxDOT corridors in San Antonio due to poor drainage conditions. The corridor's safety and functionality were significantly improved through our drainage design and proposed safety improvements. Our achievements demonstrate our competence and responsiveness in design, collaboration, and construction and bid phase services.

Enhanced Drainage: Our primary design focus was on improving drainage conditions along a 10.2-mile stretch of Wurzbach Parkway. We analyzed ponding width, storm drain and inlet capacity, and cross culverts using TxDOT criteria for freeways to identify deficiencies.

Upgraded Safety Features: Westwood designed state-of-the-art crash barriers, guardrails, and advanced wrong-way driver deterrence and detection systems, creating a safer environment for all road users.

Enhanced Illumination and Signage: We upgraded and replaced illumination and signage throughout the corridor, providing increased visibility and clarity for drivers, especially during adverse weather conditions.

Advanced Traffic Monitoring: By installing TransGuide cameras and dynamic message signs, we established an intelligent traffic monitoring system, enhancing real-time communication and traffic management.

Westwood's drainage and traffic design will lead to a significant reduction in fatalities caused by poor drainage conditions and water ponding, transforming it into a safer roadway for commuters. The Wurzbach Parkway project stands as a testament to our expertise in managing complex projects involving multiple stakeholders.

We successfully delivered this challenging endeavor on time, showcasing our ability to provide timely project completion.

Relevant Services: *Traffic Engineering, Transportation Planning and Urban Planning*



San Benito Comprehensive Plan

SAN BENITO, TX

CLIENT

- City of San Benito

FINAL CONTRACT AMOUNT

- \$250K

SCHEDULE

- 2024 – Present

PROJECT SCOPE

- Comprehensive Planning

FIRM PERSONNEL

- Donald J. Brinkman, PE, PPM
Principal-in-Charge
- David Lessinger
Project Manager
- Matthew Martinec
Senior Planner
- Ross Kahn, AICP,
LEED AP BD+C, LGPP
Planner
- Onam Bisht, PLA, AICP
Planner

CLIENT REFERENCE

Fred Sandoval
City Manager
City of San Benito
401 North Sam Houston
San Benito, TX 78586
(956) 361-3800
fsandoval@cityofsanbenito.com

CSRS is assisting the City of San Benito in developing a new comprehensive plan funded through the Texas General Land Office's CDBG-MIT program. The plan is designed to strengthen community resilience, address aging infrastructure and housing needs, and support long-term economic growth. CSRS is facilitating a locally tailored engagement process that includes public meetings, stakeholder workshops, and community-wide surveys. The project also includes a zoning ordinance update, a revised Future Land Use Map, and direct support through the plan adoption process—ensuring the plan is actionable, locally grounded, and ready for implementation.

The plan prioritizes revitalization of San Benito's historic downtown as a center of civic life and economic activity, with a dual focus on improving physical conditions and supporting small business growth. Streetscape improvements, placemaking investments, and targeted incentives are paired with strategies to preserve the city's cultural identity and attract new investment. Public input also elevated the need for safer, more connected streets and an improved housing stock—particularly in neighborhoods with aging infrastructure and limited access to services. The plan proposes zoning reforms that support infill development and mixed-use options while preserving the character of established areas. It also includes flood mitigation strategies aligned with regional drainage plans and identifies opportunities to improve park access, community health, and transportation connectivity.

Relevant Services: *Urban Planning, Urban Design, and Concept Development*

Project Approach & Methodology

Approach

CSRS' approach to the San Benito SS4A Safety Action Plan is rooted in **data-driven analysis, collaborative engagement, and actionable strategies**. We will begin by compiling and analyzing local and regional crash, roadway, and demographic data to identify high-risk corridors and vulnerable populations. Through meaningful collaboration with City staff, key stakeholders, and the community, we will ensure the plan reflects San Benito's unique needs and priorities. Our team will apply proven safety assessment methodologies aligned with U.S. DOT guidance while integrating innovative, context-sensitive solutions to improve multimodal safety. The resulting Action Plan will not only meet all SS4A requirements and federal compliance standards but will also provide the City with a practical, prioritized roadmap to pursue implementation funding and deliver measurable safety outcomes.

This Plan will be completed by December 2026 and structured to satisfy the U.S. Department of Transportation's SS4A eligibility requirements for future implementation funding. Additionally, if needed CSRS will work with the regional Federal Highway Administration office to ensure that the grant agreement period of performance is extended to satisfy San Benito's needs.

Phase 0: San Benito's SS4A Award Compliance & Monitoring (Ongoing)

This phase begins with a review of the procurement file to date and will conclude with CSRS providing a complete closeout file at the conclusion of the planning process to support closeout of the FHWA award process.

Key Actions:

- Review of City of San Benito's procurement file for compliance and coordination with the City to address any documented corrective actions.
- Ensuring that FY 24 SS4A award specific terms and conditions are embedded in all contractor agreements participating in the grant award.
- Review and submission of invoicing in accordance with 2 CFR 200 accounting standards, including providing labor detail for all invoicing and documentation of all direct costs.

Deliverable: Complete Closeout File that satisfies 2 CFR 200 and FHWA administrative requirements.

Phase 1: Confirm City of San Benito's Administrative Priorities (November 2025)

This phase begins with internal coordination between the City Manager's Office and key departments to align the planning effort with existing policies, plans, and safety goals. Priorities will be grounded in a review of transportation needs, rural and border safety challenges, downtown planning aspirations and industrial corridor demands.

Key Actions:

- Kickoff meeting with administrative leadership and public works.
- Identification of goals, performance metrics, and project success criteria.
- Review of relevant city plans (transportation, hazard mitigation, evacuation).

Deliverable: Stakeholder Committee Roster and Charter

Phase 3: Crash Data Analysis (January - February 2026)

The crash data analysis will establish a foundational understanding of transportation safety risks, with emphasis on severe crashes and system vulnerabilities. Key elements include:

- Analysis of 5-year crash data by location, severity, and mode.
- Identification of High Injury Network (HIN) segments.
- Risk overlays with school zones, flood-prone roads, and key evacuation corridors.

This data will guide geographic focus areas and safety countermeasure recommendations.

Deliverable: Crash and Risk Assessment Report

Project Approach & Methodology

Phase 4: Public Engagement Round 1 – Needs & Priorities (March 2026)

This first engagement round will capture public input to help shape the Plan's priorities and ensure lived experiences inform the technical process. Multiple outreach methods will be used to reach communities across the City, including:

- Open House-style meetings at 2-3 locations in the City.
- Online survey with interactive comment mapping.
- Stakeholder briefings and pop-up engagement at local events.

Deliverable: Community Needs Assessment Summary

Phase 5: Comprehensive Safety Action Program Development (April-July 2026)

Using crash analysis and public input, a Safety Action Program will be developed that defines:

- Priority safety focus areas and corridors
- Recommended interventions (infrastructure, policy, behavior-based).
- Strategies aligned to the Safe System Approach.
- Equity-focused recommendations for underserved communities.
- Provide concept development, cost estimating and initial NEPA risk assessment for large capital project transportation safety improvements to prioritize for competitive and formula grants.

Deliverable: Safety Action Program Framework with Project Concepts

Phase 6: Public Engagement Round 2 – Project Prioritization (August 2026)

The second engagement round will focus on reviewing and prioritizing proposed safety interventions. The process will ensure that stakeholders and residents help shape the implementation roadmap.

Key Actions:

- Presentation of project concepts and alternatives
- In-person and virtual input sessions to refine project list
- Prioritization exercise using criteria such as safety impact, cost, feasibility, and community support

Deliverable: Project Prioritization Summary and Matrix

Phase 7: Draft Plan Development (September-October 2026)

The project team will compile all technical analysis, recommendations, and public feedback into a full Draft Safety Action Plan. This draft will include:

Key Actions:

- Executive summary.
- High Injury Network map and corridor profiles.
- Priority project list and implementation schedule.
- Funding alignment with federal, state, and local sources.

The draft will be circulated for internal review and public comment.

Deliverable: Draft Safety Action Plan

Phase 8: Final Plan & Adoption (November 2026)

In the final phase, the Plan will be revised based on comments received and prepared for adoption by the City Council. The team will support the formal adoption process and prepare final presentation materials for public and elected official briefings.

Key Actions:

- Incorporate revisions based on feedback.
- Prepare final plan graphics, summaries, and appendices.
- Present plan to the Council for adoption.

Deliverable: Final Adopted Comprehensive Safety Action Plan (SS4A-Compliant)

CITY OF SAN BENITO | REQUESTS FOR PROPOSALS

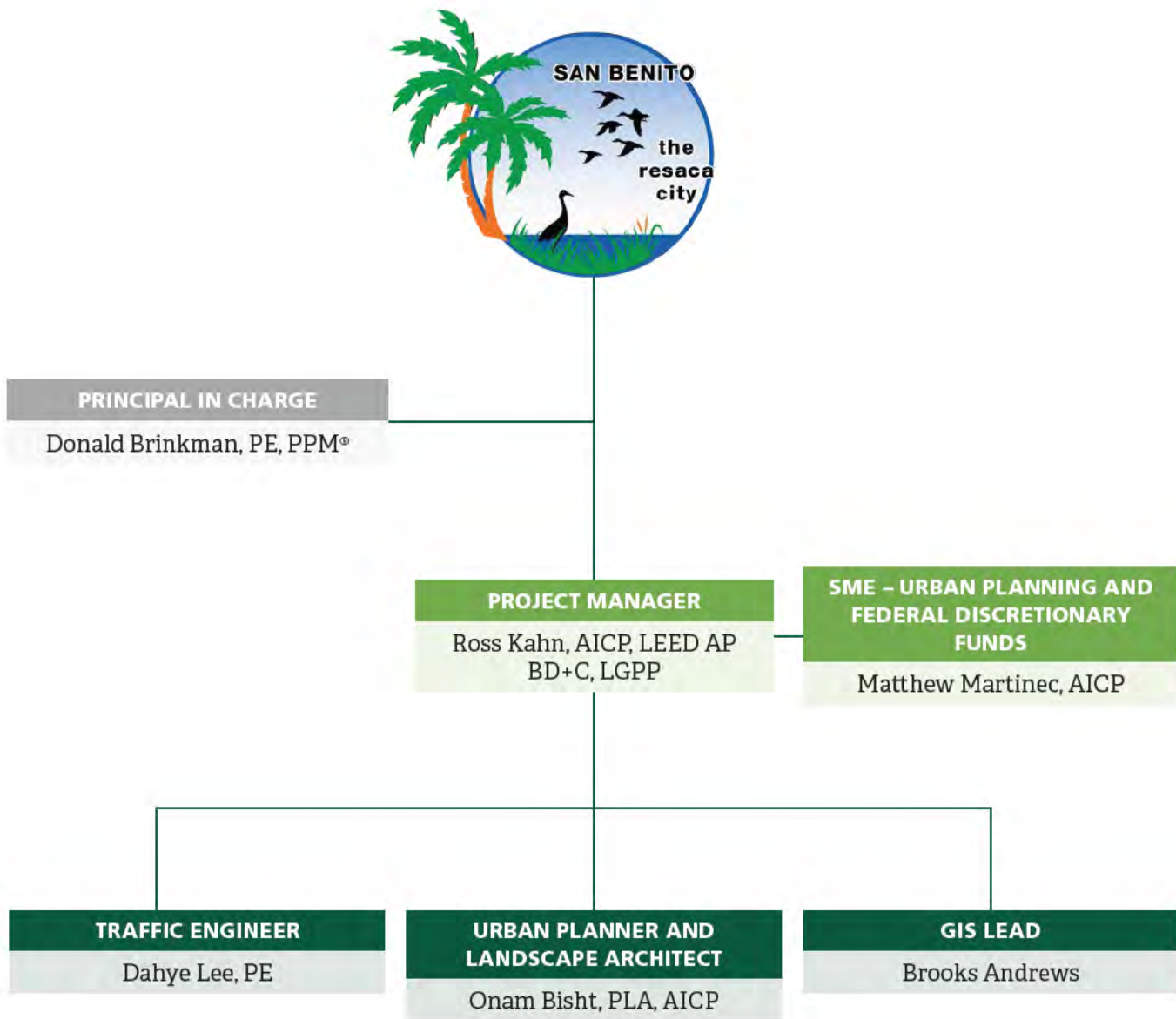
Professional Consulting and Planning Services, for the City of San Benito, Texas - Safe Streets and Roads for All Action Plan

OCTOBER 17, 2025 AT 3:00 P.M.

Resumes, Proposed Staff Qualifications

|||||

Organizational Chart





Donald J. Brinkman, PE, PPM®

ROLE ON PROJECT: PRINCIPAL

FIRM: CSRS, LLC

EDUCATION

- MS, Engineering Management, McNeese State University, 2004
- BS, Civil Engineering, McNeese State University, 1996

YEARS OF EXPERIENCE

- 30 years

WHY DONALD IS RIGHT FOR THE ROLE

Donald has diverse planning and engineering experience as both a public administrator and consultant. His leadership will ensure that the planning process is sensitive to local issues and that client expectations are satisfied at every turn.

Mr. Brinkman is an accomplished professional with three decades of experience in progressively challenging roles within both private and public sectors. He has demonstrated the ability to manage and mobilize resources to resolve issues and achieve goals consistently and effectively and has proven himself an effective leader and people-motivator.

PROPOSED RESPONSIBILITIES:

- ✓ Serve as point of contact for all contracting matters.
- ✓ Lead client engagement.
- ✓ Ensure client expectations are met throughout the planning process.

RELEVANT AND RELATED EXPERIENCE

Port of Victoria Development Plan for the Texas Logistic Center, Port of Victoria, Victoria, TX. Principal-In-Charge. Mr. Brinkman served as the client's primary point of contact. Within the scope of the project, Mr Brinkman offered port operational expertise as well as overall development experience highlighting engineering design and construction challenges. (2023)

Yoakum Industrial Park EDA Grant, Yoakum Economic Development Corporation, Yoakum, TX. Project Manager. The City of Yoakum's Economic Development Corporation (EDC) hired CSRS to perform pre and post-award grant services. The grant was submitted in June 2023, and the Yoakum EDC was notified of their \$2.5M award in July 2023. The project funded is for a water and wastewater extension to serve the Yoakum Industrial Park. The Park has several prospective tenants that will bring jobs and economic resilience, providing a catalyst for more development. Mr. Brinkman served as the project manager. (2023 - 2024)

City of Clute Resilience Planning and CDBG-MIT Administration, Clute, TX, City of. Clute, TX. Project Manager. The City of Clute engaged CSRS to write its CDBG-MIT grant project application. The project involved drainage improvements throughout the city that either affected or contributed to the entire watershed of the neighboring city of Lake Jackson, and the Velasco Drainage District. CSRS administered the \$9 million grant, awarded through the Texas General Land Office, for compliance with federal regulations. (2022 - Present)

Victoria County ARPA Grant Administration, Victoria, TX, County Of. Victoria, TX. Principal-in-Charge. CSRS provides grant administration to ensure compliance with the US Department of the Treasury requirements associated with ARPA grant compliance. Mr. Brinkman currently serves as Principal-in-Charge of Victoria County's American Rescue Plan Grants Management contract. In that role, he serves as the point of contact for all of Victoria County's American Rescue Plan Grants Management. This includes overseeing program stand-up, long-term compliance, and policy decisional support. Victoria County currently administers approximately \$17 million in U.S. Treasury State and Local Fiscal Recovery Funds. (2022 - Present)



Ross Kahn, AICP, LEED AP BD+C, LGPP

ROLE ON PROJECT: PROJECT MANAGER

FIRM: CSRS, LLC

EDUCATION

- MS, Regional Planning, University of Massachusetts Amherst
- BS, Environmental Design/Sustainable Community Development, University of Massachusetts Amherst

REGISTRATIONS

- AICP No. 32572
- LEED AP BD+C No. 11070093
- TxDOT Precertified: 1.3.1, 1.4.1
- TxDOT Local Government Project Procedures (LGPP) Qualified

YEARS OF EXPERIENCE

- 10 years

WHY ROSS IS RIGHT FOR THE ROLE

Ross's expertise in transportation planning, safety analysis, and federal grant compliance ensures the Safety Action Plan will deliver data-driven, implementable solutions that enhance safety across all modes of transportation while meeting SS4A requirements.

Ross brings more than ten years of expertise in data-driven transportation planning, traffic engineering studies, and sustainable design. He qualifies for this role through his extensive experience in multimodal transportation planning, traffic impact analyses, crash safety assessments, and federal grant applications. Ross's professional background includes collaboration with diverse stakeholders, such as architects, developers, engineers, state agencies, and city staff. His technical proficiency and commitment to improving safety and efficiency of traffic operations make him an ideal contributor to the Safety Action Plan for San Benito.

PROPOSED RESPONSIBILITIES:

- ✓ Lead transportation planning and traffic safety analysis efforts.
- ✓ Conduct crash data analysis and safety assessments.
- ✓ Develop multimodal connectivity and safety improvement recommendations.
- ✓ Coordinate with stakeholders and participate in public engagement activities.
- ✓ Assist with benefit-cost analyses for priority safety projects.
- ✓ Prepare technical memoranda and support plan development.

RELEVANT AND RELATED EXPERIENCE

Westwego Safe Streets For All – Vision Zero Plan. Westwego, LA. Transportation Planning Lead. Ross spearheaded the development of a comprehensive Vision Zero Plan for the City of Westwego under an SS4A planning grant. He conducted citywide crash analysis to identify patterns and high-crash corridors, presenting findings to City staff and leading discussions on potential safety measures. Ross incorporated stakeholder feedback and aligned the plan with the Federal Highway Administration's Safe System Approach to create a roadmap for reducing traffic fatalities. His technical expertise and methodical approach ensured the plan met federal requirements while addressing local safety priorities.

Corinth Downtown Mobility Plan. Corinth, TX. Transportation Planner. Ross served as Transportation Planner for this project focused on supporting and encouraging development activity in downtown Corinth through safe and convenient access. Building on the Envision Corinth 2040 Comprehensive Plan, he contributed to developing a mobility and circulation plan to support the new City Center, focusing on key nodes and intersections. His work included data analysis, stakeholder engagement, and recommendations for multimodal improvements to enhance downtown connectivity and safety.

Coushatta Tribe of Louisiana Ss4a Grant. Louisiana. Project Manager. Ross led the preparation of a Safe Streets and Roads for All (SS4A) implementation grant application that secured \$20.3 million in federal funding for the reconstruction of Powell Road. He directed budget development, crash data analysis, existing plan review, and technical narratives detailing the need for improvements. His expertise in federal grant requirements and benefit-cost analysis was instrumental in the successful funding award, demonstrating his ability to navigate complex federal requirements and develop compelling safety justifications.

St. Tammany Parish Multimodal Transportation Plan. St. Tammany Parish, LA. Transportation Planning Lead. Ross developed a parish-wide multimodal transportation plan, reviewing current plans and the transportation network to create a focused list of transportation projects emphasizing capacity improvements and alternative transportation. He addressed challenges posed by segregated land uses and auto-dependent travel patterns through a crafted mobility vision supported by clear goals and objectives, creating a comprehensive plan that addressed safety, connectivity, and multimodal needs.



Matthew Martinec, AICP

ROLE ON PROJECT: SME - URBAN PLANNING AND FEDERAL DISCRETIONARY FUNDS

FIRM: CSRS, LLC

EDUCATION

- MS, Community & Regional Planning, University of Texas at Austin
- MA, Economics, International Development, The American University in Cairo
- BS, Economics, Texas Tech University

REGISTRATIONS

- AICP No. 34247

YEARS OF EXPERIENCE

- 17 years

WHY MATTHEW IS RIGHT FOR THE ROLE

Matthew's expertise in planning, stakeholder engagement, and federal compliance ensures the Safety Action Plan will effectively integrate with San Benito's existing plans while developing actionable strategies that meet federal requirements and address community safety priorities.

Matthew has 17 years of experience specializing in urban and regional planning, transportation safety, and public engagement for municipal clients. He qualifies for this role through his extensive experience in developing comprehensive plans, safety action plans, and land use regulations that enhance transportation safety and community connectivity. Matthew's background includes leading major transportation capital projects, coordinating federal funding initiatives, and building consensus among diverse stakeholders. His expertise in federal award compliance, project positioning, and intergovernmental affairs makes him an ideal contributor to the Safety Action Plan for San Benito.

PROPOSED RESPONSIBILITIES:

- ✓ Lead planning analysis and comprehensive plan integration efforts.
- ✓ Oversee public engagement and stakeholder coordination activities.
- ✓ Ensure compliance with SS4A, FHWA, and other federal requirements.
- ✓ Develop policy recommendations and implementation strategies.
- ✓ Support grant documentation and funding alignment.
- ✓ Coordinate with multidisciplinary team members on plan development.
- ✓ Assist with prioritization of safety improvements and projects.

RELEVANT AND RELATED EXPERIENCE

Greater New Orleans Westbank Rail Realignment. Jefferson Parish, LA. Senior Advisor. Matthew led all stakeholder collaboration for Louisiana's largest freight rail request, a \$400+ million project with significant safety implications. He coordinated federal requests and sustained agency engagement, managing stakeholder relationships with short line and Class I railroads. Matthew's responsibilities included application content development, benefit-cost analysis, environmental risk assessment, and geospatial analysis. His ability to build consensus among diverse stakeholders and navigate complex federal requirements demonstrates his capacity to support major safety and transportation initiatives.

I-20 Passenger Rail. Monroe, LA. Senior Advisor. Matthew served as Senior Advisor for this intercity passenger rail project connecting Dallas-Fort Worth and Atlanta along the I-20 corridor. He was responsible for coordinating collaboration between Amtrak, the Southern Rail Commission, and multiple cities across Louisiana and Mississippi. His work included application content development, station site selection, concept development, benefit-cost analysis, and project scoping. Matthew's leadership in stakeholder coordination helped secure Amtrak's commitment to evaluate its first long-distance service in over 20 years.

Mike Miley Playground Improvements. Jefferson Parish, LA. Principal-In-Charge. Matthew led a team to develop concepts and advance projects that simultaneously mitigated environmental stressors while improving safety and accessibility. He worked with the Parish to identify park improvements, build stakeholder and public consensus, prioritize phasing, and model green infrastructure stormwater solutions. His focus on integrating safety, accessibility, and environmental benefits showcases his ability to develop multifaceted solutions that address community needs.

City Of Jacksonville Land Use Code Updates For Housing & Flood Resilience. Jacksonville, FL. Role on the Project. Matthew updated Jacksonville's land development regulations to reduce flood risk and increase housing while supporting economic development. He helped create adaptation strategies addressing shocks and stressors, demonstrating his ability to integrate resilience with practical implementation.



Onam Bisht, PLA, AICP

ROLE ON PROJECT: PLANNER & LANDSCAPE ARCHITECT

FIRM: CSRS, LLC

EDUCATION

- MS, Landscape Architecture & Regional Planning, Cornell University
- BS, Technology, Indian Institute of Technology

REGISTRATIONS

- Professional Landscape Architect, Louisiana, License No. B-429, 2025
- Certified Planner, American Institute of Certified Planners, License No. 35295, 2022
- SITES Accredited Professional, US Green Building Council, License No. 0000002846, 2020
- LEED AP ND, US Green Building Council, License No. 11274838-AP-ND, 2023

YEARS OF EXPERIENCE

- 14 years

WHY ONAM IS RIGHT FOR THE ROLE

Onam's expertise in planning, landscape architecture, and public engagement ensures the Safety Action Plan will incorporate innovative, sustainable design solutions that enhance pedestrian safety and create a more connected, accessible transportation network for San Benito.

Onam has over 14 years of experience that enables her to work seamlessly with multidisciplinary teams on sustainable design and safety initiatives. She qualifies for this role through her expertise in developing comprehensive safety action plans, urban and regional scale transportation plans, and nature-based solutions. Onam's experience includes master planning, concept designs, 3D schematic renderings, and construction documents that prioritize multimodal connectivity, safety, and sustainability. Her collaborative approach and commitment to community engagement make her an ideal contributor to the Safety Action Plan.

PROPOSED RESPONSIBILITIES:

- ✓ Lead planning and landscape design for pedestrian and bicycle facilities.
- ✓ Develop conceptual designs and visualizations for safety improvements.
- ✓ Support public engagement and stakeholder coordination activities.
- ✓ Coordinate GIS analysis and mapping for connectivity gaps.
- ✓ Develop visually compelling presentations and deliverables.

RELEVANT AND RELATED EXPERIENCE

Westwego Safe Streets For All – Vision Zero Plan. Westwego, LA. Project Manager.

Onam led the development of the City's first Vision Zero Action Plan, overseeing an interdisciplinary team of planners, landscape architects, GIS analysts, and transportation engineers. She directed crash analysis to prioritize corridors and develop complete street designs with cost estimates. Onam led stakeholder and public engagement throughout the 12-month planning process, including community surveys and a Vision Zero webpage to gather feedback on priority corridors and intersections, ensuring the plan addressed community safety needs and federal requirements.

City of Central Main Street 2030. Central, LA. Landscape Designer/Planner. Onam served as Landscape Designer/Planner for this transformative 560-acre master plan, creating a mixed-use development integrating recreational, commercial, and residential spaces with innovative flood protection measures. She developed conceptual layouts featuring multi-use circulation through connected sidewalks and biking facilities, along with streetscaping and green infrastructure elements. Her work included creating illustrative graphics for stakeholder and public engagement meetings, demonstrating her ability to communicate complex design concepts effectively.

Downtown Houma Main Street Master Plan. Terrebonne Parish, LA. Landscape Designer/Planner. Onam contributed towards the revitalization of downtown Houma through planned infrastructure improvements funded by CDBG-DR Hometown Revitalization Program. She conducted spatial analysis using GIS and applied urban/landscape design skills to propose public space improvements. Onam created supporting images, maps, and infographics to produce a visually appealing planning document that addressed both safety and economic development goals.

Belle Terre (La 3188) Improvements. St. John the Baptist Parish, LA. Landscape Designer/Planner. Onam developed schematic designs and 3D perspective renderings featuring green infrastructure improvements such as bioswales and native planting along street medians for this five-mile boulevard. Her work supported the implementation of Complete Streets concepts including bicycle and pedestrian accommodations, connectivity, and stormwater management, complying with LA DOTD and Parish regulations.



Dahye Lee, PE

ROLE ON PROJECT: TRAFFIC ENGINEER

FIRM: CSRS, LLC

EDUCATION

- Ph.D., Civil Engineering, Texas A&M University
- MS, Civil Engineering, Texas A&M University
- BS, Civil Engineering, Inha University, Incheon, South Korea

REGISTRATIONS

- PE TX No. 150301

YEARS OF EXPERIENCE

- 10 years

WHY DAHYE IS RIGHT FOR THE ROLE

Dahye's analytical expertise and technical rigor ensure the Safety Action Plan is grounded in robust data analysis and innovative solutions, supporting the City of San Benito's goals for safer, more connected transportation systems.

Dahye is a research-oriented Traffic Engineer at Westwood, specializing in data-driven transportation planning, safety analysis, and innovative solutions for public sector clients. She qualifies for this role through her advanced skills in data processing, statistical analysis, and the application of machine learning to transportation safety and operations. Dahye's experience includes collaborating on state and federally funded projects, developing actionable insights for roadway and rail safety, and supporting the delivery of technical studies and compliance documentation. Her analytical approach and commitment to quality make her a valuable contributor to safety action planning and multimodal transportation projects.

PROPOSED RESPONSIBILITIES:

- ✓ Conduct technical analysis for safety studies, crash data, and corridor modeling.
- ✓ Support the preparation of GIS mapping, connectivity gap analysis, and design plans.
- ✓ Collaborate with the City, stakeholders, and multidisciplinary teams on technical deliverables.
- ✓ Monitor data quality, schedule adherence, and support public engagement activities.

RELEVANT AND RELATED EXPERIENCE

Downtown Laredo Pedestrian Flow Analysis. Laredo, TX. Traffic Task Lead. The scope included analyzing pedestrian and vehicular flow around the Convent Avenue Bridge, which is the only bridge that allows pedestrians/bikes to cross to/from Mexico. Many pedestrians are dropped off/picked-up in San Agustin Plaza and downtown stakeholders have a vision to create a more pedestrian friendly connection between San Agustin Plaza in Laredo and Plaza Juarez in Nuevo Laredo, Mexico. The two plazas were designed to be a gateway between the cities, and Laredo stakeholders wanted to create a safe, family friendly environment around their plaza. Through field observations and stakeholder meetings, the Westwood team proposed several passenger pick-up/ drop-off location changes to meet the project goals.

Rail Safety Iac And Surface Transportation Board's Waybill Data Analysis. Various Cities, TX. Lead Data Analyst. The project was one of the interagency contracted projects between TxDOT and TTI conducted annually. Dahye analyzed over ten years of Federal Railroad Administration safety data, focusing on highway-rail grade crossings. She identified crash severity factors using machine learning methods to enhance efficiency and improve solution quality. Additionally, Dahye assessed the Surface Transportation Board's Confidential Waybill data to track hazardous materials, monitor the movement of oil and gas-related commodities, and prepare comprehensive reports for TxDOT.

Social Carpooling-Ba Sed Road Congestion Mitigation: A Three-Level Analysis. Capital Area Metro, TX. Data Analyst. The project aims to simulate the impact of social carpooling on traffic using dynamic trip assignment to assess its effects at both city and regional levels. Dahye investigated the regional scale impact of social carpooling on traffic mitigation by employing a four-step transportation planning model. She utilized the dynamic trip assignment simulation tool, DTALite, to aid in this analysis. Dahye prepared network data for the entire CAMPO area using the OSMnx tool in Python and conducted the trip distribution phase with the Network Analyst toolbox within ArcGIS Pro.

Jason's Law Truck Parking Survey & Comparative Assessment Study. Various Cities/ States, USA. Analyst. This project was established to prioritize addressing the shortage of commercial motor vehicle parking on the National Highway System, aiming to enhance the safety of commercial motor vehicle operators. In this project, Dahye conducted research and analyzed U.S. truck parking activity through a national truck parking survey, with responses collected from State Departments of Transportation and Commercial Motor Vehicle safety personnel across all 50 states. She evaluated truck parking needs by utilizing statistical software, which improved efficiency and facilitated additional geographic and demographic-based analysis.



Brooks Andrews

ROLE ON PROJECT: GIS LEAD

FIRM: CSRS, LLC

EDUCATION

- MS, Geographic Information Systems, Pennsylvania State University
- BS, Urban and Regional Planning, Texas State University

YEARS OF EXPERIENCE

- 14 years

WHY BROOKS IS RIGHT FOR THE ROLE

Brooks' expertise in geospatial analysis and mapping ensures the Safety Action Plan will incorporate robust data visualization and spatial analysis, helping San Benito identify priority safety improvements and effectively communicate safety challenges to stakeholders and the public.

Brooks brings 14 years of experience specializing in geospatial project management, database development, and complex spatial analyses for public sector clients. He qualifies for this role through his extensive experience in GIS database development, geospatial analyses, and map production for complex planning and safety assessment projects. Brooks brings a unique combination of skills in geographic information systems, urban planning, and business administration that enables him to effectively translate technical data into actionable insights. His collaborative approach and strong relationships with public agencies and stakeholders make him an ideal contributor to the Safety Action Plan.

PROPOSED RESPONSIBILITIES:

- ✓ Lead development of GIS database and mapping for the Safety Action Plan.
- ✓ Oversee geospatial analysis of crash data, safety patterns, and connectivity gaps.
- ✓ Create interactive mapping applications and visualization tools.
- ✓ Ensure data quality and compliance with federal standards.
- ✓ Support public engagement through map-based communication tools.
- ✓ Coordinate data collection and integration from multiple sources.
- ✓ Develop clear, informative maps and graphics for plan deliverables.

RELEVANT AND RELATED EXPERIENCE

Flood Mitigation Assistance Planning – Coastal Protection & Restoration Authority, Louisiana. GIS Lead. Brooks developed a comprehensive web-mapping application to visualize and analyze flood-prone properties across eight target parishes along Louisiana's Gulf Coast. He led the geospatial methodology development to identify properties with flooding history, coordinated with state and municipal authorities, and created user-friendly mapping tools to support decision-making. His expertise in GIS database development and visualization supported clear communication of complex flood risk data to stakeholders and the public.

City of Gretna Stormwater Master Plan. Gretna, LA. GIS Lead. Brooks served as GIS Lead for this comprehensive stormwater planning project, which secured a \$51.8 million FEMA Flood Mitigation Assistance grant. He supported the development, calibration, and validation of a complex 1D-2D PC-SWMM model utilizing comprehensive infrastructure survey data and LiDAR elevations. His geospatial expertise and attention to data quality contributed to the project's success in identifying and communicating flood mitigation priorities.

City of Central Technical Assistance & Drainage Master Plan. Central, LA. GIS Lead. Brooks provided advanced geospatial support for this project addressing the impacts of a catastrophic 1,000-year flood event. He assisted project staff with geospatial processes, recommended best practices, and led troubleshooting with Esri when staff needed assistance with specific GIS functions. His technical expertise and problemsolving skills ensured the team could effectively utilize GIS tools to analyze and communicate flood risk and mitigation strategies.

Louisiana Watershed Initiative – Office Of Community Development. Louisiana. GIS Lead. Brooks served as GIS Lead for this \$1.2 billion CDBG-Mitigation funded program, providing oversight and guidance on GIS survey development and geospatial components of environmental planning projects. He designed and developed a new GIS-based public survey to capture projects seeking funding from state and federal sources, ensuring data quality and accessibility. His work supported regional watershed coalitions and plans while managing compliance with federal grant requirements.

CITY OF SAN BENITO | REQUESTS FOR PROPOSALS

**Professional Consulting and Planning
Services, for the City of San Benito,
Texas - Safe Streets and Roads for All
Action Plan**

OCTOBER 17, 2025 AT 3:00 P.M.

Cost



ATTACHMENTS B - COST PROPOSAL FORM

**ATTACHMENT B:
Cost Proposal Form**

PROFESSIONAL CONSULTING AND PLANNING SERVICES RELATED TO NON-
DISASTER & DISASTER STATE AND FEDERAL GRANT PROGRAMS

Note to Proposers: All costs proposed are to be inclusive of labor, materials, equipment, incidentals, etc.
necessary to provide the outlined in this RFP.

LUMP SUM COST: **\$274,000.00** _____

CITY OF SAN BENITO | REQUESTS FOR PROPOSALS

**Professional Consulting and Planning
Services, for the City of San Benito,
Texas - Safe Streets and Roads for All
Action Plan**

OCTOBER 17, 2025 AT 3:00 P.M.

Attachments



ATTACHMENT A - INSURANCE REQUIREMENTS

ATTACHMENT A:
Insurance Requirements

Solicitation No: 2025-11-01

CONTRACTOR'S AND SUB-CONTRACTOR'S INSURANCE: Prime Contractor and any sub-Contractors shall carry and maintain at least the minimum insurance as specified below until completion and acceptance of the work covered by this contract. Prime Contractor shall not commence work under this contract until certificates of insurance have been approved by the City. Insurance companies listed on certificates must have industry rating of A-, Class VI or higher, according to Best's Key Rating Guide. Prime Contractor is responsible for assuring that its sub- Contractors meet these insurance requirements.

- A. Commercial General Liability on an occurrence basis:

General Aggregate	\$2,000,000
Each Occurrence	\$1,000,000

- B. Business Auto Policy
Any Auto; or Owned, Non-Owned & Hired:

Combined Single Limit	\$1,000,000
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- C. Standard Workers Compensation – Full statutory liability for State of Texas with Employer's Liability Coverage.

- D. The City of San Benito must be named as additional insured on all general liability policies described above.

- E. Professional Liability coverage for errors and omissions is not required, but the City of San Benito shall have the benefit of any such insurance carried by Contractor.

- F. Certificates must provide for thirty (30) days written notice to Certificate Holder prior to cancellation or change.

- G. The Certificate Holder should be shown as:

City of San Benito
401 N Sam Houston Blvd, San Benito, Texas, 78586

NOTE TO PROPOSERS:

Submit evidence of compliance with the Insurance Requirements.

CERTIFICATE OF INSURANCE

REQUEST FOR PROPOSALS



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/19/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Arthur J. Gallagher Risk Management Services, LLC 235 Highlandia Drive Suite 200 Baton Rouge LA 70810		CONTACT NAME: Jennifer Doucet PHONE (A/C, No, Ext): 225-906-0118 FAX (A/C, No): 225-292-3893 E-MAIL ADDRESS: Jennifer.Doucet@ajg.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Capitol Specialty Insurance Corporation	
		INSURER B: Arch Specialty Insurance Company	
		INSURER C: Hartford Fire Insurance Company	
		INSURER D: Trumbull Insurance Company	
		INSURER E: Hartford Casualty Insurance Company	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:			43UUNBM1AUP	12/5/2024	12/5/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
D	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY			43UENBM1AVO	12/5/2024	12/5/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
E	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000			43RHUBM1CAP	12/5/2024	12/5/2025	EACH OCCURRENCE \$ 6,000,000 AGGREGATE \$ 6,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N ☒ N/A			43WEBM1AUL	12/5/2024	12/5/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C B A	Rented/ Leased Equipment Professional/Errors & Omissions Pollution Liability			43UUNBM1AUP AEP0068018-03 EV20210638-04	12/5/2024 5/17/2025 12/5/2024	12/5/2025 5/17/2026 12/5/2025	Leased Equipment Claim/Agg \$50,000 Professional/Errors & Omissions Claim/Agg \$5M / \$10M Pollution Liability Claim/Agg \$5M / \$5M

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

See Attached...

CERTIFICATE HOLDER Bid Only	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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CERTIFICATE OF INSURANCE

REQUEST FOR PROPOSALS

AGENCY CUSTOMER ID: _____
LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Arthur J. Gallagher Risk Management Services, LLC		NAMED INSURED CSRS, LLC 8555 United Plaza, Suite 100 Baton Rouge, LA 70809	
POLICY NUMBER			
CARRIER	NAIC CODE	EFFECTIVE DATE:	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM.
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

General Liability:
Blanket Additional Insured & Waiver of Subrogation, as required by written contract, as respects the General Liability coverage.

Business Auto:
Blanket Additional Insured & Waiver of Subrogation, as required by written contract, as respects the Business Auto coverage.

Workers' Compensation:
Blanket Waiver of Subrogation, as required by written contract, as respects the Workers' Compensation coverage.

Umbrella:
Umbrella is follow form of the underlying liability coverages.

Cyber Liability:
Corvus Insurance Company - CYB-108011373-01 - 5/17/25-5/17/26 - \$5,000,000 each Claim/Aggregate - \$50,000 retention each claim

ACORD 101 (2008/01)

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ATTACHMENT C - FEDERALLY REQUIRED CONTRACT CLAUSES

**ATTACHMENT C:
2 CFR 200, Appendix II and other Federally Required Contract Clauses**

Since the parties anticipate that federal funding will be applied to this Agreement, the following federal contract clauses must be complied with, where applicable, in addition to the clauses already mentioned.

At a minimum, the City of San Benito anticipates that the awarded contract resulting from this RFP will have required contract provisions identified in 2 CFR 200, Appendix II ([eCFR :: Appendix II to Part 200, Title 2 -- Contract Provisions for Non-Federal Entity Contracts Under Federal Awards](#)) and any other applicable terms and conditions required by the United States Department of Transportation.



CERTIFICATE OF AUTHORITY

BE IT **RESOLVED** that I, Thomas A. Barfield, Jr., certify that I am the manager of, or a member designated to act on behalf of CSRS, LLC (a Westwood Company), a limited liability company, organized and existing under the laws of the State of Louisiana and domiciled in the City of Baton Rouge, Louisiana.

BE IT **FURTHER RESOLVED** that Donald Brinkman, Principal of CSRS, LLC, be, and is hereby authorized and empowered to execute any and all proposals, contracts, documents and agreements of whatever kind on behalf of the Limited Liability Company for professional services related to the Request for Proposals (RFP) for Professional Consulting and Planning Services for the City of San Benito, Texas – Safe Streets and Roads for All Action Plan, Solicitation No.: 2025-11-01 (San Benito, TX).

IN TESTIMONY WHEREOF, I have hereunto set my hand this 7th day of October 2025.

Thomas A. Barfield, Jr., Manager

CSRS LLC

Unique Entity ID [REDACTED]	CAGE / NCAGE [REDACTED]	Purpose of Registration All Awards
Registration Status Active Registration	Expiration Date Dec 10, 2025	
Physical Address 8555 United Plaza BLVD STE 100 Baton Rouge, Louisiana 70809-2258 United States	Mailing Address 8555 United PLZ BLVD Baton Rouge, Louisiana 70809-2260 United States	

Business Information

Doing Business as (blank)	Division Name (blank)	Division Number (blank)
Congressional District Louisiana 06	State / Country of Incorporation Louisiana / United States	URL http://www.csrsinc.com

Registration Dates

Activation Date Dec 12, 2024	Submission Date Dec 10, 2024	Initial Registration Date Jul 12, 2001
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Entity Dates

Entity Start Date Mar 10, 1978	Fiscal Year End Close Date Dec 31
--	---

Immediate Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Highest Level Owner

CAGE (blank)	Legal Business Name (blank)
------------------------	---------------------------------------

Executive Compensation

In your business or organization's preceding completed fiscal year, did your business or organization (the legal entity to which this specific SAM record, represented by a Unique Entity ID, belongs) receive both of the following: 1. 80 percent or more of your annual gross revenues in U.S. federal contracts, subcontracts, loans, grants, subgrants, and/or cooperative agreements and 2. \$25,000,000 or more in annual gross revenues from U.S. federal contracts, subcontracts, loans, grants, subgrants, and/or cooperative agreements?

No

Does the public have access to information about the compensation of the senior executives in your business or organization (the legal entity to which this specific SAM record, represented by a Unique Entity ID, belongs) through periodic reports filed under section 13(a) or 15(d) of the Securities Exchange Act of 1934 (15 U.S.C. 78m(a), 78o(d)) or section 6104 of the Internal Revenue Code of 1986?

Not Selected**Proceedings Questions**

Is your business or organization, as represented by the Unique Entity ID on this entity registration, responding to a Federal procurement opportunity that contains the provision at FAR 52.209-7, subject to the clause in FAR 52.209-9 in a current Federal contract, or applying for a Federal grant opportunity which contains the award term and condition described in 2 C.F.R. 200 Appendix XII?

No

Does your business or organization, as represented by the Unique Entity ID on this specific SAM record, have current active Federal contracts and/or grants with total value (including any exercised/unexercised options) greater than \$10,000,000?

Not Selected

Within the last five years, had the business or organization (represented by the Unique Entity ID on this specific SAM record) and/or any of its principals, in connection with the award to or performance by the business or organization of a Federal contract or grant, been the subject of a Federal or State (1) criminal proceeding resulting in a conviction or other acknowledgment of fault; (2) civil proceeding resulting in a finding of fault with a monetary fine, penalty, reimbursement, restitution, and/or damages greater than \$5,000, or other acknowledgment of fault; and/or (3) administrative proceeding resulting in a finding of fault with either a monetary fine or penalty greater than \$5,000 or reimbursement, restitution, or damages greater than \$100,000, or other acknowledgment of fault?

Not Selected

Active Exclusions Records?

No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types

Entity Structure	Entity Type	Organization Factors
Corporate Entity (Not Tax Exempt)	Business or Organization	(blank)
Profit Structure		
For Profit Organization		

Socio-Economic Types

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

Financial Information

Accepts Credit Card Payments	Debt Subject To Offset
No	No

EFT Indicator	CAGE Code
0000	

Electronic Funds Transfer

Account Type	Routing Number	Lock Box Number
Checking	*****26	(blank)
Financial Institution	Account Number	
FIRST HORIZON BANK	*****13	

Automated Clearing House

Phone (U.S.)	Email	Phone (non-U.S.)
2257613645	(blank)	(blank)
Fax		
(blank)		

Remittance Address

CSRS LLC
8555 United Plaza BLVD
Suite 100
Baton Rouge, Louisiana 70809
United States

Taxpayer Information

EIN	Type of Tax	Taxpayer Name
	Applicable Federal Tax	CSRS LLC
Tax Year (Most Recent Tax Year)	Name/Title of Individual Executing Consent	TIN Consent Date
2022	Secretary	Dec 10, 2024
Address	Signature	
8555 United Plaza BLVD	Domoine D Rutledge	
Baton Rouge, Louisiana 70809		

Points of Contact

Accounts Receivable POC

Steve Laplace, CFO

Electronic Business

✎
THOMAS A. BARFIELD, President
 tim.barfield@csrsinc.com
 2252292133

8555 United Plaza BLVD
Suite 100
Baton Rouge, Louisiana 70809
United States

Denny Lazarus, Contract Administrator
 denny.lazarus@csrsinc.com
 2257690546

8555 United Plaza BLVD.
 Suite 100
 Baton Rouge, Louisiana 70809
 United States

Government Business

✎
TRAVIS P WOODARD, Exec VP
 travis.woodard@CSRSINC.COM
 2259394377

8555 United Plaza BLVD
Suite 100
Baton Rouge, Louisiana 70809
United States

Elif Chiasson, Exec. Vice President
 elif.chiasson@csrsinc.com
 2257690546

8555 United Plaza BLVD.
 Suite 100
 Baton Rouge, Louisiana 70809
 United States

Proceedings Alternate POC

✎
MICHAEL Songy, CEO
 michael.songy@csrsinc.com
 2257690546

8555 United Plaza BLVD.
Suite 100
Baton Rouge, Louisiana 70809
United States

Service Classifications**NAICS Codes**

Primary	NAICS Codes	NAICS Title
Yes	541330	Engineering Services
	541320	Landscape Architectural Services
	541370	Surveying And Mapping (Except Geophysical) Services
	541611	Administrative Management And General Management Consulting Services
	541620	Environmental Consulting Services
	541990	All Other Professional, Scientific, And Technical Services
	562910	Remediation Services

Size Metrics**IGT Size Metrics**

Annual Revenue (from all IGTs)
 (blank)

Worldwide

Annual Receipts (in accordance with 13 CFR 121)	Number of Employees (in accordance with 13 CFR 121)
\$25,000,000.00	125

Location

Annual Receipts (in accordance with 13 CFR 121)	Number of Employees (in accordance with 13 CFR 121)
(blank)	(blank)

Industry-Specific

Barrels Capacity	Megawatt Hours	Total Assets
(blank)	(blank)	(blank)

Electronic Data Interchange (EDI) Information

This entity does not appear in the disaster response registry.



Nancy Landry
 SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

CSRS, LLC

A limited liability company domiciled in BATON ROUGE, LOUISIANA,

Filed charter and qualified to do business in this State on March 10, 1978,

I further certify that the records of this Office indicate the company has paid all fees due the Secretary of State, and so far as the Office of the Secretary of State is concerned, is in good standing and is authorized to do business in this State.

I further certify that this certificate is not intended to reflect the financial condition of this company since this information is not available from the records of this Office.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

June 12, 2025

Nancy Landry

Secretary of State

Web 32130960K



Certificate ID: 12048191#LJH62

To validate this certificate, visit the following web site, go to **Business Services**, **Search for Louisiana Business Filings**, **Validate a Certificate**, then follow the instructions displayed.
www.sos.la.gov

Page 1 of 1 on 6/12/2025 4:04:35 PM

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



Jane Nelson
Secretary of State

Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Application for Registration for CSRS, LLC [REDACTED], a LOUISIANA, USA, Foreign Limited Liability Company (LLC), was filed in this office on October 31, 2008.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on January 26, 2024.



A handwritten signature of Jane Nelson in black ink.

Jane Nelson
Secretary of State

Phone: (512) 463-5555
Prepared by: SOS-WEB

Come visit us on the internet at <https://www.sos.texas.gov/>
Fax: (512) 463-5709
TID: 10264

Dial: 7-1-1 for Relay Services
Document: 1326011910003

Form W-9 (Rev. March 2024) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification Go to www.irs.gov/FormW9 for instructions and the latest information.	Give form to the requester. Do not send to the IRS.
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Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	<table style="width: 100%;"> <tr> <td style="width: 65%;"> 1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) CSRS, LLC </td> <td style="width: 35%;"></td> </tr> <tr> <td colspan="2"> 2 Business name/disregarded entity name, if different from above. </td> </tr> <tr> <td colspan="2"> 3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) </td> </tr> <tr> <td colspan="2"> 4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.) </td> </tr> <tr> <td colspan="2"> 3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐ </td> </tr> <tr> <td colspan="2"> 5 Address (number, street, and apt. or suite no.). See instructions. 8555 United Plaza Blvd., Ste 100 </td> </tr> <tr> <td colspan="2"> 6 City, state, and ZIP code Baton Rouge, LA 70809 </td> </tr> <tr> <td colspan="2"> 7 List account number(s) here (optional) </td> </tr> <tr> <td colspan="2"> Requester's name and address (optional) </td> </tr> </table>	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) CSRS, LLC		2 Business name/disregarded entity name, if different from above.		3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) P Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions)		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)		3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐		5 Address (number, street, and apt. or suite no.). See instructions. 8555 United Plaza Blvd., Ste 100		6 City, state, and ZIP code Baton Rouge, LA 70809		7 List account number(s) here (optional)		Requester's name and address (optional)	
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7 List account number(s) here (optional)																			
Requester's name and address (optional)																			

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number
or
Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person [Redacted Signature]	Date 8/19/24
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3 (Form 1065). See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to issue a Request for Proposals and Statement of Qualifications for Financial Advisor Services to provide advice and professional recommendations to the City of San Benito for various capital financing projects and provide assistance with possible loan, grant or disadvantaged funding through the Texas Water Development Board (TWDB).

RECOMMENDATION:

City Administration recommends approval.

RATIONALE:

This agenda item is necessary for the solicitation and procurement of services needed to support the Texas Water Development Board (TWDB) funded project application for the City of San Benito AC Water Line Replacement Project.

The project consists of the removal of approximately 32,500 LF of existing AC waterlines and their replacement with approximately 32,500 LF of new PVC waterlines. The project will mitigate the future liability associated with the older AC lines and reduce future water losses.

The total Estimated Project cost is approximately \$9,535,000.

Based on the Funding Determination Letter (FDL), issued by the TWDB on 10/07/2025, the funding for the project consists of \$2,900,000 in the form of a loan and \$6,635,000 in the form of grant/loan forgiveness.

BUDGET IMPACT:

RESOURCE PERSONNEL:

Fred Sandoval, City Manager

EXHIBITS:

City of San Benito Financial Advisor RFQ

PREPARED BY: Fred Sandoval
City Manager

10/29/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager

**FINANCIAL ADVISOR
REQUEST FOR PROPOSALS
AND
STATEMENT OF QUALIFICATIONS**

To provide advice and professional recommendations to the City of San Benito (City) for various capital financing projects and provide assistance with possible loan, grant or disadvantaged funding through the Texas Water Development Board ("TWDB").

A. INTENT OF PROPOSAL

The City is soliciting Request for Proposals ("RFP") and Statement of Qualifications from interested qualified professionals to provide: strategic financial planning; analysis of market conditions; recommended investments of bond proceeds; and provide recommendations to the City for financing through programs established by TWDB. The City reserves the right to accept or reject any or all proposals for any reason it finds to be in the best interest of the City.

The City seeks to afford the opportunity for qualified SBE, MBE, and WBE firms to propose to provide the services described herein.

B. SCOPE OF SERVICES

The services to be provided by the Financial Advisor shall include, but are not limited to, the following:

- Direction and coordination of all programs of financing, specifically including preparation and coordination of filing an application with the TWDB for loan or grant assistance
- Advise the City of current bond market conditions
- Recommend method of sale of debt instruments
- Advise publications of forthcoming sales
- Arrange for reports of independent consultants
- Recommend as to the advisability of obtaining credit ratings and coordinate preparation and submission of information to rating agencies
- Coordinate, prepare and submit required information to recognized bond insurance companies for insurance qualification, including for a TWDB loan
- Coordinate efforts for delivery of debt instruments and preparation and verification of closing figures
- Maintain liaison with Bond Counsel in preparation of all legal documents
- Maintain liaison with Administrative Services in preparation of TWDB documentation
- Counsel in selection of paying agent/registrar
- Print all debt instruments
- Deliver schedule of annual debt requirements on debt instruments
- Attend meetings as requested
- Advise of changes in Federal and State laws and regulations
- Advise on investment of funds as requested
- Advise and assist in exercising any call and/or refunding
- Advise and assist in the development of long-range financing plan
- Provide all financing planning services as requested
- Testify in litigation as requested
- Make recommendation on matters of credit enhancement

C. STATEMENT OF QUALIFICATIONS

The Proposer shall provide a description of the history and background of the firm, identification of the services currently being provided to municipalities in Texas and other information relevant to the provision of Financial Advisory services. The following information shall be included in your proposal:

1. General information about the firm.
 - A. Name, address and phone number of the firm.
 - B. History of the firm.
 - C. List names and titles of the firm who are directly responsible for financial advisory services.
 - D. Information pertaining to the firm's compliance with licensing and other requirements of the Securities Exchange Commission, the National Association of Securities Dealers and the Municipal Securities Rule Making Board.
2. References.

Lists of three (3) references of cities for which similar services have been provided.
3. Identify personnel to be assigned responsibility for administering the account (provide resume and location for the individual representatives that the firm will assign to the account).
4. List the experience of the individuals assigned to the account and placement of debt instruments with the TWDB. Please list the work performed, including the dollar amount of the debt issue or other financing. Please include the names, addresses, and phone numbers of contact persons.
5. Additional services - describe any other service or experiences of the firm which you deem beneficial in acting as Financial Advisor to the City.
6. Attach a copy of financial advisory services contract proposed by your firm *without fee* information.

D. RECEIPT OF PROPOSALS

If your firm is interested in being considered as Financial Advisor for the City, please submit proposals in electronic pdf format. A copy of the response should be submitted to Mr. Fred Sandoval, City Manager at fsandoval@cityofsanbenito.com and Ms. Diana Garza, Assistant City Manager at dgarza@cityofsanbenito.com with the subject heading "Response to Financial Advisor RFP/SOQ" no later than December 2, 2025, at 5:00 P.M. local time.

E. SELECTION CRITERIA

The City shall use the following selection criteria and point system to evaluate and score each proposal.

F. ADDITIONAL INFORMATION

1. This contract is contingent upon release of funds from the Texas Water Development Board (TWDB).
2. Any contract or contracts awarded under this Invitation for Bid (IFB) or Request for Proposal (RFP) are expected to be funded in part by a loan from the TWDB. Neither the State of Texas nor any of its departments, agencies, or employees are or will be a party to this IFB, RFP, or any resulting contract.
3. This contract is subject to the Environmental Protection Agency's (EPA) Disadvantaged Business Enterprise (DBE) Program, which includes EPA-approved fair share goals toward procurement of Minority and Women-owned Business Enterprise (M/WBE) firms. EPA rules require that applicants and prime contractors make a good faith effort to award a fair share of contracts, subcontracts, and procurements to M/WBEs through demonstration of the six affirmative steps. For more details of the DBE Program and the current, applicable fair share goals, please visit www.twdb.texas.gov/dbe.
4. Equal Opportunity in Employment - All qualified Applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap or national origin. Bidders on this work will be required to comply with the President's Executive Order No. 11246, as amended by Executive Order 11375, and as supplemented in Department of labor regulations 41 CFR; Part 60. Small, minority and women-owned firms are encouraged to submit proposals.



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to issue a Request for Statements of Qualifications for Professional Engineering Services, which may lead to the award of a contract to provide professional engineering services for the Drinking Water State Revolving Fund Program funded through the Drinking Water State Revolving Fund of the Texas Water Development Board (TWDB).

RECOMMENDATION:

City Administration recommends approval.

RATIONALE:

This agenda item is necessary for the solicitation and procurement of services needed to support the Texas Water Development Board (TWDB) funded project application for the City of San Benito AC Water Line Replacement Project.

The project consists of the removal of approximately 32,500 LF of existing AC waterlines and their replacement with approximately 32,500 LF of new PVC waterlines. The project will mitigate the future liability associated with the older AC lines and reduce future water losses.

The total Estimated Project cost is approximately \$9,535,000.

Based on the Funding Determination Letter (FDL), issued by the TWDB on 10/07/2025, the funding for the project consists of \$2,900,000 in the form of a loan and \$6,635,000 in the form of grant/loan forgiveness.

BUDGET IMPACT:

RESOURCE PERSONNEL:

Fred Sandoval, City Manager

EXHIBITS:

City of San Benito Engineering Services RFQ

PREPARED BY: Fred Sandoval
City Manager

10/29/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager

Request for Qualifications Drinking Water State Revolving Fund Program Professional Engineering Services

The City of San Benito, Texas (the City) requests the submission of statements of qualifications, which may lead to the award of a contract to provide professional engineering services for the Drinking Water State Revolving Fund Program (the Program) funded through the Drinking Water State Revolving Fund of the Texas Water Development Board (TWDB).

The services to be obtained under this contract requires a qualified engineer or engineering firm registered to practice in the State of Texas. The scope of the Program may include planning, environmental, design, bidding, and construction activities necessary for the Program to proceed in accordance with the revised United States Environmental Protection Agency (EPA) Lead and Copper Rule and with standards and procedures established or monitored by the Texas Commission on Environmental Quality.

The selected engineer must be aware of, and operate in compliance with, federal, state, and local procurement guidelines. It is the intent of this Request for Qualifications that a consistent quality of services shall be provided for all Program components.

For information regarding the Program, please contact the City individuals listed below. Interested firms may also see PWS ID TX2330001 for a summary description at <https://www.twdb.texas.gov/financial/programs/lead-slr/doc/DWSRF-LSLR-SFY2023-IUP-Amended.pdf> Additional projects may be identified and selected for funding by TWDB in the future; in this case, the City will negotiate with the selected engineer to provide services at that time.

Please email a copy of the qualifications statement which details the experience and capabilities to address the services to be obtained to Mr. Fred Sandoval, City Manager at fsandoval@cityofsanbenito.com and Ms. Diana Garza with the subject heading "*Response to Drinking Water State Revolving Fund Program RFQ*" no later than December 2, 2025, at 5:00 P.M. local time.

The City Council is expected to negotiate an agreement for services that is acceptable to the City. If an acceptable contract cannot be negotiated, the City may formally end negotiations and begin negotiating with the next highest qualified person or firm.

This contract is contingent upon release of funds from the Texas Water Development Board (TWDB). Any contract or contracts awarded under this Request for Qualifications (RFQ) are expected to be funded in part by a loan from the TWDB. Neither the State of Texas nor any of its departments, agencies, or employees are or will be a party to this RFQ, or any resulting contract. RFQs are issued in accordance with Section 2254 of the Texas Government Code

(Professional Services Act).

This contract is subject to the Environmental Protection Agency's (EPA) Disadvantaged Business Enterprise (DBE) Program, which includes EPA-approved fair share goals toward procurement of Minority and Women-owned Business Enterprise (M/WBE) businesses. EPA rules require that applicants and prime contractors make a good faith effort to award a fair share of contracts, subcontracts, and procurements to M/WBEs through demonstration of the six affirmative steps. For more details of the DBE Program and the current, applicable fair share goals, please visit www.twdb.texas.gov/DBE.

The City is an affirmative action/equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap or national origin. Small, minority-, and women-owned business enterprises are encouraged to submit qualification statements.

The City reserves the right to refuse and reject any or all statements of qualification and to waive any or all formalities or technicalities or to accept the statement best and most advantageous to the City. The statements may be held for a period of 30 days without taking action.

Draft SCORE SHEET

	Max Points	Score
EXPERIENCE		
1. Related experience/background with state or federally funded projects	10	
2. Related experience/background with specific project type (water/wastewater)	10	
3. References from current/past clients	20	
Subtotal, EXPERIENCE	40	
WORK PERFORMANCE		
1. Communicate with client and related entities in a timely manner	6	
2. Past client projects successfully implemented on time and within budget	6	
3. Experience and ability to manage project(s) timely and cost effectively, including management of change orders, contractor(s), and subcontractor(s)	6	
4. Work product is consistently of high quality with low level of errors	6	
5. Design documents shared with regulatory agency or agencies sufficient to ensure acceptable standards	6	
Subtotal, WORK PERFORMANCE	30	
CAPACITY TO PERFORM		
1. Qualifications of professional administrators/experience of staff	10	
2. Present and projected workloads	5	
3. Quality of proposal/work plan	5	
4. Demonstrated understanding of scope of project	10	
Subtotal, CAPACITY TO PERFORM	30	
TOTAL SCORE		
Experience	40	
Work Performance	30	
Capacity to Perform	30	
TOTAL SCORE	100	



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to issue a Request for Proposals and Statement of Qualifications for Bond Counsel Services to provide assistance with possible loan and to provide objective legal opinion with respect to the validity of authorizing and issuing evidences of indebtedness (the "Obligations") for capital financing and provide assistance with possible loan, grant or disadvantaged funding through the Texas Water Development Board (TWDB).

RECOMMENDATION:

City Administration recommends approval.

RATIONALE:

This agenda item is necessary for the solicitation and procurement of services needed to support the Texas Water Development Board (TWDB) funded project application for the City of San Benito AC Water Line Replacement Project.

The project consists of the removal of approximately 32,500 LF of existing AC waterlines and their replacement with approximately 32,500 LF of new PVC waterlines. The project will mitigate the future liability associated with the older AC lines and reduce future water losses.

The total Estimated Project cost is approximately \$9,535,000.

Based on the Funding Determination Letter (FDL), issued by the TWDB on 10/07/2025, the funding for the project consists of \$2,900,000 in the form of a loan and \$6,635,000 in the form of grant/loan forgiveness.

BUDGET IMPACT:

RESOURCE PERSONNEL:

Fred Sandoval, City Manager

EXHIBITS:

City of San Benito Bond Counsel RFQ

PREPARED BY: Fred Sandoval
City Manager

10/29/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager

CITY OF SAN BENITO, TEXAS
BOND COUNSEL
REQUEST FOR PROPOSALS
AND
STATEMENTS OF QUALIFICATIONS

To provide assistance with possible loan and to provide objective legal opinion with respect to the validity of authorizing and issuing evidences of indebtedness (the “Obligations”) by the City of San Benito, Texas (City) for capital financing and provide assistance with possible loan, grant or disadvantaged funding through the Texas Water Development Board (“TWDB”).

A. INTENT OF PROPOSAL

The City is soliciting Request for Proposals (RFP) and Statement of Qualifications from interested qualified professionals to provide the following: assist in obtaining loan and to provide legal opinion with respect to assessing the viability of authorizing and issuing evidences of indebtedness by the City for capital financing or refinancing; preparation of resolution, indenture or other authorizing and securing the Bonds (the “Resolution”) and other authorizing documents as necessary. The City reserves the right to accept or reject any or all proposals for any reason it finds to be in the best interest of the City.

The City seeks to afford the opportunity for qualified SBE, MBE and WBE firms to propose to provide the services described herein.

B. SCOPE OF SERVICES

The services to be provided by the Bond Counsel shall include the following duties, as necessary:

- Assist in preparing legal documents in connection with the financing program.
- Render an objective legal opinion with respect to assessing the viability of authorizing and issuing evidences of indebtedness.
- Examine applicable law.
- Prepare the Resolution and other authorizing documents.
- Consult with the parties to the transaction prior to the issuance of the Bonds.
- Secure TWDB and Texas Attorney General approval of the bonds and the registration of the Bonds by the Comptroller of Public Accounts of the State of Texas.
- Review certified proceedings.
- Undertake such additional duties as deemed necessary to render the opinion with respect to each Bond issue.

C. STATEMENT OF QUALIFICATIONS

The Proposer shall provide a description of the history and background of the firm, identification of the services currently being provided to municipalities in Texas and other information relevant to the provision of Bond Counsel Services.

1. General information about the firm.

- A. Name, address, and telephone number of the firm
- B. History of the firm.
- C. List names and titles of officers of the firm who will be directly responsible for Bond Counsel services.
- D. Information pertaining to the firm’s compliance with licensing and other requirements.

2. References -- List of three (3) references of clients for which similar services have been provided.
3. Identify personnel to be assigned responsibility for administering the account (provide resume and location for the individual representatives that the firm will assign to the account). Identify any individuals with specific water law experience that will be a resource to the City.
4. Additional services – describe any other service or experience of the firm, which you deem beneficial in acting as Bond Counsel to the City.
5. Attach a copy of bond counsel services contract proposed by your firm without fee information.

D. RECEIPT OF PROPOSALS

If your firm is interested in being considered as Bond Counsel for the City, please submit proposals in electronic pdf format. A Copy of the response should be submitted by 5:00 P.M. (Local Time), December 2, 2025, via email to Mr. Fred Sandoval, City Manager at fsandoval@cityofsanbenito.com, and Ms. Diana Garza at with the subject heading “*Response to Bond Counsel Services RFQ*”

E. SELECTION CRITERIA

The following criteria will be used as a basis for the selection of the Bond Counsel:

● EXPERIENCE OF PERSONNEL	45 POINTS
To assess the background and experience of the personnel in working with Texas Public Finance Entities and applicable water law.	
● TEAM MEMBERS	25 POINTS
To identify the personnel the firm proposes to commit on a day-to-day basis and evaluate the specific qualifications of these individuals.	
● REFERENCES	15 POINTS
To demonstrate client satisfaction and the candidate’s familiarity with public finance and water law issues.	
● FINANCIAL CONDITION	15 POINTS
To demonstrate the firm’s financial condition.	
TOTAL	100 POINTS

F. ADDITIONAL INFORMATION

1. This contract is contingent upon release of funds from the Texas Water Development Board (TWDB).
2. Any contract or contracts awarded under this Invitation for Bid (IFB) or Request for Proposals (RFP) are expected to be funded in part by a loan from the TWDB. Neither the State of Texas nor any of its departments, agencies, or employees are or will be a party to this IFB, RFP, or any resulting contract.
3. This contract is subject to the Environmental Protection Agency's (EPA) "fair share policy", which includes EPA approved "fair share goals" for Minority Business Enterprise (MBE) & Women Business Enterprise (WBE), firms in the Construction, Supplies, Equipment; and Services procurement categories. EPA's policy requires that applicants and prime contractors make a good faith effort to award a fair share of contracts, subcontracts, and procurements to SMWBE's. Although EPA's policy does not mandate that the fair share goals be achieved, it does require applicants and prime contractors to demonstrate use of the six affirmative steps. The current fair share goals for the State of Texas are as follows:

<u>MBE</u>	<u>WBE</u>	
Construction	19.44%	9.17%
Supplies	25.34%	8.82%
Equipment	16.28%	11.45%
Services	20.41%	13.66%

4. Equal Opportunity in Employment -- All qualified Applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, or national origin. Bidders on this work will be required to comply with the President's Executive Order No. 11246, as amended by Executive Order 11375, and as supplemented in Department of Labor regulations 41 CFR, Part 60. Small, minority and women-owned firms are encouraged to submit proposals.



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to issue a Request for Proposals for Administrative and Professional Services, which may lead to the award of a contract to provide administrative and professional services relating to the Drinking Water State Revolving Fund Program.

RECOMMENDATION:

City Administration recommends approval.

RATIONALE:

This agenda item is necessary for the solicitation and procurement of services needed to support the Texas Water Development Board (TWDB) funded project application for the City of San Benito AC Water Line Replacement Project.

The project consists of the removal of approximately 32,500 LF of existing AC waterlines and their replacement with approximately 32,500 LF of new PVC waterlines. The project will mitigate the future liability associated with the older AC lines and reduce future water losses.

The total Estimated Project cost is approximately \$9,535,000.

Based on the Funding Determination Letter (FDL), issued by the TWDB on 10/07/2025, the funding for the project consists of \$2,900,000 in the form of a loan and \$6,635,000 in the form of grant/loan forgiveness.

BUDGET IMPACT:

RESOURCE PERSONNEL:

Fred Sandoval, City Manager

EXHIBITS:

City of San Benito Administrative Prof Svcs RFP

PREPARED BY: Fred Sandoval
City Manager

10/29/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager

Request for Proposals

Administrative and Professional Services

for the Drinking Water State Revolving Fund Program

The City of San Benito (the City) requests the submission of a proposal by qualified organizations, which may lead to the award of a contract to provide administrative and professional services relating to the City's proposed Drinking Water State Revolving Fund program.

The City is applying for funding from the Texas Water Development Board (TWDB) Drinking Water State Revolving Fund (DWSRF) program. The City wishes to enter into a contract with a firm that can provide professional services required to successfully secure funding for this program. These services may include some or all of the following: financial, managerial, and technical expertise relating to governance policies, finance, operations, utility management, and coordination with regulatory agencies.

This contract is contingent upon release of funds from the TWDB. Any contract or contracts awarded under this Request for Proposals (RFP) are expected to be funded in part by a loan or grant from the TWDB. Neither the State of Texas nor any of its departments, agencies, or employees are or will be a party to this RFP, or any resulting contract. RFPs are issued in accordance with Section 2254 of the Texas Government Code (Professional Services Act) and Title 29 CFR Part 97 (Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments).

This contract is subject to the Environmental Protection Agency's (EPA) Disadvantaged Business Enterprise (DBE) Program, which includes EPA-approved fair share goals toward procurement of Minority and Women-owned Business Enterprise (M/WBE) businesses. EPA rules require that applicants and prime contractors make a good faith effort to award a fair share of contracts, subcontracts, and procurements to M/WBEs through demonstration of the six affirmative steps. For more details of the DBE Program and the current, applicable fair share goals, please visit www.twdb.texas.gov/DBE.

The City is an affirmative action/equal opportunity employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap, or national origin. Small, minority, and women-owned business enterprises are encouraged to submit qualification statements.

Please email a copy of the proposal to Mr. Fred Sandoval, City Manager at fsandoval@cityofsanbenito.com and Ms. Diana Garza with the subject heading "Response to Administrative and Professional Services RFP" no later than December 2, 2025, at 5:00 P.M. local time.

The City will evaluate the proposals to determine which firm has the best qualifications to provide the combination of needed services described above. The City is expected to negotiate an agreement for services that is acceptable to the City. If an acceptable contract cannot be negotiated, the City may formally end negotiations and begin negotiating with the next highest qualified person or firm.

The City reserves the right to refuse and reject any or all proposals and to waive any or all formalities or technicalities or to accept the proposal best and most advantageous to the City. Proposals may be held for a period of 30 days without taking action.

The following outlines the request for proposals:

1. SCOPE OF SERVICES

The Scope of Services (“Scope”) given below addresses the full range of activities necessary to facilitate the funding applications and subsequent program. To that end, activities performed under this contract may require a combination of some or all of the Scope of Services given below.

However, the purpose of this Scope is not to provide an exhaustive list of all potential activities required to assist the City in building out this program. Instead, this Scope describes activities that the selected contractor will be expected to perform at a minimum. Additional activities are expected to be in the spirit of those described in the Scope.

The services and/or items that the successful consultant will be required to provide to the City and/or its designated subrecipient entity may include the following:

Scope 1 – Program Development

GENERAL ADMINISTRATIVE SERVICES

- Provide general advice and knowledgeable administrative support to the City, its professional services providers, contractors, and other related parties on fulfillment of funding applications and implementation of project and regulatory matters.
- Supplement the expertise of local administrative staff and officials by providing professional administrative and technical capacity as needed to ensure program progress.
- Collaborate with the City, its professional services providers, contractors, and other related parties to review existing assets, and identify and prioritize areas for the program.
- Collaborate with the City, its professional services providers, contractors, and other related parties to identify and pursue grant funding and other financing mechanisms for improvements to the City’s water system.
- Provide advocacy and support in operational efficiencies and regulatory matters.

FINANCIAL INFORMATION ASSISTANCE

- Prepare illustrative rate impact models using financial information to generate a schedule of water rates that can be implemented.
- Using the City’s available financial data, provide perspective on potential impacts of additional debt on the community if funding is offered and accepted.
- Model community-driven scenarios for rate increases in consideration of proposed projects.

GOVERNANCE AND PUBLIC OUTREACH

- Coordinate with municipal entities (such as water supply corporations, cities, and counties) and non-municipal entities (such as homeowner’s associations, private corporations, and others) to facilitate the Lead Service Line Inventory and Replacement program.
- Provide guidance on governance policies.
- Offer guidance and examples of necessary agenda items for consideration and action by a governing body.
- Facilitate and attend public meetings in order to increase transparency and to provide information on the proposed Lead Service Line Inventory and Replacement program to the community.

- Schedule, coordinate and attend meetings necessary to ensure project progress and communication of issues.
- Communicate with community members, professional services organizations, contractors, and other interested parties regarding proposed developments via phone and email within a reasonable amount of time.
- Advise, coordinate, and facilitate regional opportunities as appropriate.

Scope 2 – Compliance and Coordination

REGULATORY COORDINATION AND ASSISTANCE

- Coordinate the resolution of regulatory and compliance challenges.
- Coordinate with regulatory agencies on the local, state, and federal level to identify solutions to matters of non-compliance.

PROCUREMENT OF AND COORDINATION WITH PROFESSIONAL SERVICE PROVIDERS

- Assist the City in preparing additional documentation compliant with applicable local, state, and federal requirements related to a Request for Proposals (RFP) or Request for Qualifications (RFQ) for other professionals necessary to the progress and development of the Lead Service Line Inventory and Replacement program.
- Assist the City with review and negotiation of received proposals or statements of qualification as appropriate, except where there may be a perceived or actual conflict of interest.
- Communicate with other selected professional services providers as necessary to ensure the progress and development of the program.
- Coordinate and assist in the collection and/or production of documentation that may be considered fundamental to the development of the program, including but not limited to audits, preliminary engineering reports, and environmental assessments.

2. Statement of Qualifications – The City is seeking to enter into contract with a competent professional administrative services provider with demonstrable experience in program assistance. Specifically, the City is seeking those consultant(s) or firm(s) with the following qualifications:
 - a. Related experience implementing holistic water/wastewater program assistance in compliance with applicable local, state, and federal requirements.
 - b. Related experience or background with specific project funding sources and project types.

As such, please provide within your proposal a list of (3) three references from past local public entity clients, as well as brief resumes of all employees who will or may be assigned to provide program assistance to the City on this project if your firm is awarded this contract.

3. Proposed Cost of Services – Please provide your cost proposal to accomplish the scope of work by category outlined in the specific Scope of Work and for any additional activities required as identified in the attached Scope of Work document. The proposed budget must include all costs that are necessary to successfully complete this project.

Please note that the City will not use lowest/best bid as the sole basis for entering into this contract.

Draft SCORE SHEET

	Max Points	Score
EXPERIENCE		
1. Related experience/background with state or federally funded projects	5	
2. Related experience/background with specific project type (water/wastewater)	15	
3. References from current/past clients	10	
Subtotal, EXPERIENCE	30	
WORK PERFORMANCE		
1. Communicate with client and related entities in a timely manner	6	
2. Past client projects successfully funded	6	
3. Experience and ability to address regulatory/compliance concerns	6	
4. Work product is consistently of high quality with low level of errors	6	
5. Manages projects within budgetary constraints	6	
Subtotal, WORK PERFORMANCE	30	
CAPACITY TO PERFORM		
1. Qualifications of professional administrators/experience of staff	5	
2. Present and projected workloads	5	
3. Quality of proposal/work plan	5	
4. Demonstrated understanding of scope of project	5	
Subtotal, CAPACITY TO PERFORM	20	
PROPOSED COST		
1. A = Lowest Proposal \$ _____	10	
2. B = Bidder's Proposal \$ _____	10	
Subtotal, PROPOSED COST	20	
TOTAL SCORE		
Experience	30	
Work Performance	30	
Capacity to Perform	20	
Proposed Cost	20	
TOTAL SCORE	100	



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve Payment Number 12 and Payment Number 13 to Cameron County Regional Mobility Authority (CCRMA) pertaining to the City of San Benito Commitment for North Williams Road, Phase I Project, per Agreement Number 2022-0510-4(A), in the amount of \$89,764.26.

RECOMMENDATION:

City staff recommends approval.

RATIONALE:

This is an Interlocal Cooperation Agreement with the Cameron County Regional Mobility Authority relating to the Williams Road Project. This was approved at the May 10, 2022 Regular City Commission Meeting (COSB Agreement No. 2022-0510-4(A). Payment Number 12 is invoiced for \$72,308.94, Payment Number 13 is \$17,455.32. The total for the both invoices is \$89,764.26.

BUDGET IMPACT:

\$89,764.26 Account Number 05-0310-0573

RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

EXHIBITS:

COSB N. Williamss Road-12
COSB N. Williams Road-13
COSB Agreement No. 2022-0510-4(A)

PREPARED BY: Monica L. Rodriguez
Planner I

10/29/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager



3461 Carmen Ave.
Rancho Viejo, TX 78575
(956) 621-5573

Bill To:
City of San Benito
401 N Sam Houston Blvd
San Benito, TX 78566

CCRMA INVOICE PER INTERLOCAL AGREEMENT
CCRMA TO ADVANCE THE WILLIAMS ROAD PROJECT

ILA TO DEVELOP PRELIMINARY ENGINEERING AND ENVIRONMENTAL
APPROVED CITY COMMISSION MEETING May 10, 2022, ITEM 4

INVOICE

Invoice Number COSB N. Williams Rd-12
Invoice Date June 25, 2025
Terms: Net 30
Invoiced to Date: \$ 218,100.44
Paid to Date: \$ 145,791.50
Amount Due this Invoice: \$ 72,308.94
Contract Amount \$ 400,000.00
\$ 181,899.56

Reference	Item & Description	Invoice Amount	AMOUNT
2025-076	City of San Benito Commitment for N. Williams Rd (Phase I) Project May 2025	\$ 144,617.87	\$ 144,617.87
	Cameron County Interlocal Contribution	(72,308.93)	(72,308.93)
		Balance Due	\$ 72,308.94

DIRECT ALL INQUIRIES TO:
Victor J. Barron
956-621-5573
vbarron@ccrma.org

MAKE ALL CHECKS PAYABLE TO:
Cameron County Regional Mobility Authority
3461 Carmen Ave.
Rancho Viejo, TX 78575

Verified by CCRMA Finance Department

REVIEWED
By Victor J Barron at 8:45 am, Jun 27, 2025

June 2, 2025

Cameron County Regional Mobility Authority
Attn: Mr. Pete Sepulveda
Executive Director
3461 Carmen Avenue
Rancho Viejo, Texas 78575

Ref: Progress Report For WA #3 – FM 1846 (North Williams Road) Phase I Project
Invoice #2025-076

Dear Mr. Sepulveda,

GDJ Engineering is pleased to submit this progress report in support of the corresponding invoice and as a request for payment. The detailed task item updates are described below.

Task #1 –RGVMPO/TxDOT/FHWA Planning & Funding Coordination

GDJ continues to monitor activity at the RGVMPO for any needed changes to facilitate the Planning-Environmental Linkage and any planning document listings that need revisions.

Task #2 – Environmental Scoping Document

GDJ continues to gather preliminary site information and update the Work Plan Development Tool I and II, environmental schedule, fact sheet and corresponding maps and attachments in preparation of the scoping meeting with TxDOT.

Task #3 –Environmental Open Ended (d) CE Clearance Form Packet

GDJ continues to draft the form and necessary attachments.

Task #4 – Technical Report – Water Quality

GDJ continues the desktop analysis, gathering of information, and the drafting of the Surface Water Analysis form.

Task #5 – Technical Report – Biological Resources

GDJ continues the desktop analysis, gathering of information, and the drafting of the Species Analysis form.

Task #6 – Technical Report – Cultural Resources (SUB)

This task has not begun.

Task #7 – Technical Report - Hazmat

GDJ continues the desktop analysis and gathering of information for the Hazmat Initial Site Analysis (ISA).

Task #8 – Technical Report – Env. Justice/Community Impacts

GDJ continues the desktop analysis and gathering of information for the Community Impact Analysis.

Task #9 – Technical Report – Noise Analysis

GDJ continues the desktop analysis and gathering of information for the Noise Analysis Technical Report.

Task #10 – Technical Report – Air Quality

GDJ continues the desktop analysis and gathering of information for the Air Quality Technical Report.

Task #11 – Public Involvement (Meeting/Hearing/MAPO)

This task has not begun.

Task #12 – Agency Coordination (USACE, TPWD, USFWS)

This task has not begun.

Task #13 – Data Collection

All existing/available data has been collected and all utilities are shown on the schematic. This task is complete.

Task #14 – Feasibility Studies/Alternatives

GDJ has reviewed TEDSI's report and provided notes and guidance for the final submittal.

Task #15 – Geometric Schematic Work

GDJ has met with and provided updated schematics to both the Drainage District and Irrigation District and received preliminary comments. We will update the schematic once we get their final comments.

Task #16 – Corridor & Route Alternatives

GDJ has finalized the matrix and selected the preferred alternative. This task is complete.

Task #17 – Feasibility Studies/Alternatives (SUB)

The Traffic Sub has prepared a preliminary report. Once the report has been reviewed, the Traffic Sub will make any necessary revisions, finalize and provide a signed/sealed report.

Task #18 – Development of Typical Sections

GDJ has developed typical section options to discuss with CCRMA and City of San Benito and has placed the preferred on the schematic.

Task #19 – Geotechnical Studies (SUB)

MEG has finalized the draft report and submitted it for review. As per discussions with TxDOT, we will keep the report "draft" until TxDOT decides how they would like to address the overweight corridor issue.

Task #20 – Aerial Mapping/Survey (SUB)

The surveyor has completed the topography and existing ROW. Horizontal and vertical sheets are begin developed.

Task #21 – Hydrologic/Hydraulic Studies (SUB)

GDJ has met with and provided updated schematics to both the Drainage District and Irrigation District and received preliminary comments. We will update the H&H once we get their final comments.

Task #22 – Traffic Engineering Studies (SUB)

GS has prepared the draft report and has submitted it to us for internal review and comment.

Task #23 – Traffic Projections (SUB)

GS has prepared the draft report and has submitted it to us for internal review and comment.

Task #24 – Project Cost Estimates

GDJ has developed a preliminary cost estimate broken down by major categories utilizing the latest TxDOT 3-month cost trend.

Task #25 – Quality Assurance/Quality Control

GDJ continues to QA/QC all work as it is developed and has internal review processes set up for reviews of schematic and estimate submittals. This task will continue throughout the duration of this schematic development.

Thank you and should you have any questions or require additional information, please feel free to call me at (956) 603-2025.

Sincerely,

A black rectangular box redacting the signature of Robert Macheska.

Robert Macheska, P.E., CFM
Executive VP/COO
GDJ Engineering, LLC

Invoice

Date	Invoice #
6/2/2025	2025-076



2805 Fountain Plaza Blvd., Suite B
Edinburg, Texas 78539
(956) 603-2025

Funding Source
100 Operations
100 TRZ
100 Bond Proceeds
✓ 200-500 ILA
200-500 Restricted

Please send remittance with copy of invoice to:

Attn: Mr. Robert Macheska
2805 Fountain Plaza Blvd.
Suite B
Edinburg, Texas 78539

Bill To:
Cameron County Regional Mobility Authority
3461 Carmen Avenue
Rancho Viejo, Texas 78575

215 2280 70350 \$72,308.94
215 2280 22000
200 2280 70350 \$72,308.93
200 2280 22000

Project Info:
Cameron County Reg. Mobility Authority
WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: May 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 1 - RGVMP0/TxDOT/FHWA Planning and Funding Coordination					
1A - Analyze Existing Funding Options	\$ 3,717.12	\$ 2,676.33	\$ -	\$ 2,676.33	72.0%
1B - Develop RGVMP0/TxDOT Funding Strategies and Correspondence	\$ 3,717.12	\$ 2,676.33	\$ -	\$ 2,676.33	72.0%
1C - Prepare Prelim. Exhibits for Funding Requests	\$ 2,393.92	\$ 1,723.62	\$ -	\$ 1,723.62	72.0%
1D - Prepare Requests for RGVMP0 Revisions	\$ 2,086.74	\$ 1,502.45	\$ -	\$ 1,502.45	72.0%
1E - Prepare Letters & Packet to TxDOT Requesting AFA	\$ 2,393.92	\$ -	\$ -	\$ -	0.0%
1F - Monitor Planning Documents & Funding Opportunities	\$ 2,414.68	\$ -	\$ -	\$ -	0.0%
Task 2 - Environmental Scoping Document					
2A - Preliminary Desktop Research	\$ 1,664.78	\$ 1,198.64	\$ -	\$ 1,198.64	72.0%
2B - Preliminary Site Visit	\$ 396.96	\$ 261.99	\$ -	\$ 261.99	66.0%
2C - Preliminary Project Fact Sheet	\$ 1,204.08	\$ 794.69	\$ -	\$ 794.69	66.0%
2D - Scoping Meeting Agenda & Exhibits	\$ 1,548.86	\$ 1,022.25	\$ -	\$ 1,022.25	66.0%
2E - WPD Form I	\$ 430.04	\$ 283.83	\$ -	\$ 283.83	66.0%
2F - WPD Form II	\$ 430.04	\$ 283.83	\$ -	\$ 283.83	66.0%



2805 Fountain Plaza Blvd., Suite B
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(956) 603-2025

Invoice

Date	Invoice #
6/2/2025	2025-076

Please send remittance with copy of invoice to:

Attn: Mr. Robert Macheska
2805 Fountain Plaza Blvd.
Suite B
Edinburg, Texas 78539

Bill To:

Cameron County Regional Mobility Authority
3461 Carmen Avenue
Rancho Viejo, Texas 78575

Project Info:

Cameron County Reg. Mobility Authority
WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: May 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
2G - WPD Form III (Environmental Schedule)	\$ 430.04	\$ 283.83	\$ -	\$ 283.83	66.0%
2H - Attend & Assist in Scoping Mtg w/TxDOT	\$ 1,475.32	\$ -	\$ -	\$ -	0.0%
2I - Address One Set of Comments (CCRMA)	\$ 412.84	\$ -	\$ -	\$ -	0.0%
2J - Address One Set of Comments (TxDOT)	\$ 412.84	\$ -	\$ -	\$ -	0.0%
Task 3 - Environmental Open Ended (d) CE Clearance Form Packet					
3A - Prepare Open Ended (d) CE Classification Request Form	\$ 6,891.44	\$ 1,102.63	\$ -	\$ 1,102.63	16.0%
3B - Prepare Corresponding Exhibit & Reference Packet	\$ 17,738.70	\$ 2,838.19	\$ -	\$ 2,838.19	16.0%
3C - Address One Set of Comments (CCRMA)	\$ 2,783.48	\$ -	\$ -	\$ -	0.0%
3D - Address One Set of Comments (TxDOT)	\$ 2,783.48	\$ -	\$ -	\$ -	0.0%
Task 4 - Technical Report - Water Quality					
4A - Data Collection & Desktop Review	\$ 992.40	\$ 158.78	\$ -	\$ 158.78	16.0%
4B - Prepare Surface Water Analysis Form	\$ 1,607.68	\$ 257.23	\$ -	\$ 257.23	16.0%
4C - Prepare Corresponding Exhibit & Reference Packet	\$ 1,627.07	\$ -	\$ -	\$ -	0.0%
4D - Address One Set of Comments (CCRMA)	\$ 198.48	\$ -	\$ -	\$ -	0.0%
4E - Address One Set of Comments (TxDOT)	\$ 330.80	\$ -	\$ -	\$ -	0.0%



2805 Fountain Plaza Blvd., Suite B
Edinburg, Texas 78539
(956) 603-2025

Bill To:
Cameron County Regional Mobility Authority
3461 Carmen Avenue
Rancho Viejo, Texas 78575

Invoice

Date	Invoice #
6/2/2025	2025-076

Please send remittance with copy of invoice to:

Attn: Mr. Robert Macheska
2805 Fountain Plaza Blvd.
Suite B
Edinburg, Texas 78539

Project Info:
Cameron County Reg. Mobility Authority
WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: May 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 5 - Technical Report - Biological Resources					
5A - Data Collection & Desktop Review	\$ 793.92	\$ 127.03	\$ -	\$ 127.03	16.0%
5B - Prepare Species Analysis Form	\$ 330.80	\$ 52.93	\$ -	\$ 52.93	16.0%
5C - Prepare Species Analysis Worksheet	\$ 1,521.68	\$ -	\$ -	\$ -	0.0%
5D - Prepare Documentation of TPWD BMP's Form	\$ 330.80	\$ -	\$ -	\$ -	0.0%
5E - Prepare Corresponding Exhibit & Reference Packet	\$ 1,249.95	\$ -	\$ -	\$ -	0.0%
5F - Address One Set of Comments (CCRMA)	\$ 198.48	\$ -	\$ -	\$ -	0.0%
5G - Address One Set of Comments (TxDOT)	\$ 330.80	\$ -	\$ -	\$ -	0.0%
Task 6 - Technical Report - Cultural Resources (SUB)					
6 - Technical Report - Cultural Resources (SUB)	\$ 36,159.01	\$ -	\$ -	\$ -	0.0%
Task 7 - Technical Report - Hazmat					
7A - Data Collection & Desktop Review	\$ 1,791.71	\$ 286.67	\$ -	\$ 286.67	16.0%
7B - Field Verify & Obtain Site Pictures	\$ 1,720.16	\$ -	\$ -	\$ -	0.0%
7C - Conduct Interviews as Needed	\$ 661.60	\$ -	\$ -	\$ -	0.0%
7D - Prepare Hazmat ISA Form	\$ 1,852.48	\$ -	\$ -	\$ -	0.0%
7E - Prepare Corresponding Exhibit & Reference Packet	\$ 1,998.35	\$ -	\$ -	\$ -	0.0%



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Edinburg, Texas 78539
(956) 603-2025

Invoice

Date	Invoice #
6/2/2025	2025-076

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Attn: Mr. Robert Macheska
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Edinburg, Texas 78539

Bill To:
Cameron County Regional Mobility Authority
3461 Carmen Avenue
Rancho Viejo, Texas 78575

Project Info:
Cameron County Reg. Mobility Authority
WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: May 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
7F - Address One Set of Comments (CCRMA)	\$ 412.84	\$ -	\$ -	\$ -	0.0%
7G - Address One Set of Comments (TxDOT)	\$ 842.84	\$ -	\$ -	\$ -	0.0%
Task 8 - Technical Report - Environmental Justice/Community Impacts					
8A - Data Collection & Desktop Review	\$ 2,844.88	\$ 455.18	\$ -	\$ 455.18	16.0%
8B - Prepare Community Impacts Assessment Technical Report Form	\$ 2,447.92	\$ -	\$ -	\$ -	0.0%
8C - Prepare Corresponding Exhibit & Reference Packet	\$ 2,327.94	\$ -	\$ -	\$ -	0.0%
8D - Address One Set of Comments (CCRMA)	\$ 743.64	\$ -	\$ -	\$ -	0.0%
8E - Address One Set of Comments (TxDOT)	\$ 1,034.72	\$ -	\$ -	\$ -	0.0%
Task 9 - Technical Report - Noise Analysis					
9A - Data Collection & Desktop Review	\$ 2,087.72	\$ 334.04	\$ -	\$ 334.04	16.0%
9B - Noise Model Validation Field Work	\$ 1,918.64	\$ -	\$ -	\$ -	0.0%
9C - Prepare Traffic Noise Model using FHWA's TNM Software	\$ 3,043.36	\$ -	\$ -	\$ -	0.0%
9D - Prepare Traffic Noise Analysis Tech Report	\$ 3,043.36	\$ -	\$ -	\$ -	0.0%
9E - Prepare Corresponding Exhibit & Reference Packet	\$ 3,995.90	\$ -	\$ -	\$ -	0.0%
9F - Address One Set of Comments (CCRMA)	\$ 821.79	\$ -	\$ -	\$ -	0.0%
9G - Address One Set of Comments (TxDOT)	\$ 1,143.03	\$ -	\$ -	\$ -	0.0%



2805 Fountain Plaza Blvd., Suite B
Edinburg, Texas 78539
(956) 603-2025

Invoice

Date	Invoice #
6/2/2025	2025-076

Please send remittance with copy of invoice to:

Attn: Mr. Robert Macheska
2805 Fountain Plaza Blvd.
Suite B
Edinburg, Texas 78539

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3461 Carmen Avenue
Rancho Viejo, Texas 78575

Project Info:

Cameron County Reg. Mobility Authority
WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: May 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 10 - Technical Report - Air Quality					
10A - Data Collection & Desktop Review	\$ 2,331.48	\$ 373.04	\$ -	\$ 373.04	16.0%
10B - Prepare Air Quality Technical Report	\$ 2,646.40	\$ -	\$ -	\$ -	0.0%
10C - Prepare Corresponding Exhibit & Reference Packet	\$ 2,407.23	\$ -	\$ -	\$ -	0.0%
10D - Address One Set of Comments (CCRMA)	\$ 661.60	\$ -	\$ -	\$ -	0.0%
10E - Address One Set of Comments (TxDOT)	\$ 1,024.23	\$ -	\$ -	\$ -	0.0%
Task 11 - Public Involvement (Meeting/Hearing/MAPO)					
11A - Prepare Public Meeting Assignments Checklist	\$ 602.04	\$ -	\$ -	\$ -	0.0%
11B - Prepare Public Meeting Address List	\$ 3,275.60	\$ -	\$ -	\$ -	0.0%
11C - Prepare Newspaper Notices	\$ 1,878.92	\$ -	\$ -	\$ -	0.0%
11D - Prepare Powerpoint Presentations	\$ 5,771.68	\$ -	\$ -	\$ -	0.0%
11E - Prepare Speech Transcript	\$ 5,757.12	\$ -	\$ -	\$ -	0.0%
11F - Prepare Meeting Sign In Sheets	\$ 683.28	\$ -	\$ -	\$ -	0.0%
11G - Prepare Meeting Handout Materials	\$ 6,586.72	\$ -	\$ -	\$ -	0.0%
11H - Prepare Meeting Exhibits	\$ 8,043.48	\$ -	\$ -	\$ -	0.0%
11I - Attend & Provide Support at Mock Meeting With TxDOT	\$ 1,058.52	\$ -	\$ -	\$ -	0.0%
11J - Address One Set of Comments (CCRMA) - Meeting Materials	\$ 1,512.23	\$ -	\$ -	\$ -	0.0%



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Cameron County Reg. Mobility Authority
WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: May 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
11K - Address One Set of Comments (TxDOT) - Meeting Materials	\$ 1,651.15	\$ -	\$ -	\$ -	0.0%
11L - Attend & Provide Support at Public Meeting With TxDOT	\$ 1,314.12	\$ -	\$ -	\$ -	0.0%
11M - Prepare Public Meeting Response to Comments Matrix	\$ 3,771.04	\$ -	\$ -	\$ -	0.0%
11N - Prepare Public Meeting Documentation Packet	\$ 3,510.68	\$ -	\$ -	\$ -	0.0%
11O - Address One Set of Comments (CCRMA) - Public Meeting Documentation Packet	\$ 615.28	\$ -	\$ -	\$ -	0.0%
11P - Address One Set of Comments (TxDOT) - Public Meeting Documentation Packet	\$ 754.20	\$ -	\$ -	\$ -	0.0%
Task 12 - Agency Coordination (USACE/TPWD/USFWS Coordination & Permitting)					
12A - Prepare Agency Coordination Letters/Emails (to be signed by CCRMA)	\$ 3,157.92	\$ -	\$ -	\$ -	0.0%
12B - Prepare Agency Permit Forms	\$ 4,816.44	\$ -	\$ -	\$ -	0.0%
12C - Prepare Corresponding Exhibit & Reference Packet	\$ 8,860.52	\$ -	\$ -	\$ -	0.0%
12D - Address One Set of Comments (CCRMA)	\$ 2,411.98	\$ -	\$ -	\$ -	0.0%
12E - Conduct Follow-Ups with Agencies	\$ 1,378.24	\$ -	\$ -	\$ -	0.0%
Task 13 - Data Collection					
13A - Review Appraisal District Data for Project Limits	\$ 4,047.12	\$ 4,047.12	\$ -	\$ 4,047.12	100.0%
13B - Visit Project Site & Visually Inspect with Pictures & Drive-Through Video	\$ 4,401.82	\$ 4,401.82	\$ -	\$ 4,401.82	100.0%
13C - Develop Preliminary Utility Inventory	\$ 3,893.14	\$ 3,893.14	\$ -	\$ 3,893.14	100.0%



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6/2/2025	2025-076

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Cameron County Reg. Mobility Authority
WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: May 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
13D - Lidar & Contour Development Through GIS	\$ 5,555.72	\$ 5,555.72	\$ -	\$ 5,555.72	100.0%
Task 14 - Feasibility Studies/Alternatives					
14A - Develop Matrix Criteria	\$ 3,889.84	\$ 3,889.84	\$ -	\$ 3,889.84	100.0%
14B - Review Comment & Approve Purpose & Need for Study	\$ 4,557.96	\$ 4,557.96	\$ -	\$ 4,557.96	100.0%
14C - Review, Comment & Approve Feasibility Report	\$ 5,629.48	\$ -	\$ 4,503.58	\$ 4,503.58	80.0%
Task 15 - Geometric Schematic Work					
15A - Import Survey Data into Schematic File & Analyze Data	\$ 7,190.36	\$ 6,471.32	\$ -	\$ 6,471.32	90.0%
15B - Design Roadway Layout on Plan View Based on Typical Sections	\$ 11,592.80	\$ 9,853.88	\$ -	\$ 9,853.88	85.0%
15C - Detail Plan View with All Relevant Project Design Data	\$ 12,625.24	\$ 10,731.45	\$ -	\$ 10,731.45	85.0%
15D - Design Vertical Alignments Based on Survey Data & Project Parameters	\$ 6,637.74	\$ 5,642.08	\$ -	\$ 5,642.08	85.0%
15E - Detail Profile View with All Relevant Project Design Data	\$ 12,867.42	\$ 10,937.31	\$ -	\$ 10,937.31	85.0%
15F - Detail Drainage Components on Schematic Based on H&H Results	\$ 11,182.08	\$ 9,504.77	\$ -	\$ 9,504.77	85.0%
15G - Develop Proposed Cross Sections Roll Plot for Schematic Submittal	\$ 13,160.82	\$ 11,186.70	\$ -	\$ 11,186.70	85.0%
15H - Detail General Schematic Data	\$ 5,607.92	\$ 5,607.92	\$ -	\$ 5,607.92	100.0%
15I - Develop Schematic Support Documents	\$ 3,612.00	\$ 3,070.20	\$ -	\$ 3,070.20	85.0%

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WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: May 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 16 - Corridor & Route Alternatives					
16A - Develop Multiple Alignments in Conjunction with Sub	\$ 9,206.40	\$ 9,206.40	\$ -	\$ 9,206.40	100.0%
16B - Review, Comment & Approve Final Route Alternatives Selected	\$ 5,830.20	\$ 5,830.20	\$ -	\$ 5,830.20	100.0%
16C - Review, Comment & Approve Final Preferred Route to Submit	\$ 4,392.28	\$ 4,392.28	\$ -	\$ 4,392.28	100.0%
Task 17 - Feasibility Studies, Corridor & Route Alternatives (SUB)					
17 - Feasibility Studies, Corridor & Route Alternatives (SUB)	\$ 52,449.00	\$ -	\$ 41,959.20	\$ 41,959.20	80.0%
Task 18 - Development of Typical Sections					
18A - Analyze Geotechnical Investigation Results	\$ 430.00	\$ -	\$ -	\$ -	0.0%
18B - Compare Geotechnical Recommendations vs. FPS 21 Data	\$ 721.04	\$ -	\$ -	\$ -	0.0%
18C - Draw Typical Sections on Schematic Layout & Compare vs. Proposed ROW	\$ 916.08	\$ 458.04	\$ -	\$ 458.04	50.0%
Task 19 - Geotechnical Studies (SUB)					
19 - Geotechnical Studies (SUB)	\$ 122,693.86	\$ -	\$ 98,155.09	\$ 98,155.09	80.0%
Task 20 - Aerial Mapping/Survey (SUB)					
20 - Aerial Mapping/Survey (SUB)	\$ 64,923.57	\$ 61,677.39	\$ -	\$ 61,677.39	95.0%
Task 21 - Hydrologic/Hydraulic Studies (SUB)					
21 - Hydrologic/Hydraulic Studies (SUB)	\$ 80,075.07	\$ 40,037.54	\$ -	\$ 40,037.54	50.0%
Task 22 - Traffic Engineering Studies (SUB)					
22 - Traffic Engineering Studies (SUB)	\$ 28,156.44	\$ 25,340.80	\$ -	\$ 25,340.80	90.0%



Invoice

Date	Invoice #
6/2/2025	2025-076

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Project Info:
Cameron County Reg. Mobility Authority
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Phase I Project

Billing Period: May 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 23 - Traffic Projections (SUB)					
23 - Traffic Projections (SUB)	\$ 25,299.28	\$ 22,769.35	\$ -	\$ 22,769.35	90.0%
Task 24 - Project Cost Estimates					
24A - Calculate Preliminary Quantities Based on Schematic Level Design	\$ 1,376.00	\$ 412.80	\$ -	\$ 412.80	30.0%
24B - Develop Unit Bid Prices Based on TxDOT Average Low Bid	\$ 893.08	\$ 267.92	\$ -	\$ 267.92	30.0%
24C - Create Preliminary Project Cost Estimate	\$ 1,038.60	\$ 311.58	\$ -	\$ 311.58	30.0%
Task 25 - Quality Assurance/Quality Control					
25A - Review Schematic Layout	\$ 1,170.92	\$ 995.28	\$ -	\$ 995.28	85.0%
25B - Review Schematic Profile Layout	\$ 1,018.76	\$ 865.95	\$ -	\$ 865.95	85.0%
25C - Complete Schematic Checklist & Compare vs. Proposed ROW	\$ 1,144.40	\$ 972.74	\$ -	\$ 972.74	85.0%

Total For This Billing Period: \$144,617.87 ✓

Contract ~ Summary

Contract No.	Contract Amount	Previously Inv.	Percent Complete	Remaining Balance
WA#3	\$730,399.69 ✓	\$291,583.00 ✓	59.7% ✓	\$294,198.82 ✓

06/04/25

06.10.25

Robert Macheska - Exec. Vice-President/COO

Reviewed for Accuracy
By: MRI

ENTERED POSTED

06/06/25

RECEIVED
By Monica R. Ibarra at 8:14 am, Jun 02, 2025

REVIEWED
By Lily Garcia-Flores at 9:46 am, Jun 06, 2025

REVIEWED
By Victor J Barron at 3:30 pm, Jun 06, 2025



3461 Carmen Ave.
Rancho Viejo, TX 78575
(956) 621-5573

Bill To:
City of San Benito
401 N Sam Houston Blvd
San Benito, TX 78566

CCRMA INVOICE PER INTERLOCAL AGREEMENT
CCRMA TO ADVANCE THE WILLIAMS ROAD PROJECT

ILA TO DEVELOP PRELIMINARY ENGINEERING AND ENVIRONMENTAL DOCUMENTS
APPROVED CITY COMMISSION MEETING May 10, 2022, ITEM 4

INVOICE

Invoice Number COSB N. Williams Rd-13
Invoice Date: September 29, 2025
Terms: Net 30
Invoiced to Date: \$ 235,555.76
Paid to Date: \$ 145,791.50
Amount Due this Invoice: \$ 17,455.32
Contract Amount \$ 400,000.00
\$ 164,444.24

Reference	Item & Description	Invoice Amount	AMOUNT
2025-076	City of San Benito Commitment for N. Williams Rd (Phase I) Project August 2025	\$ 34,910.64	\$ 34,910.64
	Cameron County Interlocal Contribution	(17,455.32)	(17,455.32)
		Balance Due	\$ 17,455.32

DIRECT ALL INQUIRIES TO:

Victor J. Barron
956-621-5573
vbarron@ccrma.org



Verified by CCRMA Finance Department

MAKE ALL CHECKS PAYABLE TO:

Cameron County Regional Mobility Authority
3461 Carmen Ave.
Rancho Viejo, TX 78575

September 2, 2025

Cameron County Regional Mobility Authority
Attn: Mr. Pete Sepulveda
Executive Director
3461 Carmen Avenue
Rancho Viejo, Texas 78575

Ref: Progress Report For WA #3 – FM 1846 (North Williams Road) Phase I Project
Invoice #2025-145

Dear Mr. Sepulveda,

GDJ Engineering is pleased to submit this progress report in support of the corresponding invoice and as a request for payment. The detailed task item updates are described below.

Task #1 –RGVMPO/TxDOT/FHWA Planning & Funding Coordination

GDJ continues to monitor activity at the RGVMPO for any needed changes to facilitate the Planning-Environmental Linkage and any planning document listings that need revisions.

Task #2 – Environmental Scoping Document

GDJ updated the Work Plan Development Tool I and II, environmental schedule, fact sheet and corresponding maps and attachments based on TxDOT's typical section decision. GDJ completed a preliminary site visit, took photos, and noted all new developments within the area.

Task #3 –Environmental Open Ended (d) CE Clearance Form Packet

GDJ continues to draft the form and necessary attachments.

Task #4 – Technical Report – Water Quality

GJD continues the desktop analysis, gathering of information, and the drafting of the Surface Water Analysis form.

Task #5 – Technical Report – Biological Resources

GJD continues the desktop analysis, gathering of information, and the drafting of the Species Analysis form.

Task #6 – Technical Report – Cultural Resources (SUB)

This task has not begun.

Task #7 – Technical Report - Hazmat

GDJ continues the desktop analysis and gathering of information for the Hazmat Initial Site Analysis (ISA).

Task #8 – Technical Report – Env. Justice/Community Impacts

GDJ continues the desktop analysis and gathering of information for the Community Impact Analysis.

Task #9 – Technical Report – Noise Analysis

GDJ continues the desktop analysis and gathering of information for the Noise Analysis Technical Report.

Task #10 – Technical Report – Air Quality

GDJ continues the desktop analysis and gathering of information for the Air Quality Technical Report.

Task #11 – Public Involvement (Meeting/Hearing/MAPO)

GDJ has begun compiling address lists (property owner, stakeholder, and elected officials) and drafting preliminary public meeting materials

Task #12 – Agency Coordination (USACE, TPWD, USFWS)

This task has not begun.

Task #13 – Data Collection

All existing/available data has been collected and all utilities are shown on the schematic. This task is complete.

Task #14 – Feasibility Studies/Alternatives

GDJ has reviewed TEDSI's report and provided notes and guidance for the final submittal. This task is complete.

Task #15 – Geometric Schematic Work

GDJ has met with and provided updated schematics to both the Drainage District and Irrigation District and received preliminary comments. We will update the schematic once we get their final comments.

Task #16 – Corridor & Route Alternatives

GDJ has finalized the matrix and selected the preferred alternative. This task is complete.

Task #17 – Feasibility Studies/Alternatives (SUB)

The Traffic Sub has provided a final signed/sealed report. This task is complete.

Task #18 – Development of Typical Sections

GDJ has reviewed the geotechnical report and has developed the typical section in conjunction with TxDOT's overweight corridor directives. This task is complete.

Task #19 – Geotechnical Studies (SUB)

MEG has finalized the draft report and submitted it for review. Now that we have direction from TxDOT, MEG will sign/seal the final geo report.

Task #20 – Aerial Mapping/Survey (SUB)

The surveyor has completed the topography and existing ROW. Horizontal and vertical sheets are begin developed.

Task #21 – Hydrologic/Hydraulic Studies (SUB)

GDJ has met with and provided updated schematics to both the Drainage District and Irrigation District and received preliminary comments. We continue to update the H&H as comments are received.

Task #22 – Traffic Engineering Studies (SUB)

GS has sent in the final draft report and it has been submitted to TxDOT for final approval. This task is complete.

Task #23 – Traffic Projections (SUB)

GS has sent in the final draft report and it has been submitted to TxDOT for final approval. This task is complete.

Task #24 – Project Cost Estimates

GDJ developed preliminary cost estimates as part of the technical memo in order for TxDOT to make a decision on typical sections.

Task #25 – Quality Assurance/Quality Control

GDJ continues to QA/QC all work as it is developed and has internal review processes set up for reviews of schematic and estimate submittals. This task will continue throughout the duration of this schematic development.

Thank you and should you have any questions or require additional information, please feel free to call me at (956) 603-2025.

Sincerely,

A black rectangular box redacting the signature of Robert Macheska.

Robert Macheska, P.E., CFM
Executive VP/COO
GDJ Engineering, LLC

Invoice

Date	Invoice #
9/2/2025	2025-145



2805 Fountain Plaza Blvd., Suite B
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Funding Source
100 Operations
100 TRZ
100 Bond Proceeds
✓ 200-500 ILA
200-500 Restricted

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215 2280 70350 \$17,455.32
200 2280 70350 \$17,455.32

Project Info:
Cameron County Reg. Mobility Authority
WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: August 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 1 - RGVMPD/TxDOT/FHWA Planning and Funding Coordination					
1A - Analyze Existing Funding Options	\$ 3,717.12	\$ 2,676.33	\$ -	\$ 2,676.33	72.0%
1B - Develop RGVMPD/TxDOT Funding Strategies and Correspondence	\$ 3,717.12	\$ 2,676.33	\$ -	\$ 2,676.33	72.0%
1C - Prepare Prelim. Exhibits for Funding Requests	\$ 2,393.92	\$ 1,723.62	\$ -	\$ 1,723.62	72.0%
1D - Prepare Requests for RGVMPD Revisions	\$ 2,086.74	\$ 1,502.45	\$ -	\$ 1,502.45	72.0%
1E - Prepare Letters & Packet to TxDOT Requesting AFA	\$ 2,393.92	\$ -	\$ -	\$ -	0.0%
1F - Monitor Planning Documents & Funding Opportunities	\$ 2,414.68	\$ -	\$ -	\$ -	0.0%
Task 2 - Environmental Scoping Document					
2A - Preliminary Desktop Research	\$ 1,664.78	\$ 1,198.64	\$ 33.30	\$ 1,231.94	74.0%
2B - Preliminary Site Visit	\$ 396.96	\$ 261.99	\$ 134.97	\$ 396.96	100.0%
2C - Preliminary Project Fact Sheet	\$ 1,204.08	\$ 794.69	\$ 48.16	\$ 842.86	70.0%
2D - Scoping Meeting Agenda & Exhibits	\$ 1,548.86	\$ 1,022.25	\$ 61.95	\$ 1,084.20	70.0%
2E - WPD Form I	\$ 430.04	\$ 283.83	\$ 17.20	\$ 301.03	70.0%
2F - WPD Form II	\$ 430.04	\$ 283.83	\$ 17.20	\$ 301.03	70.0%



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Billing Period: August 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
2G - WPD Form III (Environmental Schedule)	\$ 430.04	\$ 283.83	\$ 17.20	\$ 301.03	70.0%
2H - Attend & Assist in Scoping Mtg w/TxDOT	\$ 1,475.32	\$ -	\$ -	\$ -	0.0%
2I - Address One Set of Comments (CCRMA)	\$ 412.84	\$ -	\$ -	\$ -	0.0%
2J - Address One Set of Comments (TxDOT)	\$ 412.84	\$ -	\$ -	\$ -	0.0%
Task 3 - Environmental Open Ended (d) CE Clearance Form Packet					
3A - Prepare Open Ended (d) CE Classification Request Form	\$ 6,891.44	\$ 1,102.63	\$ -	\$ 1,102.63	16.0%
3B - Prepare Corresponding Exhibit & Reference Packet	\$ 17,738.70	\$ 2,838.19	\$ -	\$ 2,838.19	16.0%
3C - Address One Set of Comments (CCRMA)	\$ 2,783.48	\$ -	\$ -	\$ -	0.0%
3D - Address One Set of Comments (TxDOT)	\$ 2,783.48	\$ -	\$ -	\$ -	0.0%
Task 4 - Technical Report - Water Quality					
4A - Data Collection & Desktop Review	\$ 992.40	\$ 158.78	\$ -	\$ 158.78	16.0%
4B - Prepare Surface Water Analysis Form	\$ 1,607.68	\$ 257.23	\$ -	\$ 257.23	16.0%
4C - Prepare Corresponding Exhibit & Reference Packet	\$ 1,627.07	\$ -	\$ -	\$ -	0.0%
4D - Address One Set of Comments (CCRMA)	\$ 198.48	\$ -	\$ -	\$ -	0.0%
4E - Address One Set of Comments (TxDOT)	\$ 330.80	\$ -	\$ -	\$ -	0.0%



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Phase I Project

Billing Period: August 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 5 - Technical Report - Biological Resources					
5A - Data Collection & Desktop Review	\$ 793.92	\$ 127.03	\$ -	\$ 127.03	16.0%
5B - Prepare Species Analysis Form	\$ 330.80	\$ 52.93	\$ -	\$ 52.93	16.0%
5C - Prepare Species Analysis Worksheet	\$ 1,521.68	\$ -	\$ -	\$ -	0.0%
5D - Prepare Documentation of TPWD BMP's Form	\$ 330.80	\$ -	\$ -	\$ -	0.0%
5E - Prepare Corresponding Exhibit & Reference Packet	\$ 1,249.95	\$ -	\$ -	\$ -	0.0%
5F - Address One Set of Comments (CCRMA)	\$ 198.48	\$ -	\$ -	\$ -	0.0%
5G - Address One Set of Comments (TxDOT)	\$ 330.80	\$ -	\$ -	\$ -	0.0%
Task 6 - Technical Report - Cultural Resources (SUB)					
6 - Technical Report - Cultural Resources (SUB)	\$ 36,159.01	\$ -	\$ -	\$ -	0.0%
Task 7 - Technical Report - Hazmat					
7A - Data Collection & Desktop Review	\$ 1,791.71	\$ 286.67	\$ -	\$ 286.67	16.0%
7B - Field Verify & Obtain Site Pictures	\$ 1,720.16	\$ -	\$ -	\$ -	0.0%
7C - Conduct Interviews as Needed	\$ 661.60	\$ -	\$ -	\$ -	0.0%
7D - Prepare Hazmat ISA Form	\$ 1,852.48	\$ -	\$ -	\$ -	0.0%
7E - Prepare Corresponding Exhibit & Reference Packet	\$ 1,998.35	\$ -	\$ -	\$ -	0.0%



2805 Fountain Plaza Blvd., Suite B
Edinburg, Texas 78539
(956) 603-2025

Invoice

Date	Invoice #
9/2/2025	2025-145

Please send remittance with copy of invoice to:

Attn: Mr. Robert Macheska
2805 Fountain Plaza Blvd.
Suite B
Edinburg, Texas 78539

Bill To:

Cameron County Regional Mobility Authority
3461 Carmen Avenue
Rancho Viejo, Texas 78575

Project Info:

Cameron County Reg. Mobility Authority
WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: August 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
7F - Address One Set of Comments (CCRMA)	\$ 412.84	\$ -	\$ -	\$ -	0.0%
7G - Address One Set of Comments (TxDOT)	\$ 842.84	\$ -	\$ -	\$ -	0.0%
Task 8 - Technical Report - Environmental Justice/Community Impacts					
8A - Data Collection & Desktop Review	\$ 2,844.88	\$ 455.18	\$ -	\$ 455.18	16.0%
8B - Prepare Community Impacts Assessment Technical Report Form	\$ 2,447.92	\$ -	\$ -	\$ -	0.0%
8C - Prepare Corresponding Exhibit & Reference Packet	\$ 2,327.94	\$ -	\$ -	\$ -	0.0%
8D - Address One Set of Comments (CCRMA)	\$ 743.64	\$ -	\$ -	\$ -	0.0%
8E - Address One Set of Comments (TxDOT)	\$ 1,034.72	\$ -	\$ -	\$ -	0.0%
Task 9 - Technical Report - Noise Analysis					
9A - Data Collection & Desktop Review	\$ 2,087.72	\$ 334.04	\$ -	\$ 334.04	16.0%
9B - Noise Model Validation Field Work	\$ 1,918.64	\$ -	\$ -	\$ -	0.0%
9C - Prepare Traffic Noise Model using FHWA's TNM Software	\$ 3,043.36	\$ -	\$ -	\$ -	0.0%
9D - Prepare Traffic Noise Analysis Tech Report	\$ 3,043.36	\$ -	\$ -	\$ -	0.0%
9E - Prepare Corresponding Exhibit & Reference Packet	\$ 3,995.90	\$ -	\$ -	\$ -	0.0%
9F - Address One Set of Comments (CCRMA)	\$ 821.79	\$ -	\$ -	\$ -	0.0%
9G - Address One Set of Comments (TxDOT)	\$ 1,143.03	\$ -	\$ -	\$ -	0.0%



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Project Info:
Cameron County Reg. Mobility Authority
WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: August 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 10 - Technical Report - Air Quality					
10A - Data Collection & Desktop Review	\$ 2,331.48	\$ 373.04	\$ -	\$ 373.04	16.0%
10B - Prepare Air Quality Technical Report	\$ 2,646.40	\$ -	\$ -	\$ -	0.0%
10C - Prepare Corresponding Exhibit & Reference Packet	\$ 2,407.23	\$ -	\$ -	\$ -	0.0%
10D - Address One Set of Comments (CCRMA)	\$ 661.60	\$ -	\$ -	\$ -	0.0%
10E - Address One Set of Comments (TxDOT)	\$ 1,024.23	\$ -	\$ -	\$ -	0.0%
Task 11 - Public Involvement (Meeting/Hearing/MAPO)					
11A - Prepare Public Meeting Assignments Checklist	\$ 602.04	\$ -	\$ 60.20	\$ 60.20	10.0%
11B - Prepare Public Meeting Address List	\$ 3,275.60	\$ -	\$ 327.56	\$ 327.56	10.0%
11C - Prepare Newspaper Notices	\$ 1,878.92	\$ -	\$ 187.89	\$ 187.89	10.0%
11D - Prepare Powerpoint Presentations	\$ 5,771.68	\$ -	\$ 577.17	\$ 577.17	10.0%
11E - Prepare Speech Transcript	\$ 5,757.12	\$ -	\$ 575.71	\$ 575.71	10.0%
11F - Prepare Meeting Sign In Sheets	\$ 683.28	\$ -	\$ 68.33	\$ 68.33	10.0%
11G - Prepare Meeting Handout Materials	\$ 6,586.72	\$ -	\$ 658.67	\$ 658.67	10.0%
11H - Prepare Meeting Exhibits	\$ 8,043.48	\$ -	\$ 804.35	\$ 804.35	10.0%
11I - Attend & Provide Support at Mock Meeting With TxDOT	\$ 1,058.52	\$ -	\$ -	\$ -	0.0%
11J - Address One Set of Comments (CCRMA) - Meeting Materials	\$ 1,512.23	\$ -	\$ -	\$ -	0.0%



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Bill To:
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3461 Carmen Avenue
Rancho Viejo, Texas 78575

Project Info:
Cameron County Reg. Mobility Authority
WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: August 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
11K - Address One Set of Comments (TxDOT) - Meeting Materials	\$ 1,651.15	\$ -	\$ -	\$ -	0.0%
11L - Attend & Provide Support at Public Meeting With TxDOT	\$ 1,314.12	\$ -	\$ -	\$ -	0.0%
11M - Prepare Public Meeting Response to Comments Matrix	\$ 3,771.04	\$ -	\$ -	\$ -	0.0%
11N - Prepare Public Meeting Documentation Packet	\$ 3,510.68	\$ -	\$ -	\$ -	0.0%
11O - Address One Set of Comments (CCRMA) - Public Meeting Documentation Packet	\$ 615.28	\$ -	\$ -	\$ -	0.0%
11P - Address One Set of Comments (TxDOT) - Public Meeting Documentation Packet	\$ 754.20	\$ -	\$ -	\$ -	0.0%
Task 12 - Agency Coordination (USACE/TPWD/USFWS Coordination & Permitting)					
12A - Prepare Agency Coordination Letters/Emails (to be signed by CCRMA)	\$ 3,157.92	\$ -	\$ -	\$ -	0.0%
12B - Prepare Agency Permit Forms	\$ 4,816.44	\$ -	\$ -	\$ -	0.0%
12C - Prepare Corresponding Exhibit & Reference Packet	\$ 8,860.52	\$ -	\$ -	\$ -	0.0%
12D - Address One Set of Comments (CCRMA)	\$ 2,411.98	\$ -	\$ -	\$ -	0.0%
12E - Conduct Follow-Ups with Agencies	\$ 1,378.24	\$ -	\$ -	\$ -	0.0%
Task 13 - Data Collection					
13A - Review Appraisal District Data for Project Limits	\$ 4,047.12	\$ 4,047.12	\$ -	\$ 4,047.12	100.0%
13B - Visit Project Site & Visually Inspect with Pictures & Drive-Through Video	\$ 4,401.82	\$ 4,401.82	\$ -	\$ 4,401.82	100.0%
13C - Develop Preliminary Utility Inventory	\$ 3,893.14	\$ 3,893.14	\$ -	\$ 3,893.14	100.0%
13D - Lidar & Contour Development Through GIS	\$ 5,555.72	\$ 5,555.72	\$ -	\$ 5,555.72	100.0%



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Project Info:

Cameron County Reg. Mobility Authority
WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: August 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 14 - Feasibility Studies/Alternatives					
14A - Develop Matrix Criteria	\$ 3,889.84	\$ 3,889.84	\$ -	\$ 3,889.84	100.0%
14B - Review Comment & Approve Purpose & Need for Study	\$ 4,557.96	\$ 4,557.96	\$ -	\$ 4,557.96	100.0%
14C - Review, Comment & Approve Feasibility Report	\$ 5,629.48	\$ 4,503.58	\$ 1,125.90	\$ 5,629.48	100.0%
Task 15 - Geometric Schematic Work					
15A - Import Survey Data into Schematic File & Analyze Data	\$ 7,190.36	\$ 6,471.32	\$ -	\$ 6,471.32	90.0%
15B - Design Roadway Layout on Plan View Based on Typical Sections	\$ 11,592.80	\$ 9,853.88	\$ 579.64	\$ 10,433.52	90.0%
15C - Detail Plan View with All Relevant Project Design Data	\$ 12,625.24	\$ 10,731.45	\$ 631.26	\$ 11,362.72	90.0%
15D - Design Vertical Alignments Based on Survey Data & Project Parameters	\$ 6,637.74	\$ 5,642.08	\$ 331.89	\$ 5,973.97	90.0%
15E - Detail Profile View with All Relevant Project Design Data	\$ 12,867.42	\$ 10,937.31	\$ 643.37	\$ 11,580.68	90.0%
15F - Detail Drainage Components on Schematic Based on H&H Results	\$ 11,182.08	\$ 9,504.77	\$ 559.10	\$ 10,063.87	90.0%
15G - Develop Proposed Cross Sections Roll Plot for Schematic Submittal	\$ 13,160.82	\$ 11,186.70	\$ 658.04	\$ 11,844.74	90.0%
15H - Detail General Schematic Data	\$ 5,607.92	\$ 5,607.92	\$ -	\$ 5,607.92	100.0%
15I - Develop Schematic Support Documents	\$ 3,612.00	\$ 3,070.20	\$ 180.60	\$ 3,250.80	90.0%

Invoice



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Date	Invoice #
9/2/2025	2025-145

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3461 Carmen Avenue
Rancho Viejo, Texas 78575

Project Info:
Cameron County Reg. Mobility Authority
WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: August 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 16 - Corridor & Route Alternatives					
16A - Develop Multiple Alignments in Conjunction with Sub	\$ 9,206.40	\$ 9,206.40	\$ -	\$ 9,206.40	100.0%
16B - Review, Comment & Approve Final Route Alternatives Selected	\$ 5,830.20	\$ 5,830.20	\$ -	\$ 5,830.20	100.0%
16C - Review, Comment & Approve Final Preferred Route to Submit	\$ 4,392.28	\$ 4,392.28	\$ -	\$ 4,392.28	100.0%
Task 17 - Feasibility Studies, Corridor & Route Alternatives (SUB)					
17 - Feasibility Studies, Corridor & Route Alternatives (SUB)	\$ 52,449.00	\$ 41,959.20	\$ 10,489.80	\$ 52,449.00	100.0%
Task 18 - Development of Typical Sections					
18A - Analyze Geotechnical Investigation Results	\$ 430.00	\$ -	\$ 430.00	\$ 430.00	100.0%
18B - Compare Geotechnical Recommendations vs. FPS 21 Data	\$ 721.04	\$ -	\$ 721.04	\$ 721.04	100.0%
18C - Draw Typical Sections on Schematic Layout & Compare vs. Proposed ROW	\$ 916.08	\$ 458.04	\$ 458.04	\$ 916.08	100.0%
Task 19 - Geotechnical Studies (SUB)					
19 - Geotechnical Studies (SUB)	\$ 122,693.86	\$ 98,155.09	\$ -	\$ 98,155.09	80.0%
Task 20 - Aerial Mapping/Survey (SUB)					
20 - Aerial Mapping/Survey (SUB)	\$ 64,923.57	\$ 61,677.39	\$ -	\$ 61,677.39	95.0%
Task 21 - Hydrologic/Hydraulic Studies (SUB)					
21 - Hydrologic/Hydraulic Studies (SUB)	\$ 80,075.07	\$ 40,037.54	\$ 8,007.51	\$ 48,045.04	60.0%
Task 22 - Traffic Engineering Studies (SUB)					
22 - Traffic Engineering Studies (SUB)	\$ 28,156.44	\$ 25,340.80	\$ 2,815.64	\$ 28,156.44	100.0%



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Rancho Viejo, Texas 78575

Project Info:

Cameron County Reg. Mobility Authority
WA #3 - FM 1846 (North Williams Rd)
Phase I Project

Billing Period: August 2025

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 23 - Traffic Projections (SUB)					
23 - Traffic Projections (SUB)	\$ 25,299.28	\$ 22,769.35	\$ 2,529.93	\$ 25,299.28	100.0%
Task 24 - Project Cost Estimates					
24A - Calculate Preliminary Quantities Based on Schematic Level Design	\$ 1,376.00	\$ 412.80	\$ 412.80	\$ 825.60	60.0%
24B - Develop Unit Bid Prices Based on TxDOT Average Low Bid	\$ 893.08	\$ 267.92	\$ 267.92	\$ 535.85	60.0%
24C - Create Preliminary Project Cost Estimate	\$ 1,038.60	\$ 311.58	\$ 311.58	\$ 623.16	60.0%
Task 25 - Quality Assurance/Quality Control					
25A - Review Schematic Layout	\$ 1,170.92	\$ 995.28	\$ 58.55	\$ 1,053.83	90.0%
25B - Review Schematic Profile Layout	\$ 1,018.76	\$ 865.95	\$ 50.94	\$ 916.88	90.0%
25C - Complete Schematic Checklist & Compare vs. Proposed ROW	\$ 1,144.40	\$ 972.74	\$ 57.22	\$ 1,029.96	90.0%

Total For This Billing Period: \$34,910.64✓

Contract ~ Summary

Contract No.	Contract Amount	Previously Inv.	Percent Complete	Remaining Balance
WA#3	\$730,399.69✓	\$436,200.87✓	64.5%✓	\$259,288.19✓

09/03/25

09/11/25

Robert Macheska - Exec. Vice-President/COO

APPROVED

By Pete Sepulveda, Jr. at 5:34 pm, Sep 16, 2025

Reviewed for Accuracy
By: MRI

POSTED
ENTERED

REVIEWED

By Victor J Barron at 10:03 am, Sep 16, 2025

RECEIVED

By Monica R. Ibarra at 8:25 am, Sep 02, 2025

REVIEWED

By Lily Garcia-Flores at 9:05 am, Sep 02, 2025

STATE OF TEXAS

§

§

CAMERON COUNTY

§

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is entered into and between the CAMERON COUNTY REGIONAL MOBILITY AUTHORITY, hereinafter referred to as "CCRMA" and the City of San Benito, hereinafter referred to as "CITY", pursuant to V.T.C.A., Government Code, and Chapter 791, whereby:

1. PURPOSE OF INTERLOCAL COOPERATIVE AGREEMENT: To allow the CCRMA, as the Project Sponsor, to develop Preliminary Engineering and Environmental documents as well completing any project development activities to develop the project to an approved schematic and environmental clearance for final design and construction by TxDOT.
2. PROJECT TO BE COMPLETED: To advance the FM 1846 (Williams Road) Project to a Ready-to-Let Status with TxDOT. Project Limits are from BUS 77 to San Jose Ranch Road, a distance of approximately 1.6 miles.
3. CCRMA HEREBY AGREES TO:
 - a. Utilize one of the CCRMA's consultants to develop schematics and conduct environmental studies, public involvement, and traffic studies.
 - b. Coordinate with the Texas Department of Transportation (TxDOT) the necessary environmental document as well as schematics and coordination with any state and federal agencies on any issues arising during the environmental phase and schematic phase.
 - c. Conduct any public meetings or hearings required by TxDOT as part of the environmental process.
 - d. Provide monthly progress reports of activities to the CITY.
 - e. Provide for consultations with the environmental agencies.
 - f. Coordinate with TxDOT and the Regional MPO for any funding needed for future Engineering and Construction phases.
 - g. Locally let the project through the CCRMA utilizing CCRMA staff and consultants.
 - h. Provide funding in the amount of \$400,000 for preliminary engineering and environmental document as further outlined in Exhibit A.
4. CITY HEREBY AGREES TO:
 - a. To provide funding in the amount of \$400,000 for preliminary engineering activities and environmental document as further outlined in Exhibit A.
 - b. To provide funding for any local match for design, construction engineering, and construction required by TxDOT.
 - c. Sections 4(a) and 4(b) provide for obligations independent of any obligation of another local governmental entity.

5. It is specifically understood and agreed that in the event insufficient funds are appropriated and/or budgeted concerning the obligations under this Interlocal Cooperation Agreement on behalf of either of the Parties, then the Party with the insufficient funds shall notify the other Parties and this Interlocal Cooperation Agreement shall thereafter terminate and be null and void on the last day of the fiscal period for which appropriations were made without penalty, liability or expense to the Party.
6. Any payment made by either party will be made from current revenues of the paying party.
7. This Interlocal Cooperation Agreement constitutes a one-time Agreement between the Parties and does not constitute a continuing Agreement for the CCRMA and CITY. The Interlocal Cooperation Agreement expires when the Projects are completed, or a 30-day termination notice is given by either CCRMA or CITY.
8. The Rules, Regulations and Orders of the CCRMA shall govern this Interlocal Cooperation Agreement and the Parties agree that the CCRMA shall supervise the performance of this Interlocal Cooperation Agreement. It is also agreed that the CCRMA has the authority to employ personnel to engage in other administrative or governmental functions and services necessary to fulfill the terms of this Agreement.
9. The CCRMA and CITY hereby find that the foregoing goods and governmental functions and services are required for the Project and this Interlocal Agreement includes an agreement between the CCRMA and CITY pursuant to Tex. Gov't CODE Section 791.025 to the extent applicable.
10. This Interlocal Cooperation Agreement shall have no legal force or effect until such time as it is properly Adopted and Approved by the CAMERON COUNTY REGIONAL MOBILITY AUTHORITY BOARD OF DIRECTORS and the CITY OF SAN BENITO CITY COMMISSION.

Executed on this 10th day of May 2022.

Attested by:

Arturo A. Nelson
CCRMA Secretary

Frank Parker, Jr.
CCRMA Chairman

Attested by:

Ruth McGinnis
City Secretary



Ricardo "Rick" Guerra
San Benito Mayor

Exhibit A

1. Traffic Studies – Traffic report to be developed according to TxDOT's, Transportation Planning & Programming standards, as well to comply with FHWA standards for road and project development.
2. Environmental Document – To include document that complies with TxDOT and NEPA standards for the clearance of FM 1846 (Williams Road) to a 4 lane divided urban roadway.
3. Cultural Resources Reports (Historical & Archeological) – Reports required for the development of the Environmental Document to TxDOT and NEPA standards.
4. Preliminary Engineering:
 - a. Final Typical Section Development
 - b. Schematic Development – 30%, 60%, 95%, and 100% of Preliminary Engineering Schematic for Roadway (PS&E by TxDOT)
 - c. Geometric Design – to be included within the Preliminary Engineering Schematic
 - d. Preliminary Hyrdological Studies
 - e. Preliminary ROW & Utility Mapping
 - f. Preliminary Geotechnical Studies
 - g. Subsurface Utility Engineering Studies
 - h. Project Cost Estimates
 - i. Design Survey
5. Coordination
 - a. Meetings with Adjacent Property Owners
 - b. Public Meeting
 - c. Public Hearing
 - d. Meetings with Committee to develop conceptual alternatives



EXECUTIVE SUMMARY

REQUEST:

Consideration and possible action to approve Payment Number 4 to Cameron County Regional Mobility Authority (CCRMA) in the amount of \$20,096.76 for the Stenger Road Concrete Path Project and the Transportation Alternatives Set-Aside (TASA) Project, pursuant to the Commitment Outlined in the Interlocal Agreement.

RECOMMENDATION:

City Staff recommends approval.

RATIONALE:

The City entered into an Interlocal Agreement with the Cameron County Regional Mobility Authority (CCRMA) to support the development and implementation of the Stenger Road Concrete Path Project and the Transportation Alternatives Set-Aside (TASA) Project. These initiatives are aimed at improving pedestrian and bicycle infrastructure, enhancing safety, and promoting alternative modes of transportation within the community. Payment Number 4 is invoiced for \$20,096.76.

BUDGET IMPACT:

\$20,096.76 Account Number 05-0310-0573

RESOURCE PERSONNEL:

Monica Rodriguez, Planner I

EXHIBITS: COSB Stenger Road-4
Interlocal Agreement

PREPARED BY: Monica L. Rodriguez
Planner I

10/29/2025
Date

Fred R. Sandoval

Fred Sandoval
City Manager



3461 Carmen Ave.
Rancho Viejo, TX 78575
(956) 621-5573

Bill To:
City of San Benito
401 N Sam Houston Blvd
San Benito, TX 78566

CCRMA INVOICE PER INTERLOCAL AGREEMENT
TO DEVELOP PRELIMINARY ENGINEERING AND ENVIRONMENTAL DOCUMENTS AS WELL
COMPLETING ANY PROJECT DEVELOPMENT ACTIVITIES

APPROVED CITY COMMISSION MEETING April 18, 2023, ITEM 10

INVOICE

Invoice Number	COSB Stenger Rd-4
Invoice Date:	June 25, 2025
BALANCE DUE	\$ 20,096.76
Terms:	Net 30
Invoiced to Date:	\$ 95,342.25
Paid to Date:	\$ 75,245.49
Amount Due this Invoice:	\$ 20,096.76
Contract Amount:	\$ 115,000.00
Available Balance:	\$ 19,657.75

Reference	Item & Description	Total Amount	Quantity	AMOUNT
2025-089	City of San Benito Stenger Rd TASA Project May 2025	\$ 20,096.76	100%	\$ 20,096.76
			Balance Due	\$ 20,096.76

DIRECT ALL INQUIRIES TO:

Victor Barron
956-621-5573
vbarron@ccrma.org

MAKE ALL CHECKS PAYABLE TO:

Cameron County Regional Mobility Authority
3461 Carmen Ave.
Rancho Viejo, TX 78575

REVIEWED

By Victor J Barron at 8:47 am, Jun 27, 2025

Verified by CCRMA Finance Department

June 2, 2025

Cameron County Regional Mobility Authority
Attn: Mr. Pete Sepulveda
Executive Director
3461 Carmen Avenue
Rancho Viejo, Texas 78575

Ref: Progress Report For WA #7 – Stenger Road TASA Project
Invoice #2025-089 (Final)

Dear Mr. Sepulveda,

GDJ Engineering is pleased to submit this progress report in support of the corresponding invoice and as a request for final payment. The detailed task item updates are described below.

PRELIMINARY ENGINEERING TASKS

Task #1 – Data Collection (Preliminary Engineering): 100% Complete

GDJ has collected all of the relevant data for the project. This task is complete.

Task #2 – Feasibility Studies/Alternatives (SUB): 100% Complete

TEDSI has provided the final signed/sealed report. This task is complete.

Task #3 – Geometric Schematic Work: See Invoice for Sub-Category Percentages

GDJ updated the schematic based on comments received during the DCC meeting. This task is complete.

Task #4 – Corridor & Route Alternatives (SUB): 100% Complete

TEDSI has provided the final signed/sealed report. This task is complete.

Task #5 – Development of Typical Sections: 100% Complete

The typical sections were presented to TxDOT at the DCC meeting on May 10th. This task is complete.

Task #6 – Aerial Mapping/Survey (SUB): 100% Complete

Kane Lindsey has completed the topography and existing ROW files. The horizontal & vertical control is complete and set in the ground. This task is complete.

Task #7 – Geotechnical Studies (SUB): 100% Complete

Final signed/sealed geotechnical report has been received. This task is complete.

Task #8 – Hydrologic/Hydraulic Studies: 100% Complete

GDJ has prepared an H&H technical memo detailing the use of existing drainage infrastructure. This task is complete.

Task #9 – Project Cost Estimates: 0% Complete

This task will not be required as TxDOT has allowed us to move directly into the PS&E phase in order to streamline the schedule to make the TxDOT letting date of FY 2025. This task is complete at 0%.

Task #10 – Engineering Summary Report: 100% Complete

GDJ finalized the corresponding documents in preparation for the DCC meeting with TxDOT on May 10th. This task is complete.

Task #11 – Quality Assurance/Quality Control: 100% Complete

GDJ provided QA/QC on all work deliverables. This task is complete.

Task #12 – LGPP Checklist for Preliminary Engineering: 0% Complete

This task will not be required as TxDOT has allowed us to move directly into the PS&E phase in order to streamline the schedule to make the TxDOT letting date of FY 2025. This task is complete at 0%.

ENVIRONMENTAL TASKS**Task #13 – Data Collection: 100% Complete**

GDJ completed all information for the technical reports and meetings with TxDOT. GDJ submitted an updated USFWS IPaC & RTEST for final approval. This task is complete.

Task #14 – Perform Species Analysis: 100% Complete

GDJ submitted the species analysis form, excel, TPWD BMP sheet, and corresponding attachment packet to the CCRMA on 8/27/24. TxDOT approved the analysis on 10/30/24; therefore, this task is complete.

Task #15 – Surface Water Analysis/Wetland Delineation: 100% Complete

GDJ submitted the technical report, supplemental information, and corresponding attachment packet to the CCRMA on 7/10/24. All comments have been addressed; this task is complete.

Task #16 – Technical Report – Cultural Resources (SUB): 100% Complete

GDJ submitted the Historic Resources Project Coordination Request and Archeological Background Study to the CCRMA on 7/25/24. Archeological was approved by TxDOT on 10/30/24 and historical was approved on 12/4/24. This task is complete.

Task #17 – Technical Report - Hazmat: 10% Complete

GDJ continues to compile data, information, and form preparation for the technical report. It was determined by TxDOT that this technical report was not needed; therefore this task is complete at 10%.

Task #18 – Technical Report –Community Impacts: 10% Complete

GDJ continues to compile data, information, and form preparation for the technical report. It was determined by TxDOT that this technical report was not needed; therefore this task is complete at 10%.

Task #19 – Public Involvement/Meeting: 100% Complete

TxDOT determined that a public meeting was not required and GDJ fulfilled all public involvement activities. This task is complete.

Task #20 – USACE Coordination & Permitting: 20% Complete

GDJ continues their research on the existing ditch and resaca water crossings and the preliminary analysis for the technical report. GDJ continues to compile data, information, and form preparation. It was determined by TxDOT that this technical report was not needed; therefore this task is complete at 20%.

Task #21 – Technical Report-Section 4(f): 100% Complete

TxDOT approved the technical report on 10/30/24; therefore, this task is complete.

ROW & UTILITY TASKS**Task #22 – Data Collection (ROW & Utilities): 100% Complete**

GDJ has collected all property ownership and utility data along the project corridor and is represented on the plan set. This task is complete.

Task #23 – ROW Mapping (SUB): 0% Complete

There is no ROW acquisition needed on this project; therefore, no ROW mapping is needed. This task is complete at 0%.

Task #24 – ROW Coordination: 100% Complete

GDJ held a meeting with the restaurant owner adjacent to the project to explain the project parameters and impacts on the traffic patterns. This task is complete.

Task #25 – Subsurface Utility Engineering (SUE) (SUB): 100% Complete

All SUE points have been collected and the SUE report has been provided. This task is complete.

Task #26 – Utility Coordination: 100% Complete

GDJ coordinated the adjustment of Texas Gas Service & AEP conflicts. Both adjustments are currently underway and will be completed prior to letting. This task is complete.

Task #27 – ROW Cost Estimates: 0% Complete

There is no ROW acquisition needed on this project; therefore, no ROW estimation is needed. This task is complete at 0%.

Task #28 – Utility Cost Estimates: 100% Complete

GDJ has coordinated adjustment plans with all utility companies along the project limits and they have begun their relocation improvements at no cost to City.

PS&E DESIGN TASKS**Task #29 – Design Conference: 100% Complete**

GDJ conducted the DCC with TxDOT & CCRMA on May 10th. This task is complete.

Task #30 – Environmental Permits, Issues & Commitments (EPIC): 100% Complete

The revised 100% PS&E package will be submitted to CCRMA/TxDOT on June 4th. This task is complete.

Task #31 – Final Alignments: 100% Complete

The revised 100% PS&E package will be submitted to CCRMA/TxDOT on June 4th. This task is complete.

Task #32 – Roadway Design: See Invoice for Sub-Category Percentages

The revised 100% PS&E package will be submitted to CCRMA/TxDOT on June 4th. This task is complete.

Task #33 – Drainage Design: See Invoice for Sub-Category Percentages

The revised 100% PS&E package will be submitted to CCRMA/TxDOT on June 4th. This task is complete.

Task #34 – Traffic Control Plan (SUB): 100% Complete

The revised 100% PS&E package will be submitted to CCRMA/TxDOT on June 4th. This task is complete.

Task #35 – Design Review: 100% Complete

The revised 100% PS&E package will be submitted to CCRMA/TxDOT on June 4th. This task is complete.

Task #36 – Cost Estimate: 100% Complete

The revised 100% PS&E package will be submitted to CCRMA/TxDOT on June 4th. This task is complete.

Task #37 – Bid Package: 100% Complete

This project will be State let, GDJ has prepared and will be providing the spec list, bid tabs, etc... with the 100% submittal for TxDOT to include in their overall package. This task is complete.

Task #38 – Letting: 0% Complete

This project will be State let, therefore this task is complete at 0%.

Task #39 – LGPP Checklist for Design & Bid Documents: 0% Complete

This project will be State let, therefore this task is complete at 0%.

Thank you and should you have any questions or require additional information, please feel free to call me at (956) 603-2025.

Sincerely,

A black rectangular box redacting the signature of Robert Macheska.

Robert Macheska, P.E., CFM
Executive VP/COO
GDJ Engineering, LLC

Invoice

Date	Invoice #
6/2/2025	2025-089



2805 Fountain Plaza Blvd., Suite B
Edinburg, Texas 78539
(956) 603-2025

Funding Source
☐ 100 Operations
☐ 100 TRZ
☐ 100 Bond Proceeds
☒ 200-500 ILA
☐ 200-500 Restricted

Please send remittance with copy of invoice to:

Attn: Mr. Robert Macheska
2805 Fountain Plaza Blvd.
Suite B
Edinburg, Texas 78539

Bill To:
Cameron County Regional Mobility Authority
3461 Carmen Avenue
Rancho Viejo, Texas 78575

215 2290 70350
215 2290 22000

Project Info:
Cameron County Reg. Mobility Authority
WA #7 - Stenger Rd TASA Project

Billing Period: May 2025 (Final)

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 1 - Data Collection (Preliminary Engineering)	\$ 3,423.24	\$ 3,423.24	\$ -	\$ 3,423.24	100.0%
Task 2 - Feasibility Studies/Alternatives (SUB)	\$ 3,210.66	\$ 3,210.66	\$ -	\$ 3,210.66	100.0%
Task 3 - Geometric Schematic Work					
Task 3A - Import Survey Data into Schematic File & Analyze Data	\$ 1,645.68	\$ 1,645.68	\$ -	\$ 1,645.68	100.0%
Task 3B - Design Plan View Layout	\$ 1,678.72	\$ 1,678.72	\$ -	\$ 1,678.72	100.0%
Task 3C - Detail Plan View Layout	\$ 1,678.72	\$ 1,678.72	\$ -	\$ 1,678.72	100.0%
Task 3D - Design Profile View Layout	\$ 1,678.72	\$ 1,678.72	\$ -	\$ 1,678.72	100.0%
Task 3E - Detail Profile View Layout	\$ 1,678.72	\$ 1,678.72	\$ -	\$ 1,678.72	100.0%
Task 3F - Develop Proposed Cross Section Roll Plot for Schematic Purposes	\$ 1,678.72	\$ 1,678.72	\$ -	\$ 1,678.72	100.0%
Task 4 - Corridor & Route Alternatives (SUB)	\$ 3,210.66	\$ 3,210.66	\$ -	\$ 3,210.66	100.0%
Task 5 - Development of Typical Sections	\$ 1,921.60	\$ 1,921.60	\$ -	\$ 1,921.60	100.0%
Task 6 - Aerial Mapping/Survey (SUB)	\$ 23,464.36	\$ 23,464.36	\$ -	\$ 23,464.36	100.0%
Task 7 - Geotechnical Studies (SUB)	\$ 40,792.35	\$ 40,792.35	\$ -	\$ 40,792.35	100.0%
Task 8 - Hydrologic/Hydraulic Studies	\$ 3,936.08	\$ 3,936.08	\$ -	\$ 3,936.08	100.0%
Task 9 - Project Cost Estimates	\$ 998.88	\$ -	\$ -	\$ -	0.0%



Invoice

Date	Invoice #
6/2/2025	2025-089

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Rancho Viejo, Texas 78575

Project Info:
Cameron County Reg. Mobility Authority
WA #7 - Stenger Rd TASA Project

Billing Period: May 2025 (Final)

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 10 - Engineering Summary Report	\$ 853.36	\$ 853.36	\$ -	\$ 853.36	100.0%
Task 11 - Quality Assurance/Quality Control	\$ 1,137.84	\$ 1,137.84	\$ -	\$ 1,137.84	100.0%
Task 12 - LGPP Checklist for Prelim. Engineering	\$ 694.64	\$ -	\$ -	\$ -	0.0%
Task 13 - Data Collection (Environmental)	\$ 3,646.56	\$ 3,646.56	\$ -	\$ 3,646.56	100.0%
Task 14 - Perform Species Analysis	\$ 6,467.84	\$ 6,467.84	\$ -	\$ 6,467.84	100.0%
Task 15 - Surface Water Analysis/Wetland Del.	\$ 6,414.88	\$ 6,414.88	\$ -	\$ 6,414.88	100.0%
Task 16 - Technical Report - Cultural Resources (SUB)	\$ 6,825.00	\$ 6,825.00	\$ -	\$ 6,825.00	100.0%
Task 17 - Technical Report - Hazardous Materials Initial Site Assessment	\$ 4,662.96	\$ 466.30	\$ -	\$ 466.30	10.0%
Task 18 - Technical Report - Community Impacts	\$ 4,827.04	\$ 482.70	\$ -	\$ 482.70	10.0%
Task 19 - Public Involvement (Meeting/Hearing/MAPO)	\$ 9,222.72	\$ 3,227.95	\$ 5,994.77	\$ 9,222.72	100.0%
Task 20 - USACE Coordination & Permitting	\$ 4,681.20	\$ 936.24	\$ -	\$ 936.24	20.0%
Task 21 - Technical Report - Section 4(f)	\$ 5,311.04	\$ 5,311.04	\$ -	\$ 5,311.04	100.0%
Task 22 - Data Collection (ROW & Utilities)	\$ 2,132.56	\$ 2,132.56	\$ -	\$ 2,132.56	100.0%
Task 23 - ROW Mapping (SUB) (TBD After Final Parcel Count)	\$ -	\$ -	\$ -	\$ -	0.0%
Task 24 - ROW Coordination	\$ 2,771.72	\$ -	\$ 2,771.72	\$ 2,771.72	100.0%
Task 25 - Subsurface Utility Eng (SUE) (SUB)	\$ 4,217.93	\$ 421.79	\$ 3,796.14	\$ 4,217.93	100.0%



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Rancho Viejo, Texas 78575

Project Info:

Cameron County Reg. Mobility Authority
WA #7 - Stenger Rd TASA Project

Billing Period: May 2025 (Final)

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 26 - Utility Coordination	\$ 4,773.48	\$ 2,864.09	\$ 1,909.39	\$ 4,773.48	100.0%
Task 27 - ROW Cost Estimates	\$ 1,607.48	\$ -	\$ -	\$ -	0.0%
Task 28 - Utility Cost Estimates	\$ 2,083.96	\$ 2,083.96	\$ -	\$ 2,083.96	100.0%
Task 29 - Design Conference	\$ 1,700.20	\$ 1,700.20	\$ -	\$ 1,700.20	100.0%
Task 30 - Environmental Permits, Issues & Commitments (EPIC)	\$ 2,339.42	\$ 2,105.48	\$ 233.94	\$ 2,339.42	100.0%
Task 31 - Final Alignments	\$ 4,652.32	\$ 4,652.32	\$ -	\$ 4,652.32	100.0%
Task 32 - Roadway Design					
Task 32A - Roadway Geometric Design	\$ 3,944.44	\$ 3,550.00	\$ 394.44	\$ 3,944.44	100.0%
Task 32B - Develop & Detail Final Profiles	\$ 3,944.44	\$ 3,550.00	\$ 394.44	\$ 3,944.44	100.0%
Task 32C - Develop Final Cross Sections	\$ 4,513.32	\$ 4,061.99	\$ 451.33	\$ 4,513.32	100.0%
Task 32D - Develop Plan & Profile PS&E Sheets	\$ 4,658.84	\$ 4,192.96	\$ 465.88	\$ 4,658.84	100.0%
Task 32E - Detail Removal Items	\$ 4,103.16	\$ 3,692.84	\$ 410.32	\$ 4,103.16	100.0%
Task 32F - Roadway Design Coordination Efforts (TxDOT, City, County, etc...)	\$ 3,078.08	\$ 2,770.27	\$ 307.81	\$ 3,078.08	100.0%
Task 33 - Drainage Design					
Task 33A - Develop and Detail Utility & Drainage PS&E Sheets	\$ 9,790.87	\$ 8,811.78	\$ 979.09	\$ 9,790.87	100.0%
Task 33B - Utility Accomodation and Conflict Resolution	\$ 2,749.72	\$ 2,474.75	\$ 274.97	\$ 2,749.72	100.0%
Task 33C - Drainage Design Coordination Efforts (Drainage District, Irrigation District)	\$ 3,583.32	\$ 3,224.99	\$ 358.33	\$ 3,583.32	100.0%



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Rancho Viejo, Texas 78575

Project Info:
Cameron County Reg. Mobility Authority
WA #7 - Stenger Rd TASA Project

Billing Period: May 2025 (Final)

Description	Contract	Previous Applications	Current Completed	Total Completed	% Complete
Task 34 - Traffic Control Plan (SUB)	\$ 5,080.70	\$ 4,572.63	\$ 508.07	\$ 5,080.70	100.0%
Task 35 - Design Review	\$ 3,751.00	\$ 3,375.90	\$ 375.10	\$ 3,751.00	100.0%
Task 36 - Cost Estimate	\$ 3,129.00	\$ 2,816.10	\$ 312.90	\$ 3,129.00	100.0%
Task 37 - Bid Package	\$ 1,581.08	\$ 1,422.97	\$ 158.11	\$ 1,581.08	100.0%
Task 38 - Letting	\$ 2,189.64	\$ -	\$ -	\$ -	0.0%
Task 39 - LGPP Checklist for Design & Bid Docs	\$ 1,720.08	\$ -	\$ -	\$ -	0.0%

Total For This Billing Period: \$20,096.76 ✓

Contract ~ Summary

Contract No.	Contract Amount	Previously Inv.	Percent Complete	Remaining Balance
WA#7	\$229,838.95 ✓	\$190,245.51 ✓	91.5% ✓	\$19,496.68 ✓

06.10.25

06/06/25

Robert Macheska - Exec. Vice-President/COO

06/04/25

REVIEWED

By Victor J Barron at 3:33 pm, Jun 06, 2025

POSTED

ENTERED

REVIEWED

By Lily Garcia-Flores at 9:45 am, Jun 06, 2025

RECEIVED

By Monica R. Ibarra at 8:38 am, Jun 02, 2025

Reviewed for Accuracy
By: MRI

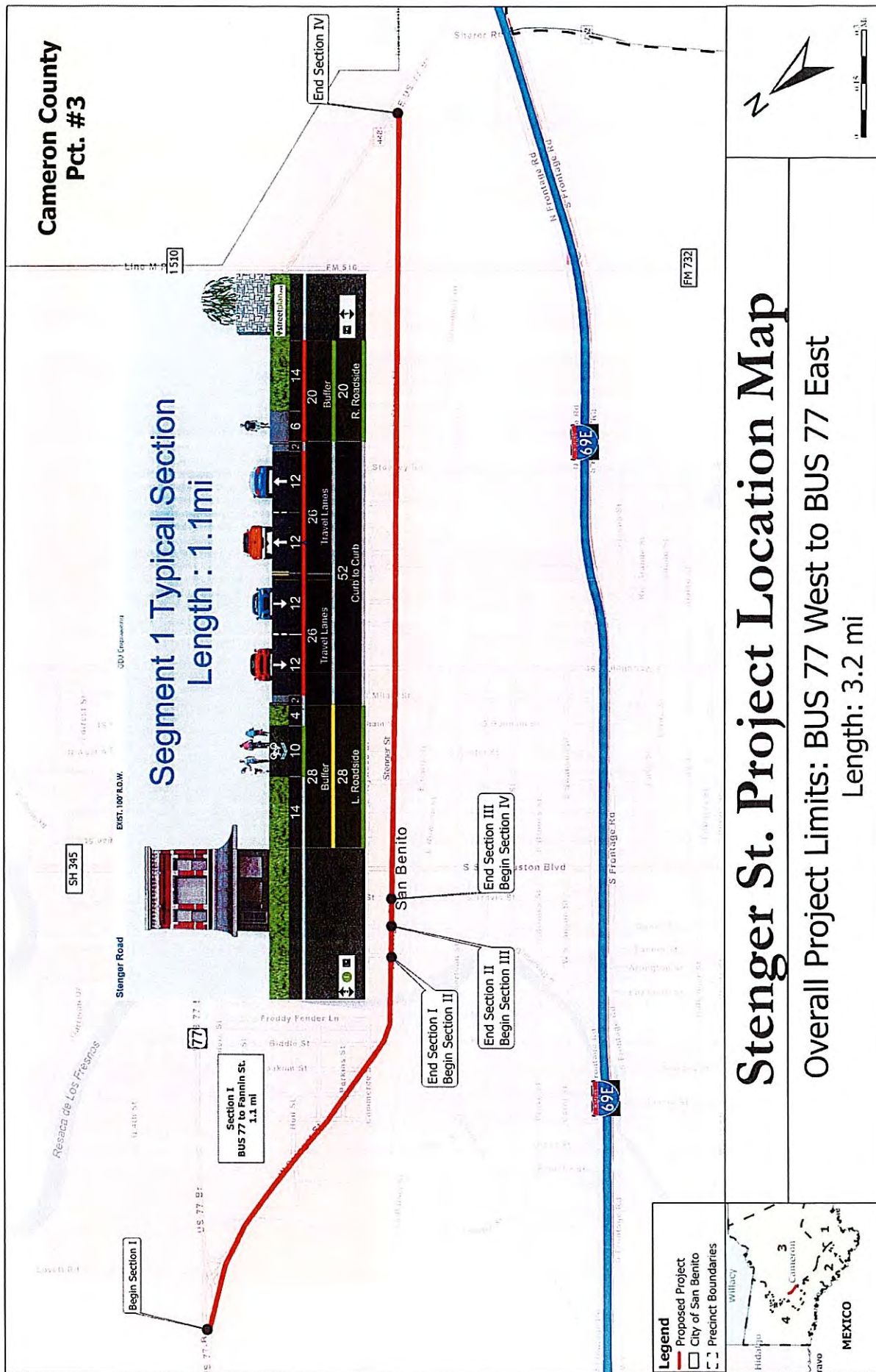


Exhibit B

Stenger SUP Segment I Cost (W US77 to Fannin) includes Bridge Widening (1.1mi)

Construction Cost	\$	1,375,000.00
Construction Engineering Cost	\$	116,875.00
Total TASA needed	\$	1,491,875.00
PE (100% Local) PS&E, Permitting, Env,, and Design Survey (est.)	\$	230,000.00
Total project cost	\$	1,721,875.00
local match Const / CEI (20% of TASA)	\$	298,375.00
Local (PE + local Match) Total Local Match	\$	528,375.00
% Local Match		31%
Total Federal (80% of TASA request)	\$	1,193,500.00

Note: TASA not eligible for TxDOT Economically Disadvantaged Counties Program

STATE OF TEXAS)
)
CAMERON COUNTY)

INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT is entered into and between the CAMERON COUNTY REGIONAL MOBILITY AUTHORITY, hereinafter referred to as "CCRMA" and the City of San Benito, hereinafter referred to as "CITY", pursuant to V.T.C.A., Government Code, and Chapter 791, whereby:

1. PURPOSE OF INTERLOCAL COOPERATIVE AGREEMENT: To allow the CCRMA, as the Project Sponsor, to develop Preliminary Engineering and Environmental documents as well completing any project development activities to develop the project to an approved schematic and environmental clearance for final design and construction by the CCRMA under the purview of TxDOT.
2. PROJECT TO BE COMPLETED: To advance the Stenger Rd. Transportation Alternatives Set Aside Project to a Ready-to-Let Status with TxDOT. Project Limits are from West BUS 77 to Fannin St, a distance of approximately 1.1 miles, See Exhibit A – Segment I.
3. CCRMA HEREBY AGREES TO:
 - a. Utilize one of the CCRMA's consultants to develop schematics and conduct environmental studies, public involvement, and traffic studies.
 - b. Coordinate with the Texas Department of Transportation (TxDOT) the necessary environmental document as well as schematics and coordination with any state and federal agencies on any issues arising during the environmental phase and schematic phase.
 - c. Conduct any public meetings or hearings required by TxDOT as part of the environmental process.
 - d. Provide monthly progress reports of activities to the CITY.
 - e. Provide for consultations with the environmental agencies.
 - f. Coordinate with TxDOT and the Regional MPO for any funding needed for future Engineering and Construction phases.
 - g. Locally let the project through the CCRMA utilizing CCRMA staff and consultants.
 - h. Provide funding not to exceed \$115,000 for preliminary engineering and environmental document as further outlined in Exhibit B.
4. CITY HEREBY AGREES TO:
 - a. To provide funding in the amount of \$115,000 or up to the actual amount for preliminary engineering activities and environmental documents as further outlined in Exhibit B.
 - b. To provide all funding for any local match for design, construction engineering, and construction required by TxDOT.
 - c. Sections 4(a) and 4(b) provide for obligations independent of any obligation of another local governmental entity.
5. It is specifically understood and agreed that in the event insufficient funds are appropriated and/or budgeted concerning the obligations under this Interlocal Cooperation Agreement on behalf of either of the Parties, then the Party with the insufficient funds shall notify the other Parties and this Interlocal Cooperation Agreement shall thereafter terminate and be null and void on the last day of the fiscal period for which appropriations were made without penalty, liability or expense to the Party.

6. Any payment made by either party will be made from current revenues of the paying party.
7. This Interlocal Cooperation Agreement constitutes a one-time Agreement between the Parties and does not constitute a continuing Agreement for the CCRMA and CITY. The Interlocal Cooperation Agreement expires when the Projects are completed, or a 30-day termination notice is given by either CCRMA or CITY.
8. The Rules, Regulations and Orders of the CCRMA shall govern this Interlocal Cooperation Agreement and the Parties agree that the CCRMA shall supervise the performance of this Interlocal Cooperation Agreement. It is also agreed that the CCRMA has the authority to employ personnel to engage in other administrative or governmental functions and services necessary to fulfill the terms of this Agreement.
9. The CCRMA and CITY hereby find that the foregoing goods and governmental functions and services are required for the Project and this Interlocal Agreement includes an agreement between the CCRMA and CITY pursuant to Tex. Gov't CODE Section 791.025 to the extent applicable.
10. This Interlocal Cooperation Agreement shall have no legal force or effect until such time as it is properly Adopted and Approved by the CAMERON COUNTY REGIONAL MOBILITY AUTHORITY BOARD OF DIRECTORS and the CITY OF SAN BENITO CITY COMMISSION.

Executed on this 19th day of April 2023.

Attested by:

Arturo A. Nelson
CCRMA Secretary

Frank Parker, Jr.
CCRMA Chairman

Attested by:

Ruth A. McGinnis
City Secretary

Ricardo "Rick" Guerra
City of San Benito Mayor

