

**CITY COMMISSION
AGENDA
REGULAR MEETING
FEBRUARY 4, 2026
@ 6:00 PM
CITY HALL, TOWN HALL MEETING ROOM
2ND FLOOR, 118 E. TYLER AVENUE
HARLINGEN, TEXAS**

Notice is hereby given that the City Commission of the City of Harlingen, Texas will hold a Regular Meeting on **WEDNESDAY, FEBRUARY 4, 2026, at 6:00 P.M.** at City Hall, Town Hall Meeting Room, 118 E. Tyler Avenue, Harlingen, Texas and provide the public the ability to view the meeting via internet live-streaming at www.harlingentx.gov and the City of Harlingen YouTube Page.

The public will be permitted to offer citizen communication or participate in items listed as public hearings as provided by the agenda and as permitted by the presiding officer during the meeting.

To offer citizen communication or participate in scheduled public hearings, go to www.harlingentx.gov and click on "PUBLIC HEARING AND CITIZEN COMMUNICATION FORM." Fill out the form and indicate the item you wish to address, and submit the form.

Please indicate (1) the agenda item on which you wish to speak, (2) whether you prefer to speak on the item during citizen communication or at the time the agenda item is brought for consideration before the City Commission.

To submit written comments regarding an item for City Secretary, go to www.harlingentx.gov and click on " PUBLIC HEARING AND CITIZEN COMMUNICATION FORM" write your comments (limited to 400 words or less) and submit the form.

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

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

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

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

- 1) **Call Meeting to Order:**
 - a) Invocation — Commissioner Delia Cavazos-Gamez
 - b) Pledge of Allegiance
 - c) Welcome Citizens
- 2) **Conflict of Interest:**

"Under State Law, a conflict of interest exists if a commission member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at the time?" **(City Attorney)**
- 3) **Announcements:** *With respect to items not listed elsewhere on this agenda, the City Commission may report on items of community interest, including announcing community events, announcing employee or community recognitions.*
 - a) Mayor's Announcements
 - b) City Manager's Announcements
 - c) City Commission Member Announcements
- 4) **Proclamation/Presentation of Awards:**
 - a) Harlingen Animal Shelter - "Pet of the Week"
 - b) Proclamation - "Honoring Black History Month"
 - c) Presentation and recognition, by Chief Alfredo Alvear, to honor Officer Reynaldo Delua for his participation and commitment with the Harlingen CrimeStoppers for over 20 years of dedicated service to the community.
- 5) **Citizen Communication:** *At this time, the public is invited to address the City Commission and speak on any matter not specifically listed for public hearing elsewhere in this agenda. Please note that the City Commission members may not respond to comments or deliberate on topics addressed.*
- 6) **Approval of Minutes:**
 - a) Regular Meeting of October 20, 2025
 - b) Special Meeting of October 27, 2025
- 7) **Consent Agenda:** *No discussion is anticipated on any of the items in this section because they are routine business, were included in the budget adoption process, or have been previously discussed as a staff report or discussion item. These items will be considered collectively by a single vote, unless a commission member requests an item be removed from the consent agenda.*
 - a) Consideration and possible action to approve a resolution of the City of Harlingen, Texas authorizing the City Manager to submit a grant application to the United States Department of Transportation under the Fiscal Year 2026 Better Utilizing Investments to Leverage Development (BUILD) Grant Program for the Commerce Street Reconstruction Phase I project; and authorizing the City Manager to request increased federal cost share. Attachment **(Special Projects Department)**
 - b) Consideration and possible action to approve a resolution authorizing the Special Projects Director to submit a grant application to the Office of the Governor under the Fiscal Year 2027 State and Local Cybersecurity Grant Program (SLCGP) to make various upgrades to the City of Harlingens Management Information Systems programs and hardware. Attachment **(Special Projects Department)**

- c) Consideration and possible action to approve an ordinance on second and final reading for a Special Use Permit ("SUP") to allow a bar/lounge in a Light Industry ("LI") District located at 2669 North Expressway 77, Building D, bearing a legal description of 0.32 acres out of 5.79 acres out of Lot 2, Block 1, West Harlingen Industrial Park Subdivision. Applicant: Patrick B. McDermott. Attachment (**Planning & Development**)
 - d) Consideration and possible action to approve an ordinance on second and final reading, imposing a temporary moratorium on the establishment, operation, expansion, or relocation of smoke shops within the city limits to allow for review of potential amendments to City regulations and dealing with related matters. Applicant: City of Harlingen. Attachment. (**Planning & Development**)
 - e) Consideration and possible action to approve the Investment Report for the City of Harlingen for the quarter ending December 31, 2025. Attachment (**Finance**)
 - f) Consideration and possible action to approve an ordinance on second and final reading, authorizing the issuance and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026 (WLAF); in the amount of \$2,480,000 authorizing the execution of a paying agent/registrar agreement and an escrow agreement relating to such bonds; and pledging the revenues of the city's waterworks and sewer system to the payment of the principal and interest on said bonds; and ordaining other matters relating thereto. Attachment (**HWWS**)
 - g) Consideration and possible action to approve an ordinance on second and final reading, authorizing the issuance and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026A (WLAF); in the amount of \$2,495,000 authorizing the execution of a paying agent/registrar agreement and an escrow agreement relating to such bonds; and pledging the revenues of the city's waterworks and sewer system to the payment of the principle and interest on said bonds; and ordaining other matters relating thereto. Attachment (**HWWS**)
 - h) Consideration and possible action to approve an ordinance on second and final reading, authorizing the issuance and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026B (EDAP); in the amount of \$12,560,000 authorizing the execution of a paying agent/registrar agreement and an escrow agreement relating to such bonds; and pledging the revenues of the city's waterworks and sewer system to the payment of the principle and interest on said bonds; and ordaining other matters relating thereto. Attachment (**HWWS**)
 - i) Consideration and possible action to approve the testing and potential installation of speed humps in the following location(s): (***This item was requested by Commissioner Frank Morales and Commissioner Rene Perez***)
 - 1. 800/900 W. Buchanan
 - 2. 400 W. Cleveland
 - 3. 300 W. Filmore
 - 4. 20600 Morris Road
 - 5. 500/600 Block of South "M" Street
- 8) **Staff Reports and Other Discussion Items:** *Items in this section are not expected to require action by the City Commission and are generally for information only. However, any item listed in this section may become an action item at a future meeting with the request of the Mayor, or after the request of any two Commission members, or the City Manager.*
- a) City Manager's Report
 - b) Staff Reports:

- Presentation by Parks Department — Update on Parks & Recreation Grant Projects 1-6.
- Presentation of the Harlingen CrimeStoppers new P3 Intell software and what it provides: **P3 (Phone, Platform, and Program) software** is a secure, anonymous, multi-lingual tip management system used by CrimeStoppers Programs and Law Enforcement. It enables citizens to submit tips via web or mobile app and in some cases, engage in a secure two-way dialogue with law enforcement, without compromising their identity.

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

- a) Public hearing for the voluntary annexation and to establish the initial zoning of Planned Development ("PD") District to allow internal streets to have 50 feet R-O-W with 32-feet wide paved roads, and for 135 out of 358 Residential, Single Family Lots to be less than then the required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a part or portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road, approximately 2,095.97 feet Southwest of South Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons. Attachment (**Planning & Development**)

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

Ordinances:

- a) Consideration and possible action to approve an ordinance on first reading for the voluntary annexation and to establish the initial zoning of Planned Development ("PD") District to allow internal streets to have 50 feet R-O-W with 32-feet wide paved roads, and for 135 out of 358 Residential, Single Family Lots to be less than then the required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a part or portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road, approximately 2,095.97 feet Southwest of South Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons. Attachment (**Planning & Development**).



- b) Consideration and possible action to approve two (2) full-time and two (2) part-time Animal Care Technician positions for the Harlingen Animal Shelter. Attachment (**Health**)
- c) Consideration and possible action to approve a request from Reni Garza, Cameron County Elections Department to use the Harlingen Culture Arts Center located at 575 "76" Dr. Tuesday, Feb. 17th thru Friday, Feb. 20th from 9:00 a.m. to 7:00 p.m., Saturday Feb. 21st, and Sunday, Feb. 22nd from 10:00 a.m. to 5:00 p.m., Monday, Feb. 23rd, thru Friday, Feb. 27th, from 9:00 a.m. to 7:00 p.m., Tuesday, March 3, 2026 from 7:00 a.m. to 7:00 p.m. on Election Day. Attachment (**City Secretary**)
- d) Consideration and possible action to authorize the City Manager to approve the demolition of the old Police Department building located at 1102 S. Commerce Street. Attachment (**City**)

Manager)

11) **Board Appointments:**

Specifically, appointment or discussion and possible action to include appointment and/or removal of any position subject to appointment or removal by statute, ordinance, or bylaws.

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

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

- a) Consultation with legal counsel pursuant to Texas Government Code 551.071(1)(a) regarding pending litigation, Cause No. 2025-DCL 06643 City of Harlingen vs S. and D. Padilla. **(City Attorney).**

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

- a) Consideration and possible action regarding Executive Session Item# 12(a).

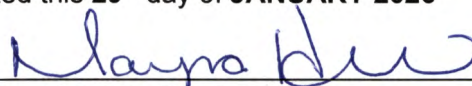
14) **Adjournment:**

I, the undersigned authority, do hereby certify that the above Notice of the Regular Meeting of the Harlingen City Commission is a true and correct copy of said notice posted on the bulletin board at City Hall of said City of Harlingen, Texas in a place convenient and readily accessible to the general public at all times and on the City's Internet Website and said Notice was posted on **THURSDAY, JANUARY 29, 2026**, at or before 2:25 a.m./p.m. and remained so posted for at least three (3) business days preceding

Reg. CC Mtg.
02-04-2026

the time of said meeting.

Dated this 29th day of **JANUARY 2026**



Mayra Herrera, City Secretary

REGULAR MEETING

CITY COMMISSION

HARLINGEN, TEXAS

October 20, 2025

A Regular Meeting of the Harlingen City Commission was held October 20, 2025 at 5:33 pm, at the Harlingen Arts and Heritage Museum, 2425 Boxwood St, Harlingen, Texas and providing the public the ability to view the meeting via internet, live streaming and permitting the public to offer citizen communication or participate in items listed on the agenda via videoconferencing or telephonically via www.harlingentx.gov Those in attendance were:

Mayor and Commissioners

Mayor Norma Sepulveda

Mayor Pro-Tem Ford Kinsley

Daniel N. Lopez, Commissioner District 2

Michael Mezmar, Commissioner District 3

Frank Morales, Commissioner District 4

Rene Perez, Commissioner District 5

City Staff

Oscar Garcia, Assistant City Manager

Mayra Herrera, City Secretary

Mark Sossi, City Attorney

1. Call Meeting to Order

- a) Invocation – Mayor Pro-Tem Kinsley
- b) Pledge of Allegiance
- c) Welcome Citizens

2. Conflict of Interest

"Under State Law, a conflict of interest exists if a council member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?"

Mark Sossi, read the conflict of Interest and asked the Mayor and City Commissioners if they had a conflict on any item on the agenda. None declared.

3. Announcements –

a) Mayor's Announcements –

Mayor visited Boys and Girls Club thanks to sponsorships from the State of the City event, \$40,000 was raised to create a new podcast room, where children are already practicing interviewing and public speaking.

b) City Manager's Announcements-
None.

c) City Commission Member Announcements –

Mayor Pro-Tem Kinsley noted, Sergeant Carmona announced his retirement after 25 years with HPD. He has been one of the most visible and dedicated officers on the force, and he will be greatly missed.

Commissioner Morales thanked everyone who participated in the Hero's 5K Run.

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

a) Harlingen Animal Shelter - "Pet of the Week"

Health Director Shannon Harvill introduced Roberto, a one-year-old Irish Wolfhound mix who has been at the shelter since August 28, 2025. Anyone interested in adopting him or any other animal may visit the shelter at 1106 Markowsky Ave., Harlingen, TX 78550, or call 956-216-5250.

There will also be an adoption event on Saturday, October 25, 2025, at Moreno's Feed and Pet Store in Weslaco, TX.

b) Mayor's Business of the Month - "Stefano's Brooklyn Pizza"

An Italian restaurant located at 4201 W. Business 83 in Harlingen, TX, managed by Christina Castillo.

c) Proclamation - Recognizing J&B'S CAFÉ –

J&B's Café, founded by Beth and John Fuqua, continues a long tradition of local eateries at the same downtown location, preserving classic Harlingen recipes while adding their own creative touch. Known for its welcoming, nostalgic atmosphere and strong ties to the community's culinary history, the café was recently featured on Channel 5 News for its local impact. The proclamation honors J&B's Café for a decade of service, community spirit, and contributions to downtown Harlingen.

Beth and John Fuqua thanked the city and credited their success to their dedicated staff.

d) Proclamation - 80th Anniversary "National Disability Employment Awareness"

A proclamation was issued recognizing October 2025 as National Disability Employment Awareness Month. The proclamation highlighted the importance of raising awareness about disability employment issues, celebrating the contributions of individuals with disabilities, and supporting inclusive workplaces that strengthen the community and local economy. It also encouraged residents to acknowledge the value people with disabilities bring to the workforce.

Representatives from Texas Workforce Solutions, Cameron Workforce Solutions, and Vocational Rehabilitation received the proclamation and spoke about their mission to help individuals with disabilities obtain and retain and advance in meaningful employment. They noted that more than 10,000 Texans entered the workforce through their programs in the past year. They emphasized that disability is a natural part of life and underscored the importance of creating accessible, inclusive workplaces.

5. **Citizen Communication:**

- Fabian Alonso – Paved Road & Noise
- Hector Fuentes – Safety Issues
- Raymond Reyes – Responsibility & Accountability
- Kay Polt – Water's Edge Subdivision
- Diana Padilla – Horseshoe Point Subdivision
- Alice Eure-Becerra – Morris Road Development & Proposed Entrances
- Thomas Hushen – Horseshoe Point Subdivision
- Ronaldo Lozano – Gov't Code 551.007
- Robert Leftwich – Uncle Royv Name - Address – Topic

6. **Approval of Minutes:**

a) Regular Meeting of July 2, 2025

Motion was made by Mayor Pro-Tem Kinsley and seconded by Commissioner Lopez to approve minutes for Regular Meeting of July 2, 2025. Motion carried unanimously.

7. **Consent Agenda:**

- a) Consideration and possible action to approve a resolution authorizing the submission of a grant to the Office of the Governor for the SHSP and UASI – Supporting Border Crisis Response and Enforcement Projects (HSGP-BC), FFY 2025. Attachment (*Special Projects Department*)

- 1 b) Consideration and possible action to approve a resolution authorizing the acceptance of a grant
2 award from the Office of the Governor FY 2026 Operation Lone Star Grant Program. Attachment
3 (Special Projects Department).
4
5 c) Consideration and possible action to approve a resolution authorizing the Special Projects Director
6 to accept a grant award from the Office of the Governor FY 2026 Border Zone Fire Departments
7 Grant Program. Attachment. (Special Projects Department)
8
9 d) Consideration and possible action to approve a resolution authorizing the acceptance of a grant
10 award from the Office of the Governor DJ 24 Justice Assistance Grant Program. Attachment
11 (Special Projects Department).
12
13 e) Consideration and possible action to approve a resolution authorizing the acceptance of a grant
14 award from the Texas Department of Transportation – Selective Traffic Enforcement Program -
15 Comprehensive. Attachment (Special Projects Department).
16
17 f) Consideration and possible action to approve a resolution authorizing the acceptance of a grant
18 award from the Texas Department of Transportation – Selective Traffic Enforcement Program –
19 Commercial Motor Vehicle (CMV). Attachment (Special Projects Department).
20
21 g) Consideration and possible action to approve an ordinance on second and final reading amending
22 the City of Harlingen Code of Ordinances Master Fee Schedule, Chapter 18, by increasing the
23 green fee/cart membership and coupons by 10%. Attachment (Golf)
24

25
26 ORDINANCE NO. 25-56
27 AN ORDINANCE OF THE CITY OF HARLINGEN, TEXAS
28 AMENDING CHAPTER 18, MASTER FEE SCHEDULE OF THE
29 HARLINGEN CODE OF ORDINANCES BY ESTABLISHING FEES
30 FOR CERTAIN LICENSES, PERMITS, AND OTHER SERVICES
31 PROVIDED BY THE CITY OF HARLINGEN AS THEY RELATE TO
32 CHAPTER 36, ARTICLE V, DIVISION 2(TONY BUTLER GOLF
33 COURSE); PROVIDING FOR PUBLICATION AND ORDAINING
34 OTHER MATTERS PERTAINING TO THE FOREGOING.

35 PASSED AND APPROVED on first reading this the 6th day of October 2025.

36 PASSED AND APPROVED on the second and final reading this the 20th day of October 2025.

37
38 ATTEST:
39 /s/ Mayra Herrera, City Secretary

CITY OF HARLINGEN
/s/Norma Sepulveda, Mayor

- 40
41 h) Consideration and possible action to authorize the Mayor, on behalf of the City of Harlingen Police
42 Department, to approve and sign the Interlocal Agreement Between the City of Brownsville, Texas,
43 the City of Harlingen, Texas, Cameron County, Texas, the City of McAllen, Texas, the City of Pharr,
44 Texas and the City of Donna, Texas regarding a Mutual Aid (Burglary and Theft of Motor Vehicle
45 FY 26) Law Enforcement Task Force to Cooperate in Certain Criminal Investigations in fighting
46 motor vehicle theft crime problems. Attachment (Police)
47
48 i) Consideration and possible action to allow Police Chief Alfredo Alvear to use \$8,123.00 from
49 Federal Justice Forfeiture funds to complete the purchase of four (4) Chevy Colorado Crew Cab
50 trucks from Same's Motor Company for a total cost of \$134,632.00. Attachment (Police)
51
52 j) Consideration and possible action to approve a contract between the City of Harlingen and Dr.
53 Shelly Mitchell, DVM, to provide services for the Spay/Neuter Program as needed. Attachment
54 (Health Dept)
55

56 Item 7(a) was removed from the consent agenda.

57
58 Motion made by Mayor Pro-Tem Kinsley and seconded by Commissioner Perez to approve
59 remaining items 7(b-j). Motion carried unanimously.

Motion made by Commissioner Lopez and seconded by Mayor Sepulveda to deny item 7(a). Motion carried unanimously.

8. Staff Reports and Other Discussion Items:

a) City Manager's Report

None.

b) Staff Reports

None

c) Presentation and possible discussion by Orlando Campos, on the Harlingen Economic Development Corporation Final Report for FY 2025 Annual Work Plan (HEDC)

Orlando Campos, CEO of the Harlingen Economic Development Corporation (EDC), presented the FY 2024–2025 annual work plan report, reaffirming the organization's mission to improve Harlingen's quality of life through job creation, investment, and economic growth. Guided by a seven-member board, the EDC continued implementing its six-goal strategic plan. Mr. Campos reported strong progress on business attraction and retention, including participation in 12 trade shows in the U.S. and Mexico, generating 145 leads, submitting 30 corporate relocation proposals, and completing 88 business visits representing 6,992 local employees. The EDC also expanded small-business support through several grant programs: the revitalized Harlingen Grant Program assisted eight businesses with \$38,000, leveraging \$451,000 in private investment; the Equip Harlingen Program awarded \$6,000 for equipment purchases; and the Harlingen Strong Grant Program provided over \$312,000 to 107 businesses following the March floods. Additional support included a People Fund loan partnership and two "Let's Get Down to Business" workshops, with another scheduled for October 25, 2025. Overall, 10 completed projects generated 453 new and retained jobs, \$15 million in investment, and an estimated \$1.3 million in sales tax revenue, while 12 active prospects represent a potential \$5.9 billion in future investment.

Workforce development remained a priority, with nearly \$300,000 invested in training through TSTC, VIDA, and TSC, and seven job fairs co-hosted with Workforce Solutions Cameron County. Under Goal #3, the EDC advanced plans for an entrepreneurship and innovation hub by forming a subcommittee, supporting UTRGV FastTrac and Accelerator Program, and launching the first Rise Up Harlingen Pitch Competition, awarding \$65,000 to three businesses. The EDC also met with 115 early-stage businesses to support startup growth. Mr. Campos highlighted infrastructure progress under Goal #4, including a \$1.6 million federal grant for a detention pond and hike-and-bike trail at the Roosevelt Industrial Park, ongoing advocacy for regional power capacity, and a \$54,000 infrastructure investment for private development. Marketing efforts under Goal #5 included new digital ads, expanded outreach into Mexico—particularly Monterrey—and a 1,600-follower increase across social media platforms. Goal #6 focused on strengthening internal operations, ensuring staff and board training compliance, and hiring a small-business specialist who conducted more than 100 meetings with entrepreneurs.

Commissioner Lopez asked whether the EDC met the performance metrics set the previous year.

Mr. Campos confirmed all metrics were met except progress on the innovation hub, which was delayed due to the urgent rollout of the Harlingen Strong flood-recovery grants.

Commissioner Lopez noted that an analysis conducted by UTRGV found Harlingen to be a suitable location for an innovation and business incubator. He then asked what the board subcommittee will be doing that differs from the findings and recommendations in that report.

Mr. Campos explained that the subcommittee will evaluate existing regional incubators and ensure any Harlingen model is financially sustainable and tailored to local needs.

9. **Public Hearings:**

Mayor Sepulveda announced that Items 9 (a through b) are public hearings, and anyone wishing to speak for or against these items may do so.

- a) Public hearing for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 323 W. Jackson Avenue, Suite A, bearing a legal description of Lots 1-5, Block 61, Harlingen Original Townsite. Applicant: Jane Mary Martinez. Attachment (***Planning & Development***)

Item 9 (a) – None.

- b) Public hearing for a rezoning request from Not Designated ("N") District to General ("GR") District for 6.08 acres, more or less, out of the South Part of Block 5, Highland Subdivision, located south of South Expressway 77, approximately 845.39 feet east of Maggie Lane. Applicant: Jack L. Brown, c/o Dr. Ameer Hassan. Attachment (***Planning & Development***)

Item 9 (b) – None.

- c) Public hearing for a voluntary annexation and establishing the initial zoning upon annexation to Light Industry ("LI") District for 4.50 acres of Lot 5, Block 1, Harlingen Industrial Park Subdivision No. 4, located north of Millenium Drive, approximately 688.85 feet east of FM 508. Applicant: Emiliano Rosel c/o Whiting Investments Ltd. Attachment (***Planning & Development***)

Item 9 (a) – None.

There being no comments from the public, Mayor Sepulveda closed the public Hearings.

10. **Action Items
Ordinances:**

- a) Consideration and possible action to approve an ordinance on first reading for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 323 W. Jackson Avenue, Suite A, bearing a legal description of Lots 1-5, Block 61, Harlingen Original Townsite. Applicant: Jane Mary Martinez. Attachment. (***Planning & Development***)

Commissioner Mezmar asked whether the location had previously operated as a bar or lounge.

Ana Hernandez, Planning and Zoning Director, confirmed that it had and explained that the business is simply changing ownership.

Motion was made by Commissioner Mezmar seconded by Commissioner Lopez to approve an ordinance on first reading for a Special Use Permit ("SUP") to allow a bar/lounge in a General Retail ("GR") District located at 323 W. Jackson Avenue, Suite A, bearing a legal description of Lots 1-5, Block 61, Harlingen Original Townsite. With amendment that staff recommendation be followed. Motion carried unanimously.

- b) Consideration and possible action to approve an ordinance on first reading for a rezoning request from Not Designated ("N") District to General ("GR") District for 6.08 acres, more or less, out of the South Part of Block 5, Highland Subdivision, located south of South Expressway 77, approximately 845.39 feet east of Maggie Lane. Applicant: Jack L. Brown, c/o Dr. Ameer Hassan. Attachment. (***Planning & Development***)

Motion was made by Commissioner Lopez seconded by Mayor Pro-Tem Kinsley to approve an ordinance on first reading for a rezoning request from Not Designated ("N") District to General ("GR") District for 6.08 acres, more or less, out of the South Part of Block 5, Highland Subdivision, located south of South Expressway 77, approximately 845.39 feet east of Maggie Lane. Motion carried as follows: FOR: Mayor Pro-Tem Kinsley, Commissioners: Lopez, Mezmar, Perez; AGAINST: Commissioner Morales; ABSTAINED: None. (Vote: 4-1-0).

- 1
2 c) Consideration and possible action to approve an ordinance on first reading for the voluntary
3 annexation and to establish the initial zoning upon annexation to Light Industry ("LI") District for
4 4.50 acres of Lot 5, Block 1, Harlingen Industrial Park Subdivision No. 4, located north of Millenium
5 Drive, approximately 688.85 feet east of FM 508. Applicant: Emiliano Rosel, c/o Whiting
6 Investments Ltd. Attachment. (Planning & Development)
7

8 Commissioner Morales asked what the time frame was for providing services such as fire
9 protection, water, and street access.
10

11 Ms. Hernandez explained that a service plan can extend up to 10 years, but in this case, because
12 the request involves a single lot and the property owner is already working on securing utilities,
13 wastewater service will be addressed as soon as the owner is ready to operate or open the business.
14

15 Motion was made by Commissioner Lopez seconded by Commissioner Morales to approve an
16 ordinance on first reading for the voluntary annexation and to establish the initial zoning upon
17 annexation to Light Industry ("LI") District for 4.50 acres of Lot 5, Block 1, Harlingen Industrial Park
18 Subdivision No. 4, located north of Millenium Drive, approximately 688.85 feet east of FM 508. Motion
19 carried unanimously.
20

- 21 d) Consideration and possible action to approve a variance to the City of Harlingen Code of
22 Ordinances to allow one instead of two required entrances for the proposed Horseshoe Pointe
23 Subdivision, located in the 3.5-mile ETJ, on the south side of Morris Road, approximately 2,095.97
24 feet southwest of S. Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III &
25 Mary Beth Simmons. Attachment (Planning & Development) (This item was tabled during the
26 Regular City Commission Meeting of October 6, 2025).
27

28 Mayor Pro-Tem Kinsley made a motion to approve.
29

30 Assistant City Manager Oscar Garcia recommended that the item remain tabled due to concerns
31 raised by citizens. He further suggested that P&Z conduct additional research or possibly a traffic study
32 to address those concerns.
33

34 Mayor Sepulveda noted that a public workshop could be scheduled to ensure all concerns are
35 addressed and the details are fully reviewed.
36

37 Commissioner Kinsley withdrew his motion.
38

39 The item remained tabled.
40

- 41 e) Consideration and possible action to approve a contract with the Boy's and Girl's Club of Harlingen
42 for Fiscal Year 2026 in the amount of \$145,757.00 for Teen Service Programs and authorize the
43 City Manager to sign the contract. Attachment (Parks & Recreation)
44

45 Motion was made by Commissioner Lopez seconded by Commissioner Perez to approve a contract
46 with the Boy's and Girl's Club of Harlingen for Fiscal Year 2026 in the amount of \$145,757.00 for Teen
47 Service Programs and authorize the City Manager to sign the contract. Motion carried unanimously.
48

- 49 f) Consideration and possible action to approve a contract with the Boy's and Girl's Club of Harlingen
50 for Fiscal Year 2026 in the amount of \$140,104.00 for Youth Service Programs and authorize the
51 City Manager to sign the contract. Attachment (Parks & Recreation)
52

53 Motion was made by Commissioner Lopez seconded by Mayor Pro-Tem Kinsley to approve a
54 contract with the Boy's and Girl's Club of Harlingen for Fiscal Year 2026 in the amount of \$140,104.00
55 for Youth Service Programs and authorize the City Manager to sign the contract. Motion carried
56 unanimously.

g) Consideration and possible action to approve the proposed list of streets for the 2026 Streets Improvement Program Project. Attachment (**Engineering**)

City Engineer Roberto Hernandez explained that the Street Improvement Program includes inspection, maintenance, repairs, and reconstruction of city streets, with selections based on a 2022 street assessment that scored each roadway's remaining service life. Citizen requests and internal reviews by Engineering, Public Works, and Administration were also considered. If approved, design work will begin immediately, with construction starting in early 2026. Public Works will handle construction, and Engineering will oversee inspection and testing. Mr. Hernandez noted that the program currently prioritizes residential streets in the worst condition, with some school-area streets included and larger roadways planned for future cycles. He also highlighted that in-house paving has significantly expanded capacity from 2.5–4 miles annually when outsourced to 7.3 miles last year and a projected 10.3 miles this year due to cost savings.

Mayor Sepulveda requested adding Bob Youker Road because of its deteriorated condition and importance for airport-area development.

Mr. Hernandez confirmed that adding the segment from Grimes Road to north of Old Rio Hondo Road (about 5,900 feet) was feasible.

Commissioner Lopez supported the addition and also requested including the southbound section of Commerce Street from Wilson to Fair Park. Although Commerce Street is part of a larger long-term project, delays in federal funding prompted the commission to pursue interim spot repairs and reconstruction to address frequent public complaints.

Mr. Hernandez emphasized that using in-house crews keeps costs low, allowing more streets to be completed each year.

Commissioner Morales noted his district appeared short by about half a mile.

Mr. Hernandez agreed to review additional streets with him and confirmed that previously approved 2025 projects, including Grant and J Street, remain on schedule for completion this year.

Discussion then shifted to long-term planning for Morris Road due to anticipated development. Commissioner Lopez supported evaluating major expansion and exploring annexation from the county, acknowledging the road will eventually require significant upgrades.

Mr. Hernandez recommended seeking regional funding through the Rio Grande Valley MPO.

Commissioner Lopez recommended West Roosevelt Road, which is partially under county jurisdiction, also be included in those discussions.

Mayor Sepulveda summarized the additions to the 2025–2026 Street Improvement Program: inclusion of Bob Youker Road, the southbound section of Commerce Street from Wilson to Fair Park, and direction for staff to begin evaluating the future of Morris and Roosevelt Roads.

Motion was made by Commissioner Perez and seconded by Commissioner Lopez to approve the proposed list of streets for the 2026 Streets Improvement Program Project. With amendment of adding of Bob Youker, Commerce Street and then to give staff the authority to start looking at Morrison Roosevelt. Motion carried unanimously.

h) Consideration and possible action to approve a resolution providing the name of the nominee from the City of Harlingen for the Appraisal District Directors for Cameron Appraisal District Board of Directors. Attachment (**City Manager**)

Commission discussed submitting a nominee for the Cameron Appraisal District Board of Directors, noting that the deadline to submit a name within the next two days was necessary for inclusion on the ballot.

Commissioner Lopez stated that the previously appointed representative, David Argabright, had been well-received.

Motion was made by Commissioner Lopez seconded by Commissioner Mezmar to approve a resolution providing the name of David Argabright as nominee from the City of Harlingen for the Appraisal District Directors for Cameron Appraisal District Board of Directors. Motion carried as follows: FOR: Mayor Pro-Tem Kinsley, Commissioners: Lopez, Mezmar, Morales ; AGAINST: Commissioner Perez; ABSTAINED: None. (Vote: 4-1-0).

i) Consideration and possible action to approve a resolution for the City of Harlingen to deny the increased rates from the Texas Gas Service Company and to have the City's reasonable rate case expenses reimbursed. Attachment (City Manager)

Motion was made by Commissioner Lopez seconded by Commissioner Perez to approve a resolution for the City of Harlingen to deny the increased rates from the Texas Gas Service Company and to have the City's reasonable rate case expenses reimbursed. Motion carried unanimously.

j) Consideration and possible action to cancel the City Commission meetings of November 19th and December 17th 2025. Attachment (City Manager)

Motion was made by Commissioner Perez and seconded by Commissioner Morales to not cancel any City Commission meetings for the remainder of the year. Motion carried as follows: FOR: Commissioners: Lopez, Mezmar, Morales, Perez; AGAINST: None.; ABSTAINED: Mayor Pro-Tem Kinsley (Vote: 4-0-1).

11. Board Appointments:

Commissioner Mezmar re-appointed Chris Sias to Construction Board of Adjustment Advisory Board.

Motion was made by Commissioner Morales and seconded by Commissioner Perez to approve the re-appointment. Motion carried unanimously.

12. Executive Session:

None.

13. Action on Executive Session Items:

None.

14. Adjournment:

There being no other business to discuss, Mayor Sepulveda adjourned the meeting.

City of Harlingen

ATTEST:

Norma Sepulveda, Mayor

Mayra Herrera, City Secretary

SPECIAL MEETING

CITY COMMISSION

HARLINGEN, TEXAS

October 27, 2025

A Regular Meeting of the Harlingen City Commission was held October 27, 2025 at 5:33pm, at the Harlingen Arts and Heritage Museum Room, 2425 Boxwood St., Harlingen, Texas and providing the public the ability to view the meeting via internet, live streaming and permitting the public to offer citizen communication or participate in items listed on the agenda via videoconferencing or telephonically via www.harlingentx.gov
Those in attendance were:

Mayor and Commissioners

Mayor Norma Sepulveda
Mayor Pro-Tem Ford Kinsley
Daniel N. Lopez, Commissioner District 2
Michael Mezmar, Commissioner District 3
Frank Morales, Commissioner District 4
Rene Perez, Commissioner District 5

City Staff

Mayra Herrera, City Secretary
Mark Sossi, City Attorney

Call Meeting to Order

- a) Invocation – Mayor Sepulveda
- b) Pledge of Allegiance
- c) Welcome Citizens

Conflict of Interest

"Under State Law, a conflict of interest exists if a council member, or certain members of that person's family, has a qualifying financial interest in an agenda item. Members with a conflict of interest cannot participate in the discussion nor vote on the agenda item. Are there any known conflicts of interest to disclose at this time?"

Mark Sossi, read the conflict of Interest and asked the Mayor and City Commissioners if they had a conflict on any item on the agenda.

-None declared.

Citizen Communication:

- Alice Eure-Becerra; 1406 White Oak Dr – on drainage for horseshoe point.
- Robert Leftwich; 909 E. Parkwood Dr.; - TOMA

1. Action Items
Ordinances:

- a) Consideration and possible action to schedule a city commission workshop on November 5, 2025, to discuss a variance to the City of Harlingen Code of Ordinances to allow one instead of two required entrances for the proposed Horseshoe Pointe Subdivision, located at the 3.5-mile ETJ on the south side of Morris Road, approximately 2,095.97 feet southwest of S. Ed Carey Drive.

Motion was made by Commissioner Perez and seconded by Mayor Pro-Tem Kinsley to approve the scheduling of the city commission workshop on November 5, 2025, to discuss a variance to the City of Harlingen Code of Ordinances to allow one instead of two required entrances for the proposed Horseshoe Pointe Subdivision, located at the 3.5-mile ETJ on the south side of Morris Road, approximately 2,095.97 feet southwest of S. Ed Carey Drive. Motion carried unanimously.

2. **Executive Session:**

- a) Pursuant to the Texas Government Code 551.074(1) – to deliberate the appointment, reassignment, duties of Interim City Manager.

Motion was made by Commissioner Perez and seconded by Mayor Pro-Tem Kinsley to go into executive session. Motion carried unanimously.

At 5:45pm, Mayor Sepulveda announced the City Commission would convene into Executive Session to discuss Item 2(a).

3. **Action on Executive Session Items:**

At 6:04pm, Mayor Sepulveda announced the City Commission had completed its Executive Session and declared the meeting open to the public.

4. Consideration and possible action related to the appointment of Assistant City Manager Oscar Garcia as Interim City Manager.

Motion was made by Mayor Pro-Tem Kinsley and seconded by Commissioner Mezmar on Item 2(a) to proceed as discussed in executive session. Motion voting is as follows. (4-1)

5. **Adjournment:**

There being no other business to discuss, Mayor Sepulveda adjourned the meeting.

City of Harlingen

ATTEST:

Norma Sepulveda, Mayor

Mayra Herrera, City Secretary

7(2)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date:

February 4, 2026

Agenda Item:

Consideration and possible action to approve a resolution authorizing the City Manager to submit a grant application to the United States Department of Transportation under the Fiscal Year 2026 Better Utilizing Investments to Leverage Development (BUILD) Grant Program for the Commerce Street Reconstruction Phase I project; and authorizing the City Manager to request increased federal cost share. Attachment (**Special Projects Department**)

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

Signature: *Ana Hernandez*

Brief Summary:

The United States Department of Transportation has released its Notice of Funding Opportunity (NOFO) for the Fiscal Year 2026 Better Utilizing Investments to Leverage Development (BUILD) Grant Program. The purpose of the program is to fund eligible transportation projects that will have a significant local or regional impact. The City of Harlingen plans to submit a grant application for up to \$25 million for the Commerce Street Reconstruction Phase I Project. As the project is located in a rural area, as defined by the NOFO, and an Area of Persistent Poverty/Historically Disadvantaged Community, the city may be eligible for up to 100% of the federal cost-share. This may significantly reduce the City of Harlingen's required matching funds. The deadline to submit the grant application is February 24th, 2026. The Special Projects Department, with support from the Engineering Department, will prepare and submit the grant application to the U. S. Department of Transportation. Selections will be announced no later than June 28th, 2026, per statute

Funding (if applicable):

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

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

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

Staff Recommendation:

Staff recommends approval of the this resolution

Comments:

City Manager's approval: *GH* ☒ Yes ☐ No ☐ N/A

City Attorney's approval: *[Signature]* ☒ Yes ☐ No ☐ N/A

RESOLUTION No. 2026 - ____

A RESOLUTION OF THE CITY OF HARLINGEN, TEXAS AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT APPLICATION TO THE UNITED STATES DEPARTMENT OF TRANSPORTATION UNDER THE FISCAL YEAR 2026 BETTER UTILIZING INVESTMENTS TO LEVERAGE DEVELOPMENT (BUILD) GRANT PROGRAM FOR THE COMMERCE STREET RECONSTRUCTION PHASE I PROJECT; AND AUTHORIZING THE CITY MANAGER TO REQUEST INCREASED FEDERAL COST SHARE.

WHEREAS, the United States Department of Transportation (USDOT) is soliciting applications under the Fiscal Year 2026 Better Utilizing Investments to Leverage Development, or FY 2026 BUILD Grant Program; and,

WHEREAS, the funds for the FY 2026 BUILD Grant Program are awarded on a competitive basis for surface transportation infrastructure projects that have a local or regional impact; and,

WHEREAS, the City of Harlingen has an expressed interest in applying for a BUILD Grant to fund the reconstruction of Commerce Street, a locally significant transportation corridor; and,

WHEREAS, the City of Harlingen City Commission will commit to any cost overruns for the Commerce Street reconstruction Phase I project; and,

WHEREAS, the City of Harlingen City Commission would like to memorialize its support for the City's RAISE Grant application via this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Commission authorizes the City Manager or designee to submit a grant application on behalf of the City of Harlingen, Texas.

IT IS FURTHER RESOLVED that the City Manager or designee is authorized to request for the federal cost share to be increased to 100% due to the project's location in a rural area, an area of persistent poverty and/or a historically disadvantaged community.

CONSIDERED AND ADOPTED this **4th day of February 2026** at a Regular Meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with Government Code Chapter 551, as amended.

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

**AGENDA ITEM
EXECUTIVE SUMMARY**

7(b)

Meeting Date: **February 4, 2026**

Agenda Item:

Consideration and possible action to approve a resolution authorizing the Special Projects Director to submit a grant application to the Office of the Governor under the Fiscal Year 2027 State and Local Cybersecurity Grant Program (SLCGP) to make various upgrades to the City of Harlingen's Management Information Systems programs and hardware. Attachment (**Special Projects Department**).

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

Signature: *Ana Hernandez*

Brief Summary:

The Officer of the Governor FY 2027 State and Local Cybersecurity Grant Program (SLCGP) provides funds to support cybersecurity efforts to address imminent cybersecurity threats to local information systems that support local governments with managing and reducing systemic cyber risk associated with the SLCGP mitigation objectives to implement security protections commensurate with risk. The Management Information Systems Department is opting to upgrade: back-up system for city and public safety data, citywide network switches for city and public safety, and 64 desktop computers to Windows 11 Pro. If selected for funding, the City of Harlingen is required to provide a 30% match. The grant project period is expected to be from 09/01/2026 to 08/31/2027, and must not exceed the 12-month project period.

Funding (if applicable):

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

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

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

Staff Recommendation:

Staff recommends approval of this resolution.

Comments:

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

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

RESOLUTION No. 2026 - ____

A RESOLUTION OF THE HARLINGEN CITY COMMISSION AUTHORIZING THE SUBMISSION OF A GRANT TO THE OFFICE OF THE GOVERNOR FOR THE FY 2027 STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLCGP) FOR MANAGEMENT INFORMATION SYSTEMS DEPARTMENT

WHEREAS, grant program funding is authorized under Section 2220A of the Homeland Security Act of 2002, as amended (Pub. L. No. 107-296) (6 U.S.C. § 665g).; and

WHEREAS, the City of Harlingen finds it in the best interest of the citizens of Harlingen, Texas, and the region to apply for funding from the Office of the Governor to upgrade: back up system for city and public safety data, citywide network switches for city and public safety, and 64 desktop computers to windows 11 pro; and

WHEREAS, the Harlingen City Commission agrees to provide any applicable matching funds for the said project as required by the FY 27 State and Local Cybersecurity Grant Program (SLCGP); and,

WHEREAS, the Harlingen City Commission agrees that in the event of loss or the misuse of the Texas Office of the Governor funds, the Harlingen City Commission assures that the funds will be returned to the Office of the Governor in full; and,

WHEREAS, the City Commission designates the Mobility & Special Projects Director as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the City of Harlingen.

WHEREAS, the City Commission designates the Finance Director as the grantee's financial officer. The financial officer is given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED that the Harlingen City Commission approves the submission of the grant application to the Office of the Governor to fund ballistic plates for peace officers of the Harlingen Police Department.

CONSIDERED AND ADOPTED this **4th day of February 2026** at a Regular Meeting of the Elective Commission of the City of Harlingen, Texas, at which a quorum was present, and which was held in accordance with Government Code Chapter 551, as amended.

Grant Number:

Norma Sepulveda, Mayor

Mayra Herrera, City Secretary

7(C)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date:

February 4, 2026

Agenda Item:

Consideration and possible action to approve an ordinance on second and final reading for a Special Use Permit ("SUP") to allow a bar/lounge in a Light Industry ("LI") District located at 2669 North Expressway 77, Building D, bearing a legal description of 0.32 acres out of 5.79 acres out of Lot 2, Block 1, West Harlingen Industrial Park Subdivision. Applicant: Patrick B. McDermott. Attachment (*Planning & Development*)

Prepared By: Ana Hernandez, AICP, CNU-A, CPM

Title: Planning and Development Director/ Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- December 04, 2025 – Application for Special Use Permit ("SUP") submitted to the city. (**ATTACHMENT I**)
- December 22, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- December 27, 2025 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- January 13, 2026 - Public hearing and consideration of requested Special Use Permit by the Planning and Zoning Commission (P&Z).
- January 21, 2026 – Public hearing and consideration of requested SUP via 1st ordinance reading scheduled before the City Commission.
- February 04, 2026 – Pending approval of 1st ordinance reading, consideration of approval of 2nd ordinance reading scheduled before the City Commission.

Summary

- Pursuant to Section 111-62 of the City of Harlingen Code of Ordinances, a bar/lounge in a Light Industry ("LI") District requires the approval of a Special Use Permit by the City Commission.
- Building D is the proposed site for a proposed restaurant/brew pub. The applicant is requesting a Special Use Permit to operate a restaurant/brew pub (bar/lounge) as the business owner at 2669 N. Expressway 77, Building D. The proposed bar will operate under the name, "Texas Brewery Patrol". The Building D floor area consists of approximately 5,500 square feet. The subject property is part of a commercial series of buildings. Other buildings that are occupied or vacant comprise this industrial plaza. The requirement for off-street parking for the proposed Texas Brewery Patrol is 37 spaces. A site plan submitted in 2024 shows 76 parking spaces were proposed for the development on Lot 2. The applicant has indicated compliance with parking requirements through assigned and shared parking. The proposed hours of operation will be seven days a week from 11 AM to 12 AM. The applicant intends to have musical performances only occasionally. (**ATTACHMENT II**).

- Surrounding properties are zoned Light Industry ("LI") District in all directions. Surrounding land uses include Shalom personal training gym, Cisneros Home Rehabilitation, Greater Texas Fence and Supplies, VVW Air Conditioning, Innovative Farm and Ranch, other commercial/industrial businesses, as well as vacant commercial buildings. **(ATTACHMENTS VII)**
- The City of Harlingen Building Inspections Division, Fire Prevention Bureau, Health and Police Departments reviewed the SUP application. The departments reported no objection to the proposed request subject to adhering to the Harlingen Code of Ordinances and procedures administered by each department **(ATTACHMENTS VIII-XI)**.
- The applicant must obtain and maintain the proper State and City permits.
- At present, staff have not received any phone calls, letters or e-mails with concerns regarding this business. Staff had sent out two (2) legal notices to surrounding property owners. **(ATTACHMENT VI)**
- In accordance with the zoning ordinance, the P&Z and City Commission may impose requirements and conditions of approval as are needed to ensure that a use requested by a SUP is compatible and complementary to adjacent properties.

Funding (if applicable):

Are funds specifically designated in the current budget for the full ☐ Yes ☐ No*

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

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

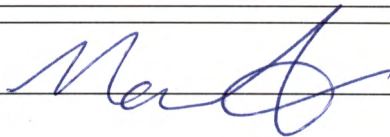
Staff Recommendation:

Staff recommends approval of the request subject to compliance with the following conditions:

1. Obtaining and maintaining the proper State and City permits; and,
2. Providing video surveillance with a minimum 30-day retention; and,
3. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health and Police Departments.
4. Hours of operation are 11 a.m. to 12 a.m. seven days a week.

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

Comments:

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

Attachment I

CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address 2669 Bldg D N. Hwy 77 78550 Nearest Intersection Hwy 77 southbound frontage/Wilson Rd
(Proposed) Subdivision Name _____ Lot _____ Block _____
Existing Zoning Designation LI Future Land Use Plan Designation _____

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Patrick B. McDermott Phone (956)491-8165 FAX _____
Email Address (for project correspondence only): Texasbrewerypatrol@gmail.com
Mailing Address 1609 Fairfield Ct City Harlingen State Texas Zip 78550
Property Owner Patrick B. McDermott Phone (956)491-8165 FAX _____
Email Address (for project correspondence only): texasbrewerypatrol@gmail.com
Mailing Address 1609 Fairfield Ct City Harlingen State Texas Zip 78550

Select appropriate process for which approval is sought. Attach completed checklists with this application.

- | | |
|---|--|
| ☐ Annexation Request <u>No Fee</u> | ☐ Preliminary Construction Plans/Final Plat <u>\$150.00</u> |
| ☐ Administrative Appeal (ZBA) <u>\$125.00</u> | ☐ Subdivision Variance Request <u>\$25.00 (each)</u> |
| ☐ Comp. Plan Amendment Request <u>\$250.00</u> | ☐ Re-plat <u>\$250.00</u> |
| ☐ Re-zoning Request <u>\$250.00</u> | ☐ Vacating Plat <u>\$50.00</u> |
| ☒ SUP Request/Renewal <u>\$250.00</u> | ☐ License to Encroach <u>\$250.00</u> |
| ☐ Zoning Variance Request (ZBA) <u>\$250.00</u> | ☐ Right-of-Way/Utility Easement Abandonment <u>No Fee</u> |
| ☐ PDD Request <u>\$250.00</u> | |

Please provide a basic description of the proposed project: 2669 BLDG D North Highway 77 Harlingen, Tx 78552
will be used as a Brewpub. Beer and ale will be manufactured on site. The beer produced will be sold for
consumption on site. Food items will be prepared for sale and consumption on site as well.

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further 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: B. McDermott Date: 12-04-2025

Property Owner(s) Signature: B. McDermott Date: 12-04-2025

Accepted by: R. Sanchez Date: 12-04-25

Attachment I

PLANNED DEVELOPMENT DISTRICT (PDD) REQUEST SPECIFIC USE PERMIT (SUP) REQUEST SUBMITTAL CHECKLIST

Please submit the following items along with the completed master application and appropriate fees. The project cannot be scheduled for consideration unless all items are marked complete. Citations come from the Zoning Ordinance.

Complete

- ☐ One (1) copy of a comprehensive site plan showing the proposed development of the property. The site plan shall consist of the following items, as applicable:

- ☐ Existing/proposed building footprints and building heights (or buildable areas for single and two-family residential); and
- ☐ Locations of proposed uses; and
- ☐ Ingress and egress to/from property;
- ☐ Existing/proposed streets in compliance with the City of Harlingen Long Range Thoroughfare Plan; and
- ☐ Existing/proposed sidewalks; and
- ☐ Existing/proposed utilities; and
- ☐ Existing/proposed drainage; and
- ☐ Existing/proposed parking spaces.

- ☐ A written statement describing the proposed use(s) of the subject property.

- ☐ Any other information (elevation drawings, pictures, etc.) in support of the subject request.

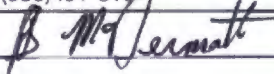
- I understand that I am requesting an amendment to the City's Zoning Ordinance and it will not be scheduled for Planning and Zoning Commission review unless all items on this list are completed.
- I understand that in accordance State law and the Zoning Ordinance, no later than ten (10) days prior to consideration by the Planning and Zoning Commission:
 - ☐ A notice will be published in the Valley Morning Star describing the request and the date, time, and location of the public hearing; and
 - ☐ Notices will be mailed to all property owners within 200 feet of the tract describing the request and the date, time, and location of the public hearing.
- I understand that while all requirements for the submittal of a PDD or SUP request may be complete, the City Commission is the sole authority for the consideration and approval or denial of the request.
- I understand that the purpose of a PDD or SUP is to allow for development not otherwise authorized in the Zoning Ordinance. Hence, the Planning and Zoning Commission and/or City Commission may impose development standards important to the health, safety, welfare, and protection of the proposed development and the adjacent property and its occupants.

Owner: Patrick B. McDermott

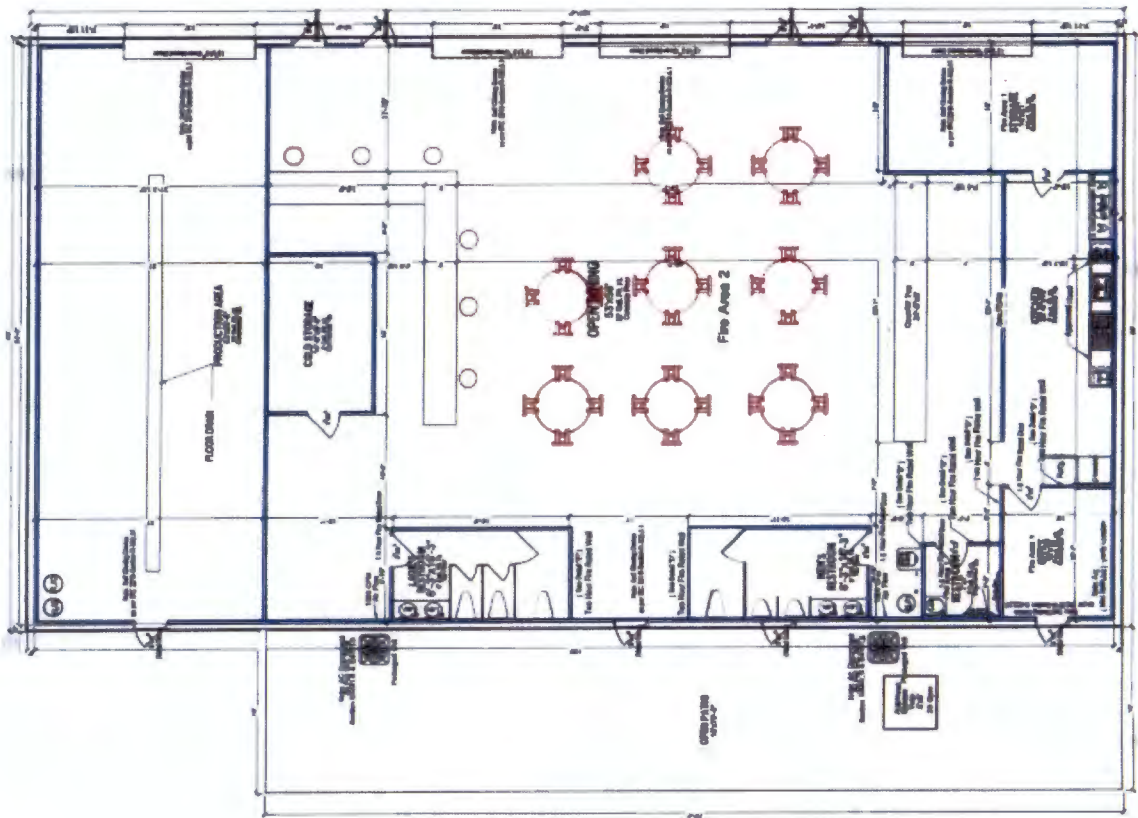
Date: 12-04-2025

Owner Address: 1609 Fairfield Ct Harlingen, Tx 78550

Phone/Fax: (956)491-8165

Signature: 

Attachment II



FLOOR PLAN Scale : 3/16" = 1'-0"
Building D

Attachment III

Building "D"



Attachment IV

Shared access for commercial/industrial plaza



Attachment V

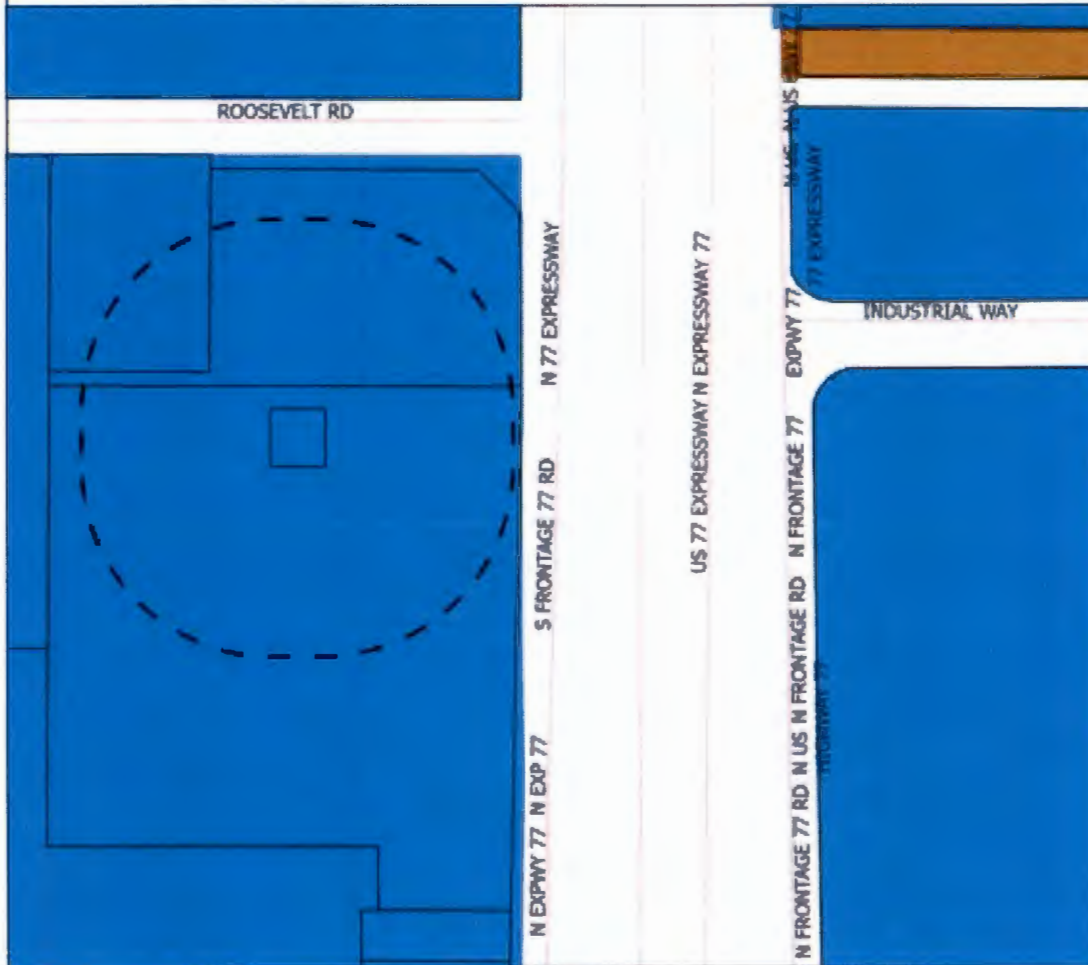
Building "D" interior remodel



Attachment VI



Request for a Special Use Permit (SUP) to allow a bar/lounge in a Light Industry ("LI") District located at 2269 North Expressway 77, Building D, bearing a legal description of 0.32 acres out of 5.79 acres, out of Lot 2, Block 1, West Harlingen Industrial Park Subdivision. Applicant: Patrick B. McDermott



Attachment VII



Attachment VIII



Specific Use Permit ("SUP") Routing Slip

Applicant: Patrick B. McDermott

Phone No.: (956) 491-8165

Location: 2669 N Expressway 77, Building D

Project Description: Request for a Special Use Permit (SUP) to allow a bar/lounge in a Light Industry ("LI") District located at 2669 North Expressway 77, Building D, bearing a legal description of 0.32 acres out of 5.79 acres out of Lot 2, Block 1, West Harlingen Industrial Park Subdivision.

Department: Fire Prevention Bureau

Approval: X YES NO

Comments: **Applicant will have to meet any code, regulation, ordinance, and standard required for a permit.**

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr.

Date: December 19, 2025

Attachment IX



Special Use Permit ("SUP") Routing Slip

Applicant: Patrick B. McDermott

Phone No.: (956) 491-8165

Location: 2669 N. Expressway 77, Building D

Project Description: Request for a Special Use Permit (SUP) to allow a bar/lounge in a Light Industry ("LI") District located at 2669 North Expressway 77, Building D, bearing a legal description of 0.32 acres out of 5.79 acres out of Lot 2, Block 1, West Harlingen Industrial Park Subdivision.

Department: Building Permits and Inspections Department

Approval: ☐ YES ☐ NO ☒ PENDING

Comments:

If request is approved by the Planning Department, A Building Permit application, a site plan, existing floor plan and proposed floor plan with a code analysis for the proposed use must be submitted to the Building Department. The construction documents must comply with the 2024 International Building Code and Family of Codes.

Raul Rodriguez

Signature

12/19/2025

Date

Attachment X



Special Use Permit ("SUP") Routing Slip

Applicant: Patrick B. McDermott

Phone No.: (956) 491-8165

Location: 2669 N. Expressway 77, Building D

Project Description: Request for a Special Use Permit (SUP) to allow a bar/lounge in a Light Industry ("LI") District located at 2669 North Expressway 77, Building D, bearing a legal description of 0.32 acres out of 5.79 acres out of Lot 2, Block 1, West Harlingen Industrial Park Subdivision.

Department: HARLINGEN POLICE DEPARTMENT

Approval: ✓ YES NO

Comments:

Alfredo Alvear, BSCJ, CPM
Chief of Police

12/19/25
Date

Attachment XI



Special Use Permit ("SUP") Routing Slip

Applicant: Patrick B. McDermott

Phone No.: (956) 491-8165

Location: 2669 N. Expressway 77, Building D

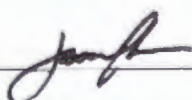
Project Description: Request for a Special Use Permit (SUP) to allow a bar/lounge in a Light Industry ("LI") District located at 2669 North Expressway 77, Building D, bearing a legal description of 0.32 acres out of 5.79 acres out of Lot 2, Block 1, West Harlingen Industrial Park Subdivision.

Department: Health

Approval: ☒ YES ☐ NO

Comments: **Meets all health requirements at this time. HWWS may need to be contacted for grease trap or grease interceptor if one not on site currently.**

Approved...

Signature 

Date 12-18-25

ORDINANCE NO. 26-_____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES (ORDINANCE NO. 16-8) OF THE CITY OF HARLINGEN: TO ISSUE A SPECIAL USE PERMIT (SUP) TO PATRICK B. MCDERMOTT TO ALLOW A BAR/LOUNGE IN A LIGHT INDUSTRY ("LI") DISTRICT LOCATED AT 2669 NORTH EXPRESSWAY 77, BUILDING D, BEARING A LEGAL DESCRIPTION OF 0.32 ACRES OUT OF 5.79 ACRES OUT OF LOT 2, BLOCK 1, WEST HARLINGEN INDUSTRIAL PARK .

WHEREAS, the Planning and Zoning Commission of the City of Harlingen pursuant to Harlingen's Zoning Ordinance procedure, has recommended a change in the zoning classification for certain described real property in the City of Harlingen; and it is deemed to be in the best interest of the City of Harlingen in accordance with said recommendation of the Planning and Zoning Commission of the City, being the recommendation as hereinafter set forth; and public notice of such proposed rezoning having been fully made and complied with as required by said Zoning Ordinance and applicable laws of the State of Texas; and the City Commission of the City of Harlingen having held public hearings with reference thereto, being duly and thoroughly heard; and after consideration of the evidence presented, said City Commission is of the opinion that it is in the best interest of the City of Harlingen that said Code of Ordinances be amended as indicated, now, therefore,

BE IT ORDAINED BY THE CITY OF HARLINGEN

That the Code of Ordinances of the City of Harlingen (Ordinance 16-8) be and the same is herewith amended by the following described property being changed for permissive zone use as indicated in Exhibit "A".

Special Use Permit (SUP) to Patrick B. McDermott to allow a bar/lounge in a Light Industry ("LI") District located at Located at 2669 North Expressway 77, Building D, bearing a legal description of 0.32 acres out of 5.79 acres out of Lot 2, Block 1, West Harlingen Industrial Park.

A copy of the Zoning Map constituting a part and parcel of the Code of Ordinances, as filed with the Chief Building Official and for the joint use and information of the Planning and Zoning Commission shall, upon final enactment hereof, be and the same is herewith amended and revised to reflect that the above described property is zoned for land use purposes as above indicated by the boundaries thereof being outlined in pronounced heavy line markings and such heavy line marking boundary enclosure being indicated within the appropriate initials for that portion herewith zoned for particular land uses; with the Planning and Development Director being herewith instructed and authorized to document such Zoning Map changes and revisions.

The Special Use Permit is made contingent upon construction being complied in accordance with the site plan, a true and correct copy of which is attached hereto and

incorporated herein by reference as Exhibits "A" and "B" and shall comply with the conditions as listed below:

1. Obtaining and maintaining the proper State and City permits; and,
2. Providing video surveillance with a minimum 30-day retention; and,
3. Complying with the requirements administered by Planning and Zoning, Building Inspections, Fire Prevention, Health, Downtown Improvement District, and Police Departments.
4. Hours of operation are 11 a.m. to 12 a.m. seven days a week.

The provisions of this ordinance shall become effective from and after the final and lawful passage hereof and publication of the caption hereof as provided for and required in the Code of Ordinances and applicable state statutes.

FINALLY ENACTED this ____ day of _____, 2026 at a regular meeting of the Elective Commission of the City of Harlingen, Texas at which a quorum was present, and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

EXHIBIT "A"

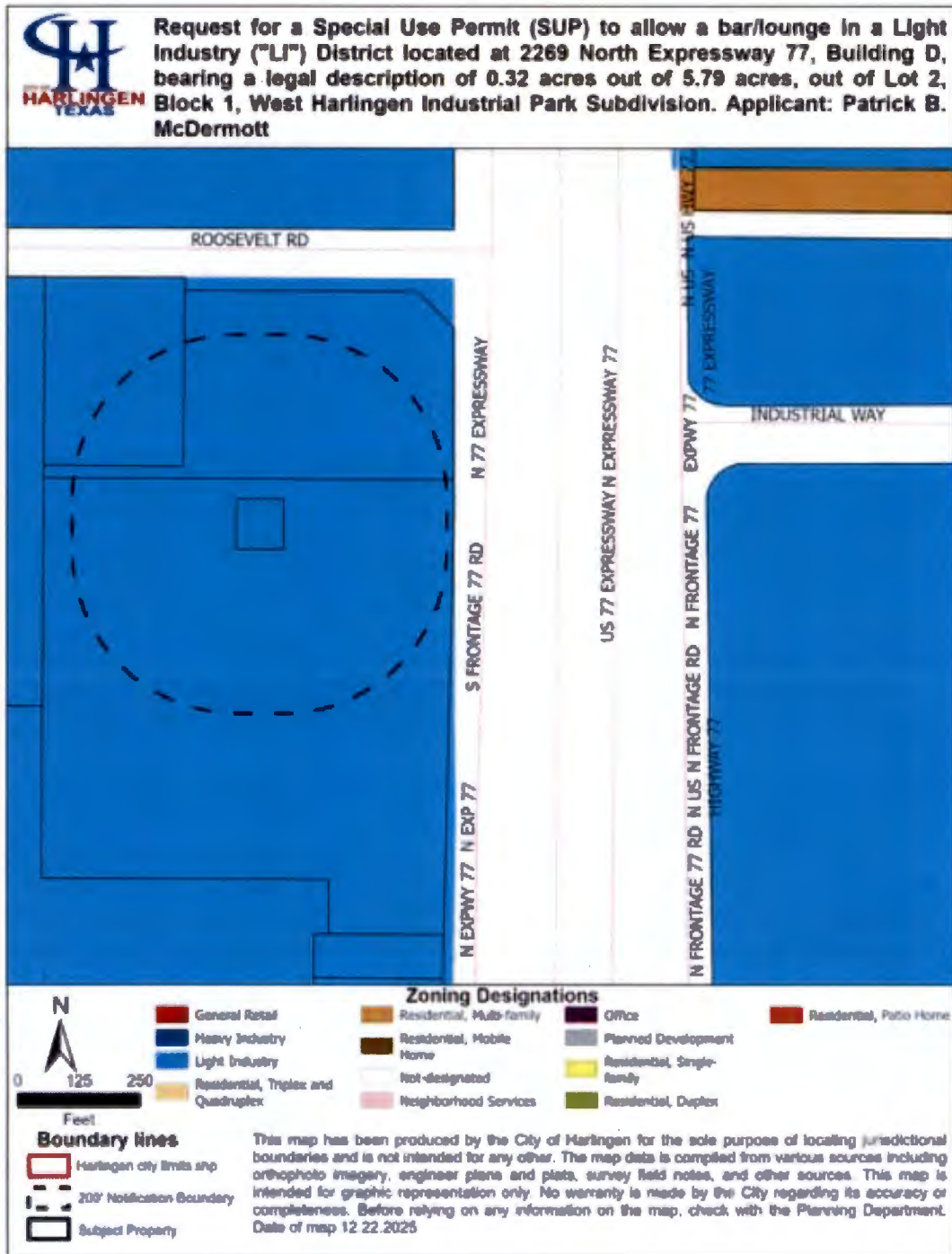
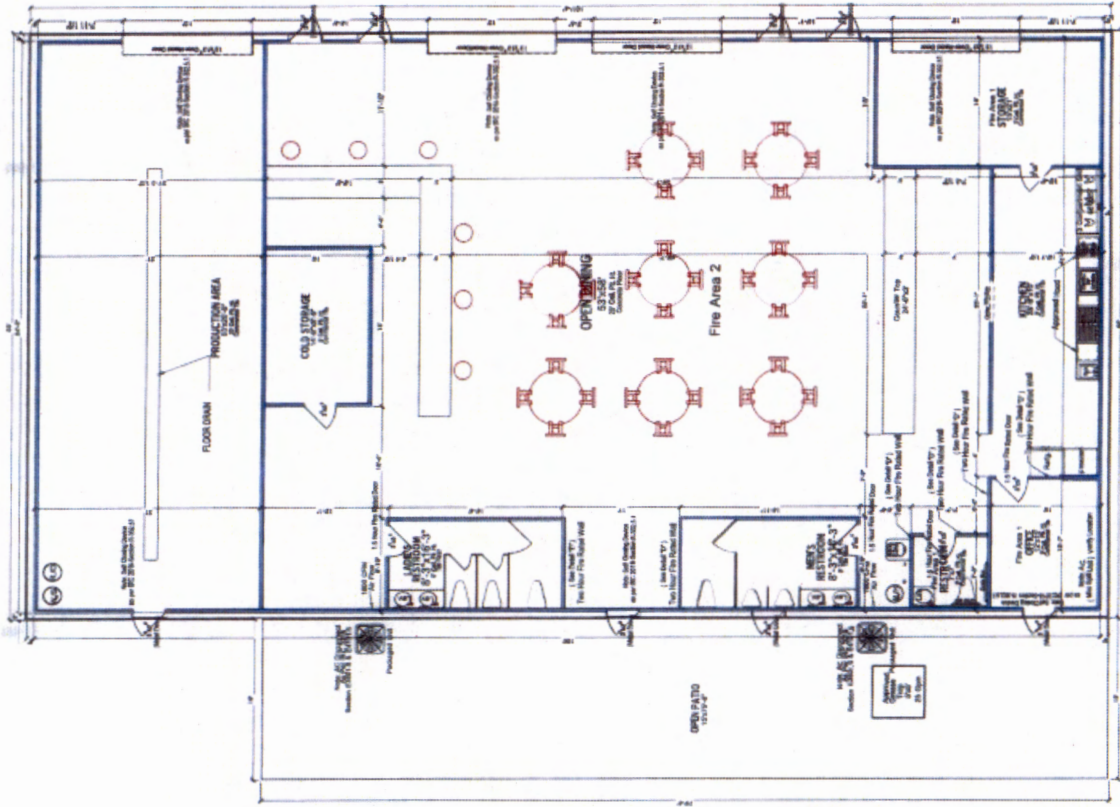


EXHIBIT "B"



FLOOR PLAN Scale : 3/16" = 1'-0"
Building D

**AGENDA ITEM
EXECUTIVE SUMMARY**

7(a)

Meeting Date: **February 4, 2026**

Agenda Item:

Consideration and possible action to approve an ordinance on second and final reading, imposing a temporary moratorium on the establishment, operation, expansion, or relocation of smoke shops within the city limits to allow for review of potential amendments to City regulations and dealing with related matters. Applicant: City of Harlingen. Attachment (**Planning & Development**)

Prepared By (Print Name): Ana Hernandez, AICP, CNU-A
Title: Planning and Development Director/
Special Projects Director

Signature: *Ana Hernandez*

Brief Summary:

The proposed ordinance establishes a temporary moratorium on the establishment, expansion, or relocation of smoke shops within the City. The purpose of the moratorium is to provide the City with adequate time to evaluate the land use, public health, and regulatory impacts associated with smoke shops, including zoning compatibility, licensing requirements, and potential secondary effects.

During the moratorium period, City staff will review existing regulations and assess whether amendments to the City's zoning ordinance, permitting processes, or other applicable codes are necessary to address the operation and concentration of new smoke shops. Existing legally operating businesses will not be affected, provided they do not expand or change their use during the moratorium.

The moratorium is intended to be temporary and limited in scope and will expire unless extended or repealed.

Funding (if applicable):

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

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

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

Staff Recommendation:

Staff recommends approval of this ordinance amendment.

City Manager's approval: *GH* ☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval: *[Signature]* ☒ Yes ☐ No ☐ N/A

ORDINANCE NO. 2026 - _____

AN ORDINANCE OF THE CITY OF HARLINGEN CITY COMMISSION IMPOSING A TEMPORARY MORATORIUM ON THE ESTABLISHMENT, OPERATION, AND EXPANSION OF SMOKE SHOPS; ALLOWING THE CITY TIME TO STUDY IMPACTS AND CONSIDER REGULATORY AMENDMENTS; PROVIDING FOR DEFINITIONS, DURATION, SEVERABILITY, AND AN EFFECTIVE DATE; AND ORDAINING OTHER MATTERS RELATED THERETO.

WHEREAS, the City Commission of the City of Harlingen desires to protect and promote the public health, safety, morals, and general welfare of the community; and

WHEREAS, the City has experienced an increase in the number and concentration of businesses commonly referred to as “smoke shops,” including establishments selling tobacco products, vaping devices, and hemp-derived products; and

WHEREAS, the City desires time to study the land-use impacts and regulatory framework associated with such businesses, including but not limited to zoning compatibility, youth access, public health concerns, and neighborhood impacts; and

WHEREAS, the City Commission finds that a temporary moratorium is necessary to maintain the status quo while the City evaluates whether amendments to its zoning ordinance, licensing requirements, or other regulations are warranted; and

WHEREAS, the temporary moratorium authorized herein is intended to be of limited duration and scope and is enacted in the interest of sound planning and responsible governance.

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

SECTION I. TEMPORARY MORATORIUM

No person, firm, corporation, or other business entity shall establish, open, relocate, expand, or commence operation of a smoke shop within the City of Harlingen during the period of this temporary moratorium.

During the moratorium period, the City shall not accept, process, or approve any applications for permits, licenses, zoning approvals, or certificates of occupancy related to a new smoke shop or the expansion of an existing smoke shop.

SECTION II. DEFINITIONS

For the purposes of this Ordinance, the following terms shall have the meanings set forth below:

Smoke Shop shall mean any business, whether retail, wholesale, or otherwise, whose primary or substantial business purpose includes the sale of one or more of the following:

- a) Tobacco products or nicotine products;
- b) Electronic smoking devices, vaping devices, or e-liquids;
- c) Hemp-derived or cannabinoid products intended for inhalation or consumption;
- d) Smoking accessories, including pipes, rolling papers, vaporizers, or similar items.

Expansion shall mean an increase in floor area, inventory, product offerings, or operational scope of an existing smoke shop that requires a new or amended permit or license.

SECTION III. EXEMPTIONS

This moratorium shall not apply to:

- a) Smoke shops lawfully operating with all required permits and licenses prior to the effective date of this Ordinance, provided that such businesses do not expand or change their use during the moratorium period.
- b) Enforcement actions, inspections, or compliance measures undertaken by the City.

SECTION IV. DURATION OF MORATORIUM

The moratorium imposed by this Ordinance shall be in effect for a period of **180 days** from the effective date of this Ordinance, unless earlier repealed or extended by action of the City Commission.

SECTION V. SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION VI. EFFECTIVE DATE

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

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

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

Norma Sepulveda, Mayor

Attest:

Mayra Herrera, City Secretary

Approved as to form:

Mark Sossi, City Attorney

AGENDA ITEM
EXECUTIVE SUMMARY

7(e)

Meeting Date: February 4, 2026

Agenda Item:

Investment Report for the City of Harlingen for *the quarter* ending December 31, 2025.

Prepared By (Print Name): Robert Rodriguez

Title: Finance Director

Signature:



Brief Summary:

The investment report shows the total amount of cash and investments in summary and detail. The report includes types of investments, interest rates, maturity dates and portfolio composition.

Highlights:

\$77,717,755 Total Book Value of all City funds on December 31, 2025

\$ 751,007 Interest earned during *quarter*

\$ 12,029 Net Amortization/Accretion during *quarter*

\$ 763,036 Net Amortization/Accretion during *year*

3.914% Weighted Average

The graphical summary of the City's portfolio is displayed on pages 5 - 9. The City of Harlingen manages and invests funds with three objectives, listed in order of priority: Preservation and Safety of Principal, Liquidity, and Yield. All investments comply with the Public Funds Investments Act (PIFA).

Funding (If applicable):

Are funds specifically designated in the current budget for the full amount for this purpose?

☐ Yes

☐ No*

N/A

*If no, specify source of funding and amount requested: No Funds Required.

Finance Director's approval:

☒ Yes

☐ No

☐ N/A

Staff Recommendation:

Staff recommends approval.

City Manager's approval:



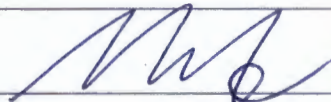
☒ Yes

☐ No

☐ N/A

Comments:

City Attorney's approval:



☒ Yes

☐ No

☐ N/A

INVESTMENT REPORT

FOR THE QUARTER

OCTOBER 1, 2025 TO DECEMBER 31, 2025

February 4, 2026

Presented by:
Robert Rodriguez
Finance Director



Portfolio Overview

Portfolio Summary

	Prior 30 Sep-25	Current 31 Dec-25
Par Value	69,136,768.44	77,717,754.56
Original Cost	69,080,518.44	77,661,504.56
Book Value	69,118,855.50	77,711,870.75
Market Value	69,140,674.64	77,718,535.76
Accrued Interest	102,173.91	302,173.91
Book Value Plus Accrued	69,221,029.42	78,014,044.66
Market Value Plus Accrued	69,242,848.55	78,020,709.67
Net Unrealized Gain/(Loss)	21,819.14	6,665.01

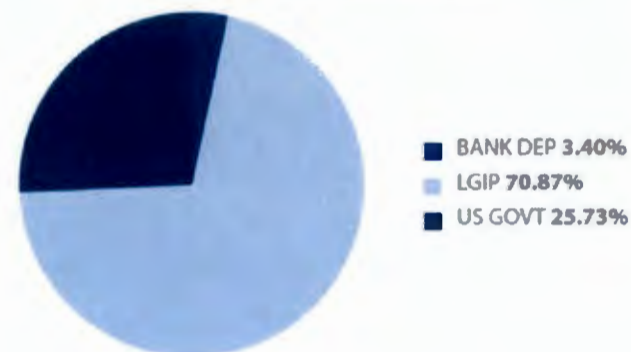
Income Summary

Current Period	1 Oct-25 to 31 Dec-25
Interest Income	751,006.93
Net Amortization/Accretion	12,029.13
Realized Gain/(Loss)	0.00
Net Income	763,036.06
Fiscal Year-to-Date	1 Oct-25 to 31 Dec-25
Net Income	763,036.06

Portfolio Characteristics

	Prior 30 Sep-25	Current 31 Dec-25
Yield to Maturity	4.229%	3.914%
Yield to Worst	4.229%	3.914%
Days to Final Maturity	41	13
Days to Effective Maturity	41	13
Duration	0.37	0.12

Asset Allocation

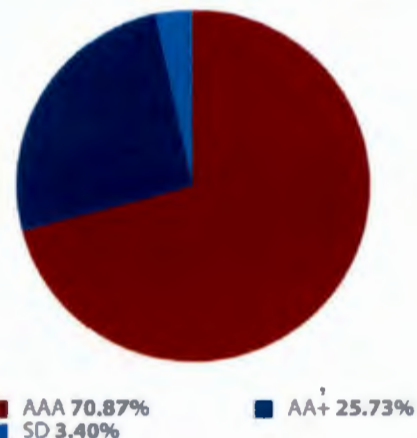


Credit Rating Summary

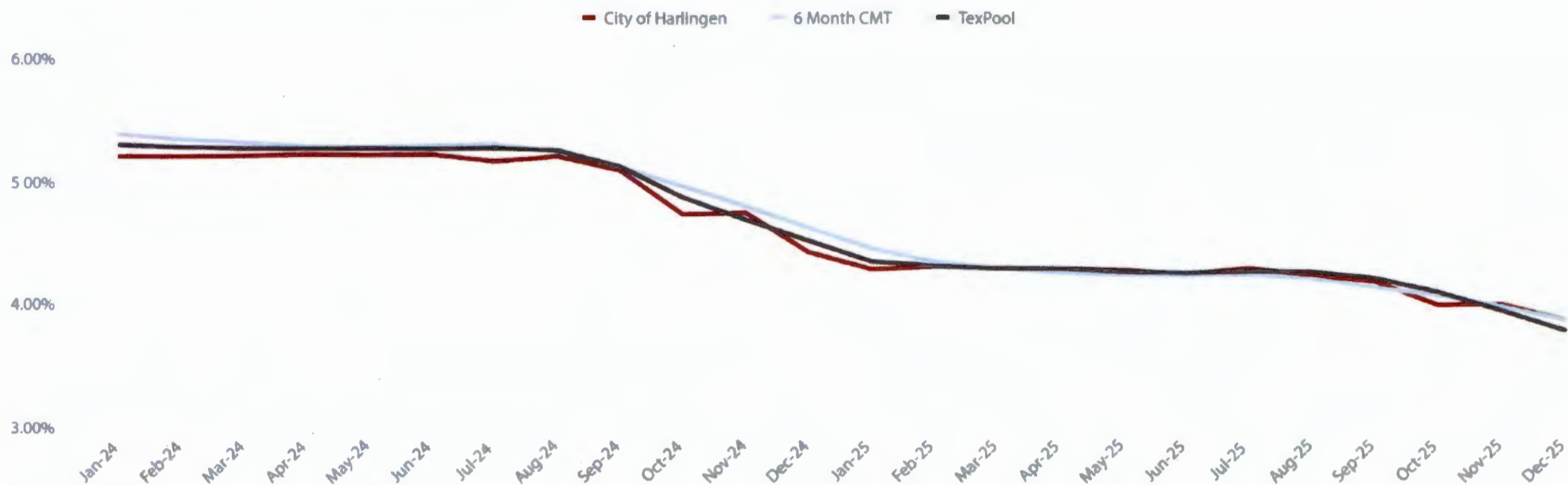
Rating Distribution

	Book Value	Portfolio Allocation
Secured Deposits (Insured or Collateralized)		
Demand Deposits	2,640,386.91	3.40%
Total Secured Deposits	2,640,386.91	3.40%
Local Government Investment Pools & Money Market Funds		
AAA	55,077,367.65	70.87%
Total Local Government Investment Pools & Money Market Funds	55,077,367.65	70.87%
Long Term Rating Distribution		
AA+	19,994,116.19	25.73%
Total Long Term Rating Distribution	19,994,116.19	25.73%
Portfolio Total	77,711,870.75	100.00%

Allocation by Rating



Benchmark Comparison



Yield Overview

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
City of Harlingen	5.25	5.25	5.26	5.27	5.26	5.27	5.21	5.25	5.13	4.78	4.79	4.47	4.33	4.35	4.34	4.34	4.32	4.29	4.34	4.28	4.23	4.04	4.04	3.91
6 Month CMT	5.43	5.39	5.36	5.33	5.33	5.34	5.34	5.29	5.16	5.00	4.84	4.66	4.50	4.39	4.34	4.30	4.28	4.27	4.28	4.25	4.18	4.11	4.02	3.91
TexPool	5.35	5.33	5.32	5.31	5.32	5.31	5.32	5.30	5.16	4.91	4.73	4.56	4.39	4.36	4.33	4.34	4.31	4.30	4.31	4.31	4.25	4.14	3.99	3.83

74

**AGENDA ITEM
EXECUTIVE SUMMARY**

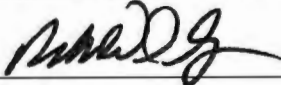
Meeting Date: **February 4, 2026**

Agenda Item:

Consideration of possible action to approve an ordinance on second and final reading, authorizing the issuance and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026 (WLAF); in the amount of \$2,480,000 authorizing the execution of a paying agent/registrar agreement and an escrow agreement relating to such bonds; and pledging the revenues of the city's waterworks and sewer system to the payment of the principal and interest on said bonds; and ordaining other matters relating thereto. (HWWS)

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

Signature:



Brief Summary:

In 2022, Harlingen Waterworks System completed a comprehensive master plan for water and wastewater capital improvement projects and submitted a preliminary application requesting funds for such projects through the Texas Water Development Board's (TWDB) Clean Water SRF and Water Loan Assistance Fund programs. On August 21, 2025, TWDB approved funding HWWS construction of water system improvements for the Jefferson Street raw water line. On January 21, 2026, HWWS Board of Trustees adopted a resolution for issuance of the Bonds and pursuant to TWDB procedures, it is necessary for the City Commission to approve the financing agreement and issuance of the Waterworks and Sewer System Revenue Bonds, Series 2026 (WLAF) in the amount of \$2,480,000.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☒ Yes ☐ No*

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

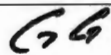
Finance Director's approval:

☒ Yes ☐ No ☐ N/A

Staff Recommendation:

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

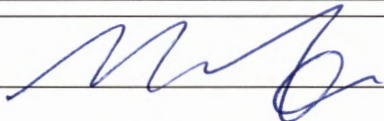
City Manager's approval:



☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A

**AGENDA ITEM
EXECUTIVE SUMMARY**

7(9)

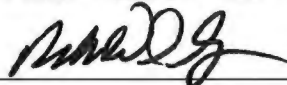
Meeting Date: **February 4, 2026**

Agenda Item:

Consideration of possible action to approve an ordinance on second and final reading, authorizing the issuance and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026A (WLAF); in the amount of \$2,495,000 authorizing the execution of a paying agent/registrar agreement and an escrow agreement relating to such bonds; and pledging the revenues of the city's waterworks and sewer system to the payment of the principal and interest on said bonds; and ordaining other matters relating thereto. (HWWS)

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

Signature:



Brief Summary:

In 2022, Harlingen Waterworks System completed a comprehensive master plan for water and wastewater capital improvement projects and submitted a preliminary application requesting funds for such projects through the Texas Water Development Board's (TWDB) Clean Water SRF and Water Loan Assistance Fund programs. On August 21, 2025, TWDB approved funding HWWS construction of water system improvements for N. 1st Street. On January 21, 2026 HWWS Board of Trustees adopted a resolution for issuance of the Bonds and pursuant to TWDB procedures, it is necessary for the City Commission to approve the financing agreement and issuance of the Waterworks and Sewer System Revenue Bonds, Series 2026A (WLAF) in the amount of \$2,495,000.

Funding (if applicable):

Are funds specifically designated in the current budget for the full amount ☒ Yes ☐ No*

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

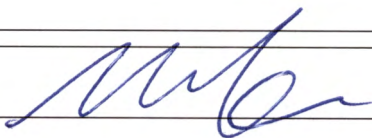
Finance Director's approval: ☒ Yes ☐ No ☐ N/A

Staff Recommendation:

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

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

Comments:

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

**AGENDA ITEM
EXECUTIVE SUMMARY**

7(h)

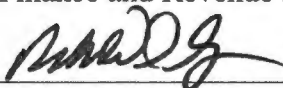
Meeting Date: **February 04, 2026**

Agenda Item:

Consideration of possible action to approve an ordinance on second and final reading, authorizing the issuance and delivery of the City of Harlingen, Texas Waterworks and Sewer System Revenue Bonds, Series 2026B (EDAP); in the amount of \$12,560,000 authorizing the execution of a paying agent/registrar agreement and an escrow agreement relating to such bonds; and pledging the revenues of the city's waterworks and sewer system to the payment of the principal and interest on said bonds; and ordaining other matters relating thereto. (HWWS)

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

Signature:



Brief Summary:

In 2022, Harlingen Waterworks System completed a comprehensive master plan for water and wastewater capital improvement projects and submitted a preliminary application requesting funds for such projects through the Texas Water Development Board's (TWDB) Economically Distressed Areas Program. On August 21, 2025, TWDB approved funding of HWWS construction of wastewater system improvements. On January 21, 2026 HWWS Board of Trustees adopted a resolution for issuance of the Bonds and pursuant to TWDB procedures, it is necessary for the City Commission to approve the financing agreement and issuance of the Waterworks and Sewer System Revenue Bonds, Series 2026B (WLAf) in the amount of \$12,560,000.

Funding (if applicable):

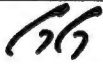
Are funds specifically designated in the current budget for the full amount ☒ Yes ☐ No*

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

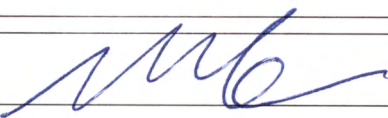
Finance Director's approval: ☒ Yes ☐ No ☐ N/A

Staff Recommendation:

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

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

Comments:

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

City of Harlingen
Agenda Item Request Form

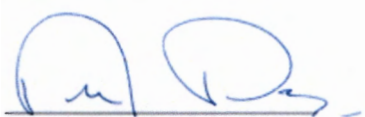
We, hereby request the following item to be added to the February 04, 2026, City Commission Agenda:

Consideration and possible action to approve the testing and potential installation of speed humps at the following location:

1. 800/900 W. Buchanan
2. 400 W. Cleveland
3. 300 W. Filmore
4. 20600 Morris Road
5. 500/600 Block of South "M" Street



Frank Morales, Commissioner Dist. 4



Rene Perez, Commissioner Dist. 5

Hermelinda Gonzales

From: Mayra Herrera
Sent: Tuesday, January 27, 2026 1:01 PM
To: Hermelinda Gonzales
Subject: FW: Agenda Item request deadline

Add this one too.

Mayra Herrera, TRMC

City Secretary
City of Harlingen
118 E. Tyler Ave, Harlingen, TX 78550
Cell: (956) 456-3390
Office: (956) 216-5006
mherrera@harlingentx.gov

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From: Frank Morales <fmorales@harlingentx.gov>
Sent: Tuesday, January 27, 2026 11:56 AM
To: Mayra Herrera <mherrera@harlingentx.gov>
Subject: Re: Agenda Item request deadline

Please add one more

500/600 Block of South M Street

Thank you,
Frank Morales

From: Mayra Herrera <mherrera@harlingentx.gov>
Sent: Tuesday, January 27, 2026 10:49 AM
To: Frank Morales <fmorales@harlingentx.gov>
Subject: RE: Agenda Item request deadline

Sound great.

Thank you

Mayra Herrera, TRMC

City Secretary
City of Harlingen
118 E. Tyler Ave, Harlingen, TX 78550
Cell: (956) 456-3390

Office: (956) 216-5006
mherrera@harlingentx.gov

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From: Frank Morales <fmorales@harlingentx.gov>
Sent: Tuesday, January 27, 2026 10:49 AM
To: Mayra Herrera <mherrera@harlingentx.gov>
Subject: Re: Agenda Item request deadline

Rene said he would sign.

Thanks,
Frank Morales

Sent from my T-Mobile 5G Device
Get [Outlook for Android](#)

From: Mayra Herrera <mherrera@harlingentx.gov>
Sent: Tuesday, January 27, 2026 10:43:54 AM
To: Frank Morales <fmorales@harlingentx.gov>
Subject: RE: Agenda Item request deadline

I am working on the second signature and will add it to the agenda. Once we have the form ready to sign I will let you know.

Thank you

Mayra Herrera, TRMC
City Secretary
City of Harlingen
118 E. Tyler Ave, Harlingen, TX 78550
Cell: (956) 456-3390
Office: (956) 216-5006
mherrera@harlingentx.gov

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From: Frank Morales <fmorales@harlingentx.gov>
Sent: Tuesday, January 27, 2026 10:40 AM
To: Mayra Herrera <mherrera@harlingentx.gov>
Subject: Re: Agenda Item request deadline

Good morning,

I will have some speed humps request ...

800/900 W. Buchanan
400 W. Cleveland
300 W. Filmore
20600 Morris Road

Now can we get a second signature?

FYI- gentleman that was there yesterday before 4 o'clock was also asking for speed humps. I have deferred that to Rene as there could be speed humps in the vicinity.

Thank you,

Frank Morales

From: Mayra Herrera <mherrera@harlingentx.gov>
Sent: Tuesday, January 27, 2026 7:56 AM
To: Mayor & Commissioners <Mayor&Commissioners@myharlingen.us>
Cc: Hermelinda Gonzales <hgonzales@harlingentx.gov>
Subject: Agenda Item request deadline

Good morning,

Just a friendly reminder that today is the last day to submit any agenda item requests you might have for the February 4, 2026 City Commission meeting. If you have any questions please let me know.

Thank you and stay warm,

Mayra Herrera, TRMC

City Secretary

City of Harlingen

118 E. Tyler Ave, Harlingen, TX 78550

Cell: (956) 456-3390

Office: (956) 216-5006

mherrera@harlingentx.gov

9(2)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **February 4, 2026**

Agenda Item:

Public hearing for the voluntary annexation and to establish the initial zoning of Planned Development ("PD") District to allow internal streets to have 50 feet R-O-W, with 32 foot wide paved roads, and for 135 out of 358 Residential, Single Family lots to be less than the required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a Part or Portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road, approximately 2,095.97 feet southwest of South Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons. **(Planning & Development)**

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

Signature: *Ana Hernandez*

Brief Summary:

Project Timeline

- September 5, 2025 – Application for a rezoning submitted to the city. **(ATTACHMENT I)**
- November 5, 2025 – The variance request for the entrance distance was approved by the City Commission.
- November 20, 2025 – In accordance with State and local law, notice of required public hearings mailed to all property owners within 200 feet of subject tract.
- November 22, 2025 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- December 9, 2025 – Public hearing to recommend the annexation and the rezoning by the Planning and Zoning Commission.
- December 17, 2025 – Public hearing and consideration of annexation and rezoning by the City Commission via First Ordinance Reading. City Commission denied the annexation and rezoning request.
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- January 17, 2026 – In accordance with State and local law, notice of required public hearings published in the Valley Morning Star.
- January 22, 2026 – In accordance with State law, notice of required public hearings mailed to public entities.
- January 22, 2026 – Revised Master Plan submitted to the City.
- February 4, 2026 – Public hearing and consideration of annexation and rezoning by the City Commission via First Ordinance Reading.
- February 18, 2026 – Public hearing and consideration of annexation ordinance by the City Commission via Second and final reading.

Summary

- Melden and Hunt on behalf of Leonard P. Simmons III, Mary Beth Simmons, Rhodes Development has requested the voluntary annexation of 35.754 acres of land. The property has frontage and is contiguous to the city limits via Morris Road. **(ATTACHMENT III).**
- Upon annexation, the property will be zoned Planned Development ("PD") District. The property owner is proposing a single-family residential development on the property.
- Water and sewer services for this property will be provided by the Harlingen Waterworks System.
- According to the submitted site plan, the proposal includes 358 single-family residential lots, with

135 of those lots being smaller than the required 6,000 square feet. The setbacks will follow the standard requirements: 20 feet in the front, 5 feet on the sides, and 10 feet in the rear. The development will also include various green spaces and common areas throughout the project.

- The properties to the north and south are zoned Residential, Single-Family, while the properties to the east and west are in the County. Surrounding land uses include single-family residential homes in all directions, with additional vacant agricultural land to the west. **(ATTACHMENTS II AND IV).**
- The Future Land Use Plan component of the City of Harlingen Comprehensive Plan, named One Vision One Harlingen, shows this area as low density residential. **(ATTACHMENT V).**
- Staff received two phone calls of inquiry to the Planned Development request, but no calls in opposition. Staff sent out 19 notices to the surrounding property owners within a 200-foot radius.
- The City of Harlingen Engineering, Building Inspections, and Fire Prevention Departments reviewed the proposed Planned Development site plan. The Fire Prevention Bureau, Engineering Department, and Building Inspections department have recommended approval, subject to compliance with all applicable codes and regulations. **(ATTACHMENT VII).**
- The subject annexation will require three public hearings and two readings of the ordinance. The timeline delineates the annexation and rezoning process.
- In 2025 the city has annexed 585.37 acres of land thus far. In 2024 the city annexed a total of 116.94 acres. In 2023, the city annexed 19.94 acres. In 2022, the city annexed 71.1 acres. In 2021, the city annexed 1.47 acres.
- The variance for the entrance distance was approved by the City Commission on November 5, 2025.

Funding (if applicable):

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

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

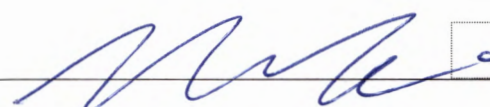
Finance Director's approval: ☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of the voluntary annexation and initial zoning request.

Comments:

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

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

PLANNING AND ZONING COMMISSION
December 9, 2025

- 6. Public hearing and take action to consider a request for the voluntary annexation and to establish the initial zoning of Planned Development (“PD”) District to allow internal streets to have 50 feet R-O-W with 32-feet wide paved streets, and for 135 out of 358 single family residential lots to be less than then the required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a Part or Portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road, approximately 2,095.97 feet southwest of South Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons**

City Planner Soledad Núñez presented the following information related to the request to rezone, as follows:

- The Legal Notice Map with the Subject Property highlighted was used to present the item. Ms. Núñez explained that the request to rezone was to allow for a single-family residential development. She said that Melden & Hunt, on behalf of the applicants, are requesting voluntary annexation and the initial zoning of Planned Development.
- An Aerial View of the Subject Property with the Subject Property highlighted in yellow was presented. Ms. Núñez stated that upon annexation, the property would be zoned Planned Development District and as mentioned, they are proposing a single-family residential development. Water and sewer services will be provided by Harlingen Water Works.
- According to the site plan submitted, one hundred and thirty-five (135) out of the proposed three hundred and fifty-eight (358) lots are going to be less than the six thousand (6,000) square feet required. Setbacks will follow the normal standards [of] twenty (20) feet in the front, ten (10) feet in the rear, five (5) on the sides, and if it's a corner lot, ten (10) feet on the corner side.
- The proposed Site Plan was presented over two (2) slides.
- Properties to the north and south are zoned residential single-family and to the east and west is the county.
- A Street View of the Subject Property was presented. Surrounding land uses include single-family residential homes, vacant land, and agricultural use to the west.
- The Future Land Use Map of the City of Harlingen’s Comprehensive Plan shows this area as low density residential, so this request is generally consistent with the Future Land Use Map.
- Staff did receive two (2) calls of inquiry with the notices that were sent out but none in opposition.
- The City of Harlingen’s Engineering Department, Buildings Division, and Fire Prevention Bureau all reviewed and approved the request subject to the applicant meeting any requirement set forth by the departments.
- Annexation will require three (3) Public Hearings and two (2) readings of the ordinance.
- Ms. Núñez noted that the variance for this particular subdivision for the entrance requirement was approved November 5th.

- Staff is recommending approval of the Voluntary Annexation and Initial Zoning Request.

Vice Chairman Sanchez thanked Ms. Núñez and asked if there were any questions for Staff before going to the Public Hearing.

Upon hearing none, the Vice Chairman did indicate he had a question. He asked what came first regarding the annexation and zoning. He stated that we couldn't theoretically zone until the annexation was complete. Director Hernandez provided the response. She said that the zoning would take effect upon annexation. Vice Chairman Sanchez stated that [the zoning] was subject to the annexation going through and asked the Board if they were good.

Vice Chairman Sanchez said that his other question had to do with the six thousand (6,000) square foot requirement since it only said less than six thousand (6,000) and asked what it was. Ms. Núñez said that it ranges between three thousand (3,000) and five thousand (5,000) square footage. She stated that Planned Development does allow for the flexibility on the lot size. She added that this development, for reference, is similar to the previous development that they have done in Paso Real Coves. It is similar in size and similar in design and that it is also going to have green spaces and common areas within the development. Vice Chairman Sanchez asked if they should put a minimum of no less than. He asked if [the Board] can put a condition. Both Director Hernandez and Ms. Núñez say yes, that [the Board] could put conditions on it. The Vice Chairman asked what the minimum should be and asked if there might be a response from the Chief Building Official. Ms. Núñez stated that the engineer on record was present. Director Hernandez added that she was going to recommend asking the question from the applicant to see what he was comfortable with. The Chairman said they would bring him up during the Public Hearing.

Vice Chairman Sanchez asked if there were any questions for Staff and that if not, he would proceed to the Public Hearing. Upon hearing none, the Public Hearing was opened. The Vice Chairman asked if there was anybody present that would like to speak in favor or in opposition of this. He asked that they state their name and who they represent or their address.

Mario Reyna, President of Melden & Hunt

Mr. Reyna introduces himself before the Board. He stated that he was here to represent the Simmons Family and Rhodes Development who is under contract to buy this from the Simmons Family. He said he believed a piece of this had already been purchased but had not been at the time of the application. Mr. Reyna said he had some averages. He prefaced this by saying that as mentioned, this was a similar design to what they have at Paso Real, which is three (3) phases [and] about three hundred (300) lots that they have already completed. He said that they were now doing the rental section of that project but that every one of these lots has a prototype. He explained that it has from the beginner home to their five, six, or seven hundred-thousand-dollar (\$700,000) home. He said it was a total of three hundred and fifty-nine lots and that the average overall is seven thousand, seven hundred sixty-one (7,761) square feet which is in excess of the minimum. In what they call the beginner product, one hundred and eighty-two (182) of them, the average lot size is five thousand, eight hundred and fifty-one (8,851) feet. The medium lot size, there are one hundred and seven (107) of them. They have nine thousand ninety-eight (9,098) square feet. And then they have fifty-one (51) of what they are calling premium which is in excess of half a million [dollars], which is eleven thousand, two hundred and seventy-two (11,

272) square feet. Mr. Reyna said they spent a lot of money [and] time designing this and designing the prototypes. He confirmed that the lots do vary but that every one of these sites does meet the building code. He asked that the Board approve it as presented.

Vice Chairman Sanchez asked if there were any questions for the applicant. Upon hearing none, he thanked Mr. Reyna.

The Vice Chairman asked if there was anybody else present that would like to speak in favor or in opposition. Upon hearing and seeing none, he closed the Public Hearing. The Vice Chairman asked if he could entertain a motion.

Cmr. Perez made the motion to approve. Cmr. Villarreal seconded the motion. The motion was moved to a vote. The motion passed by a margin of three to one (3-1), with Cmr. Flores voting against the motion to approve.

**AGENDA ITEM
EXECUTIVE SUMMARY**

10(2)

Meeting Date: **February 4, 2026**

Agenda Item:

Consideration and possible action to approve and ordinance on first reading for the voluntary annexation and to establish the initial zoning of Planned Development ("PD") District to allow internal streets to have 50 feet R-O-W, with 32 foot wide paved roads, and for 135 out of 358 Residential, Single Family lots to be less than the required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a Part or Portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road, approximately 2,095.97 feet southwest of South Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons. **(Planning & Development)**

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

Signature: *Ana Hernandez*

Brief Summary:

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

Staff Recommendation:

Staff recommends approval of the voluntary annexation and initial zoning request.

Comments:

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

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

Attachment I

CITY OF HARLINGEN PLANNING AND ZONING DIVISION MASTER APPLICATION

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address Morris Road Nearest Intersection Morris Road and S Ed Carey Drive
(Proposed) Subdivision Name Horseshoe Pointe Lot _____ Block _____
Existing Zoning Designation ETJ Future Land Use Plan Designation Low Density Residential

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Mario Reyna, P.E. Phone (956) 381-0981 FAX _____
Email Address (for project correspondence only): mario@meldenandhunt.com eig@meldenandhunt.com
Mailing Address 115 W. McIntyre City Edinburg State TX Zip 78541
Property Owner Leonard P. Simmons III & Mary Beth Simmons Phone _____ FAX _____
Email Address (for project correspondence only): _____
Mailing Address _____ City _____ State _____ Zip _____

Select appropriate process for which approval is sought. Attach completed checklists with this application.

- | | |
|---|---|
| ☐ Annexation Request..... <u>No Fee</u> | ☐ Preliminary Construction Plans/Final Plat..... <u>\$150.00</u> |
| ☐ Administrative Appeal (ZBA)..... <u>\$125.00</u> | ☐ Subdivision Variance Request..... <u>\$25.00 (each)</u> |
| ☐ Comp. Plan Amendment Request... <u>\$250.00</u> | ☐ Re-plat..... <u>\$250.00</u> |
| ☐ Re-zoning Request..... <u>\$250.00</u> | ☐ Vacating Plat..... <u>\$50.00</u> |
| ☐ SUP Request/Renewal..... <u>\$250.00</u> | ☐ License to Encroach..... <u>\$250.00</u> |
| ☐ Zoning Variance Request (ZBA)..... <u>\$250.00</u> | ☐ Right-of-Way/Utility Easement Abandonment... <u>No Fee</u> |
| ☒ PDD Request..... <u>\$250.00</u> | |

Please provide a basic description of the proposed project:

Master plan for a four-phased 390 single family home development

I hereby certify that I am the owner and/or duly authorized agent of the owner for the purposes of this application. I further 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: [Signature] Date: 08/19/2025

Property Owner(s) Signature: See attached Authorization Date: _____

Accepted by: _____ Date: _____

Attachment I

RE-ZONING REQUEST SUBMITTAL CHECKLIST

Please submit the following items along with the completed master application and appropriate fees. The project cannot be scheduled for consideration unless all items are marked complete. Citations come from the Zoning Ordinance.

Complete

- ☒ A metes and bounds description or survey plat of the tract(s) in which the re-zoning is requested.
 - ☒ A written statement describing the proposed use(s) of the subject property (can be provided on Master Application).
 - ☒ Any other information (elevation drawings, pictures, etc.) in support of the subject request.
-
- I understand that I am requesting an amendment to the City's Zoning Ordinance and it will not be scheduled for Planning and Zoning Commission review unless all items on this list are completed.
 - I understand that in accordance State law and the Zoning Ordinance, no later than ten (10) days prior to consideration by the Planning and Zoning Commission:
 - A notice will be published in the Valley Morning Star describing the request and the date, time, and location of the public hearing; and
 - Notices will be mailed to all property owners within 200 feet of the tract describing the request and the date, time, and location of the public hearing.
 - I understand that while all requirements for the submittal of a re-zoning request may be complete, the City Commission is the sole authority for the consideration and approval or denial of the request.

Owner: Mario Reyna, Authorized Agent Date 08/19/2025

Owner Address: _____

Phone/Fax: _____

Signature: Mario Reyna

Attachment I – Letter of Authorization

DocuSign Envelope ID: B704EE37-B523-49D6-EC35-6441DDAA9B4F

OWNER'S AUTHORIZATION

LEONARD P. SIMMONS, III; MARY BETH SIMMONS; and LEONARD SIMMONS FARMS, hereby authorize Mario A. Reyna, P.E., (Vice President) of Melden & Hunt, Inc., to sign all subdivision application(s) and related paperwork for the property described on Exhibit "A".

Leonard P. Simmons, III
LEONARD P. SIMMONS, III

12-13-2024
Date

Mary Beth Simmons
MARY BETH SIMMONS

12-13-2024
Date

LEONARD SIMMONS FARMS

By: Leonard P. Simmons
Name: LEONARD SIMMONS FARMS
Title: managing partner

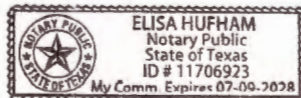
12-13-2024
Date

STATE OF TEXAS §

COUNTY OF CAMERON §

Before me, the undersigned authority, on this day personally appeared **LEONARD P. SIMMONS, III**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration herein stated.

Given under my hand and seal of office, this the 13th day of December, 2024.



Elisa Hufham
Notary Public, State of Texas

Attachment II – Conditional Petition for Voluntary Annexation

STATE OF TEXAS
COUNTY OF CAMERON

§
§

CONDITIONAL PETITION FOR VOLUNTARY ANNEXATION PURSUANT TO SUBCHAPTER C-3, CHAPTER 43, TEXAS LOCAL GOVERNMENT CODE

TO THE HONORABLE MAYOR AND CITY COMMISSION OF THE CITY OF
HARLINGEN, TEXAS:

This Conditional Petition for Voluntary Annexation (hereinafter, the "Petition") is dated as of November 24, 2025, and is formally submitted by Leonard P. Simmons, III; Mary Beth Simmons; and Leonard Simmons Farms, a Texas general partnership (hereinafter, referred to as the "Owners"), and Rhodes Development, Inc., a Texas corporation (hereinafter, referred to as the "Developer") (hereinafter, all parties collectively referred to as "Petitioners") to the City of Harlingen, Texas (hereinafter, the "City").

RECITALS

WHEREAS, the City of Harlingen, Texas, is a home-rule municipality located in Cameron County, Texas, that may properly annex property in accordance with the provisions of Subchapter C-3, Chapter 43, Texas Local Government Code; and

WHEREAS, pursuant to TEX. LOC. GOV'T CODE § 43.0671, the City may annex an area if each owner thereof consents to the annexation, provided certain statutory prerequisites are met; and

WHEREAS, the properties subject to this petition collectively consist of **approximately 90.00** acres, more or less, and are comprised of three (3) total tracts (hereinafter, "Phases") with such +/- 90.00 acres being more particularly described by metes and bounds descriptions set forth in Exhibits A attached hereto and incorporated herein by reference (hereinafter, collectively referred to as the "Property"); and

WHEREAS, Developer is currently under contract with the Owners to purchase the Property in three (3) Phases for the purpose of developing each such Phase as further indicated on the site plan attached hereto as Exhibit B;

WHEREAS, Petitioners hereby submit this Petition as the legal and equitable owner(s) of all such Property made the subject of this Petition; and

WHEREAS, the Property is entirely situated within the extraterritorial jurisdiction ("ETJ") of the City, is contiguous to the City's corporate boundaries, and is wholly located within Cameron County, Texas; and

WHEREAS, Petitioners respectfully submit this Petition under the authority of TEX. LOC. GOV'T CODE §§ 43.0671-.0673, however, the consent of Petitioners—including that of the respective owner(s) of the Property—required thereunder is strictly subject to and conditioned upon the occurrence of all events enumerated below and more fully set forth herein.

Attachment II – Conditional Petition for Voluntary Annexation

NOW, THEREFORE, Petitioners hereby petition the City Commission of the City of Harlingen ("City Commission"), requesting full purpose annexation of the Property into the corporate boundaries of the City pursuant to Subchapter C-3, Chapter 43, Texas Local Government Code, upon the fulfillment of all conditions and occurrence of all events herein specified, and in support thereof would respectfully show as follows:

Section 1. Recitals Incorporated. The facts contained in the recitals to this Petition are true and correct and are incorporated herein by reference for all intents and purposes.

Section 2. Petitioners and the Property. In accordance with Subchapter C-3, Chapter 43, Texas Local Government Code:

- a. The Property made the subject of this Petition is entirely situated in the City's extraterritorial jurisdiction as required under TEX. LOC. GOV'T CODE § 43.014;
- b. Petitioners satisfy the requirement of TEX. LOC. GOV'T CODE § 43.0671, in that the owner(s) of the land comprising the Property are requesting annexation provided all the conditions contained in Subsections 3(a)–(g) below are fulfilled and occur; and
- c. Petitioners intend and seek to negotiate in good faith with the City to enter into a written agreement for the provision of municipal services to the Property.

Section 3. Conditions Precedent to Annexation. Petitioners further declare that this Petition is contractual in nature and the respective consent required for annexation hereunder is conditioned upon fulfillment and occurrence of the following:

- a. The City Commission passing and approving an ordinance establishing a Planned Development District ("PDD") over the Property (to be effective as to each Phase upon annexation of such Phase), with such PDD ordinance allowing for the uses and buildout of the site plan as generally depicted in Exhibit B, Harlingen, Tex., Code of Ordinances § 111-332(e);
- b. Owner(s) and Developer formally closing on a Phase of the Property;
- c. The City annexing the Property in phases rather than one single annexation of the entire Property, with any such annexation being strictly contingent upon the conditions precedent for said Phase having been met; and
- d. Should Developer fail to acquire any Phase of the Property, the annexation regarding only those non-acquired Phases shall be null and void.

Section 4. Effective Date of Future Annexation. Petitioners hereby petitions the City of Harlingen, Texas, to annex the Property in accordance with the above provisions of this Petition and Subchapter C-3, Chapter 43, Texas Government Code; and further request that, upon fulfillment and occurrence of all the conditions specified in **Section 3** above, this Petition be processed and presented for consideration and approval by the City Commission prior to final plat

Attachment II – Conditional Petition for Voluntary Annexation

approval by the City, but that the effective date of annexation be after the conditions in **Section 3** have been met.

Section 5. Public Hearing. Petitioner further requests, pursuant to TEX. LOC. GOV'T CODE § 43.0673, that prior to the City adopting an ordinance annexing any portion of the Property in accordance with this Petition, that the City hold a public hearing, at which persons interested in the annexation of the Property are given an opportunity to be heard, and provide notice of such public hearing as follows:

- a. Post notice of the hearing on the City's website on or after the twentieth (20th) day but before the tenth (10th) day before the date of the hearing, with such posted notice remaining on the City's website until after the date of the hearing; and
- b. Publish notice of the hearing in a newspaper of general circulation in the City at least once on or after the twentieth (20th) day but before the tenth (10th) day before the date of the hearing.

Section 6. Expiration of Petition. Notwithstanding anything contained herein to the contrary this Petition shall expire and become null and void if one or more of the conditions set forth in Subsection 3 above, are not fulfilled or have not occurred on or before December 31, 2045, or as otherwise provided by written instrument executed by the Petitioners.

[SIGNATURE & ACKNOWLEDGEMENT PAGE FOLLOWING]

Attachment II – Conditional Petition for Voluntary Annexation

EXECUTED and RESPECTFULLY SUBMITTED this 24th day of November 2025.

LEONARD P. SIMMONS, III,
Individually,

By: Leonard P. Simmons, III
Name: Leonard P. Simmons, III
Capacity: Owner
Date: 11/24/2025

MARY BETH SIMMONS,
Individually,

By: Mary Beth Simmons
Name: Mary Beth Simmons
Capacity: Owner
Date: 11/24/2025

LEONARD SIMMONS FARMS,
a Texas general partnership,

By: Leonard P. Simmons, III
Name: Leonard P. Simmons, III
Its: General Partner
Date: 11/24/2025

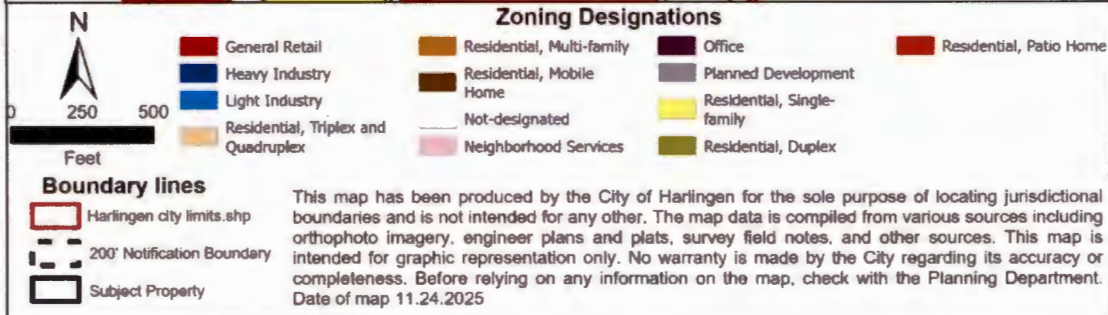
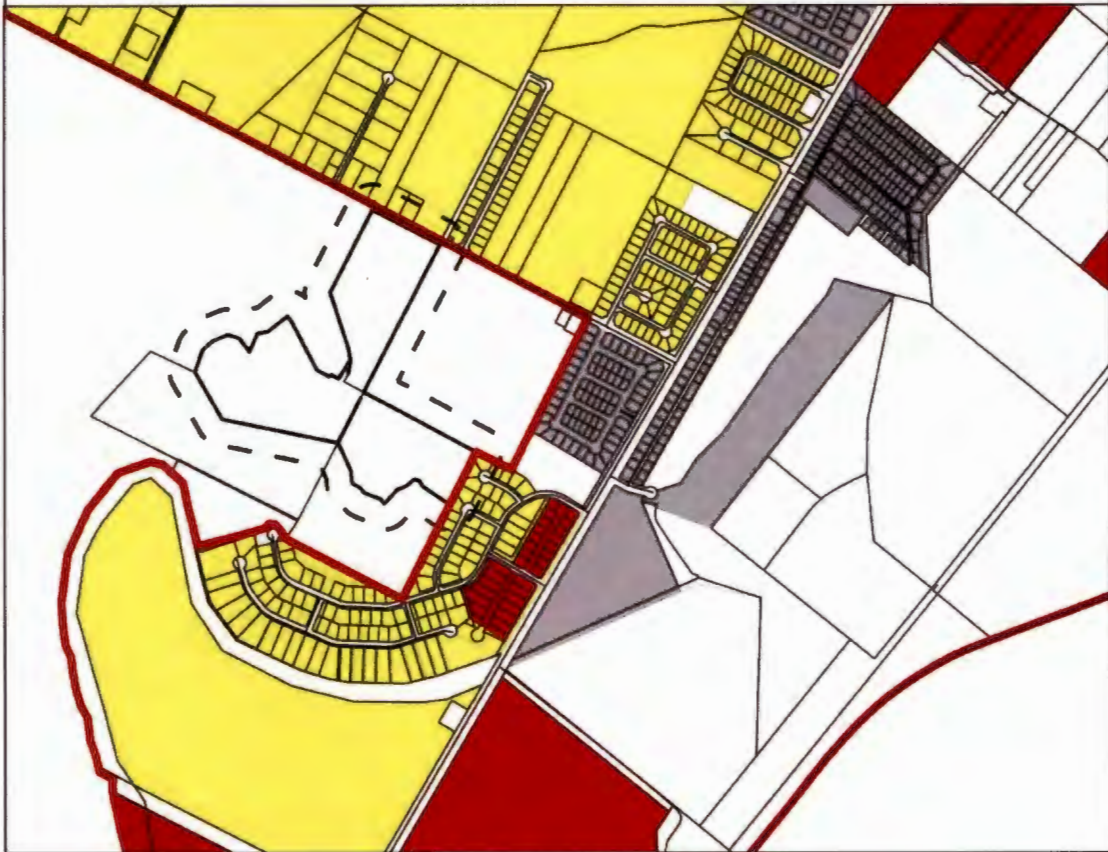
RHODES DEVELOPMENT, INC.,
a Texas corporation,

By: Brad Frisby
Name: Brad Frisby
Its: Vice President Land Development
Date: 12/1/2025

Attachment III



Request for the voluntary annexation and to establish the initial zoning of Planned Development ("PD") District to allow internal streets to have 50 feet R-O-W, and for 135 out of 358 Residential, Single Family lots to be less than then the required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a Part or Portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road, approximately 2,095.97 feet southwest of South Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons

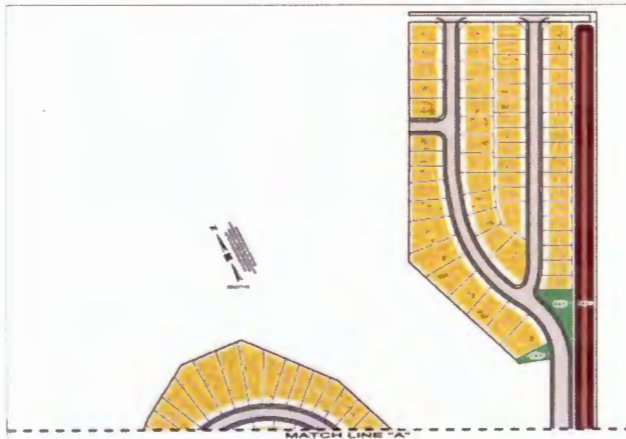


Attachment IV – Street View

View from Morris Road



Attachment V – Proposed Layout



MATCH LINE - A

LEQ5HO

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LEGEND

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```

%# define the number of iterations
N = 1000;

%# create the initial population
P = rand(100, 10);

%# create the fitness function
fitness = @(P) sum(abs(P), 2);

%# create the genetic algorithm
[bestP, bestF] = ga(fitness, 10, [], [], [], [], [], [], [], [], N);

%# display the best solution
disp('Best solution found:');
disp(bestP);
disp('Best fitness value:');
disp(bestF);

```

PDD LAYOUT HORNSHIRE POINT MASTER SUBDIVISION HAWKINS, TEXAS		2010 NOV 10 2010 7000 N. DALLAS ST. STE. 200 DALLAS, TEXAS 75243 TEL: 214-343-7000 FAX: 214-343-7001 WWW.MILLERVALLEY.COM	
DATE: 11/10/2010 TIME: 10:00 AM BY: J. L. MILLER FOR: J. L. MILLER	DATE: 11/10/2010 TIME: 10:00 AM BY: J. L. MILLER FOR: J. L. MILLER	DATE: 11/10/2010 TIME: 10:00 AM BY: J. L. MILLER FOR: J. L. MILLER	DATE: 11/10/2010 TIME: 10:00 AM BY: J. L. MILLER FOR: J. L. MILLER

Attachment VI – Aerial View

AERIAL



Attachment VII – Fire Prevention



Planned Development (PD) Request Routing Slip

Applicant: Mario A. Reyna, P.E. (Melden & Hunt) c/o Leonard P. Simmons III & Mary Beth Simmons

Phone No.: (956) 381-0981

Location: Located south of Morris Road

Project Description: Request for the voluntary annexation and to establish the initial zoning of Planned Development ("PD") District to allow internal streets to have 50 feet R-O-W, and for 135 out of 358 residential lots to be less than the required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a Part or Portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road, approximately 2,095.97 feet southwest of South Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons

Department: Fire Prevention Bureau

Approval: X YES NO

Comments: **Applicant will have to meet any code, regulation, ordinance, and standard required for permit.**

Fire Marshal Juan Saucedo Jr.

Juan Saucedo Jr.

Date: December 2, 2025

Attachment VIII – Building Inspections



Planned Development (PD") District Routing Slip

Applicant: Mario A. Reyna, P.E. (Melden & Hunt) c/o Leonard P. Simmons III & Mary Beth Simmons

Phone No.: (956) 381-0981

Location: Located south of Morris Road

Project Description: Request for the voluntary annexation and to establish the initial zoning of Planned Development ("PD") District to allow internal streets to have 50 feet R-O-W, and for 135 out of 358 residential lots to be less than then the required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a Part or Portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road, approximately 2,095.97 feet southwest of South Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons

Department: Building Permits and Inspections Department

Approval: ☐ YES ☐ NO ☒ PENDING

Comments: **If request is approved by the Planning Department, once construction is initiated, for each building, A Building Permit application, a site plan and sealed and signed windstorm engineer plans (minimum 140 mph wind speeds) must be submitted to the Building Department for review. The construction documents must comply with the 2024 Residential Building Code or the 2024 International Building Code and Family of Codes.**

Raul Rodriguez

Signature

12/01/2025

Date

Attachment IX - Engineering



Planned Development (PD") District Routing Slip

Applicant: Mario A. Reyna, P.E. (Melden & Hunt) c/o Leonard P. Simmons III & Mary Beth Simmons

Phone No.: (956) 381-0981

Location: Located south of Morris Road

Project Description: Request for the voluntary annexation and to establish the initial zoning of Planned Development ("PD") District to allow internal streets to have 50 feet R-O-W, and for 135 out of 358 residential lots to be less than then the required 6,000 square feet, for a property bearing a legal description of 35.754 acres out of a Part or Portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision, located south of Morris Road, approximately 2,095.97 feet southwest of South Ed Carey Drive. Applicant: Melden & Hunt, Inc. c/o Leonard P. Simmons III & Mary Beth Simmons

Department: _____

Approval: ☒ YES _____ NO

Comments:

All Construction plans submittals must comply with the latest City of Harlingen Construction standards for Drainage and Street Paving requirements.

Roberto Hernandez

Signature

12-04-2025

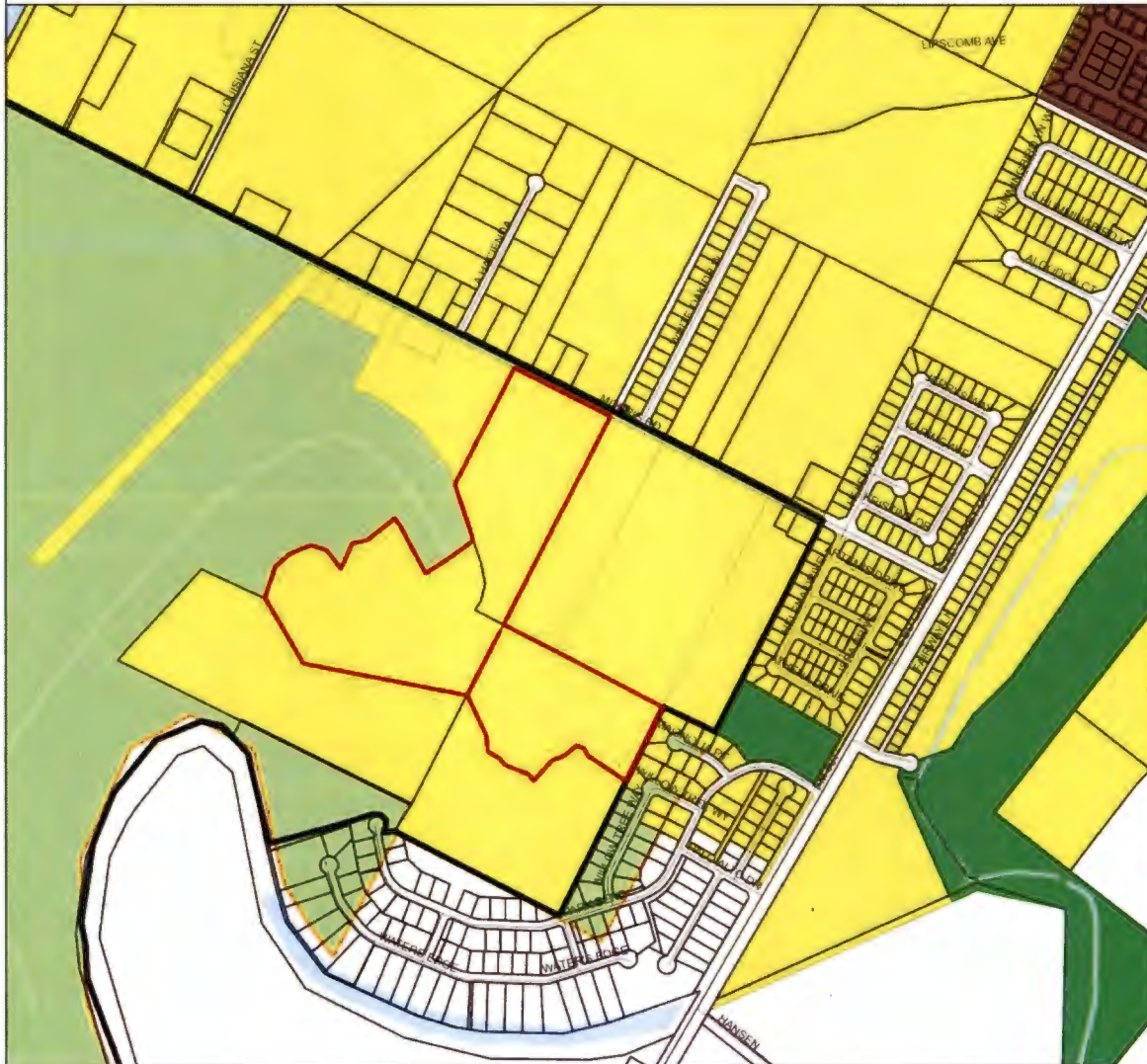
Date

Attachment X – Future Land Use Map



Future Land Use Map

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Future Land Use

0 115 230

Feet

Boundary Lines

- Harlingen City Limits
- Subject Property

Agricultural/Rural Residential	Institutional	Recreational/Open Space
Employment Center	Low Density Residential	Retail-Regional
High Density Residential	Medium Density Residential	Retail/Commercial/Office
Industrial	Mixed Use	

THIS MAP HAS BEEN PRODUCED BY THE CITY OF HARLINGEN FOR THE SOLE PURPOSE OF LOCATING JURISDICTIONAL BOUNDARIES AND IS NOT INTENDED FOR ANY OTHER PURPOSE. THE MAP DATA IS COMPILED FROM VARIOUS SOURCES INCLUDING ORTHOPHOTO IMAGERY, ENGINEERING PLANS AND PLATS, SURVEY FIELD NOTES AND OTHER SOURCES. THIS MAP IS INTENDED FOR GRAPHIC REPRESENTATION ONLY. NO WARRANTY IS MADE BY THE CITY OF HARLINGEN REGARDING ITS ACCURACY OR COMPLETENESS. BEFORE RELYING ON ANY INFORMATION ON THE MAP, CHECK WITH THE PLANNING DEPARTMENT.



**METES AND BOUNDS DESCRIPTION
OF A
88.30 ACRE TRACT (GROSS)
CALLED 0.128 ACRE TRACT (SAVE AND EXCEPT)
88.17 ACRE TRACT (NET)**

Being an 88.30 acre tract of land, more or less, out of Blocks 65, 66 and 72 in Lon C. Hill's Subdivision, Shares 8 and 9 of the Concepcion De Carricitos Grant, as recorded in Volume 2, Page 25 of the Map Records of Cameron County, Texas, said 88.30 acre tract being more particularly located and described as follows:

BEGINNING at the Northeast corner of said Block 65, said corner being in the intersection of the center line of Morris Road (existing 60 ft wide road right-of-way) with the center line of a 40 ft wide dedicated road right-of-way as shown on map of said Lon C. Hill's Subdivision, said corner being the Northernmost Northeast corner of this 88.30 acre tract;

THENCE, with the East line of said Block 65, same being the center line of said 40 ft wide dedicated road right-of-way, South 26 degrees 57 minutes 38 second West (recorded South 19 degrees 07 minutes West – Plat), a distance of 1,320.00 feet to a one-half inch iron rod found in the Northwest corner of said Block 72, for a corner of this 88.30 acre tract;

THENCE, with the North line of said Block 72, South 63 degrees 02 minutes 22 seconds East (recorded South 70 degrees 53 minutes East – Plat), a distance of 1,011.50 feet to the Northwest corner of Waters Edge Phase I subdivision as recorded in Cabinet 1, Slot 2313-A of the Map Records of Cameron County, Texas, a one-half inch iron rod found at South 26 degrees 55 minutes 49 seconds West, a distance of 0.65 feet from said corner, said corner being the Easternmost Northeast corner of this 88.30 acre tract;

THENCE, with the West line of said Water's Edge Phase I subdivision, South 26 degrees 55 minutes 49 seconds West (recorded South 19 degrees 07 minutes 00 seconds West – Plat), a distance of 489.27 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the Southwest corner of said Water's Edge Phase I subdivision, same being the Northernmost Northwest corner of Water's Edge Phase II subdivision as recorded in Cabinet 1, Slot 2431-B of the Map Records of Cameron County, Texas, said corner being a corner of this 88.30 acre tract;

THENCE, continuing with the West line of said Water's Edge Phase II subdivision, South 26 degrees 54 minutes 30 seconds West (recorded South 26 degrees 54 minutes 52 seconds West – Plat), a distance of 831.13 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the South line of said Block 72, said corner being an interior corner of said Waters Edge Phase II subdivision, said corner being the Southeast corner of this 88.30 acre tract;

60439.001 – M&B 88.17 Acre Tract

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Attachment XI – Metes & Bounds Description

Page 2 of 4

THENCE, with the South line of said Block 72, same being the North line of said Water's Edge Phase II subdivision, North 63 degrees 07 minutes 10 seconds West (recorded North 63 degrees 06 minutes 48 seconds West – Plat), a distance of 1,012.52 feet to a one-half inch iron rod found in the Southwest corner of said Block 72, said corner being in the East line of said Block 66, said corner being an interior corner of said Waters Edge Phase II subdivision, said corner being the Southeast corner of a called 24.06 acre tract conveyed to Elben Contracting, LLC. as recorded in Document Number 2018-11528 of the Official Records of Cameron County, Texas, said corner being in the center line of said 40 ft wide dedicated road right-of-way, said corner being a corner of this 88.30 acre tract;

THENCE, with the West line of said Block 72, same being the East line of said Block 66, same being the East line of said 24.06 acre tract, same being the center line of said 40 ft wide dedicated road right-of-way, North 26 degrees 57 minutes 38 seconds East (North 19 degrees 07 minutes East – Plat), a distance of 183.40 feet to a one-half inch iron rod with a yellow plastic cap stamped "MOORE 6370" found in the Northeast corner of said 24.06 acre tract, same being the Southeast corner of a called 23.305 acre tract conveyed to Leonard Simmons Farms as recorded in Document Number 2017-1591 of the Official Records of Cameron County, Texas, said corner being a corner of this 88.30 acre tract;

THENCE, with the North line of said 24.06 acre tract, same being the South line of said 23.305 acre tract, North 63 degrees 02 minutes 22 seconds West (recorded North 63 degrees 03 minutes 09 seconds East – Deed), a distance of 1,126.44 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 88.30 acre tract;

THENCE, continuing with the North line of said 24.06 acre tract, same being the South line of said 23.305 acre tract, North 45 degrees 41 minutes 22 seconds West (recorded North 45 degrees 42 minutes 09 seconds West – Deed), a distance of 36.07 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 88.30 acre tract;

THENCE, continuing with the North line of said 24.06 acre tract, same being the South line of said 23.305 acre tract, North 81 degrees 22 minutes 22 seconds West, a distance of 34.20 feet (recorded North 81 degrees 23 minutes 09 seconds West – Deed) to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 88.30 acre tract;

THENCE, continuing with the North line of said 24.06 acre tract, same being the South line of said 23.305 acre tract, North 63 degrees 02 minutes 22 seconds West (recorded North 63 degrees 03 minutes 09 seconds West – Deed), a distance of 626.66 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set in the Northwest corner of said 24.06 acre tract, same being the Southwest corner of said 23.305 acre tract, said corner being in the East line of Horse Shoe Lake as shown on map of said Lon C. Hill's subdivision, said corner being the Southwest corner of this 88.30 acre tract;

60439 001 – M&B 88.17 Acre Tract

5000 W Military Hwy, McAllen, Texas 78503 | halff.com

Attachment XI – Metes & Bounds Description

Page 3 of 4

THENCE, with the West line of said 23.305 acre tract, same being the East line of said Horse Shoe Lake, North 40 degrees 17 minutes 38 seconds East (recorded North 32 degrees 27 minutes East – Plat), a distance of 83.82 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 88.30 acre tract;

THENCE, continuing with the West line of said 23.305 acre tract, same being the East line of said Horse Shoe Lake, North 47 degrees 16 minutes 38 seconds East (recorded North 39 degrees 26 minutes East – Plat), a distance of 543.65 feet to the Northwest corner of said 23.305 acre tract, continuing with the East line of said Horse Shoe Lake, at a total distance of 1,206.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 88.30 acre tract;

THENCE, continuing with the East line of said Horse Shoe Lake, North 58 degrees 38 minutes 38 seconds East (recorded North 50 degrees 48 minutes East – Plat), a distance of 194.50 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 88.30 acre tract;

THENCE, continuing with the East line of said Horse Shoe Lake, South 85 degrees 40 minutes 22 seconds East (recorded North 86 degrees 29 minutes East – Plat), a distance of 200 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 88.30 acre tract;

THENCE, continuing with the East line of said Horse Shoe Lake, South 40 degrees 10 minutes 22 seconds East (recorded South 48 degrees 01 minute East – Plat), a distance of 324.30 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 88.30 acre tract;

THENCE, continuing with the East line of said Horse Shoe Lake, South 20 degrees 44 minutes 22 seconds East (recorded South 28 degrees 35 minutes East – Plat), a distance of 883.80 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 88.30 acre tract;

THENCE, continuing with the East line of said Horse Shoe Lake, North 46 degrees 40 minutes 38 seconds East (recorded North 38 degrees 50 minutes East – Plat), a distance of 200.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 88.30 acre tract;

THENCE, continuing with the East line of said Horse Shoe Lake, North 16 degrees 52 minutes 38 seconds East (recorded North 09 degrees 02 minutes East – Plat), a distance of 296.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 88.30 acre tract;

THENCE, continuing with the East line of said Horse Shoe Lake, North 07 degrees 04 minutes 22 seconds West (recorded North 14 degrees 55 minutes West – Plat), a distance of 216.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 88.30 acre tract;

60439.001 – M&B 88.17 Acre Tract

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Attachment XI – Metes & Bounds Description

Page 4 of 4

THENCE, continuing with the East line of said Horse Shoe Lake, North 20 degrees 38 minutes 22 seconds West (recorded North 28 degrees 19 minutes West – Plat), a distance of 446.27 feet to a one-half inch iron rod with a yellow plastic cap stamped "MOORE 6370" found in the Southeast corner of a called 10.05 acre tract conveyed to Omar B. Gonzales and wife, Celina G. Gonzales as recorded in Document Number 2023-4348 of the Official Records of Cameron County, Texas, for a corner of this 88.30 acre tract;

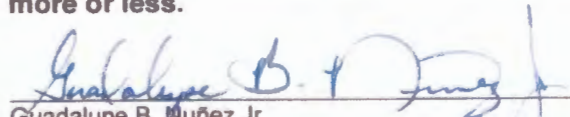
THENCE, with the East line of said 10.05 acre tract, North 26 degrees 57 minutes 38 seconds East, a distance of 734.60 feet (recorded North 26 degrees 57 minutes 16 seconds East – Deed) to the South right-of-way line of said Morris Road, a one-half inch iron rod with a yellow plastic cap stamped "MOORE 6370" found at South 37 degrees 32 minutes 47 seconds West, a distance of 0.63 feet from said corner, continuing with the East line of said 10.05 acre tract, at a total distance of 764.60 feet to the Northeast corner of said 10.05 acre tract, said corner being in the North line of said Block 65, same being the center line of said Morris Road, said corner being the Northwest corner of this 88.30 acre tract;

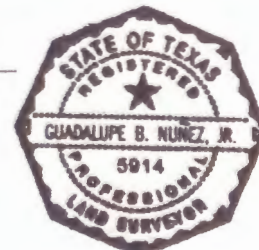
THENCE, with the North line of said Block 65, same being the center line of said Morris Road, South 63 degrees 02 minutes 22 seconds East (recorded South 70 degrees 53 minutes East – Plat), a distance of 577.47 feet, to the **POINT OF BEGINNING**;

Said described tract of land containing 88.30 acres, more or less.

SAVE AND EXCEPT a called 0.128 acre tract of land, more or less, conveyed to the County of Cameron as recorded in Volume 1004, Page 557 of the Official Records of Cameron County, Texas.

Said described tract of land containing a net acreage of 88.17 acres, more or less.


Guadalupe B. Nuñez Jr.
Registered Professional Land Surveyor Texas No. 5914
Halff, Inc.
TBPELS Firm No. 10029600

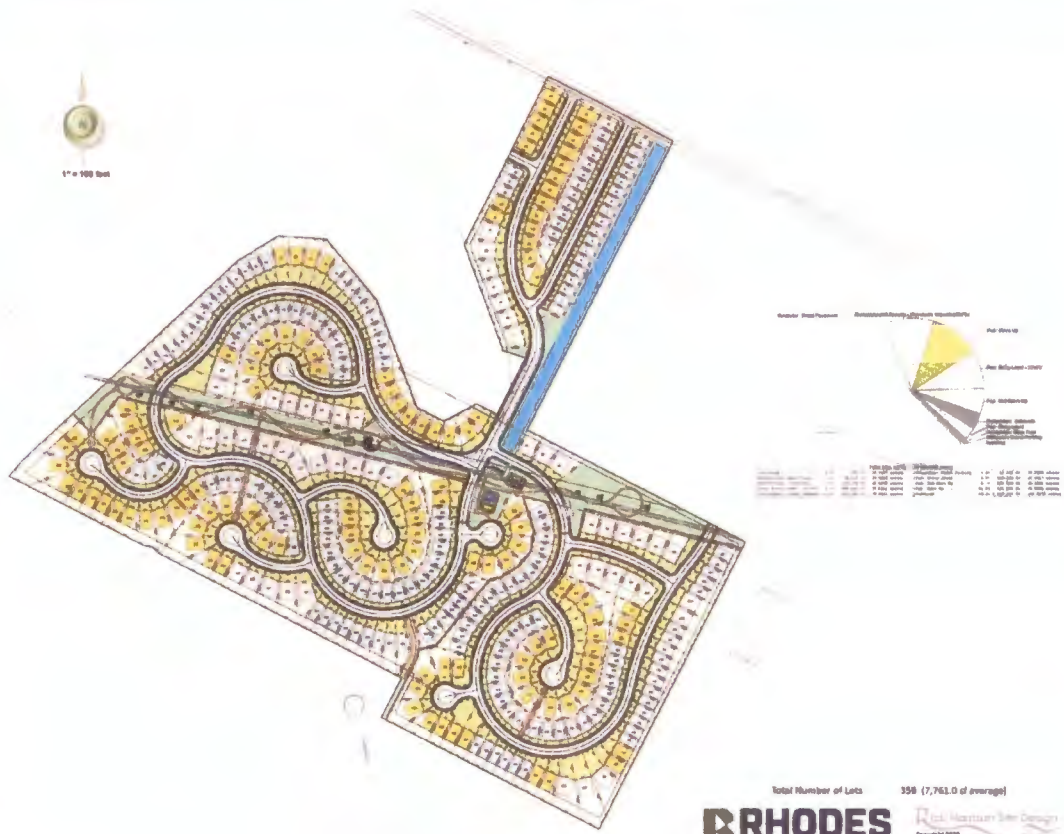


2/20/25

60439.001 – M&B 88.17 Acre Tract

5000 W Military Hwy, McAllen, Texas 78503 | halff.com

Attachment XII – Site Plan



R RHODES

Rick Hartman Site Design
Copyright 2025

ORDINANCE NO. 26-_____

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF HARLINGEN BY ANNEXING, FOR FULL PURPOSE, A 35.754 ACRE TRACT OF LAND OUT OF A PART OR PORTION OF BLOCKS 65, 66, AND 72, AND OUT OF RESERVED HORSESHOE LAKE, LON C. HILL SUBDIVISION, LOCATED SOUTH OF MORRIS ROAD, APPROXIMATELY 2,095.97 FEET SOUTHWEST OF SOUTH ED CAREY DRIVE AND TO ESTABLISH THE INITIAL ZONING OF PLANNED DEVELOPMENT ("PD") DISTRICT TO ALLOW FOR INTERNAL STREETS TO HAVE 50 FEET OF RIGHT-OF-WAY, WITH 32 FOOT WIDE PAVED STREETS, AND FOR 135 OUT OF 358 RESIDENTIAL, SINGLE FAMILY LOTS TO BE LESS THAN THE REQUIRED 6,000 SQUARE FEET; BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Harlingen, Texas (the "City") desires to annex approximately 35.754 acres of land out of a Part or Portion of Blocks 65, 66, and 72, and out of Reserved Horseshoe Lake, Lon C. Hill Subdivision and to establish the initial zoning of Planned Development ("PD") District as shown in Exhibits "A", "B", and "C", and "D", and

WHEREAS, pursuant to Chapter 43, Section 43.003, of the Texas Local Government Code, a home-rule municipality may extend the boundaries of the municipality and annex area adjacent to the municipality which are contained in the municipality's extra-territorial jurisdiction (ETJ); and

WHEREAS, Chapter 43, Subchapter C-3 of the Texas Local Government Code authorizes municipalities to annex an area on the request of all property owners in an area; and

WHEREAS, the City Commission provided public notice and held public hearings on December 9, 2025, December 17, 2025, February 4, 2026, and February 18, 2026, for all

interested persons to attend and be heard in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3, § 43.0673; and

WHEREAS, at such hearings all interested persons were heard concerning the advisability of annexing such tracts of land; and

WHEREAS, the City Commission of the City of Harlingen, finds that the inclusion of such additional area will be of benefit to the City of Harlingen; now therefore

BE IT ORDAINED BY THE CITY OF HARLINGEN:

- Section 1.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Commission and made a part hereof for all purposes as findings of fact.
- Section 2.** The Property, lying outside of, but adjacent to and adjoining the City and located within the City's ETJ, is hereby annexed into the City, and the boundaries of the City are extended to include the Property within the corporate limits of the City. From and after the date of this ordinance, the Property shall be entitled to all the rights and privileges of the City and shall be bound by all the acts, ordinances, resolutions, and regulations of the City.
- Section 3.** The City finds annexation of the Property to be in the public interest due the Property promoting economic growth of the City.
- Section 4.** The City Manager is hereby authorized and directed to take appropriate action to have the official map of the City revised to reflect the addition to the City's Corporate Limits and the City Secretary is directed to file a certified copy of this Ordinance in the office of the County Clerk of Cameron County, Texas, and in the official records of the City.
- Section 5.** If for any reason any section, paragraph, subdivision, clause, phrase, word, or other provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this Commission that every section, paragraph, subdivision, clause phrase, word, or provision hereof shall be given full force and effect for its purpose.

Section 6. This Ordinance will take effect upon its adoption by the City Commission in accordance with the provisions of Article V, Section 5 of the City Charter.

APPROVED ON FIRST READING on this 4th day of February 2026.

APPROVED, PASSED, AND ADOPTED ON SECOND AND FINAL READING on this 18th day of February 2026.

CITY OF HARLINGEN

Norma Sepulveda, Mayor

ATTEST:

Mayra Herrera, City Secretary

Exhibit "A"

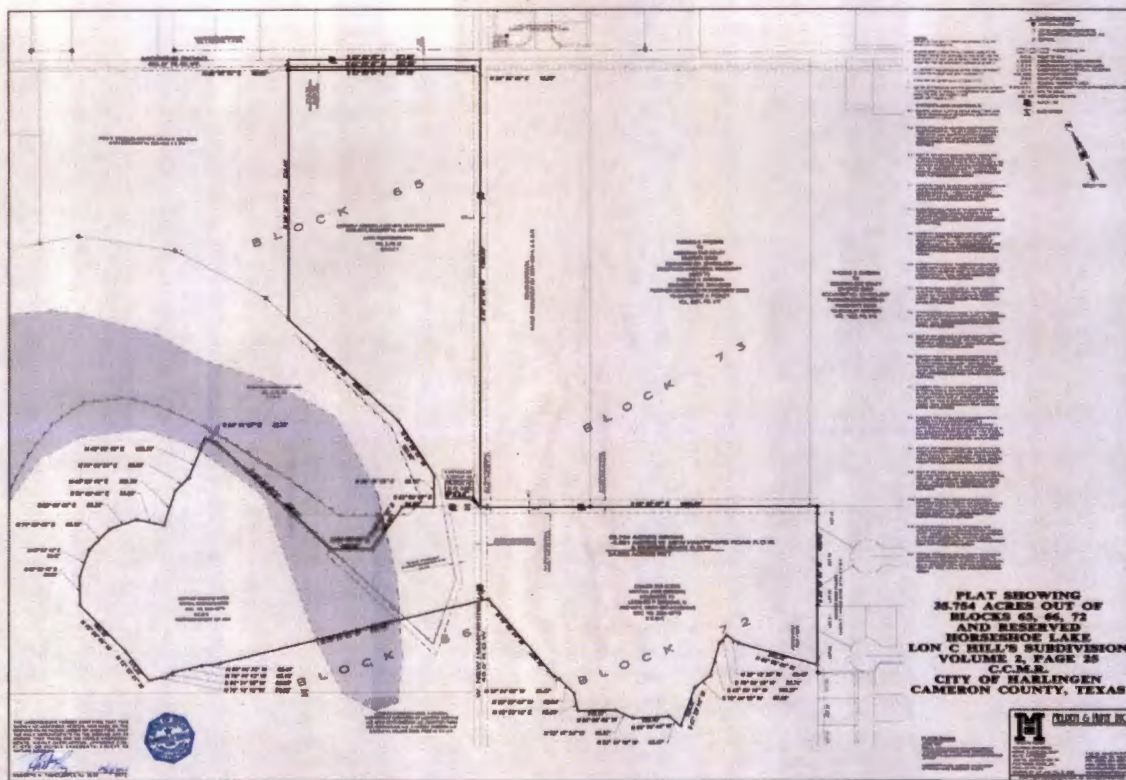


Exhibit "B"

July 16, 2025

**METES AND BOUNDS DESCRIPTION
35.754 ACRES OUT OF
BLOCKS 65, 66, 72
AND RESERVED HORSESHOE LAKE
LON C HILL'S SUBDIVISION,
CITY OF HARLINGEN,
CAMERON COUNTY, TEXAS**

A tract of land containing 35.754 acres situated in the City of Harlingen, Cameron County, Texas, being a part or portion out of Blocks 65, 66, 72 and out of Reserved Horseshoe Lake, Lon C. Hill's Subdivision, according to the plat thereof recorded in Volume 2, Page 25, Cameron County Map Records, said 35.754 acres also being more particularly described as follows:

BEGINNING at a No. 4 rebar set [Northing: 16579629.838, Easting: 1247437.158] at the Northwest corner of said Block 72, for an outside corner of this herein described tract;

1. THENCE, S 63° 03' 07" E at distance of 20.00 feet pass the East right-of-way line of W. New Hampshire Road, at a distance of 330.00 feet pass a No. 4 rebar found inline continuing a total distance of 1,009.80 feet to a No. 4 rebar set, for an outside corner of this tract;
2. THENCE, S 26° 56' 53" W along the West line of Waters Edge Phase II Subdivision, recorded under Cabinet 1, Page 2431B, Map Records of Cameron County Texas, at distance of 465.40 feet to a No. 4 rebar set, for the Southwest corner of this tract;
3. THENCE, N 48° 00' 44" W a distance of 242.32 feet to a No. 4 rebar set, for an outside corner of this tract;
4. THENCE, N 30° 12' 28" W a distance of 43.43 feet to a No. 4 rebar set, for an inside corner of this tract;
5. THENCE, S 70° 59' 16" W a distance of 30.72 feet to a No. 4 rebar set, for an inside corner of this tract;
6. THENCE, S 42° 59' 16" W a distance of 100.27 feet to a No. 4 rebar set, for an outside corner of this tract;
7. THENCE, S 79° 44' 59" W a distance of 57.56 feet to a No. 4 rebar set, for an inside corner of this tract;
8. THENCE, S 47° 29' 16" W a distance of 120.47 feet to a No. 4 rebar set, for an outsidside corner of this tract;

Exhibit "B"

9. THENCE, N 23° 14' 18" W a distance of 44.47 feet to a No. 4 rebar set, for an inside corner of this tract;
10. THENCE, N 66° 00' 44" W a distance of 109.49 feet to a No. 4 rebar set, for an outside corner of this tract;
11. THENCE, N 38° 17' 34" W a distance of 56.87 feet to a No. 4 rebar set, for an inside corner of this tract;
12. THENCE, N 64° 00' 44" W a distance of 113.87 feet to a No. 4 rebar set, for an outside corner of this tract;
13. THENCE, N 14° 59' 16" E a distance of 52.80 feet to a No. 4 rebar set, for an inside corner of this tract;
14. THENCE, N 20° 00' 44" W a distance of 60.94 feet to a No. 4 rebar set, for an inside corner of this tract;
15. THENCE, N 32° 05' 03" W a distance of 20.47 feet to a No. 4 rebar set, for an outside corner of this tract;
16. THENCE, N 14° 00' 44" W a distance of 299.70 feet to a No. 4 rebar set, for an inside corner of this tract;
17. THENCE, N 76° 14' 13" W at a distance of 3.71 feet pass the East right-of-way line of W. New Hampshire Road, at a distance of 24.25 feet pass the West line of said Block 72 and the East line of said Block 66, at a distance of 44.79 feet pass the West right-of-way line of W. New Hampshire Road, continuing a total distance of 827.46 feet to a No. 4 rebar set, for an outside corner of this tract;
18. THENCE, N 69° 06' 30" W a distance of 56.41 feet to a No. 4 rebar set, for an inside corner of this tract;
19. THENCE, N 76° 14' 13" W a distance of 88.12 feet to a No. 4 rebar set, for an inside corner of this tract;
20. THENCE, S 83° 21' 35" W a distance of 20.08 feet to a No. 4 rebar set, for an outside corner of this tract;
21. THENCE, N 76° 14' 13" W a distance of 55.00 feet to a No. 4 rebar set, for the Southwest corner of this tract;
22. THENCE, N 12° 12' 31" W a distance of 111.23 feet to a No. 4 rebar set, for an inside corner of this tract;

Exhibit "B"

23. THENCE, N 18° 00' 44" W a distance of 193.12 feet to a No. 4 rebar set, for an outside corner of this tract;
24. THENCE, N 25° 59' 16" E a distance of 84.68 feet to a No. 4 rebar set, for an outside corner of this tract;
25. THENCE, N 46° 59' 16" E a distance of 84.47 feet to a No. 4 rebar set, for an outside corner of this tract;
26. THENCE, N 71° 59' 16" E a distance of 85.13 feet to a No. 4 rebar set, for an outside corner of this tract;
27. THENCE, S 82° 00' 44" E a distance of 85.36 feet to a No. 4 rebar set, for an outside corner of this tract;
28. THENCE, S 51° 00' 44" E a distance of 83.99 feet to a No. 4 rebar set, for an inside corner of this tract;
29. THENCE, N 44° 59' 16" E a distance of 106.34 feet to a No. 4 rebar set, for an outside corner of this tract;
30. THENCE, N 73° 58' 33" E a distance of 55.90 feet to a No. 4 rebar set, for an inside corner of this tract;
31. THENCE, N 49° 59' 16" E a distance of 126.36 feet to a No. 4 rebar set, for an outside corner of this tract;
32. THENCE, S 40° 11' 07" E a distance of 33.73 feet to a No. 4 rebar set, for an outside corner of this tract;
33. THENCE, S 20° 45' 07" E a distance of 468.63 feet to a No. 4 rebar set, for an inside corner of this tract;
34. THENCE, S 63° 00' 44" E a distance of 124.53 feet to a No. 4 rebar set, for an inside corner of this tract;
35. THENCE, N 62° 59' 16" E a distance of 153.88 feet to a No. 4 rebar set, for an outside corner of this tract;
36. THENCE, S 63° 03' 07" E a distance of 94.68 feet to a No. 4 rebar set, for an inside corner of this tract;
37. THENCE, N 26° 56' 53" E a distance of 95.16 feet to a No. 4 rebar set, for an inside corner of this tract;
38. THENCE, N 07° 05' 07" W a distance of 192.82 feet to a No. 4 rebar set, for an inside corner of this tract;

Exhibit "B"

39. THENCE, N 20° 39' 07" W a distance of 446.27 feet to a No. 4 rebar set, for an outside corner of this tract;
40. THENCE, N 26° 56' 53" E a distance of 734.13 feet to a No. 4 rebar found on the South right-of-way line of Morris Road, for an outside corner of this tract;
41. THENCE, S 63° 03' 07" E along the South right-of-way line of Morris Road, a distance of 557.00 feet to a No. 4 rebar set, for an inside corner of this tract;
42. THENCE, N 26° 56' 53" E a distance of 10.00 feet to a No. 4 rebar set, for an inside corner of this tract;
43. THENCE, N 63° 03' 07" W a distance of 557.00 feet to a No. 4 rebar set, for an outside corner of this tract;
44. THENCE, N 26° 56' 53" E a distance of 20.00 feet to a Nail set on the North line of said Block 65, for the Northwest corner of this tract;
45. THENCE, S 63° 03' 07" E along the North line of said Block 65, a distance of 577.00 feet to a Nail set on the Northeast corner of said Block 65, for the Northeast corner of this tract;
46. THENCE, S 26° 56' 53" W along the East line of said Block 65, a distance of 1,320.00 feet to the POINT OF BEGINNING and containing 35.754 acres gross of which 0.921 of one acre lies within the existing right-of-way of W. New Hampshire Road and within the existing right-of-way of Morris Road, leaving a net 34.833 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 04/18/2025 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238

04/17/2025
DATE:



[illegible]

Exhibit "D"

ANNEXATION SERVICES AGREEMENT

This Annexation Services Agreement ("Agreement") is made and entered into as of this the 29 day of November, 2025, by and between the CITY OF HARLINGEN, TEXAS, a home-rule municipality situated in Cameron County, Texas ("City"), and RHODES DEVELOPMENT INC., its successors, affiliates, and subsidiaries ("Developer") (hereinafter collectively referred to as the "Parties").

RECITALS

WHEREAS, Developer is the equitable owner of an approximately 90-acre tract in the City of Harlingen's Extraterritorial Jurisdiction (ETJ) (hereinafter referred to as the "Property") as more particularly described in Exhibit A, Developer is under contract to acquire legal title to the Property in three phases, and upon acquisition, agrees to voluntarily annex the Property, in three (3) phases, into the City for full purposes under Texas Local Government Code Chapter 43, Subchapter C-3, City ordinances, and this Agreement; and

WHEREAS, Developer is currently under contract to purchase the Property in three (3) Phases; and

WHEREAS, Texas Local Government Code § 43.0672 requires the City to enter into a written agreement with the property owner regarding services for the annexed area. The parties wish to establish the terms for providing municipal services in advance and conditional upon Developer's acquisition of said property, including a schedule for services not immediately available.

NOW, THEREFORE, the Parties hereby agree as follows:

1. PROPERTY ANNEXATION

- a. RHODES will support the voluntary annexation of the Property outlined in Exhibit A according to state and local law and applicable City of Harlingen required procedures, provided the conditions of this Agreement have been met.
- b. Annexation is to occur in three (3) phases, as described in the Service Plan located in Exhibit B.
- c. The effectiveness of this Agreement and the annexation of each phase is contingent upon the following conditions ("Conditions Precedent"):
 - a. A phase of the Property being acquired by Developer; and
 - b. the successful annexation procedures being completed for each phase of the Property by the City under terms of this Agreement; and

- c. Developer acquiring the first phase of the Property no later than December 31, 2025; and
 - d. The City Commission passing and approving an ordinance establishing a Planned Development District ("PDD") over the Property (to be effective as to each phase upon annexation of such phase), with such PDD ordinance allowing for the uses and buildout of the site plan as depicted in Exhibit C; and
 - e. Developer and Harlingen Waterworks System ("HWWS") entering into a mutually agreeable binding agreement for the provision of wastewater service, with such agreement considering the provision of wastewater offsites needed to serve the Property as depicted in Exhibit C.
- d. Should Developer fail to acquire any phase of the Property, the Services Agreement regarding that phase will be null and void.

2. MUNICIPAL SERVICES

- a. Upon annexation of each phase, the City will provide municipal services at levels comparable to similarly situated areas within the City. These services include:
 - i. Police protection.
 - ii. Fire protection and emergency medical services.
 - iii. Solid waste collection, subject to state law regarding private providers.
 - iv. Animal control.
 - v. Operation and maintenance of water, wastewater, roads, streets (including lighting), and other applicable public facilities not served by other utilities.
 - vi. Access to city parks, playgrounds, and swimming pools.
- b. Services not immediately available will follow the Service Plan schedule in Exhibit B, as contemplated herein, or as contracted for by separate agreement(s) with HWWS.

3. INFRASTRUCTURE AND DEVELOPMENT

- a. Developer is responsible for designing and constructing on-site infrastructure like roads, water, wastewater, and stormwater systems, in accordance with the PDD ordinance and all other applicable City regulations.
- b. The City may extend off-site infrastructure as needed and feasible in the sole and absolute discretion of the City, based on its capital improvement program and funding, including such wastewater agreement between Developer and HWWS as contemplated herein.
- c. Developer will comply with all applicable City ordinances and regulations, including zoning and building codes, subject to the PDD ordinance.
- d. The annexed Property will initially be zoned utilizing a PDD ordinance.

- e. Developer will contribute to public improvements as required by City ordinances and other agreements.
- f. City shall supply all materials for a drainage structure along the main entryway depicted in Exhibit C which shall include three 48" drainage pipes. Developer shall construct such structure. For the avoidance of doubt, the City shall only supply such aforementioned materials for the Morris Road Crossing, no other crossings.
- g. Developer shall construct a pilot channel near the approximate centerline of Horseshoe Lake to facilitate drainage according to plans agreed upon by City and Developer's engineer.
- h. The City shall construct the outfall structure for Horseshoe Lake from such pilot channel into the Resaca de Los Fresnos.

4. SERVICE PLAN

- a. The Service Plan located in Exhibit B, details the provision and schedule of municipal services for the property, including phased services.
- b. The Service Plan is valid for ten (10) years

5. COVENANTS AND WARRANTIES

- a. This Agreement binds and benefits the parties and their successors.
- b. Each party warrants that its signatory is authorized to bind them.

6. DEFAULT AND REMEDIES

- a. Upon an event of a breach, the non-breaching party must provide written notice and a reasonable cure period to the breaching party.
- b. If the breach is not cured, the non-breaching party may pursue legal or equitable remedies, to the extent available under Texas law.

7. NO WAIVER OF GOVERNMENTAL IMMUNITY

Nothing in this Agreement will be construed as a waiver of the City of Harlingen's governmental immunity.

8. GOVERNING LAW AND VENUE

- a. This Agreement is governed by Texas law.
- b. Legal actions shall be brought in a competent court located in Cameron County, Texas.

9. NOTICES

Notices must be in writing and sent to the addresses below:

TO CITY:

Gabe Gonzalez
City Manager
City of Harlingen
118 East Tyler Avenue
Harlingen, Texas 78550

With a copy to:
Mark Sossi
City Attorney
222 East Van Buren, Suite 700A
Harlingen, Texas 78550

TO DEVELOPER:

RHODES DEVELOPMENT, INC.
Attn: Nick Rhodes
200 South 10th Street, Suite 1700
McAllen, Texas 78501

With a copy to:
Jeffrey L. Earl
Earl & Associates, P.C.
10007 Huebner Rd., Ste. 303
San Antonio, Texas 78240

10. ENTIRE AGREEMENT & COUNTERPARTS

This Agreement and its exhibits are the complete agreement, superseding all prior discussions. This Agreement may be executed in one or more counterparts and, if executed in more than one counterpart, the executed counterparts shall each be deemed to be an original, but all such counterparts shall together constitute one and the same instrument.

11. AMENDMENTS

Amendments must be in writing and signed by both Parties.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and delivered by their proper and duly authorized officers as of the day and year first above written.

CITY OF HARLINGEN, TEXAS

By: 

For: Name: Gabe Gonzalez

Title: City Manager

Date: _____

RHODES DEVELOPMENT, INC.

By: 

Name: Nicholas "Nick" B. Rhodes

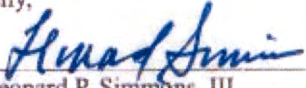
Title: President

Date: _____

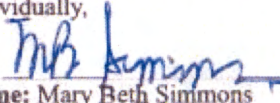
[Legal Landowners' Consent on Following Page]

LEGAL LANDOWNERS' CONSENT:

LEONARD P. SIMMONS, III,
Individually,

By: 
Name: Leonard P. Simmons, III
Capacity: Owner
Date: 11/24/2025

MARY BETH SIMMONS,
Individually,

By: 
Name: Mary Beth Simmons
Capacity: Owner
Date: 11/24/2025

LEONARD SIMMONS FARMS,
a Texas general partnership,

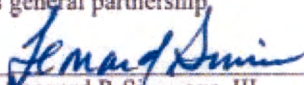
By: 
Name: Leonard P. Simmons, III
Its: General Partner
Date: 11/24/2025

EXHIBIT A

(Legal Description of 90-Acre Property containing Phase 1, Phase 2, and Phase 3)

June 19, 2025

**METES AND BOUNDS DESCRIPTION
87.979 ACRES OUT OF
BLOCKS 65, 66 AND 72
LON C HILL'S SUBDIVISION,
CITY OF HARLINGEN,
CAMERON COUNTY, TEXAS**

A tract of land containing 87.979 acres situated in the City of Harlingen, County of Cameron, Texas, being a part or portion out of Blocks 65, 66 and 72, Lon C. Hill's Subdivision, according to the plat thereof recorded in Volume 2, Page 25, Cameron County Map Records, which said 87.979 acres were conveyed to Leonard Simmons Farms, a General Partnership composed of Leonard Simmons LLC, Mary Beth Simmons LLC, Courtney Nash LLC, Natalie Leal LLC, A Audrey Simmons LLC by virtue of a Special Warranty Deed with Vendor's Lien recorded Volume 22306, Page 40, Cameron County Official Records, and to Leonard P. Simmons, III and wife Mary Beth Simmons, by virtue of a Special Warranty Deed with Vendor's Lien recorded under Document Number 2024-16779, Cameron County Official Records, said 87.979 acres also being more particularly described as follows:

BEGINNING at a No. 4 rebar set at the Northwest corner of said Block 72, for an inside corner of this herein described tract:

1. THENCE, S 63° 03' 07" E along the North line of said Block 72, at a distance of 20.00 feet pass a No. 4 rebar set on the East right-of-way line of W. New Hampshire Road, continuing a total 1,009.80 feet to a No. 4 rebar set, from which a No. 4 rebar found bears S 50° 51' 33" E a distance of 1.99 feet, on the North line of said Block 72, for the Southernmost Northeast corner of this tract.
2. THENCE, S 26° 56' 53" W along the West line of Water's Edge Phase I, according to the plat thereof recorded in Cabinet 1, Pages 2312B and 2313A, Cameron County Map Records and Water's Edge Phase II, according to the plat thereof recorded in Cabinet 1, Pages 2431B and 2432A, Cameron County Map Records, at a distance of 1,300.00 feet pass a No. 4 rebar set on the North right-of-way line of a County Road (Not Open), continuing a total distance of 1,320.00 feet to a No. 4 rebar set, for the Southeast corner of this tract.
3. THENCE, N 63° 03' 07" W along the South line of said Block 72 and a North line of said Water's Edge Phase II, a distance of 1,009.80 feet to a No. 4 rebar set, from which a No. 4 rebar found bears S 23° 27' 15" W a distance of 1.36 feet, for an outside corner of this tract.
4. THENCE, N 26° 56' 53" E along the West line of said Block 72, a distance of 181.59 feet to a No. 4 rebar set, for an inside corner of this tract.
5. THENCE, N 63° 03' 07" W at a distance of 20.00 feet pass a No. 4 rebar set on the West right-of-way line of W. New Hampshire Road, continuing a total distance of 1,126.43 feet to a No. 4 rebar set, for an outside corner of this tract.
6. THENCE, N 45° 42' 07" W a distance of 36.07 feet to a No. 4 rebar set, for an inside corner of this tract.
7. THENCE, N 61° 22' 31" W a distance of 34.20 feet to a No. 4 rebar set, for an outside corner of this tract.
8. THENCE, N 63° 03' 07" W a distance of 624.21 feet to a No. 4 rebar set, from which a No. 4 rebar found bears N 69° 55' 40" E a distance of 0.51 feet, for the Southwest corner of this tract.
9. THENCE, N 40° 16' 53" E along an East line of Reserved Horseshoe Lake, of said Lon C. Hill's Subdivision, a distance of 75.27 feet to a No. 4 rebar set, for an outside corner of this tract.
10. THENCE, N 47° 15' 53" E along an East line of Reserved Horseshoe Lake, a distance of 1,229.53 feet to a No. 4 rebar set, for an outside corner of this tract.

- 11 THENCE, N 56° 37' 53" E along an East line of Reserved Horseshoe Lake, a distance of 179.89 feet to a No. 4 rebar set, for an outside corner of this tract.
- 12 THENCE, S 65° 41' 07" E along an East line of Reserved Horseshoe Lake, a distance of 200.00 feet to a No. 4 rebar set, for an outside corner of this tract.
- 13 THENCE, S 40° 11' 07" E along a South line of Reserved Horseshoe Lake, a distance of 324.30 feet to a No. 4 rebar set, for an outside corner of this tract.
- 14 THENCE, S 20° 45' 07" E along a South line of Reserved Horseshoe Lake, a distance of 883.80 feet to a No. 4 rebar set, for an inside corner of this tract.
- 15 THENCE, N 46° 38' 53" E along an East line of Reserved Horseshoe Lake, a distance of 200.00 feet to a No. 4 rebar set, for an inside corner of this tract.
- 16 THENCE, N 16° 51' 53" E along an East line of Reserved Horseshoe Lake, at a distance of 218.86 feet pass the North line of said Block 66 and the South line of said Block 65, continuing a total distance of 298.00 feet to a No. 4 rebar set, for an inside corner of this tract.
- 17 THENCE, N 07° 05' 07" W along a North line of Reserved Horseshoe Lake, a distance of 216.00 feet to a No. 4 rebar set, for an inside corner of this tract.
- 18 THENCE, N 20° 38' 07" W along a North line of Reserved Horseshoe Lake, a distance of 446.27 feet to a No. 4 rebar set, for an outside corner of this tract.
- 19 THENCE, N 28° 56' 53" E a distance of 734.13 feet to a No. 4 rebar found at the South right-of-way line of Morris Road, for an outside corner of this tract.
- 20 THENCE, S 63° 03' 07" E along the South right-of-way line of said Morris Road, a distance of 557.00 feet to a No. 4 rebar set, for an inside corner of this tract.
- 21 THENCE, N 26° 56' 53" E a distance of 10.00 feet to a No. 4 rebar set, for an inside corner of this tract.
- 22 THENCE, N 63° 03' 07" W a distance of 557.00 feet to a No. 4 rebar set, for an outside corner of this tract.
- 23 THENCE, N 28° 56' 53" E a distance of 20.30 feet to a Nail set, for the Northwest corner of this tract.
- 24 THENCE, S 63° 03' 07" E a distance of 577.00 feet to a Nail set, for the Northernmost Northeast corner of this tract.
- 25 THENCE, S 26° 56' 53" W along the East line of said Block 65, a distance of 1,320.00 feet to the POINT OF BEGINNING and containing 87.979 acres gross of which 1.728 acres lies within the existing right-of-way of W New Hampshire Road 0.454 of one acre lies within the existing right-of-way of a County Road (Not Open) and 0.285 of one acre lies within the existing right-of-way of Morris Road, leaving a net of 85.534 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 04/18/2023 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. #6238

DATE



EXHIBIT B

(Service Plan outlining phased annexation of each phase, service provision, and schedules)

ANNEXATION SERVICE AGREEMENT

SECTION 1. Pursuant to the provisions of V.T.C.A., Local Government Code Section 43.0672, in connection to the voluntary annexation of approximately 87.979 acres out of Blocks 65, 66, and 72, Lon C Hill's Subdivision, Volume 2, Pg. 25, CCMR, Cameron County, Texas, more particularly described in Exhibit A, the owners(s) of the land in the area and the City of Harlingen ("City"), collectively referred to herein as the "Parties", hereby enter into this written Annexation Service Agreement as follows:

- A. The Property described in Exhibit A is planned for annexation in multiple phases as the Developer acquires ownership and as shown in Exhibit B. The Parties acknowledge and agree that the City's obligation to provide municipal services under this Agreement shall apply only upon the effective date of annexation of each respective phase. Until such time, no municipal service obligations shall apply to that phase, and this Agreement shall be without effect as to un-annexed phases.

- B. Services to be provided on the effective date of annexation unless otherwise specified:

The following services shall be provided by the City only upon the effective date of annexation of each respective phase of the Property. Until annexation of a particular phase is completed, no municipal service obligations under this Agreement shall apply to that phase.

1. Police Protection
Patrolling, radio response to calls and other routine police services using present personnel and equipment will be provided on the effective date of annexation. Patrol positions will be added when population warrants.
2. Fire Protection
Fire protection by the present personnel and equipment of the fire fighting force within the limitations of available water will be provided on the effective date of annexation.
3. Emergency Medical Services
Emergency medical services will be provided through contract services on the effective date of annexation.
4. Environmental Health and Code Compliance
Health protection including the elimination of weedy lots, illegal dumping, unsanitary septic systems, sources of standing water and other public nuisances will be provided on the effective date of annexation.

Regulation of animal and fowl density will be provided on the effective date of annexation.

5. Solid Waste Collection

Pick up will begin on the effective date of annexation at the same level of service and cost provided to other similar areas presently found within the City of Harlingen.

Brush collection will be on a periodic basis as established by the City Sanitation Department with an active utility account.

6. Operation and maintenance of public water and wastewater facilities

Routine maintenance of existing water and wastewater facilities owned by Harlingen Waterworks System that are not within the service area of another water or wastewater utility will begin on the effective date of annexation.

7. Operation and maintenance of public roads and streets

Routine maintenance of public roads and streets will begin on the effective date of annexation on the same basis as presently occurs in the city.

B. These services will be provided at levels of service comparable to those provided to other areas of the City with similar characteristics. This Agreement shall remain in effect for a period of ten (10) years from the effective date of annexation unless amended in accordance with state law.

SIGNED this ____ day of _____, 2025.

[Signature Page Follow]

CITY OF HARLINGEN

By: 

For: Gabriel Gonzalez, CPM, City Manager

PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED ABOVE

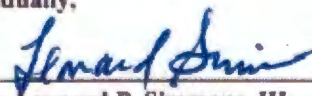
RHODES DEVELOPMENT, INC.

By: _____

Name: Nicholas "Nick" B. Rhodes

Title: President

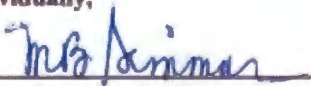
LEONARD P. SIMMONS, III,
Individually,

By: 

Name: Leonard P. Simmons, III

Capacity: Owner

MARY BETH SIMMONS,
Individually,

By: 

Name: Mary Beth Simmons

Capacity: Owner

LEONARD SIMMONS FARMS,
a Texas general partnership,

By: 

Name: Leonard P. Simmons, III

Its: General Partner

CITY OF HARLINGEN

By: _____
Gabriel Gonzalez, CPM, City Manager

PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED ABOVE

RHODES DEVELOPMENT, INC.

By: _____
Name: Nicholas "Nick" B. Rhodes
Title: President

**LEONARD P. SIMMONS, III,
Individually,**

By: _____
Name: Leonard P. Simmons, III
Capacity: Owner

**MARY BETH SIMMONS,
Individually,**

By: _____
Name: Mary Beth Simmons
Capacity: Owner

**LEONARD SIMMONS FARMS,
a Texas general partnership,**

By: _____
Name: Leonard P. Simmons, III
Its: General Partner

EXHIBIT A

June 18, 2025

METES AND BOUNDS DESCRIPTION 87.979 ACRES OUT OF BLOCKS 65, 66 AND 72 LON C HILL'S SUBDIVISION, CITY OF HARLINGEN, CAMERON COUNTY, TEXAS

A tract of land containing 87.979 acres situated in the City of Harlingen, County of Cameron, Texas, being a part or portion out of Blocks 65, 66 and 72, Lon C. Hill's Subdivision, according to the plat thereof recorded in Volume 2, Page 25, Cameron County Map Records, which said 87.979 acres were conveyed to Leonard Simmons Farms, a General Partnership composed of Leonard Simmons LLC, Mary Beth Simmons LLC, Courtney Nash LLC, Natalie Leal LLC, Audrey Simmons LLC by virtue of a Special Warranty Deed with Vendor's Lien recorded Volume 22306, Page 40, Cameron County Official Records, and to Leonard P. Simmons, III and wife, Mary Beth Simmons, by virtue of a Special Warranty Deed with Vendor's Lien recorded under Document Number 2024-16779, Cameron County Official Records, said 87.979 acres also being more particularly described as follows:

BEGINNING at a No. 4 rebar set at the Northwest corner of said Block 72, for an inside corner of this herein described tract;

1. THENCE, S 63° 03' 07" E along the North line of said Block 72, at a distance of 20.00 feet pass a No. 4 rebar set on the East right-of-way line of W. New Hampshire Road, continuing a total 1,009.80 feet to a No. 4 rebar set, from which a No. 4 rebar found bears S 50° 51' 33" E a distance of 1.99 feet, on the North line of said Block 72, for the Southeastmost Northeast corner of this tract;
2. THENCE, S 26° 56' 53" W along the West line of Water's Edge Phase I, according to the plat thereof recorded in Cabinet 1, Pages 2312B and 2313A, Cameron County Map Records and Water's Edge Phase II, according to the plat thereof recorded in Cabinet 1, Pages 2431B and 2432A, Cameron County Map Records, at a distance of 1,300.00 feet pass a No. 4 rebar set on the North right-of-way line of a County Road (Not Open), continuing a total distance of 1,320.00 feet to a No. 4 rebar set, for the Southeast corner of this tract;
3. THENCE, N 63° 03' 07" W along the South line of said Block 72 and a North line of said Water's Edge Phase II, a distance of 1,009.80 feet to a No. 4 rebar set, from which a No. 4 rebar found bears S 23° 27' 15" W a distance of 1.36 feet, for an outside corner of this tract;
4. THENCE, N 26° 56' 53" E, along the West line of said Block 72, a distance of 161.56 feet to a No. 4 rebar set, for an inside corner of this tract;
5. THENCE, N 63° 03' 07" W at a distance of 20.00 feet pass a No. 4 rebar set on the West right-of-way line of W. New Hampshire Road, continuing a total distance of 1,126.43 feet to a No. 4 rebar set, for an outside corner of this tract;
6. THENCE, N 45° 42' 07" W a distance of 36.07 feet to a No. 4 rebar set, for an inside corner of this tract;
7. THENCE, N 81° 22' 31" W a distance of 34.20 feet to a No. 4 rebar set, for an outside corner of this tract;
8. THENCE, N 63° 03' 07" W a distance of 624.21 feet to a No. 4 rebar set, from which a No. 4 rebar found bears N 59° 55' 40" E a distance of 0.51 feet, for the Southwest corner of this tract;
9. THENCE, N 40° 16' 53" E along an East line of Reserved Horseshoe Lake, of said Lon C. Hill's Subdivision, a distance of 75.27 feet to a No. 4 rebar set, for an outside corner of this tract;
10. THENCE, N 47° 15' 53" E along an East line of Reserved Horseshoe Lake, a distance of 1,229.53 feet to a No. 4 rebar set, for an outside corner of this tract;

- 11 THENCE, N 56° 37' 53" E along an East line of Reserved Horseshoe Lake, a distance of 178.86 feet to a No. 4 rebar set, for an outside corner of this tract.
- 12 THENCE, S 85° 41' 07" E along an East line of Reserved Horseshoe Lake, a distance of 200.00 feet to a No. 4 rebar set, for an outside corner of this tract.
- 13 THENCE, S 40° 11' 07" E along a South line of Reserved Horseshoe Lake, a distance of 324.30 feet to a No. 4 rebar set, for an outside corner of this tract.
- 14 THENCE, S 20° 45' 07" E along a South line of Reserved Horseshoe Lake, a distance of 683.50 feet to a No. 4 rebar set, for an inside corner of this tract.
- 15 THENCE, N 48° 39' 53" E along an East line of Reserved Horseshoe Lake, a distance of 200.00 feet to a No. 4 rebar set, for an inside corner of this tract.
- 16 THENCE, N 16° 51' 53" E along an East line of Reserved Horseshoe Lake, at a distance of 218.86 feet pass the North line of said Block 66 and the South line of said Block 65, continuing a total distance of 296.00 feet to a No. 4 rebar set, for an inside corner of this tract.
- 17 THENCE, N 07° 05' 07" W along a North line of Reserved Horseshoe Lake, a distance of 216.00 feet to a No. 4 rebar set, for an inside corner of this tract.
- 18 THENCE, N 20° 36' 07" W along a North line of Reserved Horseshoe Lake, a distance of 445.27 feet to a No. 4 rebar set, for an outside corner of this tract.
- 19 THENCE, N 28° 56' 53" E a distance of 734.13 feet to a No. 4 rebar found at the South right-of-way line of Morris Road, for an outside corner of this tract.
- 20 THENCE, S 63° 03' 07" E along the South right-of-way line of said Morris Road, a distance of 557.00 feet to a No. 4 rebar set, for an inside corner of this tract.
- 21 THENCE, N 26° 56' 53" E a distance of 10.00 feet to a No. 4 rebar set, for an inside corner of this tract.
- 22 THENCE, N 63° 03' 07" W a distance of 557.00 feet to a No. 4 rebar set, for an outside corner of this tract.
- 23 THENCE, N 28° 56' 53" E a distance of 29.00 feet to a Nail set, for the Northwest corner of this tract.
- 24 THENCE, S 63° 03' 07" E a distance of 577.00 feet to a Nail set, for the Northernmost Northeast corner of this tract.
- 25 THENCE, S 28° 56' 53" W along the East line of said Block 65, a distance of 1,320.00 feet to the POINT OF BEGINNING and containing 87.879 acres gross of which 1,728 acres lies within the existing right-of-way of W. New Hampshire Road, 0.454 of one acre lies within the existing right-of-way of a County Road (Not Open) and 0.265 of one acre lies within the existing right-of-way of Morris Road, leaving a net of 85.534 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 04/18/2025 UNDER MY DIRECTION AND SUPERVISION

ROBERTO N. TAMEZ, R.P.L.S. #6238

DATE

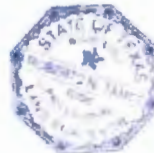


EXHIBIT B



EXHIBIT C

(Horseshoe Pointe Site Plan)



Horseshoe Pointe

This map of the
area of Horseshoe Pointe

was prepared by the
U.S. Army Corps of Engineers
in 1964.

RRHODES

U.S. Army Corps of Engineers
Hydrographic Survey
1964
Scale 1:50,000
NAD 83
Datum: Mean Sea Level

HORSESHOE POINTE

HARLINGEN, TEXAS
CAMERON COUNTY



MELDEN & HUNT, INC.

CONSULTANTS • ENGINEERS • SURVEYORS



HORSESHOE POINTE PROPOSED MASTERPLAN

TOTAL LOTS= 355

7,861.9 SQ. FT. AVERAGE



Horseshoe Pointe

Total Area of Site 89.9159 acres
Area of Park / Open Space 9.5763 acres

Total Number of Lots	355 (7,861.9 sf average)	Phase 1	Phase 2	Phase 3
46' Wide Lots	165 (6,143.0 sf average)	54	61	50
56' Wide Lots	139 (8,859.2 sf average)	57	32	50
70' Wide Lots	51 (11,250.1 sf average)	18	16	17

R RHODES

Rick Harrison Site Design
Copyright 2005-08 Studio

**HORSESHOE
POINTE
ALL 6,000 SQ. FT.
PLAT**

TOTAL LOTS= 383

7,239 SQ. FT. AVERAGE



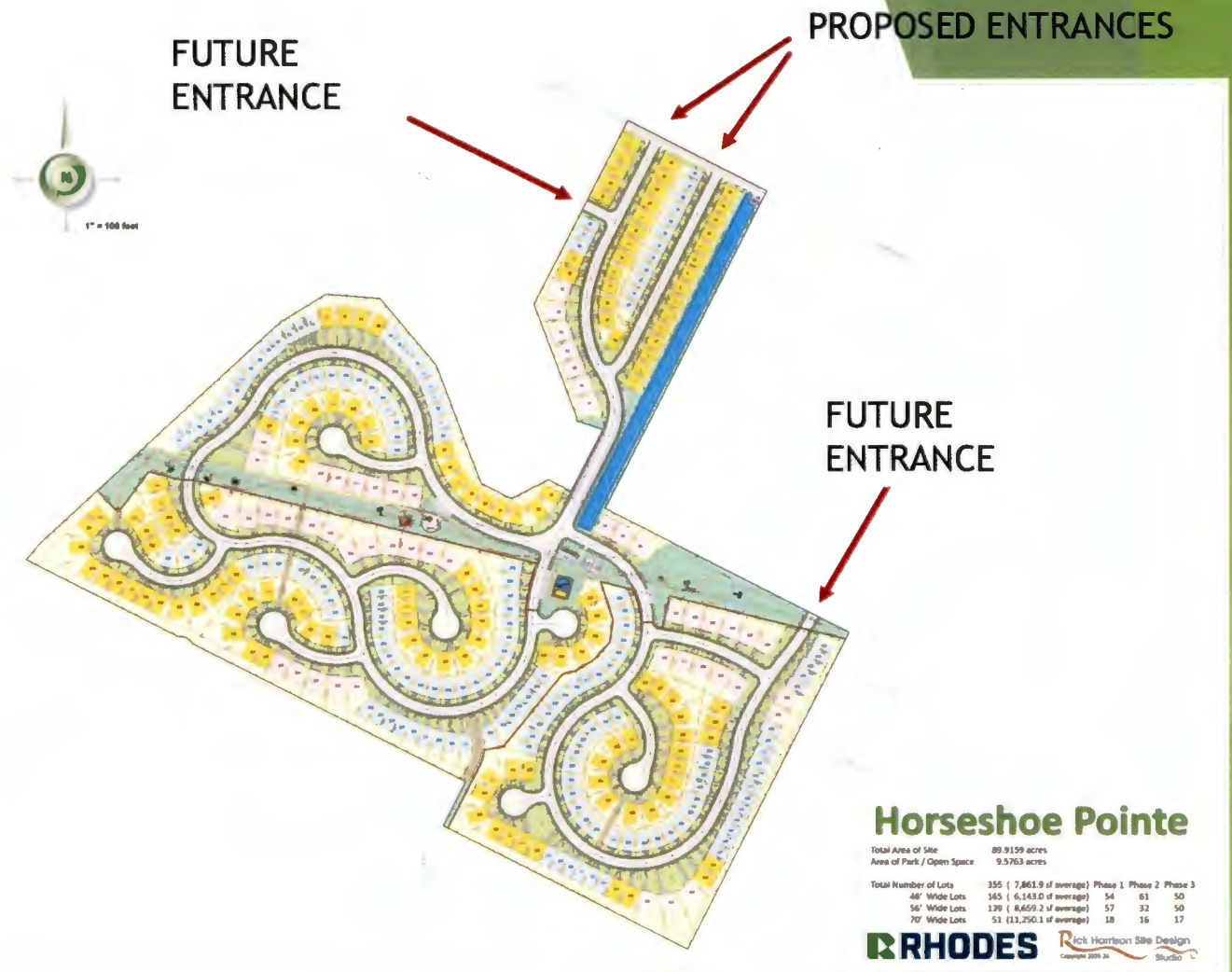
Horseshoe Pointe

Total Area of Site 89.9159 acres
Area of Park / Open Space 9.7878 acres

Total Number 507 Whole Lots 383 (7,239 0 sf average)

RHODES Rick Horton Site Design
Copyright 2009-10 STUDIO

HORSESHOE POINTE ACCESS VARIANCE





FIRST FLOOR

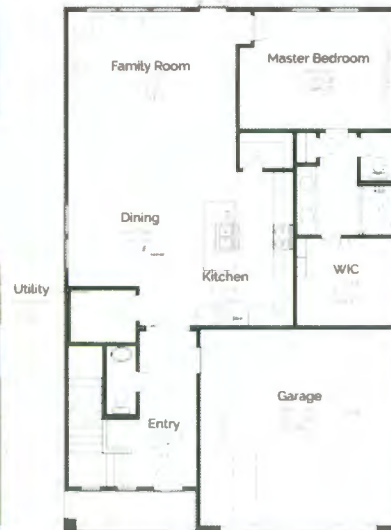


SECOND FLOOR

Haven Collection

(1,652 - 3,526 sqft)

Juniper



Haven Collection Magnolia



Hearth Collection

(2,359 - 4,174 sqft)

Cedar



Hearth Collection
Oak



Homestead Collection

(3,653 - 4,955 sqft)

Cimarron



ABAT 15 0000



ABAT 15 0000

Homestead Collection Sage

Haven, Hearth &
Homestead Interior
Finishes



Community Club House

Currently under construction in La Sienna Sapphire Development



Paso
Real
Linear
Park



POTENTIAL
DEVELOPMENTS
NEARBY

GREEN: 26 ACRES

PURPLE: 19 ACRES

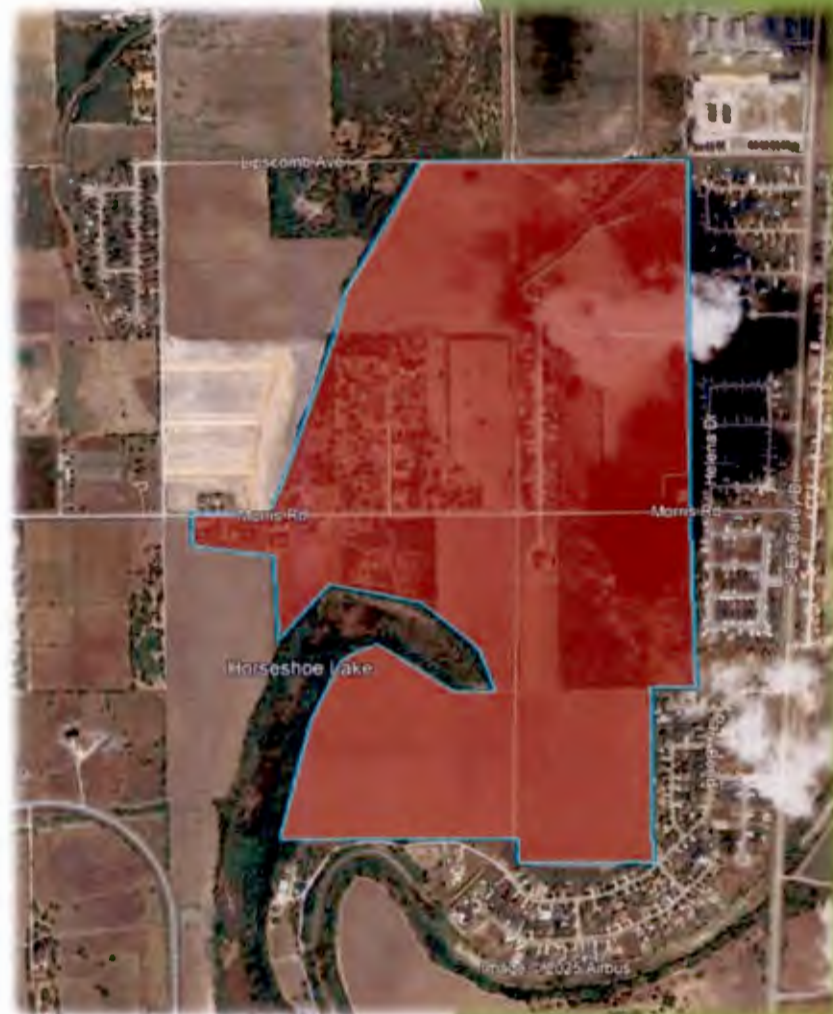
RED: 30 ACRES

BLUE: 10 ACRES

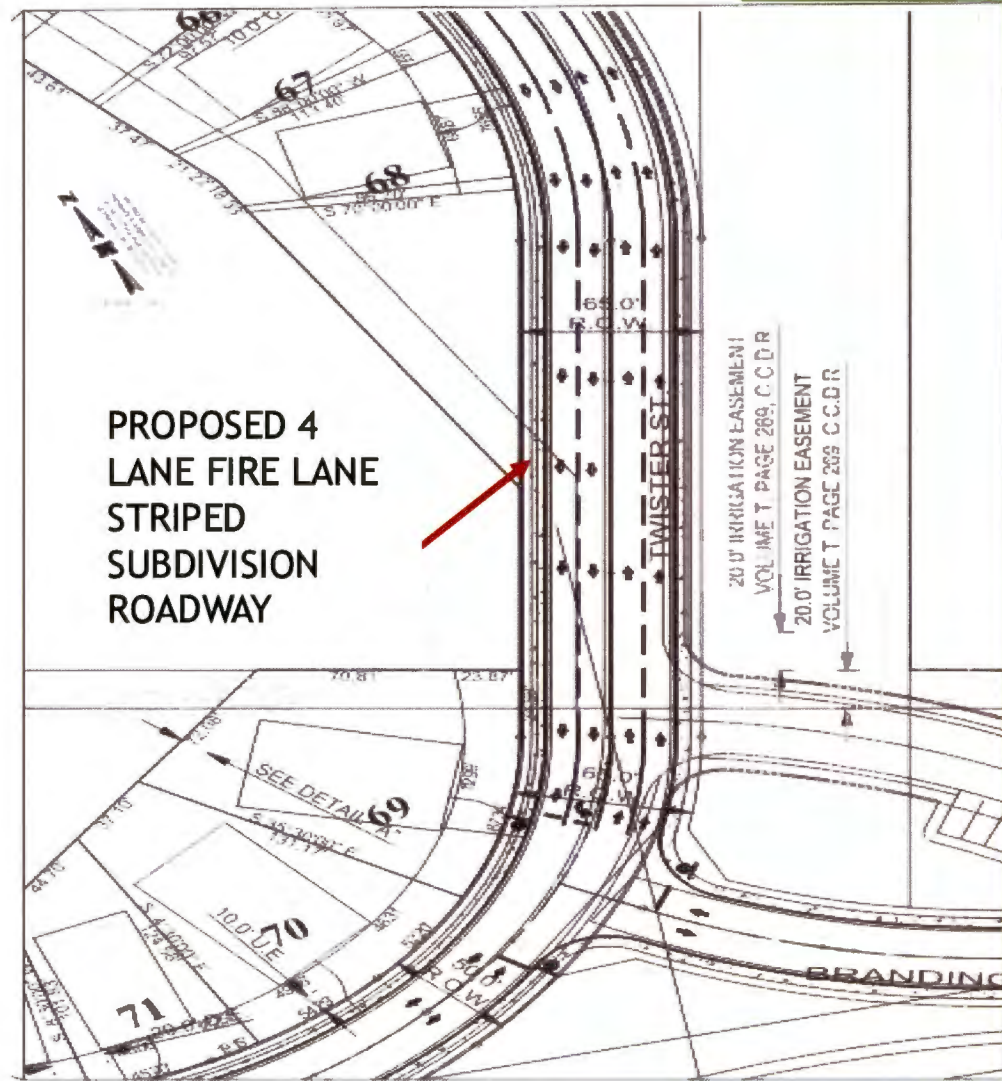


SANITARY SEWER
LIFT STATION
SERVICE AREA
MAP

APPROXIMATE 316
ACRES SERVICE AREA



**INTERNAL
STREET
IMPROVEMENTS**



GENERAL TRAFFIC DISCUSSION

Summary and Recommendations

Traffic Signals:

A traffic signal is not warranted at the intersections of Morris Road & Rangerville Road nor Morris Road & S Ed Carey Drive as indicated by the Warrant 2 (Four-Hour Volume) and Warrant 3 (Peak Hour Volume) studies under 2028 full buildout projected traffic conditions (background traffic plus site generated traffic from 390 single-family residential lots).

Recommendation:

No traffic signal infrastructure should be installed for any intersection.

Driveway Spacing:

Table 2-2 of the TxDOT Access Management Manual recommends a minimum spacing of 200 feet for driveways along roadways with a 30-mph posted speed limit. Both proposed Horseshoe Pointe driveways along Morris Road provide greater than 200 feet of separation, satisfying minimum connection spacing criteria

(See "Reference Tables – TxDOT Access Management Manual" on next page.)

Recommendation:

Approve both driveways as proposed.

Deceleration Lanes:

Per Table 2-3 of the TxDOT Access Management Manual, a dedicated right-turn deceleration lane is not warranted due to projected turning volumes being less than 60 vph per driveway.

(See "Reference Tables – TxDOT Access Management Manual" on next page.)

Recommendation:

Do not construct deceleration lanes, as projected volumes do not meet the recommended TxDOT thresholds.

Acceleration Lanes:

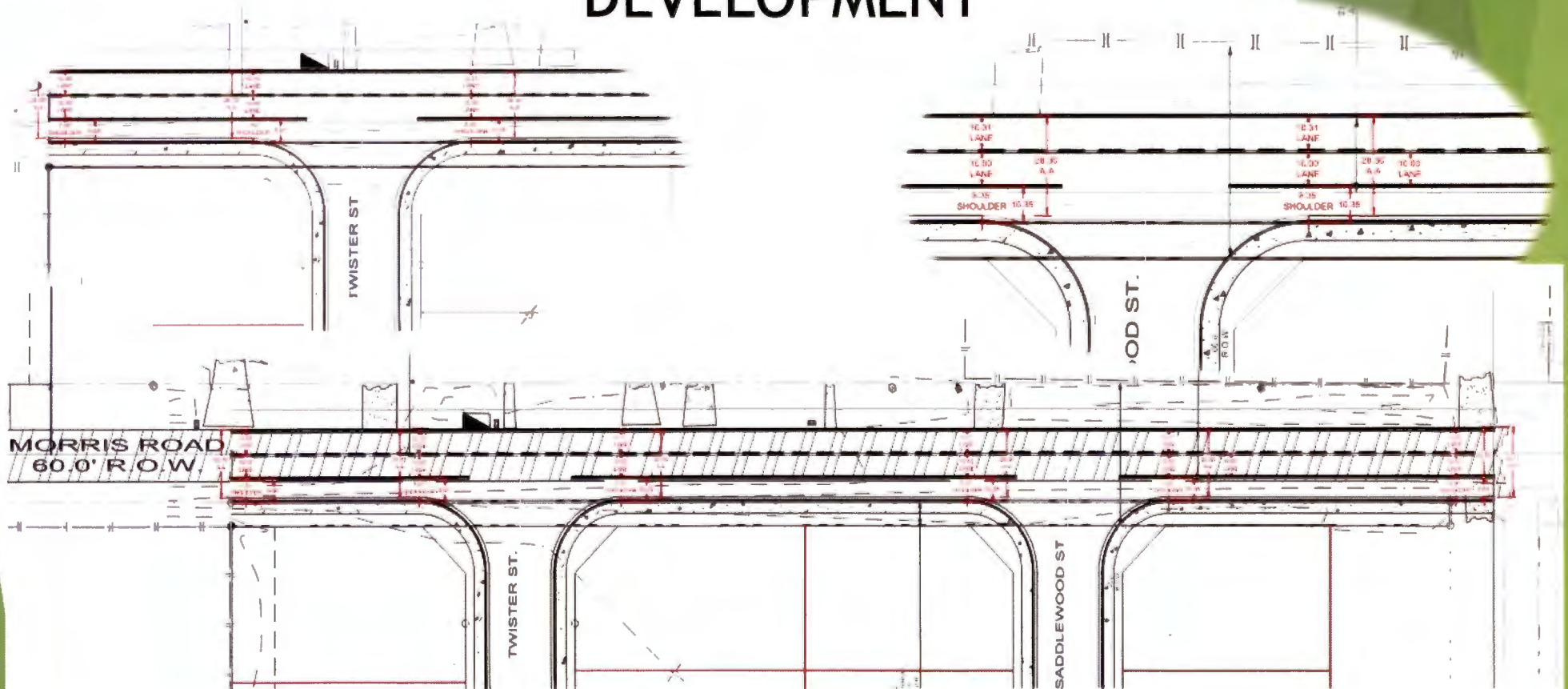
Acceleration lanes are only recommended when outbound right-turn volumes exceed 200 vph, per TxDOT Access Management Manual guidance. Projected right turn egress volumes from the site remain well below this threshold.

(See "Reference Tables – TxDOT Access Management Manual" on next page.)

Recommendation:

Do not construct acceleration lanes, as projected outbound right-turn volumes do not meet the TxDOT thresholds.

MORRIS ROAD IMPROVEMENTS BY DEVELOPMENT



FEMA ESTIMATED
BASE FLOOD
ELEVATION
VIEWER



CITY OF
HARLINGEN
MASTER
DRAINAGE
IMPROVEMENTS



**DEVELOPMENT WILL
UPSIZE DRAINAGE
CROSSING ALONG
MORRIS ROAD, 3 48IN
PIPES PROPOSED**

DEVELOPMENT WILL
CLEAR AND EXCAVATE
HORSESHOE LAKE TO
INCREASE CAPACITY
FOR STORMWATER

DEVELOPMENT WILL
INSTALL 3 48IN PIPES TO
CONNECT TO
HORSESHOE LAKE

DEVELOPMENT WILL BE DEDICATING AND EXCAVATING 2.5 ACRES TO PROVIDE OVER 289,000 CUBIC FEET OF DETENTION

**DRAINAGE
IMPROVEMENTS**



HORSESHOE POINTE TAX REVEUE

Harlingen Tax Revenues

Tax Rate \$ 0.52752

Year	Revenues
2025	\$ -
2026	\$ -
2027	\$ 66,354.27
2028	\$ 140,457.00
2029	\$ 253,128.26
2030	\$ 333,906.62
2031	\$ 451,409.94
2032	\$ 539,212.85
2033	\$ 670,522.40
2034	\$ 765,890.05
2035	\$ 812,974.46
2036	\$ 829,233.95
2037	\$ 845,818.63
2038	\$ 862,735.00
2039	\$ 879,989.70
2040	\$ 897,589.50
2041	\$ 916,541.29
2042	\$ 933,852.11
2043	\$ 952,529.15
2044	\$ 971,579.74
2045	\$ 991,011.33
2046	\$ 1,010,831.56
2047	\$ 1,031,048.19
2048	\$ 1,051,669.15
2049	\$ 1,072,702.54
2050	\$ 1,094,156.59
2051	\$ 1,116,039.72
2052	\$ 1,138,360.51
2053	\$ 1,161,127.72
2054	\$ 1,184,350.28
2055	\$ 1,208,037.28
TOTAL	\$ 24,182,059.79

ANTICIPATED HOMES BY YEAR

9 HOMES BY 2027

57HOMES BY 2028

105 HOMES BY 2029

153 HOMES BY 2030

201 HOMES BY 2031

249 HOMES BY 2032

297 HOMES BY 2033

345 HOMES BY 2034

355 HOMES BY 2035

COMPLETION YEAR 2035

**AGENDA ITEM
EXECUTIVE SUMMARY**

10(b)

Meeting Date: **February 4, 2026**

Agenda Item:

Consideration and possible action to approve (2) full-time and (2) part-time Animal Care Technician positions for the Harlingen Animal Shelter.

Prepared By (Print Name): Shannon Harvill
Title: Environmental Health Director

Signature: 

Brief Summary:

The City of Harlingen Health Department is requesting approval for two (2) full-time and two (2) part-time Animal Care Technician positions for the Harlingen Animal Shelter. Additional staffing is essential to ensure efficient animal care operations and consistent cleaning and maintenance of kennels, which are critical to minimizing the risk of disease transmission among animals. The recent addition of 29 outside kennels has increased the shelter's capacity, resulting in a higher volume of animals requiring care. These additional positions will enhance the shelter's ability to operate safely, effectively, and in accordance with best practices for animal welfare.

Funding (if applicable):

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

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

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

Staff Recommendation:

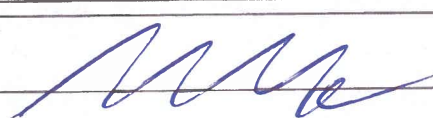
City Manager's approval:



☐ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A

ANNUAL SALARY PROJECTION

Fiscal Year 2025-2026													
Department			Pay - Full Time	10-01	11-22	11-21	11-02	11-01	11-11	11-31	Total Benefits		Total Salary Expense
Pay Grade	Workers Comp Code	New Position Request	Pay Rate	Regular Pay	Life Insurance	Health Insurance	Medicare Employer 1.45%	Social Sec Employer 6.20%	TMRS Ret Employer 9.62%	Worker Comp	Fixed & Variable		Salary & Benefits
101	8831	Animal Care Technician	\$ 11.78	\$ 24,499.90	\$ 39.00	\$ 12,503.28	\$ 355.25	\$ 1,518.99	\$ 2,356.89	588.00	\$ 17,361.41	\$	41,861.31
101	8831	Animal Care Technician	\$ 11.78	\$ 24,499.90	\$ 39.00	\$ 12,503.28	\$ 355.25	\$ 1,518.99	\$ 2,356.89	588.00	\$ 17,361.41	\$	41,861.31
Totals:				\$ 48,999.81	\$ 78.00	\$ 25,006.56	\$ 710.50	\$ 3,037.98	\$ 4,713.78	\$ 1,176.00	\$ 34,722.82	\$	83,722.62
Part Time Positions													
			Pay - Part-Time	10-02			11-02	11-01	11-11	11-31			
101	8831	Animal Care Technician	\$ 10.00	\$ 10,400.00	\$ -	\$ -	\$ 150.80	\$ 644.80	\$ 1,000.48	249.60	\$ 2,045.68	\$	12,445.68
101	8831	Animal Care Technician	\$ 10.00	\$ 10,400.00	\$ -	\$ -	\$ 150.80	\$ 644.80	\$ 1,000.48	249.60	\$ 2,045.68	\$	12,445.68
Totals:				\$ 20,800.00	\$ -	\$ -	\$ 301.60	\$ 1,289.60	\$ 2,000.96	\$ 499.20	\$ 4,091.36	\$	24,891.36
Total Amount for Full & Part Time Positions				69,799.81	78.00	25,006.56	1,012.10	4,327.58	6,714.74	1,675.20	38,814.18		108,613.98



**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **January 21, 2026**

Agenda Item:

Consideration and possible action to approve a request from Remi Garza, Cameron County Elections Department to use the Harlingen Culture Arts Center located at 575 "76" Dr. Tuesday, Feb. 17th thru Friday, Feb. 20th from 9:00 a.m. to 7:00 p.m., Saturday Feb. 21st, and Sunday, Feb. 22nd from 10:00 a.m. to 5:00 p.m.; Monday, Feb. 23rd, thru Friday, Feb. 27th, from 9:00 a.m. to 7:00 p.m., and on Tuesday, March 3, 2026 from 7:00 a.m. to 7:00 p.m. on Election Day.

Prepared By (Print Name): Mayra Herrera

Title: City Secretary

Signature:

Brief Summary:

Mr. Remi Garza is requesting the use of the Cultural Arts Center as a polling place for Early Voting and Election Day site on the above-mentioned location, times and dates. This request was submitted to Ruth Trevino, Interim Public Works Director to check on the availability of the Cultural Arts Center for the Early Voting and Election Day site for the Democratic and Republican Primary Elections to be held on March 3, 2026.

Funding (if applicable):

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

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

Finance Director's approval:

☐ Yes ☐ No ☐ N/A

Staff Recommendation:

Staff recommends approval of Mr. Remi Garza's request.

City Manager's approval:

☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:

☒ Yes ☐ No ☐ N/A

Comments:



REMI GARZA, CERA
ELECTIONS ADMINISTRATOR

December 30, 2025

Mayra Herrera
City Secretary
City of Harlingen
118 E. Tyler Ave.
Harlingen, Texas 78550

Dear Ms. Herrera

This is our official request to designate the following location as Early Voting and Election Day site for the Democratic and Republican Primary Elections to be held on March 3, 2026:

Harlingen Cultural Arts Center, 575 "76" Dr. Harlingen, Texas

The dates and times for early voting are as follow:

Tuesday, Feb. 17 thru Friday, Feb. 20	9:00 a.m. to 7:00 p.m.
Saturday, Feb 21	10:00 a.m. to 5:00 p.m.
Sunday, Feb. 22	10:00 a.m. to 5:00 p.m.
Monday, Feb. 23 thru Friday, Feb. 27	9:00 a.m. to 7:00 p.m.
Election Day: Tuesday, March 3, 2026	7:00 a.m. to 7:00 p.m.

(If possible please have locations open one hour before 7:00 a.m. and one hour after 7:00 p.m. for election workers.)

If you agree, we will be delivering voting equipment a few days before Election Day begins. It will need to be stored in a secure area and be available during the election. We will also need three (3) folding tables, (4-6) chairs and working 120-volt electrical plugs for the equipment.

Upon consideration and agreement, please fax us a confirmation letter at (956) 550-7298 or email it to Maribel.diaz@co.cameron.tx.us. We greatly appreciate your help in making the approaching elections a success.

Thank you in advance for your consideration too this request.

Sincerely,

 for Remi Garza

Remi Garza
Elections Administrator



REMI GARZA, CERA
ELECTIONS ADMINISTRATOR

December 30, 2025

Mayra Herrera
City Secretary
City of Harlingen
118 E. Tyler Ave.
Harlingen, Texas 78550

Dear Ms. Herrera

This is our official request to designate the following location as Early Voting and Election Day site for the Democratic and Republican Primary Elections to be held on March 3, 2026:

Harlingen Cultural Arts Center, 575 "76" Dr. Harlingen, Texas

The dates and times for early voting are as follow:

Tuesday, Feb. 17 thru Friday, Feb. 20	9:00 a.m. to 7:00 p.m.
Saturday, Feb 21	10:00 a.m. to 5:00 p.m.
Sunday, Feb. 22	10:00 a.m. to 5:00 p.m.
Monday, Feb. 23 thru Friday, Feb. 27	9:00 a.m. to 7:00 p.m.
Election Day: Tuesday, March 3, 2026	7:00 a.m. to 7:00 p.m.

(If possible please have locations open one hour before 7:00 a.m. and one hour after 7:00 p.m. for election workers.)

If you agree, we will be delivering voting equipment a few days before Election Day begins. It will need to be stored in a secure area and be available during the election. We will also need three (3) folding tables, (4-6) chairs and working 120-volt electrical plugs for the equipment.

Upon consideration and agreement, please fax us a confirmation letter at (956) 550-7298 or email it to Maribel.diaz@co.cameron.tx.us. We greatly appreciate your help in making the approaching elections a success.

Thank you in advance for your consideration too this request.

Sincerely,

 for Remi Garza

Remi Garza
Elections Administrator

Hermelinda Gonzales

From: Maribel Diaz <Maribel.Diaz@co.cameron.tx.us>
Sent: Tuesday, December 30, 2025 4:22 PM
To: Mayra Herrera
Cc: Hermelinda Gonzales; Ruth Trevino; Roger Rodriguez
Subject: Harlingen Cultural Arts Center March 3 2026 Primary Elections
Attachments: Harlingen Cultural Arts Center March 3 2026 Primary Elections.pdf

Good afternoon, Ms. Herrera

Hope all is well, I have attached the request letter with dates and times for the March 3, 2026 Primary General Elections.

Sorry for the inconvenience, but on Monday, March 2, 2026 our Judge will need to set up the printers.

If you have any questions please call me at (956) 356-6599.

Thank You in advance for your consideration to this request.

Maribel Diaz
Deputy Clerk / Voter Registration
[1050 E. Madison Street](#)
P O BOX 3587
Brownsville, TX 78523
Phone: 956 /544-0809 or (956) 356-6599
Fax: 956/ 550-7298
E-Mail: maribel.diaz@co.cameron.tx.us

10(d)

**AGENDA ITEM
EXECUTIVE SUMMARY**

Meeting Date: **February 4, 2026**

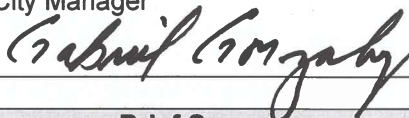
Agenda Item:

Consideration and possible action to authorize the City Manager to approve the demolition of the old Police Department building located at 1102 S. Commerce Street.

Prepared By (Print Name): Gabriel Gonzalez

Title: City Manager

Signature:



Brief Summary:

The City Manager is asking for the City Commission to approve the demolition of the old Police Department building that is located at 1102 S. Commerce Street. This building has been vacant for several years and we would like to be able to utilize that area.

Funding (if applicable):

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

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

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

Staff Recommendation:

Staff recommends approval of Mr. Remi Garza's request.

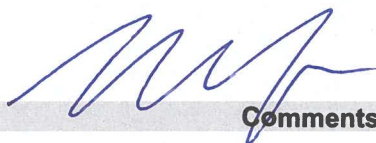
City Manager's approval:



☒ Yes ☐ No ☐ N/A

Comments:

City Attorney's approval:



☒ Yes ☐ No ☐ N/A

Comments:

OLD POLICE STATION BUILDING

Structure	Sq Ft	Price Per Sq Ft	Cost
Block/Concrete	19,000	\$11.55	\$219,450.00
Wood	3200	\$7.70	\$24,640.00
Steel	1600	\$7.70	\$12,320.00
Transport	19,000	\$8.80	\$167,200.00
Total			\$423,610.00

AAMECC LLC

1327 E. Washington Ave. #242, Harlingen, TX 78550

November 7, 2024

Mr. Guillermo Rodriguez
City of Harlingen-Public Works
1006 S Commerce St
Harlingen, TX 78550
(956) 245-3924 (M)
grodriguez@harlingentx.gov

Re: Lead Based Paint (LBP) Assessment
COH Old Police Station
1102 S Commerce Street
Harlingen, TX 78550
AAMECC Project No. 24-3583

Dear Mr. Rodriguez:

AAMECC LLC conducted a limited lead-based paint (LBP) assessment at the above referenced property. The scope of work, findings and recommendations are presented below.

SCOPE OF WORK

AAMECC's project approach for conducting the LBP sampling consisted of four (4) tasks: **first**, conduct a visual inspection of the property; **second**, collect suspect lead-based paint (LBP) chip samples from representative areas on the interior of the buildings; **third**, submit the samples to an accredited laboratory for analysis; and **fourth**, prepare a report summarizing the findings and recommendations.

LBP SAMPLING

AAMECC Technician, Jose Arellano, conducted a visual inspection and lead based paint (LBP) chip sampling at the above referenced site October 29, 2024.

Two (2) representative paint chip samples were collected and analyzed for the presence of total lead. The samples were delivered to Eurofins J3 Resources, Inc. (DSHS No. 30-0273) (NVLAP #200525-0) in Houston, Texas and subjected to analysis by Flame AA-USEPA SW846 7420/3050B Method for total lead.

FINDINGS

Two (2) suspect lead-based paint (LBP) chip samples were collected from representative homogeneous areas: **Cell Bars** and **Jail Area/Wall**.

The laboratory results indicate that lead concentration levels were <50 ppm and 93 ppm (parts per million). **No Lead Based Paint (LBP) was identified.**

RECOMMENDATIONS

Based on the laboratory findings, no further action is necessary. The property is ready for further renovation activities.

The Texas Environmental Lead Reduction Rules (TELRR) apply to target housing, which may include single and multi-family residences, and apartment buildings, and child-occupied facilities such as preschools and daycares. The rules DO NOT cover non-residential public and commercial buildings, or steel structures or 0-bedroom dwellings such as efficiencies, studio apartments, dormitory housing, military barracks, and rentals of individual rooms in residential dwellings. TELRR identifies lead-based paint as material containing equal to or greater than 0.5% total lead by weight or 5,000 ppm (parts per million). The TELRR may apply depending on the use of the facility.

A summary of the laboratory results is presented in Table 1. A copy of the laboratory report is enclosed in the Appendix.

Should you have any questions, please do not hesitate to contact us at (956) 535-3876.

Sincerely,
AAMECC LLC



Abdul-Kareem Kamara Christmas
Consultant

TABLE 1 SUMMARY OF LEAD-BASED PAINT LABORATORY RESULTS COH Old Police Station 1102 S Commerce Street Harlingen, TX 78550 Sampled on October 29, 2024		
SAMPLE NO.	DESCRIPTION – LOCATION	CONTENT
LBP-1	Cell Bars	93 ppm
LBP-2	Jail Area Wall	<50 ppm

GENERAL NOTES:

< RL – below reportable limit

ppm – parts per million

APPENDIX

LABORATORY REPORT

Lead in Paint Performed by
Flame AA – USEPA SW846 7000B/3050B (Mod.)

Jose Arellano
AAMECC, LLC
1327 E. Washington Avenue #242
Harlingen, TX 78550

Order #: 3835765
Project #: 24-3583
Receipt Date: 31-Oct-2024
Analysis Date: 2-Nov-2024
Report Date: 5-Nov-2024

1102 S Commerce St, Harlingen, TX

SAMPLE ID	PAINT COLOR	LEAD CONCENTRATION (ppm)	LEAD CONCENTRATION (%)
LBP-1	Cell Bars	93	0.0093%
LBP-2	Jail Area/Wall	< 50	< 0.005%

Reporting Limit = 50.0 ppm N/A = Not Applicable
INS = Insufficient Sample Weight NS = Not Submitted

Analyst: Joseph Martinez


Scott Ward, Ph.D. Lab Director

Results apply to the sample as received and relate only to the items tested. The analysis has been conducted according to the method(s) listed above. Blank corrections are not applied to data unless requested by the customer. This report is for the exclusive use of the addressed customer and shall not be reproduced except in full without written approval by Eurofins J3 Resources, Inc. (EJ3). EJ3 is an EPA NLLAP recognized lab by the AIHA-LAP, LLC ELLAP (Lab ID: 157714). Unless otherwise noted, all quality control samples performed within specifications established by the laboratory. The estimated accuracy is solely based on recovery data from internal laboratory control samples at the 95% confidence interval ($k = \sim 2$) of the level of concern, derived from a 336.9 mg/Kg lead in paint certified reference material. The estimated accuracy does not account for uncertainty associated with the sampling process. Accuracy = +/-13%

CHAIN OF CUSTODY



Your Name: <u>Jose Arellano</u>		Bill to: <u>AAMECC LLC</u>	
Company: <u>AAMECC LLC</u>		Address: <u>1327 E. Washington Avenue, #242</u>	
Address: <u>1327 E. Washington Avenue, #242</u>		City/State: <u>Harlingen, TX</u> Zip: <u>78550</u>	
City/State: <u>Harlingen, TX</u> Zip: <u>78550</u>		PO #: <u>24-3583</u>	
Project Information			
Project #/Name: <u>24-3583 / 1102 S Commerce St, Harlingen TX</u>		E-Mail: <u>joe@aamecc.com</u>	
Results To: <u>AAMECC LLC</u>		Tel: <u>956-535-3876</u>	
Report Options: Verbal ☐ E-Mail ☒ Fax ☐ USPS ☐ Fax: _____			
Requested Turnaround Time			
Emergency* ☐	1 Day ☐	2 Day ☐	3 Day ☒
Media and Methodology			
TEM - AIR ☐ AHERA ☐ NIOSH 7402 ☐ Level II	TEM - BULK ☐ Qualitative +/- ☐ NOB 198.4 / Chatfield ☐ Gravimetric Reduction	PLM - BULK ☐ EPA 600/R-93/116 ☐ Point Count (400) ☐ NOB 198.6 ☐ Gravimetric Reduction	MOLD - AIR ☐ Spore Traps (Air-O-Cell / Allergenco) ☐ Culture Plates
		LEAD - FAA ☒ Paint (EPA 7420) ☐ Dust/Wipes ☐ Air (NIOSH 7082) ☐ TCLP (EPA 1311)	
TEM - WATER ☐ Drinking Water 100.2 / 198.2 ☐ Wastewater	TEM - DUST (ASTM 5755) ☐ Micro-Vac Quantitative ☐ Micro-Vac Qualitative	PCM - AIR ☐ NIOSH 7400 ☐ OSHA: TWA	MOLD - BULK ☐ Tape Lift/Bulk: ID Only ☐ Culture Plates: ID Only
		LEAD - GFAA ☐ Water (EPA 7421) ☐ Effluent ☐ Air	
Sample Information			
SAMPLE NUMBER	LOCATION	VOLUME	
LBP-1	Cell Bars	Bulk Sample	
LBP-2	Jail Area / Wall	Bulk Sample	
		Bulk Sample	
		Bulk Sample	
		Bulk Sample	
Total Number of Samples Submitted: 2			
Signatures			
Relinquished By: <u>Jose</u>		Date: <u>10-29-24</u>	Time: <u>1800</u>
Received By: <u>SM</u>		Date: <u>10/31/24</u>	Time: <u>9:20 AM</u>
Relinquished By: _____		Date: _____	Time: _____
Received By: _____		Date: _____	Time: _____

* Emergency TAT requires prior lab notification. All samples analyzed outside normal business hours are charged at Emergency rate.

AAMECC LLC

1327 E. Washington Ave. #242, Harlingen, TX 78550

November 7, 2024

Mr. Guillermo Rodriguez
City of Harlingen-Public Works
1006 S Commerce St
Harlingen, TX 78550
(956) 245-3924 (M)
grodriguez@harlingentx.gov

Re: Limited Asbestos Survey
COH Old Police Station
1102 S Commerce Street
Harlingen, TX 78550
AAMECC Project No. 24-3583

Dear Mr. Rodriguez:

AAMECC LLC, a Texas Department of State Health Services (DSHS) Licensed Asbestos Consultant Agency (DSHS No. 10-0495), has conducted an asbestos survey at the above referenced site. The scope of work, inspection, findings and recommendations are presented below.

SCOPE OF WORK

AAMECC's approach for performing the asbestos survey consisted of three (3) tasks: **first**, collect bulk samples from the Old Police Station Building; **second**, submit the samples to a qualified laboratory for analysis; and **third**, prepare a survey report to summarize the findings.

INSPECTION

AAMECC DSHS Licensed Asbestos Inspector, Jose A. Arellano (DSHS No. 60-3340), has conducted a limited asbestos survey at the above referenced site on October 29, 2024 for asbestos containing materials (ACM). Eighty-eight (88) bulk samples were collected of suspect material and delivered to Eurofins J3 Resources, Inc. (DSHS No. 30-0273) (NVLAP #200525-0) in Houston, Texas and were subjected to analysis by the EPA Method 600-R-93/116. This method identifies asbestos minerals by Polarized Light Microscopy (PLM) and has a lower quantification limit of one (1) percent by weight. A microscopic visual estimation by area under a stereoscope was utilized to quantify the ACM.

FINDINGS

The building is approximately 50+ years old and covers approximately 19,224 square feet. Six (6) wallpaper texture samples, fifteen (15) drywall samples, twenty-four (24) 12x12 VCT samples, three (3) plaster ceiling samples, six (6) popcorn texture samples, three (3) fireproofing samples, three (3) 9x9 ceiling tile samples, six (6) 2x2 ceiling tile samples, three (3) ceramic floor tile samples, three (3) wall grout samples, three (3) wall texture samples, two (2) upper asphalt roof samples, two (2) lower asphalt roof samples, two (2) grid roof samples, two (2) Styrofoam roof samples, four (4) flashing mastic samples and one (1) stucco sample were collected from the

building. No other suspect materials were discovered; therefore, no further samples were collected.

FINDINGS

Review of the laboratory results revealed that **ACM was identified** in the 12x12 floor tile **black mastic** located in the **DWI Test Corridor, 152 Office & 150 Detectives** (approximately 3,384 sqft), in the **white ceiling texture** located in **Female Squad Room** (approximately 418 sqft), **in the gray popcorn texture located in the 73 Hall** (approximately 510 sqft), in the **beige fireproofing** located in the original portion of the building (approximately 11,437 sqft), in the **West side Lower Asphalt Roof** (approximately 1,000 sqft) and in the **black roofing tar** located on the **Original Building Flashing** (quantities to be determined). ***It is recommended to field verify quantities.***

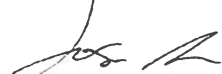
A summary of the laboratory results is presented in Table 1. A copy of the laboratory report is also enclosed in the Appendix.

RECOMMENDATIONS

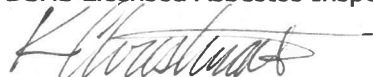
Under current Federal NESHAPS 40 CFR 61.145 and the Texas Asbestos Health Protection Rules (TAPHR), each owner or operator of a demolition and/or renovation activity must remove all regulated ACM before any activity begins that would break up dislodge, or similarly disturb the material or preclude access to the material of subsequent removal. Also, prior to demolition of any structural support member, the DSHS Demolition/Renovation Notification form must be completed and postmarked at least 10 working days prior to the project start date (except for emergencies or ordered demolitions).

Should you have any questions, please do not hesitate to contact me at (956) 535-3876.

Sincerely,
AAMECC LLC



Jose Angel Arellano
DSHS Licensed Asbestos Inspector (DSHS No. 60-3340)



Abdul-Kareem Kamara Christmas
DSHS Licensed Asbestos Individual Consultant (DSHS No. 10-5839)

TABLE 1
SUMMARY OF LABORATORY RESULTS
COH Old Police Station
1102 S Commerce Street
Harlingen, TX 78550
Samples Collected October 29, 2024

SAMPLE NO.	DESCRIPTION – LOCATION	CONTENT
01	Beige Wall Cover / Wood Panels	None Detected
02	Beige Wall Cover / Wood Panels	None Detected
03	Beige Wall Cover / Wood Panels	None Detected
04	Beige Wall Cover / Drywall	None Detected
	Layer 2 White Texture	None Detected
	Layer 3 Beige Tape	None Detected
	Layer 4 White Joint Compound	None Detected
	Layer 5 Brown/White Drywall	None Detected
05	Beige Wall Cover / Drywall	None Detected
	Layer 2 White Texture	None Detected
	Layer 3 Beige Tape	None Detected
	Layer 4 White Joint Compound	None Detected
	Layer 5 Brown/White Drywall	None Detected
06	Beige Wall Cover / Drywall	None Detected
	Layer 2 White Texture	None Detected
	Layer 3 Beige Tape	None Detected
	Layer 4 White Joint Compound	None Detected
	Layer 5 Brown/White Drywall	None Detected
07	White Texture / Original Building Drywall	None Detected
	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected
	Layer 4 Brown/White Drywall	None Detected
08	White Texture / Original Building Drywall	None Detected
	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected

	Layer 4 Brown/White Drywall	None Detected
09	White Texture / Original Building Drywall	None Detected
	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected
	Layer 4 Brown/White Drywall	None Detected
10	White Texture / East Side Addition Drywall	None Detected
	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected
	Layer 4 Brown/White Drywall	None Detected
11	White Texture / East Side Addition Drywall	None Detected
	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected
	Layer 4 Brown/White Drywall	None Detected
12	White Texture / East Side Addition Drywall	None Detected
	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected
	Layer 4 Brown/White Drywall	None Detected
13	White Texture / West Side Addition Drywall	None Detected
	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected
	Layer 4 Brown/White Drywall	None Detected
14	White Texture / West Side Addition Drywall	None Detected
	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected
	Layer 4 Brown/White Drywall	None Detected
15	White Texture / West Side Addition Drywall	None Detected
	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected
	Layer 4 Brown/White Drywall	None Detected
16	White Texture / West Side of Original Building Drywall	None Detected

	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected
	Layer 4 Brown/White Drywall	None Detected
17	White Texture / West Side of Original Building Drywall	None Detected
	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected
	Layer 4 Brown/White Drywall	None Detected
18	White Texture / West Side of Original Building Drywall	None Detected
	Layer 2 Brown/White Drywall	None Detected
19	White Texture / North Side of Original Building Drywall	None Detected
	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected
	Layer 4 Brown/White Drywall	None Detected
20	White Texture / North Side of Original Building Drywall	None Detected
	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected
	Layer 4 Brown/White Drywall	None Detected
21	Beige Wall Cover / North Side of Original Building Drywall	None Detected
	Layer 2 White Texture	None Detected
	Layer 3 Beige Tape	None Detected
	Layer 4 White Joint Compound	None Detected
	Layer 5 Brown/White Drywall	None Detected
22	12X12 White Floor Tile / Lobby Area	None Detected
	Layer 2 Tan Mastic c	None Detected
	Layer 3 12x12 Beige Floor Tile	None Detected
	Layer 4 Yellow Mastic	None Detected
23	12X12 Blue Floor Tile / Receptionist Area	None Detected
	Layer 2 Yellow Mastic	None Detected
24	12X12 White Floor Tile / Records Area	None Detected
	Layer 2 Yellow Mastic	None Detected

Table 1

25	12X12 White Floor Tile / Center Corridor Near Receptionist Area	None Detected
	Layer 2 Tan Mastic	None Detected
	Layer 3 12x12 Beige Floor	None Detected
	Layer 4 Yellow Mastic	None Detected
26	12X12 Blue Floor Tile / Dispatch Area	None Detected
	Layer 2 Tan Mastic	None Detected
	Layer 3 12x12 Beige Floor Tile	None Detected
	Layer 4 Yellow Mastic	None Detected
27	12X 12 White Floor Tile / Public Relations	None Detected
	Layer 2 Yellow Mastic	None Detected
28	12x12 White Floor Tile / DWI Test Corridor	None Detected
	Layer 2 Tan Mastic	None Detected
	Layer 3 12x12 Beige Floor Tile	None Detected
	Layer 4 Yellow Mastic	None Detected
	Layer 5 12X12 Beige Floor Tile 2	None Detected
	Layer 6 Black Mastic	5% Chrysotile
29	12x12 White Floor Tile / 152 Office	None Detected
	Layer 2 Tan Mastic	None Detected
	Layer 3 12x12 Beige Floor Tile	None Detected
	Layer 4 Yellow Mastic	None Detected
	Layer 5 12x12 Beige Floor Tile 2	None Detected
	Layer 6 Black Mastic	5% Chrysotile
30	12x12 White Floor Tile / 150 Detectives	None Detected
	Layer 2 Tan Mastic	None Detected
	Layer 3 12x12 Beige Floor Tile	None Detected
	Layer 4 Yellow Mastic	None Detected
	Layer 5 Beige 12x12 Floor Tile 2	None Detected
	Layer 6 Black Mastic	5% Chrysotile
31	12x12 White Floor Tile / Hallway Near Cells	None Detected
	Layer 2 Yellow Mastic	None Detected

32	12x12 White Floor Tile / 163 Corridor	None Detected
	Layer 2 Yellow Mastic	None Detected
	Layer 3 12x12 Beige Floor Tile	None Detected
	Layer 4 Yellow Mastic	None Detected
33	12x12 White Floor Tile / 157 Squad Room	None Detected
	Layer 2 Yellow Mastic	None Detected
	Layer 3 12x12 Beige Floor Tile	None Detected
	Layer 4 Yellow Mastic	None Detected
34	12x12 Brown Floor Tile / 158 Exercise	None Detected
	Layer 2 Yellow Mastic	None Detected
	Layer 3 12x12 Beige Floor Tile	None Detected
	Layer 4 Yellow Mastic	None Detected
35	12x12 Brown Floor Tile / 155 Shift Sgt	None Detected
	Layer 2 Yellow Mastic	None Detected
	Layer 3 12x12 Beige Floor Tile	None Detected
	Layer 4 Yellow Mastic	None Detected
36	12x12 Brown Floor Tile / 187 Squad Room	None Detected
	Layer 2 Yellow Mastic	None Detected
	Layer 3 12x12 Beige Floor Tile	None Detected
	Layer 4 Yellow Mastic	None Detected
37	12x12 Gray Floor Tile / Training Room	None Detected
	Layer 2 Yellow Mastic	None Detected
38	12x12 Gray Floor Tile / Training Room	None Detected
	Layer 2 Yellow Mastic	None Detected
39	12x12 Gray Floor Tile / Training	None Detected
	Layer 2 Yellow Mastic	None Detected
40	12x12 Brown Floor Tile / 139 Conference Room	None Detected
41	12x12 Brown Floor Tile / 139 Conference Room	None Detected
42	12x12 Brown Floor Tile / 139 Conference Room	None Detected
43	12x12 Gray Floor Tile / Court Room	None Detected

	Layer 2 Yellow Mastic	None Detected
44	12x12 Gray Floor Tile / Court Room	None Detected
	Layer 2 Yellow Mastic	None Detected
45	12x12 Gray Floor Tile / 107 Hall	None Detected
	Layer 2 Yellow Mastic	None Detected
46	White Ceiling Texture / Female Squad Room	2% Chrysotile
	Layer 2 Gray Plaster	None Detected
47	White Ceiling Texture / Female Squad Room	2 % Chrysotile
	Layer 2 Gray Plaster	None Detected
48	White Ceiling Texture / Female Squad Room	2% Chrysotile
	Layer 2 Gray Plaster	None Detected
49	Gray Popcorn Texture / 73 Hall	8% Chrysotile
50	Gray Popcorn Texture / 73 Hall	8% Chrysotile
51	Gray Popcorn Texture / 73 Hall	8% Chrysotile
52	Beige Fireproofing / Main Lobby	5% Chrysotile
	Layer 2 Tan Stucco	None Detected
53	Beige Fireproofing / 126 Corridor	5% Chrysotile
	Layer 2 Tan Stucco	None Detected
54	Beige Fireproofing / 114 Office	5% Chrysotile
	Layer 2 Tan Stucco	None Detected
55	White Ceiling Texture / 169 Corridor	None Detected
	Layer 2 Brown/White Drywall	None Detected
56	White Ceiling Texture / 151 Hall	None Detected
	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected
57	White Ceiling Texture / 151 Hall	None Detected
	Layer 2 Beige Tape	None Detected
	Layer 3 White Joint Compound	None Detected
58	9x9 White/Gray Ceiling Tile / 151 Hall	None Detected
	Layer 2 Brown Mastic	None Detected

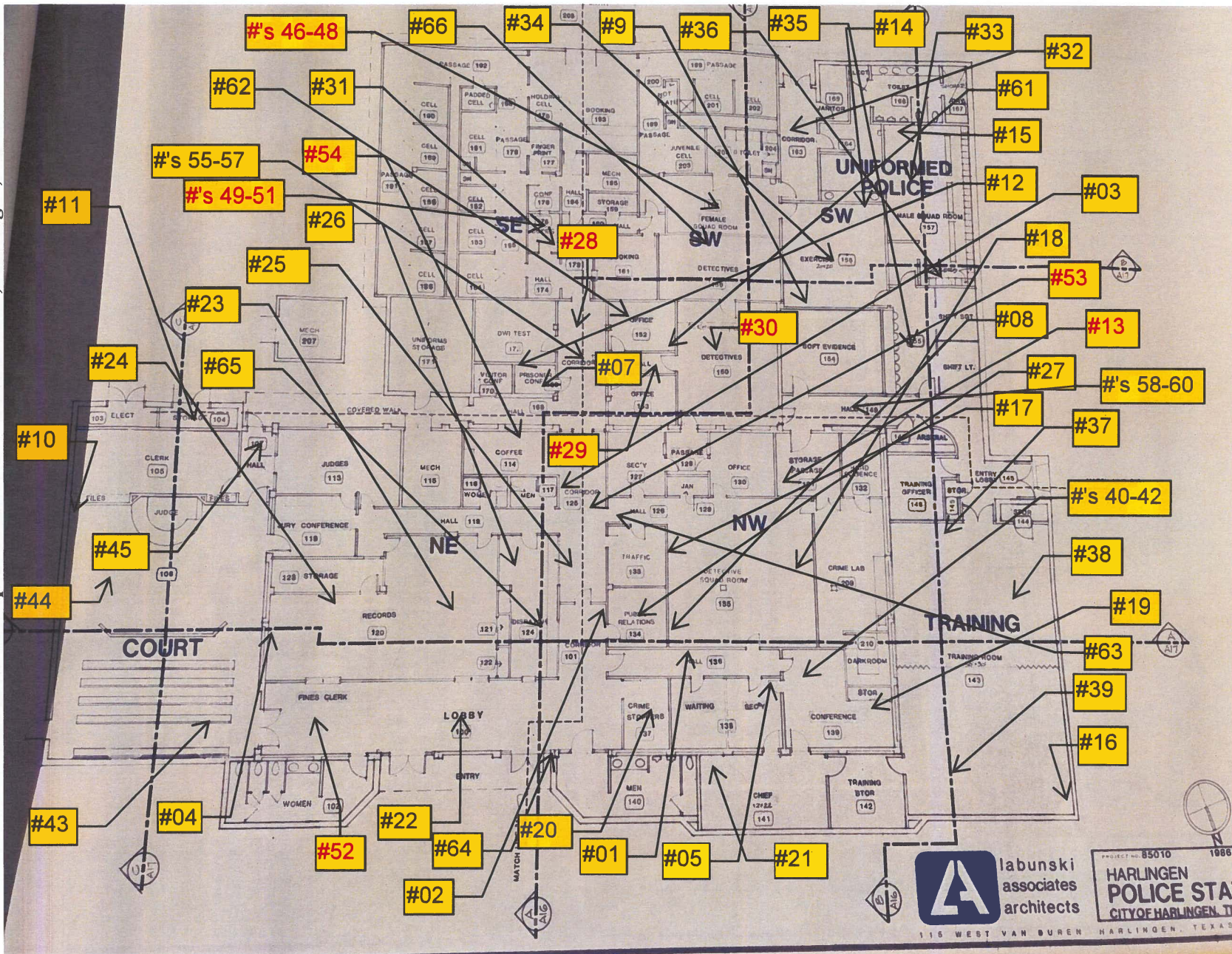
59	9x9 White/Gray Ceiling Tile / 150 Detectives	None Detected
	Layer 2 Brown Mastic	None Detected
60	9x9 White/Gray Ceiling Tile / 150 Detectives	None Detected
	Layer 2 Brown Mastic	None Detected
61	2x2 White/Gray Ceiling Tile / 125 Corridor	None Detected
62	2x2 White/Gray Ceiling Tile / 153 Office	None Detected
63	2x2 White/Gray Ceiling Tile / 126 Hall	None Detected
64	2x2 White/Gray Ceiling Tile / Lobby	None Detected
65	2x2 White/Gray Ceiling Tile / 101 Corridor	None Detected
66	2x2 White/Gray Ceiling Tile / 162 Female Squad Room	None Detected
67	Beige Ceramic Tile / Restroom	None Detected
	Layer 2 Gray Grout	None Detected
	Layer 3 Gray Thinset	None Detected
68	Beige Ceramic Tile / Restroom	None Detected
	Layer 2 Gray Grout	None Detected
	Layer 3 Gray Thinset	None Detected
69	Beige Ceramic Tile / Restroom	None Detected
	Layer 2 Gray Grout	None Detected
	Layer 3 Gray Thinset	None Detected
70	White Grout / Restroom Wall	None Detected
71	White Grout / Restroom Wall	None Detected
72	White Grout / Restroom Wall	None Detected
73	White Texture / Cell Area Wall	None Detected
74	White Texture / Cell Area Wall	None Detected
75	White Texture / Cell Area Wall	None Detected
76	Black Wall Roofing / Upper West Side	None Detected
	Layer2 Black Roofing Tar and Felt	None Detected
77	Black Roll Roofing / Upper East Side	None Detected
	Layer 2 Black Roofing Tar and Felt	None Detected
	Layer 3 Black Roofing Tar and Felt 2	None Detected

78	Black Roll Roofing / Lower West Side	None Detected
	Layer 2 Black Roofing Tar and Felt	None Detected
	Layer 3 Black Roofing Tar and Felt 2	None Detected
79	Black Roll Roofing / Lower East Side	None Detected
	Layer 2 Black Roofing Tar and Felt	None Detected
80	Black Roofing Tar and Felt / Grid East Side	None Detected
	Layer 2 Brown Underlaying	None Detected
81	Black Roofing Tar and Felt / Grid West Side	None Detected
	Layer 2 Brown Underlaying	None Detected
82	White Black Mastic / Styrofoam West Side	None Detected
	Layer 2 Beige Foam	None Detected
83	White Black Mastic / Styrofoam East Side	None Detected
	Layer 2 Beige Foam	None Detected
84	Black Roofing Tar / West Side New Addition Flashing	None Detected
85	Gray Stucco / East Side New Addition Parapet Wall	None Detected
	Layer 2 White Foam	None Detected
86	Black Roofing Tar / Original Building Flashing Mastic	15% Chrysotile
87	Black Roofing Tar / Original Building Flashing Mastic	<1% Chrysotile
88	Black Roofing Tar and Felt / Original Building Vent Flashing Mastic	None Detected

GENERAL NOTES:

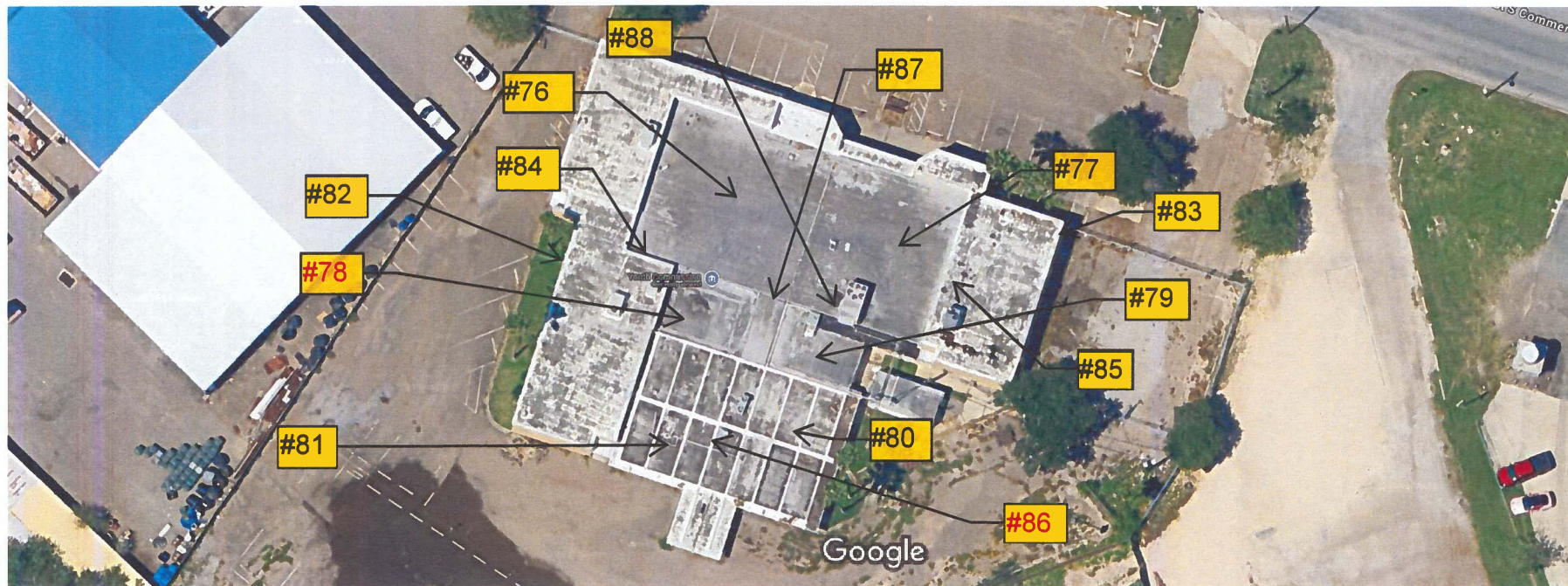
The DSHS Texas Asbestos Health Protection Rules state that results less than or equal to 1% are classified as non-Asbestos Containing Materials.

APPENDIX A
SAMPLE LOCATIONS



Sample Layout

Google Maps



Map data ©2025, Map data ©2025 20 ft

APPENDIX B
LABORATORY REPORT



Built Environment Testing

Report for:

Jose Arellano
AAMECC LLC
1327 E. Washington Avenue #242
Harlingen, TX 78550

Regarding: Eurofins J3 Resources, Inc.
Project: 24-3583; 1102 S Commerce St., Harlingen, TX
EML ID: 3838051

Approved by:

Dates of Analysis:
Asbestos PLM (Layer %): 11-06-2024

Business Unit Manager
Scott Ward

Service SOPs: Asbestos PLM (Layer %) (EPA 40CFR App E to Sub E of Part 763 & EPA METHOD 600/R-93-116, SOP EM-AS-S-1267)
NVLAP Lab Code 200525-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. The results relate only to the samples as received and tested. The results include an inherent uncertainty of measurement associated with estimating percentages by polarized light microscopy. Measurement uncertainty data for sample results with >1% asbestos concentration can be provided when requested.

Eurofins J3 Resources, Inc. ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: AAMECC LLC

C/O: Jose Arellano

Re: 24-3583; 1102 S Commerce St., Harlingen, TX

Date of Receipt: 11-01-2024

Date of Report: 11-06-2024

Bulk Asbestos Fiber Analysis by Polarized Light Microscopy (PLM)

Appx E Sub E 40 CFR 763 / EPA 600/R-93/116

Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
01. 18972919-1	Layer 1 Beige Wall Cover Homogeneity: Good	Not Detected	50% Cellulose 50% Non-Fibrous Material	
02. 18972920-1	Layer 1 Beige Wall Cover Homogeneity: Good	Not Detected	50% Cellulose 50% Non-Fibrous Material	
03. 18972921-1	Layer 1 Beige Wall Cover Homogeneity: Good	Not Detected	50% Cellulose 50% Non-Fibrous Material	
04. 18972922-1	Layer 1 Beige Wall Cover Homogeneity: Good	Not Detected	50% Cellulose 50% Non-Fibrous Material	
	Layer 2 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 3 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 4 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 5 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
05. 18972923-1	Layer 1 Beige Wall Cover Homogeneity: Good	Not Detected	50% Cellulose 50% Non-Fibrous Material	
	Layer 2 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 3 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	

Comments:

The total percentage of sample components shown may be greater than 100% when some components are detected at <1%.

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Bulk Asbestos Fiber Analysis by Polarized Light Microscopy (PLM)
Appx E Sub E 40 CFR 763 / EPA 600/R-93/116

Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
05. 18972923-1(cont.)	Layer 4 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 5 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
06. 18972924-1	Layer 1 Beige Wall Cover Homogeneity: Good	Not Detected	50% Non-Fibrous Material 25% Cellulose 25% Synthetic Fibers	
	Layer 2 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 3 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 4 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 5 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
07. 18972925-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 3 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 4 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	

Comments:

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Appx E Sub E 40 CFR 763 / EPA 600/R-93/116

Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
08. 18972926-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 3 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 4 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
09. 18972927-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 3 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 4 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
10. 18972928-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	

Comments:

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Appx E Sub E 40 CFR 763 / EPA 600/R-93/116

Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
10. 18972928-1(cont.)	Layer 3 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 4 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
11. 18972929-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 3 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 4 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
12. 18972930-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 3 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 4 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	

Comments:

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Appx E Sub E 40 CFR 763 / EPA 600/R-93/116

Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
13. 18972931-1(cont.)	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 3 White Joint Compound Homogeneity: Good	2% Chrysotile	98% Non-Fibrous Material	
	Layer 4 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
14. 18972932-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 3 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 4 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
15. 18972933-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	

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Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
15. 18972933-1(cont.)	Layer 3 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 4 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
16. 18972934-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 3 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 4 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
17. 18972935-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 3 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 4 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	

Comments:

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Appx E Sub E 40 CFR 763 / EPA 600/R-93/116

Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
18. 18972936-1(cont.)	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
19. 18972937-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 3 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 4 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
20. 18972938-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 3 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 4 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	

Comments:

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Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
21. 18972939-1(cont.)	Layer 1 Beige Wall Cover Homogeneity:Good	Not Detected	50% Non-Fibrous Material 25% Cellulose 25% Synthetic Fibers	
	Layer 2 White Texture Homogeneity:Good	Not Detected	100% Non-Fibrous Material	
	Layer 3 Beige Tape Homogeneity:Good	Not Detected	100% Cellulose	
	Layer 4 White Joint Compound Homogeneity:Good	Not Detected	100% Non-Fibrous Material	
	Layer 5 Brown/White Drywall Homogeneity:Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
22. 18972940-1	Layer 1 White Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 2 Tan Mastic Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 3 Beige Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 4 Yellow Mastic Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
23. 18972941-1	Layer 1 Blue Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Yellow Mastic Homogeneity:Good	Not Detected	100% Non-Fibrous Material	

Comments: A)Multi - Layered Flooring

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Appx E Sub E 40 CFR 763 / EPA 600/R-93/116

Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
24. 18972942-1	Layer 1 White Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Yellow Mastic Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
25. 18972943-1	Layer 1 White Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
	Layer 2 Tan Mastic Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
	Layer 3 Beige Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
	Layer 4 Yellow Mastic Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
26. 18972944-1	Layer 1 Blue Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
	Layer 2 Tan Mastic Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
	Layer 3 Beige Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
	Layer 4 Yellow Mastic Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A

Comments: A) Multi - Layered Flooring

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Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
27. 18972945-1(cont.)	Layer 1 White Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Yellow Mastic Homogeneity:Good	Not Detected	100% Non-Fibrous Material	
28. 18972946-1	Layer 1 White Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 2 Tan Mastic Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 3 Beige Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 4 Yellow Mastic Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 5 Beige Floor Tile - 2 Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 6 Black Mastic Homogeneity:Good	5% Chrysotile	95% Non-Fibrous Material	A
29. 18972947-1	Layer 1 White Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 2 Tan Mastic Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A

Comments: A)Multi - Layered Flooring

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Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
29. 18972947-1(cont.)	Layer 3 Beige Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 4 Yellow Mastic Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 5 Beige Floor Tile - 2 Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 6 Black Mastic Homogeneity:Good	5% Chrysotile	95% Non-Fibrous Material	A
30. 18972948-1	Layer 1 White Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 2 Tan Mastic Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 3 Beige Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 4 Yellow Mastic Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 5 Beige Floor Tile - 2 Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 6 Black Mastic Homogeneity:Good	5% Chrysotile	95% Non-Fibrous Material	A

Comments: A)Multi - Layered Flooring

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Client: AAMECC LLC

C/O: Jose Arellano

Re: 24-3583; 1102 S Commerce St., Harlingen, TX

Date of Receipt: 11-01-2024

Date of Report: 11-06-2024

Bulk Asbestos Fiber Analysis by Polarized Light Microscopy (PLM)
Appx E Sub E 40 CFR 763 / EPA 600/R-93/116

Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
31. 18972949-1(cont.)	Layer 1 White Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Yellow Mastic Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
32. 18972950-1	Layer 1 White Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
	Layer 2 Yellow Mastic Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
	Layer 3 Beige Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
	Layer 4 Yellow Mastic - 2 Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
33. 18972951-1	Layer 1 White Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
	Layer 2 Yellow Mastic Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
	Layer 3 Beige Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
	Layer 4 Yellow Mastic - 2 Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A

Comments: A) Multi - Layered Flooring

The total percentage of sample components shown may be greater than 100% when some components are detected at <1%.

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Appx E Sub E 40 CFR 763 / EPA 600/R-93/116

Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
34. 18972952-1(cont.)	Layer 1 Brown Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 2 Yellow Mastic Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 3 Beige Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 4 Yellow Mastic - 2 Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
35. 18972953-1	Layer 1 Brown Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 2 Yellow Mastic Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 3 Beige Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 4 Yellow Mastic - 2 Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
36. 18972954-1	Layer 1 Brown Floor Tile Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A
	Layer 2 Yellow Mastic Homogeneity:Good	Not Detected	100% Non-Fibrous Material	A

Comments: A)Multi - Layered Flooring

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Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
36. 18972954-1(cont.)	Layer 3 Beige Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
	Layer 4 Yellow Mastic - 2 Homogeneity: Good	Not Detected	100% Non-Fibrous Material	A
37. 18972955-1	Layer 1 Gray Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Yellow Mastic Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
38. 18972956-1	Layer 1 Gray Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Yellow Mastic Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
39. 18972957-1	Layer 1 Gray Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Yellow Mastic Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
40. 18972958-1	Layer 1 Brown Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
41. 18972959-1	Layer 1 Brown Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
42. 18972960-1	Layer 1 Brown Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
43. 18972961-1	Layer 1 Gray Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Yellow Mastic Homogeneity: Good	Not Detected	100% Non-Fibrous Material	

Comments: A) Multi - Layered Flooring

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Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
44. 18972962-1	Layer 1 Gray Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Yellow Mastic Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
45. 18972963-1	Layer 1 Gray Floor Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Yellow Mastic Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
46. 18972964-1	Layer 1 White Ceiling Texture Homogeneity: Good	2% Chrysotile	98% Non-Fibrous Material	
	Layer 2 Gray Plaster Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
47. 18972965-1	Layer 1 White Ceiling Texture Homogeneity: Good	2% Chrysotile	98% Non-Fibrous Material	
	Layer 2 Gray Plaster Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
48. 18972966-1	Layer 1 White Ceiling Texture Homogeneity: Good	2% Chrysotile	98% Non-Fibrous Material	
	Layer 2 Gray Plaster Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
49. 18972967-1	Layer 1 Gray Popcorn Texture Homogeneity: Good	8% Chrysotile	92% Non-Fibrous Material	
50. 18972968-1	Layer 1 Gray Popcorn Texture Homogeneity: Good	8% Chrysotile	92% Non-Fibrous Material	
51. 18972969-1	Layer 1 Gray Popcorn Texture Homogeneity: Good	8% Chrysotile	92% Non-Fibrous Material	

Comments:

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Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
52. 18972970-1	Layer 1 Beige Fireproofing Homogeneity: Good	5% Chrysotile	95% Non-Fibrous Material	
	Layer 2 Tan Stucco Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
53. 18972971-1	Layer 1 Beige Fireproofing Homogeneity: Good	5% Chrysotile	95% Non-Fibrous Material	
	Layer 2 Tan Plaster Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
54. 18972972-1	Layer 1 Beige Fireproofing Homogeneity: Good	5% Chrysotile	95% Non-Fibrous Material	
	Layer 2 Tan Plaster Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
55. 18972973-1	Layer 1 White Ceiling Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Brown/White Drywall Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
56. 18972974-1	Layer 1 White Ceiling Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 3 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	

Comments:

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Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
57. 18972975-1(cont.)	Layer 1 White Ceiling Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Beige Tape Homogeneity: Good	Not Detected	100% Cellulose	
	Layer 3 White Joint Compound Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
58. 18972976-1	Layer 1 White/ Gray Ceiling Tile Homogeneity: Good	Not Detected	50% Cellulose 30% Mineral Wool 20% Non-Fibrous Material	
	Layer 2 Brown Mastic Homogeneity: Good	Not Detected	98% Non-Fibrous Material 2% Wollastonite	
59. 18972977-1	Layer 1 White/ Gray Ceiling Tile Homogeneity: Good	Not Detected	50% Cellulose 30% Mineral Wool 20% Non-Fibrous Material	
	Layer 2 Brown Mastic Homogeneity: Good	Not Detected	98% Non-Fibrous Material 2% Wollastonite	
60. 18972978-1	Layer 1 White/ Gray Ceiling Tile Homogeneity: Good	Not Detected	50% Cellulose 30% Mineral Wool 20% Non-Fibrous Material	
	Layer 2 Brown Mastic Homogeneity: Good	Not Detected	98% Non-Fibrous Material 2% Wollastonite	
61. 18972979-1	Layer 1 White/ Gray Ceiling Tile Homogeneity: Good	Not Detected	60% Cellulose 20% Mineral Wool 20% Non-Fibrous Material	
	Layer 1 White/ Gray Ceiling Tile Homogeneity: Good	Not Detected	60% Cellulose 20% Mineral Wool 20% Non-Fibrous Material	
62. 18972980-1	Layer 1 White/ Gray Ceiling Tile Homogeneity: Good	Not Detected	60% Cellulose 20% Mineral Wool 20% Non-Fibrous Material	
63. 18972981-1	Layer 1 White/ Gray Ceiling Tile Homogeneity: Good	Not Detected	60% Cellulose 20% Mineral Wool 20% Non-Fibrous Material	
64. 18972982-1	Layer 1 White/ Gray Ceiling Tile Homogeneity: Good	Not Detected	60% Cellulose 20% Mineral Wool 20% Non-Fibrous Material	

Comments:

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Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
65. 18972983-1	Layer 1 White/ Gray Ceiling Tile Homogeneity: Good	Not Detected	60% Cellulose 20% Mineral Wool 20% Non-Fibrous Material	
66. 18972984-1	Layer 1 White/ Gray Ceiling Tile Homogeneity: Good	Not Detected	60% Cellulose 20% Mineral Wool 20% Non-Fibrous Material	
67. 18972985-1	Layer 1 Beige Ceramic Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Gray Grout Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 3 Gray Thinset Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
68. 18972986-1	Layer 1 Beige Ceramic Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Gray Grout Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 3 Gray Thinset Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
69. 18972987-1	Layer 1 Beige Ceramic Tile Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 2 Gray Grout Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
	Layer 3 Gray Thinset Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
70. 18972988-1	Layer 1 White Grout Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
71. 18972989-1	Layer 1 White Grout Homogeneity: Good	Not Detected	100% Non-Fibrous Material	

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Sample ID # Lab-ID version	Sample Description	Asbestos Constituents	Non-Asbestos Constituents	Comment
72. 18972990-1	Layer 1 White Grout Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
73. 18972991-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
74. 18972992-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
75. 18972993-1	Layer 1 White Texture Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
76. 18972994-1	Layer 1 Black Roll Roofing Homogeneity: Good	Not Detected	85% Non-Fibrous Material 15% Synthetic Fibers	
	Layer 2 Black Roofing Tar and Felt Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Glass Fibers	
77. 18972995-1	Layer 1 Black Roll Roofing Homogeneity: Good	Not Detected	85% Non-Fibrous Material 15% Synthetic Fibers	
	Layer 2 Black Roofing Tar and Felt Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Glass Fibers	
	Layer 3 Black Roofing Tar and Felt - 2 Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Cellulose	
78. 18972996-1	Layer 1 Black Roll Roofing Homogeneity: Good	Not Detected	85% Non-Fibrous Material 15% Synthetic Fibers	
	Layer 2 Black Roofing Tar and Felt Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Glass Fibers	
	Layer 3 Black Roofing Tar and Felt - 2 Homogeneity: Good	5% Chrysotile	85% Non-Fibrous Material 10% Cellulose	

Comments:

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79. 18972997-1(cont.)	Layer 1 Black Roll Roofing Homogeneity: Good	Not Detected	85% Non-Fibrous Material 15% Synthetic Fibers	
	Layer 2 Black Roofing Tar and Felt Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Glass Fibers	
80. 18972998-1	Layer 1 Black Roofing Tar and Felt Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Glass Fibers	
	Layer 2 Brown Underlayment Homogeneity: Good	Not Detected	100% Cellulose	
81. 18972999-1	Layer 1 Black Roofing Tar and Felt Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Glass Fibers	
	Layer 2 Brown Underlayment Homogeneity: Good	Not Detected	100% Cellulose	
82. 18973000-1	Layer 1 White/ Black Mastic Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Glass Fibers	
	Layer 2 Beige Foam Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
83. 18973001-1	Layer 1 White/ Black Mastic Homogeneity: Good	Not Detected	90% Non-Fibrous Material 10% Glass Fibers	
	Layer 2 Beige Foam Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
84. 18973002-1	Layer 1 Black Roofing Tar Homogeneity: Good	Not Detected	100% Non-Fibrous Material	
85. 18973003-1	Layer 1 Gray Stucco Homogeneity: Good	Not Detected	85% Non-Fibrous Material 15% Glass Fibers	
	Layer 2 White Foam Homogeneity: Good	Not Detected	100% Non-Fibrous Material	

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86. 18973004-1	Layer 1 Black Roofing Tar Homogeneity: Good	15% Chrysotile	85% Non-Fibrous Material	
87. 18973005-1	Layer 1 Black Roofing Tar Homogeneity: Good	< 1% Chrysotile	95% Non-Fibrous Material 5% Cellulose	
88. 18973006-1	Layer 1 Black Roofing Tar and Felt Homogeneity: Good	Not Detected	93% Non-Fibrous Material 5% Cellulose 2% Glass Fibers < 1% Synthetic Fibers	

Comments:

Analyst(s): Taylor Smylie
Anh Phung
Arnold Flores
Isiah Scott

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Eurofins J3 Resources, Inc.
6110 West 34th Street, Houston, TX 77092
713-290-0221 www.eurofinsus.com/Built

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PROJECT ANALYSTS AND SIGNATORY REPORT

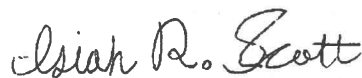
Project Analysts



Analyst: Arnold Flores



Analyst: Anh Phung



Analyst: Isiah Scott



Analyst: Taylor Smylie

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CHAIN OF CUSTODY



003838051

Your Name: <u>Jose Arellano</u>		Bill to: <u>AAMECC LLC</u>	
Company: <u>AAMECC LLC</u>		Address: <u>1327 E. Washington Avenue, #242</u>	
Address: <u>1327 E. Washington Avenue, #242</u>		City/State: <u>Harlingen, TX</u> Zip: <u>78550</u>	
City/State: <u>Harlingen, TX</u> Zip: <u>78550</u>		PO #: <u>24-3583</u>	
Project Information			
Project #/Name: <u>24-3583 / 1102 S Commerce St, Harlingen TX</u>		E-Mail: <u>joe@aamecc.com</u>	
Results To: <u>AAMECC LLC</u>		Tel: <u>956-535-3876</u>	
Report Options: Verbal ☐ E-Mail ☒ Fax ☐ USPS ☐ Fax: _____			
Requested Turnaround Time			
Emergency* ☐	1 Day ☐	2 Day ☐	3 Day ☒ 5 Day ☐
Media and Methodology			
TEM - AIR ☐ AHERA ☐ NIOSH 7402 ☐ Level II	TEM - BULK ☐ Qualitative +/- ☐ NOB 198.4 / Chatfield ☐ Gravimetric Reduction	PLM - BULK ☒ EPA 600/R-93/116 ☐ Point Count (400) ☐ NOB 198.6 ☐ Gravimetric Reduction	MOLD - AIR ☐ Spore Traps (Air-O-Cell / Allergenco) ☐ Culture Plates
TEM - WATER ☐ Drinking Water 100.2 / 198.2 ☐ Wastewater	TEM - DUST (ASTM 5755) ☐ Micro-Vac Quantitative ☐ Micro-Vac Qualitative	PCM - AIR ☐ NIOSH 7400 ☐ OSHA: TWA	MOLD - BULK ☐ Tape Lift/Bulk: ID Only ☐ Culture Plates: ID Only
		LEAD - FAA ☐ Paint (EPA 7420) ☐ Dust/Wipes ☐ Air (NIOSH 7082) ☐ TCLP (EPA 1311)	
		LEAD - GFAA ☐ Water (EPA 7421) ☐ Effluent ☐ Air	
Sample Information			
SAMPLE NUMBER	LOCATION	VOLUME	
01	Wallpaper Texture on Wood Panels	Bulk Sample	
02	Wallpaper Texture on Wood Panels	Bulk Sample	
03	Wallpaper Texture on Wood Panels	Bulk Sample	
04	Wallpaper Texture on Drywall	Bulk Sample	
05	Wallpaper Texture on Drywall	Bulk Sample	
Total Number of Samples Submitted: <u>88</u>			
Signatures			
Relinquished By: <u>Jose</u>	Date: <u>10-29-21</u>	Time: <u>1700</u>	
Received By: _____	Date: <u>11/1/21</u>	Time: <u>9:15 AM</u>	
Relinquished By: _____	Date: _____	Time: _____	
Received By: _____	Date: _____	Time: _____	

* Emergency TAT requires prior lab notification. All samples analyzed outside normal business hours are charged at Emergency rate.

SAMPLE IDENTIFICATION



003838051

Project Name/Number 24-3583

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SAMPLE NUMBER	LOCATION	VOLUME (If Applicable)
06	Wallpaper Texture on Drywall	Bulk Sample
07	Drywall In Original Building	Bulk Sample
08	Drywall In Original Building	Bulk Sample
09	Drywall In Original Building	Bulk Sample
10	Drywall In East Side Addition	Bulk Sample
11	Drywall In East Side Addition	Bulk Sample
12	Drywall In East Side Addition	Bulk Sample
13	Drywall In West Side Addition	Bulk Sample
14	Drywall In West Side Addition	Bulk Sample
15	Drywall In West Side Addition	Bulk Sample
16	Drywall In West Side of Original Building	Bulk Sample
17	Drywall In West Side of Original Building	Bulk Sample
18	Drywall In West Side of Original Building	Bulk Sample
19	Drywall In North Side of Original Building	Bulk Sample
20	Drywall In North Side of Original Building	Bulk Sample
21	Drywall In North Side of Original Building	Bulk Sample
22	12x12 VCT Lobby Area	Bulk Sample
23	12x12 VCT Receptionist Area	Bulk Sample
24	12x12 VCT Records Area	Bulk Sample
25	12x12 VCT Center Corridor Near Receptionist Area	Bulk Sample
26	12x12 VCT Dispatch Area	Bulk Sample
27	12x12 VCT Public Relations	Bulk Sample
28	12x12 VCT DWI Test Corridor	Bulk Sample
29	12x12 VCT 152 Office	Bulk Sample
30	12x12 VCT 150 Detectives	Bulk Sample
31	12x12 VCT Hallway Near Cells	Bulk Sample
32	12x12 VCT 163 Corridor	Bulk Sample
33	12x12 VCT 157 Squad Room	Bulk Sample
34	12x12 VCT 158 Exercise	Bulk Sample
35	12x12 VCT 155 Shift Sgt	Bulk Sample

SAMPLE IDENTIFICATION



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Project Name/Number 24-3583

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SAMPLE NUMBER	LOCATION	VOLUME (If Applicable)
36	12x12 VCT 157 Squad Room	Bulk Sample
37	12x12 VCT Training Room	Bulk Sample
38	12x12 VCT Training Room	Bulk Sample
39	12x12 VCT Training Room	Bulk Sample
40	12x12 VCT 139 Conference Room	Bulk Sample
41	12x12 VCT 139 Conference Room	Bulk Sample
42	12x12 VCT 139 Conference Room	Bulk Sample
43	12x12 VCT Court Room	Bulk Sample
44	12x12 VCT Court Room	Bulk Sample
45	12x12 VCT 107 Hall	Bulk Sample
46	Plaster Ceiling / Female Squad Room	Bulk Sample
47	Plaster Ceiling / Female Squad Room	Bulk Sample
48	Plaster Ceiling / Female Squad Room	Bulk Sample
49	Popcorn Texture on Plaster Ceiling / 173 Hall	Bulk Sample
50	Popcorn Texture on Plaster Ceiling / 173 Hall	Bulk Sample
51	Popcorn Texture on Plaster Ceiling / 173 Hall	Bulk Sample
52	Fire Proofing / Main Lobby	Bulk Sample
53	Fire Proofing / 126 Corridor	Bulk Sample
54	Fire Proofing / 114 Office	Bulk Sample
55	Popcorn Texture on Drywall / 169 Corridor	Bulk Sample
56	Popcorn Texture on Drywall / 151 Hall	Bulk Sample
57	Popcorn Texture on Drywall / 151 Hall	Bulk Sample
58	9x9 Ceiling Tile above Grid / 151 Hall	Bulk Sample
59	9x9 Ceiling Tile / 150 Detectives	Bulk Sample
60	9x9 Ceiling Tile / 150 Detectives	Bulk Sample
61	2x2 Ceiling Tile with peach colored backing / 125 Corridor	Bulk Sample
62	2x2 Ceiling Tiles with Peach Colored Backing / 153 Office	Bulk Sample
63	2x2 Ceiling Tiles with Peach Colored Backing / 126 Hall	Bulk Sample
64	2x2 Armstrong F.R. Ceiling Tile / Lobby	Bulk Sample
65	2x2 Armstrong F.R. Ceiling Tile / 101 Corridor	Bulk Sample

SAMPLE IDENTIFICATION



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Project Name/Number 24-3583

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SAMPLE NUMBER	LOCATION	VOLUME (If Applicable)
66	2x2 Armstrong F.R. Ceiling Tile / 162 Female Squad Room	Bulk Sample
67	Ceramic Floor Tile / Restroom	Bulk Sample
68	Ceramic Floor Tile / Restroom	Bulk Sample
69	Ceramic Floor Tile / Restroom	Bulk Sample
70	Wall Grout / Restroom	Bulk Sample
71	Wall Grout / Restroom	Bulk Sample
72	Wall Grout / Restroom	Bulk Sample
73	Wall Texture / Cell Area	Bulk Sample
74	Wall Texture / Cell Area	Bulk Sample
75	Wall Texture / Cell Area	Bulk Sample
76	Upper Asphalt Roof / West Side	Bulk Sample
77	Upper Asphalt Roof / East Side	Bulk Sample
78	Lower Asphalt Roof / West Side	Bulk Sample
79	Lower Asphalt Roof / East Side	Bulk Sample
80	Grid Roof / East Side	Bulk Sample
81	Grid Roof / West Side	Bulk Sample
82	Styrofoam Roof / West Side	Bulk Sample
83	Styrofoam Roof / East Side	Bulk Sample
84	West Side New Addition / Flashing Mastic	Bulk Sample
85	East Side New Addition Parapet Wall / Stucco	Bulk Sample
86	Original Building Roof Flashing Mastic	Bulk Sample
87	Original Building Roof Flashing Mastic	Bulk Sample
88	Original Building Roof Vent Flashing Mastic	Bulk Sample
		Bulk Sample
		Bulk Sample
		Bulk Sample
		Bulk Sample
		Bulk Sample
		Bulk Sample
		Bulk Sample

R.L. ABATEMENT, INC.

P.O. BOX 332

WESLACO, TEXAS 78599

TEL: 956-968-2265 FAX: 956-968-3301

Email: rlai@rlabatement.com

BID PROPOSAL

Proposal No: 25-3446

Date: 01-22-2025

TIPS Contract No.: 210205

Project Name: Former Police Station
1102 S. Commerce Street
Harlingen, Texas

Submit: City of Harlingen
Attn: Guillermo Rodriguez

RE: Demolition

BID ITEM: Complete demolition and disposal of approximately 22,000 sq. ft. of building structure only.
Concrete slab to remain in place.

Project Total Cost: \$87,000.00
(Eighty-Seven Thousand Dollars and Zero Cents.)

Note: *Project to be completed in 20 working days.

Exclusions:

- *Build Back or Replacement
- *Payment / Performance Bonds
- *Contingency / Allowance
- *Disconnection / re-routing of any M.E.P. and fire alarm
- *Excess / Builder's Risk / Umbrella Liability, if applicable
- *Temporary water and electricity

R.L. ABATEMENT, INC. will provide labor, materials, equipment and insurances. Proposal is subject to change in accordance with the project's specifications as prepared by an asbestos consultant. All rules and regulations will be enforced according to the Texas Dept. of Health, OSHA, EPA, and any other state and federal regulations.

Submitted by: Roberto Valladares, Jr. Print Name: Roberto Valladares, Jr. Title: President Date: 01 / 22 / 2025

Acceptance of Proposal: The above price, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

Signature: _____ Print Name: _____ Title: _____ Date: _____ Note: This proposal is good for 30 days from date submitted. If your firm is exempt from any and all taxes, please provide our office with a Tax Exempt Form. If Tax Exempt form is not received in our office, you will be charged 8.25% (taxes) on invoice