



**Legend**

- Future IBTC Route
- Proposed Parcels**
- Parcel 1 (160.58ac)
- Parcel 2 (151.78ac)
- Parcel 3 (18.15ac)
- Parcel 4 (494.00ac)
- Parcel 5 (55.79ac)
- Parcel 6 (147.01ac)
- Parcel 7 (169.90ac)
- Parcel 8 (70.31ac)
- Weslaco City Limits



May 22, 2014

## 2014 ANNEXATION MAP

## **SERVICE PLAN FOR ANNEXED AREAS**

**WHEREAS**, Section 43.056 of the Local Government Code of the State of Texas requires that a plan of service be prepared, prior to the publication of notice of a hearing, providing for the extension of municipal services into the area to be annexed; and

**WHEREAS**, the following Service Plan has been prepared for said territory and is hereby presented for public inspection and for consideration by the City Commission of the City of Weslaco, Hidalgo County, Texas.

**PURSUANT TO THE PROVISIONS Section 43.056 of the Local Government Code of the State of Texas, THERE IS HEREBY prepared FOR THE AREA BOUNDED, AS DESCRIBED ABOVE, THE FOLLOWING PLAN OF SERVICE:**

### **SECTION I: AREA COVERED BY SERVICE PLAN.**

The following area to be annexed is covered by the provisions of this service plan:

#### Tract 1

A tract of land containing 160.58 acres situated in the County of Hidalgo, Texas, being a part of portion of Farm Tracts 186, 183, 174, 173, 184, 172, 115 and 185, West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records.

#### Tract 2

A tract of land containing 151.78 acres situated in the County of Hidalgo, Texas, being a part of portion of Farm Tracts 128, 141, 172, 207, 208 and 209, West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records.

#### Tract 3

The west 4.37 acres of Tejas Cuatro Subdivision, a subdivision containing 10.00 acres out of Farm Tract 115, Block 161, West Tract Subdivision, Llano Grande Grant, and Tejas Cuatro Phase 2 Unit A Subdivision, being a 13.78 acre subdivision out of Farm Tract 172, Block 161, West Tract Subdivision as recorded in Volume 2, Pg 34-37 of the Map Records in the office of the County Clerk of Hidalgo County, Texas.

#### Tract 4

A tract of land containing 494.00 acres situated in the County of Hidalgo, Texas, being part or portions of Farm Tracts 201, 202, 203, 204, 205, 206, 207, 226, 227, 228, 229, 285 and 286 West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records.

#### Tract 5

A tract of land containing 55.79 acres situated in the County of Hidalgo, Texas, being part or portions of Farm Tract 280, West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records.

#### Tract 6

A tract of land containing 147.01 acres situated in the County of Hidalgo, Texas, being part or portions of Farm Tracts 83, 84, 85, and 86, West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records.

#### Tract 7

A tract of land containing 169.90 acres situated in the County of Hidalgo, Texas, being part or portions of Farm Tracts 281, 282, and 333, West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records.

#### Tract 8

A tract of land containing 70.31 acres situated in the County of Hidalgo, Texas, being part or portions of Farm Tracts 103 and 104, West and Adams Tract Subdivision, according to the plat thereof recorded in Volume 2, Pages 34-37, Hidalgo County Map Records.

### **SECTION II: PROVISION OF SERVICES.**

The City of Weslaco, Texas hereby proposes to provide for the provision of municipal services to the area to be annexed. The City shall provide the services in accordance with the provisions of its Code of Ordinances regulating the extension of said services. This service plan does not propose a uniform level of full municipal services to the territory to be annexed if characteristics of topography, land use and population density are considered by the City as a sufficient basis for providing different level of services. The following service plan shall constitute a program under which the City shall provide the following services in the area immediately after the effective date of the annexation.

#### **1. Police Protection**

Patrolling, radio responses to calls, and other routine police services using present personnel and equipment will be provided on the effective date of annexation.

#### **2. Fire Protection**

Fire protection by 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 by present personnel and equipment will be provided on the effective date of annexation.

#### **4 Solid Waste Collection**

The same regular solid waste collection service now provided within the city will be extended to the annexed area. However, before the second anniversary of the effective date of the annexation the City will not prohibit the collection of solid waste in the area by a privately owned solid waste management service provider; nor will the City impose a fee for solid waste management services on a person who continues to use the services of a privately owned solid waste management service provider in that two year period.

#### **5. Maintenance of Water and Wastewater Facilities**

##### **a. Water Service**

Maintenance of existing city owned water lines in annexed areas will be in accordance with established policies of the city.

##### **b. Wastewater Service.**

Maintenance of existing city owned wastewater lines will be in accordance with the established policies of the city.

#### **6. Maintenance of Roads and Streets, including Road and Street Lighting**

##### **a. Maintenance of Roads and Streets**

(1) Emergency maintenance of streets (repair of hazardous chuckholes, measures necessary for traffic flow, etc.) will begin on the effective date of annexation.

(2) Routine maintenance on the same basis as in the present city limits, will begin in the annexed area immediately after the effective date of the annexation.

(3) Reconstruction and resurfacing of streets, installation of storm drainage ditches, and other major improvements, as the need thereof is determined by the governing body, will be accomplished under the present established policies of the city.

##### **b. Street and Road Lighting**

Installed street lighting will be maintained in accordance with current standards.

#### **7. Maintenance of Any other Publicly Owned Facility, Building or Service**

##### **a. Inspection and code enforcement services**

Any inspection or code enforcement services now provided by the city (building, electrical, plumbing, health, animal control, etc.) will begin in the annexed area on the effective date of annexation.

##### **b. Planning and Zoning**

(1) The planning and zoning jurisdiction of the city will extend to the annexed area on the effective date of annexation.

- (2) The area annexed will be zoned as R-1 Single Family Residential District on the effective date of annexation.

**c. Parks, playgrounds and swimming pools**

Any public park, playground or swimming pool will be maintained by the City in accordance with current city standards on the effective date of the annexation.

**SECTION III: EXTENSION OF SERVICES.**

The City of Weslaco, Texas hereby proposes to provide for the extension of municipal services to the area to be annexed, provided that the City of Weslaco owns the Certificate of Convenience and Necessity for the area as determined by the Texas Commission on Environmental Quality. The City shall provide the services in accordance with the provisions of its Code of Ordinances regulating the extension of said services. The City will provide full municipal services no later than 2 ½ years after the effective date of the annexation pursuant to Section 43.056 Local Government Code of the State of Texas..

**1. Extension of Water and Wastewater Facilities**

**a. Water Service**

- (1) Water for domestic, commercial and industrial use will be provided at city rates, from existing city lines within two and one-half (2 ½) years from the effective date of annexation.
- (2) Extension of water lines into annexed areas will be in accordance with city ordinances and will be accomplished within two and one-half (2 ½) years from the effective date of annexation
- (3) Extension of water lines to undeveloped land within the annexed area will be done according to existing ordinances covering extension of utilities and will be paid by the property owners.

**b. Wastewater Service.**

- (1) Adequate wastewater service to the area shall be supplied within two and one-half (2½) years from the effective date of annexation, according to existing ordinances covering extension of utilities.
- (2) Extension of wastewater lines into annexed areas will be in accordance with city ordinances and will be accomplished within two and one-half (2 ½) years from the effective date of annexation.
- (3) Extension of wastewater lines to undeveloped land within the annexed area will be done according to existing ordinances covering extension of utilities and will be paid by the property owners.

**2. EXTENSION OF ROADS AND STREETS, INCLUDING ROAD AND STREET LIGHTING**

**a. Extension of Roads and Streets**

- (1) The extension of roads to inhabited areas in the annexation and paving of existing streets will conform to current city ordinances and be completed within two and one-half (2 ½) years.

- (2) Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need therefore is established by appropriate study and traffic standards.
- (3) Street name signs where needed, will be installed within two and one-half (2½) years, after the effective date of annexation.

**b. Street and Road Lighting**

Street lighting will be installed in accordance with current standards at the time of petition to the governing body for placement of a street light.

**SECTION IV: APPROVAL AND TERM OF SERVICE PLAN**

1. Upon completion of the public hearings at which this service plan is presented for public inspection and consideration, this service plan shall be attached to the ordinance annexing the territory described above and approved as part of the ordinance.
2. This service plan shall become effective upon the final approval of the ordinance annexing the territory described above.
3. This service plan shall be valid for a period not to exceed ten years from the date of annexation.

**SUBMITTED** on this the \_\_\_\_ day of \_\_\_\_\_, 2014, for public inspection and consideration and for approval by the City Commission of the City of Weslaco, Hidalgo County, Texas.

CITY OF WESLACO

\_\_\_\_\_  
DAVID SUAREZ, MAYOR

ATTEST:

\_\_\_\_\_  
ELIZABETH WALKER, CITY SECRETARY

TRACT	REVENUE		EXPENSES										ROI (YRS)
	HCAD VALUE	ANNUAL TAX REVENUE	ADD POP	ADD AC.	PD	FD	STREET MAINTENANCE	STREET LIGHTING	WATER	WW	TOTAL COST		
1	\$ 2,293,050	\$ 15,751	48	161	\$ 3,840	\$ 3,840	N/A	\$ 6,500	N/A	\$ 187,663	\$ 201,843	11	
2	\$ 54,708,411	\$ 375,792	364	152	\$ 29,120	\$ 29,120	N/A	\$ 18,200	N/A	\$ 252,351	\$ 328,991	1	
3	\$ 6,284,313	\$ 43,167	211	18	\$ 16,880	\$ 16,880	N/A	N/A	N/A	N/A	\$ 33,760	1	
4	\$ 6,284,603	\$ 43,169	144	494	\$ 76,520	\$ 76,520	N/A	\$ 30,000	N/A	\$ 1,537,186	\$ 1,720,226	27	
5	\$ 387,707	\$ 2,663	35	56	\$ 67,800	\$ 67,800	\$ 160,000	\$ 3,500	N/A	N/A	\$ 299,100	76	
6	\$ 1,445,272	\$ 9,928	25	147	\$ 67,000	\$ 67,000	\$ 320,000	\$ 9,500	N/A	N/A	\$ 463,500	31	
7	\$ 944,280	\$ 6,486	0	170	\$ 65,000	\$ 65,000	N/A	N/A	N/A	N/A	\$ 130,000	13	
8	\$ 530,324	\$ 3,643	0	70	\$ 65,000	\$ 65,000	N/A	N/A	N/A	N/A	\$ 130,000	24	



Assumptions:

1. A cost of a new fire and police station is divided into Tracts 4-8.
2. Population is calculated by number of homes in area using a 3.5 multiplier.
3. A 2% growth is assumed for Annual Tax Revenue on the Rate of Investment.