Mayor: Mario Garza
Mayor Pro-Tem: Jesus "Jesse" Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco "Markie" Villegas

The City of San Juan does not discriminate on the basis of disability in the admission of, access to, treatment of, or employment in its programs, activities, or public meetings. Any individual with a disability in need of an accommodation is encouraged to contact the Office of the City Secretary at 956-223-2200 at least 24 hours prior to the scheduled meeting to make proper arrangements.

SAN JUAN CITY COMMISSION

Location: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589
Tuesday, March 24, 2026

REGULAR MEETING AGENDA
6:00 PM

I. CALL TO ORDER

II. INVOCATION

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC COMMENTS

A. The Public Comment portion of the meeting ensures a fair and transparent process in the governance of the City. In accordance with the Texas Open Meetings Act, the Mayor and City Commissioners do not respond to comments during this time; they listen. Individuals wishing to address the governing body must register with the City Secretary fifteen (15) minutes prior to the scheduled start time of the meeting by completing the registration form. The City reserves the right to refuse a speaker if the registration form is incomplete. Registered speakers may only speak on items listed on the agenda and are limited to three (3) minutes. A registered speaker may not donate time to another speaker. To promote efficiency and minimize repetitive commentary, the governing body may request that an identifiable group appoint a spokesperson to represent their views. Additionally, the number of speakers representing the same group may be limited. Once the public comments under this section conclude, no further public comments will be permitted.

Any Public Comments regarding items listed under the Public Hearing section will be accepted when the governing body formally opens each item for discussion under the Public Hearing

portion of the meeting.

V. PRESENTATIONS

A. Presentation on a Proclamation Proclaiming the Month of April 2026 as National Cancer Control Month.

B. Presentation on the 2026 Community Clean Up Calendar Presented by the Keep San Juan Beautiful Board and the Department of Sanitation. [Israel Garza, Director of Sanitation]

C. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court and Department of Utilities.

1. Department of Finance Monthly Report. [Maria L. Beltran, Director of Finance]

2. Fire Department Monthly Report. [Tirso Garza, Fire Chief]

3. Police Department Monthly Report. [Leandro Sifuentes, Police Chief]

4. Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]

5. Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]

VI. PUBLIC HEARING/ORDINANCES

A. Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.02; Solid Waste and Stormwater Pollution Prevention, Division 1. Generally, Section 13.02.005 Receptable; Placement of Waste for Collection and Section 13.02.006 Exemptions, Divisions 2. Rate Charges and Billing, Section 13.02.051 Customer Classification; Rate Schedule and Divisions 3. Private Collectors to Amend Placement of Waste, Modify Rate and Deposit Fees, Eliminate Private Collections and Other Related Regulations; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and providing for Repealer Clause.

B. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Voluntary Annexation Petition Concerning a 6.814-acre tract of land out of Lot 55, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road, along the South side of Las Milpas Road, as Requested by Agricore Properties, LLC. [Monica Gomez, Director of Planning]

C. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 6.039-acre tract of land out of Lot 55, Stewart's Addition to

the Conway Gardens Subdivision, located approximately, as Requested by S&ML Properties, LLC. [Monica Gomez, Director of Planning]

D. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 4.748-acre tract of land out of Lots 55 and Lot 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 810 feet South of Las Milpas Road, as Requested by Aldape Family Investments, LLC. [Monica Gomez, Director of Planning]

E. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 7.708-acre tract of land out of Lots 55 and 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 395 feet South of Las Milpas Road, as Requested by Texas RGV Investment, LLC. [Monica Gomez, Director of Planning]

F. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 5.936-acre tract of land out of Lot 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 530 feet South of Las Milpas Road, as Requested by RGV International Logistics, LLC. [Monica Gomez, Director of Planning]

G. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 6.706-acre tract of land out of Lot 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 Feet West of Stewart Road and 650 Feet South of Las Milpas Road, as Requested by Nacional Proveedora de Hortalizas S.A. de C.V. [Monica Gomez, Director of Planning]

H. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverage (FB – Food & Beverage Certificate and MB – Mixed Beverages) for On-Premise Consumption at The Post Oak Beer Garden at GW's BBQ, located at 107 N. Nebraska Avenue, as Requested by Post Oak Beer Garden at GW's BBQ, LLC. [Monica Gomez, Director of Planning]

I. Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) located at 311 N. Standard Avenue, legally described as the W ½ of Lots 17 through 20, Block 17, San Juan Original Townsite Subdivision, as Requested by Ernesto Gonzalez, Jr. [Monica Gomez, Director of Planning]

VII. RESOLUTIONS

A. Consideration and Action on a Resolution Suspending the May 9, 2026, Effective Date of the Rate Increase by Texas Gas Service Company, Under the Gas Reliability Infrastructure Program (GRIP).

VIII. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS:

A. Preliminary Plat Approval with Variances of the DG South Veterans Subdivision being a 1.713-acre tract of land out of Lot 9, San Juan Hacienda Estates, Unit No. 1 Subdivision, located approximately 620 feet South from Moore Rd, along the East side of Veterans Boulevard, as Requested by AEC Engineering, LLC. [Monica Gomez, Director of Planning]

B. Preliminary Plat Approval with Variances of the Krystal Estates Subdivision being a 1.00-acre tract of land out of Lot 20, Block 8, John Closner Subdivision, located at 200 W. Thelma Street, as Requested by Guajardo Engineering, LLC. [Monica Gomez, Director of Planning]

C. Discussion and Possible Action, if any, Regarding Hidalgo County Elections Department's Request for Early Voting/Election Day Polling Location of the San Juan Fire Station No. 2 for the 2026 Local Entities Elections and Local Entities Runoff Elections. [Brenda Escalante, City Secretary]

D. Consideration and Approval of the Annual Audited Financial Report for the Fiscal Year September 30, 2025. [Maria L. Beltran, Director of Finance]

IX. CONTRACTUALS

A. Consideration and Action, if any, to Approve an Agreement Between the City of San Juan and TRB Capital Markets, LLC for Municipal Advisory Services. [Maria L. Beltran, Director of Finance]

X. CONSENT AGENDA

A. Consider Approval of the Tax Collection Report for the Month of February 28, 2026. [Maria L. Beltran, Director of Finance]

B. Budget Expenditure Report — January 31, 2026. [Maria L. Beltran, Director of Finance]

C. Consider Approval of City Commission Meeting Minutes:
- February 11, 2026

XI. EXECUTIVE SESSION

A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).

1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Litigation Concerning an Employment Contract.

2. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: City Manager

XII. RECONVENE

A. The City Commission will Reconvene in Open Session to Take Necessary Action, if any, in Accordance with Chapter 551, Open Meeting Subchapter E, Procedures Relating to Closed Meeting 551, Requirements to Vote or Take Final Action in Open Meeting.

1. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Legal Matters Pertaining to Litigation Concerning an Employment Contract.

2. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: City Manager

XIII. ADJOURNMENT

CERTIFICATION

I certify that the above notice of the Regular Called Meeting of the City of San Juan is true and correct; and that I posted such notice on the bulletin board. A place convenient and readily accessible to the public on the 18th day of March 2026 at 5:00 p.m. in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551-041 - §551.050).

BRENDA ESCALANTE
CITY SECRETARY
CITY OF SAN JUAN, TEXAS

CERTIFICATION OF REMOVAL

I certify that the agenda of items to be considered by the City Commission was removed by the City Secretary's Office from the San Juan City Hall bulletin area on the _____ of _____, 2026.

_____
OFFICE OF THE CITY SECRETARY

Mayor: **Mario Garza**
Mayor Pro-Tem: **Jesus "Jesse" Ramirez**
Commissioners: **Mario Cantu**
Gilbert Garza
Marco "Markie" Villegas

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Brenda Escalante, City Secretary

DATE: 03/17/2026

SUBJECT: Presentation on a Proclamation Proclaiming the Month of April 2026 as National Cancer Control Month.

512 S. Nebraska Ave. • San Juan, Texas 78589-2649
Phone: (956)223-2200 • Fax: (956) 787-5978

PROCLAMATION

Designating April 2026 as National Cancer Control Month

WHEREAS, cancer is a leading cause of death, but over 30 to 50 percent of cases are preventable through healthy lifestyle choices, such as smoking cessation, diet, exercise, and reducing toxic exposures; and

WHEREAS, early detection through routine screenings can find cancers at a more treatable stage, significantly increasing survival rates and improving long-term health outcomes; and

WHEREAS, this month serves as a crucial reminder for individuals to prioritize their health by engaging with healthcare professionals, understanding personal risk factors, and staying up-to-date on recommended cancer screenings; and

WHEREAS, we honor the strength of survivors, support those currently battling the disease, and remember loved ones lost, while advancing research to improve treatment and prevention;

NOW, THEREFORE, Be it Resolved that I, **Mario Garza**, by the power vested in me as **Mayor** of the City of San Juan, along with **Mayor Pro-Tem Jesus "Jesse" Ramirez**, **Commissioner Mario Cantu**, **Commissioner Gilbert Garza** and **Commissioner Marco "Markie" Villegas** hereby proclaim **April 2026** as **National Cancer Control Month** and call upon all residents, healthcare providers, and community organizations to take action by scheduling screenings, educating others on risk reduction, and supporting efforts to fight cancer.

CITY OF SAN JUAN, TEXAS

ATTEST:

_____
Mario Garza, Mayor

_____
Brenda Escalante, City Secretary

Mayor: **Mario Garza**
Mayor Pro-Tem: **Jesus "Jesse" Ramirez**
Commissioners: **Mario Cantu**
Gilbert Garza
Marco "Markie" Villegas

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Israel Garza, Sanitation Director

DATE: 03/12/2026

SUBJECT: Presentation on the 2026 Community Clean Up Calendar Presented by the Keep San Juan Beautiful Board and the Department of Sanitation. [Israel Garza, Director of Sanitation]

512 S. Nebraska Ave. • San Juan, Texas 78589-2649
Phone: (956)223-2200 • Fax: (956) 787-5978

KSJB Calendar

2026

Important Dates

1/7/2026	KSJB Meeting 5:30pm
2/4/2026	KSJB Meeting 5:30pm
3/4/2026	KSJB Meeting 5:30pm
4/1/2026	KSJB Meeting 5:30pm
5/6/2026	KSJB Meeting 5:30pm
6/3/2026	KSJB Meeting 5:30pm
7/8/2026	KSJB Meeting 5:30pm
8/5/2026	KSJB Meeting 5:30pm
9/2/2026	KSJB Meeting 5:30pm
10/7/2026	KSJB Meeting 5:30pm
11/4/2026	KSJB Meeting 5:30pm
12/2/2026	KSJB Meeting 5:30pm

Notes

*January-February Christmas Tree Recycling

* Stand Pipe Painting on-going

* 02/28/2026 Community Clean Up

* February 2026 School Presentation Date Pending

April 2026 Santa Anna/Earth Day Date Pending

April 22,2026 Earth Day with PSJA

*April 2026 Earth Day at Library Date pending

*04/25/26 Community Clean Up/Tire Round Up

4th of July Event TBD

*5/16/26 Community Clean Up

* May 2026 School Presentation Date Pending

*07/11/26 Community Clean Up/Tire Round Up

*09/26/26 Community Clean Up

Trunk-O-Treat Event TBD

*11/14/26 Community Clean Up

*Christmas Events Pending Dates

Mayor: **Mario Garza**
Mayor Pro-Tem: **Jesus "Jesse" Ramirez**
Commissioners: **Mario Cantu**
Gilbert Garza
Marco "Markie" Villegas

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Maria Beltran, Director of Finance

DATE: 03/17/2026

SUBJECT: Department of Finance Monthly Report. [Maria L. Beltran, Director of Finance]

The Finance Department is responsible for managing core functions, overseeing the administration and accuracy of Utility Billing operations and the Risk Management program.

Finance Department:
The Finance Department is responsible for managing the City's financial operations, ensuring accurate financial reporting, maintaining internal controls, safeguarding the City's financial assets and managing its resources in accordance with the City Charter and ordinances enacted by the City Commission.

- Administer all financial transactions, including accounts payables, and payroll including the Economic Development Corporation are accurate in the general ledger.
- Provide monthly financial reports to Departments and City Commission.
- Overseeing cash flow, investments, and financial planning activities.
- Generate and prepare monthly financial reporting according to GAAP
- Generate financial reports for the annual audit.
- Coordinate budgeting, forecasting, and financial planning.
- Implementing and maintaining internal controls to safeguard the City's assets.
- Prepare and generate quarterly investment reports.

Additional Information:
Maintained 29, funds, assisted 24, departments. February Sales Tax 12.97% increase of $69,070 compared to last year.

- Check Disbursement – 299
- Bank Drafts – 27

Voided Checks – 0
Direct Deposit Payroll – 614
Reconciled Bank Accounts – 11
Budget Adjustments – 3
Journal Entries Posted - 84
Finance Employees - 8

Manage a 37,7 million budget
General Fund Budget of 19,6 million
Utility Fund 6.0 million
Stormwater Fund 343 thousand
Debt Service Fund 4.3 million
Sanitation Fund 4.4 million
Other Funds 2.3 million

Risk Management:
Implementing strategies to identify, evaluate, and mitigate risks; maintaining risk registers; coordinating insurance coverage; and ensuring compliance with organizational risk policies.

3 claims submitted to Texas Municipal Leage

Utility Billing & Collection Department:
The Utility Billing Department is responsible for ensuring timely billing cycles of water usage, sanitary sewer, residential garbage collection, and customer account integrity. Maintaining accurate customer records, monitoring collections and resolving billing discrepancies.

The City of San Juan collects about 7,567 Water, 7,107 Sewer and Brush 7,232 accounts.
North Alamo Water Supply Corporation service 3,717 sewer accounts, garbage and brush 2,796 Accounts.
Military Highway Service 122 combined sewer and garbage accounts
Estimated Financial Report, in FYE 9/30/2025, Utility Fund collected 6.3 million and Sanitation Fund 4.1 million with a combined 10.4 million.
Email Billing (1,183)

Service Orders
Connects - 92
Meter information - 23
Disconnect - 66
Dead Meters Change 2
Past Due Notice - 1,733 - $8,665
Cut List/11th - 139
Cut List Register/21st - 27

Payments made:
58 % paid in person
0 % juniors
32 % online
6 % bank drafts
4 % phone payments

Utility Billing Employees - 9

Mayor: Mario Garza
Mayor Pro-Tem: Jesus "Jesse" Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco "Markie" Villegas

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Tirso Garza, Fire Chief

DATE: 03/10/2026

SUBJECT: Fire Department Monthly Report. [Tirso Garza, Fire Chief]

The San Juan Fire Department did the following activities in February 2026.

Emergency Calls
A total of 138 calls were made in February 2026. (Please see attached report.)
- A Shift = 56
- B Shift = 32
- C Shift = 50

Pharr EMS
Pharr EMS and the Fire Department responded to 94 calls in February 2026. Please see the attached report submitted by Pharr EMS.

County Calls
The San Juan Fire Department had no county calls in February 2026.

Volunteer Department
The San Juan Volunteer Fire Department has been unable to hold its monthly business meeting.

Fire Inspections
total of 27 inspections were conducted in February 2026, which are the follows:
- 2/4/2026 - Amtex Insurance located at 2016 N Raul Longoria RD
- 2/5/2026 - The Industrial Ballroom, LLC located at 1200 E US Highway 83
- 2/5/2026 - Speedy Gonzalez Auto Sales located at 217 W Nolana LOOP.
- 2/5/2026 - Rodolfo Castillo located at 2506 N Raul Longoria, Ste 16 RD,
- 2/5/2026 - Foster Home - Zozoya Family located at 1321 Mayfair ST. A

- 2/5/2026 - Showtime Volleyball Training Academy LLC located at 2506 N Raul Longoria, Ste 18 & 19 RD
- 2/5/2026 - NXL Elite Training located at 2506 N Raul Longoria, Ste 20 RD.
- 2/5/2026 - Dunkin' located at 1503 E Interstate 2.
- 2/5/2026 - Cory's Cakes, Inc. located at 1309 S Cesar Chavez RD
- 2/6/2026 - Maty's Pastry and More located at 2207 N Raul Longoria RD, Ste A
- 2/6/2026 - Torchys Roasted Corn - 2207 N Raul Longoria RD, Ste F
- 2/6/2026 - Taqueria 2 Generaciones LLC located at 2025 N Raul Longoria RD, Ste 2.
- 2/9/2026 - Sabor Saludable located at 111 W 495, Ste 1
- 2/10/2026 - Grandmother's House Day Care - 1619 Scotty ST
- 2/10/2026 - RGV AUTO GROUP LLC #3 located at 1003 N Raul Longoria RD,.
- 2/11/2026 - Sonic Drive In located at 207 W. FM 495.
- 2/12/2026 - Rodeway Inn San Juan Inn located at 112 W Expressway 83,.
- 2/12/2026 - Little Caesars Pizza located at 106 E FM 495.
- 2/17/2026 - Petrita's Adult Day Care located at 5201 N Raul Longoria, Ste 3-4.
- 2/17/2026 - La India Azteca Bakery located at 1800 N Raul Longoria RD,.
- 2/17/2026 - Nutri Power located at 1708 N Raul Longoria RD, STE G.
- 2/17/2026 - Alejandro's Bakery located at 2711 N Raul Longoria RD.
- 2/18/2026 - Fastlane 2 Diecast located at 412 N Nebraska AVE
- 2/23/2026 - Ayala Tire Shop located at 600 W Business 83
- 2/23/2026 - San Juan Wings, Inc. (Wing Stop) located at 826 W. Business 83, Ste A
- 2/23/2026 - OneMain Financial Group, LLC located at 106 E FM 495, STE E.
- 2/26/2026 - The Learning Express located at 617 S Veterans Blvd

Plan Reviews

The following plans were reviewed for February 2026:

- New Fitness - Fire Alarm Plans
- Shalom Primary Care, Inc. – Fire Alarm Plan
- HEB Freezer Area – Fire Alarm Plans
- Rio Fresh Lot 5 – Sprinkler Plans
- PSJA Oso Dome – Sprinkler Plans

Fuel Utilization

Please note that the total amount of gallons mentioned in this report belongs only to the logs submitted by the Fire Chief, Lieutenant, or Firefighter in charge of February 2026 to the Administration Office.

- A total of 325.4 Gallons of Unleaded
- A total of 678.65 Gallons of Diesel

NERIS Fire Index - Incident Types

Mar 10, 2026 3:19:35 PM Fire Incidents (NERIS)

Filter statement

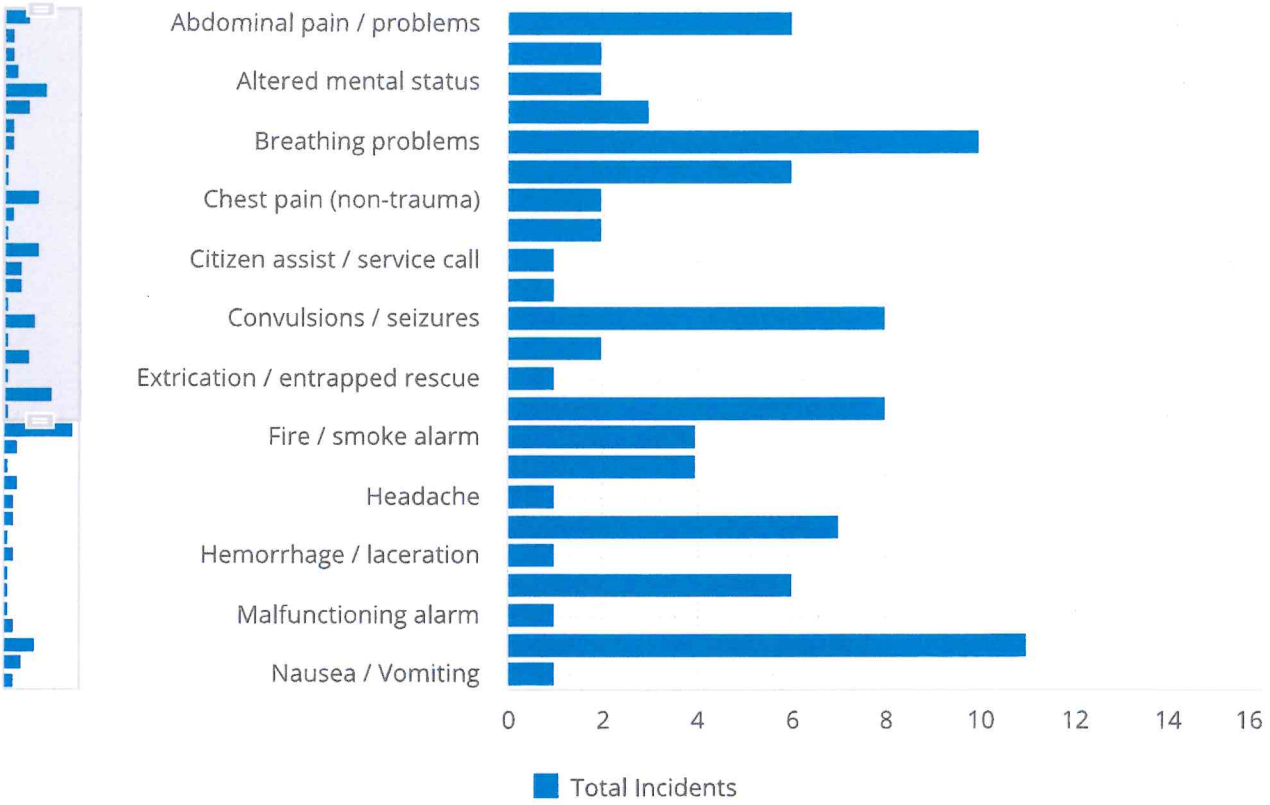
Filters **Incident onset** 2/1/26 to 2/28/26 | **Incident status** Locked

Count of Total Incidents (NERIS)

Count of Incidents

138

Count of Incidents by Incident Type



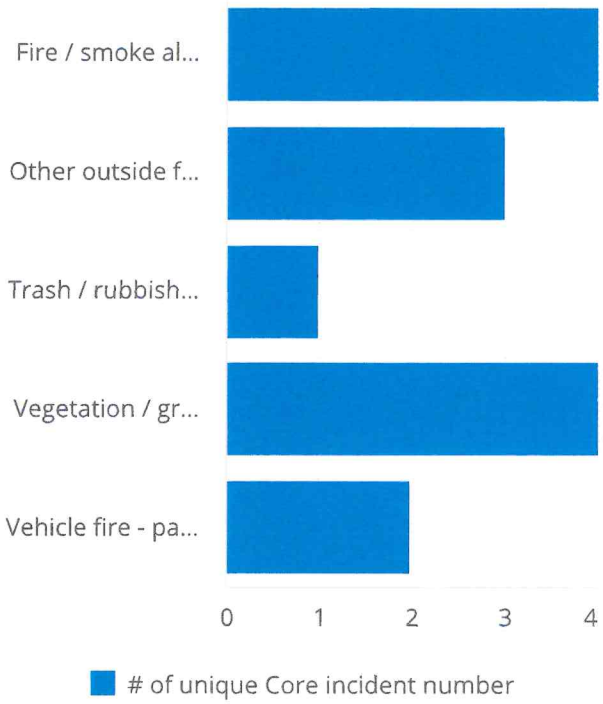
NERIS Fire Index - Incident Types

Mar 10, 2026 3:19:35 PM Fire Incidents (NERIS)

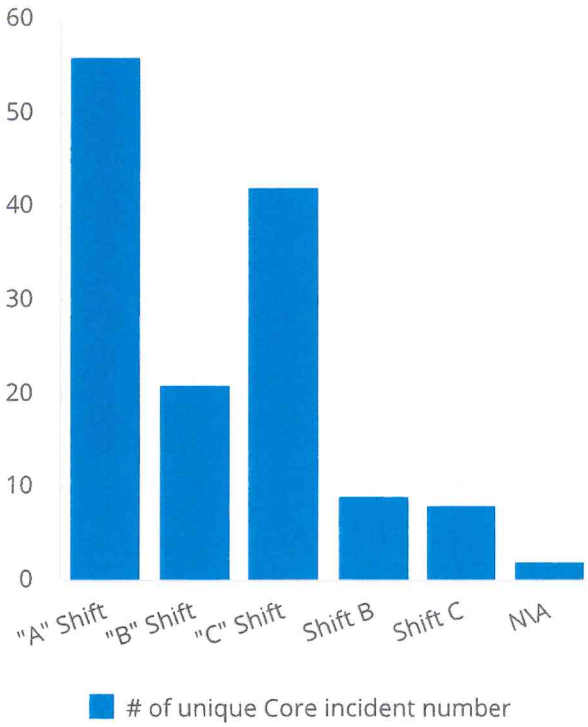
Filter statement

Filters **Incident onset** 2/1/26 to 2/28/26 | **Incident status** Locked

Count of Fire Incidents by Type



Count of Fire Incidents by Shift



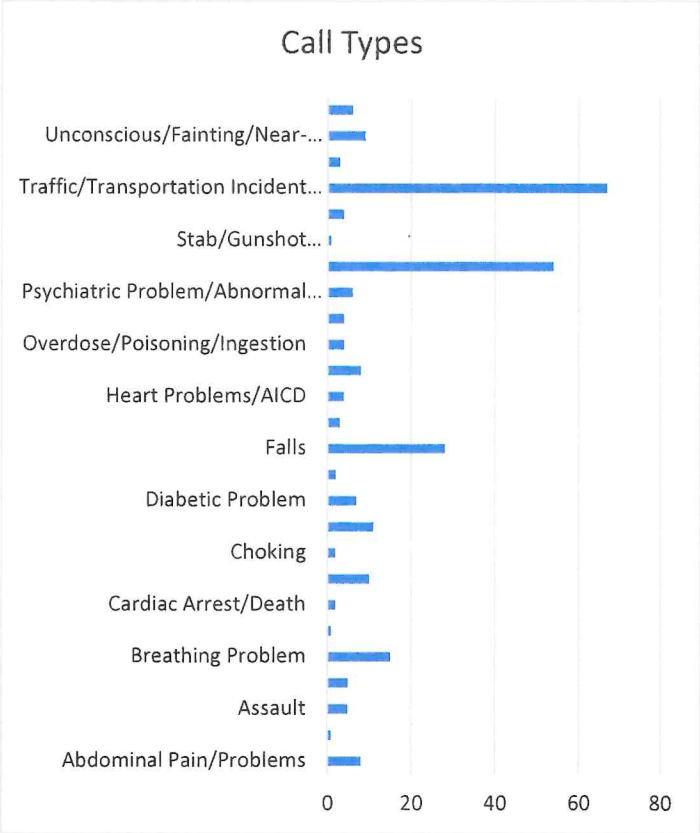
Total Aid Given or Received

CITY OF PHARR EMS
FEBRUARY 2026 RESPONSE REPORT

Call Types

Abdominal Pain/Problems	8
Animal Bite	1
Assault	5
Back Pain (Non-Traumatic)	5
Breathing Problem	15
Carbon Monoxide/Hazmat/Inhalation/CBRN	1
Cardiac Arrest/Death	2
Chest Pain (Non-Traumatic)	10
Choking	2
Convulsions/Seizure	11
Diabetic Problem	7
Eye Problem/Injury	2
Falls	28
Headache	3
Heart Problems/AICD	4
Hemorrhage/Laceration	8
Overdose/Poisoning/Ingestion	4
Pregnancy/Childbirth/Miscarriage	4
Psychiatric Problem/Abnormal Behavior/Suicide A	6
Sick Person	54
Stab/Gunshot Wound/Penetrating Trauma	1
Stroke/CVA	4
Traffic/Transportation Incident (MVC)	67
Traumatic Injury	3
Unconscious/Fainting/Near-Fainting	9
Unknown Problem/Person Down	6
	270

Response Compliance	91.9%
EMS Stand-bys	0
LEERRT Call Out	0



Destination by Facility

Doctors Hospital at Renaissance	32
Driscoll Children's Hospital	2
RGR Free Standing ER San Juan	12
Rio Grande Regional Hospital - Main	56
STHS Children's	3
STHS Edinburg	12
STHS Free Standing ER Pharr	1
STHS Heart	5
STHS McAllen	28
Valley Baptist Medical Center Harlingen	1
	152

Response Incident Number (eResponse.03)	Response EMS Response Number (eResponse.04)	Response EMS Unit Call Sign (eResponse.14)	Incident PSAP Call Date Time (eTimes.01)	Incident Unit Notified By Dispatch Date Time (eTimes.03)	Incident Unit En Route Date Time (eTimes.05)	Incident Unit Arrived On Scene Date Time (eTimes.06)	Incident Unit Response Time In HHMMSS	Incident Unit Left Scene Date Time (eTimes.09)	Incident Patient Arrived At Destination Date Time (eTimes.11)	Incident Dispatch Priority Patient Acuity (eDispatch.05)	Incident Complaint Reported By Dispatch/Dispatch Reason (eDispatch.01)	Scene Incident Street Address (eScene.15)	Scene Incident City Name (eScene.17)	Disposition Destination Name Delivered Transferred To (eDisposition.01)
26-01098	26-001256	Medic 31	2/1/2026 15:29	2/1/2026 15:29	2/1/2026 15:31	2/1/2026 15:33	0:01:54	2/1/2026 15:55	2/1/2026 16:12	Priority 1	Stroke/CVA	105 EBANO DR	SAN JUAN	Doctors Hospital at Renaissance
26-01100	26-001270	Medic 1	2/1/2026 16:15	2/1/2026 16:16	2/1/2026 16:17	2/1/2026 16:22	0:04:31			Priority 1	Breathing Problem	1611 WASHINGTONIA PALM AVE	SAN JUAN	
26-01105	26-001261	Medic 31	2/1/2026 19:57	2/1/2026 19:57	2/1/2026 19:59	2/1/2026 20:02	0:02:49			Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E NOLANA LOOP	SAN JUAN	
26-01105	26-001262	Medic 31	2/1/2026 19:57	2/1/2026 19:57	2/1/2026 19:59	2/1/2026 20:02	0:02:49			Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E NOLANA LOOP	SAN JUAN	
26-01105	26-001263	Medic 31	2/1/2026 19:57	2/1/2026 19:57	2/1/2026 19:59	2/1/2026 20:02	0:02:49			Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E NOLANA LOOP	SAN JUAN	
26-01105	26-001264	Medic 31	2/1/2026 19:57	2/1/2026 19:57	2/1/2026 19:59	2/1/2026 20:02	0:02:49			Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E NOLANA LOOP	SAN JUAN	
26-01105	26-001266	Medic 31	2/1/2026 19:57	2/1/2026 19:57	2/1/2026 19:59	2/1/2026 20:02	0:02:49			Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ E NOLANA LOOP	SAN JUAN	
26-01106	26-001284	Medic 1	2/1/2026 20:03	2/1/2026 20:03						Priority 1	Overdose/Poisoning/Ingestion	2900 SAN GABRIEL ST	SAN JUAN	
26-01117	26-001271	Medic 31	2/2/2026 1:14	2/2/2026 1:15	2/2/2026 1:16	2/2/2026 1:22	0:06:12			Priority 1	Diabetic Problem	712 S NEBRASKA AVE	SAN JUAN	
26-01124	26-001289	Medic 31	2/2/2026 7:59	2/2/2026 8:00	2/2/2026 8:00	2/2/2026 8:05	0:05:21	2/2/2026 8:20	2/2/2026 8:39	Priority 1	Back Pain (Non-Traumatic)	1924 OLMITOS AVE	SAN JUAN	Doctors Hospital at Renaissance
26-01126	26-001293	Medic 102	2/2/2026 8:29	2/2/2026 8:30	2/2/2026 8:31	2/2/2026 8:37	0:06:51	2/2/2026 8:52	2/2/2026 9:07	Priority 1	Back Pain (Non-Traumatic)	1002 PALOMA DR	SAN JUAN	STHS McAllen
26-01132	26-001298	Medic 31	2/2/2026 13:00	2/2/2026 13:00	2/2/2026 13:01	2/2/2026 13:07	0:05:21	2/2/2026 13:29	2/2/2026 13:50	Priority 1	Falls	4005 JENICA ST	SAN JUAN	Doctors Hospital at Renaissance
26-01133		Medic 102	2/2/2026 13:20	2/2/2026 13:20	2/2/2026 13:24	2/2/2026 13:31	0:07:14	2/2/2026 13:55		Priority 1	Sick Person	1604 SUNDOWN ST	SAN JUAN	Not Applicable
26-01134	26-001334	Medic 101	2/2/2026 13:22	2/2/2026 13:23	2/2/2026 13:23	2/2/2026 13:36	0:12:14	2/2/2026 13:54	2/2/2026 14:03	Priority 1	Sick Person	825 E LOS EBANOS ST	SAN JUAN	RGR Free Standing ER San Juan
Unit was fuleing at the time of the call														
26-01136	26-001313	Medic 102	2/2/2026 14:01	2/2/2026 14:01	2/2/2026 14:03	2/2/2026 14:07	0:04:22	2/2/2026 14:27	2/2/2026 14:44	Priority 1	Convulsions/Seizure	423 GUAYAVITOS LN	SAN JUAN	STHS Heart
26-01144	26-001311	Medic 102	2/2/2026 15:56	2/2/2026 15:57	2/2/2026 15:58	2/2/2026 16:05	0:06:42	2/2/2026 16:18		Priority 1	Traffic/Transportation Incident (MVC)	1100 S STEWART RD	SAN JUAN	Not Applicable
26-01144	26-001306	Medic 102	2/2/2026 15:56	2/2/2026 15:57	2/2/2026 15:58	2/2/2026 16:05	0:06:42	2/2/2026 16:18		Priority 1	Traffic/Transportation Incident (MVC)	1100 S STEWART RD	SAN JUAN	
26-01144	26-001309	Medic 102	2/2/2026 15:56	2/2/2026 15:57	2/2/2026 15:58	2/2/2026 16:05	0:06:42	2/2/2026 16:18		Priority 1	Traffic/Transportation Incident (MVC)	1100 S STEWART RD	SAN JUAN	
26-01144	26-001310	Medic 102	2/2/2026 15:56	2/2/2026 15:57	2/2/2026 15:58	2/2/2026 16:05	0:06:42	2/2/2026 16:18		Priority 1	Traffic/Transportation Incident (MVC)	1100 S STEWART RD	SAN JUAN	
26-01145	26-001318	Medic 3	2/2/2026 16:16	2/2/2026 16:17	2/2/2026 16:18	2/2/2026 16:26	0:07:36			Priority 1	Sick Person	1105 S STANDARD AVE	SAN JUAN	
26-01154	26-001346	Medic 102	2/2/2026 18:50	2/2/2026 18:50	2/2/2026 18:52	2/2/2026 18:59	0:07:00	2/2/2026 19:16	2/2/2026 19:27	Priority 1	Traffic/Transportation Incident (MVC)	800 E IH 2	SAN JUAN	Not Applicable
26-01154	26-001324	Medic 102	2/2/2026 18:50	2/2/2026 18:50	2/2/2026 18:52	2/2/2026 18:59	0:07:00	2/2/2026 19:16	2/2/2026 19:27	Priority 1	Traffic/Transportation Incident (MVC)	800 E IH 2	SAN JUAN	Rio Grande Regional Hospital - Main
26-01155	26-001319	Medic 31	2/2/2026 19:21	2/2/2026 19:21	2/2/2026 19:24	2/2/2026 19:46	0:22:06			Priority 1	Unknown Problem/Person Down	700 MALDONADO DR	SAN JUAN	
Crew unable to loacte the apartment - once located it was determined to be an accidental medical alarm activation														

26-01157	26-001326	Medic 31	2/2/2026 19:55	2/2/2026 19:55	2/2/2026 19:57	2/2/2026 20:07	0:10:14			Priority 1	Chest Pain (Non-Traumatic)	1604 SUNDOWN ST	SAN JUAN	
Crew responded from 700 Mandolando - slight delay on response														
26-01160	26-001341	Medic 102	2/2/2026 22:20	2/2/2026 22:21	2/2/2026 22:23	2/2/2026 22:30	0:07:14	2/2/2026 22:57	2/2/2026 23:13	Priority 1	Breathing Problem	900 E HIGHWAY 83	SAN JUAN	STHS McAllen
26-01161	26-001340	Medic 31	2/2/2026 23:01	2/2/2026 23:01	2/2/2026 23:02	2/2/2026 23:11	0:09:48			Priority 1	Breathing Problem	905 MESQUITE AVE	SAN JUAN	
26-01169	26-001365	Medic 31	2/3/2026 8:48	2/3/2026 8:49	2/3/2026 8:50					Priority 1	Falls	S SAN ANTONIO AVE/ W 9TH ST	SAN JUAN	
26-01170	26-001350	Medic 31	2/3/2026 10:03	2/3/2026 10:03	2/3/2026 10:04	2/3/2026 10:12	0:08:34	2/3/2026 10:30	2/3/2026 10:50	Priority 2	Sick Person	1202 S STANDARD AVE	SAN JUAN	STHS Edinburg
26-01172	26-001351	Medic 102	2/3/2026 10:50	2/3/2026 10:52	2/3/2026 10:52	2/3/2026 10:58	0:06:05			Priority 1	Unconscious/Fainting /Near-Fainting	211 W 11TH ST	SAN JUAN	
26-01175	26-001367	Medic 31	2/3/2026 11:53	2/3/2026 11:53	2/3/2026 11:54	2/3/2026 12:03	0:09:15	2/3/2026 12:26	2/3/2026 12:53	Priority 1	Sick Person	2400 SAN CHARBEL ST	SAN JUAN	Doctors Hospital at Renaissance
26-01179	26-001352	Medic 102	2/3/2026 12:42	2/3/2026 12:43	2/3/2026 12:44	2/3/2026 12:49	0:05:12	2/3/2026 13:07	2/3/2026 13:18	Priority 1	Headache	211 W 11TH ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01180	26-001356	Medic 2	2/3/2026 13:24	2/3/2026 13:25	2/3/2026 13:25	2/3/2026 13:36	0:10:54			Priority 1	Falls	1219 FOSTER ST	SAN JUAN	
3rd 9-1-1- call in th San Juan														
26-01182	26-001374	Medic 31	2/3/2026 14:20	2/3/2026 14:20	2/3/2026 14:21	2/3/2026 14:31	0:09:29	2/3/2026 14:50	2/3/2026 15:02	Priority 1	Traumatic Injury	805 W RIDGE RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-01188	26-001358	Medic 101	2/3/2026 14:48	2/3/2026 14:51	2/3/2026 14:52	2/3/2026 15:02	0:10:08	2/3/2026 15:23	2/3/2026 15:36	Priority 2	Sick Person	113 W 17TH ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01198	26-001372	Medic 31	2/3/2026 20:25	2/3/2026 20:25	2/3/2026 20:26	2/3/2026 20:38	0:11:38	2/3/2026 20:55		Priority 1	Stroke/CVA	4510 S STEWART RD	SAN JUAN	
Long distance from EMS station														
26-01201	26-001378	Medic 31	2/3/2026 22:15	2/3/2026 22:16	2/3/2026 22:17	2/3/2026 22:20	0:03:10	2/3/2026 22:39	2/3/2026 22:49	Priority 1	Chest Pain (Non-Traumatic)	207 ALTA ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01217	26-001399	Medic 31	2/4/2026 10:24	2/4/2026 10:24	2/4/2026 10:25	2/4/2026 10:29	0:04:01	2/4/2026 10:50	2/4/2026 11:07	Priority 1	Sick Person	3006 N RAUL LONGORIA RD	SAN JUAN	Doctors Hospital at Renaissance
26-01219	26-001401	Medic 1	2/4/2026 10:39	2/4/2026 10:40	2/4/2026 10:41	2/4/2026 10:45	0:04:26	2/4/2026 10:56	2/4/2026 11:15	Priority 1	Headache	512 HUISACHE ST	SAN JUAN	Doctors Hospital at Renaissance
26-01222	26-001402	Medic 31	2/4/2026 11:40	2/4/2026 11:41	2/4/2026 11:42	2/4/2026 11:47	0:04:30	2/4/2026 12:16	2/4/2026 12:28	Priority 1	Hemorrhage/Laceration	300 N NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-01223	26-001404	Medic 102	2/4/2026 11:46	2/4/2026 11:46	2/4/2026 11:48	2/4/2026 11:56	0:07:14	2/4/2026 12:04	2/4/2026 12:09	Priority 1	Sick Person	603 S NEBRASKA AVE	SAN JUAN	RGR Free Standing ER San Juan
26-01226	26-001409	Medic 31	2/4/2026 14:04	2/4/2026 14:05	2/4/2026 14:06	2/4/2026 14:10	0:03:48	2/4/2026 14:26	2/4/2026 14:37	Priority 2	Sick Person	1205 N RAUL LONGORIA RD	SAN JUAN	STHS McAllen
26-01229	26-001410	Medic 31	2/4/2026 15:39	2/4/2026 15:39	2/4/2026 15:40	2/4/2026 15:46	0:06:00			Priority 1	Diabetic Problem	739 S NEBRASKA AVE	SAN JUAN	
26-01243	26-001441	Medic 31	2/5/2026 7:40	2/5/2026 7:40	2/5/2026 7:42	2/5/2026 7:46	0:04:22	2/5/2026 8:01	2/5/2026 8:25	Priority 1	Falls	1601 PULLIN AVE	SAN JUAN	STHS McAllen
26-01250	26-001447	Medic 31	2/5/2026 15:40	2/5/2026 15:41	2/5/2026 15:41	2/5/2026 15:47	0:05:16	2/5/2026 16:01	2/5/2026 16:17	Priority 1	Heart Problems/AICD	2014 COUGAR ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01254	26-001453	Medic 31	2/5/2026 17:52	2/5/2026 17:53	2/5/2026 17:54	2/5/2026 18:03	0:09:06	2/5/2026 18:26	2/5/2026 18:49	Priority 2	Sick Person	1333 S LINCOLN AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-01264	26-001462	Medic 102	2/5/2026 22:05	2/5/2026 22:05	2/5/2026 22:06	2/5/2026 22:13	0:07:02			Priority 1	Breathing Problem	300 N NEBRASKA AVE	SAN JUAN	
26-01268	26-001468	Medic 31	2/6/2026 0:16	2/6/2026 0:17	2/6/2026 0:18	2/6/2026 0:26	0:07:23	2/6/2026 0:42	2/6/2026 0:56	Priority 1	Sick Person	327 E 3RD ST	SAN JUAN	STHS Edinburg
26-01273	26-001471	Medic 102	2/6/2026 2:56	2/6/2026 2:57	2/6/2026 2:57	2/6/2026 3:05	0:08:06			Priority 1	Breathing Problem	421 ORANGE DR	SAN JUAN	
26-01274	26-001473	Medic 31	2/6/2026 3:31	2/6/2026 3:31	2/6/2026 3:32	2/6/2026 3:37	0:05:31	2/6/2026 4:01	2/6/2026 4:18	Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	302 NADIA ST	SAN JUAN	Doctors Hospital at Renaissance
26-01276	26-001482	Medic 31	2/6/2026 7:54	2/6/2026 7:55	2/6/2026 7:55	2/6/2026 8:01	0:05:22			Priority 1	Sick Person	5300 PLUMERIA CIR	SAN JUAN	
26-01285	26-001487	Medic 31	2/6/2026 13:42	2/6/2026 13:42	2/6/2026 13:42	2/6/2026 13:51	0:09:03			Priority 1	Unknown Problem/Person Down	528 S SAN ANTONIO AVE	SAN JUAN	
26-01293	26-001499	Medic 31	2/6/2026 17:34	2/6/2026 17:34	2/6/2026 17:35	2/6/2026 17:39	0:04:27	2/6/2026 17:53	2/6/2026 18:14	Priority 1	Sick Person	205 W SIOUX RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-01294	26-001516	Medic 2	2/6/2026 17:50	2/6/2026 17:51	2/6/2026 17:51	2/6/2026 20:59	0:08:26	2/6/2026 18:17	2/6/2026 18:40	Priority 1	Sick Person	2210 FRESNO ST	SAN JUAN	Rio Grande Regional Hospital - Main

26-01298	26-001514	Medic 31	2/6/2026 20:54	2/6/2026 20:54	2/6/2026 20:56	2/6/2026 21:01	0:05:09	2/6/2026 21:18	2/6/2026 21:34	Priority 1	Unknown Problem/Person Down	1104 SAN CRISTOBAL ST	SAN JUAN	Doctors Hospital at Renaissance
26-01300	26-001510	Medic 3	2/6/2026 21:41	2/6/2026 21:41	2/6/2026 21:42	2/6/2026 21:54	0:12:20	2/6/2026 22:04	2/6/2026 22:18	Priority 1	Falls	514 HUISACHE ST	SAN JUAN	Rio Grande Regional Hospital - Main
2nd 9-1-1 call in San Juan, resposnded from Pharr														
26-01302	26-001512	Medic 31	2/6/2026 23:30	2/6/2026 23:31	2/6/2026 23:32	2/6/2026 23:39	0:06:33	2/7/2026 0:00	2/7/2026 0:15	Priority 1	Breathing Problem	213 W SALAZAR ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01308	26-001521	Medic 31	2/7/2026 6:22	2/7/2026 6:22	2/7/2026 6:26	2/7/2026 6:33	0:06:54	2/7/2026 6:47	2/7/2026 7:02	Priority 1	Breathing Problem	421 ORANGE DR	SAN JUAN	STHS Heart
26-01311	26-001522	Medic 31	2/7/2026 8:17	2/7/2026 8:17	2/7/2026 8:18	2/7/2026 8:24	0:06:03	2/7/2026 8:39	2/7/2026 8:51	Priority 1	Breathing Problem	115 E RAILROAD ST	SAN JUAN	STHS McAllen
26-01314	26-001524	Medic 31	2/7/2026 10:13	2/7/2026 10:13	2/7/2026 10:14	2/7/2026 10:16	0:02:21	2/7/2026 10:33	2/7/2026 10:41	Priority 1	Chest Pain (Non-Traumatic)	2301 N RAUL LONGORIA RD	SAN JUAN	RGR Free Standing ER San Juan
26-01316	26-001528	Medic 31	2/7/2026 11:04	2/7/2026 11:05	2/7/2026 11:06	2/7/2026 11:12	0:06:06	2/7/2026 11:37	2/7/2026 12:02	Priority 1	Convulsions/Seizure	1411 S KANSAS AVE	SAN JUAN	Doctors Hospital at Renaissance
26-01319	26-001530	Medic 1	2/7/2026 11:52	2/7/2026 11:52	2/7/2026 11:54	2/7/2026 12:00	0:05:24	2/7/2026 12:14	2/7/2026 12:30	Priority 1	Traffic/Transportation Incident (MVC)	900 N RAUL LONGORIA RD	SAN JUAN	Doctors Hospital at Renaissance
26-01319	26-001525	Medic 1	2/7/2026 11:52	2/7/2026 11:52	2/7/2026 11:54	2/7/2026 12:00	0:05:35	2/7/2026 12:15	2/7/2026 12:35	Priority 1	Traffic/Transportation Incident (MVC)	900 N RAUL LONGORIA RD	SAN JUAN	Doctors Hospital at Renaissance
26-01319	26-001553	Medic 1	2/7/2026 11:52	2/7/2026 11:52	2/7/2026 11:54	2/7/2026 12:00	0:05:35	2/7/2026 12:15	2/7/2026 12:35	Priority 1	Traffic/Transportation Incident (MVC)	900 N RAUL LONGORIA RD	SAN JUAN	
26-01325	26-001537	Medic 31	2/7/2026 15:29	2/7/2026 15:29	2/7/2026 15:30	2/7/2026 15:37	0:06:14	2/7/2026 15:57	2/7/2026 16:17	Priority 1	Unconscious/Fainting /Near-Fainting	3303 SAN FELIPE ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01331	26-001580	Medic 102	2/7/2026 18:43	2/7/2026 18:44	2/7/2026 18:44	2/7/2026 18:50	0:05:58	2/7/2026 19:08	2/7/2026 19:21	Priority 1	Sick Person	233 ALTA ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01331	26-001557	Medic 31	2/7/2026 18:43	2/7/2026 18:43						Priority 1	Sick Person	233 ALTA ST	SAN JUAN	
26-01339	26-001543	Medic 31	2/7/2026 20:25	2/7/2026 20:26	2/7/2026 20:26	2/7/2026 20:31	0:04:56	2/7/2026 20:41		Priority 1	Unknown Problem/Person Down	2603 HIBISCUS DR	SAN JUAN	
26-01342	26-001578	Medic 102	2/7/2026 22:00	2/7/2026 22:00	2/7/2026 22:02	2/7/2026 22:06	0:04:50			Priority 1	Assault	1513 MARY ANN ST	SAN JUAN	
26-01344	26-001556	Medic 31	2/8/2026 0:18	2/8/2026 0:19	2/8/2026 0:20	2/8/2026 0:26	0:05:22			Priority 1	Convulsions/Seizure	2409 N VETERANS BLVD	SAN JUAN	
26-01346	26-001576	Medic 102	2/8/2026 0:44	2/8/2026 0:45	2/8/2026 0:46					Priority 1	Convulsions/Seizure	2409 N VETERANS BLVD	SAN JUAN	
26-01347	26-001558	Medic 31	2/8/2026 2:13	2/8/2026 2:13	2/8/2026 2:15	2/8/2026 2:20	0:04:55	2/8/2026 2:32	2/8/2026 2:41	Priority 1	Overdose/Poisoning/I ngestion	2409 N VETERANS BLVD	SAN JUAN	Doctors Hospital at Renaissance
26-01351	26-001575	Medic 31	2/8/2026 8:18	2/8/2026 8:18	2/8/2026 8:20	2/8/2026 8:23	0:02:23	2/8/2026 8:40	2/8/2026 8:55	Priority 1	Falls	111 W SALAZAR ST	SAN JUAN	Doctors Hospital at Renaissance
26-01354	26-001569	Medic 102	2/8/2026 9:40	2/8/2026 9:40	2/8/2026 9:42	2/8/2026 9:54	0:12:16	2/8/2026 10:20	2/8/2026 10:36	Priority 2	Falls	2904 SAMANTHA DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-01362	26-001581	Medic 31	2/8/2026 14:16	2/8/2026 14:16	2/8/2026 14:18					Priority 1	Traffic/Transportation Incident (MVC)	E FM 495/ N CESAR CHAVEZ RD	SAN JUAN	
26-01363	26-001582	Medic 102	2/8/2026 14:55	2/8/2026 14:56	2/8/2026 15:07	2/8/2026 15:09	0:02:37			Priority 2	Convulsions/Seizure	901 W IH 2	SAN JUAN	
26-01387	26-001614	Medic 31	2/9/2026 8:08	2/9/2026 8:09	2/9/2026 8:09					Priority 1	Falls	806 W INTERSTATE 2	SAN JUAN	
26-01388	26-001642	Medic 2	2/9/2026 9:32	2/9/2026 9:32	2/9/2026 9:34	2/9/2026 9:40	0:06:00			Priority 1	Traffic/Transportation Incident (MVC)	N VETERANS BLVD/ HACKBERRY AVE	SAN JUAN	
26-01388	26-001644	Medic 2	2/9/2026 9:32	2/9/2026 9:32	2/9/2026 9:34	2/9/2026 9:40	0:06:00			Priority 1	Traffic/Transportation Incident (MVC)	N VETERANS BLVD/ HACKBERRY AVE	SAN JUAN	
26-01391	26-001618	Medic 31	2/9/2026 9:53	2/9/2026 9:53	2/9/2026 9:54	2/9/2026 10:04	0:10:26	2/9/2026 10:16	2/9/2026 10:34	Priority 2	Sick Person	618 S KANSAS AVE	SAN JUAN	STHS Heart
26-01400	26-001626	Medic 31	2/9/2026 15:03	2/9/2026 15:04	2/9/2026 15:04	2/9/2026 15:11	0:06:47	2/9/2026 15:27	2/9/2026 15:42	Priority 1	Abdominal Pain/Problems	1006 LILA ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01401	26-001622	Medic 1	2/9/2026 15:49	2/9/2026 15:50	2/9/2026 15:51	2/9/2026 15:56	0:05:42	2/9/2026 16:12	2/9/2026 16:21	Priority 1	Unconscious/Fainting /Near-Fainting	137 E CIRO DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-01405	26-001635	Medic 31	2/9/2026 16:38	2/9/2026 16:38	2/9/2026 16:39	2/9/2026 16:45	0:05:50	2/9/2026 17:06		Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	1106 PAISANO AVE	SAN JUAN	

26-01408	26-001637	Medic 31	2/9/2026 19:56	2/9/2026 19:56	2/9/2026 19:57	2/9/2026 20:08	0:11:22	2/9/2026 20:23	2/9/2026 20:36	Priority 1	Chest Pain (Non-Traumatic)	1208 MIGUEL HIDALGO ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01415	26-001638	Medic 31	2/9/2026 21:22	2/9/2026 21:23	2/9/2026 21:24	2/9/2026 21:36	0:12:00	2/9/2026 21:57	2/9/2026 22:09	Priority 1	Back Pain (Non-Traumatic)	314 W 12TH ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01417	26-001634	Medic 2	2/9/2026 22:31	2/9/2026 22:32	2/9/2026 22:33	2/9/2026 22:45	0:12:04			Priority 1	Sick Person	1600 SCOTTY ST	SAN JUAN	
26-01425	26-001656	Medic 31	2/10/2026 10:22	2/10/2026 10:22	2/10/2026 10:23	2/10/2026 10:32	0:09:12			Priority 1	Traffic/Transportation Incident (MVC)	100 E IH 2	SAN JUAN	
26-01425	26-001654	Medic 31	2/10/2026 10:22	2/10/2026 10:22	2/10/2026 10:23	2/10/2026 10:32	0:09:12			Priority 1	Traffic/Transportation Incident (MVC)	100 W. IH 2	SAN JUAN	
26-01425	26-001657	Medic 31	2/10/2026 10:22	2/10/2026 10:22	2/10/2026 10:23	2/10/2026 10:32	0:09:12			Priority 1	Traffic/Transportation Incident (MVC)	100 E IH 2	SAN JUAN	
26-01425	26-001658	Medic 31	2/10/2026 10:22	2/10/2026 10:22	2/10/2026 10:23	2/10/2026 10:32	0:09:12	2/10/2026 10:59		Priority 1	Traffic/Transportation Incident (MVC)	100 E IH 2	SAN JUAN	
26-01425	26-001660	Medic 31	2/10/2026 10:22	2/10/2026 10:22	2/10/2026 10:23	2/10/2026 10:32	0:09:12			Priority 1	Traffic/Transportation Incident (MVC)	100 E IH 2	SAN JUAN	
26-01425	26-001661	Medic 31	2/10/2026 10:22	2/10/2026 10:22	2/10/2026 10:23	2/10/2026 10:32	0:09:12	2/10/2026 10:59		Priority 1	Traffic/Transportation Incident (MVC)	100 E IH 2	SAN JUAN	
26-01425	26-001662	Medic 31	2/10/2026 10:22	2/10/2026 10:22	2/10/2026 10:23	2/10/2026 10:32	0:09:12			Priority 1	Traffic/Transportation Incident (MVC)	100 E IH 2	SAN JUAN	
26-01425	26-001668	Medic 31	2/10/2026 10:22	2/10/2026 10:22	2/10/2026 10:23	2/10/2026 10:32	0:09:12			Priority 1	Traffic/Transportation Incident (MVC)	100 E IH 2	SAN JUAN	
26-01425	26-001671	Medic 31	2/10/2026 10:22	2/10/2026 10:22	2/10/2026 10:23	2/10/2026 10:32	0:09:12			Priority 1	Traffic/Transportation Incident (MVC)	100 E IH 2	SAN JUAN	
26-01425	26-001670	Medic 31	2/10/2026 10:22	2/10/2026 10:22	2/10/2026 10:23	2/10/2026 10:32	0:09:12			Priority 1	Traffic/Transportation Incident (MVC)	100 E IH 2	SAN JUAN	
26-01425	26-001672	Medic 31	2/10/2026 10:22	2/10/2026 10:22	2/10/2026 10:23	2/10/2026 10:32	0:09:12			Priority 1	Traffic/Transportation Incident (MVC)	100 E IH 2	SAN JUAN	
26-01425	26-001673	Medic 31	2/10/2026 10:22	2/10/2026 10:22	2/10/2026 10:23	2/10/2026 10:32	0:09:12			Priority 1	Traffic/Transportation Incident (MVC)	100 E IH 2	SAN JUAN	
26-01425	26-001675	Medic 31	2/10/2026 10:22	2/10/2026 10:22	2/10/2026 10:23	2/10/2026 10:32	0:09:12			Priority 1	Traffic/Transportation Incident (MVC)	100 E IH 2	SAN JUAN	
26-01427	26-001667	Medic 102	2/10/2026 11:45	2/10/2026 11:46	2/10/2026 11:47	2/10/2026 11:54	0:06:52	2/10/2026 12:15	2/10/2026 12:27	Priority 2	Falls	127 W 4TH ST	SAN JUAN	STHS Edinburg
26-01440	26-001680	Medic 102	2/10/2026 17:00	2/10/2026 17:00	2/10/2026 17:01	2/10/2026 17:08	0:06:53	2/10/2026 17:36		Priority 1	Traffic/Transportation Incident (MVC)	600 S NEBRASKA AVE	SAN JUAN	Not Recorded
26-01440	26-001786	Medic 102	2/10/2026 17:00	2/10/2026 17:00	2/10/2026 17:01	2/10/2026 17:08	0:06:53	2/10/2026 17:36	2/10/2026 17:56	Priority 1	Traffic/Transportation Incident (MVC)	600 S NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-01440	26-001683	Medic 31	2/10/2026 17:00	2/10/2026 17:00	2/10/2026 17:01	2/10/2026 17:08	0:06:53	2/10/2026 17:37	2/10/2026 17:55	Priority 2	Traffic/Transportation Incident (MVC)	600 S NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-01440	26-001687	Medic 31	2/10/2026 17:00	2/10/2026 17:00	2/10/2026 17:01	2/10/2026 17:08	0:06:53	2/10/2026 17:37	2/10/2026 17:55	Priority 2	Traffic/Transportation Incident (MVC)	600 S NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-01448	26-001686	Medic 31	2/10/2026 20:36	2/10/2026 20:37	2/10/2026 20:38	2/10/2026 20:45	0:06:49	2/10/2026 21:01		Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	900 E SAM HOUSTON BLVD	SAN JUAN	
26-01449	26-001694	Medic 31	2/10/2026 21:45	2/10/2026 21:45	2/10/2026 21:49	2/10/2026 21:57	0:08:18			Priority 2	Assault	1319 HOOPER AVE	SAN JUAN	
26-01455	26-001703	Medic 31	2/11/2026 1:15	2/11/2026 1:15	2/11/2026 1:20	2/11/2026 1:27	0:07:18	2/11/2026 1:43	2/11/2026 1:57	Priority 1	Heart Problems/AICD	1617 SUN VALLEY ST	SAN JUAN	STHS Heart
26-01459	26-001710	Medic 31	2/11/2026 8:44	2/11/2026 8:44	2/11/2026 8:45	2/11/2026 8:49	0:04:11	2/11/2026 9:06	2/11/2026 9:22	Priority 1	Traffic/Transportation Incident (MVC)	400 W FM 495	SAN JUAN	Driscoll Children's Hospital
26-01459	26-001708	Medic 31	2/11/2026 8:44	2/11/2026 8:44	2/11/2026 8:45	2/11/2026 8:49	0:04:11			Priority 1	Traffic/Transportation Incident (MVC)	400 W FM 495	SAN JUAN	
26-01459	26-001709	Medic 31	2/11/2026 8:44	2/11/2026 8:44	2/11/2026 8:45	2/11/2026 8:49	0:04:11	2/11/2026 9:06		Priority 1	Traffic/Transportation Incident (MVC)	400 W FM 495	SAN JUAN	
26-01465	26-001721	Medic 31	2/11/2026 12:04	2/11/2026 12:04	2/11/2026 12:06	2/11/2026 12:12	0:06:09	2/11/2026 12:39	2/11/2026 12:57	Priority 1	Sick Person	403 JENICA CIR S	SAN JUAN	STHS Edinburg
26-01467	26-001715	Medic 3	2/11/2026 12:44	2/11/2026 12:45	2/11/2026 12:46	2/11/2026 12:53	0:07:24	2/11/2026 13:06		Priority 1	Hemorrhage/Laceration	800 OLIVERIO AVE	SAN JUAN	Not Applicable
26-01478	26-001733	Medic 31	2/11/2026 17:58	2/11/2026 17:58	2/11/2026 17:59	2/11/2026 18:05	0:05:28	2/11/2026 18:29	2/11/2026 18:48	Priority 1	Falls	1601 MARY ANN ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01479	26-001732	Medic 31	2/11/2026 20:31	2/11/2026 20:31	2/11/2026 20:33	2/11/2026 20:42	0:08:58			Priority 1	Chest Pain (Non-Traumatic)	1328 ANDREWS ST	SAN JUAN	
26-01483	26-001737	Medic 31	2/11/2026 23:16	2/11/2026 23:16	2/11/2026 23:16	2/11/2026 23:17	0:00:48			Priority 1	Chest Pain (Non-Traumatic)	2301 N RAUL LONGORIA RD	SAN JUAN	
26-01485	26-001739	Medic 31	2/11/2026 23:58	2/11/2026 23:59	2/12/2026 0:00	2/12/2026 0:07	0:07:01	2/12/2026 0:34	2/12/2026 0:51	Priority 1	Stroke/CVA	514 SHAWNEE BEND RD	SAN JUAN	STHS Edinburg

26-01491	26-001772	Medic 31	2/12/2026 7:56	2/12/2026 7:56	2/12/2026 7:58	2/12/2026 8:02	0:03:14	2/12/2026 8:21	2/12/2026 9:08	Priority 1	Hemorrhage/Laceration	720 SAN MARTIN ST	SAN JUAN	Valley Baptist Medical Center Harlingen
26-01492	26-001744	Medic 102	2/12/2026 8:11	2/12/2026 8:14	2/12/2026 8:16	2/12/2026 8:23	0:06:59	2/12/2026 8:29	2/12/2026 8:45	Priority 2	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	5101 N RAUL LONGORIA RD	SAN JUAN	Doctors Hospital at Renaissance
26-01495	26-001754	Medic 101	2/12/2026 9:35	2/12/2026 9:37	2/12/2026 9:37	2/12/2026 9:48	0:11:10	2/12/2026 9:58	2/12/2026 10:16	Priority 1	Sick Person	2400 SAN CHARBEL ST	SAN JUAN	STHS McAllen
3rd 9-1-1- call in th San Juan														
26-01499	26-001758	Medic 31	2/12/2026 11:30	2/12/2026 11:30	2/12/2026 11:33	2/12/2026 11:40	0:06:29			Priority 1	Unknown Problem/Person Down	1608 E 7TH ST	SAN JUAN	
26-01501	26-001771	Medic 31	2/12/2026 14:27	2/12/2026 14:27	2/12/2026 14:28	2/12/2026 14:37	0:09:13	2/12/2026 14:58	2/12/2026 15:18	Priority 1	Sick Person	1007 WASHINGTONIA N PALM AVE	SAN JUAN	Doctors Hospital at Renaissance
26-01505	26-001770	Medic 31	2/12/2026 16:43	2/12/2026 16:44	2/12/2026 16:45	2/12/2026 16:48	0:02:57	2/12/2026 17:09	2/12/2026 17:24	Priority 1	Falls	105 E THELMA ST	SAN JUAN	STHS McAllen
26-01507	26-001763	Medic 3	2/12/2026 17:47	2/12/2026 17:48	2/12/2026 17:48	2/12/2026 17:56	0:07:40			Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ W IH 2	SAN JUAN	
26-01507	26-001764	Medic 3	2/12/2026 17:47	2/12/2026 17:48	2/12/2026 17:48	2/12/2026 17:56	0:07:40			Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ W IH 2	SAN JUAN	
26-01507	26-001765	Medic 3	2/12/2026 17:47	2/12/2026 17:48	2/12/2026 17:48	2/12/2026 17:56	0:07:40			Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ W IH 2	SAN JUAN	
26-01515	26-001769	Medic 102	2/12/2026 20:27	2/12/2026 20:28	2/12/2026 20:29	2/12/2026 20:33	0:04:34	2/12/2026 20:54	2/12/2026 21:02	Priority 1	Traffic/Transportation Incident (MVC)	N RAUL LONGORIA RD/ W ELDORA RD	SAN JUAN	RGR Free Standing ER San Juan
26-01524	26-001806	Medic 31	2/13/2026 6:22	2/13/2026 6:24	2/13/2026 6:25	2/13/2026 6:30	0:05:11	2/13/2026 6:41	2/13/2026 7:08	Priority 1	Sick Person	402 CITRUS AVE	SAN JUAN	Doctors Hospital at Renaissance
26-01527	26-001821	Medic 31	2/13/2026 8:49	2/13/2026 8:50	2/13/2026 8:50	2/13/2026 8:58	0:08:03	2/13/2026 9:18	2/13/2026 9:29	Priority 1	Breathing Problem	130 E BUSINESS 83	SAN JUAN	Rio Grande Regional Hospital - Main
26-01528	26-001788	Medic 101	2/13/2026 9:02	2/13/2026 9:02	2/13/2026 9:02	2/13/2026 9:02	0:00:11			Priority 1	Traffic/Transportation Incident (MVC)	E FM 495/ N RAUL LONGORIA RD	SAN JUAN	
26-01528	26-001789	Medic 101	2/13/2026 9:02	2/13/2026 9:02	2/13/2026 9:02	2/13/2026 9:02	0:00:11			Priority 1	Traffic/Transportation Incident (MVC)	E FM 495/ N RAUL LONGORIA RD	SAN JUAN	
26-01528	26-001972	Medic 4		2/13/2026 9:02	2/13/2026 9:02	2/13/2026 9:03	0:00:55	2/13/2026 9:08		Priority 2	Traffic/Transportation Incident (MVC)		SAN JUAN	
26-01529	26-001792	Medic 101	2/13/2026 9:37	2/13/2026 9:37	2/13/2026 9:37	2/13/2026 9:46	0:08:47	2/13/2026 10:02	2/13/2026 10:21	Priority 1	Eye Problem/Injury	1325 MAYFAIR ST	SAN JUAN	STHS McAllen
26-01532	26-001824	Medic 31	2/13/2026 11:19	2/13/2026 11:19	2/13/2026 11:22	2/13/2026 11:26	0:04:06	2/13/2026 11:43	2/13/2026 12:04	Priority 1	Traumatic Injury	600 E SIOUX RD	SAN JUAN	Driscoll Children's Hospital
26-01533	26-001793	Medic 2	2/13/2026 11:22	2/13/2026 11:26	2/13/2026 11:26	2/13/2026 11:32	0:06:06	2/13/2026 11:40	2/13/2026 12:06	Priority 1	Overdose/Poisoning/Ingestion	118 W 14TH ST	SAN JUAN	Doctors Hospital at Renaissance
26-01543	26-001828	Medic 31	2/13/2026 15:11	2/13/2026 15:12	2/13/2026 15:12	2/13/2026 15:20	0:08:38			Priority 1	Traffic/Transportation Incident (MVC)	W DURANTA AVE/ S CESAR CHAVEZ RD	SAN JUAN	
26-01543	26-001857	Medic 31	2/13/2026 15:11	2/13/2026 15:12	2/13/2026 15:12	2/13/2026 15:20	0:08:38	2/13/2026 15:24		Priority 1	Traffic/Transportation Incident (MVC)	W DURANTA AVE/ S CESAR CHAVEZ RD	SAN JUAN	
26-01547	26-001814	Medic 31	2/13/2026 16:37	2/13/2026 16:37	2/13/2026 16:45	2/13/2026 16:48	0:02:57	2/13/2026 16:52		Priority 1	Assault	918 E JOHNSON ST	SAN JUAN	
26-01552	26-001827	Medic 31	2/13/2026 18:38	2/13/2026 18:38	2/13/2026 18:40	2/13/2026 18:41	0:00:34			Priority 1	Breathing Problem	1307 LOS CIELOS DR	SAN JUAN	
26-01552	26-001832	Falcon 1	2/13/2026 18:38	2/13/2026 18:43	2/13/2026 18:43	2/13/2026 18:52	0:09:30			Priority 1	Sick Person	1307 LOS CIELOS DR	SAN JUAN	
26-01553	26-001834	Medic 31	2/13/2026 19:53	2/13/2026 19:54	2/13/2026 19:54	2/13/2026 20:00	0:06:03	2/13/2026 20:16	2/13/2026 20:37	Priority 1	Abdominal Pain/Problems	119 GONZALEZ DR	SAN JUAN	Doctors Hospital at Renaissance
26-01554	26-001833	Medic 3	2/13/2026 20:09	2/13/2026 20:11	2/13/2026 20:11	2/13/2026 20:18	0:07:33			Priority 1	Falls	306 N WYOMING AVE	SAN JUAN	
26-01563	26-001838	Medic 31	2/14/2026 2:56	2/14/2026 2:56	2/14/2026 2:59					Priority 1	Hemorrhage/Laceration	319 E RAILROAD ST	SAN JUAN	
26-01568	26-001842	Medic 31	2/14/2026 6:41	2/14/2026 6:42	2/14/2026 6:42	2/14/2026 6:49	0:06:36	2/14/2026 7:02	2/14/2026 7:18	Priority 1	Hemorrhage/Laceration	700 MALDONADO DR	SAN JUAN	Rio Grande Regional Hospital - Main

26-01571	26-001849	Medic 31	2/14/2026 9:09	2/14/2026 9:09	2/14/2026 9:10	2/14/2026 9:17	0:06:51	2/14/2026 9:31	2/14/2026 9:45	Priority 1	Sick Person	305 SOUTHGATE AVE	SAN JUAN	STHS Edinburg
26-01573	26-001851	Medic 2	2/14/2026 10:18	2/14/2026 10:20	2/14/2026 10:21	2/14/2026 10:27	0:05:49	2/14/2026 10:37	2/14/2026 10:49	Priority 1	Sick Person	700 W BUSINESS 83	SAN JUAN	STHS Free Standing ER Pharr
26-01575	26-001852	Medic 31	2/14/2026 12:45	2/14/2026 12:46	2/14/2026 12:47	2/14/2026 12:55	0:07:46	2/14/2026 13:10	2/14/2026 13:14	Priority 1	Breathing Problem	611 W 3RD ST	SAN JUAN	RGR Free Standing ER San Juan
26-01576	26-001872	Medic 2	2/14/2026 12:51	2/14/2026 12:52	2/14/2026 12:52	2/14/2026 12:59	0:06:50			Priority 1	Falls	108 E FM 495	SAN JUAN	
26-01579	26-001855	Medic 31	2/14/2026 15:41	2/14/2026 15:41	2/14/2026 15:42	2/14/2026 15:50	0:07:49	2/14/2026 16:06	2/14/2026 16:27	Priority 1	Falls	730 SAN MIGUEL ST	SAN JUAN	Doctors Hospital at Renaissance
26-01582	26-001856	Medic 31	2/14/2026 18:27	2/14/2026 18:28	2/14/2026 18:28	2/14/2026 18:35	0:07:08	2/14/2026 18:48	2/14/2026 19:05	Priority 1	Convulsions/Seizure	519 W CHAPARRAL ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01586	26-001859	Medic 31	2/14/2026 20:53	2/14/2026 20:54	2/14/2026 20:55	2/14/2026 21:02	0:07:49	2/14/2026 21:19	2/14/2026 21:34	Priority 1	Unconscious/Fainting /Near-Fainting	631 E 8TH ST	SAN JUAN	STHS McAllen
26-01591	26-001866	Medic 31	2/15/2026 0:05	2/15/2026 0:05	2/15/2026 0:06	2/15/2026 0:10	0:04:30	2/15/2026 0:30	2/15/2026 0:46	Priority 1	Chest Pain (Non-Traumatic)	233 ALTA ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01596	26-001875	Medic 31	2/15/2026 5:33	2/15/2026 5:33	2/15/2026 5:34	2/15/2026 5:43	0:09:26	2/15/2026 5:54	2/15/2026 6:11	Priority 2	Abdominal Pain/Problems	2007 PUERTO VALLARTA DR	SAN JUAN	Rio Grande Regional Hospital - Main
26-01601	26-001884	Medic 31	2/15/2026 8:52	2/15/2026 8:53	2/15/2026 8:56	2/15/2026 9:08	0:12:31	2/15/2026 9:19	2/15/2026 9:28	Priority 1	Sick Person	121 W SANTA FE DR	SAN JUAN	STHS McAllen
26-01603	26-001880	Medic 102	2/15/2026 9:06	2/15/2026 9:06	2/15/2026 9:07	2/15/2026 9:12	0:05:21	2/15/2026 9:21	2/15/2026 9:35	Priority 1	Pregnancy/Childbirth/ Miscarriage	820 S SAN ANTONIO AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-01607	26-001888	Medic 31	2/15/2026 11:34	2/15/2026 11:35	2/15/2026 11:39	2/15/2026 11:42	0:02:36	2/15/2026 11:57	2/15/2026 12:19	Priority 1	Convulsions/Seizure	1102 E EARLING RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-01615	26-001890	Medic 31	2/15/2026 16:24	2/15/2026 16:25	2/15/2026 16:26					Priority 1	Diabetic Problem	306 SOUTH RIDGE AVE	SAN JUAN	
26-01616	26-001902	Medic 31	2/15/2026 16:43	2/15/2026 16:44	2/15/2026 16:44	2/15/2026 16:49	0:05:00	2/15/2026 17:14	2/15/2026 17:32	Priority 1	Diabetic Problem	306 SOUTH RIDGE AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-01621	26-001904	Medic 102	2/15/2026 20:25	2/15/2026 20:25	2/15/2026 20:26	2/15/2026 20:33	0:07:15	2/15/2026 20:44	2/15/2026 20:58	Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	5204 N RAUL LONGORIA RD	SAN JUAN	Doctors Hospital at Renaissance
26-01624	26-001910	Medic 31	2/15/2026 22:42	2/15/2026 22:43	2/15/2026 22:46	2/15/2026 22:49	0:03:48	2/15/2026 23:14	2/15/2026 23:35	Priority 1	Breathing Problem	2707 MONTE GRANDE DR	SAN JUAN	Doctors Hospital at Renaissance
26-01625	26-001907	Medic 102	2/15/2026 22:47	2/15/2026 22:48	2/15/2026 22:53	2/15/2026 22:57	0:03:37	2/15/2026 23:06		Priority 1	Hemorrhage/Lacerati on	306 STELLA DR	SAN JUAN	
26-01626	26-002139	Medic 101	2/15/2026 22:46	2/15/2026 22:50						Priority 1	Eye Problem/Injury	605 W OWASSA RD	SAN JUAN	
26-01633	26-001916	Medic 102	2/16/2026 3:36	2/16/2026 3:38	2/16/2026 3:43	2/16/2026 3:46	0:02:50	2/16/2026 4:05	2/16/2026 4:21	Priority 1	Sick Person	3901 N RAUL LONGORIA RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-01638	26-001938	Medic 31	2/16/2026 8:40	2/16/2026 8:41	2/16/2026 8:41	2/16/2026 8:51	0:09:16	2/16/2026 9:12	2/16/2026 9:24	Priority 1	Breathing Problem	600 E FM 495	SAN JUAN	Rio Grande Regional Hospital - Main
26-01639	26-001919	Medic 102	2/16/2026 8:45	2/16/2026 8:46	2/16/2026 8:47	2/16/2026 8:52	0:05:20	2/16/2026 9:01		Priority 1	Sick Person	425 CHULA VISTA DR	SAN JUAN	
26-01641	26-001930	Medic 31	2/16/2026 9:55	2/16/2026 9:58	2/16/2026 9:59	2/16/2026 10:03	0:04:15	2/16/2026 10:22	2/16/2026 10:37	Priority 1	Sick Person	1333 S LINCOLN AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-01646	26-001928	Medic 102	2/16/2026 13:05	2/16/2026 13:06	2/16/2026 13:07	2/16/2026 13:18	0:10:59	2/16/2026 13:50		Priority 1	Animal Bite	105 EASY ST	SAN JUAN	
Unit postng for animal control														
26-01650	26-001931	Medic 31	2/16/2026 14:14	2/16/2026 14:15	2/16/2026 14:17	2/16/2026 14:25	0:08:13	2/16/2026 14:39	2/16/2026 15:00	Priority 1	Sick Person	825 W 7TH ST	SAN JUAN	Doctors Hospital at Renaissance
26-01652	26-001933	Medic 102	2/16/2026 14:53	2/16/2026 14:53	2/16/2026 15:00	2/16/2026 15:05	0:05:17	2/16/2026 15:23	2/16/2026 15:46	Priority 1	Sick Person	1410 SHORT RD	SAN JUAN	STHS Edinburg
26-01655	26-001929	Medic 31	2/16/2026 16:03	2/16/2026 16:03	2/16/2026 16:04	2/16/2026 16:11	0:07:36	2/16/2026 16:24	2/16/2026 16:37	Priority 1	Heart Problems/AICD	901 W IH 2	SAN JUAN	Rio Grande Regional Hospital - Main
26-01659	26-001949	Medic 102	2/16/2026 20:19	2/16/2026 20:19	2/16/2026 20:19	2/16/2026 20:30	0:10:23			Priority 2	Sick Person	400 VIRGEN DE SAN JUAN BLVD	SAN JUAN	
26-01664	26-001947	Medic 31	2/17/2026 2:05	2/17/2026 2:05	2/17/2026 2:06	2/17/2026 2:15	0:09:30	2/17/2026 2:29	2/17/2026 2:42	Priority 1	Back Pain (Non-Traumatic)	613 W 3RD ST	SAN JUAN	STHS McAllen
26-01667	26-001953	Medic 31	2/17/2026 5:48	2/17/2026 5:48	2/17/2026 5:49	2/17/2026 5:56	0:07:37	2/17/2026 6:10	2/17/2026 6:28	Priority 1	Carbon Monoxide/Hazmat/In halation/CBRN	600 E BUSINESS 83	SAN JUAN	Rio Grande Regional Hospital - Main
26-01671	26-001978	Medic 31	2/17/2026 9:07	2/17/2026 9:07	2/17/2026 9:07	2/17/2026 9:13	0:05:49	2/17/2026 9:37	2/17/2026 9:49	Priority 1	Sick Person	400 E MINNESOTA RD	SAN JUAN	STHS Edinburg
26-01674	26-001962	Medic 101	2/17/2026 9:29	2/17/2026 9:29	2/17/2026 9:30	2/17/2026 9:40	0:09:40	2/17/2026 9:58	2/17/2026 10:14	Priority 1	Stab/Gunshot Wound/Penetrating Trauma	302 E 14 1/2 ST	SAN JUAN	STHS McAllen
26-01678	26-001958	Medic 102	2/17/2026 10:13	2/17/2026 10:15	2/17/2026 10:17	2/17/2026 10:21	0:04:01	2/17/2026 10:36	2/17/2026 10:55	Priority 1	Unconscious/Fainting /Near-Fainting	714 W SAM HOUSTON BLVD	SAN JUAN	Doctors Hospital at Renaissance

26-01681	26-001970	Medic 31	2/17/2026 10:54	2/17/2026 10:55	2/17/2026 10:56	2/17/2026 11:02	0:06:36	2/17/2026 11:17	2/17/2026 11:28	Priority 1	Falls	400 VIRGEN DE SAN JUAN BLVD	SAN JUAN	STHS McAllen
26-01688	26-001976	Medic 31	2/17/2026 13:51	2/17/2026 13:52	2/17/2026 13:52	2/17/2026 13:59	0:06:46	2/17/2026 14:14	2/17/2026 14:21	Priority 1	Back Pain (Non-Traumatic)	1008 SAN RAMON ST	SAN JUAN	RGR Free Standing ER San Juan
26-01700	26-001990	Medic 31	2/17/2026 23:33	2/17/2026 23:33	2/17/2026 23:34	2/17/2026 23:41	0:07:40			Priority 1	Falls	327 E 3RD ST	SAN JUAN	
26-01707	26-002007	Medic 31	2/18/2026 7:54	2/18/2026 7:54	2/18/2026 7:55	2/18/2026 8:01	0:05:32	2/18/2026 8:12	2/18/2026 8:25	Priority 1	Heart Problems/AICD	215 W HAZEL ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01715	26-002026	Medic 31	2/18/2026 9:42	2/18/2026 9:42	2/18/2026 9:43	2/18/2026 9:48	0:04:48	2/18/2026 10:05	2/18/2026 10:20	Priority 1	Diabetic Problem	304 COCONUT PALM AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-01717	26-002027	Medic 31	2/18/2026 11:21	2/18/2026 11:22	2/18/2026 11:23	2/18/2026 11:32	0:09:31	2/18/2026 11:49	2/18/2026 12:02	Priority 1	Sick Person	411 W MESQUITE AVE	SAN JUAN	STHS McAllen
26-01722	26-002029	Medic 31	2/18/2026 14:43	2/18/2026 14:44	2/18/2026 14:44	2/18/2026 14:52	0:08:15	2/18/2026 15:08	2/18/2026 15:19	Priority 1	Sick Person	121 W SANTA FE DR	SAN JUAN	STHS McAllen
26-01725	26-002023	Medic 101	2/18/2026 16:26	2/18/2026 16:26	2/18/2026 16:29	2/18/2026 16:34	0:05:00	2/18/2026 16:47	2/18/2026 16:52	Priority 1	Traffic/Transportation Incident (MVC)	100 W BUSINESS 83	SAN JUAN	RGR Free Standing ER San Juan
26-01725	26-002022	Medic 101	2/18/2026 16:26	2/18/2026 16:26	2/18/2026 16:29	2/18/2026 16:34	0:05:00	2/18/2026 16:47		Priority 1	Traffic/Transportation Incident (MVC)	100 W BUSINESS 83	SAN JUAN	
26-01727	26-002038	Medic 31	2/18/2026 16:47	2/18/2026 16:47	2/18/2026 16:48	2/18/2026 16:50	0:02:27	2/18/2026 17:10	2/18/2026 17:20	Priority 1	Sick Person	211 W CARDINAL ST	SAN JUAN	Doctors Hospital at Renaissance
26-01731	26-002028	Medic 31	2/18/2026 18:05	2/18/2026 18:28	2/18/2026 18:30	2/18/2026 18:41	0:11:02	2/18/2026 18:58	2/18/2026 19:17	Priority 1	Chest Pain (Non-Traumatic)	421 ORANGE DR	SAN JUAN	STHS McAllen
26-01731	26-002024	Medic 101	2/18/2026 18:05	2/18/2026 18:05	2/18/2026 18:06					Priority 1	Chest Pain (Non-Traumatic)	421 ORANGE DR	SAN JUAN	
26-01747	26-002071	Medic 31	2/19/2026 9:44	2/19/2026 9:45	2/19/2026 9:47	2/19/2026 9:52	0:05:37	2/19/2026 10:08	2/19/2026 10:27	Priority 1	Unconscious/Fainting /Near-Fainting	618 S KANSAS AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-01749	26-002053	Medic 1	2/19/2026 10:15	2/19/2026 10:15	2/19/2026 10:16	2/19/2026 10:24	0:08:14	2/19/2026 10:38	2/19/2026 10:46	Priority 1	Sick Person	130 E BUSINESS 83	SAN JUAN	Rio Grande Regional Hospital - Main
26-01753	26-002047	Medic 102	2/19/2026 10:39	2/19/2026 10:39	2/19/2026 10:40	2/19/2026 10:51	0:11:05	2/19/2026 11:05	2/19/2026 11:17	Priority 1	Breathing Problem	801 W 1ST ST	SAN JUAN	Rio Grande Regional Hospital - Main
3rd 9-1-1- call in th San Juan														
26-01755	26-002054	Medic 1	2/19/2026 11:10	2/19/2026 11:12	2/19/2026 11:13	2/19/2026 11:18	0:04:30	2/19/2026 11:34	2/19/2026 11:44	Priority 1	Traffic/Transportation Incident (MVC)	E EXPRESSWAY 83/ N NEBRASKA AVE	SAN JUAN	STHS McAllen
26-01755	26-002084	Medic 1	2/19/2026 11:10	2/19/2026 11:12	2/19/2026 11:13	2/19/2026 11:18	0:04:30	2/19/2026 11:34	2/19/2026 11:44	Priority 1	Traffic/Transportation Incident (MVC)	E EXPRESSWAY 83/ N NEBRASKA AVE	SAN JUAN	
26-01756	26-002049	Medic 31	2/19/2026 11:32	2/19/2026 11:32	2/19/2026 11:33	2/19/2026 11:38	0:05:26			Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	
26-01758	26-002058	Medic 31	2/19/2026 12:33	2/19/2026 12:33	2/19/2026 12:34	2/19/2026 12:42	0:07:29	2/19/2026 12:53	2/19/2026 13:05	Priority 1	Sick Person	300 N NEBRASKA AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-01760	26-002052	Medic 102	2/19/2026 14:19	2/19/2026 14:20	2/19/2026 14:20	2/19/2026 14:30	0:09:29			Priority 1	Falls	1618 N VETERANS BLVD	SAN JUAN	
26-01761	26-002056	Medic 31	2/19/2026 14:47	2/19/2026 14:48	2/19/2026 14:49	2/19/2026 14:50	0:00:52	2/19/2026 14:59	2/19/2026 15:12	Priority 1	Chest Pain (Non-Traumatic)	310 E LETICIA ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01765	26-002057	Medic 102	2/19/2026 16:06	2/19/2026 16:06	2/19/2026 16:10	2/19/2026 16:21	0:11:09	2/19/2026 16:39	2/19/2026 17:01	Priority 1	Headache	400 N I RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-01769	26-002069	Medic 31	2/19/2026 18:39	2/19/2026 18:39	2/19/2026 18:41	2/19/2026 18:46	0:05:17	2/19/2026 19:04	2/19/2026 19:16	Priority 1	Falls	2017 N RAUL LONGORIA RD	SAN JUAN	STHS McAllen
26-01789	26-002085	Medic 31	2/20/2026 7:59	2/20/2026 8:00	2/20/2026 8:00	2/20/2026 8:14	0:13:50			Priority 1	Hemorrhage/Laceration	317 E RAILROAD ST	SAN JUAN	
26-01795	26-002115	Medic 31	2/20/2026 10:05	2/20/2026 10:05	2/20/2026 10:06	2/20/2026 10:12	0:05:56	2/20/2026 10:28	2/20/2026 10:45	Priority 1	Convulsions/Seizure	1209 E FM 495	SAN JUAN	STHS Edinburg
26-01817	26-002114	Medic 31	2/20/2026 17:51	2/20/2026 17:51	2/20/2026 17:52	2/20/2026 17:59	0:06:46	2/20/2026 18:18	2/20/2026 18:40	Priority 1	Sick Person	1105 EL CAMPO AVE	SAN JUAN	Doctors Hospital at Renaissance
26-01832	26-002134	Medic 31	2/21/2026 1:45	2/21/2026 1:45	2/21/2026 1:46	2/21/2026 1:54	0:08:18	2/21/2026 2:13	2/21/2026 2:27	Priority 1	Choking	5007 OLEANDER DR	SAN JUAN	STHS Children's
26-01835	26-002138	Medic 31	2/21/2026 4:21	2/21/2026 4:21	2/21/2026 4:22	2/21/2026 4:35	0:12:37	2/21/2026 4:39	2/21/2026 4:56	Priority 1	Pregnancy/Childbirth/ Miscarriage	4611 HIBISCUS DR	SAN JUAN	STHS Edinburg
26-01843	26-002146	Medic 31	2/21/2026 11:20	2/21/2026 11:20	2/21/2026 11:21	2/21/2026 11:25	0:03:41			Priority 1	Unconscious/Fainting /Near-Fainting	805 SAN ANGEL ST	SAN JUAN	
26-01848	26-002155	Medic 31	2/21/2026 14:20	2/21/2026 14:20	2/21/2026 14:22	2/21/2026 14:24	0:02:29	2/21/2026 14:49	2/21/2026 15:01	Priority 1	Falls	304 W SAN DIEGO ST	SAN JUAN	STHS McAllen
26-01852	26-002156	Medic 31	2/21/2026 16:49	2/21/2026 16:50	2/21/2026 16:52	2/21/2026 16:57	0:05:33	2/21/2026 17:09	2/21/2026 17:21	Priority 1	Pregnancy/Childbirth/ Miscarriage	306 N WYOMING AVE	SAN JUAN	Rio Grande Regional Hospital - Main

26-01858	26-002166	Medic 31	2/22/2026 0:22	2/22/2026 0:22	2/22/2026 0:26	2/22/2026 0:34	0:07:48			Priority 1	Psychiatric Problem/Abnormal Behavior/Suicide Attempt	506 SAN ANTONIO AVE	SAN JUAN	
26-01864	26-002174	Medic 31	2/22/2026 8:15	2/22/2026 8:15	2/22/2026 8:17	2/22/2026 8:22	0:04:56	2/22/2026 8:43	2/22/2026 8:53	Priority 1	Sick Person	2019 LOMA AZUL ST	SAN JUAN	RGR Free Standing ER San Juan
26-01870	26-002180	Medic 31	2/22/2026 13:34	2/22/2026 13:35	2/22/2026 13:37	2/22/2026 13:46	0:09:19	2/22/2026 14:13	2/22/2026 14:21	Priority 2	Sick Person	1410 SHORT RD	SAN JUAN	RGR Free Standing ER San Juan
26-01879	26-002198	Medic 102	2/22/2026 20:31	2/22/2026 20:32	2/22/2026 20:35	2/22/2026 20:40	0:05:04	2/22/2026 21:03	2/22/2026 21:21	Priority 1	Unconscious/Fainting /Near-Fainting	731 SAN JUANITA ST	SAN JUAN	STHS Heart
26-01880	26-002196	Medic 31	2/22/2026 20:32	2/22/2026 20:32	2/22/2026 20:33	2/22/2026 20:44	0:10:41	2/22/2026 20:56	2/22/2026 21:06	Priority 1	Sick Person	1331 HAMPTON ST	SAN JUAN	STHS McAllen
26-01886	26-002217	Medic 31	2/23/2026 7:30	2/23/2026 7:30	2/23/2026 7:31	2/23/2026 7:41	0:10:12	2/23/2026 7:53	2/23/2026 8:12	Priority 1	Falls	110 S STEWART RD	SAN JUAN	STHS McAllen
26-01887	26-002206	Medic 2	2/23/2026 8:13	2/23/2026 8:14	2/23/2026 8:14	2/23/2026 8:21	0:06:41	2/23/2026 8:40	2/23/2026 8:50	Priority 1	Unconscious/Fainting /Near-Fainting	113 E 3RD ST	SAN JUAN	STHS McAllen
26-01890	26-002205	Medic 1	2/23/2026 8:52	2/23/2026 8:52	2/23/2026 8:53	2/23/2026 8:56	0:02:49	2/23/2026 9:06	2/23/2026 9:21	Priority 1	Traffic/Transportation Incident (MVC)	703 W SIOUX RD	SAN JUAN	Doctors Hospital at Renaissance
26-01892	26-002219	Medic 31	2/23/2026 10:07	2/23/2026 10:07	2/23/2026 10:09	2/23/2026 10:16	0:07:21	2/23/2026 10:31	2/23/2026 10:44	Priority 1	Abdominal Pain/Problems	618 S KANSAS AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-01895	26-002220	Medic 31	2/23/2026 12:22	2/23/2026 12:22	2/23/2026 12:24	2/23/2026 12:29	0:05:01			Priority 1	Choking	605 E FM 495	SAN JUAN	
26-01901	26-002218	Medic 31	2/23/2026 16:14	2/23/2026 16:14	2/23/2026 16:15	2/23/2026 16:21	0:06:36			Priority 1	Cardiac Arrest/Death	1410 SHORT RD	SAN JUAN	
26-01902	26-002216	Medic 31	2/23/2026 17:34	2/23/2026 17:34	2/23/2026 17:35	2/23/2026 17:39	0:03:45	2/23/2026 17:51	2/23/2026 18:09	Priority 1	Convulsions/Seizure	239 JAIME ST	SAN JUAN	STHS Children's
26-01903	26-002213	Medic 101	2/23/2026 17:45	2/23/2026 17:45	2/23/2026 17:46	2/23/2026 17:53	0:06:20	2/23/2026 18:26	2/23/2026 18:35	Priority 1	Traffic/Transportation Incident (MVC)	1400 LOS CIELOS DR	SAN JUAN	RGR Free Standing ER San Juan
26-01908	26-002215	Medic 102	2/23/2026 19:19	2/23/2026 19:19	2/23/2026 19:20	2/23/2026 19:20				Priority 1	Diabetic Problem	2301 N RAUL LONGORIA RD	SAN JUAN	
26-01911	26-002232	Medic 31	2/23/2026 20:54	2/23/2026 20:54	2/23/2026 20:57					Priority 1	Diabetic Problem	216 W 1ST ST	SAN JUAN	
26-01912	26-002223	Medic 102	2/23/2026 21:53	2/23/2026 21:54	2/23/2026 21:54	2/23/2026 22:01	0:08:27			Priority 1	Falls	2400 SAN CHARBEL ST	SAN JUAN	
26-01923	26-002243	Medic 31	2/24/2026 7:10	2/24/2026 7:10	2/24/2026 7:11	2/24/2026 7:21	0:09:50	2/24/2026 7:57	2/24/2026 8:28	Priority 1	Sick Person	1103 E SAN JUAN CIR	SAN JUAN	Doctors Hospital at Renaissance
26-01924	26-002244	Medic 2	2/24/2026 8:48	2/24/2026 8:48	2/24/2026 8:49	2/24/2026 8:59	0:09:22	2/24/2026 9:17		Priority 2	Falls	2400 SAN CHARBEL ST	SAN JUAN	
26-01929	26-002251	Medic 31	2/24/2026 11:26	2/24/2026 11:26	2/24/2026 11:27	2/24/2026 11:37	0:10:18	2/24/2026 11:45	2/24/2026 11:59	Priority 1	Traffic/Transportation Incident (MVC)	E MOORE RD/ S STEWART RD	SAN JUAN	RGR Free Standing ER San Juan
Long distance from EMS station, heavy traffic														
26-01929	26-002250	Medic 31	2/24/2026 11:26	2/24/2026 11:26	2/24/2026 11:27	2/24/2026 11:37	0:10:18	2/24/2026 11:45		Priority 1	Traffic/Transportation Incident (MVC)	E MOORE RD/ S STEWART RD	SAN JUAN	
Long distance from EMS station, heavy traffic														
26-01930	26-002253	Medic 1	2/24/2026 12:05	2/24/2026 12:05	2/24/2026 12:05	2/24/2026 12:12	0:06:36	2/24/2026 12:25	2/24/2026 12:43	Priority 1	Hemorrhage/Laceration	200 W IH 2	SAN JUAN	STHS McAllen
26-01937	26-002258	Medic 1	2/24/2026 17:32	2/24/2026 17:42	2/24/2026 17:42	2/24/2026 17:46	0:04:12	2/24/2026 17:46		Priority 1	Traffic/Transportation Incident (MVC)	800 E EXPRESSWAY 83	SAN JUAN	
26-01937	26-002281	Falcon 1	2/24/2026 17:32	2/24/2026 17:34	2/24/2026 17:34	2/24/2026 17:42	0:08:33			Priority 1	Traffic/Transportation Incident (MVC)	800 E EXPRESSWAY 83	SAN JUAN	
26-01937	26-002260	Medic 31	2/24/2026 17:32	2/24/2026 17:34	2/24/2026 17:34	2/24/2026 17:42	0:08:33	2/24/2026 18:07	2/24/2026 18:32	Priority 1	Traffic/Transportation Incident (MVC)	800 E EXPRESSWAY 83	SAN JUAN	STHS McAllen
26-01941	26-002261	Medic 31	2/24/2026 19:17	2/24/2026 19:17	2/24/2026 19:18	2/24/2026 19:19	0:00:21			Priority 1	Assault	500 E FM 495	SAN JUAN	
26-01949	26-002273	Medic 31	2/25/2026 2:17	2/25/2026 2:17	2/25/2026 2:19	2/25/2026 2:25	0:06:14			Priority 1	Falls	3907 N RAUL LONGORIA RD	SAN JUAN	
26-01951	26-002275	Medic 31	2/25/2026 5:37	2/25/2026 5:37	2/25/2026 5:38	2/25/2026 5:47	0:08:59	2/25/2026 6:01	2/25/2026 6:16	Priority 1	Abdominal Pain/Problems	204 E 14 1/2 ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-01953	26-002304	Medic 101	2/25/2026 6:15	2/25/2026 6:15	2/25/2026 6:19	2/25/2026 6:25	0:06:34	2/25/2026 6:42	2/25/2026 6:58	Priority 2	Abdominal Pain/Problems	607 JAIME ST	SAN JUAN	Doctors Hospital at Renaissance
26-01959	26-002285	Medic 31	2/25/2026 10:38	2/25/2026 10:39	2/25/2026 10:39	2/25/2026 10:51	0:11:39	2/25/2026 11:07	2/25/2026 11:22	Priority 2	Sick Person	300 N NEBRASKA AVE	SAN JUAN	STHS Edinburg
26-01962	26-002284	Medic 102	2/25/2026 12:42	2/25/2026 12:42	2/25/2026 12:43	2/25/2026 12:47	0:03:32	2/25/2026 13:01	2/25/2026 13:19	Priority 1	Stroke/CVA	3006 N RAUL LONGORIA RD	SAN JUAN	Doctors Hospital at Renaissance
26-01964	26-002288	Medic 31	2/25/2026 13:23	2/25/2026 13:24	2/25/2026 13:24	2/25/2026 13:34	0:09:52	2/25/2026 13:45	2/25/2026 14:04	Priority 1	Overdose/Poisoning/Ingestion	805 W RIDGE RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-01979	26-002305	Medic 31	2/25/2026 21:19	2/25/2026 21:19	2/25/2026 21:20	2/25/2026 21:20		2/25/2026 21:51	2/25/2026 22:16	Priority 1	Sick Person	2301 N RAUL LONGORIA RD	SAN JUAN	Rio Grande Regional Hospital - Main

26-01984	26-002318	Medic 102	2/25/2026 22:57	2/25/2026 22:57	2/25/2026 22:58	2/25/2026 23:07	0:09:14	2/25/2026 23:21	2/25/2026 23:35	Priority 1	Pregnancy/Childbirth/ Miscarriage	206 S RIDGE LN	SAN JUAN	Doctors Hospital at Renaissance
26-02000	26-002330	Medic 31	2/26/2026 12:22	2/26/2026 12:23	2/26/2026 12:24	2/26/2026 12:30	0:05:27	2/26/2026 12:44	2/26/2026 13:01	Priority 1	Falls	400 VIRGEN DE SAN JUAN BLVD	SAN JUAN	Rio Grande Regional Hospital - Main
26-02005	26-002354	Medic 31	2/26/2026 14:18	2/26/2026 14:18	2/26/2026 14:19	2/26/2026 14:23	0:04:18			Priority 1	Convulsions/Seizure	1600 SCOTTY ST	SAN JUAN	
26-02015	26-002343	Medic 31	2/26/2026 18:18	2/26/2026 18:18	2/26/2026 18:19	2/26/2026 18:32	0:12:56			Priority 1	Assault - Sexual	1412 STATE AVE	SAN JUAN	
Unit posting for PD														
26-02017	26-002353	Medic 31	2/26/2026 20:03	2/26/2026 20:03	2/26/2026 20:06	2/26/2026 20:11	0:04:50	2/26/2026 20:18	2/26/2026 20:29	Priority 1	Sick Person	5101 N RAUL LONGORIA RD	SAN JUAN	RGR Free Standing ER San Juan
26-02018	26-002358	Medic 102	2/26/2026 20:17	2/26/2026 20:17	2/26/2026 20:17	2/26/2026 20:22	0:04:59	2/26/2026 20:29	2/26/2026 20:41	Priority 1	Traumatic Injury	801 N RAUL LONGORIA RD	SAN JUAN	STHS Children's
26-02019	26-002352	Medic 2	2/26/2026 20:29	2/26/2026 20:30	2/26/2026 20:31	2/26/2026 20:37	0:06:18			Priority 1	Cardiac Arrest - Possible DOA	411 JAMES ST	SAN JUAN	
26-02025	26-002365	Medic 102	2/27/2026 2:50	2/27/2026 2:50	2/27/2026 2:56	2/27/2026 3:03	0:07:33	2/27/2026 3:19	2/27/2026 3:34	Priority 1	Sick Person	1300 E EVERGREEN	SAN JUAN	STHS McAllen
26-02031	26-002373	Medic 31	2/27/2026 4:30	2/27/2026 4:31	2/27/2026 4:32	2/27/2026 4:42	0:09:33	2/27/2026 5:01	2/27/2026 5:18	Priority 2	Falls	1219 FOSTER ST	SAN JUAN	Rio Grande Regional Hospital - Main
26-02032	26-002374	Medic 102	2/27/2026 5:08	2/27/2026 5:08	2/27/2026 5:10	2/27/2026 5:20	0:12:48	2/27/2026 5:45	2/27/2026 6:05	Priority 2	Falls	403 JENICA CIR S	SAN JUAN	STHS McAllen
26-02041	26-002378	Medic 31	2/27/2026 11:23	2/27/2026 11:25	2/27/2026 11:25	2/27/2026 11:39	0:13:50	2/27/2026 12:14	2/27/2026 12:30	Priority 2	Sick Person	900 E BUSINESS 83	SAN JUAN	STHS McAllen
26-02047	26-002380	Medic 31	2/27/2026 14:10	2/27/2026 14:10	2/27/2026 14:11	2/27/2026 14:16	0:05:02	2/27/2026 14:28	2/27/2026 14:48	Priority 1	Abdominal	207 ALTA ST	SAN JUAN	Rio Grande Regional
26-02050	26-002379	Medic 3	2/27/2026 15:02	2/27/2026 15:03	2/27/2026 15:03	2/27/2026 15:14	0:10:37	2/27/2026 15:34	2/27/2026 16:02	Priority 1	Sick Person	2603 GRANDORA DR	SAN JUAN	STHS McAllen
26-02055	26-002395	Medic 31	2/27/2026 20:29	2/27/2026 20:29	2/27/2026 20:30	2/27/2026 20:39	0:08:39	2/27/2026 20:59		Priority 1	Traffic/Transportation Incident (MVC)	S CESAR CHAVEZ RD / CARROLL LN	SAN JUAN	
26-02055	26-002396	Medic 31	2/27/2026 20:29	2/27/2026 20:29	2/27/2026 20:30	2/27/2026 20:39	0:08:39	2/27/2026 20:59		Priority 1	Traffic/Transportation Incident (MVC)	S CESAR CHAVEZ RD / CARROLL LN	SAN JUAN	
26-02055	26-002397	Medic 31	2/27/2026 20:29	2/27/2026 20:29	2/27/2026 20:30	2/27/2026 20:39	0:08:39	2/27/2026 20:59		Priority 1	Traffic/Transportation Incident (MVC)	S CESAR CHAVEZ RD / CARROLL LN	SAN JUAN	
26-02056	26-002415	Medic 31	2/27/2026 21:17	2/27/2026 21:17	2/27/2026 21:18	2/27/2026 21:25	0:06:54	2/27/2026 21:40	2/27/2026 21:51	Priority 1	Falls	802 S SAN ANTONIO AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-02058	26-002418	Medic 102	2/27/2026 21:57	2/27/2026 21:58	2/27/2026 21:58	2/27/2026 22:08	0:09:56			Priority 1	Sick Person	810 E SALAZAR ST	SAN JUAN	
26-02061	26-002403	Medic 31	2/28/2026 2:16	2/28/2026 2:16	2/28/2026 2:19	2/28/2026 2:23	0:03:29	2/28/2026 2:34	2/28/2026 2:45	Priority 1	Sick Person	911 W FM 495	SAN JUAN	Rio Grande Regional Hospital - Main
26-02065	26-002414	Medic 31	2/28/2026 4:14	2/28/2026 4:14	2/28/2026 4:15	2/28/2026 4:18	0:03:15	2/28/2026 4:31	2/28/2026 4:48	Priority 1	Falls	2803 N RAUL LONGORIA RD	SAN JUAN	Rio Grande Regional Hospital - Main
26-02069	26-002428	Medic 31	2/28/2026 5:53	2/28/2026 5:53	2/28/2026 5:53	2/28/2026 6:03	0:10:04	2/28/2026 6:20	2/28/2026 6:30	Priority 1	Abdominal Pain/Problems	611 MESQUITE AVE	SAN JUAN	Rio Grande Regional Hospital - Main
26-02070	26-002420	Medic 2	2/28/2026 6:28	2/28/2026 6:28	2/28/2026 6:29	2/28/2026 6:40	0:11:00	2/28/2026 6:59	2/28/2026 7:12	Priority 1	Sick Person	327 E 3RD ST	SAN JUAN	STHS Edinburg
26-02071	26-002423	Medic 31	2/28/2026 8:54	2/28/2026 8:54	2/28/2026 8:55	2/28/2026 9:00	0:04:35	2/28/2026 9:20	2/28/2026 9:35	Priority 1	Traffic/Transportation Incident (MVC)	800 E EARLING RD	SAN JUAN	Doctors Hospital at Renaissance
26-02071	26-002422	Medic 31	2/28/2026 8:54	2/28/2026 8:54	2/28/2026 8:55	2/28/2026 9:00	0:04:35			Priority 1	Traffic/Transportation Incident (MVC)	800 E EARLING RD	SAN JUAN	
26-02072	26-002421	Medic 31	2/28/2026 11:07	2/28/2026 11:08	2/28/2026 11:09	2/28/2026 11:12	0:02:30	2/28/2026 11:27	2/28/2026 11:44	Priority 1	Unknown Problem/Person	109 NORTHGATE	SAN JUAN	Doctors Hospital at Renaissance
26-02077	26-002426	Medic 31	2/28/2026 16:17	2/28/2026 16:18	2/28/2026 16:18	2/28/2026 16:23	0:04:43	2/28/2026 16:40		Priority 1	Breathing Problem	2409 GARDENIA DR	SAN JUAN	
26-02078	26-002427	Medic 2	2/28/2026 16:30	2/28/2026 16:31	2/28/2026 16:31	2/28/2026 16:36	0:04:16			Priority 1	Convulsions/Seizure	800 BUSINESS 83	SAN JUAN	
26-02081	26-002430	Medic 31	2/28/2026 19:14	2/28/2026 19:14	2/28/2026 19:16	2/28/2026 19:25	0:09:20			Priority 2	Sick Person	502 HUISACHE ST	SAN JUAN	
26-02089	26-002534	Falcon 1	2/28/2026 22:06	2/28/2026 22:08	2/28/2026 22:14	2/28/2026 22:14	0:00:32	2/28/2026 22:19		Priority 1	Traffic/Transportation Incident (MVC)	2215 N SAN ANTONIO	SAN JUAN	
26-02089	26-002535	Falcon 1	2/28/2026 22:06	2/28/2026 22:08	2/28/2026 22:14	2/28/2026 22:14	0:00:32	2/28/2026 22:19		Priority 1	Traffic/Transportation Incident (MVC)	2215 N SAN ANTONIO	SAN JUAN	
26-02089	26-002536	Falcon 1	2/28/2026 22:06	2/28/2026 22:08	2/28/2026 22:14	2/28/2026 22:14	0:00:32	2/28/2026 22:19		Priority 1	Traffic/Transportation Incident (MVC)	2215 N SAN ANTONIO	SAN JUAN	
26-02089	26-002537	Falcon 1	2/28/2026 22:06	2/28/2026 22:08	2/28/2026 22:14	2/28/2026 22:14	0:00:32	2/28/2026 22:19		Priority 1	Traffic/Transportation Incident (MVC)	2215 N SAN ANTONIO	SAN JUAN	
26-02089	26-002448	Medic 31	2/28/2026 22:06	2/28/2026 22:06	2/28/2026 22:10					Priority 1	Traffic/Transportation Incident (MVC)	2215 N SAN ANTONIO	SAN JUAN	

Mayor: Mario Garza
Mayor Pro-Tem: Jesus "Jesse" Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco "Markie" Villegas

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Leandro Sifuentes, Chief of Police

DATE: 03/11/2026

SUBJECT: Police Department Monthly Report. [Leandro Sifuentes, Police Chief]

This memorandum is to keep you all informed on our Monthly operational statistics, and any other significant cases or events that occurred during the month of **February 2026**

STATISTICS: POLICE	MONTH: February
Calls for service	1536
Accidents	107
911 Calls	973
Traffic/City Ord issued Citations	185
Traffic/City Ord. Issued Warnings	398
Patrol & CID Arrests	129
CID Issued Warrants	51

SPECIAL ANNOUNCEMENT
None to report

SAN JUAN POLICE PERSONNEL:
2 officer vacancies have been filled

TELE-COMMUNICATORS:
Nothing to Report

512 S. Nebraska Ave. • San Juan, Texas 78589-2649
Phone: (956)223-2200 • Fax: (956) 787-5978

FLEET:
We continue to service older units to use on the road.

STATISTICS: ANIMAL CONTROL	MONTH: February
Calls for service	17
Citations issued	5
Violations	12

SPECIAL EVENTS
None to report

Respectfully,
Leandro Sifuentes
Chief of Police

Mayor: Mario Garza
Mayor Pro-Tem: Jesus "Jesse" Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco "Markie" Villegas

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Mary Enriquez, Court Administrator

DATE: 03/12/2026

SUBJECT: Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]

The Municipal Court is responsible for the legal enforcement of City Ordinances and laws. It deposits and prepares reports to the Department of Finance.

Amount Collected	$ 28,293.27
Defensive Driving	0
Deferred	3
Pre-Trials	0
Bench Trials	0
Scofflaw	$ 1,397.46

COLLECTION S 2025 COLLECTIONS 2026
February - $ 22,543.32 February - $ 28,293.27

CITATIONS 2025 CITATIONS 2026
February - 99 February - 169

SCOFFLAW COLLECTIONS 2025 SCOFFLAW COLLECTIONS 2026
February - $ 5,183.68 February - $ 1,397.46

Magistrates:

Judge Eloy Hernandez	Judge Roberto Garza	Judge Jorge Zambrano
3	5	8

Judge Lisa M. Sanchez	Judge Juan Zamora
5	1

Mayor: Mario Garza
Mayor Pro-Tem: Jesus "Jesse" Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco "Markie" Villegas

MEMORANDUM

TO: Ruben Guajardo, City Manager

FROM: Alfredo De Leon, Interim Director of Utilities

DATE: 03/12/2026

SUBJECT: Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]

Texas Drought Outlook

- 82% of Texas is in a drought (3/9/2026)
- RGV is on severe drought condition (No Change In the watershed)
- Falcon and Amistad are @ 26.15%
- STAGE II IS STILL IN FULL EFFECT

System Outlook

- Water Connections – 7,567
- Sewer Connections – 11,350 (3,655 NAWSC)

Water Treatment Facility

- Combined Gallons Treated: 94.151 MG
- Combined Gallons Produced 89.984 MG

Water Treatment Facility No. 1

- .0 MG treated (Maintenance)
- 36.009 MG delivered

- 36.25 MG Transferred from WTF No. 2
- 13.65 MG RAW (Reservoir)
- 0.027 MG Backwash
- 0 MG Well

Water Treatment Facility No. 2

- 94.151 Treated
- 53.975 MG Delivered
- 36.25 MG Transferred to WTF No. 1
- 68.99 MG RAW (Reservoir)
- 6.48 MG Backwash

Operated Water Plant as Efficiently as Possible
Sludge Management Continues to be Critical

Water Distribution System

- Leaks – 4
- Breaks – 1
- Taps – 8
- Locates - 17

Water Loss

- Reported – 97,500 gals
- Unreported – 88,500 gals

Hydrants

- Flushed – 14
- Repaired/Replaced – 1
- STAGE II WATER CONSERVATION STILL IN EFFECT

Valves

- Worked – 4
- Repaired/Replaced – 0

Utility Billing

- Work Orders –4

We Continue Our Hydrant and Valve Maintenance

Wastewater Treatment Facility

- Treated – 60.711 MG
- Wetland –2.042 MG
- 98 - Cubic Yards of Sludge Hauled to Landfill

Wastewater Collections

- Work orders - 49
- Sewer Main Repaired – 1
- Sewer Backups Reported –23
- Sewer Backups Cleared – 23
- Odor Complaints – 3
- Locates –21
- Replaced Manhole covers – 0
- Sewer Overflows- 1

Administration
Financials

- Administration –61.27%
- Water Treatment – 62.64 %
- Distribution: 74.98 %
- Sewer Collection – 62.23%
- Wastewater Treatment – 61.09%

Projects

- Lift station 6 on Cesar Chavez is 90% completed. EPA sign installed. Manhole installation schedule for the week of March 16 2026.
- WWTF Rehab – Project awarded to Lefevre engineering. Mr. Lefevre contacted TWDB, waiting on answer to start the bidding process.
- Water/Wastewater Comprehensive Master Plan workshop, presented by TRIMAD consultant at EOC room on March 11 2026 at 5:30 pm.

Certification

- Water Treatment - 0
- Distribution – 0
- Sewer Collection - 0
- Wastewater Treatment – 0
- Renewals – 0

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Amending Chapter 13 Utilities, Article 13.02; Solid Waste and Stormwater Pollution Prevention, Division 1. Generally, Section 13.02.005 Receptable; Placement of Waste for Collection and Section 13.02.006 Exemptions, Divisions 2. Rate Charges and Billing, Section 13.02.051 Customer Classification; Rate Schedule and Divisions 3. Private Collectors to Amend Placement of Waste, Modify Rate and Deposit Fees, Eliminate Private Collections and Other Related Regulations; Providing for Effective Date; Providing for Publication; Providing for Codification; Providing for Severability Clause; and providing for Repealer Clause.

STAFF COMMENTS AND RECOMMENDATIONS:

The Sanitation Department is proposing amendments to an existing ordinance in order to ensure that municipal regulations remain current, effective, and aligned with the needs of the community.

RECOMMENDATION:

Staff recommends approval of the first reading.

PREPARED BY:
Israel Garza,
Sanitation Director

APPROVED BY:
Ruben Guajardo, City Manager

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SAN JUAN, CHAPTER 13 UTILITIES, ARTICLE 13.02 SOLID WASTE AND STORMWATER POLLUTION PREVENTION, DIVISION 1. GENERALLY, SECTION 13.02.005 RECEPTABLE; PLACEMENT OF WASTE FOR COLLECTION AND SECTION 13.02.006 EXEMPTIONS, DIVISION 2. RATES, CHARGES AND BILLING, SECTION 13.02.051 CUSTOMER CLASSIFICATION; RATE SCHEDULE AND DIVISIONS 3. PRIVATE COLLECTORS TO AMEND PLACEMENT OF WASTE, MODIFY RATE AND DEPOSIT FEES, ELIMINATE PRIVATE COLLECTIONS AND OTHER RELATED REGULATIONS; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR PUBLICATION; PROVIDING FOR CODIFICATION; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR REPEALER CLAUSE.

RECITALS

WHEREAS, the City of San Juan provides garbage and waste disposal services to the community and certain fees are necessary to offset the operational and administrative costs incurred by the City in doing so; and

WHEREAS, the City of San Juan currently provides for garbage and waste disposal services, fees and other related regulations under Chapter 13 Utilities, Article 13.02 Solid Wastes and Stormwater Pollution Prevention under the City of San Juan Code of Ordinances; and

WHEREAS, after review of the current provisions under Article 13.02, the City Commission desires to amend such services, fees and related regulations, specifically Section 13.02.005 Receptables; placement of waste collection, 13.02.006 Exemptions, Section 13.02.051 Customer Classifications; Rate Schedule and Division 3. Private Collectors, to amend placement of waste, modify rate and deposit fees, eliminate private collections and other related regulations within the City of San Juan, Texas.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

SECTION 1. The Code of Ordinances of the City of San Juan, Texas is hereby amended at Chapter 13 Utilities, Article 13.02 Solid Waste and Stormwater Pollution and Prevention, Division 1. Generally, Section 13.02.005 Receptacles; placement of waste for collection. to add the underlined language and delete the stricken out language as highlighted below:

§ 13.02.005. Receptacles; placement of waste for collection.

(a) Approved garbage receptacles. The temporary placement of garbage receptacles on a street right-of-way by an occupant shall be exempt from the application of section 13.02.004 if the receptacle has been authorized by the city. The currently authorized garbage receptacles are limited to city-issued 9690-gallon containers for single-family residential users and 300-gallon containers for multifamily residential, commercial and industrial users. Authorized brush, leaves and trimming receptacles are plastic garbage bags with the following specifications: 10 mils.

(b) Placing receptacles and trash for collection.

(1) It shall be the duty of every occupant of the lot, building or property, adjacent to a right-of-way or other location from which the garbage or trash is to be collected to place the garbage receptacle at a location on the street right-of-way:

(A) Between the street curb and the fence or property line; and/or

(B) Where it may be easily accessible to the person or equipment collecting and removing trash or garbage.

(2) In the event it is not practicable to collect and remove the garbage receptacle from a street right-of-way, the occupant of the premises shall place the receptacle at such location on his property as the city shall assign and designate as the most convenient and accessible.

(3) At no time shall the receptacle be placed so that any alley, drain, gutter, sidewalk, street, or street right-of-way will be blocked or obstructed from the city's garbage collection equipment.

(c) Placing brush for collection. It shall be the duty of every occupant of the lot, building or property, adjacent to a right-of-way or other location from which the brush is to be collected to place the brush at a location on the street right-of-way at a location:

(1) Between the street curb and the fence or property line; and/or

(2) Where it may be easily accessible to the person or equipment collecting and removing trash or garbage.

(3) In accessible stacks or piles as herein set out to facilitate removal of same.

(4) The placement of brush shall be along the alley or within the front yard/front right-of-way away from water or gas meters. In subdivisions that have no alleys no brush shall be placed behind a back fence or behind a lot or parcel or along the side yard/side right-of-way on corner lots.

(5) When placing materials, other than construction materials, along the alley or along the front right-of-way it shall be separated from the brush.

(6) No person shall be allowed to place brush along the alley or along the front right-of-way ~~within four (4) weeks of~~ more than seven (7) days prior to the City's scheduled week of service for pick-up of brush within that neighborhood. Once address has been serviced, any request for additional brush pick-up service within the same the same month of service, shall be charged at the additional

rate of service under Section 13.02.051(c) for brush truck service.

(7) Violations of this subsection shall be punishable by fines not to exceed $2,000.00 for each violation. Each day that a violation continues shall constitute a separate violation.

(d) Violation defined. It shall be unlawful for any person or occupant to:

(1) Sweep, throw, dump, place, deposit, or allow or permit any material or substance including, but not limited to, debris, garbage, rubbish, brush, trash, building materials, furniture, appliances, and mechanical items to be placed to accumulate upon or along any:

(A) Gutter;

(B) Alley;

(C) Sidewalk;

(D) Drain;

(E) Street;

(F) Street right-of-way; or

(G) Any portion of any vacant lot between curb and property line, unless this article otherwise so permits or expressly exempts such act.

(2) Place or allowing to remain at a brush collection location:

(A) Tree limbs and trunks shall not exceed three (3) feet in length.

(B) Brush, leaves and cuttings, unless placed in plastic container or a garbage container to prevent from blowing or scattering.

(C) Leaves, hedge and shrub cuttings, and small loose material other than in an approved receptacles as set out in subsection (a).

SECTION 2. The Code of Ordinances of the City of San Juan, Texas is hereby amended at Chapter 13 Utilities, Article 13.02 Solid Waste and Stormwater Pollution and Prevention, Division 1. Generally, Section 13.02.006 Exemptions. to delete the stricken out language as highlighted below:

§ 13.02.006 Exemptions.

(a) Exemptions specified. The following acts are also exempt from prosecution and proof thereof shall constitute a complete defense hereunder:

(1) If a person places the material or substance in a suitable receptacle as set out in section 13.02.005 at a location under the orders or instructions of the city which may be issued in writing, posted or other public notice thereof given;

(2) If a person places the material or substance in a suitable receptacle as set out in section 13.02.005(c) at a location under the orders or instructions of the city which may be issued in writing, posted or other public notice thereof given; or

(3) If a person places the material or substance for a reasonable temporary period, not to exceed five (5) business days, for pick up by the city, or another party with whom the person has contracted ~~or made specific arrangements for pick up within no later than five (5) business days~~.

(b) Reliance on exemptions. Exemptions shall not be improvidently granted by the court. The burden of proof on an exemption claim shall lie with the occupant.

SECTION 3. The Code of Ordinances of the City of San Juan, Texas is hereby amended at Chapter 13 Utilities, Article 13.02 Solid Waste and Stormwater Pollution and Prevention, Division 2. Rates, Charges and Billing, Section 13.02.051 Customer Classification; Rate Schedule to add the underlined language and delete the stricken out language as highlighted below:

Sec. 13.02.051 Customer classifications; rate schedule.

(a) Classifications. Properties located with the City limits of San Juan shall utilized only City-issued containers under the applicable classifications below. To obtain containers under the applicable classifications below, only the property owner(s) is allowed to open a residential (single family or multifamily) account or commercial account under the applicable classifications below.

(1) Class I, single-family residential service 96 gallon container. Class I containers are applicable to ~~Shall include~~ all single-family residences including single family residential mobile homes/travel trailers ~~parks~~.

(2) Class II, multifamily residential and commercial service 300 gallon container. Class II containers are applicable to all multifamily residential and commercial properties. Multifamily residential properties shall include travel trailer parks/mobile home parks, duplexes and fourplexes, apartments, including garage apartments, and other properties on which more than one family resides. Commercial ~~service~~ properties shall includes

any retail or service business and industrial operations, churches, schools and nonprofit organizations.

(3) Class III, 3 cubic yard container. ~~Includes all other customers not included in class I and II~~. Class III containers are applicable to all multifamily residential and commercial properties.

(4) Class IV. 6 cubic yard container. Class IV containers are applicable to all multifamily residential and commercial properties.

(5) Class V. 8 cubic yard container. Class V containers are applicable to all multifamily residential and commercial properties.

(6) Class VI. 10 cubic yard container. Class VI containers are applicable to all multifamily residential and commercial properties.

(7) Class VII, pickup trucks. All size noncommercial pickup.

(8) Class VIII, trailers. All size noncommercial trailers.

(9) Class IX, brush truck. All size noncommercial brush trucks.

(10) Class X, roll off trucks. All size noncommercial roll off trucks.

(b) Monthly rates.

	Container	Service	Rate	Stormwater fee*
Class I	96 gallon (~~residential~~ single-family)	Once-a-week	$17.20	1.55
	~~96 gallon (commercial)~~	~~Once-a-week~~	~~$30.50~~	~~2.00~~
Class II	300 gallon (multifamily and commercial)	Once a week	$74.11	6.75
		Twice a week	$135.83	13.50
		Three times a week	$196.25	20.25
Class III	3 cubic yard (multifamily and commercial)	Once a week	$74.11	$6.75
		Twice a week	$135.83	$13.50

		Three times a week	$196.25	$20.25
		Four times a week	$256.67	$27.00
		Five times a week	$317.09	$33.75
		Six times a week	$377.51	$40.50
Class IV	6 cubic yard (multifamily and commercial)	Once a week	$119.20	$12.00
		Twice a week	$238.39	$24.00
		Three times a week	$357.58	$36.00
		Four times a week	$476.77	$48.00
		Five times a week	$595.96	$60.00
		Six times a week	$715.15	$72.00
Class V	8 cubic yard (multifamily and commercial)	Once a week	$149.20	$14.00
		Twice a week	$268.39	$26.00
		Three times a week	$387.58	$38.00
		Four times a week	$506.77	$50.00
		Five times a week	$625.96	$62.00
		Six times a week	$745.15	$74.00
Class VI	10 cubic yard (multifamily and commercial)	Once a week	$179.20	$16.00
		Twice a week	$298.39	$28.00
		Three times a week	$417.58	$40.00

		Four times a week	$536.77	$52.00
		Five times a week	$655.96	$64.00
		Six times a week	$775.15	$76.00
Class IX	Brush Collection Service Fee (all residential and commercial buildings within the City of San Juan)	Per the City's adopted schedule and as amended at the City's discretion hereafter.	$7.00	

*Stormwater pollution prevention fee: This fee shall be used to purchase or finance a street sweeper and/or a road patcher and all the expenses associated with the operation of these machines including personnel. Funds may also be used towards the purchase of asphalt for the patching of potholes throughout the city or for drainage improvement projects. The stormwater pollution prevention fees are to be held in a separate fund account.

(c) Disposal of construction debris and non-schedule collection rates. Must show proof of city residency and building permit:

(1) Class VII, pick-up truck: $75.00.

(2) Class VIII, trailer: $175.00.

(3) Class IX, brush truck: $325.00.

(d) Roll-Off Container Rental and Service Rates.

(1) Waste Pick Up: $200.00 per pick up.

(2) Waste Disposal Fee: $35.00 per ton (up to 14 tons) and $45.00 per ton (for disposal over 14 tons).

(3) Tire Disposal: $5.00 per tire.

(4) Daily Rental Fee: $10.00 per day.

(5) Inactivity Charge: 30 days or less - $250.00; 31-60 days – $300.00; 61-90 days - $350.00; and over 90 days – $400.00.

(6) Relocation Fee: $125.00.

(7) Return Trip Fee: $40.00.

(8) Only City of San Juan roll-off containers will be allowed for disposal. If a City of San Juan roll-off container isn't available, a chicken wire containment will be allowed until a container can become available.

(e) Multiple classifications. In cases in which the premises consist of more than one classification (i.e. single-family residential, multifamily residential and commercial), the rates to be charged shall be established as a combination of the rate for the highest rate for one of the classifications, plus fifty-percent (50%) of the rate for the additional classifications.

(f) Additional Single-family Residential Service Fees. Upon request, an additional container shall be provided to a class I user at the following additional rates, with a maximum of 2 containers per single-family residence:

(1) Additional Residential 96-Gallon Container: $10.00 per month.

(2) Washing of Residential 96-Gallon Container: $25.00.

(3) Recycling 96-Gallon Container: $10.00 per month.

(4) Return Pick-up for Residential/Recycling 96-Gallon Container: $15.00.

(5) Additional Pick-up of Residential/Recycling 96-Gallon Container: $15.00.

(g) Additional Commercial Service Fees:

(1) Washing of Commercial Container: $40.00.

(2) Lock Bar: $50.00.

(3) Return Pick-up for Commercial Container: $40.00.

(4) Return Pick-up for Roll-Off Container: $40.00.

(h) Deposit Fees.

(1) A $~~50.00~~150.00 deposit will be charged for each Class I container.

~~(~~2) A $~~200.00~~400.00 per container deposit will be charged for each Class II, III, IV, V, or VI container.

(3) A $400.00 deposit will be charged for each Class X container.

SECTION 4. The Code of Ordinances of the City of San Juan, Texas is hereby amended at Chapter 13 Utilities, Article 13.02 Solid Waste and Stormwater Pollution and Prevention, Division 3. Private Collectors delete the entire Division as stricken out and highlighted below:

~~**Division 3. Private Collectors**~~

~~**§ 13.02.101. City to be notified of yard and construction site cleanup.**~~

~~Any property owner who engages the services of a person to perform yard cleanup, including trimming trees and brush or construction site cleanup, and who will produce trimmings or other material that can be disposed of in the city's standard solid waste containers, shall promptly notify the city of the week during which the cleanup will take place.~~

~~**§ 13.02.102. Vehicles; containers; duties of permittee on termination of service.**~~

~~(a) All vehicles used in the collection of garbage and trash by any permittee within the city shall meet the minimum specifications relating to safety and health as promulgated and established by the department of state health services for the purposes of collection of garbage and trash within the city.~~

~~(b) It shall be the obligation of the permittee to see that all containers used for trash collection by the permittee meet the specifications for such containers.~~

~~(c) It shall be unlawful to use city right-of-way for the purpose of storing or collecting garbage or trash from any commercial-type dumpster container, by any permittee.~~

~~(d) It shall be the responsibility of the permittee to remove the container and any accumulation of garbage, trash, or brush should any customer of a permittee cancel or have service canceled as a final collection. The permittee shall notify the city of the date of termination and the date of the above-mentioned final collection.~~

~~**§ 13.02.103. Collectors operating on effective date.**~~

~~All persons collecting garbage and trash, other than the city, who come under the provisions of this division shall apply for a permit from the city within thirty (30) days from the effective date. Any such persons applying for a permit within the time limit as specified above or who shall have applied for renewal of a permit within the appropriate~~

~~time period shall have the right to continue operations during the pendency of the consideration of such person's permit application.~~

SECTION 5. Effective Date. This ordinance shall take effect after a second reading, where it is read, considered and adopted by the City Commission and until fifteen (15) days have passed after its first reading.

SECTION 6. Publication. The City Secretary of the City of San Juan is hereby authorized and directed to cause the caption of this ordinance to be published in a newspaper having general circulation in San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 7. Codification. The City Secretary is hereby directed to cause this Ordinance to be codified in the Code of Ordinances of the City of San Juan, Texas, and in accordance with the applicable laws of this State.

SECTION 8. Severability. If any section, part, or provision of this Ordinance is declared unconstitutional or invalid, by a court of competent jurisdiction, then, in that event, it is expressly provided, and it is the intention of the City Commission in passing this Ordinance that its parts shall be severable and all other parts of this Ordinance shall not be affected thereby and they shall remain in full force and effect.

SECTION 9. Repealer Clause. This Ordinance shall be cumulative of all other ordinances dealing with the same subject and any provision of any ordinance in direct conflict with any provision of this Ordinance is hereby repealed and the provisions of this Ordinance shall supersede any provisions in conflict herewith; all provisions of any other ordinance not in conflict herewith shall remain in full force and effect.

READ, PASSED AND APPROVED ON FIRST READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of January, 2026.

READ, PASSED AND APPROVED IN SECOND READING at a regular meeting of the City Commission of the City of San Juan, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Annotated, Government Code, Section 551.041 on the ____ day of January, 2026.

CITY OF SAN JUAN

BY: _____
Mario Garza, Mayor

ATTEST:

BY: _____
Brenda Escalante, City Secretary

APPROVED AS TO FORM:

PALACIOS GARZA & THOMPSON, P.C.

BY: _____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Voluntary Annexation Petition Concerning a 6.814-acre tract of land out of Lot 55, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road, along the South side of Las Milpas Road, as Requested by Agricore Properties, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

As presented in previous meetings, this item constitutes the first reading of the voluntary annexation ordinance. The property owner has submitted a petition for voluntary annexation to the City of San Juan for a 6.814-acre tract of land located approximately 450 feet west of Stewart Road, along the south side of Las Milpas Road.

The annexation petition was accepted by the San Juan City Commission, and two public hearings were subsequently conducted in accordance with the requirements of Chapter 43 of the Texas Local Government Code, after which the City Commission may consider action on the annexation request.

RECOMMENDATION:

Staff recommends approval of the first reading of the ordinance as presented.

PREPARED BY:
Monica Gomez,
Interim Director of
Planning

APPROVED BY:
Ruben Guajardo, City
Manager

City of San Juan
Planning Department
709 S. Nebraska Ave.
San Juan, Texas 78589
Phone: (956) 223-2220 | Fax: (956) 787-5978

Date: December 8, 2025

To the Honorable Mayor and Members of the Board of Commissioners, City of San Juan:

The undersigned, being an inhabitant and duly qualified voter of the property described below, which adjoins the corporate limits of the City of San Juan, respectfully petitions the Board of Commissioners to consider the annexation of the following tract of land into the City of San Juan:

Exhibit A: Metes and Bounds Description For Lot 1 (Agricore Properties, LLC)
Exhibit B: Survey
Exhibit C: Warranty Deed

The petitioner affirms that the information provided herein is true and correct to the best of their knowledge and requests that the City of San Juan proceed with the annexation in accordance with applicable laws and ordinances.

Respectfully submitted,

Alejandro Rodriguez Magana
PO Box 3000
Edinburg TX 78505
956-369-6580

ACKNOWLEDGEMENT

State of Texas

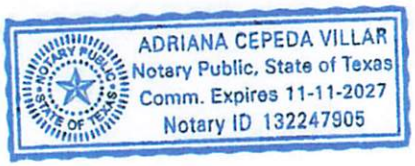
County of Hidalgo

This instrument was acknowledged before me on this **8th day of December, 2025**, by **Alejandro Rodriguez Magana**, Member of **Agricore Properties, LLC**, a Texas limited partnership, on behalf of said partnership.

Signature of Notary Public

Adriana Cepeda Villar
Notary Public, State of Texas
My Commission Expires: 11-11-2027

(Seal)



R.O.W. Surveying Services, L.L.C.

900 South Stewart Rd., Suite 13
Mission, Texas 78572

Metes and Bounds Description For Lot 1

Being a 6.814 acre tract of land out of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, conveyed to Agricore Properties, LLC, by a "Special Warranty Deed", as shown in Document Number 3610238, of the Official Records, Hidalgo County, Texas, said 6.814 acre tract of land being more particularly described as follows:

COMMENCING at a cotton spindle found on the Centerline of Las Milpas Rd, being the Northwest corner of said Lot 55;

Thence, South 81°23'51" East, a distance of 150.00 feet, with the North line of said Lot 55, to a Magnail set for the Northwest corner of this tract and also being the POINT OF BEGINNING of this herein described tract;

Thence, South 81°23'51" East, a distance of 670.00 feet, with the North line of said Lot 55 to the Northeast corner of this herein described tract of land;

Thence, South 08°36'09" West, a distance of 443.00 feet, to a corner of this herein described tract of land;

Thence, North 81°23'51" West, a distance of 670.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North 08°36'09" East, a distance of 443.00 feet to the **Point of Beginning,** containing a computed area of 6.814 acres.

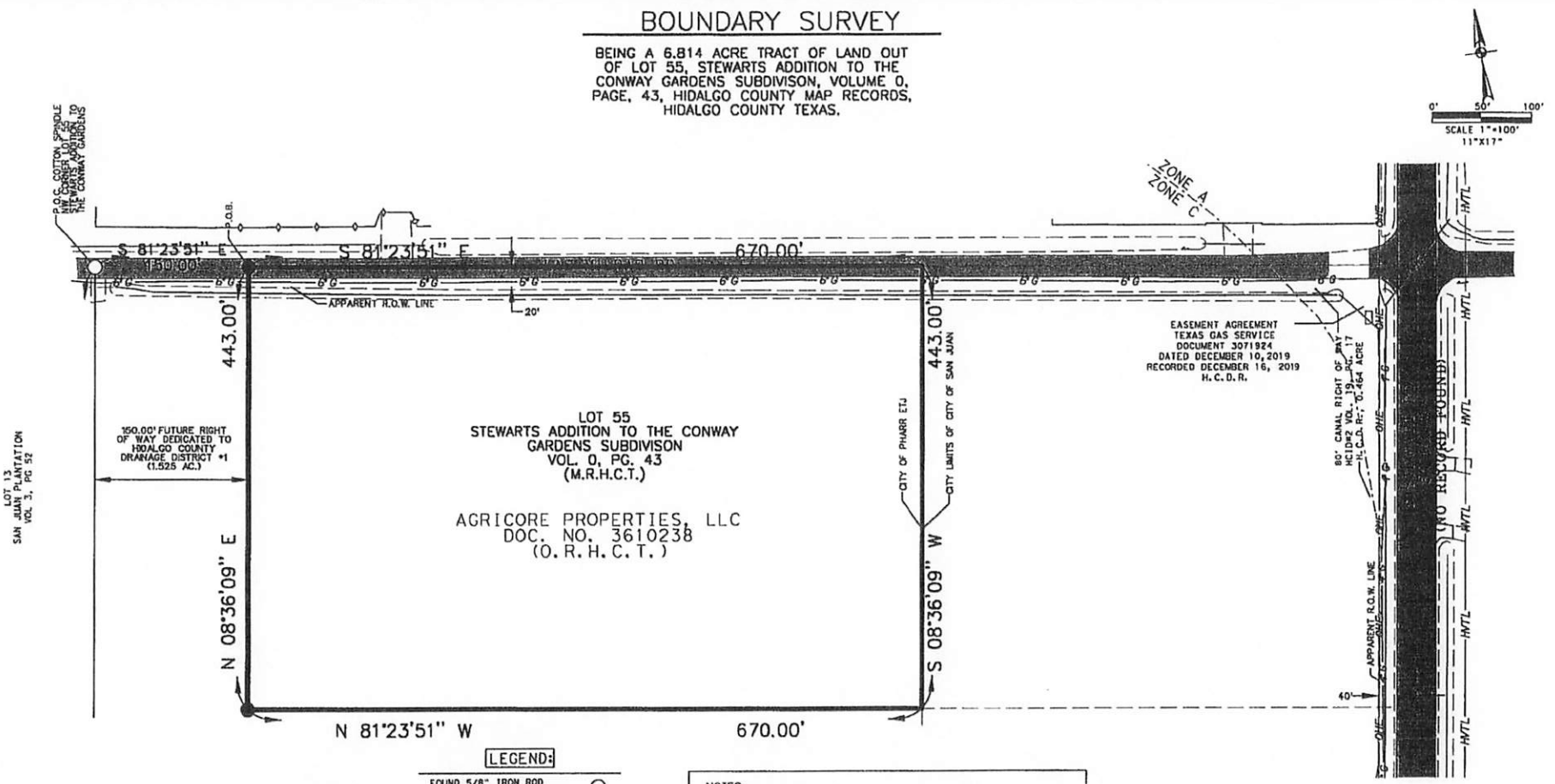
Bearings and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205). A survey plat accompanies this herein metes and bounds description.

06/13/2025

Victor H. Trevino — Date
Registered Professional Land Surveyor No. 6968

BOUNDARY SURVEY

BEING A 6.814 ACRE TRACT OF LAND OUT OF LOT 55, STEWARTS ADDITION TO THE CONWAY GARDENS SUBDIVISON, VOLUME 0, PAGE, 43, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY TEXAS.



LEGEND:

FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED	○
SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." UNLESS OTHERWISE NOTED	●
HIDALGO COUNTY DEED RECORDS	H.C.D.R.
POINT OF BEGINNING	P.O.B.
RIGHT OF WAY	R.O.W.
POWER POLE	⊕
HIGH VOLTAGE LINE	—HVTL—
OVERHEAD ELECTRIC	—OHE—
GAS LINE	—G—
ROAD (ASPHALT)	

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983. VERTICAL BASED ON: NAVD 1988 VERTICAL DATUM.
2. THIS SURVEYOR DID NOT ATTEMPT TO LOCATE UNDERGOUND UTILITES.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

STATE OF TEXAS
COUNTY OF HIDALGO

I, VICTOR H. TREVINO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

06/13/2025

VICTOR H. TREVINO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968

STATE OF TEXAS
REGISTERED
VICTOR H. TREVINO
6968
PROFESSIONAL
LAND SURVEYOR

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3335
FAX.: (956) 583-7116
TDPLS REG. FIRM# 10193988

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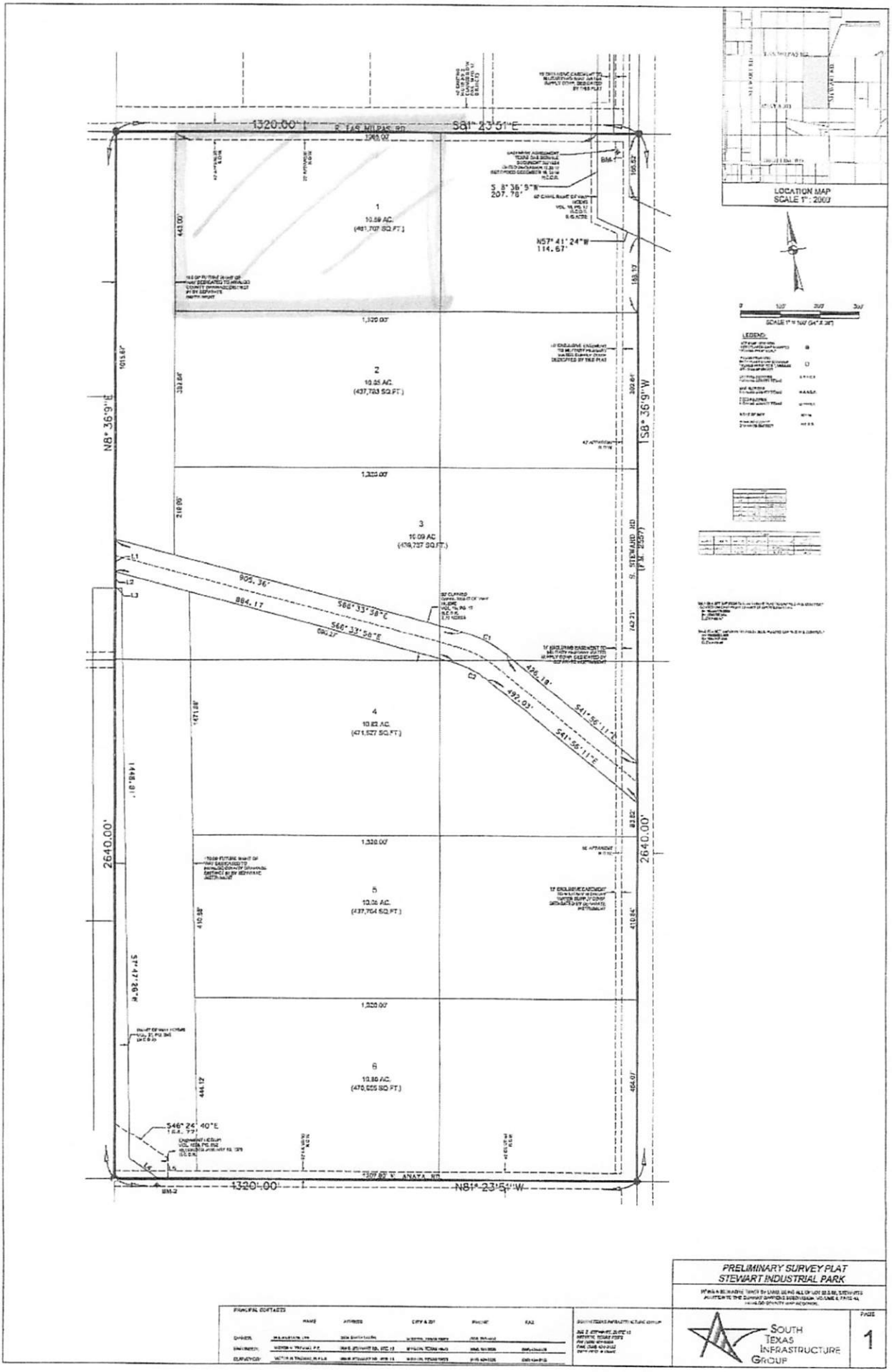
PROJECT NO. R23015


1320.00'
S. FAS MILPAS RD
S81° 23'51"E
1965.07'
1
10.59 AC.
(461,707 SQ.FT.)
S 8° 36' 9" W
207.76'
N57° 41' 24"W
114.67'
443.00'
1,320.00'
2
10.05 AC.
(437,783 SQ.FT.)
N8° 36'9"E
S8° 36'9"W
1,320.00'
3
10.09 AC.
(439,737 SQ.FT.)
S. STEWARD RD
(F.M. 2537)
905.36'
884.17'
S66° 33' 58"E
S66° 33' 58"E
436.19'
492.03'
S41° 56' 11"E
S41° 56' 11"E
4
10.82 AC.
(471,527 SQ.FT.)
2640.00'
2640.00'
1,320.00'
5
10.05 AC.
(437,704 SQ.FT.)
1,320.00'
6
10.80 AC.
(470,555 SQ.FT.)
S46° 24' 40"E
1320.00'
N81° 23'51"W
1307.82' V. ANAYA RD
LOCATION MAP
SCALE 1" : 2000'
LEGEND:
PRELIMINARY SURVEY PLAT
STEWART INDUSTRIAL PARK
SOUTH TEXAS INFRASTRUCTURE GROUP
PAGE
1

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXTENSION ON CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN JUAN, TEXAS; AND THE VOLUNTARY ANNEXATION OF A 6.814-ACRE TRACT OF LAND OUT OF LOT 55, STEWART'S ADDITION TO THE CONWAY GARDENS, HIDALGO COUNTY, TEXAS; AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGES 43, DEED RECORDS OF HIDALGO COUNTY.

WHEREAS, Section 43.067 of the Texas Local Government Code provides for an alternate to the standard annexation proceedings where the property owner petitions for annexation; and

WHEREAS, the City Commission of the City of San Juan has decided to extend the corporate limits to include tracts of land adjacent to our present corporate limits as shown in **Exhibit "A"**; and

WHEREAS, the hereinafter described territory lies within the extraterritorial of the City of San Juan, Texas; and

WHEREAS, the territory hereinafter described contains approximately **6.814** acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on January 28, 2026 and February 25, 2026 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 p.m. on February 10, 2026 at the San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas and second public hearing was held at 6:00 p.m. on March 10, 2026 at San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

WHEREAS, the enclosed municipal service plan for the proposed annexation was available for public inspection and explained in response to questions asked; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, THAT;

Exhibit "B"

SECTION I: The following described in **Exhibit "B"** land and territory adjacent to and adjoining the City of San Juan, Texas is hereby added and annexed to the City of San Juan, Texas, and the property herein described is altered and amended so as to include such areas within the corporate limits of the City of San Juan. The description of the property to be annexed is as follows:

Being a 6.814 acre tract of land out of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, conveyed to Agricore Properties, LLC, by a "Special Warranty Deed", as shown in Document Number 3610238, of the Official Records, Hidalgo County, Texas, said 6.814 acre tract of land being more particularly described as follows:

COMMENCING at a cotton spindle found on the Centerline of Las Milpas Rd, being the Northwest corner of said Lot 55;

Thence, South 81°23'51" East, a distance of 150.00 feet, with the North line of said Lot 55, to a Magnail set for the Northwest corner of this tract and also being the POINT OF BEGINNING of this herein described tract;

Thence, South 81°23'51" East, a distance of 670.00 feet, with the North line of said Lot 55 to the Northeast corner of this herein described tract of land;

Thence, South 08°36'09" West, a distance of 443.00 feet, to a corner of this herein described tract of land;

Thence, North 81°23'51" West, a distance of 670.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North 08°36'09" East, a distance of 443.00 feet to the **Point of Beginning,** containing a computed area of 6.814 acres.

SECTION II: The service plan attached to this ordinance as **Exhibit "C"** and being the same service plan presented at the public hearing held regarding this annexation, is hereby approved by the City Commission of the City of San Juan, Texas provided that's such service plan may be amended or repealed in accordance with Section 43.0672 of the Local Government Code, when in the opinion of the City Commission, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

SECTION III: The herein above described property and the area so annexed shall be a part of the City of San Juan, Texas and the property so added hereby shall bear its pro rata share of taxes levied by the City of San Juan, Texas, and inhabitants thereof shall be entitled to all of the rights and privileges of the citizens of San Juan, Texas, in areas having similar characteristics of topography, land utilization and population density, and shall be bound by the acts ordinances, resolutions and regulations of the City of San Juan, Texas.

SECTION IV: The zoning of the property shall be classified as Light Industrial District (L-I).

SECTION V: Upon annexation of the herein above-described property, the acreage within the city limits of San Juan after annexation will be increased in an amount which does not exceed the statutory limitation as set out in Chapter 43 of the Texas Local Government Code.

SECTION VI: Upon the approval of the second and final reading hereof, the City Secretary of the City of San Juan is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance, including the general description of the property annexed to be published in a newspaper of general circulation in San Juan, Texas.

SECTION VII: If any part, phrase or sentence of this Ordinance is held void or unconstitutional by a Court or competent jurisdiction, or if any tract of land or portion of any tract of land hereby annexed shall be held to be ineligible for annexation or wrongfully annexed, the remaining portions of this Ordinance and the remaining tracts so annexed shall be considered severable and shall remain in full force and effect.

SECTION VIII: In accomplishing the annexation of the territory annexed by this Ordinance, the City of San Juan has strictly followed the provisions of State Law and the cases as they apply to annexations and any possible deviation from special provisions was unintentional and not material to the accomplishment of this annexation.

PASSED and **APPROVED** on first reading on the 24th day of March, 2026.

PASSED and **APPROVED** on second reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

_____

MARIO GARZA, Mayor

APPROVED BY:
Palacios, Garza & Thompson, P.C.

ATTEST:

_____
BRENDA ESCALANTE
City Secretary

_____
City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 6.039-acre tract of land out of Lot 55, Stewart's Addition to the Conway Gardens Subdivision, located approximately, as Requested by S&ML Properties, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

As presented in previous meetings, this item constitutes the first reading of the voluntary annexation ordinance. The property owner has submitted a petition for voluntary annexation to the City of San Juan for a 6.039-acre tract of land located approximately 450 feet West of Stewart Road and 417 feet South of Las Milpas Road.

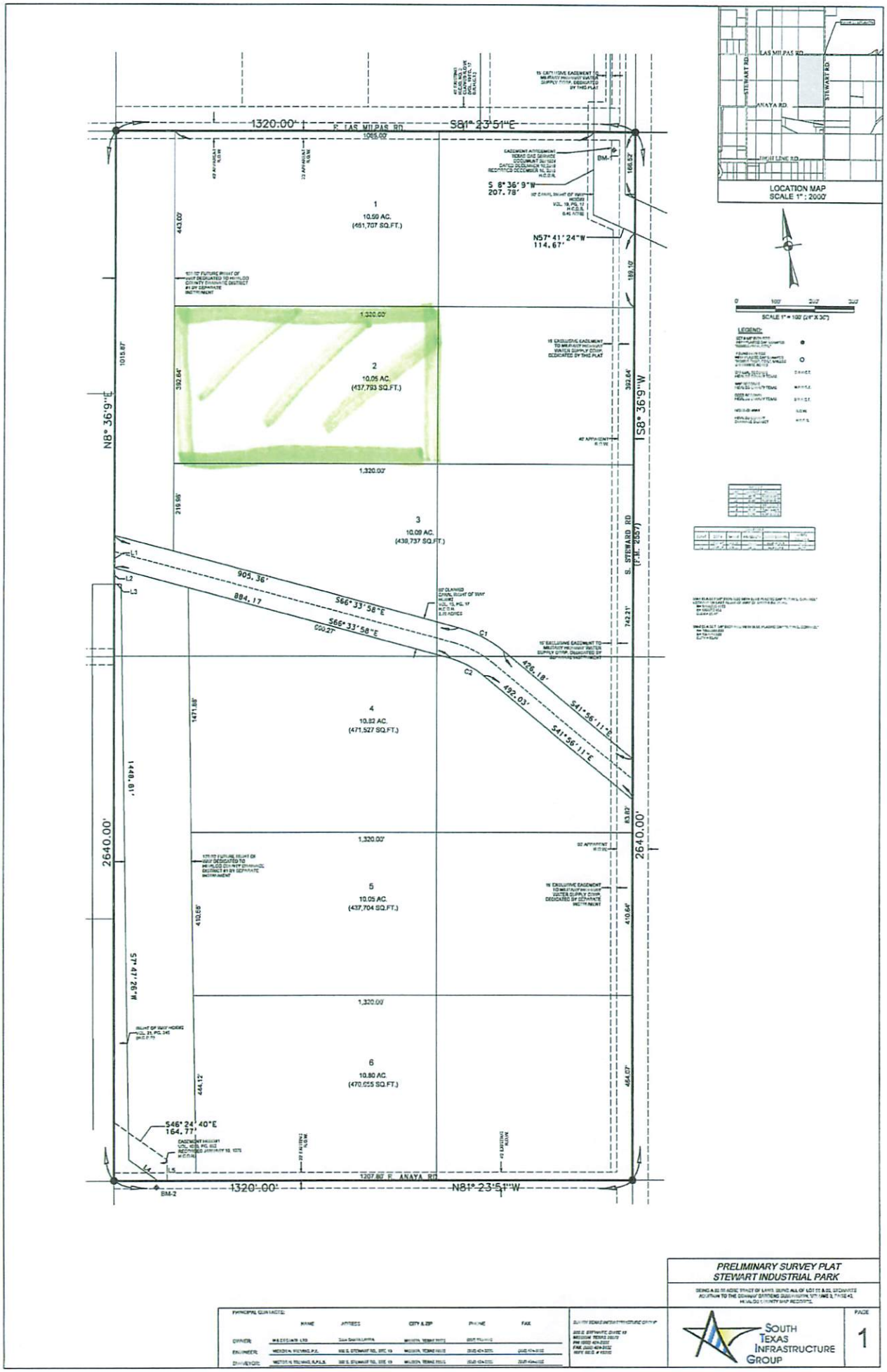
The annexation petition was accepted by the San Juan City Commission, and two public hearings were subsequently conducted in accordance with the requirements of Chapter 43 of the Texas Local Government Code, after which the City Commission may consider action on the annexation request.

RECOMMENDATION:

Staff recommends approval of the first reading of the ordinance as presented.

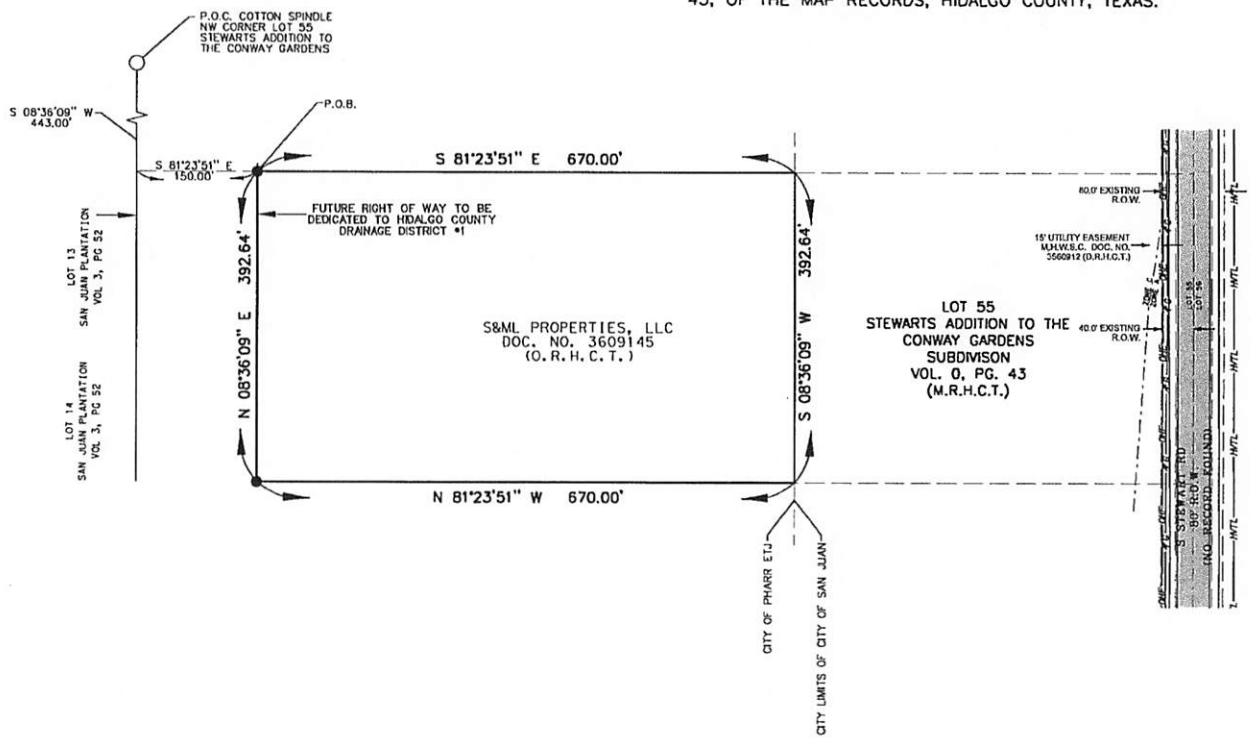
PREPARED BY:
Monica Gomez,
Interim Director of
Planning

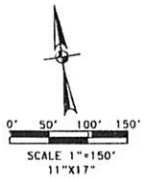
APPROVED BY:
Ruben Guajardo, City
Manager


LOCATION MAP
SCALE 1" : 2000'
LAS MILPAS RD
STEWART RD
ANAYA RD
FIGHT LINE RD
1320.00' E LAS MILPAS RD S81° 23'51"E
1065.00'
1320.00' N81°23'51"W
1207.80' E ANAYA RD
N8° 36'9"E
S8° 36'9"W
2640.00'
S. STEWARD RD (F.M. 2557)
1
10.59 AC.
(461,707 SQ.FT.)
2
10.05 AC.
(437,793 SQ.FT.)
3
10.09 AC.
(439,737 SQ.FT.)
4
10.83 AC.
(471,527 SQ.FT.)
5
10.05 AC.
(437,704 SQ.FT.)
6
10.80 AC.
(470,655 SQ.FT.)
S 8° 36' 9"W
207.78'
N57° 41' 24"W
114.67'
905.36'
884.17'
S66° 33' 58"E
S66° 33' 58"E
600.27'
426.18'
492.03'
S41° 56' 11"E
S41° 56' 11"E
S46° 24' 40"E
164.77'
BM-1
BM-2
SCALE 1" = 100' (24" X 36")
LEGEND:
PRELIMINARY SURVEY PLAT
STEWART INDUSTRIAL PARK
SOUTH TEXAS INFRASTRUCTURE GROUP
PAGE 1

BOUNDARY SURVEY

BEING A 6.039 ACRE TRACT OF LAND OUT OF LOT 55, STEWARTS ADDITION TO THE CONWAY GARDENS SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 43, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.





LEGEND:

FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED	○
SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." UNLESS OTHERWISE NOTED	●
POWER POLE	◎
HIDALGO COUNTY DEED RECORDS	H.C.D.R.
POINT OF COMMENCEMENT	P.O.C.
POINT OF BEGRIMING	P.O.B.
RIGHT OF WAY	R.O.W.
HIGH VOLTAGE LINE	—HVTL—
OVERHEAD ELECTRIC	—OHE—
GAS LINE	—G—
ROAD (ASPHALT)	

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983. VERTICAL BASED ON: NAVD 1988 VERTICAL DATUM.

2. THIS SURVEYOR DID NOT ATTEMPT TO LOCATE UNDERGOUND UTILITES.

3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.

4. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

STATE OF TEXAS
COUNTY OF HIDALGO

I, VICTOR H. TREVINO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

06/13/2025

VICTOR H. TREVINO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968

STATE OF TEXAS
REGISTERED
VICTOR H. TREVINO
6968
PROFESSIONAL
LAND SURVEYOR

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ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3335
FAX.: (956) 583-7116
TBPLS REG. FIRM# 10193886

PROJECT NO. R23013

R.O.W. Surveying Services, L.L.C.

900 South Stewart Rd., Suite 13
Mission, Texas 78572

Metes and Bounds Description For Lot 2

Being a 6.039 acre tract of land out of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, as per map thereof recorded in Volume 0, Page 43, of the Map Records, Hidalgo County, Texas, conveyed to S&ML Properties, LLC, by a "Deed of Trust", as described in Document Number 3609145, of the Official Records, Hidalgo County, Texas, said 6.039 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found for the Northwest corner of said Lot 55, Stewarts Addition to the Conway Gardens Subdivision, and also being on the centerline of E. Las Milpas Road (40.0 feet Right-of-Way), **Thence**, South 08°36'09" West, a distance of 443.00 feet on the West line of said Lot 55, **Thence**, South 81°23'51" East, a distance of 150.00 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set for the Northwest corner and the **Point of Beginning** this herein described tract of land;

Thence, South 81°23'51" East, a distance of 670.00 feet, to the Northeast corner this herein described tract of land;

Thence, South 08°36'09" West, a distance of 392.64 feet, to the Southeast corner this herein described tract of land;

Thence, North 81°23'51" West, a distance of 670.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North 08°36'09" East, a distance of 392.64 feet to the **Point of Beginning**, containing a computed area of 6.039 acres.

Bearings and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205). A survey plat accompanies this herein metes and bounds description.

06/13/2025

Victor H. Trevino Date
Registered Professional Land Surveyor No. 6968

ACKNOWLEDGEMENT

State of Texas

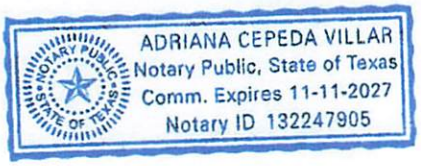
County of Hidalgo

This instrument was acknowledged before me on this **8th day of December, 2025**, by **Guillermo Martinez**, Member of **S&ML Properties, LLC**, a Texas limited partnership, on behalf of said partnership.

Signature of Notary Public

Adriana Cepeda Villar
Notary Public, State of Texas
My Commission Expires: 11-11-2027

(Seal)



City of San Juan
Planning Department
709 S. Nebraska Ave.
San Juan, Texas 78589
Phone: (956) 223-2220 | Fax: (956) 787-5978

Date: December 8, 2025

To the Honorable Mayor and Members of the Board of Commissioners, City of San Juan:

The undersigned, being an inhabitant and duly qualified voter of the property described below, which adjoins the corporate limits of the City of San Juan, respectfully petitions the Board of Commissioners to consider the annexation of the following tract of land into the City of San Juan:

Exhibit A: Metes and Bounds Description for Lot 2 (S&ML Properties, LLC)
Exhibit B: Survey
Exhibit C: Warranty Deed

The petitioner affirms that the information provided herein is true and correct to the best of their knowledge and requests that the City of San Juan proceed with the annexation in accordance with applicable laws and ordinances.

Respectfully submitted,

Guillermo Martinez
10801 S. Palm Drive
Pharr TX 78577
520-604-9086

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXTENSION ON CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN JUAN, TEXAS; AND THE VOLUNTARY ANNEXATION OF A 6.039-ACRE TRACT OF LAND OUT OF LOT 55, STEWART'S ADDITION TO THE CONWAY GARDENS, HIDALGO COUNTY, TEXAS; AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGES 43, DEED RECORDS OF HIDALGO COUNTY.

WHEREAS, Section 43.067 of the Texas Local Government Code provides for an alternate to the standard annexation proceedings where the property owner petitions for annexation; and

WHEREAS, the City Commission of the City of San Juan has decided to extend the corporate limits to include tracts of land adjacent to our present corporate limits as shown in **Exhibit "A"**; and

WHEREAS, the hereinafter described territory lies within the extraterritorial of the City of San Juan, Texas; and

WHEREAS, the territory hereinafter described contains approximately **6.039** acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on January 28, 2026 and February 25, 2026 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 p.m. on February 10, 2026 at the San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas and second public hearing was held at 6:00 p.m. on March 10, 2026 at San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

WHEREAS, the enclosed municipal service plan for the proposed annexation was available for public inspection and explained in response to questions asked; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, THAT;

Exhibit "B"

SECTION I: The following described in **Exhibit "B"** land and territory adjacent to and adjoining the City of San Juan, Texas is hereby added and annexed to the City of San Juan, Texas, and the property herein described is altered and amended so as to include such areas within the corporate limits of the City of San Juan. The description of the property to be annexed is as follows:

Being a 6.039 acre tract of land out of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, as per map thereof recorded in Volume 0, Page 43, of the Map Records, Hidalgo County, Texas, conveyed to S&ML Properties, LLC, by a "Deed of Trust", as described in Document Number 3609145, of the Official Records, Hidalgo County, Texas, said 6.039 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found for the Northwest corner of said Lot 55, Stewarts Addition to the Conway Gardens Subdivision, and also being on the centerline of E. Las Milpas Road (40.0 feet Right-of-Way), **Thence**, South 08°36'09" West, a distance of 443.00 feet on the West line of said Lot 55, **Thence**, South 81°23'51" East, a distance of 150.00 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set for the Northwest corner and the **Point of Beginning** this herein described tract of land;

Thence, South 81°23'51" East, a distance of 670.00 feet, to the Northeast corner this herein described tract of land;

Thence, South 08°36'09" West, a distance of 392.64 feet, to the Southeast corner this herein described tract of land;

Thence, North 81°23'51" West, a distance of 670.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North 08°36'09" East, a distance of 392.64 feet to the **Point of Beginning**, containing a computed area of 6.039 acres.

SECTION II: The service plan attached to this ordinance as **Exhibit "C"** and being the same service plan presented at the public hearing held regarding this annexation, is hereby approved by the City Commission of the City of San Juan, Texas provided that's such service plan may be amended or repealed in accordance with Section 43.0672 of the Local Government Code, when in the opinion of the City Commission, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

SECTION III: The herein above described property and the area so annexed shall be a part of the City of San Juan, Texas and the property so added hereby shall bear its pro rata share of taxes levied by the City of San Juan, Texas, and inhabitants thereof shall be entitled to all of the rights and privileges of the citizens of San Juan, Texas, in areas having similar characteristics of topography, land utilization and population density, and shall be bound by the acts ordinances, resolutions and regulations of the City of San Juan, Texas.

SECTION IV: The zoning of the property shall be classified as Light Industrial District (L-I).

SECTION V: Upon annexation of the herein above-described property, the acreage within the city limits of San Juan after annexation will be increased in an amount which does not exceed the statutory limitation as set out in Chapter 43 of the Texas Local Government Code.

SECTION VI: Upon the approval of the second and final reading hereof, the City Secretary of the City of San Juan is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance, including the general description of the property annexed to be published in a newspaper of general circulation in San Juan, Texas.

SECTION VII: If any part, phrase or sentence of this Ordinance is held void or unconstitutional by a Court or competent jurisdiction, or if any tract of land or portion of any tract of land hereby annexed shall be held to be ineligible for annexation or wrongfully annexed, the remaining portions of this Ordinance and the remaining tracts so annexed shall be considered severable and shall remain in full force and effect.

SECTION VIII: In accomplishing the annexation of the territory annexed by this Ordinance, the City of San Juan has strictly followed the provisions of State Law and the cases as they apply to annexations and any possible deviation from special provisions was unintentional and not material to the accomplishment of this annexation.

PASSED and **APPROVED** on first reading on the 24th day of March, 2026.

PASSED and **APPROVED** on second reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

_____

MARIO GARZA, Mayor

ATTEST:

APPROVED BY:
Palacios, Garza & Thompson, P.C.

_____

BRENDA ESCALANTE
City Secretary

_____

City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 4.748-acre tract of land out of Lots 55 and Lot 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 810 feet South of Las Milpas Road, as Requested by Aldape Family Investments, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

As presented in previous meetings, this item constitutes the first reading of the voluntary annexation ordinance. The property owner has submitted a petition for voluntary annexation to the City of San Juan for a 4.748-acre tract of land located approximately 450 feet West of Stewart Road and 810 feet South of Las Milpas Road.

The annexation petition was accepted by the San Juan City Commission, and two public hearings were subsequently conducted in accordance with the requirements of Chapter 43 of the Texas Local Government Code, after which the City Commission may consider action on the annexation request.

RECOMMENDATION:

Staff recommends approval of the first reading of the ordinance as presented.

PREPARED BY:
Monica Gomez,
Interim Director of
Planning

APPROVED BY:
Ruben Guajardo, City
Manager

City of San Juan
Planning Department
709 S. Nebraska Ave.
San Juan, Texas 78589
Phone: (956) 223-2220 | Fax: (956) 787-5978

Date: December 8, 2025

To the Honorable Mayor and Members of the Board of Commissioners, City of San Juan:

The undersigned, being an inhabitant and duly qualified voter of the property described below, which adjoins the corporate limits of the City of San Juan, respectfully petitions the Board of Commissioners to consider the annexation of the following tract of land into the City of San Juan:

Exhibit A: Metes and Bounds Description for Lot 3 (Aldape Family Investments, LLC)

Exhibit B: Survey

Exhibit C: Warranty Deed

The petitioner affirms that the information provided herein is true and correct to the best of their knowledge and requests that the City of San Juan proceed with the annexation in accordance with applicable laws and ordinances.

Respectfully submitted,

Jose Francisco Aldape
4608 Ben Hogen Av.
McAllen TX 78503
956-802-4782

ACKNOWLEDGMENT
State of Texas §
§
County of Hidalgo §

This instrument was acknowledged before me on this 10 day of December, **2025**, by Jose Francisco Aldape, Member of Aldape Family Investments, LLC, a Texas limited partnership on behalf of said partnership

Notary Public, State of Texas
My Commission Expires: 10/11/2029

MARIA ISABEL MONREAL
Notary Public, State of Texas
Comm. Expires 10-11-2029
Notary ID 133384069

R.O.W. Surveying Services, L.L.C.

900 South Stewart Rd., Suite 13
Mission, Texas 78572

Metes and Bounds Description For Lot 3

Being a 4.748 acre tract of land out of Lot 55 and Lot 60, Stewarts Addition to the Conway Gardens Subdivision, as per map or plat thereof recorded in Volume 0, Page 43, of the Map Records, Hidalgo County, Texas, Conveyed to Aldape Family Investments, LLC, by a "Special Warranty Deed", as described in Document Number 3604148, of the Official Records, Hidalgo County, Texas, said 4.748 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found on the Centerline of Las Milpas Rd, being on the Northwest corner of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, **Thence**, South 08°36'09" West, a distance of 835.64 feet on the West line of said Lot 55, **Thence**, South 81°23'51" East, a distance of 150.00 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set for the Northwest corner and the **Point of Beginning** this herein described tract of land;

Thence, South 81°23'51" East, a distance of 670.00 feet, to the Northeast corner this herein described tract of land;

Thence, South 08°36'09"West, a distance of 397.37 feet, to the Southeast corner of this herein described tract of land;

Thence, North 66°33'58" West, a distance of 693.09 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North 08°36'09" East, a distance of 219.96 feet to the **Point of Beginning**, containing a computed area of 4.748 acres.

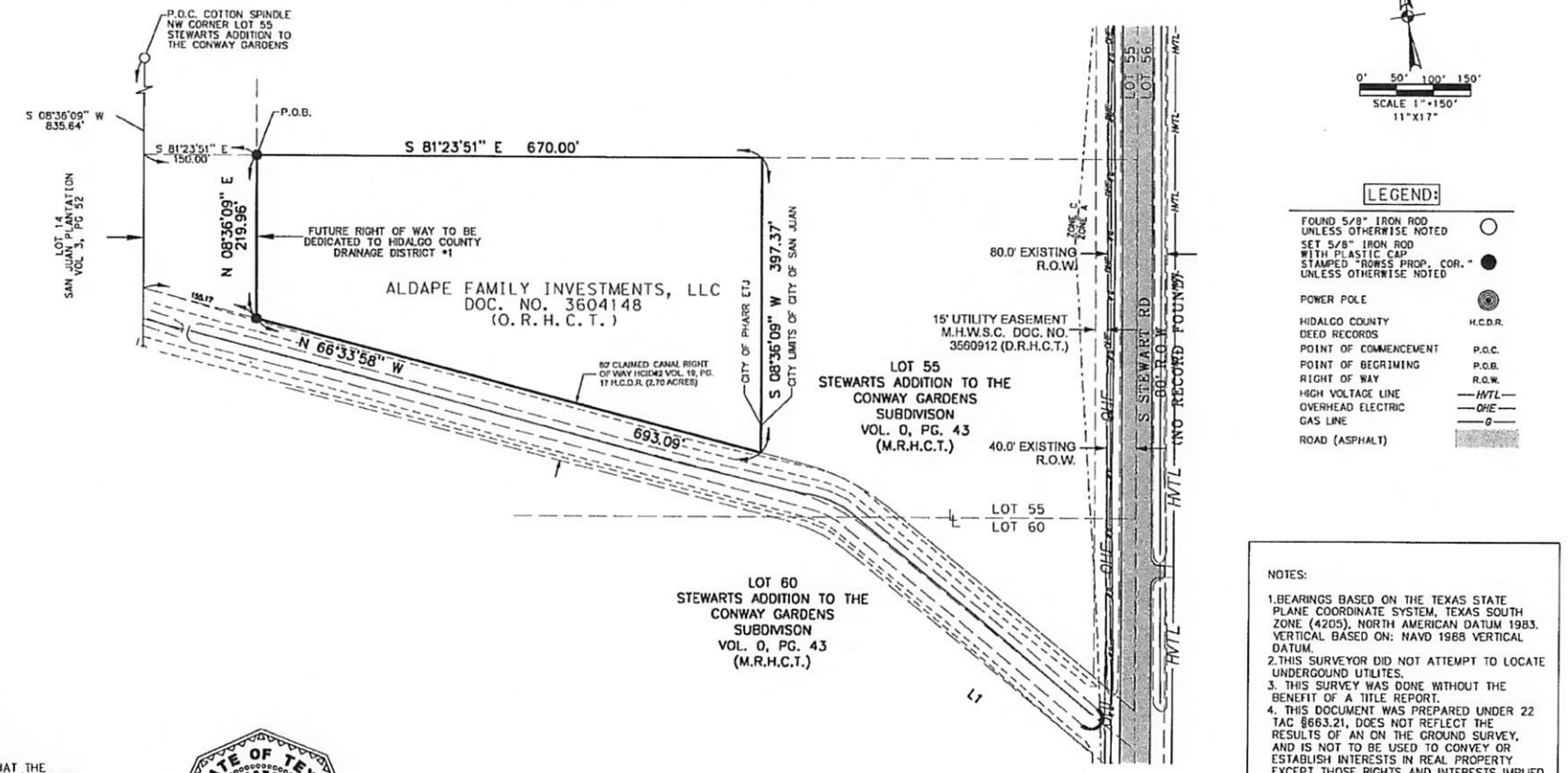
Bearings and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205). A survey plat accompanies this herein metes and bounds description.

06/13/2025

Victor H. Trevino — Date
Registered Professional Land Surveyor No. 6968

BOUNDARY SURVEY

BEING A 4.748 ACRE TRACT OF LAND OUT OF LOT 55 AND LOT 60, STEWARTS ADDITION TO THE CONWAY GARDENS SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 43, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.



0' 50' 100' 150'
SCALE 1"=150'
11"X17"

LEGEND:

FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED	○
SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." UNLESS OTHERWISE NOTED	●
POWER POLE	◉
HIDALGO COUNTY DEED RECORDS	H.C.D.R.
POINT OF COMMENCEMENT	P.O.C.
POINT OF BEGINNING	P.O.B.
RIGHT OF WAY	R.O.W.
HIGH VOLTAGE LINE	—HVTL—
OVERHEAD ELECTRIC	—OHE—
GAS LINE	—G—
ROAD (ASPHALT)	

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983. VERTICAL BASED ON: NAVD 1988 VERTICAL DATUM.
2. THIS SURVEYOR DID NOT ATTEMPT TO LOCATE UNDERGOUND UTILITES.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

STATE OF TEXAS
COUNTY OF HIDALGO

I, VICTOR H. TREVINO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

06/13/2025

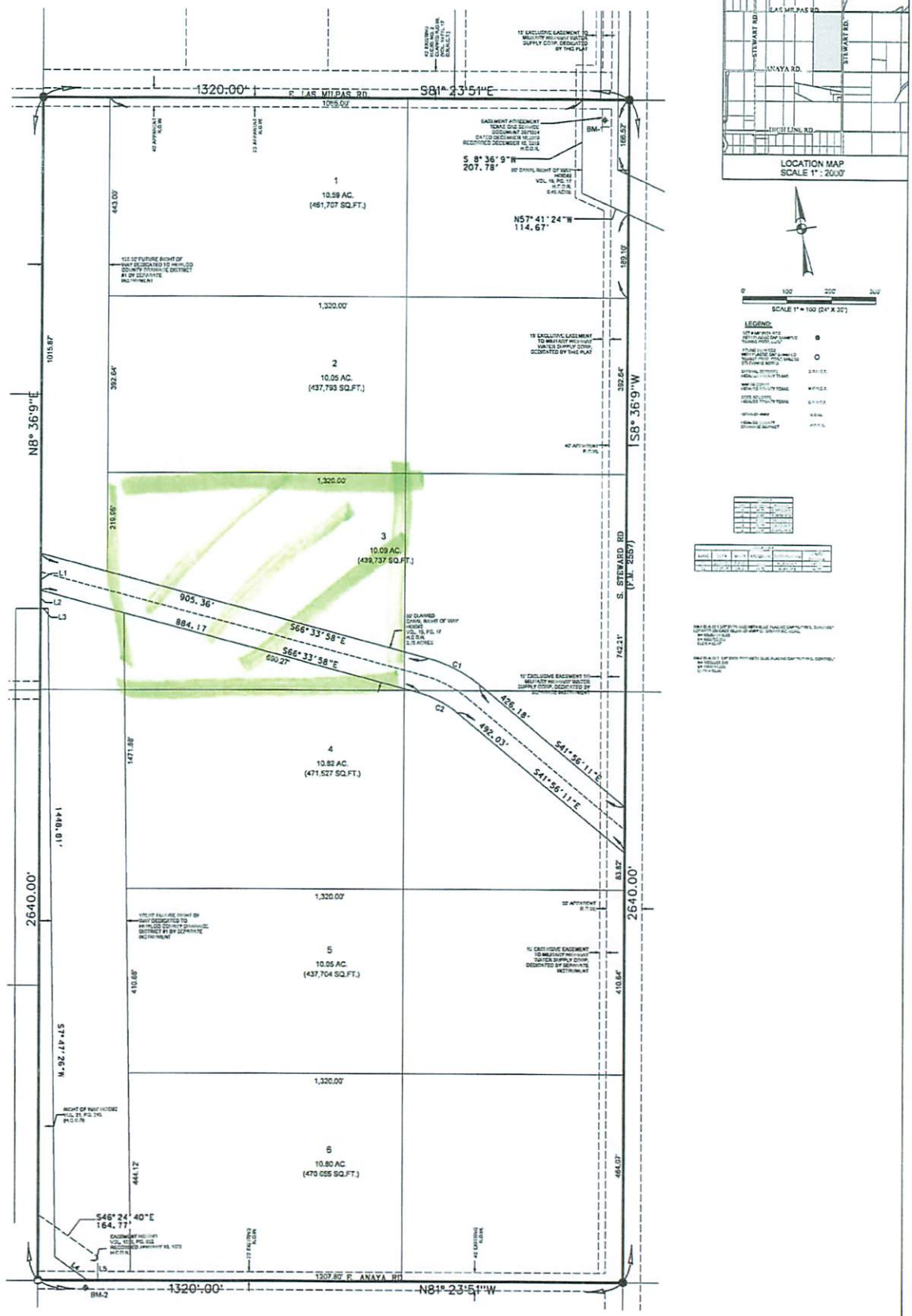
VICTOR H. TREVINO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968

STATE OF TEXAS
REGISTERED
VICTOR H. TREVINO
6968
PROFESSIONAL
LAND SURVEYOR

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3335
FAX.: (956) 583-7116
TBPLS REG. FIRM# 10193886

© COPYRIGHT 2025 ROW SURVEYING SERVICES LLC THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON, NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

PROJECT NO. R23015



PRELIMINARY SURVEY PLAT
STEWART INDUSTRIAL PARK

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:					
ENGINEER:					
SURVEYOR:					

SOUTH TEXAS INFRASTRUCTURE GROUP

PAGE 1

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXTENSION ON CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN JUAN, TEXAS; AND THE VOLUNTARY ANNEXATION OF A 4.748-ACRE TRACT OF LAND OUT OF LOT 55 AND 60, STEWART'S ADDITION TO THE CONWAY GARDENS, HIDALGO COUNTY, TEXAS; AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGES 43, DEED RECORDS OF HIDALGO COUNTY.

WHEREAS, Section 43.067 of the Texas Local Government Code provides for an alternate to the standard annexation proceedings where the property owner petitions for annexation; and

WHEREAS, the City Commission of the City of San Juan has decided to extend the corporate limits to include tracts of land adjacent to our present corporate limits as shown in **Exhibit "A"**; and

WHEREAS, the hereinafter described territory lies within the extraterritorial of the City of San Juan, Texas; and

WHEREAS, the territory hereinafter described contains approximately **4.748** acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on January 28, 2026 and February 25, 2026 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 p.m. on February 10, 2026 at the San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas and second public hearing was held at 6:00 p.m. on March 10, 2026 at San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

WHEREAS, the enclosed municipal service plan for the proposed annexation was available for public inspection and explained in response to questions asked; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, THAT;

Exhibit "B"

SECTION I: The following described in **Exhibit "B"** land and territory adjacent to and adjoining the City of San Juan, Texas is hereby added and annexed to the City of San Juan, Texas, and the property herein described is altered and amended so as to include such areas within the corporate limits of the City of San Juan. The description of the property to be annexed is as follows:

Being a 4.748 acre tract of land out of Lot 55 and Lot 60, Stewarts Addition to the Conway Gardens Subdivision, as per map or plat thereof recorded in Volume 0, Page 43, of the Map Records, Hidalgo County, Texas, Conveyed to Aldape Family Investments, LLC, by a "Special Warranty Deed", as described in Document Number 3604148, of the Official Records, Hidalgo County, Texas, said 4.748 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found on the Centerline of Las Milpas Rd, being on the Northwest corner of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, **Thence**, South 08°36'09" West, a distance of 835.64 feet on the West line of said Lot 55, **Thence**, South 81°23'51" East, a distance of 150.00 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set for the Northwest corner and the **Point of Beginning** this herein described tract of land;

Thence, South 81°23'51" East, a distance of 670.00 feet, to the Northeast corner this herein described tract of land;

Thence, South 08°36'09"West, a distance of 397.37 feet, to the Southeast corner of this herein described tract of land;

Thence, North 66°33'58" West, a distance of 693.09 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North 08°36'09" East, a distance of 219.96 feet to the **Point of Beginning**, containing a computed area of 4.748 acres.

SECTION II: The service plan attached to this ordinance as **Exhibit "C"** and being the same service plan presented at the public hearing held regarding this annexation, is hereby approved by the City Commission of the City of San Juan, Texas provided that's such service plan may be amended or repealed in accordance with Section 43.0672 of the Local Government Code, when in the opinion of the City Commission, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

SECTION III: The herein above described property and the area so annexed shall be a part of the City of San Juan, Texas and the property so added hereby shall bear its pro rata share of taxes levied by the City of San Juan, Texas, and inhabitants thereof shall be entitled to all of the rights and privileges of the citizens of San Juan, Texas, in areas having similar characteristics of topography, land utilization and population density, and shall be bound by the acts ordinances, resolutions and regulations of the City of San Juan, Texas.

SECTION IV: The zoning of the property shall be classified as Light Industrial District (L-I).

SECTION V: Upon annexation of the herein above-described property, the acreage within the city limits of San Juan after annexation will be increased in an amount which does not exceed the statutory limitation as set out in Chapter 43 of the Texas Local Government Code.

SECTION VI: Upon the approval of the second and final reading hereof, the City Secretary of the City of San Juan is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance, including the general description of the property annexed to be published in a newspaper of general circulation in San Juan, Texas.

SECTION VII: If any part, phrase or sentence of this Ordinance is held void or unconstitutional by a Court or competent jurisdiction, or if any tract of land or portion of any tract of land hereby annexed shall be held to be ineligible for annexation or wrongfully annexed, the remaining portions of this Ordinance and the remaining tracts so annexed shall be considered severable and shall remain in full force and effect.

SECTION VIII: In accomplishing the annexation of the territory annexed by this Ordinance, the City of San Juan has strictly followed the provisions of State Law and the cases as they apply to annexations and any possible deviation from special provisions was unintentional and not material to the accomplishment of this annexation.

PASSED and **APPROVED** on first reading on the 24th day of March, 2026.

PASSED and **APPROVED** on second reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

_____

MARIO GARZA, Mayor

APPROVED BY:
Palacios, Garza & Thompson, P.C.

ATTEST:

_____

BRENDA ESCALANTE
City Secretary

_____

City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 7.708-acre tract of land out of Lots 55 and 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 395 feet South of Las Milpas Road, as Requested by Texas RGV Investment, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

As presented in previous meetings, this item constitutes the first reading of the voluntary annexation ordinance. The property owner has submitted a petition for voluntary annexation to the City of San Juan for a 7.708-acre tract of land located approximately 450 feet West of Stewart Road and 395 feet South of Las Milpas Road,

The annexation petition was accepted by the San Juan City Commission, and two public hearings were subsequently conducted in accordance with the requirements of Chapter 43 of the Texas Local Government Code, after which the City Commission may consider action on the annexation request.

RECOMMENDATION:

Staff recommends approval of the first reading of the ordinance as presented.

PREPARED BY:
Monica Gomez,
Interim Director of
Planning

APPROVED BY:
Ruben Guajardo, City
Manager

City of San Juan
Planning Department
709 S. Nebraska Ave.
San Juan, Texas 78589
Phone: (956) 223-2220 | Fax: (956) 787-5978

Date: December 8, 2025

To the Honorable Mayor and Members of the Board of Commissioners, City of San Juan:

The undersigned, being an inhabitant and duly qualified voter of the property described below, which adjoins the corporate limits of the City of San Juan, respectfully petitions the Board of Commissioners to consider the annexation of the following tract of land into the City of San Juan:

Exhibit A: Metes and Bounds Description For Lot 4 (Texas RGV Investments)
Exhibit B: Survey
Exhibit C: Warranty Deed

The petitioner affirms that the information provided herein is true and correct to the best of their knowledge and requests that the City of San Juan proceed with the annexation in accordance with applicable laws and ordinances.

Respectfully submitted,

Hugo Martinez
1401 S Jackson Rd. Ste. 1
Pharr TX 78577
956-239-0187

ACKNOWLEDGEMENT

State of Texas

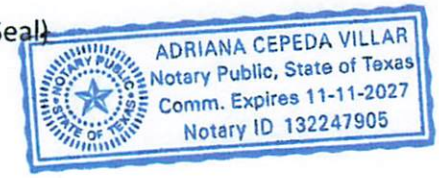
County of Hidalgo

This instrument was acknowledged before me on this **8th day of December, 2025**, by **Hugo Martinez**, Member of **Texas RGV Investment, LLC**, a Texas limited partnership, on behalf of said partnership.

Signature of Notary Public

Adriana Cepeda Villar
Notary Public, State of Texas
My Commission Expires: 11-11-2027

(Seal)



R.O.W. Surveying Services, L.L.C.

900 South Stewart Rd., Suite 13
Mission, Texas 78572

Metes and Bounds Description For Lot 4

Being a 7.708 acre tract of land out of Lot 55 and Lot 60, Stewarts Addition to the Conway Gardens Subdivision, as per map thereof recorded in Volume 0, Page 43, of the Map Records, Hidalgo County, Texas, conveyed to Texas RGV Investment, LLC, by "Special Warranty Deed", as described in Document Number 3570639, of the Official Records, Hidalgo County, Texas, said 7.708 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found for the Northwest corner of said Lot 55, Stewarts Addition to the Conway Gardens Subdivision, and also being on the centerline of E. Las Milpas Road (40.0 feet Right-of-Way), **Thence**, South 08°36'09" West, a distance of 1098.64 feet, with the West line of said Lot 55, to a point on the South line of an 80' claimed canal Right-of-Way (2.70 acres) owned by Hidalgo County Irrigation District No. 2, as per Volume 19, Page 17, Deed Records, Hidalgo County, Texas, **Thence**, South 66°33'58" East a distance of 196.35 feet, with the South line of an 80' claimed canal Right-of-Way, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set and being the **Point of Beginning** this herein described tract of land;

Thence, South 66°33'58" East, a distance of 651.91 feet, with the South line of an 80' claimed canal Right-of-Way (2.70 acres) owned by Hidalgo County Irrigation District No. 2, to the Northeast corner this herein described tract of land;

Thence, South 08°36'09" West, a distance of 449.52 feet, to the Southeast corner of this herein described tract of land;

Thence, North 81°23'51" West, a distance of 629.81 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North 08°34'02" East, a distance of 616.39 feet, to the **Point of Beginning**, containing a computed area of 7.708 acres.

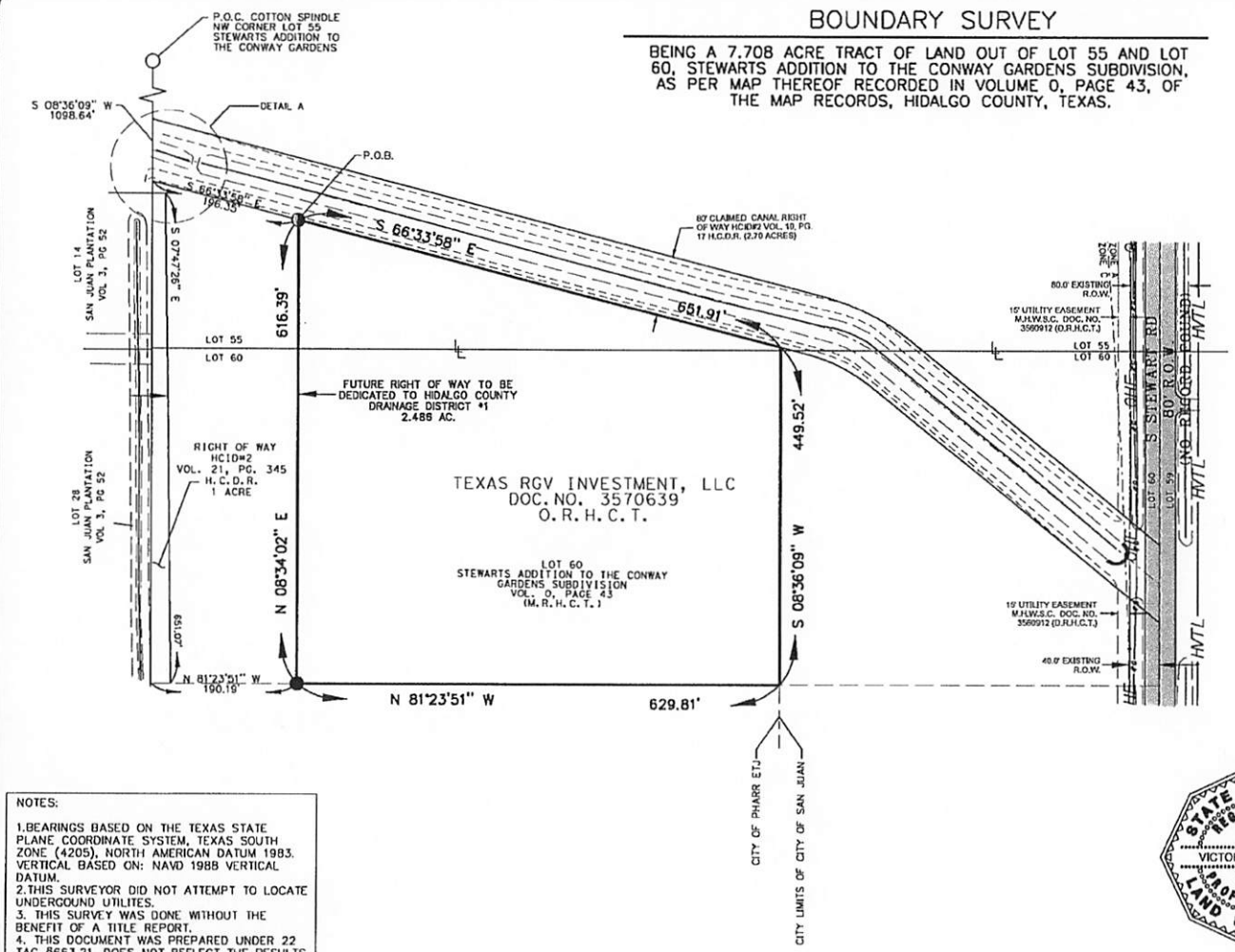
Bearings and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205). A survey plat accompanies this herein metes and bounds description.

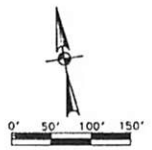
06/13/2025

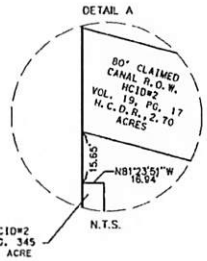
Victor H. Trevino — Date
Registered Professional Land Surveyor No. 6968

BOUNDARY SURVEY

BEING A 7.708 ACRE TRACT OF LAND OUT OF LOT 55 AND LOT 60, STEWARTS ADDITION TO THE CONWAY GARDENS SUBDIVISION, AS PER MAP THEREOF RECORDED IN VOLUME 0, PAGE 43, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.







LEGEND:

FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED	○
SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." UNLESS OTHERWISE NOTED	●
POWER POLE	
HIDALGO COUNTY DEED RECORDS	H.C.D.R.
POINT OF COMMENCEMENT	P.O.C.
POINT OF BEGRIMING	P.O.B.
RIGHT OF WAY	R.O.W.
HIGH VOLTAGE LINE	—HVTL—
OVERHEAD ELECTRIC	—OHE—
GAS LINE	—G—
ROAD (ASPHALT)	

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983. VERTICAL BASED ON: NAVD 1988 VERTICAL DATUM.
2. THIS SURVEYOR DID NOT ATTEMPT TO LOCATE UNDERGOUND UTILITES.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

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PROJECT NO. R23015

STATE OF TEXAS REGISTERED VICTOR H. TREVINO 6968 PROFESSIONAL LAND SURVEYOR

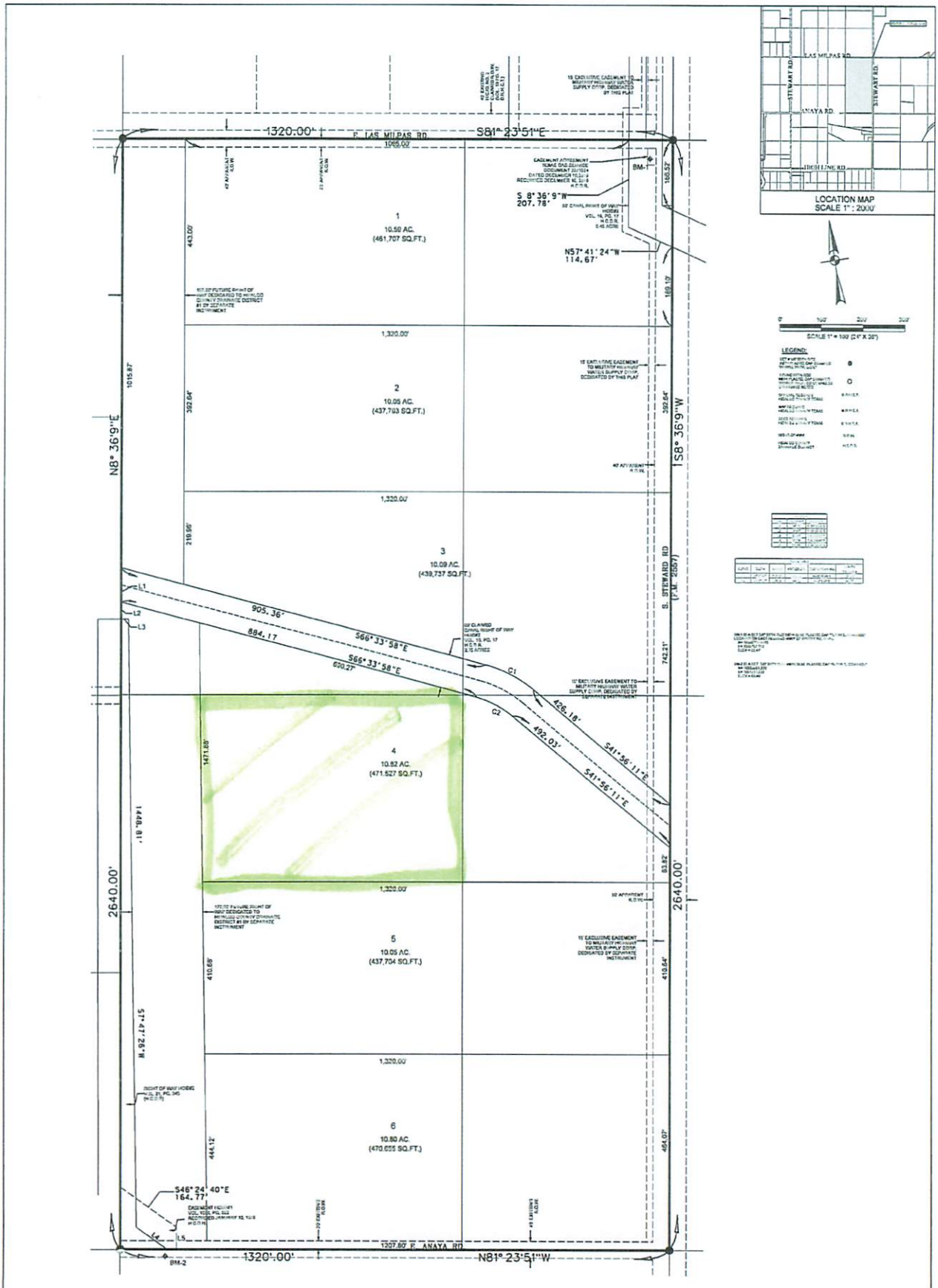
STATE OF TEXAS
COUNTY OF HIDALGO

I, VICTOR H. TREVINO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS, HAVE BEEN LOCATED AS INDICATED.

06/13/2025

VICTOR H. TREVINO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3335
FAX.: (956) 663-7116
TBPLS REG. FIRM# 10193888



PRELIMINARY SURVEY PLAT
STEWART INDUSTRIAL PARK

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:					
ENGINEER:					
SURVEYOR:					

SOUTH TEXAS INFRASTRUCTURE GROUP

PAGE 1

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXTENSION ON CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN JUAN, TEXAS; AND THE VOLUNTARY ANNEXATION OF A 7.708-ACRE TRACT OF LAND OUT OF LOT 55 AND 60, STEWART'S ADDITION TO THE CONWAY GARDENS, HIDALGO COUNTY, TEXAS; AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGES 43, DEED RECORDS OF HIDALGO COUNTY.

WHEREAS, Section 43.067 of the Texas Local Government Code provides for an alternate to the standard annexation proceedings where the property owner petitions for annexation; and

WHEREAS, the City Commission of the City of San Juan has decided to extend the corporate limits to include tracts of land adjacent to our present corporate limits as shown in **Exhibit "A"**; and

WHEREAS, the hereinafter described territory lies within the extraterritorial of the City of San Juan, Texas; and

WHEREAS, the territory hereinafter described contains approximately **7.708** acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on January 28, 2026 and February 25, 2026 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 p.m. on February 10, 2026 at the San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas and second public hearing was held at 6:00 p.m. on March 10, 2026 at San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

WHEREAS, the enclosed municipal service plan for the proposed annexation was available for public inspection and explained in response to questions asked; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, THAT;

Exhibit "B"

SECTION I: The following described in **Exhibit "B"** land and territory adjacent to and adjoining the City of San Juan, Texas is hereby added and annexed to the City of San Juan, Texas, and the property herein described is altered and amended so as to include such areas within the corporate limits of the City of San Juan. The description of the property to be annexed is as follows:

Being a 7.708 acre tract of land out of Lot 55 and Lot 60, Stewarts Addition to the Conway Gardens Subdivision, as per map thereof recorded in Volume 0, Page 43, of the Map Records, Hidalgo County, Texas, conveyed to Texas RGV Investment, LLC, by "Special Warranty Deed", as described in Document Number 3570639, of the Official Records, Hidalgo County, Texas, said 7.708 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found for the Northwest corner of said Lot 55, Stewarts Addition to the Conway Gardens Subdivision, and also being on the centerline of E. Las Milpas Road (40.0 feet Right-of-Way), **Thence**, South 08°36'09" West, a distance of 1098.64 feet, with the West line of said Lot 55, to a point on the South line of an 80' claimed canal Right-of-Way (2.70 acres) owned by Hidalgo County Irrigation District No. 2, as per Volume 19, Page 17, Deed Records, Hidalgo County, Texas, **Thence**, South 66°33'58" East a distance of 196.35 feet, with the South line of an 80' claimed canal Right-of-Way, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set and being the **Point of Beginning** this herein described tract of land;

Thence, South 66°33'58" East, a distance of 651.91 feet, with the South line of an 80' claimed canal Right-of-Way (2.70 acres) owned by Hidalgo County Irrigation District No. 2, to the Northeast corner this herein described tract of land;

Thence, South 08°36'09" West, a distance of 449.52 feet, to the Southeast corner of this herein described tract of land;

Thence, North 81°23'51" West, a distance of 629.81 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North 08°34'02" East, a distance of 616.39 feet, to the **Point of Beginning**, containing a computed area of 7.708 acres.

SECTION II: The service plan attached to this ordinance as **Exhibit "C"** and being the same service plan presented at the public hearing held regarding this annexation, is hereby approved by the City Commission of the City of San Juan, Texas provided that's such service plan may be amended or repealed in accordance with Section 43.0672 of the Local Government Code, when in the opinion of the City Commission, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

SECTION III: The herein above described property and the area so annexed shall be a part of the City of San Juan, Texas and the property so added hereby shall bear its pro rata share of taxes levied by the City of San Juan, Texas, and inhabitants thereof shall be entitled to all of the rights and privileges of the citizens of San Juan, Texas, in areas having similar characteristics of topography, land utilization and population density, and shall be bound by the acts ordinances, resolutions and regulations of the City of San Juan, Texas.

SECTION IV: The zoning of the property shall be classified as Light Industrial District (L-I).

SECTION V: Upon annexation of the herein above-described property, the acreage within the city limits of San Juan after annexation will be increased in an amount which does not exceed the statutory limitation as set out in Chapter 43 of the Texas Local Government Code.

SECTION VI: Upon the approval of the second and final reading hereof, the City Secretary of the City of San Juan is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance, including the general description of the property annexed to be published in a newspaper of general circulation in San Juan, Texas.

SECTION VII: If any part, phrase or sentence of this Ordinance is held void or unconstitutional by a Court or competent jurisdiction, or if any tract of land or portion of any tract of land hereby annexed shall be held to be ineligible for annexation or wrongfully annexed, the remaining portions of this Ordinance and the remaining tracts so annexed shall be considered severable and shall remain in full force and effect.

SECTION VIII: In accomplishing the annexation of the territory annexed by this Ordinance, the City of San Juan has strictly followed the provisions of State Law and the cases as they apply to annexations and any possible deviation from special provisions was unintentional and not material to the accomplishment of this annexation.

PASSED and **APPROVED** on first reading on the 24th day of March, 2026.

PASSED and **APPROVED** on second reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

_____

MARIO GARZA, Mayor

ATTEST:

APPROVED BY:
Palacios, Garza & Thompson, P.C.

_____

BRENDA ESCALANTE
City Secretary

_____

City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 5.936-acre tract of land out of Lot 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 feet West of Stewart Road and 530 feet South of Las Milpas Road, as Requested by RGV International Logistics, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

As presented in previous meetings, this item constitutes the first reading of the voluntary annexation ordinance. The property owner has submitted a petition for voluntary annexation to the City of San Juan for a 5.936-acre tract of land located approximately 450 feet West of Stewart Road and 530 feet South of Las Milpas Road.

The annexation petition was accepted by the San Juan City Commission, and two public hearings were subsequently conducted in accordance with the requirements of Chapter 43 of the Texas Local Government Code, after which the City Commission may consider action on the annexation request.

RECOMMENDATION:

Staff recommends approval of the first reading of the ordinance as presented.

PREPARED BY:
Monica Gomez,
Interim Director of
Planning

APPROVED BY:
Ruben Guajardo, City
Manager

City of San Juan
Planning Department
709 S. Nebraska Ave.
San Juan, Texas 78589
Phone: (956) 223-2220 | Fax: (956) 787-5978

Date: December 8, 2025

To the Honorable Mayor and Members of the Board of Commissioners, City of San Juan:

The undersigned, being an inhabitant and duly qualified voter of the property described below, which adjoins the corporate limits of the City of San Juan, respectfully petitions the Board of Commissioners to consider the annexation of the following tract of land into the City of San Juan:

Exhibit A: Metes and Bounds Description For Lot 5 (RGV International Logistics Services, LLC.)
Exhibit B: Survey
Exhibit C: Warranty Deed

The petitioner affirms that the information provided herein is true and correct to the best of their knowledge and requests that the City of San Juan proceed with the annexation in accordance with applicable laws and ordinances.

Respectfully submitted,

Hugo Martinez
1401 S. Jackson Rd. Ste. 1
Pharr TX 78577
956-239-0187

ACKNOWLEDGEMENT

State of Texas

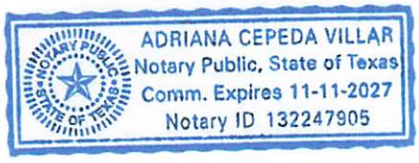
County of Hidalgo

This instrument was acknowledged before me on this **8th day of December, 2025,** by **Hugo Martinez**, Member of **RGV International Logistics Services, LLC**, a Texas limited partnership, on behalf of said partnership.

Signature of Notary Public

Adriana Cepeda Villar
Notary Public, State of Texas
My Commission Expires: 11-11-2027

(Seal)



R.O.W. Surveying Services, L.L.C.

900 South Stewart Rd., Suite 13
Mission, Texas 78572

Metes and Bounds Description For Lot 5

Being a 5.936 acre tract of land out of Lot 60, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, conveyed to RGV International Logistics, LLC, by a "Deed of Trust", as shown in Document Number 3634314, of the Official Records, Hidalgo County, Texas, said 5.936 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found on the Centerline of Las Milpas Rd, being on the Northwest corner of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, **Thence**, South 08°36'09" West, a distance of 1,765.29 feet, to a point on the West line of said Lot 60, **Thence**, South 81°23'51" East a distance of 190.19 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set for the Northwest corner and the **Point of Beginning** this herein described tract of land;

Thence, South 81°23'51" East, a distance of 629.81 feet, to the Northeast corner this herein described tract of land;

Thence, South 08°36'09" West, a distance of 410.64 feet, to the Southeast corner this herein described tract of land;

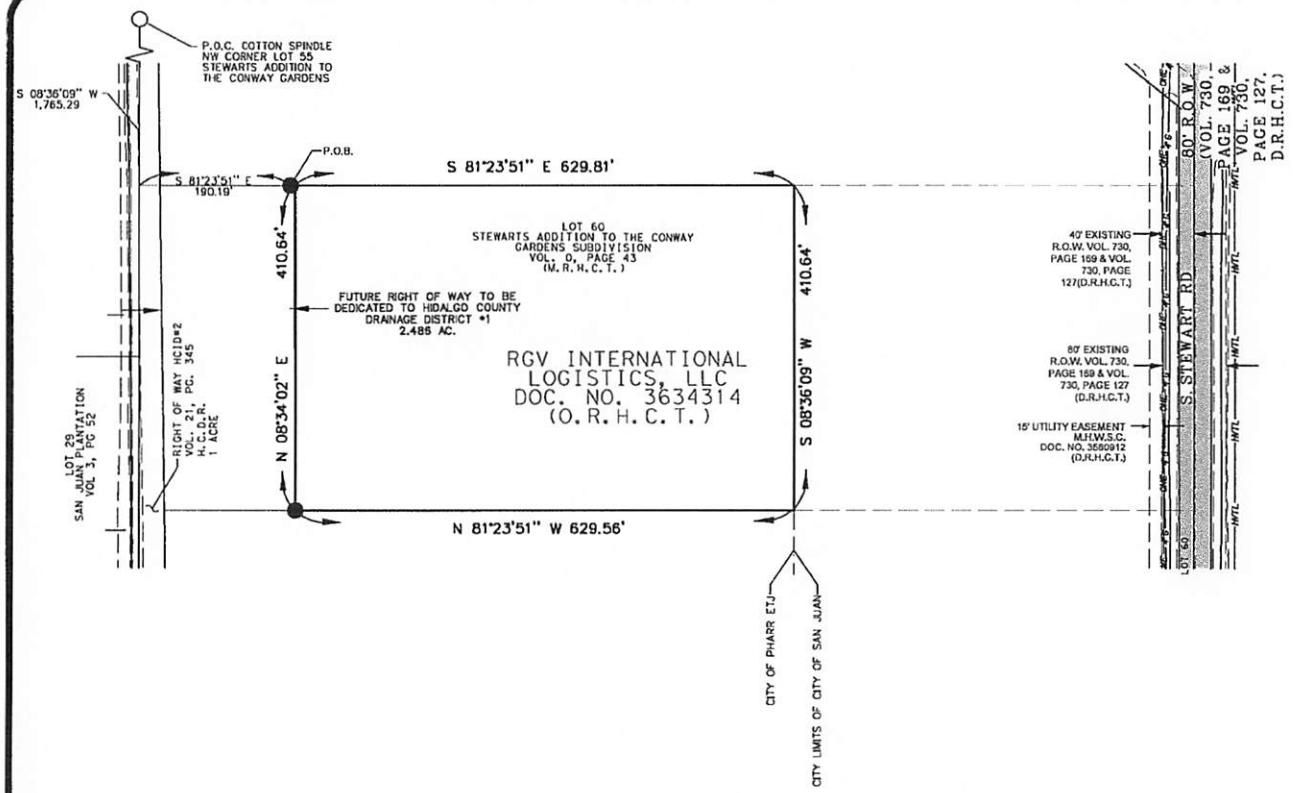
Thence, North 81°23'51" West, a distance of 629.56 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North 08°34'02" East, a distance of 410.64 feet to the **Point of Beginning**, containing a computed area of 5.936 acres.

Bearings and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205). A survey plat accompanies this herein metes and bounds description.

06/13/2025

Victor H. Trevino — Date
Registered Professional Land Surveyor No. 6968



LEGEND:

FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED	○
SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." UNLESS OTHERWISE NOTED	●
POWER POLE	
HIDALGO COUNTY DEED RECORDS	H.C.D.R.
POINT OF COMMENCEMENT	P.O.C.
POINT OF BEGRIMING	P.O.B.
RIGHT OF WAY	R.O.W.
HIGH VOLTAGE LINE	—HVTL—
OVERHEAD ELECTRIC	—OHE—
GAS LINE	—G—
ROAD (ASPHALT)	

0' 50' 100' 150'
SCALE 1"=150'
11"X17"

BOUNDARY SURVEY

BEING A 5.936 ACRE TRACT OF LAND OUT OF LOT 60, STEWARTS ADDITION TO THE CONWAY GARDENS SUBDIVISION, VOLUME 0, PAGE, 43, HIDALGO COUNTY MAP RECORDS, TEXAS.

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983. VERTICAL BASED ON: NAVD 1988 VERTICAL DATUM.
2. THIS SURVEYOR DID NOT ATTEMPT TO LOCATE UNDERGOUND UTILITES.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

STATE OF TEXAS
COUNTY OF HIDALGO

I, VICTOR H. TREVINO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

06/13/2025

VICTOR H. TREVINO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968

STATE OF TEXAS
REGISTERED
VICTOR H. TREVINO
6968
PROFESSIONAL
LAND SURVEYOR

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3335
FAX.: (956) 583-7116
TBPLS REG. FIRM# 10193886

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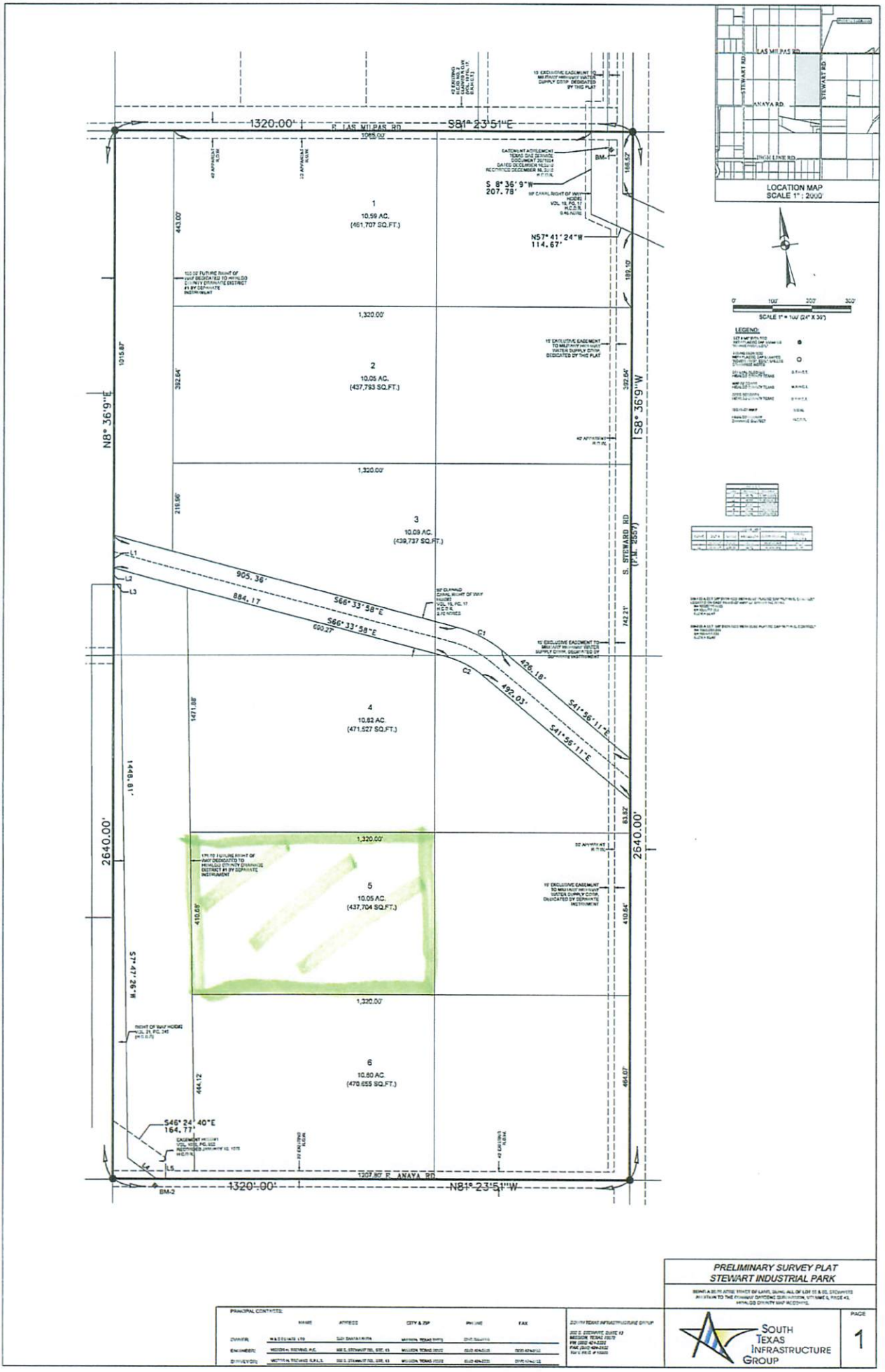
PROJECT NO. R2025


LAS MILPAS RD
STEWART RD
ANAYA RD
TWIN LINE RD
LOCATION MAP
SCALE 1" : 2000'
1320.00'
N 1320.00' LAS MILPAS RD
S81° 23' 51"E
S 8° 36' 9"W
207.78'
N57° 41' 24"W
114.67'
1
10.59 AC.
(461,707 SQ.FT.)
2
10.05 AC.
(437,793 SQ.FT.)
3
10.09 AC.
(439,737 SQ.FT.)
4
10.82 AC.
(471,527 SQ.FT.)
5
10.05 AC.
(437,704 SQ.FT.)
6
10.80 AC.
(470,655 SQ.FT.)
N8° 36' 9"E
S8° 36' 9"W
2640.00'
S. STEWARD RD
(F.M. 2557)
905.36'
884.17'
S66° 33' 58"E
600.27'
426.18'
492.03'
S41° 56' 11"E
S46° 24' 40"E
164.77'
1320.00' E. ANAYA RD
N81° 23' 51"W
SCALE 1" = 100' (24" X 36")
LEGEND:
PRELIMINARY SURVEY PLAT
STEWART INDUSTRIAL PARK
SOUTH TEXAS INFRASTRUCTURE GROUP
PAGE
1

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXTENSION ON CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN JUAN, TEXAS; AND THE VOLUNTARY ANNEXATION OF A 5.936-ACRE TRACT OF LAND OUT OF LOT 55 AND 60, STEWART'S ADDITION TO THE CONWAY GARDENS, HIDALGO COUNTY, TEXAS; AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGES 43, DEED RECORDS OF HIDALGO COUNTY.

WHEREAS, Section 43.067 of the Texas Local Government Code provides for an alternate to the standard annexation proceedings where the property owner petitions for annexation; and

WHEREAS, the City Commission of the City of San Juan has decided to extend the corporate limits to include tracts of land adjacent to our present corporate limits as shown in **Exhibit "A"**; and

WHEREAS, the hereinafter described territory lies within the extraterritorial of the City of San Juan, Texas; and

WHEREAS, the territory hereinafter described contains approximately **5.936** acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on January 28, 2026 and February 25, 2026 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 p.m. on February 10, 2026 at the San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas and second public hearing was held at 6:00 p.m. on March 10, 2026 at San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

WHEREAS, the enclosed municipal service plan for the proposed annexation was available for public inspection and explained in response to questions asked; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, THAT;

Exhibit "B"

SECTION I: The following described in **Exhibit "B"** land and territory adjacent to and adjoining the City of San Juan, Texas is hereby added and annexed to the City of San Juan, Texas, and the property herein described is altered and amended so as to include such areas within the corporate limits of the City of San Juan. The description of the property to be annexed is as follows:

Being a 5.936 acre tract of land out of Lot 60, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, conveyed to RGV International Logistics, LLC, by a "Deed of Trust", as shown in Document Number 3634314, of the Official Records, Hidalgo County, Texas, said 5.936 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found on the Centerline of Las Milpas Rd, being on the Northwest corner of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, **Thence**, South 08°36'09" West, a distance of 1,765.29 feet, to a point on the West line of said Lot 60, **Thence**, South 81°23'51" East a distance of 190.19 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set for the Northwest corner and the **Point of Beginning** this herein described tract of land;

Thence, South 81°23'51" East, a distance of 629.81 feet, to the Northeast corner this herein described tract of land;

Thence, South 08°36'09" West, a distance of 410.64 feet, to the Southeast corner this herein described tract of land;

Thence, North 81°23'51" West, a distance of 629.56 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set on the Southwest corner this herein described tract of land;

Thence, North 08°34'02" East, a distance of 410.64 feet to the **Point of Beginning**, containing a computed area of 5.936 acres.

SECTION II: The service plan attached to this ordinance as **Exhibit "C"** and being the same service plan presented at the public hearing held regarding this annexation, is hereby approved by the City Commission of the City of San Juan, Texas provided that's such service plan may be amended or repealed in accordance with Section 43.0672 of the Local Government Code, when in the opinion of the City Commission, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

SECTION III: The herein above described property and the area so annexed shall be a part of the City of San Juan, Texas and the property so added hereby shall bear its pro rata share of taxes levied by the City of San Juan, Texas, and inhabitants thereof shall be entitled to all of the rights and privileges of the citizens of San Juan, Texas, in areas having similar characteristics of topography, land utilization and population density, and shall be bound by the acts ordinances, resolutions and regulations of the City of San Juan, Texas.

SECTION IV: The zoning of the property shall be classified as Light Industrial District (L-I).

SECTION V: Upon annexation of the herein above-described property, the acreage within the city limits of San Juan after annexation will be increased in an amount which does not exceed the statutory limitation as set out in Chapter 43 of the Texas Local Government Code.

SECTION VI: Upon the approval of the second and final reading hereof, the City Secretary of the City of San Juan is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance, including the general description of the property annexed to be published in a newspaper of general circulation in San Juan, Texas.

SECTION VII: If any part, phrase or sentence of this Ordinance is held void or unconstitutional by a Court or competent jurisdiction, or if any tract of land or portion of any tract of land hereby annexed shall be held to be ineligible for annexation or wrongfully annexed, the remaining portions of this Ordinance and the remaining tracts so annexed shall be considered severable and shall remain in full force and effect.

SECTION VIII: In accomplishing the annexation of the territory annexed by this Ordinance, the City of San Juan has strictly followed the provisions of State Law and the cases as they apply to annexations and any possible deviation from special provisions was unintentional and not material to the accomplishment of this annexation.

PASSED and **APPROVED** on first reading on the 24th day of March, 2026.

PASSED and **APPROVED** on second reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

_____

MARIO GARZA, Mayor

APPROVED BY:
Palacios, Garza & Thompson, P.C.

ATTEST:

_____

BRENDA ESCALANTE
City Secretary

_____

City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Voluntary Annexation Petition concerning a 6.706-acre tract of land out of Lot 60, Stewart's Addition to the Conway Gardens Subdivision, located approximately 450 Feet West of Stewart Road and 650 Feet South of Las Milpas Road, as Requested by Nacional Proveedora de Hortalizas S.A. de C.V. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

As presented in previous meetings, this item constitutes the first reading of the voluntary annexation ordinance. The property owner has submitted a petition for voluntary annexation to the City of San Juan for a 6.814-acre tract of land located approximately 450 feet west of Stewart Road, along the south side of Las Milpas Road.

The annexation petition was accepted by the San Juan City Commission, and two public hearings were subsequently conducted in accordance with the requirements of Chapter 43 of the Texas Local Government Code, after which the City Commission may consider action on the annexation request.

RECOMMENDATION:

Staff recommends approval of the first reading of the ordinance as presented.

PREPARED BY:
Monica Gomez,
Interim Director of
Planning

APPROVED BY:
Ruben Guajardo, City
Manager

City of San Juan
Planning Department
709 S. Nebraska Ave.
San Juan, Texas 78589
Phone: (956) 223-2220 | Fax: (956) 787-5978

Date: December 8, 2025

To the Honorable Mayor and Members of the Board of Commissioners, City of San Juan:

The undersigned, being an inhabitant and duly qualified voter of the property described below, which adjoins the corporate limits of the City of San Juan, respectfully petitions the Board of Commissioners to consider the annexation of the following tract of land into the City of San Juan:

Exhibit A: Metes and Bounds Description for Lot 6 (Nacional Proveedora de Hortalizas S.A. De C.V)
Exhibit B: Survey
Exhibit C: Warranty Deed

The petitioner affirms that the information provided herein is true and correct to the best of their knowledge and requests that the City of San Juan proceed with the annexation in accordance with applicable laws and ordinances.

Respectfully submitted,

Jorge Fernando De Doig Alvear
Colinas del Parque Culiacan
Rosales Sinaloa 80227 Mexico
956-933-2950

ACKNOWLEDGEMENT

State of Texas

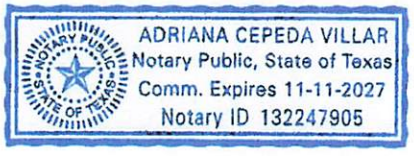
County of Hidalgo

This instrument was acknowledged before me on this **8th day of December, 2025**, by **Jorge Fernando De Doig Alvear Salinas**, Member of **Nacional Proveedora de Hortalizas, S.A. de C.V., LLC**, a Texas limited partnership, on behalf of said partnership.

Signature of Notary Public

Adriana Cepeda Villar
Notary Public, State of Texas
My Commission Expires: 11-11-2027

(Seal)



R.O.W. Surveying Services, L.L.C.

900 South Stewart Rd., Suite 13
Mission, Texas 78572

Metes and Bounds Description For Lot 6

Being a 6.706 acre tract of land out of Lot 60, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, conveyed to Nacional Proveedora de Hortalizas S.A. de C.V., by a "Special Warranty Deed", as shown in Document Number 3564469, of the Official Records, Hidalgo County, Texas, said 6.706 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found on the Centerline of Las Milpas Rd, being on the Northwest corner of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, **Thence**, South 08°36'09" West, a distance of 2175.93 feet, to a point on said West line, **Thence**, South 81°23'51" East a distance of 190.44 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set for the Northwest corner and the **Point of Beginning** this herein described tract of land;

Thence, South 81°23'51" East, a distance of 629.56 feet, to the Northeast corner of this herein described tract of land;

Thence, South 08°36'09" West, a distance of 464.07 feet to the Southeast this corner this herein described tract of land;

Thence, North 81°23'51" West, a distance of 629.27 feet to a Magnail set for the Southwest corner this herein described tract of land;

Thence, North 08°34'02" East, a distance of 464.07 feet to the **Point of Beginning**, containing a computed area of 6.706 acres.

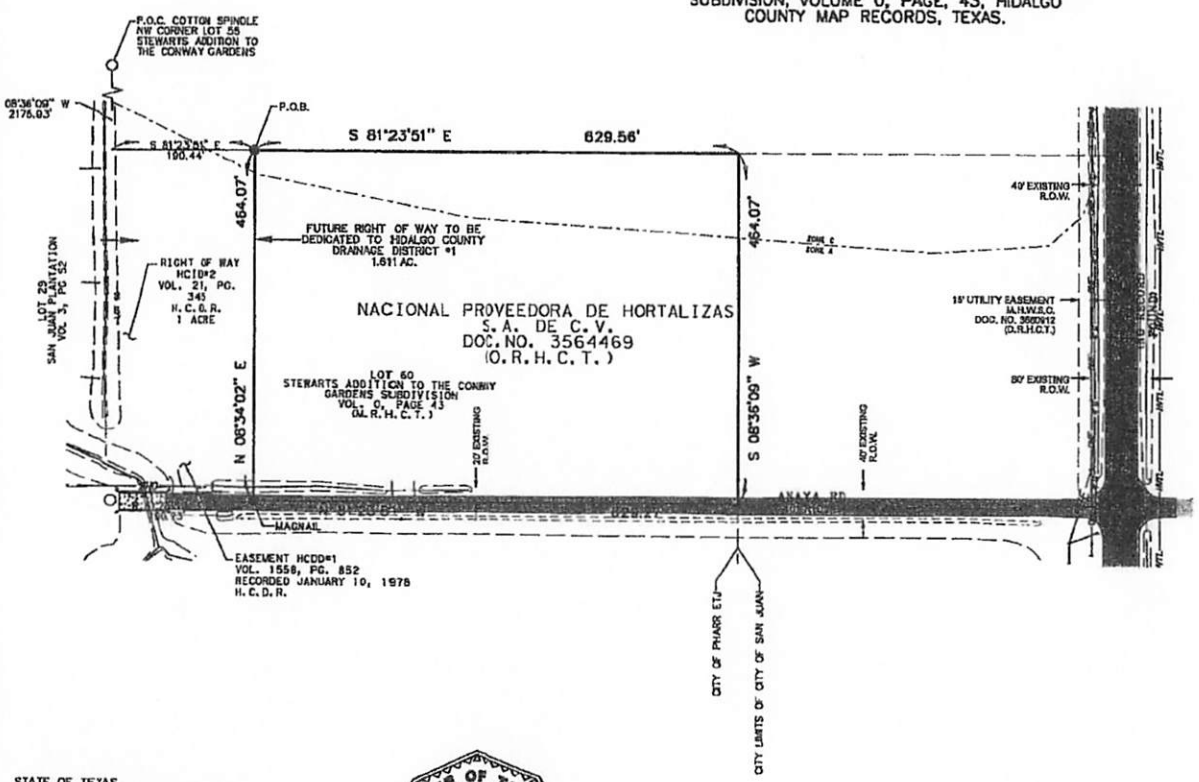
Bearings and Distances referenced to the Texas Coordinate System, South Zone, North American Datum of 1983 (4205). A survey plat accompanies this herein metes and bounds description.

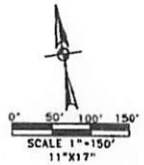
06/13/2025

Victor H. Trevino — Date
Registered Professional Land Surveyor No. 6968

BOUNDARY SURVEY

BEING A 6.706 ACRE TRACT OF LAND OUT OF LOT 60, STEWARTS ADDITION TO THE CONWAY GARDENS SUBDIVISION, VOLUME 0, PAGE, 43, HIDALGO COUNTY MAP RECORDS, TEXAS.





LEGEND:

FOUND 5/8" IRON ROD UNLESS OTHERWISE NOTED	○
SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." UNLESS OTHERWISE NOTED	●
POWER POLE	
HIDALGO COUNTY DEED RECORDS	H.C.D.R.
POINT OF COMMENCEMENT	P.O.C.
POINT OF BEGRIMING	P.O.B.
RIGHT OF WAY	R.O.W.
HIGH VOLTAGE LINE	—HVTL—
OVERHEAD ELECTRIC	—OHE—
GAS LINE	—G—
ROAD (ASPHALT)	

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983. VERTICAL BASED ON: NAVD 1988 VERTICAL DATUM.
2. THIS SURVEYOR DID NOT ATTEMPT TO LOCATE UNDERGOUND UTILITES.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
4. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

STATE OF TEXAS
COUNTY OF HIDALGO

I, VICTOR H. TREVINO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

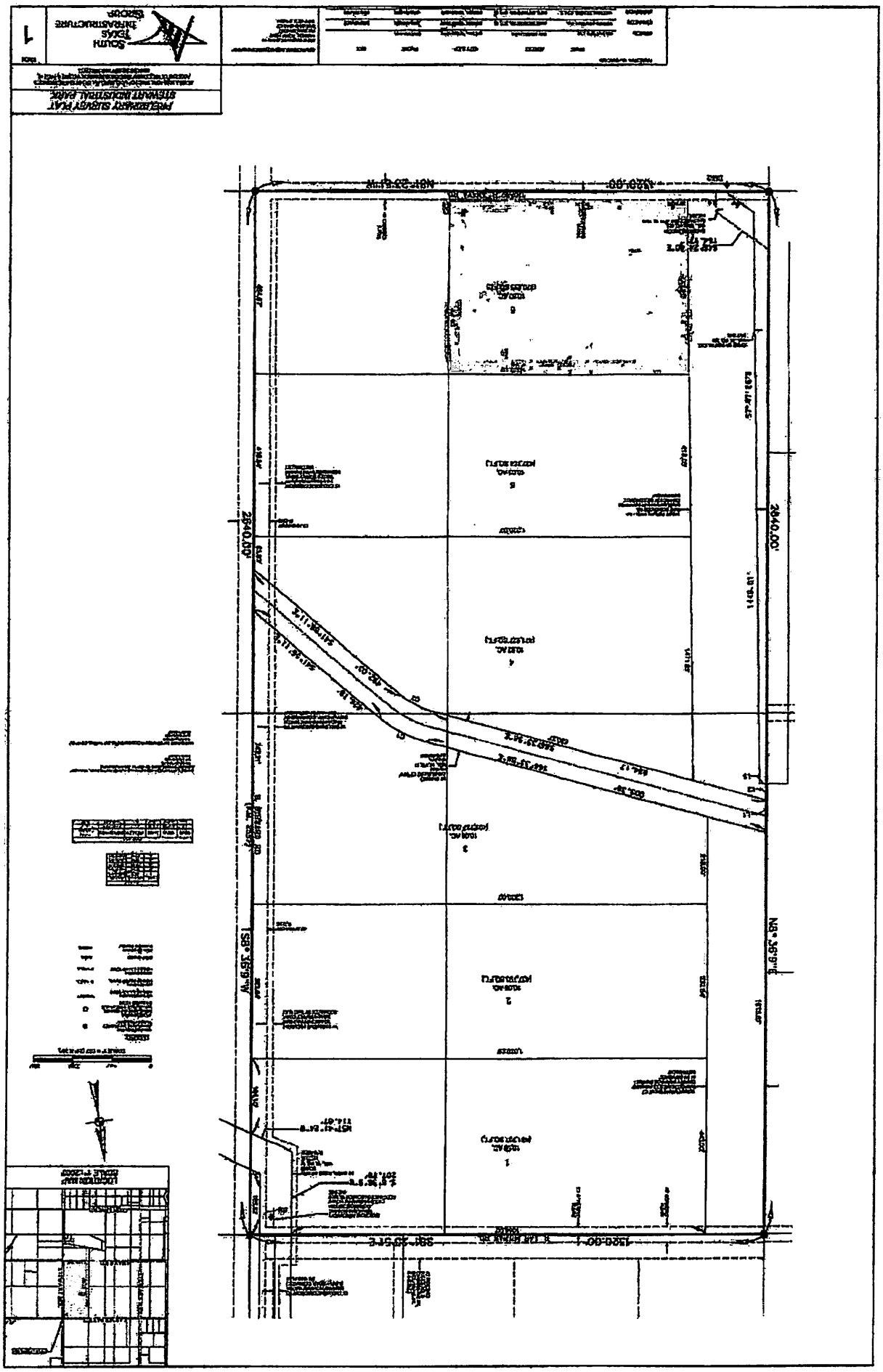
06/13/2025

VICTOR H. TREVINO
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6968

PROJECT NO. R23015

© COPYRIGHT 2025 ROW SURVEYING SERVICES LLC THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

ROW SURVEYING SERVICES, LLC.
900 S. STEWART RD. SUITE 13
MISSION, TEXAS 78572
TEL.: (956) 424-3338
FAX.: (956) 583-7116
TBPLS REG. FIRM# 10193866



ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE EXTENSION ON CERTAIN BOUNDARY LIMITS OF THE CITY OF SAN JUAN, TEXAS; AND THE VOLUNTARY ANNEXATION OF A 6.706-ACRE TRACT OF LAND OUT OF LOT 60, STEWART'S ADDITION TO THE CONWAY GARDENS, HIDALGO COUNTY, TEXAS; AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGES 43, DEED RECORDS OF HIDALGO COUNTY.

WHEREAS, Section 43.067 of the Texas Local Government Code provides for an alternate to the standard annexation proceedings where the property owner petitions for annexation; and

WHEREAS, the City Commission of the City of San Juan has decided to extend the corporate limits to include tracts of land adjacent to our present corporate limits as shown in **Exhibit "A"**; and

WHEREAS, the hereinafter described territory lies within the extraterritorial of the City of San Juan, Texas; and

WHEREAS, the territory hereinafter described contains approximately **6.706** acres of land; and

WHEREAS, a notice of the City of San Juan proposed annexation was published in a newspaper having general circulation in the City of San Juan, Texas on January 28, 2026 and February 25, 2026 and was published between 11th day and 20th day before the public hearing dates; and

WHEREAS, the first public hearing was held at 6:00 p.m. on February 10, 2026 at the San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas and second public hearing was held at 6:00 p.m. on March 10, 2026 at San Juan Memorial Library, located at 1010 S. Standard Avenue, San Juan, Texas so that all interested parties were provided the opportunity to be heard regarding the proposed annexation of those tracts hereinafter described; and

WHEREAS, the enclosed municipal service plan for the proposed annexation was available for public inspection and explained in response to questions asked; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, THAT;

Exhibit "B"

SECTION I: The following described in **Exhibit "B"** land and territory adjacent to and adjoining the City of San Juan, Texas is hereby added and annexed to the City of San Juan, Texas, and the property herein described is altered and amended so as to include such areas within the corporate limits of the City of San Juan. The description of the property to be annexed is as follows:

Being a 6.706 acre tract of land out of Lot 60, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, conveyed to Nacional Proveedora de Hortalizas S.A. de C.V., by a "Special Warranty Deed", as shown in Document Number 3564469, of the Official Records, Hidalgo County, Texas, said 6.706 acre tract of land being more particularly described as follows:

Commencing at a cotton spindle found on the Centerline of Las Milpas Rd, being on the Northwest corner of Lot 55, Stewarts Addition to the Conway Gardens Subdivision, Volume 0, Page 43, Hidalgo County Map Records, **Thence**, South 08°36'09" West, a distance of 2175.93 feet, to a point on said West line, **Thence**, South 81°23'51" East a distance of 190.44 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "ROWSS PROP COR" set for the Northwest corner and the **Point of Beginning** this herein described tract of land;

Thence, South 81°23'51" East, a distance of 629.56 feet, to the Northeast corner of this herein described tract of land;

Thence, South 08°36'09" West, a distance of 464.07 feet to the Southeast this corner this herein described tract of land;

Thence, North 81°23'51" West, a distance of 629.27 feet to a Magnail set for the Southwest corner this herein described tract of land;

Thence, North 08°34'02" East, a distance of 464.07 feet to the **Point of Beginning**, containing a computed area of 6.706 acres.

SECTION II: The service plan attached to this ordinance as **Exhibit "C"** and being the same service plan presented at the public hearing held regarding this annexation, is hereby approved by the City Commission of the City of San Juan, Texas provided that's such service plan may be amended or repealed in accordance with Section 43.0672 of the Local Government Code, when in the opinion of the City Commission, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

SECTION III: The herein above described property and the area so annexed shall be a part of the City of San Juan, Texas and the property so added hereby shall bear its pro rata share of taxes levied by the City of San Juan, Texas, and inhabitants thereof shall be entitled to all of the rights and privileges of the citizens of San Juan, Texas, in areas having similar characteristics of topography, land utilization and population density, and shall be bound by the acts ordinances, resolutions and regulations of the City of San Juan, Texas.

SECTION IV: The zoning of the property shall be classified as Light Industrial District (L-I).

SECTION V: Upon annexation of the herein above-described property, the acreage within the city limits of San Juan after annexation will be increased in an amount which does not exceed the statutory limitation as set out in Chapter 43 of the Texas Local Government Code.

SECTION VI: Upon the approval of the second and final reading hereof, the City Secretary of the City of San Juan is hereby authorized and directed to cause a true and correct copy of the caption of this ordinance, including the general description of the property annexed to be published in a newspaper of general circulation in San Juan, Texas.

SECTION VII: If any part, phrase or sentence of this Ordinance is held void or unconstitutional by a Court or competent jurisdiction, or if any tract of land or portion of any tract of land hereby annexed shall be held to be ineligible for annexation or wrongfully annexed, the remaining portions of this Ordinance and the remaining tracts so annexed shall be considered severable and shall remain in full force and effect.

SECTION VIII: In accomplishing the annexation of the territory annexed by this Ordinance, the City of San Juan has strictly followed the provisions of State Law and the cases as they apply to annexations and any possible deviation from special provisions was unintentional and not material to the accomplishment of this annexation.

PASSED and **APPROVED** on first reading on the 24th day of March, 2026.

PASSED and **APPROVED** on second reading on the ____ day of _____, 2026.

CITY OF SAN JUAN

_____

MARIO GARZA, Mayor

APPROVED BY:
Palacios, Garza & Thompson, P.C.

ATTEST:

_____

BRENDA ESCALANTE
City Secretary

_____

City Attorney

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Conditional Use Permit for the Sale of Alcoholic Beverage (FB – Food & Beverage Certificate and MB – Mixed Beverages) for On-Premise Consumption at The Post Oak Beer Garden at GW's BBQ, located at 107 N. Nebraska Avenue, as Requested by Post Oak Beer Garden at GW's BBQ, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is proposing to operate a beer garden at GW's BBQ. For this reason, the applicant is requesting a Conditional Use Permit (CUP) to allow the sale of alcoholic and mixed beverages for on-premise consumption as a complement to the food service provided at the establishment.

Hours of Operation
• Thursday – Saturday: 6:00 p.m. to 12:00 a.m.
• Sunday: 10:00 a.m. to 4:00 p.m.

The applicant will be required to comply with all regulations established by the Texas Alcoholic Beverage Commission (TABC) as well as all applicable City of San Juan ordinances and requirements governing the sale of alcoholic beverages. Additional permits may be required depending on the type of alcohol sales authorized.

Staff recommends approval of the conditional use permit as presented.

RECOMMENDATION:

During the Planning and Zoning Meeting held on March 12, 2026, the Planning and Zoning Commission recommended approval of the Conditional Use Permit as presented, with a 6–0 vote.

PREPARED BY:
Monica Gomez,
Interim Director of
Planning

APPROVED BY:
Ruben Guajardo, City
Manager

Conditional Use Permit
Applicant: Post Oak Beer Garden at GW's BBQ, LLC.
Request: Conditional Use Permit for the Sale of Alcoholic Beverages *(FB – Food & Beverage Certificate and MB – Mixed Beverage Permit)* for On-Premise Consumption
Address: 107 N. Nebraska Avenue
Legal Description: The East 127.8 feet of the West 290.60 feet of the South 274.1 feet of Lot 32, Block 8, John Closner Subdivision.

The applicant is proposing to operate a beer garden at GW's BBQ. For this reason, the applicant is requesting a Conditional Use Permit (CUP) to allow the sale of alcoholic and mixed beverages for on-premise consumption as a complement to the food service provided at the establishment.

Hours of Operation
• Thursday – Saturday: 6:00 p.m. to 12:00 a.m.
• Sunday: 10:00 a.m. to 4:00 p.m.

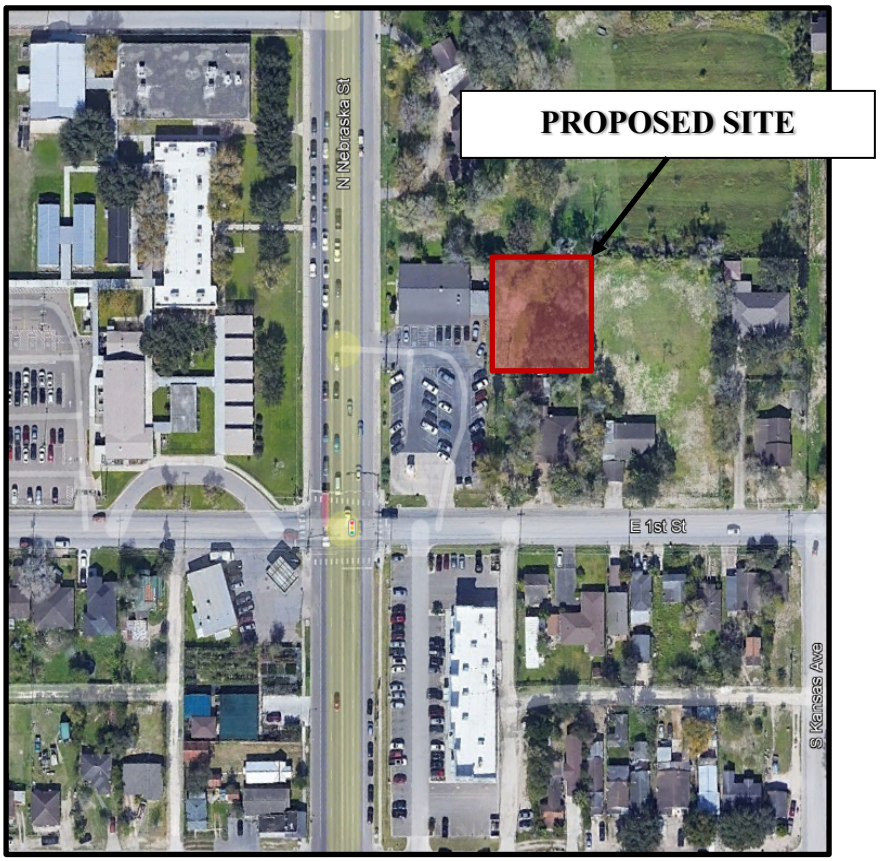
The applicant will be required to comply with all regulations established by the Texas Alcoholic Beverage Commission (TABC) as well as all applicable City of San Juan ordinances and requirements governing the sale of alcoholic beverages. Additional permits may be required depending on the type of alcohol sales authorized.

The following conditions are recommended should the Conditional Use Permit be approved:
1. The applicant shall comply with all City of San Juan ordinances and Texas Alcoholic Beverage Commission (TABC) regulations, including permitted hours of operation.
2. Adequate security lighting shall be provided to ensure customer safety and assist with crime prevention.
3. The applicant shall comply with all applicable City requirements, including but not limited to building codes, fire codes, landscaping, parking requirements, and other applicable regulations.
4. The business shall comply at all times with the City of San Juan Noise Ordinance.
5. Loading or unloading of merchandise shall not occur within any public street.
6. The owner shall agree to pay all required annual fees to the City of San Juan, including fees associated with the alcohol license, Conditional Use Permit, occupational license, and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and/or the City Commission for noncompliance with any condition of approval.

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to twenty-one (21) property owners within the required 200-foot radius of the subject property. No comments were received.

Based on the analysis above, staff recommends approval of the Conditional Use Permit request for the sale of alcoholic beverages for on-premise consumption at 107 N. Nebraska Avenue, subject to the conditions listed above.

Proposed Site



Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:
P&Z – 03/12/2026 Vice Chair Castillo made a motion to approve the conditional use permit as presented. Commissioner Yzaguirre second the motion. The motion passed unanimously with a 6-0 vote.

Ms. Gomez explained that this item is a public hearing for the approval of a Conditional Use Permit to allow the sale of alcoholic beverages under a FB – Food & Beverage Certificate and MB – Mixed Beverage at the proposed Post Oak Beer Garden at GW's BBQ located at 107 N. Nebraska Avenue. The proposed use is a Beer Garden.

Hours of Operation:
• Thursday – Saturday: 6:00 p.m. to 12:00 a.m.
• Sunday: 10:00 a.m. to 4:00 p.m.

The applicant must comply with all City of San Juan and Texas Alcoholic Beverage Commission (TABC) regulations to maintain the alcohol permit. Compliance with the business permit is also required as part of this Conditional Use Permit. Failure to comply with any of the listed requirements may result in revocation of the Conditional Use Permit. Additional permits may be required depending on the type of alcohol sales authorized. Notice of the public hearing was published in the newspaper, and notification letters were mailed to twenty-one (21) property owners within the required 200-foot radius. No comments were received.

Staff recommends approval of the Conditional Use Permit as presented.

Chairwoman Cardenas opened the public hearing at 6:02 p.m.

Commissioner Garza inquired whether the proposal would utilize the same parking area as the restaurant. Staff confirmed that it would, as the uses operate during different hours.

Vice Chair Castillo asked whether the application was limited to the sale of alcohol at the beer garden.

Ms. Gomez confirmed that the request is limited to that area and stated that a separate permit would be required for alcohol sales within the restaurant.

Chairwoman Cardenas closed the public hearing at 6:03 p.m.

ORDINANCE NO.

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGE (FB – FOOD & BEVERAGE CERTIFICATE AND MB – MIXED BEVERAGES) AT "POST OAK BEER GAREN AT GW'S BBQ" LOCATED AT 107 N. NEBRASKA AVENUE, AS PROVIDED IN ARTICLE IV, OF THE ZONING ORDINANCE, CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING FOR A CODE DISPOSITION.

WHEREAS, Post Oak Beer Garden at GW's BBQ, LLC. has applied for a Conditional Use Permit under Article IV; of the Zoning Ordinance of the City of San Juan for the Sale of Alcoholic Beverages *(FB – Food & Beverage Certificate and MB – Mixed Beverages)* for on-premise consumption at Post Oak Beer Garden at GW's BBQ, located at 107 N. Nebraska Avenue, San Juan, Texas.

WHEREAS, this type of activity is prohibited by said Zoning Ordinance unless a Conditional Use Permit is granted; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMMISSION OF THE CITY OF SAN JUAN, TEXAS, AS FOLLOWS:

SECTION I. That a Conditional Use Permit under Article IV of the Zoning Ordinance of the City of San Juan, Texas, be granted to Post Oak Beer Garden at GW's BBQ, LLC. has applied for a Conditional Use Permit for the Sale of Alcoholic Beverages *(FB – Food & Beverage Certificate and MB – Mixed Beverages)* at "Post Oak Beer Garden at GW's BBQ, LLC.", subject to the following conditions:

1. The applicant shall comply with all City of San Juan ordinances and Texas Alcoholic Beverage Commission (TABC) regulations, including permitted hours of operation.
2. Adequate security lighting shall be provided to ensure customer safety and assist with crime prevention.
3. The applicant shall comply with all applicable City requirements, including but not limited to building codes, fire codes, landscaping, parking requirements, and other applicable regulations.
4. The business shall comply at all times with the City of San Juan Noise Ordinance.
5. Loading or unloading of merchandise shall not occur within any public street.
6. The owner shall agree to pay all required annual fees to the City of San Juan, including fees associated with the alcohol license, Conditional Use Permit, occupational license, and health permits.
7. The Conditional Use Permit may be revoked at any time by the Planning and Zoning Commission and/or the City Commission for noncompliance with any condition of approval.

SECTION II. <u>PUBLICATION AND EFFECTIVE DATE CLAUSE.</u> This Ordinance shall be published in the official newspaper of the City of San Juan, Texas, as provided by law, and shall be and remain in full force and effect from the after said date of publication.

PASSED and **APPROVED** on first reading on the 24th day of March, 2026.

PASSED and **APPROVED** on second and final reading on the ___ day of _____, 2026.

CITY OF SAN JUAN

_____
MARIO GARZA, MAYOR

ATTEST:

BRENDA ESCALANTE
CITY SECRETARY

APPROVED BY:
Palacios, Garza & Thompson, P.C.

_____
CITY ATTORNEY

COMMUNITY IMPACT STATEMENT

Post Oak Beer Garden at GW's BBQ

The Post Oak Beer Garden at GW's BBQ is designed to serve as a positive addition to the community by creating a safe, family-friendly gathering space that supports local economic growth, job creation, and community engagement.

Economic Impact & Job Creation

The project represents a significant private investment into the property and surrounding area, including substantial improvements to infrastructure, facility upgrades, and operational enhancements. The development and operation of the Post Oak Beer Garden will create employment opportunities for local residents, including front-of-house, kitchen, management, and support positions.

The continued expansion of GW's BBQ — already an established and successful local business — reinforces long-term economic stability and ongoing tax revenue generation for the city and surrounding region.

Community-Oriented Environment

The concept is intentionally designed to maintain a family-friendly atmosphere where residents and visitors can gather safely to enjoy food, beverages, live entertainment, and community events. The environment will encourage positive social interaction while supporting responsible service practices and operational standards.

Entertainment offerings, including occasional live music and televised sporting events, will be curated to enhance the guest experience while maintaining respect for nearby businesses and the surrounding community.

Responsible Operations & Safety

Operational policies prioritize safety and responsible management, including:

- Alcohol service concluding at least 30 minutes prior to closing.
- Adherence to all local, state, and federal regulations.
- Responsible beverage service protocols.
- Management oversight to ensure orderly operations and guest safety.

Local Identity & Cultural Contribution

As an extension of GW's BBQ — recognized as one of Texas's top barbecue destinations — the Post Oak Beer Garden builds upon a strong foundation of community trust, culinary excellence,

and local pride. The concept will contribute to the area's identity as a destination for quality food and hospitality while supporting surrounding businesses through increased traffic and visibility.

Long-Term Vision

The goal of the Post Oak Beer Garden is to create a sustainable, long-term business that becomes a valued part of the community. By combining responsible operations, quality food, and a welcoming atmosphere, the project aims to deliver lasting social and economic benefits to the city and its residents.

Days & Hours of Operation Statement

Post Oak Beer Garden at GW's BBQ

The Post Oak Beer Garden at GW's BBQ is proposed as a family-friendly outdoor dining and beverage concept designed to complement the existing operations of GW's BBQ. The concept will provide a relaxed environment for guests to enjoy food, beer, wine, and entertainment while maintaining a safe and community-focused atmosphere.

Proposed Days of Operation

- Thursday
- Friday
- Saturday
- Sunday

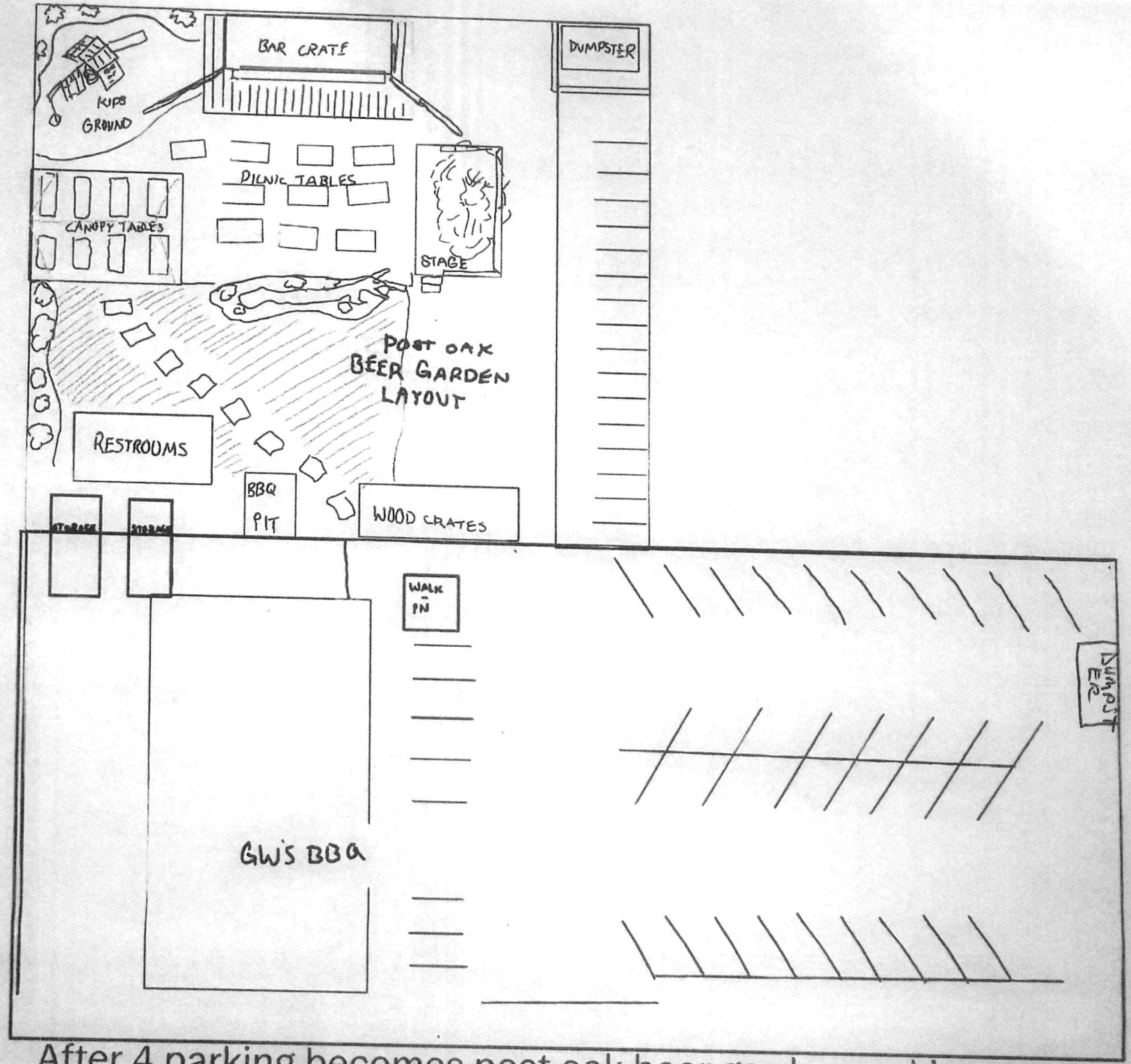
Proposed Hours of Operation

- **Thursday – Saturday:** 6:00 PM – 12:00 AM
- **Sunday:** 10:00 AM – 4:00 PM

Operational Highlights

- Family-oriented environment with seating for guests of all ages.
- Beer and wine service with responsible alcohol practices.
- **Alcohol service will conclude at least 30 minutes prior to closing.**
- Televisions for sports and entertainment.
- Occasional live music and special events.
- Expanded food offerings including items such as brisket tacos, wings, wraps, fresh ground brisket burgers, brisket pizza, and traditional wood-fired pizza options prepared in a 100% wood-fired oven.

The intent of the Post Oak Beer Garden is to create a community gathering space that enhances the existing success and reputation of GW's BBQ while adding economic and social value to the area.



After 4 parking becomes post oak beer garden parking spaces

Conditional Use Permit for the Sale of Alcoholic Beverages (*FB – Food & Beverage Certificate and MB – Mixed Beverage*) at "Post Oak Beer Garden at GW's BBQ" located at 107 N. Nebraska Avenue, legally described as the East 127.8 feet of the West 290.60 feet of the South 274.1 feet of Lot 32, Block 8, John Closner Subdivision, as Requested by Post Oak Beer Garden at GW's BBQ, LLC.

CANALES BERTHA C
1816 DIABLO CT
PLANO, TX 75074-7945

PADRON MARIA ESTELLA ETAL
PO BOX 984
SAN JUAN, TX 78589-0984

SANDOVAL DELIA
129 E 1ST ST
SAN JUAN, TX 78589

GARZA EULALIO ET AL
122 E 1ST ST
SAN JUAN, TX 78589

BOJORQUEZ RICARDO
2422 LINKS DR
EDINBURG, TX 78542-4543

SANDOVAL ROGELIO & REBECCA
129 E 1ST ST
SAN JUAN, TX 78589-3001

AVILA ROSELIA H
712 N 31ST ST
MCALLEN, TX 78501-8018

HERNANDEZ GABRIEL FEDERICO ORTEGA
121 E 2ND ST
SAN JUAN, TX 78589-3007

GEORGE WATTS JR
107 N NEBRASKA AVE
SAN JUAN, TX 78589

FARIAS AGUINALDO JR & LINA D
130 E 1ST ST
SAN JUAN, TX 78589-3002

ACOSTA ROBERT
PO BOX 577
ALAMO, TX 78516-0577

ESCAMILLA MANUEL
132 E FIRST STREET
SAN JUAN, TX 78589-3002

URESTI JORGE BALDEMAR
119 E 2ND ST
SAN JUAN, TX 78589-3007

YRACHETA HILDA
115 E 2ND ST
SAN JUAN, TX 78589-3007

HOWELL MICHAEL & SONIA M TREVINO
1901 ROYAL PALM DR
MISSION, TX 78572-3243

LOPEZ RAFAEL
115 E 2ND ST
SAN JUAN, TX 78589-3007

BOX NORMA LINDA
PO BOX 598
SAN JUAN, TX 78589-0598

ALEMAN ENCARNACION
PO BOX 984
SAN JUAN, TX 78589-0984

CANTU MINERVA A LIVING TRUST
113 E 1ST ST
SAN JUAN, TX 78589-3001

GARCIA MARIA FELICITAS
118 E 1ST ST
SAN JUAN, TX 78589-3002

CANTU ALFREDO JR
111 E 1ST ST
SAN JUAN, TX 78589-3001

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Hold a Public Hearing and Consider the First Reading of an Ordinance Regarding the Rezoning Request from Single-Family Residence District (R-S) to General Business District (C-2) of the property located at 311 N. Standard Avenue, legally described as the W ½ of Lots 17 through 20, Block 17, San Juan Original Townsite Subdivision, as Requested by Ernesto Gonzalez, Jr. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The applicant is requesting that the property be rezoned from Single-Family Residence District (R-S) to General Business District (C-2) in order to bring the zoning designation into compliance with the existing use of the property. The subject property has historically operated as a commercial since the 1980s.

The surrounding area along Standard Avenue is primarily characterized by residential uses. The Hidalgo County Irrigation District No. 2 is located directly in front of the property. However, due to the presence of the existing commercial building, the applicant is requesting the rezoning to ensure the zoning classification is consistent with the current use of the property.

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to seventeen (17) property owners within the required 200-foot radius of the subject property. One comment was received against the request.

Staff recommends approval of the rezoning request as presented.

RECOMMENDATION:

During the Planning and Zoning Meeting held on March 12, 2026, the Planning and Zoning Commission recommended approval of the rezoning request as presented, with a 5-1 vote.

PREPARED BY:
Monica Gomez,
Interim Director of
Planning

APPROVED BY:
Ruben Guajardo, City
Manager

Rezoning Request
Applicant: Ernesto Gonzalez Jr.
Request: Rezoning from Single-Family Residence District (R-S) to General Business District (C-2)
Address: 311 N. Standard Avenue
Legal Description: The West ½ of Lots 17-20, Block 17, San Juan Original Townsite

This property is currently known as a feed store located along Standard Avenue, between 3rd and 4th Streets. The applicant is requesting that the property be rezoned from Single-Family Residence District (R-S) to General Business District (C-2) in order to bring the zoning designation into compliance with the existing use of the property. The subject property has historically operated as a commercial since the 1980s.

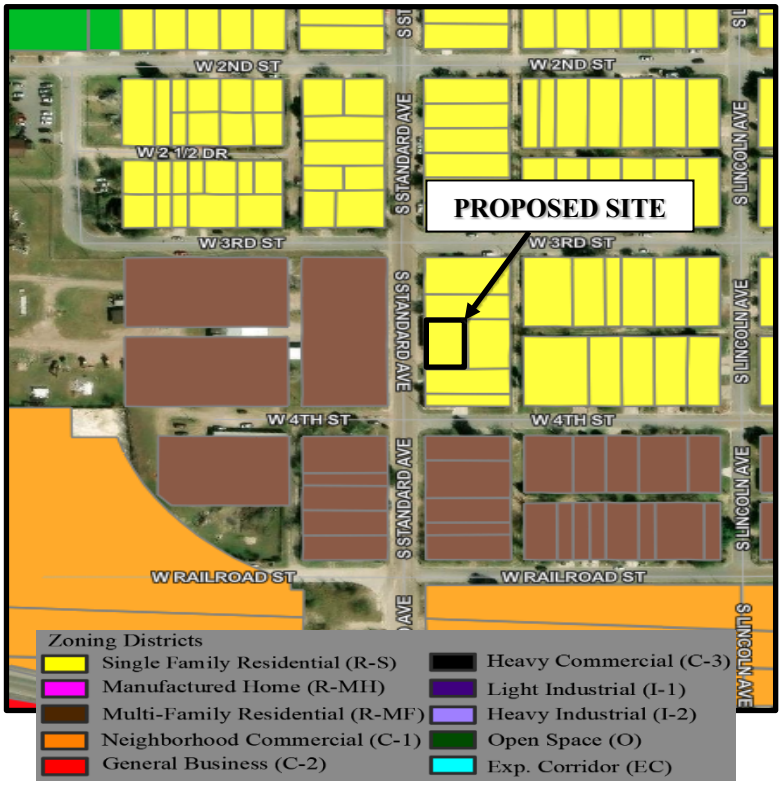
The surrounding area along Standard Avenue is primarily characterized by residential uses. The Hidalgo County Irrigation District No. 2 is located directly in front of the property. However, due to the presence of the existing commercial building, the applicant is requesting the rezoning to ensure the zoning classification is consistent with the current use of the property.

Notice of the public hearing was published in the local newspaper, and notification letters were mailed to seventeen (17) property owners within the required 200-foot radius of the subject property. One comment was received against the request.

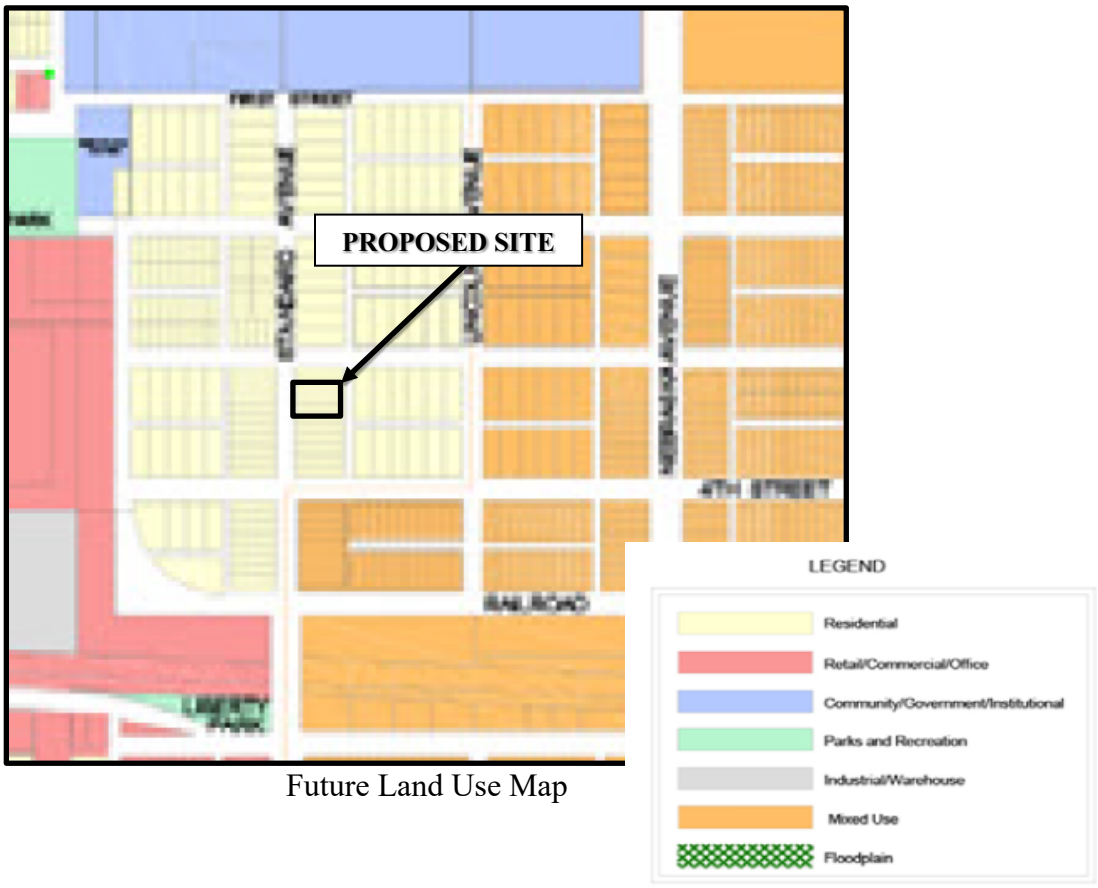
Based on the analysis above, staff recommends approval of the rezoning request from Single-Family Residence District (R-S) to General Business District (C-2). The property has historically operated as a commercial use for several decades, and approval of the rezoning would eliminate the nonconforming status of the property and allow it to operate in compliance with the City's zoning regulations.

Proposed Site

Location Map



Zoning Map



Future Land Use Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 03/12/2026 Vice Chair Castillo made a motion to approve the rezoning request as presented. Commissioner Garza seconded the motion. The motion carried by a 5–1 vote, with Chairwoman Cardenas voting in opposition.

Ms. Gomez explained that the applicant is requesting that the property be rezoned from Single-Family Residence District (R-S) to General Business District (C-2) in order to bring the zoning designation into compliance with the existing use of the property. The property, is operating as a commercial since the 1980s, has a long-standing commercial use. Notice of the public hearing was published in the local newspaper, and notification letters were mailed to seventeen (17) property owners. Two comments and letters were received in opposition to the request. Staff recommended approval of the rezoning request as presented.

Chairwoman Cardenas opened the public hearing at 6:04 p.m.

Ms. Evi Lindquist asked whether the proposed rezoning would affect their property taxes.

Ms. Gomez explained that there would be no changes to surrounding properties' taxes, and that any tax implications would apply only to the subject property, which is already being assessed as commercial.

Chairwoman Cardenas added that the property is currently appraised as commercial and that the rezoning request is intended to align the zoning with the existing use of the property.

Mr. Ernesto Gonzalez Jr., the property owner, explained the current use of the property and expressed his intent to contribute to the beautification of the City of San Juan. He noted that prospective tenants plan to use the property for storage and office space.

Chairwoman Cardenas expressed concern that approving the request could constitute spot zoning and potentially set a precedent for other residential properties to seek similar approvals, thereby undermining the purpose and integrity of the residential zoning designation.

Mr. Gonzalez responded by referencing nearby subdivisions that include commercial buildings.

Commissioner Garza asked about the future land use designation, and Ms. Gomez confirmed that the property is currently designated as residential.

Carlos Garza, engineer with AEC Engineering, explained the distinction between land use and zoning, stating that the intent is to bring the property into compliance with applicable codes and regulations.

Chairwoman Cardenas stated that the request is being brought forward due to the pending sale of the property and the need to address zoning. However, she emphasized that the Commission's responsibility is to uphold the current residential land use designation rather than speculate on future ownership or potential uses, noting that prior nonconforming uses do not justify rezoning.

Commissioner Garza asked whether any future development plans had been submitted, and Ms. Gomez confirmed that there are no current proposals.

Ms. Gomez also noted that a workshop was held in 2019 regarding future land use maps and that amendments to the map can be considered.

Commissioner Salinas asked why the property needs to be rezoned, and Chairwoman Cardenas responded that the property cannot be marketed as residential under its current conditions.

Chairwoman Cardenas stated that while she respects the history of the building and the intentions of the prospective buyers, her decision must be based strictly on the current residential land use and zoning, rather than past informal uses or potential future plans.

Karina Espinoza, a realtor, briefly stated that the property is now being considered a landmark and mentioned that an event was recently held there.

Ms. Gomez explained that the property has historically been utilized for commercial purposes and that the request would ensure compliance with applicable commercial regulations.

Chairwoman Cardenas closed the public hearing at 6:32 p.m.

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY OF SAN JUAN ZONING ORDINANCE NO. 98-006, TO CHANGE THE ZONING DISTRICT FROM SINGLE-FAMILY RESIDENCE DISTRICT (R-S) TO GENERAL BUSINESS DISTRICT (C-2) OF THE PROPERTY LOCATED AT 311 N. STANDARD AVENUE, LEGALLY DESCRIBED AS THE WEST ½ OF LOTS 17 THROUGH 20, BLOCK 17, SAN JUAN ORIGINAL TOWNSITE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS:

Consistent with the City's land use plan as set-forth in the land use map that is a part of the City's Zoning Ordinance, and consistent with the City's intentions of allowing and encouraging commercial district development that generates property taxes, water and sewer revenues and sales tax revenues.

The zoning district of the property legally described as the W ½ of Lots 17 through 20, Block 17, San Juan Original Townsite Subdivision, located at 311 N. Standard Avenue shall be changed to General Business District (C-2) and the zoning map shall be amended accordingly.

PASSED and **APPROVED** on first reading on the 24th day of March, 2026.

PASSED and **APPROVED** on second and final reading on the ___ day of _____, 2026.

CITY OF SAN JUAN

_____
MARIO GARZA
MAYOR

ATTEST:

_____
BRENDA ESCALANTE
CITY SECRETARY

APPROVED BY:
Palacios, Garza & Thompson, P.C.

_____
CITY ATTORNEY

§ 5.00. (C-2) GENERAL BUSINESS DISTRICT.

§ 5.01. PERMITTED USES.

(a) All uses listed as permitted uses in C-1 districts;

(b) Any retail business, personal services, business services except the following: Lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing and storage. Household goods warehousing and storage in individually rented storage units is permitted;

(c) Hotel, motel and/or eating places;

(d) Printing, publishing and allied products manufacturing;

(e) Rail and motor vehicle transportation passenger terminals;

(f) Telephone, telegraphs, television, radio or similar media stations, centers, studios, but not including public microwave, radio and television towers;

(g) Any wholesale trade or wholesale trade accessory to any permitted retail operation except the following: Raw cotton, grain, hide, skins and raw furs, tobacco, wool or mohair, livestock, commercial or industrial machinery or supplies, metals and minerals, petroleum bulk stations and terminals, scrap or junk waste materials;

(h) Signs in accordance with adopted ordinances; or

(i) Automotive repair as an accessory use to a permitted retail use, such as retail sale of automobiles or retail sale of automotive parts.

(Ordinance 17-13 adopted 6/27/17)

§ 5.02. CONDITIONAL USES (REQUIRE USE PERMITS).

(a) Gasoline service stations or retail outlets where gasoline products are sold;

(b) Drive-in businesses;

(c) Planned shopping centers;

(d) Bars, nightclubs and social event centers in accordance with adopted policies;

(e) Amusement parks, circus or carnival grounds, commercial amusement or recreation developments, or tents or other temporary structures used for temporary purposes, in accordance with all applicable City regulations and ordinances;

(f) Portable buildings;

(g) Owner-occupied residence in compliance with the setback requirements of this zoning district;

(h) Automotive repair and service as a primary use, including auto paint and body work as a

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primary use, subject to required conditions. (See conditions listed in Section 5.04 hereof).

(1) All establishments engaged in automotive repair, services, maintenance, or paint and body work that are under construction or in existence and located in C-2 zone as of the date of adoption of this subsection shall hereby be classified as conforming uses and shall not be denied the right to expand, repair or rebuild such establishments.

(i) Mobile food courts:

(1) All establishments engaged as a mobile food court as defined under Article 4.12 of Chapter 4 Business Regulations of the City's Code of Ordinances shall comply with all the applicable local, state and federal regulations, including but not limited to Division 1, 2, and 3 under Article 4.12 Food Establishment Regulations of Chapter 4 Business Regulations under the City's Code of Ordinances.

(Ordinance 17-13 adopted 6/27/17; Ordinance 2023-05 adopted 2/28/2023)

§ 5.03. REQUIRED CONDITIONS.

Gasoline service stations or retail outlets where gasoline products are sold, drive-in businesses, and veterinary hospitals shall be subject to the same limitations as set forth in the C-1 district for these types of uses. Access lane shall be clearly designated on subdivision plat.
(Ordinance 17-13 adopted 6/27/17)

§ 5.04. REQUIRED CONDITIONS FOR AUTOMOTIVE REPAIR AS A PRIMARY USE.

(a) Such establishments shall be located on a lot or tract of land of sufficient size to accommodate the proposed use. In no case shall the building site be less than twenty thousand (20,000) square feet;

(b) All service, repair, maintenance, painting, and other work shall take place within an enclosed area;

(c) There shall be no outside storage of materials;

(d) The building where the proposed work is to take place shall be at least one hundred (100) feet from the nearest residence;

(e) A six-foot wall or opaque fence buffering the proposed use from any residential use of residentially zoned area may be required; and

(f) All new buildings and all conversions of existing buildings to such uses shall meet current building code and fire code requirements in terms of separation of high hazard uses from other occupancy use classifications, etc.

(Ordinance 17-13 adopted 6/27/17)

§ 5.05. PROHIBITED USES.

(a) Any building erected or land used for other than one or more of the preceding specified uses; or

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(b) Any use of property that does not meet the required minimum lot size; front, side and rear yard dimension; and/or lot width; or exceeds the maximum height, building coverage or density per gross acre as required in Article VI.

(Ordinance 17-13 adopted 6/27/17)

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Rezoning Request from Single Family Residence District (R-S) to General Business District (C-2) of the W ½ Lots 17-20 Blk 17, San Juan Original Townsite Subdivision, located at 311 N. Standard Avenue, as Requested by Ernesto Gonzalez, Jr.

PACHECO JOSE & MARIA L
711 CHERRY ST
CHARLOTTE, MI 48813-1701

GONZALEZ ERNESTO JR
1304 S JUNIPER ST
PHARR, TX 78577-6404

HIDALGO CO IRR DIST #2
PO BOX 6
SAN JUAN, TX 78589-0006

ZAVALA RUBEN
301 N OBLATE
SAN JUAN, TX 78589-2230

SNELL SONYA I ET AL
402 N STANDARD AVE
SAN JUAN, TX 78589

NAVA MARIA DE LOS ANGELES
209 W 3RD ST
SAN JUAN, TX 78589-2713

MIRELES VICTOR H
301 NORTH STANDARD AVE
SAN JUAN, TX 78589-2739

LUNA ALBERTO JR & HECTOR
401 S STANDARD AVE
SAN JUAN, TX 78589

ESCOBEDO NICOLAS JR
610 E ELDORA RD
PHARR, TX 78577

MARTINEZ LUISA & RAUL
406 S WOODLAND DR
PHARR, TX 78577-5200

SOLIS ANTONIO
221 W 4TH ST
SAN JUAN, TX 78589-2719

AYALA MARIO & CYNTHIA DE LA GARZA AKA AYALA
300 W 3RD ST
SAN JUAN, TX 78589-2716

MARTINEZ LEONARDO SALVADOR ET AL
309 N STANDARD AVE
SAN JUAN, TX 78589-2739

ERNESTO GONZALEZ JR
311 N STANDARD AVE
SAN JUAN, TX 78589

SANTILLAN GILBERTO JR
214 W 3RD ST
SAN JUAN, TX 78589-2714

ZAVALA SANTOS G
206 W 4TH ST
SAN JUAN, TX 78589-2720

YBANEZ DEBORAH ETAL
1310 E JACKSON AVE
PHARR, TX 78577

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Consideration and Action on a Resolution Suspending the May 9, 2026, Effective Date of the Rate Increase by Texas Gas Service Company, Under the Gas Reliability Infrastructure Program (GRIP).

STAFF COMMENTS AND RECOMMENDATIONS:

On Tuesday, March 10, Texas Gas Service Company (Texas Gas or the Company) made an Interim Rate Adjustment or "GRIP" filing with the cities within its service area. The Company is seeking recovery of $278,096,965 in invested capital. The current filing will increase rates to the average small residential customer by $3.58 per month. This will increase the current small residential customer charge from $19.50 to $23.08 per month. Large residential customers will see their customer charge increase from $35.00 to $38.58 per month, and small commercial customers will see their customer charge increase from $75.00 to $88.70 per month.

The increase is currently scheduled to go into effect on May 9, 2026.

Under the GRIP statute, cities may not challenge the Company's request. The only action you may take is to suspend the effective date of the rate increase by 45 days. If you are interested in doing so, please use the attached resolution template. You have until May 9, 2026 to adopt a resolution suspending the date the rate increase would otherwise go into effect.

RECOMMENDATION:

Staff recommends approval of the resolution as presented.

PREPARED BY:
Brenda Escalante,
City Secretary

APPROVED BY:
Ruben Guajardo, City
Manager

RESOLUTION NO. 2026-26

A RESOLUTION BY THE CITY OF SAN JUAN, TEXAS SUSPENDING THE MAY 9, 2026 EFFECTIVE DATE OF THE PROPOSAL BY TEXAS GAS SERVICE COMPANY, A DIVISION OF ONE GAS, INC. TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2025 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of San Juan is a gas utility customer of Texas Gas Service Company, a Division of One Gas, Inc. ("TGS" or "Company") and is a regulatory authority with an interest in the rates and charges of TGS; and

WHEREAS, TGS made filings with the City and the Railroad Commission of Texas ("Railroad Commission") on March 10, 2026, proposing to implement interim rate adjustments ("GRIP Rate Increases") pursuant to Texas Utilities Code § 104.301 on all customers served by TGS, effective May 9, 2026; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SAN JUAN, TEXAS, THAT:

1. The May 9, 2026, effective date of the GRIP Rate Increases proposed by TGS is hereby suspended for the maximum period allowed by Texas Utilities Code § 104.301(a) to permit adequate time to review the proposed increases, analyze all necessary information, and take appropriate action related to the proposed increases.

2. A copy of this Resolution shall be sent to TGS representative Judy Hitchye, Texas Gas Service Company, Barton Skyway IV, 1301 S. Mopac, Suite 400, Austin, Texas 787476 (Judy.Hitchye@onegas.com), and to Thomas Brocato, legal counsel to the City, at Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

3. The Mayor is authorized to execute documents necessary to effectuate this resolution,

READ, PASSED, AND APPROVED at a regular meeting by the City Commissioners of the **City of San Juan**, on this 24th day of March 2026.

CITY OF SAN JUAN

_____
Mario Garza, Mayor

ATTEST:

_____
Brenda Escalante, City Secretary

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Preliminary Plat Approval with Variances of the DG South Veterans Subdivision being a 1.713-acre tract of land out of Lot 9, San Juan Hacienda Estates, Unit No. 1 Subdivision, located approximately 620 feet South from Moore Rd, along the East side of Veterans Boulevard, as Requested by AEC Engineering, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide a 1.713-acre tract of land located approximately 620 feet South of Moore Road, along the East side of Veterans Boulevard for the development of a one (1) lot commercial subdivision. The proposed subdivision will include one point of access along Veterans Boulevard.

The proposed lot will measure 135 feet by 552.45 feet (74,608 square feet).

Variance Requests:
• A variance from the requirement to loop the water line as requested by the Fire Department.
• A variance to allow the use of septic tanks due to the absence of sanitary sewer service in the area.
• A variance from the requirement to provide a fifteen (15) foot utility easement along the north side of the subdivision.

Staff recommends approval of the Preliminary Plat and the requested variances as presented.

RECOMMENDATION:

During the Planning and Zoning Meeting held on March 12, 2026, the Planning and Zoning Commission recommended approval of the Preliminary Plat Approval with variances as presented, with a 6–0 vote.

PREPARED BY:
Monica Gomez,
Interim Director of
Planning

APPROVED BY:
Ruben Guajardo, City
Manager

Project Description:
The developer is proposing to subdivide 1.713-acre tract of land located approximately 620 feet South from Moore Road, along the East side of Veterans Boulevard for the development of a one (1) lot commercial subdivision. The proposed subdivision will include one point of access along Veterans Boulevard.

The proposed lot will measure 135 feet by 552.45 feet (74,608 square feet)

Zoning / Flood Zone:
The property is located in a General Business District (C-2) zone.
The property lies within Flood Zone "C", which indicates an area of minimal flood risk.

Infrastructure and Utilities:
- Water Service: City of San Juan
- Sewer Service: Not available

Variance Requests:
• A variance from the requirement to loop the water line as requested by the Fire Department.
• A variance to allow the use of septic tanks due to the absence of sanitary sewer service in the area.
• A variance from the requirement to provide a fifteen (15) foot utility easement along the north side of the subdivision.

Staff Recommendation:
Based on the analysis above and the existing conditions of the property, staff recommends approval of the Preliminary Plat and the requested variances as presented.

Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:
P&Z – 03/12/2026 Commissioner Garza made a motion to approve the Preliminary Plat with variances as presented. Vice Chair Castillo seconded the motion. The motion passed unanimously with a 6–0 vote.

Ms. Gomez explained that this item is the Preliminary Plat of the DG South Veterans Subdivision. The applicant proposes to subdivide a 1.713-acre tract into a single commercial lot. The property is located within Flood Zone "C," indicating minimal flood risk. Water service will be provided by the City of San Juan; however, sanitary sewer service is not available at this time.

Before considering the requested variances, city staff met with the Project Engineer, Carlos Garza, to reach agreements that benefit both parties.

The developer submitted a following variance:
• A variance from the requirement to loop the water line as requested by the Fire Department.
• A variance to allow the use of septic tanks due to the absence of sanitary sewer service in the area.
• A variance from the requirement to provide a fifteen 15-foot utility easement along the north side of the subdivision.

Staff recommends approval of the Preliminary Plat and the requested variances as presented.

Carlos Garza, AEC Engineering, stated that the applicant is complying with all City requirements and has coordinated with various departments to reach solutions acceptable to all parties.

ENGINEERING, LLC.

January 21, 2026

City of San Juan
Ms. Monica Gomez-Director of Planning & Zoning
512 S. Nebraska Avenue
San Juan, TX 78589

Re: DG South Veterans Subdivision
San Juan, Texas
Variance Request Letter

AEC ENGINEERING, LLC respectfully submits this letter to request the following variances from the City of San Juan, Texas, regarding the water line extension on the proposed subdivision and the installation of Septic Tanks on the property.

1. We are prepared and offer the extension of the water line within a proposed utility easement from the northwest property corner to the southwest property corner (to and thru the property). The request is being made to follow what the subdivision to the north did and leave the water line prepared for future expansion as the land south of the subject property is developed. Exiting Fire Hydrant is located on the northwest corner of the property.

2. We propose the installation of an On-Site Sanitary Sewer Facility (Septic Tank) to service the proposed Dollar General Store. The site will have two toilets, two sinks, and one mop sink. The water consumption is minimal and we are able to accommodate the necessary TCEQ requirements for an OSSF system within the property. The request arises from the fact the City of San Juan does not have a sanitary sewer line available within reasonable distance from the proposed development.

Shall you have any comments or questions, please contact me at your earliest convenience at 956-607-1372 or via email to carlos@aecengineering.net

Respectfully,

AEC ENGINEERING, LLC.

Carlos Garza, P.E., P.G., SIT, CAPM, CFM
President

ENGINEERING, LLC.

February 25, 2026

City of San Juan
Ms. Monica Gomez-Director of Planning & Zoning
512 S. Nebraska Avenue
San Juan, TX 78589

Re: DG South Veterans Subdivision-Variance Request Letter

AEC ENGINEERING, LLC hereby requests a variance from the City of San Juan, as it pertains to the dedication of a 15-foot utility easement around the perimeter of the property as it relates to the proposed subdivision named **"DG South Veterans Subdivision."**

The legal description of the property is as follows:
A 1.713-acre tract of land situated in the City of San Juan, Hidalgo County, Texas, being part of Lot Nine (9), San Juan Hacienda Estates, Unit Number 1, according to the map or plat thereof recorded in Volume 6, Page 35 of the Map Records of Hidalgo County, Texas.

Property ID:1380271
Geo ID: S0900-00-000-0009-01

The variance pertains to the **north side** of the proposed subdivision, where the proposed building is located **6 feet** from the northern boundary line. Providing a 15-foot easement on the north property line prevents the development from accommodating the required **26-foot drive aisle** and the **parking spaces** located on the south side of the building. We have met with City Staff and agreed to the dedication of a 5-foot utility easement on the north property line. The remainder of the property perimeter will have a newly dedicated 15-foot utility easement on the west, south, and east property lines.

Shall you have any questions, please contact me at your earliest convenience either via telephone (956) 607-1372, or via email to carlos@aecengineering.net.

Sincerely,

AEC ENGINEERING, LLC.

Carlos Garza, P.E., P.G., SIT, CAPM, CFM
President

Monica Gomez <mgomez@sjtx.us>

Variance Request Letter

Derek Cantu <dcantu@sjtx.us> Thu, Mar 5, 2026 at 11:05 AM
To: Monica Gomez <mgomez@sjtx.us>
Cc: Alfredo De Leon <adeleon@sjtx.us>, Tirso Garza <tgarza@sjtx.us>

Good morning Monica,

Yes, the fire department approves the requested variance letter from AEC Engineering. As we discussed in the meeting, the fire department came to an agreement that Carlos Garza proposed placing a fire hydrant in the center of the south side of the parking lot to accommodate the needed water supply for the proposed project.

If you have any questions or concerns, please let me know.

Thank you
[Quoted text hidden]
--

Derek Cantu
Fire Marshal
San Juan Fire Dept.
707 S Nebraska Ave
San Juan, Tx 78589
Office:(956) 223-2481
Cell:(956) 601-9850
Dcantu@sjtx.us

Monica Gomez <mgomez@sjtx.us>

Variance Request Letter

Alfredo De Leon <adeleon@sjtx.us> Mon, Mar 9, 2026 at 2:42 PM
To: Derek Cantu <dcantu@sjtx.us>
Cc: Monica Gomez <mgomez@sjtx.us>, Tirso Garza <tgarza@sjtx.us>

Hi Monica,

The Utilities Department approves the sewer variance for the San Juan DG Veterans Subdivision, on the condition that the engineer adds a note to the plat stating that the project will connect to the sewer line when it becomes available.

Best regards.
[Quoted text hidden]

Subdivision Review Comments for:

DG South Veterans Subdivision

Plat is subject to additional comments from the Planning & Zoning Department, Office of the Fire Marshal, Public Works Department, Sanitation Department and the Utilities Department prior to consideration for final approval.

By: Monica Gomez, Asst. Director of Planning & Zoning Date: 10/1/25

1st SHEET COMMENTS:

1. Provide description of subdivision location.
2. See attachment for required additional general notes. Add just the ones that applied.
3. Provide index to sheet.
4. Include property owner's information of adjacent properties.
5. Provide 15-foot utility easement around the subdivision.
6. Vicinity map shall be to scale.
7. Correct signature block.

2nd SHEET COMMENTS:

1. Provide revision box.
2. Provide index to sheet.
3. Provide water and sewer details.
4. Provide sewer engineer report with engineer certification.
5. Provide water engineer report.
6. Curb and gutter cross section details.
7. Turn off contours, topo and hatches.
8. Provide City of Pharr's agreement regarding the sewer connection.
9. Provide Hidalgo County Irrigation District No. 2 approval on encroachment to the existing 30-foot irrigation easement.
10. Spot elevation for parking/drainage

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: DG South Veterans Subdivision (Plot)

Address:

Date Reviewed: 8/21/2025

After reviewing plans, the following requirements shall be needed as per the Fire Protection System per IFC 2018:

1. The hydrant shall be looped to the 8" waterline. (Recommended Mueller Safety Yellow Barrel without the anti-theft device.)
2. The Developer shall install reflective blue markers in front of all hydrants.
3. Curb shall be painted RED with WHITE lettering reading NO PARKING 30 feet from the center of hydrant and 15 feet to each side.
4. A fire hydrant must be placed within 300 feet of existing fire hydrant.
5. All Entrance and Exits must be 26 feet.
6. Will be needing building plans with square footage.

Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Derek Cantu,
Fire Marshal

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

Station #1
707 S. Nebraska
San Juan, TX 78589

Station #2
2301 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470
Fax: (956)783-3441

Plans Reviewed By,
Jose J. Salinas, Fire Inspector

CRUZ - HOGAN
ENGINEERS | PLANNERS
TBPE Firm Reg No. F-4860

Offices
McAllen
Weslaco
Harlingen

To: Jorge Garcia, Director of Planning & Zoning
From: Marcus Cruz, P.E., CFM
CRUZ-HOGAN Consultants, Inc.
Re: DG South Veterans Subdivision
Date: August 28, 2025

DG South Veterans Subdivision is located between Conway Road and East Moore Road on South Veterans Boulevard.

It is presently inside the San Juan City limits.

Water:

1. Water meter locations shall be at the south end of the development to preclude water stagnation of the new 8'' waterline that is proposed.
2. Verify with San Juan Fire Dept. if the existing Fire Hydrant on the north side of the development will be adequate for fire protection.

Sewer:

1. CCN belongs to City of Pharr.
2. Agreement for Sewer Service will be needed from City of Pharr.
3. Construction Drawings need to be submitted for review. Construction Drawings need to include Plan & Profile of all Sewer Lines.

Streets & Drainage:

1. Flowlines into Detention Pond and structures are not shown on plan drawings.
2. Drainage line sizes are not shown on plan drawings.
3. Detention Pond delineated footprint is not shown on drawing or is not visible.
4. Construction Drawings need to be submitted for review. Construction Drawings need to include Plan & Profile of all pavement sections including drainage lines.

Plat:

1. Recommend developer to coordinate with HCID No.2 for encroachment on their existing 30' irrigation easement.

Miscellaneous:

1. Only a one-page Plat and one-page(C-10) we received in hard copy format during this review. Pending remaining construction documents in hard copy format to continue review.
2. During review process, further comments may need to be addressed.

If you have any questions, please feel free to call us at 956-854-4227.

Mayor: Mario Garza
Mayor Pro-Tem: Marco "Markie" Villegas
Commissioners: Mario Cantu
Gilbert Garza
Jesus "Jesse" Ramirez

To: Director of Planning & Zoning, Jorge Garcia
From: Director of Utilities, Juan Carlos Martinez
Date: August 28, 2025
Subject: Dollar General

Department of Utilities reviewed the plans for Shops at Chavez Lot 6, comments are as follow:

Water Distribution

- Waterline needs to be extended approximately 1,100' to the South corner of Conway St to loop system.

Sewer Collection

- Will Sanitary Sewer be serviced by City of Pharr? Is it following their specs?

Additional Comments may be provided at time of construction.

512 S. Nebraska Ave. • San Juan, Texas 78589-2649
Phone: (956)223-2200 • Fax: (956) 787-5978

DOLLAR GENERAL

City of San Juan, Hidalgo County, Texas, USA (S. Veterans Boulevard)

COMPLETE CONSTRUCTION PLANS CONSISTING OF:

ENGINEERING DESIGN TEAM:

CARLOS GARZA, PROFESSIONAL ENGINEER carlos@aecengineering.net
JORGE G. de ZENEA, ENGINEERING DESIGNER jorge@aecengineering.net

AEC ENGINEERING, LLC.

OWNER/DEVELOPER:

JACOB W. STAUFFER
THE OVERLAND GROUP
1906 E. BATTLEFIELD ST.
SPRINGFIELD, MO 65804,
PHONE: 417-293-3332
EMAIL: JacobStauffer@theoverlandgroup.com

CONTACT LIST:

- CITY OF SAN JUAN, CITY MANAGER
  BENJAMIN ARJONA
  barjona@sjtx.us
  PHONE: (956) 223-2200
- CITY OF SAN JUAN, CITY SECRETARY
  BRENDA ESCALANATE
  bescalante@sjtx.us
  PHONE: (956) 223-2200
- CITY OF SAN JUAN PLANNING AND ZONING
  MONICA GOMEZ
  PHONE: (956) 223-2227
- CITY OF SAN JUAN UTILITY DEPARTMENT
  JUAN CARLOS MARTINEZ
  PHONE: (956) 223-2301
- CITY OF SAN JUAN FIRE DEPARTMENT
  TIRSO GARZA
  tgarza@sjtx.us
  PHONE: (956) 223-2470
- CITY OF PHARR PUBLIC UTILITIES
  PHONE: (956) 402-4300
- AEP
  PHONE: 1-866-223-8508
- ATT
  PHONE: (956) 223-1190
- SPECTRUM
  PHONE: 1-888-406-7063

SITE BENCHMARK(S):

1-CENTER OF TOP OF LID OF SAN. SEWER MANHOLE
NORTHING: 16587168.2000
EASTING: 1092058.5340
ELEVATION: 115.04

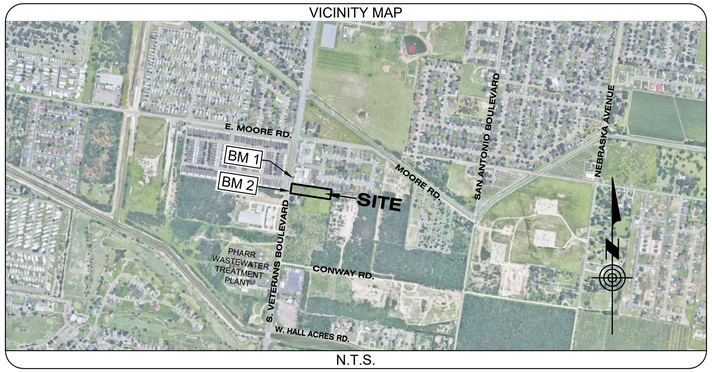
2-TOP OF EXISTING CURB INLET.
NORTHING: 16586995.6700
EASTING: 1092020.6730
ELEVATION: 113.26

SEE LOCATION MAP FOR APPROXIMATE LOCATION

NAD 83 TEXAS STATE PLANES GRID COORDINATE SYSTEM
TEXAS SOUTH 4205, US FOOT.
NAVD 88

WATER DISTRIBUTION SYSTEM
SANITARY SEWER COLLECTION SYSTEM
&
PAVING and DRAINAGE DESIGN

VICINITY MAP



N.T.S.

AEC ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

DATE: MARCH 02, 2026
JOB # 1456.053

PROPERTY INFORMATION:

THIS SUBDIVISION IS LOCATED ON THE EAST SIDE OF S. VETERANS BOULEVARD, APPROXIMATELY 620 FEET SOUTH OF E. MOORE ROAD, IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS.

PROPERTY LEGAL DESCRIPTION:

A 1.713-ACRE (74,608.37 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, OUT OF AND FORMING A PART OR PORTION OF LOT NINE (9), SAN JUAN HACIENDA ESTATES, UNIT NUMBER 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 35, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; AND OUT OF A 9.57-ACRE TRACT OF LAND (417,008 SQUARE FEET), TRANSFERRED FROM MMGJ SOUTH TEXAS, LLC TO TEYSHA GROUP, LLC, IN A SPECIAL WARRANTY DEED RECORDED MARCH 03, 2022, UNDER DOCUMENT No. 3316407, H.C..O.R.

CALL BEFORE YOU DIG!
Texas 811 Know what's below. Call before you dig.
PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL CONSTRUCTION
811
THE LONE STAR NOTIFICATION COMPANY AT 1–800–669–8344

PERSONS USING THESE PLANS SHALL MAKE THEIR OWN DETERMINATION OF DEPTH, DESCRIPTION, AND LOCATION OF BURIED AND AERIAL UTILITIES. THE INFORMATION SHOWN IN THESE PLANS WAS COMPILED FROM EASILY ASCERTAINABLE RECORDS BELIEVED TO BE TRUE, ACCURATE AND COMPLETE. EXCAVATION OR ELECTRIC DETECTION/IDENTIFICATION METHODS WERE NOT EMPLOYED TO VERIFY THIS INFORMATION.

Index of sheets:

Sheet No.	Sheet Description
C1 of 16	COVER SHEET
C2 of 16	ALTA SURVEY (EXISTING CONDITIONS. FOR REFERENCE)
C3 of 16	SUBDIVISION PLAT (NOT YET RECORDED)
C4 of 16	DEMOLITION CONTROL PLAN
C5 of 16	GENERAL CONSTRUCTION NOTES 1 of 2
C6 of 16	GENERAL CONSTRUCTION NOTES 2 of 2
C7 of 16	MINIMUM SUGGESTED EROSION CONTROL MEASURES & DETAILS
C8 of 16	SITE and DIMENSIONAL CONTROL PLAN
C9 of 16	SITE PLAN DETAILS
C10 of 16	H.C.I.D. No. 2 IMPROVEMENTS PLAN
C11 of 16	UTILITY PLAN
C12 of 16	UTILITY DETAILS
C13 of 16	PAVING AND GRADING PLAN WITH EXISTING CONTOURS
C14 of 16	PROPOSED CONTOURS
C15 of 16	PAVING AND STORM DRAINAGE DETAILS
C16 of 16	LANDSCAPING PLAN AND DETAILS

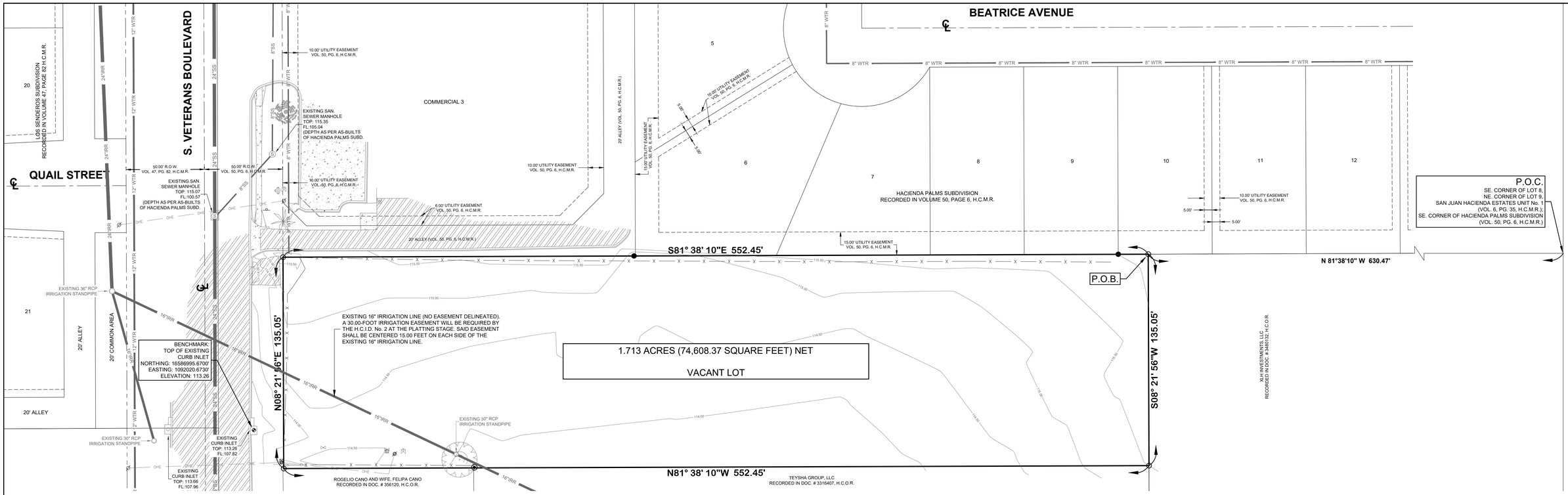
STATE OF TEXAS
CARLOS GARZA
92602
LICENSED PROFESSIONAL ENGINEER

I, THE UNDERSIGNED, CARLOS GARZA, A LICENSED PREOFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PROPOSED SUBDIVISION.

03-02-2026
DATE:

CARLOS GARZA
LICENSED PROFESSIONAL ENGINEER NO. 92602

Sheet C1 of 16



LEGAL DESCRIPTION

A 1.713-ACRE (74,608.37 SQUARE FEET) TRACT OF LAND, MORE OR LESS,
SITUATED IN THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS,
OUT OF AND FORMING A PART OR PORTION OF LOT NINE (9),
SAN JUAN HACIENDA ESTATES, UNIT NUMBER 1,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 6, PAGE 35, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS;
AND OUT OF A 9.57-ACRE TRACT OF LAND (417,008 SQUARE FEET),
TRANSFERRED FROM MMGJ SOUTH TEXAS, LLC TO TEYSHA GROUP, LLC,
IN A SPECIAL WARRANTY DEED RECORDED MARCH 03, 2022,
UNDER DOCUMENT No. 3316407, H.C..O.R.

SURVEY GENERAL NOTES

1. AS-BUILT LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREIN WERE PROVIDED AS OBSERVED/MARKED BY LOCATING SERVICE CONTRACTOR.

2. THIS TRACT OF LAND IS CLASSIFIED AS R-MF (MULTIFAMILY RESIDENTIAL), ACCORDING TO THE ZONING MAP OF THE CITY OF SAN JUAN, TX

3. BUILDING SETBACK LINES REQUIREMENTS AS PER THE CITY OF SAN JUAN ZONING DEPARTMENT.

4. THIS TRACT OF LAND LIES IN ZONE "C", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM. MAP REVISED: NOVEMBER 16, 1982. COMMUNITY-PANEL No. 480334 0425 C.

ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING (NO SHADING).

5. OWNER(S):

TEYSHA GROUP, LLC
4121 N. 10TH BOX 209
McALLEN, TX 78501

6. THE ACREAGE IN THE LEGAL DESCRIPTION OF THIS SURVEY MAP IS FOR 1.713 ACRES. THE ACREAGE THAT APPEARS IN THE LEGAL DESCRIPTION IN TITLE COMMITMENT GF No. 25-0290, PREPARED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY REFERS TO THE ORIGINAL TRACT (9.57 AC.), RECORDED IN DOC. No. 3316407, H.C.O.R.

7. EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING/SITE ADDITIONS WERE NOT OBSERVED ON OR AROUND THIS PROPERTY.

8. NO EVIDENCE OF SITE USE AS SOLID WASTE SUMP, OR SANITARY LANDFILL.

9. THERE ARE NO GAPS OR GORES BETWEEN THE RIGHT-OF-WAY LINES AND THE BOUNDARY OF SUBJECT PROPERTY.

FLOOD ZONE INFORMATION

THIS TRACT OF LAND LIES IN ZONE "C", ACCORDING TO
THE NATIONAL FLOOD INSURANCE PROGRAM.
MAP REVISED: NOVEMBER 16, 1982.
COMMUNITY-PANEL No. 480334 0425 C.

ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING
(NO SHADING).

MAP LEGEND

- FOUND No. 4 REBAR
- FOUND IRON PIPE
- SET No. 4 REBAR
- BENCHMARK (AS INDICATED ON THIS SURVEY)
- EXISTING POWER POLE
- EXISTING SERVICE POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING SIGN
- OHE — OHE — EXISTING OVERHEAD POWER LINE
- EXISTING WATER VALVE
- EXISTING WATER FLUSH VALVE
- EXISTING WATER PUMP
- EXISTING FIRE HYDRANT
- 8" WTR — EXISTING 8" WATER LINE (CITY OF SAN JUAN, TX)
- 12" WTR — EXISTING 8" WATER LINE (CITY OF PHARR, TX)
- 16"IRR — EXISTING 16" IRRIGATION LINE (HCID No. 2)
- 24"IRR — EXISTING 16" IRRIGATION LINE (HCID No. 2)
- EXISTING RCP IRRIG. STAND PIPE (SIZE AS INDICATED ON PLAN).
- x — x — x — x — EXISTING CHAIN LINK FENCE
- EXISTING SAN. SEWER MANHOLE
- 24"SS — EXISTING 24" SANITARY SEWER LINE (CITY OF PHARR, TX)
- EXISTING ASPHALT PAVED AREAS
- EXISTING TREE
- EXISTING OAK TREE
- EXISTING PALM TREE

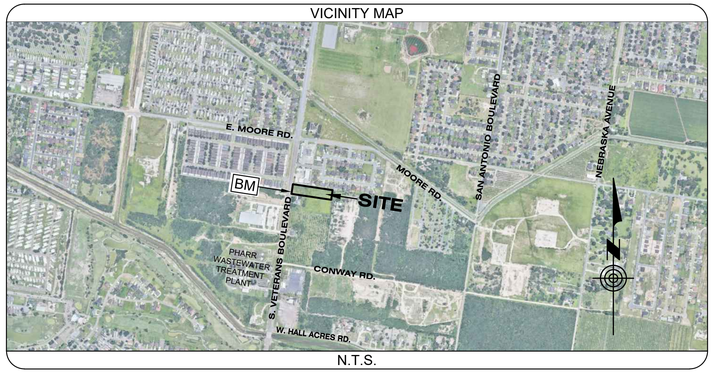
BASIS OF BEARING

NAD 83 TEXAS STATE PLANES GRID COORDINATE SYSTEM TEXAS SOUTH 4205, US FOOT.

NAVD 88

SCALE: 1"= 30'

VICINITY MAP



N.T.S.

RIO DELTA SURVEYING
FIRM #10013900
24593 FM 88, MONTE ALTO, TX 78538
(TEL) 956-262-0222
EMAIL: MARIO@RIODELTASURVEYING.COM

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JOB# RIO/AEC 1456.053

SHEET 1 OF 1

04-22-25

JOSE MARIO GONZALEZ
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5571

DATE

STATE OF TEXAS
REGISTERED
JOSE MARIO GONZALEZ
5571
PROFESSIONAL
LAND SURVEYOR

SCHEDULE B ITEMS

FIRST AMERICAN TITLE INSURANCE COMPANY, GF No. 0003188322.
EFFECTIVE DATE: MAY 23, 2024, ISSUED: MAY 31, 2024.

a. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOTE: UPON RECEIPT OF A SURVEY ACCEPTABLE TO COMPANY, THIS EXCEPTION WILL BE DELETED. COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL EXCEPTIONS PERT ITS EXAMINATION OF SAID SURVEY).
(AS PLOTTED)

b. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE "B" OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
(NOT A SURVEY RELATED ITEM)

c. RIGHTS OF PARTIES IN POSSESSION. (OWNERS POLICY ONLY).
(NOT A SURVEY RELATED ITEM)

d. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE "B" OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED.
(NOT A SURVEY RELATED ITEM)

e. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER ANY UNRECORDED LEASES OR RENTAL AGREEMENTS.
(NOT A SURVEY RELATED ITEM)

f. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF MATTERS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. AS RECORDED IN/UNDER DOCUMENT No. 3316407, IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
(APPLICABLE, NOT PLOTTABLE)

g. STATUTORY RIGHTS, RULES AND REGULATIONS IN FAVOR OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2, PURSUANT TO APPLICABLE SECTIONS OF THE TEXAS WATER CODE.
(APPLICABLE, NOT PLOTTABLE)

h. RIGHTS OR CLAIMS BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 TO ANY PORTION OF PROPERTY LYING WITHIN CANAL AND/OR DRAIN DITCH EASEMENTS AND/OR RIGHTS OF WAY LOCATED ON THE PROPERTY.
(AS PLOTTED)

i. EASEMENTS AND RESERVATIONS AS SHOWN ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
(NO EASEMENTS AND RESERVATIONS SHOWN ON PLAT OF "SAN JUAN HACIENDA ESTATES UNIT NUMBER 1", EXCEPT FOR WHAT APPEARS TO BE THE 50 FEET OF RIGHT OF WAY DEDICATED FOR ROAD "I", CURRENTLY KNOWN AS VETERANS BOULEVARD)

j. EASEMENT RESERVED IN DEED DATED FEBRUARY 3, 1931, FILED FEBRUARY 4, 1931, RECORDED IN VOLUME 339, PAGE 436, BEING DOCUMENT No. 1401, IN THE DEED RECORDS, HIDALGO COUNTY, TEXAS.
(APPLICABLE, NOT PLOTTABLE)

SCHEDULE B ITEMS (CONT.)

k. EASEMENT RESERVED IN DEED DATED NOVEMBER 16, 1931, FILED NOVEMBER 30, 1931, RECORDED IN VOLUME 356, PAGE 471, BEING DOCUMENT No. 12109, IN THE DEED RECORDS, HIDALGO COUNTY, TEXAS.
(APPLICABLE, NOT PLOTTABLE)

l. EASEMENT RESERVED IN DEED DATED NOVEMBER 16, 1931, FILED NOVEMBER 30, 1931, RECORDED IN VOLUME 356, PAGE 473, BEING DOCUMENT No. 12110, IN THE DEED RECORDS, HIDALGO COUNTY, TEXAS.
(APPLICABLE, NOT PLOTTABLE)

m. EASEMENT AND RIGHT OF WAY GRANTED TO CENTRAL POWER AND LIGHT COMPANY, DATED DECEMBER 12, 1931, FILED JANUARY 13, 1932, RECORDED IN VOLUME 358, PAGE 441, BEING DOCUMENT No. 13349, DEED RECORDS, HIDALGO COUNTY, TEXAS.
(APPLICABLE, NOT PLOTTABLE)

n. EASEMENT AND RIGHT OF WAY GRANTED TO CENTRAL POWER AND LIGHT COMPANY, DATED DECEMBER 12, 1931, FILED JANUARY 13, 1932, RECORDED IN VOLUME 358, PAGE 443, BEING DOCUMENT No. 13350, DEED RECORDS, HIDALGO COUNTY, TEXAS.
(APPLICABLE, NOT PLOTTABLE)

o. EASEMENT AND RIGHT OF WAY GRANTED TO CENTRAL POWER AND LIGHT COMPANY, DATED JANUARY 13, 1932, FILED FEBRUARY 12, 1932, RECORDED IN VOLUME 359, PAGE 447, BEING DOCUMENT No. 14393, DEED RECORDS, HIDALGO COUNTY, TEXAS.
(APPLICABLE, NOT PLOTTABLE)

p. RIGHT OF WAY EASEMENT GRANTED TO SHARYLAND WATER SUPPLY CORPORATION, DATED APRIL 29, 2011, FILED MAY 17, 2011 UNDER DOCUMENT No. 2206995, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
(APPLICABLE, NOT PLOTTABLE)

q. RIGHT OF WAY EASEMENT GRANTED TO SHARYLAND WATER SUPPLY CORPORATION, DATED APRIL 29, 2011, FILED MAY 17, 2001 UNDER DOCUMENT 2206996, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
(APPLICABLE, NOT PLOTTABLE)

r. TERMS, CONDITIONS, STIPULATIONS AND RESTRICTIONS AS CONTAINED IN DATED JANUARY 1, 2022, FILED MARCH 3, 2022, RECORDED UNDER DOCUMENT No. 3316407, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
(APPLICABLE, NOT PLOTTABLE)

METES AND BOUNDS DESCRIPTION

METES AND BOUNDS DESCRIPTION

A 1.713-ACRE (74,608.37 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, OUT OF AND FORMING A PART OR PORTION OF LOT NINE (9), SAN JUAN HACIENDA ESTATES, UNIT NUMBER 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 35, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; AND OUT OF A 9.57-ACRE TRACT OF LAND (417,008 SQUARE FEET), TRANSFERRED FROM MMGJ SOUTH TEXAS, LLC TO TEYSHA GROUP, LLC, IN A SPECIAL WARRANTY DEED RECORDED MARCH 03, 2022, UNDER DOCUMENT No. 3316407, H.C.O.R. SAID 1.713-ACRE (74,608.37 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT EIGHT (8), BEING ALSO THE NORTHEAST CORNER OF SAID LOT NINE (9), HACIENDA ESTATES, UNIT NUMBER 1, AND THE SOUTHEAST CORNER OF HACIENDA PALMS SUBDIVISION (VOLUME 50, PAGE 6, H.C.M.R.), THENCE;

N 81°38'10" W [S 81°26'27" E], ALONG THE NORTH LINE OF SAID LOT NINE (9), BEING ALSO THE SOUTH LINE OF SAID HACIENDA PALMS SUBDIVISION, A DISTANCE OF 630.47 FEET TO A No. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1) THENCE, S 08°21'56" W, A DISTANCE OF 135.05 FEET TO A No. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

2) THENCE, N 81°38'10" W, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT NINE (9), BEING ALSO THE SOUTH LINE OF SAID HACIENDA PALMS SUBDIVISION, A DISTANCE OF 552.45 FEET TO A No. 4 REBAR SET AT THE EAST RIGHT-OF-WAY LINE OF S. VETERANS BOULEVARD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

3) THENCE, N 08°21'56" E [N 08°33'39" E], ALONG THE EAST RIGHT-OF-WAY LINE OF SAID S. VETERANS BOULEVARD, A DISTANCE OF 135.05 FEET TO A No. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID HACIENDA PALMS SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

4) THENCE S 81°38'10" E, ALONG THE NORTH LINE OF SAID LOT NINE (9), BEING ALSO THE SOUTH LINE OF SAID HACIENDA PALMS SUBDIVISION, A DISTANCE OF 552.45 FEET TO THE POINT OF BEGINNING, CONTAINING 1.713 ACRES (74,608.37 SQUARE FEET) OF LAND, MORE OR LESS.

CALLS IN BRACKETS DENOTE INFORMATION INCLUDED IN SPECIAL WARRANTY DEED RECORDED MARCH 03, 2022, UNDER DOCUMENT No. 3316407, H.C.O.R.

ALTA/NSPS LAND TITLE SURVEY

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY TO THE OVERLAND GROUP LLC, AND ALLIANT NATIONAL TITLE INSURANCE COMPANY, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THAT THIS INSTRUMENT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON THE 17TH DAY OF APRIL, 2025, OF THE FOLLOWING DESCRIBED PROPERTY: A 1.713-ACRE (74,608.37 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, OUT OF AND FORMING A PART OR PORTION OF LOT NINE (9), SAN JUAN HACIENDA ESTATES, UNIT NUMBER 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 36, OF THE MAP RECORDS OF HIDALGO. COUNTY, TEXAS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, 17, 18 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON THE 10TH DAY OF APRIL, 2025.

1. THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, PROTRUSIONS OR OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR WATERWAYS;

2. THAT ALL BUILDINGS, STRUCTURES AND IMPROVEMENTS (AS APPLICABLE) ARE IN COMPLIANCE WITH ALL SETBACK LINES ON FILE OR OF RECORD IN THE REAL PROPERTY RECORDS OF THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS;

3. THAT THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL EASEMENTS, RIGHTS-OF-WAY, IMPROVEMENTS, SIGNS, FENCES, DRAINAGE DITCHES, RAILROADS, STREAMS, BUILDING SETBACK LINES, PARTY WALLS AND ENCROACHMENTS VISIBLE ON THE GROUND, OR OF RECORD, OR OF WHICH I HAVE KNOWLEDGE OR HAVE BEEN ADVISED, WHETHER OR NOT OF RECORD, AFFECTING THE SUBJECT PROPERTY;

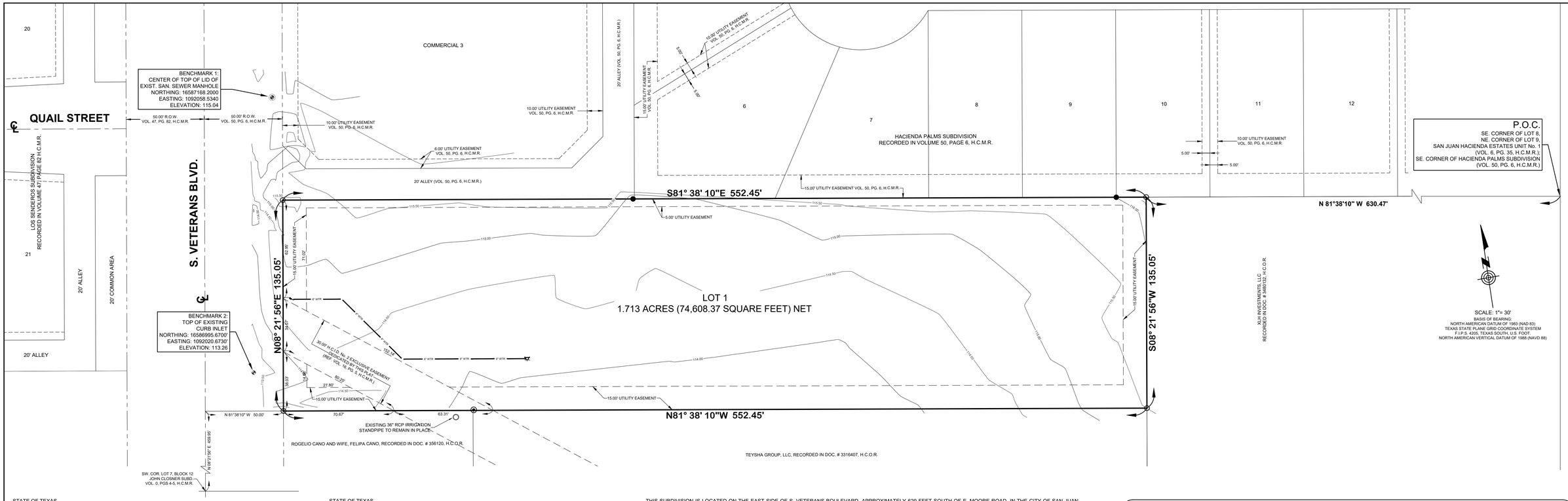
4. THAT THE SUBJECT PROPERTY HAS UNRESTRICTED INGRESS AND EGRESS TO AND FROM A DEDICATED PUBLIC STREET, AND THAT GAS, ELECTRIC, TELEPHONE, WATER AND SANITARY SEWER SERVICES ARE AVAILABLE AT THE SUBJECT PROPERTY;

5. THAT INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY VETERANS BOULEVARD ("I" ROAD), UPON WHICH THE PROPERTY LIES DIRECTLY EAST, SAID ROADWAYS BEING PAVED AND DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY THE CITY OF SAN JUAN, TEXAS.

6. THE SUBJECT PROPERTY LIES WITHIN ZONE "C", AS DEPICTED ON THE MOST RECENT NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP(S) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP NUMBER 480334 0425 C. MAP REVISED: NOVEMBER 16, 1982. ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING (NO SHADING).

7. THAT THE SQUARE FOOTAGE OF THE PROPERTY IS 74,608.37, AND THAT APPLICABLE ZONING ORDINANCES FOR SUCH IMPROVEMENTS BASED ON THE INTENDED USE OF SUCH IMPROVEMENTS BE FOLLOWED AT SITE PLAN STAGE;

8. A TITLE REPORT ON WHICH THE UNDERSIGNED RELIES FOR THIS 1.713-ACRE TRACT OF LAND, ACCORDING TO SPECIAL WARRANTY DEED, THEREOF RECORDED UNDER DOCUMENT No. 3316407, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, WAS SUPPLIED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE FEBRUARY 21, 2025 AND ISSUED MARCH 6, 2025, 8:00 AM. G.F. No. 25-0290.



STATE OF TEXAS
COUNTY OF HIDALGO

I THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "DG SOUTH VETERANS SUBDIVISION", AN ADDITION OF THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

_____ _____
ANDREI IBANEZ, PRESIDENT DATE
TEYSHA GROUP, LLC
4121 N. 10TH BOX 209
McALLEN, TX 78501
HIDALGO COUNTY, TX

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF_____, 20 ___ .

_____ _____
ROEL HERNANDEZ DATE
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES: OCTOBER 27, 2025

ROEL HERNANDEZ NOTARY PUBLIC STATE OF TEXAS ID #133331343 EXP. 10-27-2025

STATE OF TEXAS
COUNTY OF HIDALGO
APPROVAL BY PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN, TX

I,_____, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO REQUIREMENTS OF THE SUBDIVISION REGULATION OF THE CITY OF SAN JUAN, TX.

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION APPROVED DATE

STATE OF TEXAS
COUNTY OF HIDALGO
APPROVAL BY CITY COMMISSION

APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF SAN JUAN, TEXAS, ON THIS _____ DAY OF _____, 20 _____ .

_____ _____
MAYOR ATTEST CITY SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 20 _____ .

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS-OF-WAY OR EASEMENTS.

_____ ATTEST:_____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
PROFESSIONAL LAND SURVEYOR CERTIFICATE

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

DATED THIS THE _____ DAY OF _____ 20_____

_____
JOSE MARIO GONZALEZ, R.P.L.S.
TEL. (956) 262-0222
mario@rioderitasurveying.com
NO. 5571 STATE OF TEXAS

STATE OF TEXAS REGISTERED JOSE MARIO GONZALEZ 5571 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
PROFESSIONAL ENGINEER CERTIFICATE

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

_____ _____
LICENSED PROFESSIONAL ENGINEER DATE
No. 92602 STATE OF TEXAS

CARLOS GARZA, P.E. - AEC ENGINEERING, L.L.C.
1116 S. 10TH AVENUE
EDINBURG, TEXAS 78539
TEL: 956-380-6558
carlos@aecengineering.net
NO. 92602 STATE OF TEXAS

STATE OF TEXAS CARLOS GARZA 92602 LICENSED PROFESSIONAL ENGINEER

INDEX TO SHEETS:

1 - SUBDIVISION PLAT
2 - UTILITY PLAN

REVISION #	DATE	DESCRIPTION	BY

THIS SUBDIVISION IS LOCATED ON THE EAST SIDE OF S. VETERANS BOULEVARD, APPROXIMATELY 620 FEET SOUTH OF E. MOORE ROAD, IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS.

METES AND BOUNDS DESCRIPTION

A 1.713-ACRE (74,608.37 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, OUT OF AND FORMING A PART OR PORTION OF LOT NINE (9), SAN JUAN HACIENDA ESTATES, UNIT NUMBER 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 35, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; AND OUT OF A 9.57-ACRE TRACT OF LAND (417,008 SQUARE FEET), TRANSFERRED FROM MMGJ SOUTH TEXAS, LLC TO TEYSHA GROUP, LLC, IN A SPECIAL WARRANTY DEED RECORDED MARCH 03, 2022, UNDER DOCUMENT No. 3316407, H.C..O.R. SAID 1.713-ACRE (74,608.37 SQUARE FEET) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT EIGHT (8), BEING ALSO THE NORTHEAST CORNER OF SAID LOT NINE (9), HACIENDA ESTATES, UNIT NUMBER 1, AND THE SOUTHEAST CORNER OF HACIENDA PALMS SUBDIVISION (VOLUME 50, PAGE 6, H.C.M.R.), THENCE;

N 81°38'10" W [S 81°26'27" E], ALONG THE NORTH LINE OF SAID LOT NINE (9), BEING ALSO THE SOUTH LINE OF SAID HACIENDA PALMS SUBDIVISION, A DISTANCE OF 630.47 FEET TO A No. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1) THENCE, S 08°21'56" W, A DISTANCE OF 135.05 FEET TO A No. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

2) THENCE, N 81°38'10" W, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT NINE (9), BEING ALSO THE SOUTH LINE OF SAID HACIENDA PALMS SUBDIVISION, A DISTANCE OF 552.45 FEET TO A No. 4 REBAR SET AT THE EAST RIGHT-OF-WAY LINE OF VETERANS BOULEVARD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

3) THENCE, N 08°21'56" E [N 08°33'39" E], ALONG THE EAST RIGHT-OF-WAY LINE OF SAID VETERANS BOULEVARD, A DISTANCE OF 135.05 FEET TO A No. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID HACIENDA PALMS SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

4) THENCE S 81°38'10" E, ALONG THE NORTH LINE OF SAID LOT NINE (9), BEING ALSO THE SOUTH LINE OF SAID HACIENDA PALMS SUBDIVISION, A DISTANCE OF 552.45 FEET TO THE POINT OF BEGINNING, CONTAINING 1.713 ACRES (74,608.37 SQUARE FEET) OF LAND, MORE OR LESS.

CALLS IN BRACKETS DENOTE INFORMATION INCLUDED IN SPECIAL WARRANTY DEED RECORDED MARCH 03, 2022, UNDER DOCUMENT No. 3316407, H.C.O.R.

PLAT NOTES AND RESTRICTIONS

1. THIS SUBDIVISION LIES IN ZONE "C" (NO SHADING), ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) MAP REVISED 11/16/82, COMMUNITY PANEL NO. 480334 0425 C. ZONE "C" (NO SHADING) IS DEFINED AS AREAS OF MINIMAL FLOODING.
2. MINIM BUILDING SETBACKS ARE AS FOLLOWS:
   VETERANS BOULEVARD 50 FEET OR EASEMENT, WHICHEVER IS GREATER.
   REAR 20% OF LOT DEPTH, NOT TO EXCEED 40 FEET OR EASEMENT WIDTH.
   SIDE 6' OR EASEMENT, WHICHEVER IS GREATER.
3. LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY THE DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING & ZONING DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF S. VETERANS BOULEVARD, OR 18" ABOVE THE NATURAL GROUND ELEVATION, WHICHEVER IS GREATER. THE FINISHED FLOOR ELEVATION FOR THE BUILDING ON THIS SUBDIVISION HAS BEEN ESTABLISHED AT 117.00, WHICH IS 2.70 FEET ABOVE THE EXISTING TOP OF CURB OF S. VETERANS BOULEVARD. AN ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. THE FOLLOWING BENCH MARK(S) ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BENCHMARK(S) AS INDICATED ON THIS PLAT.
6. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.713 ACRES (NET DEVELOPMENT AREA) AND A VOLUME OF APPROXIMATELY 16,779 C.F. (0.39 AC.FT.) WILL BE REQUIRED FOR THIS PROPOSED USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY OR MAY NOT REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN JUAN FOR THIS COMMERCIAL DEVELOPMENT. THE H.C.D.D. #1 APPROVED THE DRAINAGE REPORT ON 06/16/2025.
7. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE DETENTION AREAS. EACH DRAINAGE DETENTION AREA SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE DETENTION AREAS. THE OWNER IS SOLELY RESPONSIBLE FOR MAINTAINING THE DETENTION AREAS.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS, OR FLOWERS) AND OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.
9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET, AS PER THE CITY OF SAN JUAN CODE OF ORDINANCES, UNLESS SHOW OTHERWISE. BY SIGNING THIS PLAT, THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
10. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE PLANNING & ZONING DEPARTMENT AND THE OFFICE OF THE FIRE MARSHALL SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN AND DRAINAGE PLAN ARE APPROVED, AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH CITY AND STATE STANDARDS.
11. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, THIS DEVELOPMENT SHALL BE CONNECTED TO A SANITARY SEWER COLLECTION SYSTEM PRIOR TO THE CITY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SANITARY SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

COUNTY OF HIDALGO TEXAS

FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER_____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

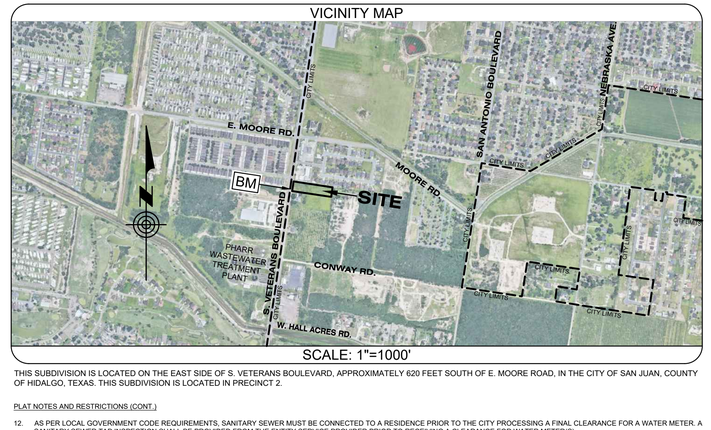
BY: _____ DEPUTY

SHEET 1 OF 2

MAP LEGEND

- ● FOUND No. 4 REBAR
- ◉ FOUND IRON PIPE
- ○ SET No. REBAR
- BENCHMARK (AS INDICATED ON THIS PLAT)

VICINITY MAP



SCALE: 1"=1000'

THIS SUBDIVISION IS LOCATED ON THE EAST SIDE OF S. VETERANS BOULEVARD, APPROXIMATELY 620 FEET SOUTH OF E. MOORE ROAD, IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS. THIS SUBDIVISION IS LOCATED IN PRECINCT 2.

PLAT NOTES AND RESTRICTIONS (CONT.)

12. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE CITY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SANITARY SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
13. DRAINAGE DETENTION POND SHALL BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE CITY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY THE OWNER AND INSPECTED BY THE CITY.
14. LANDSCAPING AS PER CITY OF SAN JUAN ORDINANCE.
15. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
16. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
17. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (T.P.D.E.S.).
18. OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
19. 5.0' SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS, ACCESSES, PARKING LOT, ETC. (AS REQUIRED BY DESIGN) AT THE TIME OF BUILDING PERMIT PHASE.
20. 5.0' SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG THE FRONTAGE OF THIS DEVELOPMENT WITH S. VETERANS BOULEVARD.
21. ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE BASED ON NAD 83 - TEXAS STATE PLANES COORDINATE SYSTEM - SOUTH ZONE - US FOOT.
22. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. No. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.

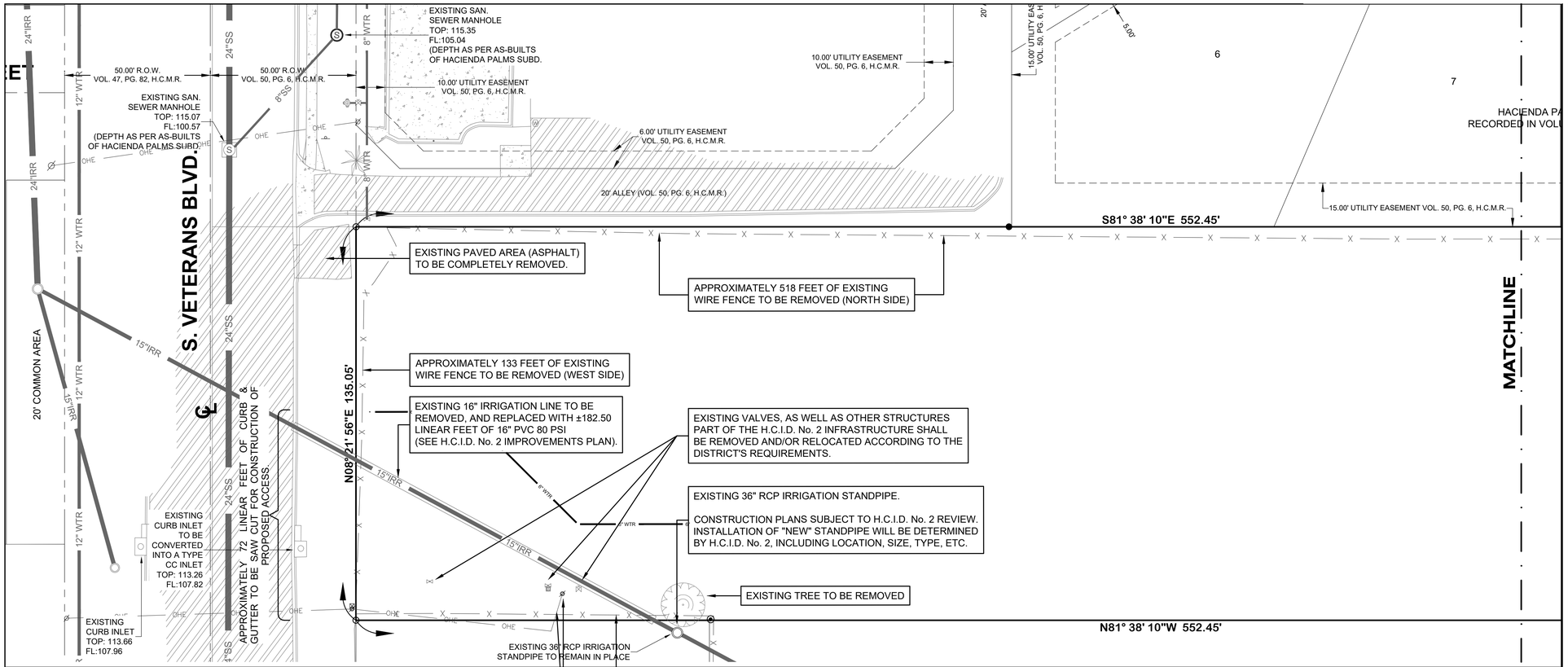
JOB # 1456.053
Date: March 2, 2026
Drawn by: J.d'Z.

DG SOUTH VETERANS SUBDIVISION

1 COMMERCIAL LOT

A 1.713-ACRE (74,608.37 SQUARE FEET) TRACT OF LAND, MORE OR LESS, SITUATED IN THE CITY OF SAN JUAN, HIDALGO COUNTY, TEXAS, OUT OF AND FORMING A PART OR PORTION OF LOT NINE (9), SAN JUAN HACIENDA ESTATES, UNIT NUMBER 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 35, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS; AND OUT OF A 9.57-ACRE TRACT OF LAND (417,008 SQUARE FEET), TRANSFERRED FROM MMGJ SOUTH TEXAS, LLC TO TEYSHA GROUP, LLC, IN A SPECIAL WARRANTY DEED RECORDED MARCH 03, 2022, UNDER DOCUMENT No. 3316407, H.C..O.R.

AEC ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net



MAP LEGEND

- FOUND No. 4 REBAR
- FOUND IRON PIPE
- SET No. 4 REBAR
- BENCHMARK (AS INDICATED ON THIS SURVEY)
- EXISTING POWER POLE
- EXISTING SERVICE POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING SIGN
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER VALVE
- EXISTING WATER FLUSH VALVE
- EXISTING WATER PUMP
- EXISTING FIRE HYDRANT
- 8" WTR — EXISTING 8" WATER LINE (CITY OF SAN JUAN, TX)
- 12" WTR — EXISTING 8" WATER LINE (CITY OF PHARR, TX)
- 15"IRR — EXISTING 16" IRRIGATION LINE (HCID No. 2)
- 24"IRR — EXISTING 16" IRRIGATION LINE (HCID No. 2)
- EXISTING RCP IRRIG. STAND PIPE (SIZE AS INDICATED ON PLAN).
- EXISTING CHAIN LINK FENCE
- EXISTING SAN. SEWER MANHOLE
- 24"SS — EXISTING 24" SANITARY SEWER LINE (CITY OF PHARR, TX)
- EXISTING ASPHALT PAVED AREAS
- EXISTING TREE
- EXISTING PALM TREE

PROJECT INFORMATION:

DOLLAR GENERAL

City of San Juan, Hidalgo County, Texas (South Veterans Boulevard)

BEARING BASIS: NAD83 Texas State Planes, South Zone, US Foot

GRAPHIC SCALE
0 20 30 40 60
1 inch = 20 ft.

CALL BEFORE YOU DIG!

Texas 811 — Know what's below. Call before you dig.

PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL! CONSTRUCTION **811**

THE LONE STAR NOTIFICATION COMPANY AT 1–800–669–8344

SHEET HIGHLIGHTS/RESTRICTIONS

1. Demolition contractor shall comply with geotechnical recommendations for all site work/clearing for proposed improvements.

2. As–Built locations of utilities shown herein were provided by the Land Surveyor. Contractor shall be responsible to verify ALL utility conditions Vertically and Horizontally and notify the Engineer of any discrepancy prior to construction. No work shall be performed until As–Built conditions have been verified, and the plans agree with these conditions.

3. Contractor shall coordinate all utility line work with the corresponding utility company prior to commencing work.

4. All utility connections shall be coordinated with the MEP plans. Notify the Engineer about any conflicts prior construction activities commence.

5. Contractor to contact utility companies to verify materials to be used for ALL services and connections.

6. All existing improvements within the limits of this property boundaries shall be demolished, removed and/or relocated, unless specified to be adjusted to fit future proposed improvements as indicated in the rest of the Civil Construction Plans.

7. Existing improvements needing to be demolished or to remain, but not shown on this plan, does not relieve the contractor of his responsibility to remove or keep in place for proposed improvements installation. Contractor shall make contingencies for this within his bidding documents and shall contact the Engineer of any conflicts prior demolition activities commence.

8. Any underground storage facilities that are to be removed (water, sanitary sewer, storm sewer, etc.) shall be properly emptied, sand filled and/or backfilled. State and Local jurisdictions will have final authority, and Contractor shall verify at the time of demolition permit acquisition and prior to any demolition activities.

9. Contractor shall reference to proposed design plans prior any demolition activities commence to avoid any unnecessary demolition/removal of existing improvements needed for future design. Contractor shall repair or absorb the costs to repair unnecessary demolition/removals of said improvements.

10. When applicable All existing SANITARY SEWER SERVICE LINES called "To Be Abandoned in Place" shall be properly capped/plugged at the property line (right–of–way line).

11. When applicable All existing WATER SERVICE LINES called "To Be Abandoned in Place" shall be properly capped/plugged at the property line (right–of–way line).

SHEET DESIGNATION:

DEMOLITION CONTROL PLAN

ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

STATE OF TEXAS — CARLOS GARZA 92602 — LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E. 92602 ON: 03–02–2026

FOR PERMITTING

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

REV	DATE	DESCRIPTION	BY

DESIGN INFORMATION

Job Type	CIVIL
Job No.	1456.053
Prep. Date	MARCH 02, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

THIS TRACT OF LAND IS LOCATED ON THE EAST SIDE OF S. VETERANS BOULEVARD, APPROXIMATELY 620 FEET SOUTH OF E. MOORE ROAD, IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS.

CITY: **SAN JUAN**

COUNTY: **HIDALGO**

STATE: **TEXAS**

SHEET NUMBER:

C4 of 16

TRENCH EXCAVATION SAFETY PROTECTION

Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement contractor's trench excavation safety protection system, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around trench excavation.

NOTE

THE DESIGN OF THIS PROJECT RELIES ON SURVEY ELEVATION DATA AND UTILITY REFERENCE INFORMATION. CONTRACTOR SHALL VERIFY SITE CONDITIONS PRIOR TO START OF CONSTRUCTION AND ADVISE ENGINEER OF RECORD OF ANY INCONSISTENCIES.

1) Top 6" of topsoil and vegetation shall be stripped for proposed paving and sidewalk construction. Stripped topsoil may be stockpiled and re–used for fill in landscape and lawn areas only if it is free of rocks and trash.

2) Proposed fill under pavement areas may be select fill with plasticity index ranging from 5–17%.

3) Structural plans are to be used as reference for proposed building foundation fill.

4) All subgrade below curb & gutter, asphalt pavement, dumpster pad and sidewalks shall be treated with hydrated lime in accordance with associated specifications.

5) All sidewalks shall have a minimum slope of 1/4" per foot. Top of curb elevations near buildings assume 1/4" per foot slope across covered entry and sidewalk.

6) All gutters shall have a minimum slope of 0.15% unless otherwise noted on the plans.

7) Typical expansion joints are to be placed where building foundation meets concrete pavement of sidewalk.

8) Contractor to notify all utility companies 48 hours prior to construction of any site improvements for location of gas lines, telephone lines, television cables, water lines and sewer lines.

9) All required select fill to be placed in 6" lifts with compaction to 95% proctor.

10) All curb and gutter to be backfilled and stabilized as required.

11) All grading to be established to provide surface to drainage.

12) Construction pad to be graded as required to facilitate drainage run–off from construction site. Silt fence and/or silt traps shall be provided before discharge run–off from construction site to street drainage. Contractor shall be responsible for compliance with federal, state, & local permits regarding storm water pollution prevention.

13) All obstructions buildings, poles, wires, slabs, fencing, or guard rails conflicting with the proposed improvements are to be removed, relocated and or disposed of by contractor as per engineers written instructions.

14) Contractor to match transition of new pavement to existing pavement as proposed by engineer.

15) Handicap signage to conform with federal regulations (A.D.A.).

16) Contractor to include all striping for parking lots.

17) Civil engineer will not provide construction staking on improvements.

18) Contractor to grade swales as required from sidewalk drainage openings, fire lanes, culverts and curb slots to inlets.

19) Contractor to verify horizontal and vertical location of existing utilities which may conflict with proposed alignment of new facilities.

20) Contractor shall be familiar with special construction requirements of the city and governing entities.

21) All excavation and trenching operations shall be conducted in accordance with all safety OSHA publication 2226 and as required in house bill 662 passed by the Texas legislature.

22) Contractor shall provide Erosion and Sediment Control Plans if applicable.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REQUIREMENTS

The Contractor shall strictly adhere to TCEQ rules and regulations for the installation and testing of domestic water and wastewater projects as detailed in 30 TAC, chapter 217 for Wastewater and Chapter 290 for Domestic Water, TCEQ rules. Contractor shall adhere to all minimum separation distances and crossing requirements.

EXISTING UTILITIES

1) Location and depth of existing utilities shown within utility layout are approximate only. Actual locations and depths must be verified by the contractor prior to the construction and the contractor shall be responsible for their protection during construction.

2) It is essential that 48 hours prior to construction all utility companies be notified to locate and tag their underground facilities prior to excavation.

3) The contractor needs to allow for the possibility of undetected underground utilities. Also, the contractor must allow for changes due to utilities being in locations different front those shown on the utility record drawings. The contractor is responsible for locating and exposing conflicts prior to construction.

4) Trenches or excavations may not be left open overnight unless authorized in writing by the engineering department. In such cases, the contractor must provide 1/2" steel plates over plates with anchoring as per specifications to be provided by the city.

5) Any damage to fences, walks, or private property shall be repaired by the contractor at his expense.

6) It shall be the contractor's responsibility to remove all excavated material & debris from the site at no additional expense to the owner.

7) The contractor is responsible for scheduling construction materials testing through the city's designated field representative 24 hours prior to testing. Contractor is responsible for adhering closely to testing schedule and avoid any delays in the field.

8) The contractor shall provide all construction staking and surveying.

9) Existing power poles, concrete stand pipes, etc. will need to be braced during adjacent construction.

10) Contractor shall keep all water & sanitary sewer services operational.

11) The engineer will be the final authority of all conflicts, discrepancies, and the interpretations of the drawings or specifications.

TRAFFIC NOTES:

1) It is the Contractor's sole responsibility to see that all traffic control devices are properly installed and maintained at the job–site in accordance with the plans, specifications and related industry standards and regulations. The Contractor shall submit for review a sign and barricade plan conforming to the requirements of the Texas Manual on Uniform Traffic Control Devices. The City's Construction Inspector and the Traffic Engineering Representative will be responsible only to inspect the traffic control devices being employed. If in the opinion of the Traffic Engineering representative and the Construction Inspector, the traffic control devices do not conform to established standards or are incorrectly placed or are insufficient in quantity to protect the general public, the Construction Inspector shall have the option to stop construction operations at no expense to the City until such time as the conditions are corrected by the Contractor.

2) Prior to removing any traffic or traffic signals, the Contractor shall contact the City's Traffic Operations Section. Prior to completion of the contract and removal of the barricades, the Contractor shall again contact the Traffic Operations Section. The barricades shall not be removed until all applicable permanent traffic signs and signals are in place.

3) It is the Contractor's responsibility to obtain and maintain temporary stop signs and all other traffic control devices required to protect the general public If the City has removed permanent stop signs, the Contractor shall request that the signs be returned to the construction site so that they can be reinstalled by him. All permanent signs or traffic control devices missing or damaged upon completion of construction shall be replaced at the Contractor's expense.

4) The Contractor must contact the Construction Inspector 48 working hours in advance (not including weekends) of a street closure. After notification by the Contractor, the Construction Inspector will immediately contact the traffic office and make the necessary arrangements. Contractor will ensure Traffic and Inspections have agreed prior to proceeding.

5) The Construction Inspector will inspect to see that the Contractor maintain his barricades and sign every day.

6) As work progresses, location of barricades will be adjusted and modified, as necessary by the Contractor.

7) If the need arises, additional barricades and directional devices may be ordered by the Traffic Engineering Representative at the Contractor's expense.

8) The Contractor shall furnish and maintain all traffic control devices and striping, lighting and warning devices used or required within the established area of construction operations.

9) Temporary pedestrian crossings will be required. Locations will be decided upon in the field by the Construction Inspector and the Police Department Accident Prevention Bureau.

10) The Contractor will be required to furnish and maintain temporary crossings for providing suitable access accommodations for school children, and pedestrians.

11) The Contractor shall provide access for delivery of mail by the U.S. Postal Service.

12) Prior to the excavation within a designated or parallel street over 30 feet in width, the Contractor shall be required to maintain two–way traffic by providing an all– weather surface of 24 feet in width. However, with advance approval of the Traffic Engineering Representative, the Contractor may be authorized to flag through one lane at a time with designated trained flagmen and only during the hours of daylight.

13) Contractor shall provide for the access of residents and businesses within all phases of work. This may include, but not be limited to, providing steel plates as temporary trench crossings at entrances to businesses or residences. Flagmen to control traffic at these crossings shall be used as necessary.

14) At no time shall the Contractor have more than two paralleling streets under construction at any time.

15) At no time shall the Contractor have more than two cross streets closed at any one time.

16) At no time shall the Contractor have more than 1,000 feet of concreted trench without asphalt behind pipe laying operations.

17) When construction work necessitates the utilization of vehicles paths other than the lanes normally used, markings no longer applicable shall be removed and approved pavements markings and signs installed in accordance with Part VI–D of the Texas Manual On Uniform Traffic Control Devices.

18) Any damage to permanent traffic signals, the controller box, loops or conduits during or upon completion of the project shall be repaired or replaced at the Contractor's expense. The decision to repair, as opposed to replace, the damaged equipment shall be made by the City Traffic Engineer.

19) The Contractor shall maintain temporary approaches or crossings in a safe condition at intersections with streets, businesses, parking lots, and residences.

20) Any and all spoil materials shall be disposed offsite by contractor at contractors expense.

21) Contractor shall be responsible for all permits including SWPPP state notifications and permits when applicable.

22) All traffic control devices shall conform to the latest published version of the Texas Manual on Uniform Traffic Control Devices. The Contractor shall provide the city a minimum of 72–hours advance notice of any proposed road, intersection, or turnout closures. If the proposed closure is on or adjoins a state–owned street, the contractor shall, in addition, coordinate the request with the San Benito Area TXDOT Office (399–5102).

23) A 3:1 safety slope and 4.0' buffer zone shall be required during non–working hours when construction operations result in an elevation difference of more than 2 inches next to an open travel way.

24) The contractor shall provide provide a sufficient number of certified flaggers and appropriate traffic control devices to safely guide the traveling public through the work area at all times when working within the right–of–way. The Engineer may require additional flaggers or traffic control devices.

25) The contractor shall plan and perform his work in a manner that will permit safe public traffic movement on all public streets.

PROJECT INFORMATION:

DOLLAR GENERAL

City of San Juan, Hidalgo County, Texas
(South Veterans Boulevard)

CALL BEFORE YOU DIG!

Texas 811 — Know what's below. Call before you dig. 811

PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL CONSTRUCTION

THE LONE STAR NOTIFICATION COMPANY AT 1–800–669–8344

SHEET HIGHLIGHTS/RESTRICTIONS

ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

STATE OF TEXAS — CARLOS GARZA — 92602 — LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E. 92602 ON: 03–02–2026

FOR PERMITTING

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

REV	DATE	DESCRIPTION	BY

DESIGN INFORMATION

Job Type	CIVIL
Job No.	1456.053
Prep. Date	MARCH 02, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

THIS TRACT OF LAND IS LOCATED ON THE EAST SIDE OF S. VETERANS BOULEVARD, APPROXIMATELY 620 FEET SOUTH OF E. MOORE ROAD, IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS.

CITY: **SAN JUAN**

COUNTY: **HIDALGO**

STATE: **TEXAS**

SHEET DESIGNATION:

GENERAL CONSTRUCTION NOTES (1 OF 2)

SHEET NUMBER:

C5 of 16

GENERAL DEMOLITION NOTES

1) All quantities shown on the plans are considered approximations.

2) Contractor shall bear sole responsibility for the verification of existing utilities. The locations shown on the plans are based on easily ascertainable records compiled from various utility companies and regulating entities. Contractor shall notify all necessary utility holders prior to commencement of work. The Contractor shall bear the responsibility to relocate all existing utilities at contractor's expense.

3) The Contractor's site work on the project shall meet or exceed the Regulating City/Agencies Ordinances and or Specifications.

4) Contractor derived damages to contiguous properties during the construction phases of the project shall remain the sole responsibility of the contractor. Engineer shall be the final authority determining resolution of the damages. The contractor shall remain the sole responsible party for any damages to the properties of others even when the damage was caused by the Contractor's sub–contractors

5) Contractor shall be responsible for obtaining all applicable permits and state clearances for the demolition of any structures, including underground utilities, storage tanks, bunkers, basements, etc.

6) Contractor shall be responsible for the legal disposal of all debris and material generated from the demolition activities of the project. The Contractor shall be responsible to present Engineer with waste disposal evidence upon request by the Engineer.

GENERAL SITE NOTES

1) Site Civil Plans prepared by AEC Engineering, LLC for the sole reliance of the Facility Owner(s) and its assigns.

2) Site survey prepared by third party and for the sole reliance of AEC Engineering, LLC, Facility Owner, and its assigns. Engineer shall not be held responsible for the completeness or accuracy of documents prepared by others.

3) Civil Site work components shall be constructed in accordance with applicable industry standards or City Standards, with the more stringent design considered as the acceptable specification.

4) Contractor shall be sole responsible party for ensuring compliance with State and Federal Labor, Environmental, Safety, and Construction guidelines, rules, and regulations.

5) Contractor shall be responsible for reporting any conflicts to the Engineer prior to construction. Any necessary changes or modifications resulting from the Contractor's negligence, or lack of written communication with the Engineer shall result in non payment to the Contractor.

6) Any building pad locations shown on Civil Plans are for convenience to the contractor. Only the Structural and Architectural drawings shall be used for laying out buildings. The building layout shown on Civil Plans is intended to give the limits of excavation. Discrepancies which may impact the site layout shall be reported to the Engineer immediately.

7) Contractor shall be solely responsible for identifying any buildings, roads, parking lots, building pads, sidewalks, swales, etc. Contractor shall be required to employ a State Registered Professional Land Surveyor for conducting Construction Staking, with said surveyor being responsible to maintain site–benchmark control points throughout the duration of the project. Surveyor shall provide the Engineer in writing the cut sheets when laying out utilities, and or roadways. In the event any construction staking is conducted by any non–authorized personnel, said staking activities will be considered non compliant and subject to rejection by the Engineer.

8) The Surveyor shall provide in writing to the Engineer documentation certifying that the layout in the field is in accordance to the Engineer's Plans.

9) Contractor shall be responsible for damages to Engineer established reference points, hubs, monuments, lot corner markers, and elevation references and subject to monetary restitution to the Engineer for the repairs.

10) Contractor shall be responsible for obtaining all permits, and pay all applicable permit fees. Contractor shall provide proof to the Engineer that these permits have been obtained prior to commencement of work.

11) Engineer provided information on the plans if for convenience to the Contractor. The Contractor shall accept all responsibility for maintaining and implementing safe working conditions during the construction of work under the Contractor's responsibility. Neither the Owner nor the Engineer accepts any liability implied or otherwise for the construction methods and processes of construction.

12) Contractor shall not commence work without written approval from the owner or the regulating entities. Any work constructed without Owner's authorization shall constitute the Contractor's trespass onto the Owner's property.

13) Texas Accessibility Standard Specifications shall prevail when pertaining to handicap parking spaces, textured finishes, ramps, access lanes, etc. Contractor shall be responsible to ensure compliance with applicable American with Disabilities Act regulations. Contractor shall present any conflicts between the Civil Plans and the TDLR/ADA requirements to the Engineer prior to construction.

14) Contractor shall be responsible to notify the One–Call System for utility identification prior to construction, as well as responsible for the cost of repairs to any damaged utilities.

15) Contractor shall employ necessary Traffic Control Measures necessary for construction. Contractor shall present the Engineer copies of the Traffic Control Plan prior to construction. Any Traffic Control Measures shall comply with current MUTCD (manual of traffic control devices) and TxDOT regulations.

16) The contractor shall obtain an excavation permit from the City/County (as applicable) before performing work within the right–of–way. Contractor shall notify Texas One Call (811) of his intended operations at least 48 hours prior to any and all excavations.

17) The contractor shall employ good house keeping measures within the public right–of–way at all times. All mud or other obstructions shall be immediately removed from public roadways or sidewalks. No waste shall be stored in the right–of–way. Portable restrooms shall appear clean and be placed in such a manner to eliminate nuisance odors from affecting adjacent property owners.

18) Any damage to existing public improvements caused by the contractor either accidental in nature or through his means and methods shall be repaired to pre–construction conditions or better at no cost to the city.

19) The contractor shall coordinate all driveway, sidewalk and drainage improvement activities that require County inspection or testing with the County inspector. Work required to be inspected or tested by the City/County (as applicable) shall occur during regular working hours, 8:00 AM to 5:00 PM, Monday through Friday.

20) Excavations within the right–of–way shall not be left open overnight.

GENERAL GRADING NOTES

1) Contractor shall excavate, expose, and verify all connections and crossings prior to construction. Contractor shall notify the Engineer and or Owner of any conflicts prior to construction. Engineer is not responsible for conflicts arising from differences in noted elevations.

2) Contractor shall finish all grades smooth with six inches of top soil. Topsoil shall meet the Engineers acceptance. In the event site topsoil is insufficient for completion of the work, the Contractor shall import the necessary materials at Contractor's expense. Disturbed soils shall be considered non compliant and incomplete until acceptable vegetation is re–established to meet Engineer's determination.

3) Contractor is responsible to verify all elevations and location of utilities, including overhead electrical lines.

4) Contractor shall employ necessary Traffic Control Measures necessary for construction. Contractor shall present the Engineer copies of the Traffic Control Plan prior to construction. Any Traffic Control Measures shall comply with current MUTCD (manual of traffic control devices) and TxDOT regulations.

5) Contractor shall obtain at Contractor's expense all applicable permits including public right–of–way permits

6) Contractor shall stabilize the erosion of any stockpile materials. Contractor shall stockpile all excavated materials in areas designated by the Engineer.

7) Contractor shall grade all excavated slopes to a working slope not to exceed 3:1, unless otherwise noted and approved by the Engineer.

8) Contractor shall not make field modifications to grading plans unless specifically notified in writing by the Engineer.

9) Contractor shall maintain positive drainage away from all buildings at all times. Positive drainage shall be interpreted a minimum 2% slope.

GENERAL DRAINAGE NOTES

Contractor shall excavate, expose, and verify all connections and crossings prior to construction. Contractor shall notify the Engineer and or Owner of any conflicts prior to construction. Engineer is not responsible for conflicts arising from differences in noted elevation and shall be held harmless if not notified of design conflicts.

1) Contractor shall employ RCP pipe for all storm sewer system unless otherwise noted by the Engineer. Pipe bedding material shall meet or exceed acceptable industry standards. Engineer shall retain the right to request random test pits where evidence is lacking as to the nature of the bedding materials. RCP pipe shall have a maximum roughness coefficient of 0.013.

2) Contractor shall bear sole responsibility for the verification of existing utilities. The locations shown on the plans are based on easily ascertainable records compiled from various utility companies and regulating entities. Contractor shall notify all necessary utility holders prior to commencement of work. The Contractor shall bear the responsibility to relocate all existing utilities at contractor's expense.

3) Contractor shall verify all pipe lengths noted on the plans. When lengths are shown they are presumed from center of structure and ends of flared sections unless otherwise notes.

4) Contractor shall employ necessary Traffic Control Measures necessary for construction. Contractor shall present the Engineer copies of the Traffic Control Plan prior to construction. Any Traffic Control Measures shall comply with current MUTCD (manual of traffic control devices) and TxDOT regulations.

5) Contractor shall be responsible for obtaining all permits, and pay all applicable permit fees. Contractor shall provide proof to the Engineer that these permits have been obtained prior to commencement of work.

6) Contractor shall triple flush all new pipes and structures prior to acceptance. Engineer shall retain the final authority as to cleanliness and acceptance of new structures.

7) Contractor shall finish all new structures with safety end treatments when applicable. All castings shall be finished to match existing or finished grades as proposed.

8) Contractor shall not make field modifications to grading plans unless specifically notified in writing by the Engineer.

GENERAL EROSION CONTROL NOTES

1) The suggested Sediment and Erosion Control measures indicated on the plans is for general guidance. Contractor shall be responsible to ensure compliance with applicable State and Federal Regulations (NOI, NOT, Construction Activities Notification, SWP3 Plans, Pollution Prevention, etc.)

2) Contractor shall furnish copies of all applicable permits and notifications to the Engineer prior to constructions. Engineer shall retain the authority to require additional erosion control measures as deemed necessary by Engineer.

3) Contractor shall obtain any necessary storm water/erosion related permits at Contractor's expense.

4) Contractor shall install approved erosion and sediment control measures onsite prior to commencing the clearing, shredding, demolition, grading, filling, or any activities that would otherwise disturb sediment onsite.

5) Contractor shall maintain dust emissions to a minimum by acceptable means.

6) Engineer shall retain power to request watering of the site if deemed necessary. The use of water to control dust emissions shall be included as part of the Contractor's responsibilities and expenses for completing the work.

7) Any particulate and sediment emissions shall be mitigated by Contractor immediately upon discovery of said emissions.

8) Contractor shall remove accumulated sediment from control structures, inlets, detention ponds, etc when the capacity has been compromised by 50%, or unless otherwise noted.

9) Engineer shall retain authority to require additional erosion and sediment control measures as deemed necessary.

10) Erosion control measures shall not be removed until soil stabilization has been established and accepted by the Engineer

11)Natural vegetation shall not be disturbed and must be maintained when feasible and non–obstructing construction of the site.

12) All sediment and erosion control measures shall meet the minimum requirements of the Texas Commission on Environmental Quality, the regulating entity, Environmental Protection Agency, and Engineer's specifications.

GENERAL UTILITY NOTES

1) Contractor shall maintain a minimum four feet of cover on all water lines and four feet on sanitary sewer lines.

2) No public utility lines shall be built outside designated public utility easements. Any private utility lines shall be built to meet the minimum regulating entity requirements and specifications to include bedding material.

3) Private sewer lines shall be installed by a Licensed Plumber in accordance with the applicable building and plumbing codes.

4) All water lines shall be PVC and meet the minimum water supplier specifications. All water line fittings shall employ the use of Mega Lugs and or concrete thrust blocks when instructed in writing by the Engineer and or Utility Company.

5) Contractor shall ensure minimum TCEQ separation requirements between water and sanitary sewer lines. Contractor shall notify Engineer of any conflicts with the minimum TCEQ separation requirements.

6) Contractor shall notify any contiguous property owners of potential disruptions to utilities and mitigate the disruptions. Contractor shall notify the regulating entities of any disruptions before the disruptions occur.

7) All Fire–suppression system supply–lines shall be installed by a licensed sprinkler contractor licensed by the Jurisdictional Authority on the site and in accordance to governing codes and ordinances.

8) Contractor shall not commence work on any public utility system without written approval from the Engineer and said Utility System Owner.

9) Contractor shall provide for the necessary electrical, telephone, and gas extensions as noted on the plans and as per the utility company instructions.

10) Contractor shall excavate, expose, and verify all connections and crossings prior to construction of any storm drain, water, sanitary sewer, and other utilities. Contractor shall notify the Engineer and or Owner of any conflicts prior to construction. Engineer is not responsible for conflicts arising from differences in noted elevation and shall be held harmless if not notified of design conflicts. Contractor shall notify the Engineer of any conflicts a minimum of 48 working hours (based on 8 hour work days) prior to constructions.

11) Contractor shall give all necessary notices, pay and obtain all permits, and conform to all applicable State and Federal Codes, Rules, and Regulations to include local ordinances and obtain necessary clearances from utility service providers prior to commencing any work on any utility lines.

12) Contractor shall ensure compliance of utility stub–out connections in accordance with site MEP plans if applicable.

13) Contractor to terminate all stub–out connections five feet from buildings.

PROJECT INFORMATION:

DOLLAR GENERAL

City of San Juan, Hidalgo County, Texas
(South Veterans Boulevard)

CALL BEFORE YOU DIG!

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PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL CONSTRUCTION

THE LONE STAR NOTIFICATION COMPANY AT 1–800–669–8344

SHEET HIGHLIGHTS/RESTRICTIONS

AEC ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

STATE OF TEXAS
CARLOS GARZA
92602
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E.
ON: 03-02-2026

FOR PERMITTING

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

REV	DATE	DESCRIPTION	BY

DESIGN INFORMATION

Job Type	CIVIL
Job No.	1456.053
Prep. Date	MARCH 02, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

THIS TRACT OF LAND IS LOCATED ON THE EAST SIDE OF S. VETERANS BOULEVARD, APPROXIMATELY 620 FEET SOUTH OF E. MOORE ROAD, IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS.

CITY: **SAN JUAN**

COUNTY: **HIDALGO**

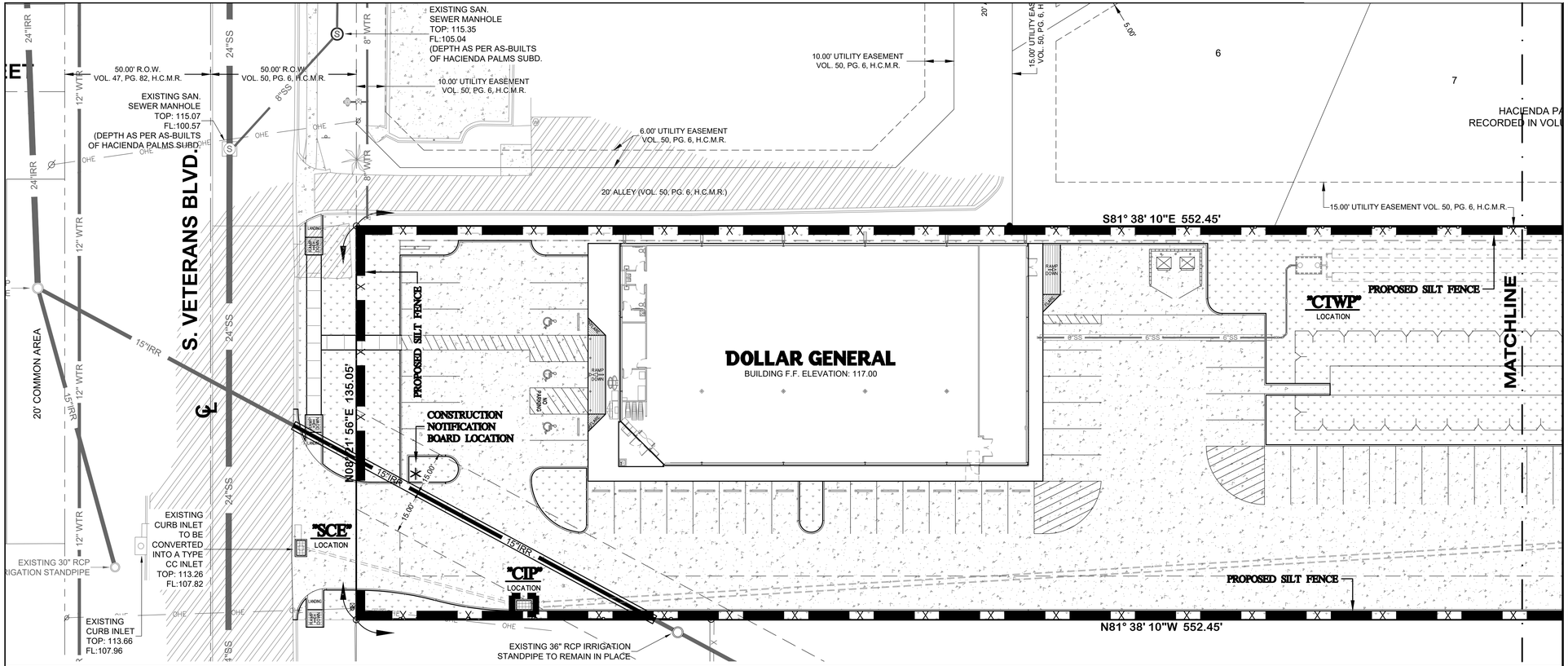
STATE: **TEXAS**

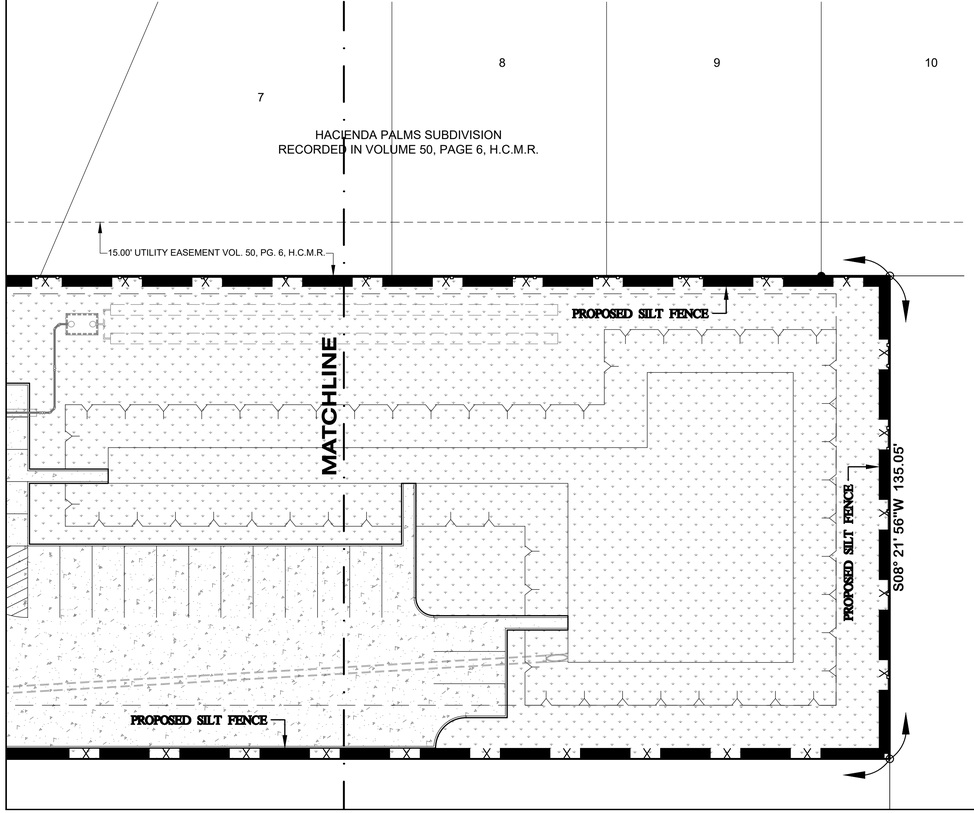
SHEET DESIGNATION:

GENERAL CONSTRUCTION NOTES (2 OF 2)

SHEET NUMBER:

C6 of 16





GENERAL NOTES

The maximum height of the filter fabric should range between 18 and 36 inches above the ground surface (depending on the amount of upslope ponding expected).

Posts should be spaced 8 to 10 feet apart when a woven wire support fence is used and not more than 6 feet apart when extra strength filter fabric (without a woven wire support fence) is used. The posts should be embedded a minimum of one foot.

A trench should be excavated 4 to 8 inches wide and 4 to 12 inches deep along the upslope side of the line of posts. If standard strength filter fabric is to be used, the optional woven wire support fence should be fastened to the upslope side of the posts.

Extend the woven wire support to the bottom of the trench. The filter fabric should be fastened to the woven wire support fence, and 8 to 20 inches of the fabric should extend into the trench.

Extra strength filter fabric does not require a woven wire support fence.

Fastened the filter fabric directly to the posts and extend 8 to 20 inches of the fabric into the trench. Where joints in the filter fabric are required, the filter fabric should be spliced together only at a support post, with a minimum 6-inch overlap and securely sealed.

Do not attach filter fabric to trees.

Backfill the anchor trench with compacted soil or 0.75 inch minimum diameter gravel placed over the filter fabric. Remove silt fence when the construction site is completely stabilized.

Inspect silt fences daily during periods of prolonged rainfall, immediately after each rainfall event, and weekly during periods of no rainfall. Make any required repairs immediately.

Sediment must be removed when it reaches a depth of 6". Take care to avoid damaging the fence during cleanout.

Silt fences should not be removed until the upslope area has been permanently stabilized. Contaminated sediment deposits must be removed and disposed of off-site in accordance with applicable regulations. Uncontaminated sediment deposits remaining in place after the silt fence has been removed should be dressed to conform with the existing grade, and stabilized. Place silt fence along a line of uniform elevation, perpendicular to the direction of flow.

Synthetic filter fabric should be a pervious sheet of polypropylene, nylon, polyester, or polyethylene yarn conforming to the requirements below:

SYNTHETIC FILTER FABRIC REQUIREMENTS

Physical Property	Requirements
Minimum Weight	3.5 ounces per square yard (ASTM 3776-84)
Min. Mullen Burst Strength	200 lbs per square inch (ASTM 3786-87)
Maximum flow through rate	120 GPM/SF of frontal area (ASTM 4491-85)

Burlap of 10 ounces per square yard of fabric can also be used. The filter fabric should be purchased in continuous rolls to minimize joints.

MAINTENANCE:

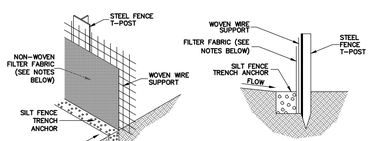
Inspect regularly and after every storm.

Make any repairs necessary to ensure the measure is in good working order.

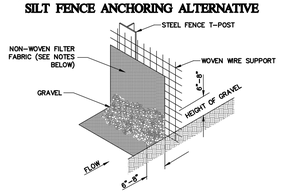
Sediment should be removed and the structure restored to its original dimensions when sediment has accumulated to a depth of 6".

Clean or remove and replace the stone filter or filter fabric if they become clogged.

Inlet protection should remain in place and operational until the drainage area is stabilized.



SILT FENCE ANCHORING ALTERNATIVE



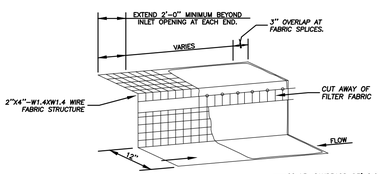
This alternative may be used when silt fence trench anchoring is not feasible.

Situations which may constitute this alternative include impenetrable or rigid surfaces which make trenching for silt fence anchoring unreasonable.

All other silt fence materials and erection procedures will be the same as described in the standard silt fence requirements.

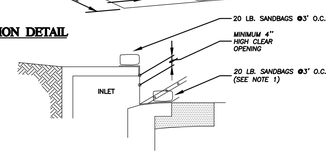
SILT FENCE

DATAILS N.T.S.



CURB INLET PROTECTION DETAIL

"CIP"



Notes:

1. *Where minimum clearances cause traffic to drive in the gutter, the contractor may substitute a 1" x 4" board secured with concrete nails 3' o.C. Nailed into the gutter in lieu of sandbags to Hold the filter dike in place. Upon removal, clean any dirt/debris from nailing locations, apply Chemical sanding agent and apply non-shrink grout flush with surface of gutter.*
2. *A section of filter fabric shall be removed as shown on this detail or as directed by the engineer or designated representative. Fabric must be secured to wire backing with clips or hog rings at this location.*
3. *Daily inspection shall be made by the contractor and silt accumulation must be removed when depth Reaches 2". Contractor shall monitor the performance of inlet protection during each rainfall event and Immediately remove the inlet protections if the storm-water begins to overtop the curb.*
4. *Inlet protections shall be removed as soon as the source of sediment is stabilized.*

PROJECT INFORMATION:

DOLLAR GENERAL

City of San Juan, Hidalgo County, Texas (South Veterans Boulevard)

BEARING BASIS: NAD83 Texas State Planes, South Zone, US Foot

GRAPHIC SCALE

0 20 30 40 60

1 inch = 20 ft.

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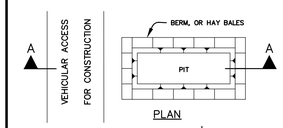
PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL – CONSTRUCTION **811**

THE LONE STAR NOTIFICATION COMPANY AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS

1. *Contractor shall provide Engineer proof of compliance with applicable TCEQ regulations regarding storm water and erosion control.*
2. *NOI/Construction Notification required prior to commencing construction.*
3. *When applicable, inlet protection devices and barriers shall be repaired or replaced if they show signs of undermining or deterioration.*
4. *All seeded/grassed areas shall be checked regularly to see that a good stand is maintained. Areas shall be fertilized and re-seeded as required to return any disturbed areas to existing conditions.*
5. *Silt fences shall be repaired to their original conditions if damaged. Sediment shall be removed from the silt fencing when it reaches one half the height of the silt fence.*



GENERAL NOTES:
Detail above illustrates minimum dimensions. Pit can be increased in size depending on expected frequency of use.

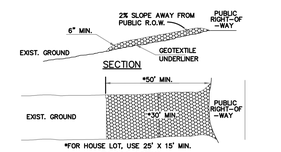
If hay bales are used, they shall be placed in accordance with details shown on Exhibit for hay bales.

Washout pit shall be located in an area easily accessible to construction traffic.

Washout pit shall not be located in areas subject to inundation from storm water runoff.

CONCRETE TRUCK WASHOUT PIT

"CTWP"



CLEAR ALL VEGETATION, ROOTS AND ALL OTHER OBSTRUCTIONS IN PREPARATION FOR GRADING.

PRIOR TO PLACING GEOTEXTILE (FILTER FABRIC) MAKE SURE THAT THE ENTRANCE IS PROPERLY GRADED AND COMPACTED.

TO REDUCE MAINTENANCE AND LOSS OF AGGREGATE PLACE GEOTEXTILE FABRIC (FILTER CLOTH) OVER THE EXISTING GROUND BEFORE PLACING THE STONE FOR THE ENTRANCE.

STONE SHOULD BE PLACED TO A DEPTH OF 6-INCHES OR GREATER FOR THE ENTIRE WIDTH AND LENGTH.

WIDTH SHOULD BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS. FLARE THE ENTRANCE WHERE IT MEETS EXISTING ROAD TO PROVIDE A TURNING RADIUS.

PERIODIC MAINTENANCE WILL BE REQUIRED TO PREVENT TRACKING ONTO PUBLIC RIGHT-OF-WAY OR ANY ROADWAY. ALL SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ANY PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

MATERIALS:
Crushed stone 2 inches to 4 inches in diameter.
Geotextile (filter fabric) with the properties listed below.

Physical Property	Requirements
Grab Tensile Strength	220 lbs. (ASTM D4632)
Elongation Failure	60% (ASTM D4632)
Mullen Burst Strength	430 lbs. (ASTM D3786)
Puncture Strength	125 lbs. (ASTM D4833)
Equivalent Opening	Size 40-80 (US Std Sieve)(ASTM D4751)

STABILIZED CONSTRUCTION ENTRANCE/EXIT

"SCE"

SHEET DESIGNATION:

MINIMUM SUGGESTED EROSION CONTROL MEASURES & DETAILS

ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE · EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

STATE OF TEXAS · CARLOS GARZA · 92602 · LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E. 92602 ON: 03-02-2026

FOR PERMITTING

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

REV	DATE	DESCRIPTION	BY

DESIGN INFORMATION

Job Type	CIVIL
Job No.	1456.053
Prep. Date	MARCH 02, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

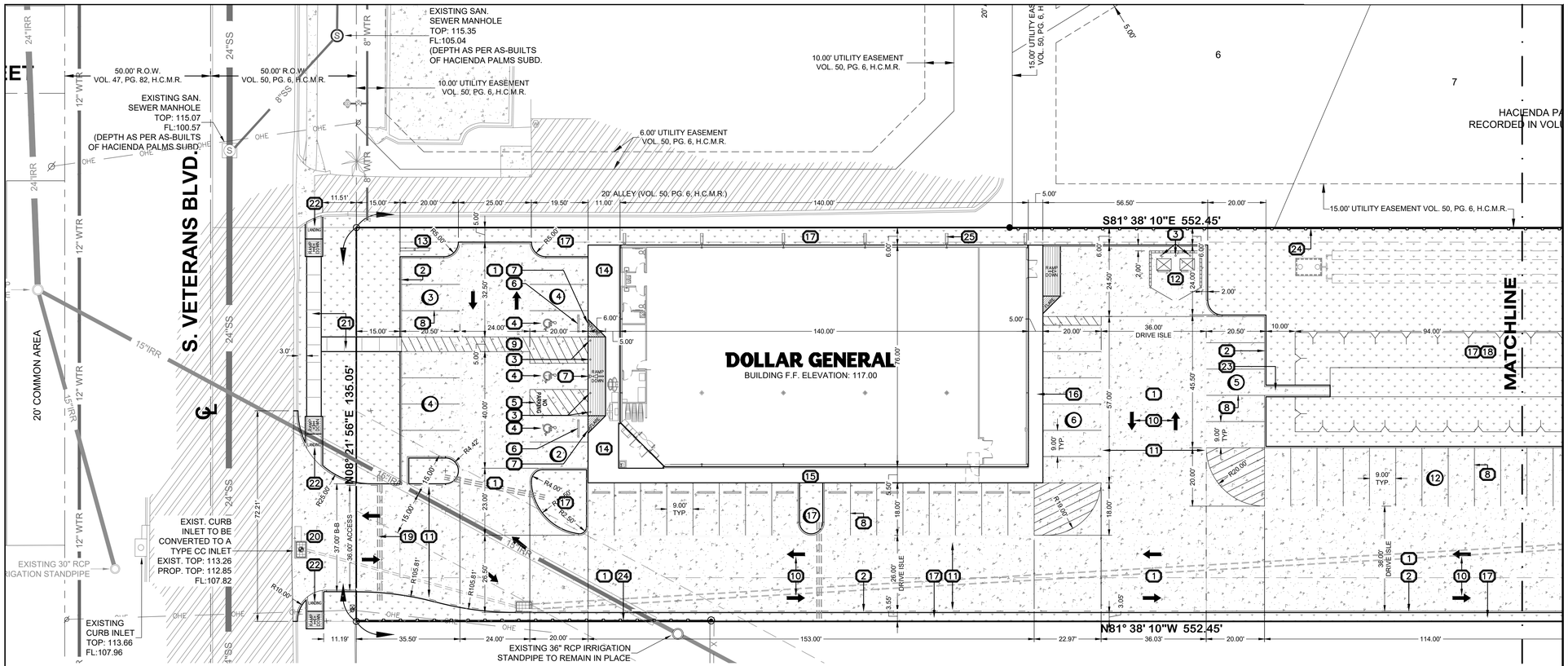
THIS TRACT OF LAND IS LOCATED ON THE EAST SIDE OF S. VETERANS BOULEVARD, APPROXIMATELY 620 FEET SOUTH OF E. MOORE ROAD, IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS.

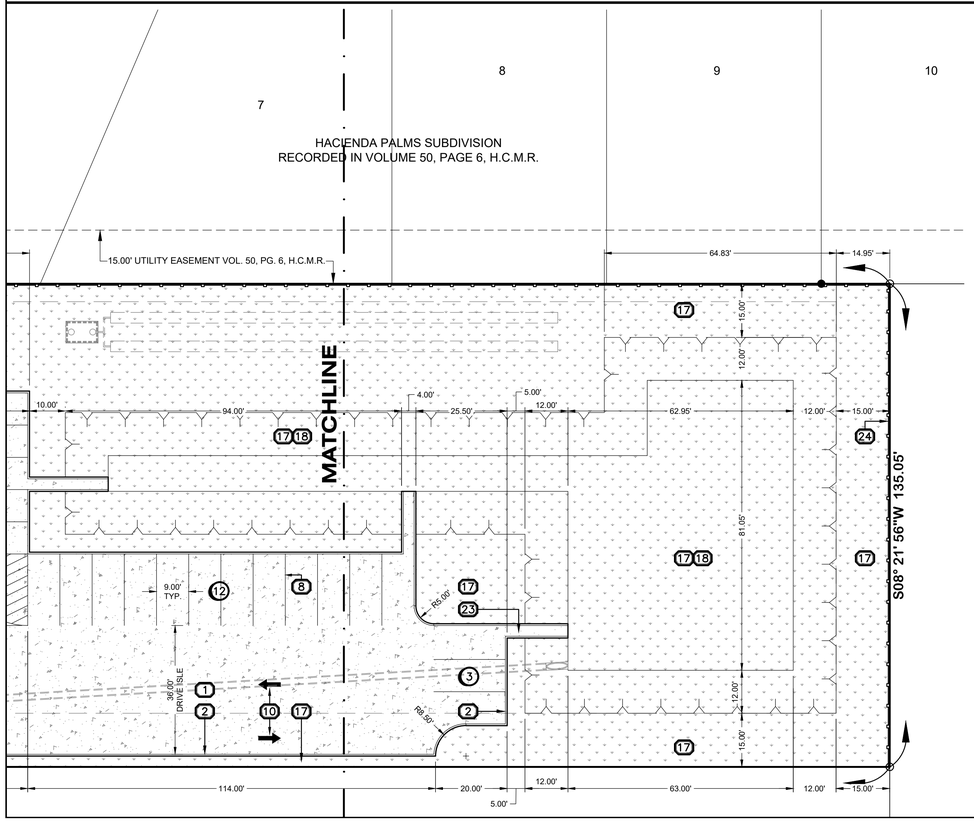
CITY: **SAN JUAN**

COUNTY: **HIDALGO**

STATE: **TEXAS**

SHEET NUMBER: **C7 of 16**





SITE PLAN CONSTRUCTION KEYNOTES

1. PROPOSED CONCRETE PAVING THROUGHOUT PARKING FACILITIES. SEE "PAVING AND STORM DRAINAGE DETAILS" PLAN FOR CONCRETE SPECIFICATIONS.
2. 6" RAISED CONCRETE CURBING ON CONCRETE PAVEMENT. SEE "PAVING AND STORM DRAINAGE DETAILS" PLAN.
3. 6" DIAMETER CONCRETE FILLED STEEL POST (BOLLARD), TYPICAL WHERE SHOWN. FOR DETAIL SEE "SITE PLAN DETAILS" PLAN.
4. SURFACE PAINTED SYMBOL OF INTERNATIONAL ACCESSIBILITY, TYPICAL WHERE SHOWN. FOR DETAIL SEE "SITE PLAN DETAILS" PLAN.
5. PROPOSED SURFACE PAINTED "NO PARKING" PAINTED ON ACCESS AISLE ADJACENT TO HANDICAP DESIGNATED STALLS, TYPICAL WHERE SHOWN. LETTERING MUST BE CAPITAL LETTERS AT LEAST 12" IN HEIGHT AND STROKE WIDTH OF NOT LESS THAN 2". ALL WORDING SHALL BE CENTERED WITHIN AISLE.
6. PRECAST CONCRETE WHEEL STOPS. FOR DETAIL SEE "SITE PLAN DETAILS" PLAN (TYPICAL WHERE SHOWN).
7. HANDICAP ACCESSIBLE SIGNAGE (POLE MOUNTED OR WALL MOUNTED). SEE DETAIL THIS SHEET.
8. PARKING FACILITY PAINTED STRIPING CONSISTING OF 4" WIDE YELLOW PAINT (TYPICAL WHERE SHOWN). ALL PAINT FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF SOLVENTBORNE APPLICATION RECOMMENDATIONS.
9. A.D.A ACCESSIBLE ROUTE. CONTRACTOR SHALL ENSURE THIS ROUTE DOES NOT EXCEED 5% RUNNING-SLOPE AND 2% CROSS-SLOPE.
10. SURFACE PAINTED TRAFFIC DIRECTIONAL ARROWS (TYPICAL WHERE SHOWN). FOR DETAIL SEE "SITE PLAN DETAILS" PLAN.
11. 8-INCH WIDE FIRE LANE RED STRIPING PAINTED ON DRIVE SURFACE, WITH 4" WHITE LETTERING "FIRE LANE-PARKING PROHIBITED". CONTRACTOR SHALL VERIFY WORDING WITH FIRE DEPARTMENT.
12. PROPOSED TRASH ENCLOSURE AREAS AND CONCRETE PAD FOR SOLID WASTE/RECYCLE CONTAINER WITH OPAQUE GATES (FRONT LOADER CONFIGURATION). REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR DETAILS (18'x18', ENCLOSURE 18'x12' MIN.). AS SHOWN HEREIN, FOR GRAPHICAL PURPOSES ONLY.
13. PROPOSED PYLON SIGN. MODEL AND ASSOCIATED SPECIFICATIONS SUBJECT TO SIGN SELECTION AND DESIGN (BY OTHERS). SIGN INSTALLATION SHALL BE NOT CLOSER THAN 10 FEET FROM AN AERIAL ELECTRICAL LINE, UNLESS OTHERWISE ALLOWED DURING CONSTRUCTION BY POWER COMPANY. SIGN SHALL BE LOCATED OUTSIDE OF ANY EXISTING OR PROPOSED EASEMENT(S), SUBJECT TO PERMIT CONDITIONS AND MINIMUM REQUIREMENTS (TO BE APPLIED, AND PERMITTED BY OTHERS). FINAL LOCATION AND ORIENTATION/ANGLE TO BE COORDINATED BY THE DEVELOPER AND CONSTRUCTION MANAGER. FIELD ADJUSTMENT AS NEEDED.
14. 10.5-FOOT WIDE, 4-INCH THICK CONCRETE SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE MATERIAL. UPON CONSTRUCTION, SIDEWALK SHALL HAVE A STANDARD BROOM FINISH. CROSS-SLOPE SHALL NOT EXCEED 2%, AND RUNNING-SLOPE SHALL NOT EXCEED 5%. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF CONTROL JOINTS ADJACENT TO BUILDING PERIMETER (SEE "TYPICAL SIDEWALK DETAIL" ON "SITE PLAN DETAILS" SHEET).
15. 6-FOOT WIDE, 4-INCH THICK CONCRETE SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE MATERIAL. UPON CONSTRUCTION, SIDEWALK SHALL HAVE A STANDARD BROOM FINISH. CROSS-SLOPE SHALL NOT EXCEED 2%, AND RUNNING-SLOPE SHALL NOT EXCEED 5%. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF CONTROL JOINTS ADJACENT TO BUILDING PERIMETER (SEE "TYPICAL SIDEWALK DETAIL" ON "SITE PLAN DETAILS" SHEET).
16. 5-FOOT WIDE, 4-INCH THICK CONCRETE SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE MATERIAL. UPON CONSTRUCTION, SIDEWALK SHALL HAVE A STANDARD BROOM FINISH. CROSS-SLOPE SHALL NOT EXCEED 2%, AND RUNNING-SLOPE SHALL NOT EXCEED 5%. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF CONTROL JOINTS ADJACENT TO BUILDING PERIMETER (SEE "TYPICAL SIDEWALK DETAIL" ON "SITE PLAN DETAILS" SHEET).
17. PROPOSED GREEN/LANDSCAPING AREAS. SEE "LANDSCAPING PLAN" (ALSO, REFER TO "MAP LEGEND" FOR PROPOSED GREEN AREAS HATCH PATTERN).
18. PROPOSED DETENTION AREA. DETENTION AREA SHALL BE COVERED WITH HYDROMULCH. SEE "PAVING, DRAINAGE AND GRADING" PLAN FOR PROPOSED GRADES AND "PROPOSED CONTOURS" PLAN FOR FINAL DIRT GRADING.
19. APPROXIMATE LOCATION OF PROPOSED BURIED 4" CONDUIT/SLEEVES RUNS. MINIMUM OF THREE (3) RUNS, INCLUDING 90° ELBOWS AND "TURN UPS" FOR FACILITY ELECTRICAL, LIGHTING AND IRRIGATION SYSTEMS. THE CONTRACTOR SHALL VERIFY ALL CONDUIT RUNS AND UTILITY CONNECTIONS TO THE PROPOSED FACILITY AGAINST THE MEP PLANS PRIOR TO COMMENCING ANY CONSTRUCTION. ADDITIONAL CONDUIT/SLEEVES MAY BE REQUIRED; ROUTING SHOWN IS FOR REFERENCE ONLY.
20. PROPOSED CONCRETE ENTRANCE. SEE "PAVING AND GRADING PLAN" FOR PROPOSED GRADES.
21. 5-FOOT WIDE, 4-INCH THICK SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE. UPON CONSTRUCTION, SIDEWALK SHALL HAVE A STANDARD BROOM FINISH. CROSS-SLOPE SHALL NOT EXCEED 2%, AND RUNNING-SLOPE SHALL NOT EXCEED 5% (SEE "TYPICAL SIDEWALK DETAIL" ON "SITE PLAN DETAILS" SHEET).
22. DIRECTIONAL RAMP AND LANDING. HANDICAP RAMP AND LANDING SHALL CONFORM TO MINIMUM A.D.A. REQUIREMENTS. RAMP SHALL UTILIZE DETECTABLE WARNING MATERIAL FOR THE FULL WIDTH. RUNNING SLOPES SHALL NOT EXCEED 1:12. THE MINIMUM LENGTH OF THE LANDING SHALL BE 5 FEET. (SEE DETAIL ON "SITE PLAN DETAILS" SHEET).
23. PROPOSED 4' WIDE CONCRETE CHUTE (3-FOOT OPENING). CHUTE SHALL EXTEND TO THE BOTTOM OF DETENTION AREA (FOR DETAIL SEE "PAVING AND STORM DRAINAGE DETAILS" SHEET, FOR GRADES SEE "PAVING AND GRADING PLAN").
24. APPROXIMATELY 602 LINEAR FEET (327' ON NORTH SIDE, 135' ON EAST SIDE & 140' ON SOUTH SIDE) OF PROPOSED 6-FOOT HIGH OPAQUE FENCE/WALL. FENCE/WALL SHALL BE CONSTRUCTED UTILIZING CINDER BLOCK ON CONCRETE FOOTING. (REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR SPECIFICATIONS).
25. PROPOSED 48"x12"x3 1/4 DOWNSPOUT SPLASH BLOCK (TYPICAL WHERE SHOWN).

(7) *PARKING SPACES/STALLS NOTE:*

DENOTES THE NUMBER OF PARKING SPACES LOCATED IN EACH AREA WITHIN THE PROPOSED PARKING LOT.

PROJECT INFORMATION:

DOLLAR GENERAL

City of San Juan, Hidalgo County, Texas (South Veterans Boulevard)

BEARING BASIS: NAD83 Texas State Planes, South Zone, US Foot

GRAPHIC SCALE
0 20 30 40 60
1 inch = 20 ft.

CALL BEFORE YOU DIG!

Texas 811 Know what's below. Call before you dig.

PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL! CONSTRUCTION **811**

THE LONE STAR NOTIFICATION COMPANY AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS

1. Earth and Pavement recommendations as per Geotechinical Engineering Report by Kilo Engineering, dated June 2, 2025. Project No. 25-1892. All testing results shall be submitted to the Engineer.

2. Contractor shall refer to architectural building plans for exact location and orientation of all exterior doors.

3. The location of any proposed pylon sign is shown as approximate ONLY. It is the responsibility of the sign contractor to verify compliance with setback, size, height and related zoning requirements prior to any installation.

4. All existing utility appurtenances that are called to remain, shall be adjusted to finish grade as necessary by proposed design.

5. All radial and linear dimensions shown herein are to and from the BACK OF THE CURB, unless otherwise noted.

6. Any lot lighting concrete footing symbols or calls shown on these plans, if any, shall always conform to the soils report recommendations as provided for this specific site.

7. Conduit installation for parking lot lighting shall be coordinated by the General Contractor for, but not limited, to light fixtures, poles, bases, conduit, wiring and irrigation.

8. ALL existing structures, utilities and/or trees, if any, WITHIN the limits of this property to be cleared UNLESS NOTED OTHERWISE.

9. Contractor is responsible to field adjust any and all proposed improvements as necessary for proper installation upon notification to the Engineer.

10. Proposed improvements shown on these plans ARE subject to final approval by applicable regulating entities, and ultimately the City of San Juan, TX permit issuance. Any additional improvements required, but not shown on these plans, shall not relieve the General Contractor of his responsibility to comply. Developer shall NOT consider these plans as FINAL prior to the permit issuance. Should the Developer wish to use these plans for purposes other than PRELIMINARY prior to said permit issuance, he/she may do so at his/her own risk

11. Address numbers shall be plainly legible and visible from the street.

12. When applicable, Contractor shall coordinate/verify with corresponding power company the location of Electrical Transformer, as well as size and specifications for the construction of the Transformer concrete pad.

SITE INFORMATION:

LAND USE: COMMERCIAL

BUILDING AREA: 10,640 S.F.

LOT NET AREA: 74,608.37 S.F. (1.713 ACRES)

GREEN AREA PROVIDED: 30,836 S.F. (41%)

TOTAL PARKING SPACES PROVIDED: 53

TOTAL A.D.A. PARKING SPACES PROVIDED: 3

SHEET DESIGNATION:

SITE and DIMENSIONAL CONTROL PLAN

AEC ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
11116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

STATE OF TEXAS — CARLOS GARZA — 92602 — LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E. 92602 ON: 03-02-2026

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REV	DATE	DESCRIPTION	BY

DESIGN INFORMATION

Job Type	CIVIL
Job No.	1456.053
Prep. Date	MARCH 02, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.
PLAN SCALE:	AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

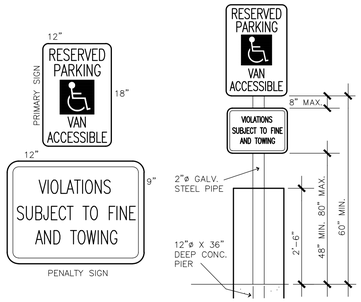
THIS TRACT OF LAND IS LOCATED ON THE EAST SIDE OF S. VETERANS BOULEVARD, APPROXIMATELY 820 FEET SOUTH OF E. MOORE ROAD, IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS.

CITY: **SAN JUAN**

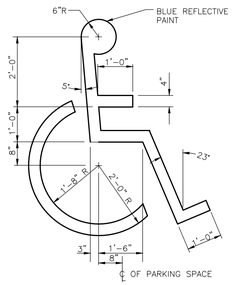
COUNTY: **HIDALGO**

STATE: **TEXAS**

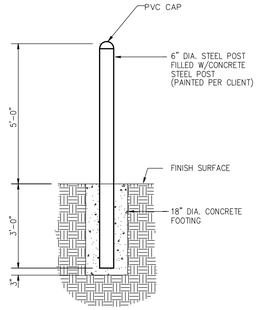
SHEET NUMBER: **C8 of 16**



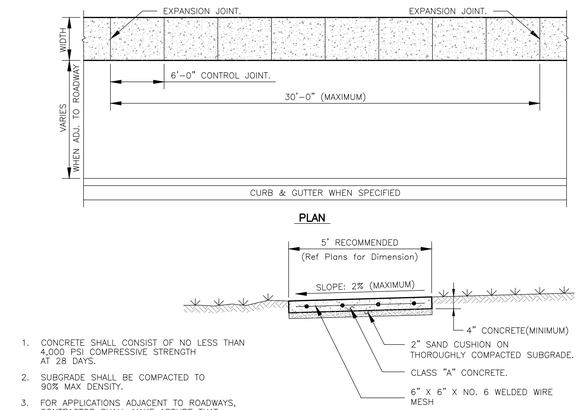
TYPICAL HANDICAP PARKING SIGNAGE
NOT TO SCALE



TYPICAL PAINTED HANDICAP SYMBOL
NOT TO SCALE



TYPICAL SITE GUARD POST
NOT TO SCALE

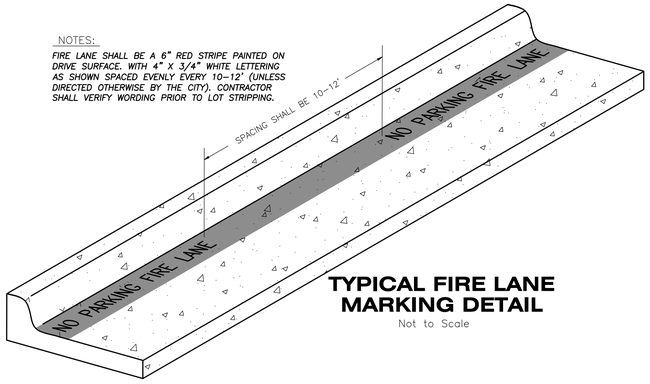


1. CONCRETE SHALL CONSIST OF NO LESS THAN 4,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
2. SUBGRADE SHALL BE COMPACTED TO 90% MAX DENSITY.
3. FOR APPLICATIONS ADJACENT TO ROADWAYS, CONTRACTOR SHALL MAKE ASSURE THAT INSTALLATION BE WITHIN R.O.W.

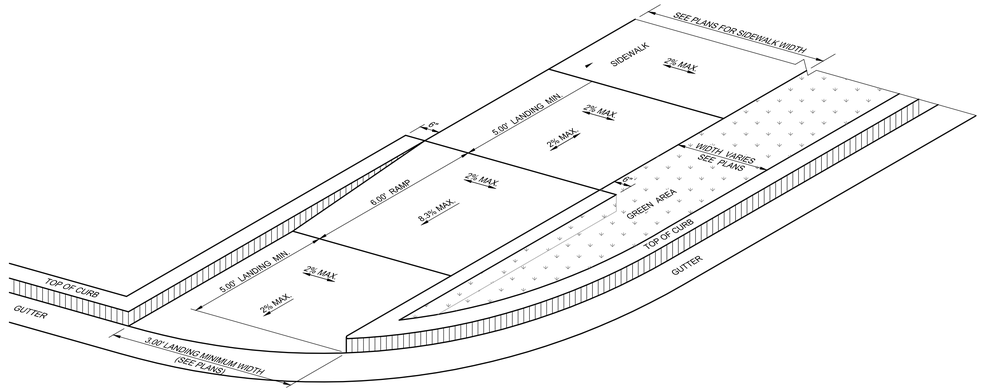
TYPICAL SIDEWALK DETAIL (public and private)
NOT TO SCALE

NOTES:

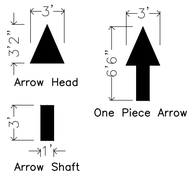
FIRE LANE SHALL BE A 6" RED STRIPE PAINTED ON DRIVE SURFACE. WITH 4" X 3/4" WHITE LETTERING AS SHOWN SPACED EVENLY EVERY 10'-12' (UNLESS DIRECTED OTHERWISE BY THE CITY). CONTRACTOR SHALL VERIFY WORDING PRIOR TO LOT STRIPPING.



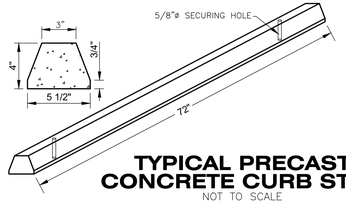
TYPICAL FIRE LANE MARKING DETAIL
Not to Scale



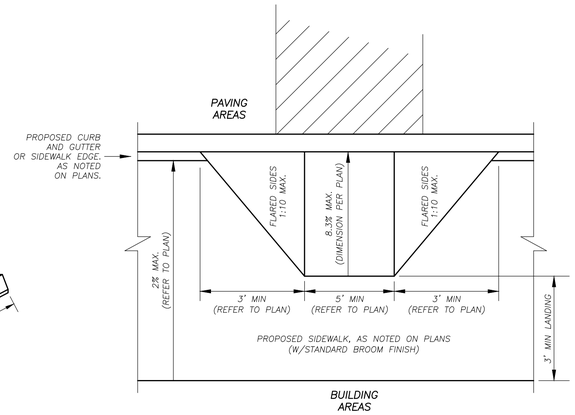
A.D.A. RAMP ON SIDEWALK
SIDEWALK SET BACK FROM CURB
N.T.S.



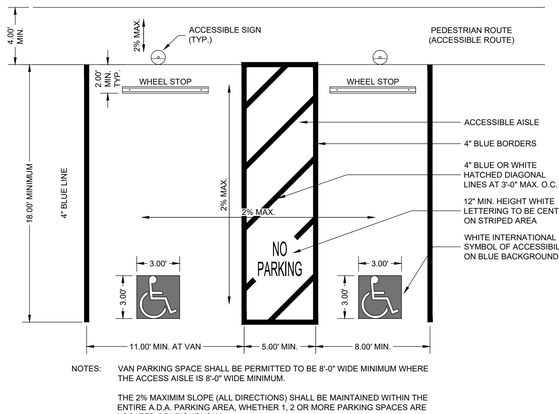
PARKING LOT DIRECTIONAL ARROW
NOT TO SCALE



TYPICAL PRECAST CONCRETE CURB STOP
NOT TO SCALE



GENERAL SIDEWALK CURB RAMP
NOT TO SCALE



NOTES: VAN PARKING SPACE SHALL BE PERMITTED TO BE 8'-0" WIDE MINIMUM WHERE THE ACCESS AISLE IS 8'-0" WIDE MINIMUM.

THE 2% MAXIMIM SLOPE (ALL DIRECTIONS) SHALL BE MAINTAINED WITHIN THE ENTIRE A.D.A. PARKING AREA, WHETHER 1, 2 OR MORE PARKING SPACES ARE LOCATED CONTIGUOUSLY.

A.D.A. DOUBLE PARKING STALL STRIPING DETAIL
SCALE: 1"=5'

PROJECT INFORMATION:

DOLLAR GENERAL

City of San Juan, Hidalgo County, Texas
(South Veterans Baulevard)

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Texas 811 — Know what's below. Call before you dig. 811

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SHEET HIGHLIGHTS/RESTRICTIONS

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PHONE: (956) 380-6558 www.aeceningineering.net

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Designed/Drawn	J. d' Z.
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Approved	CARLOS GARZA, P.E.
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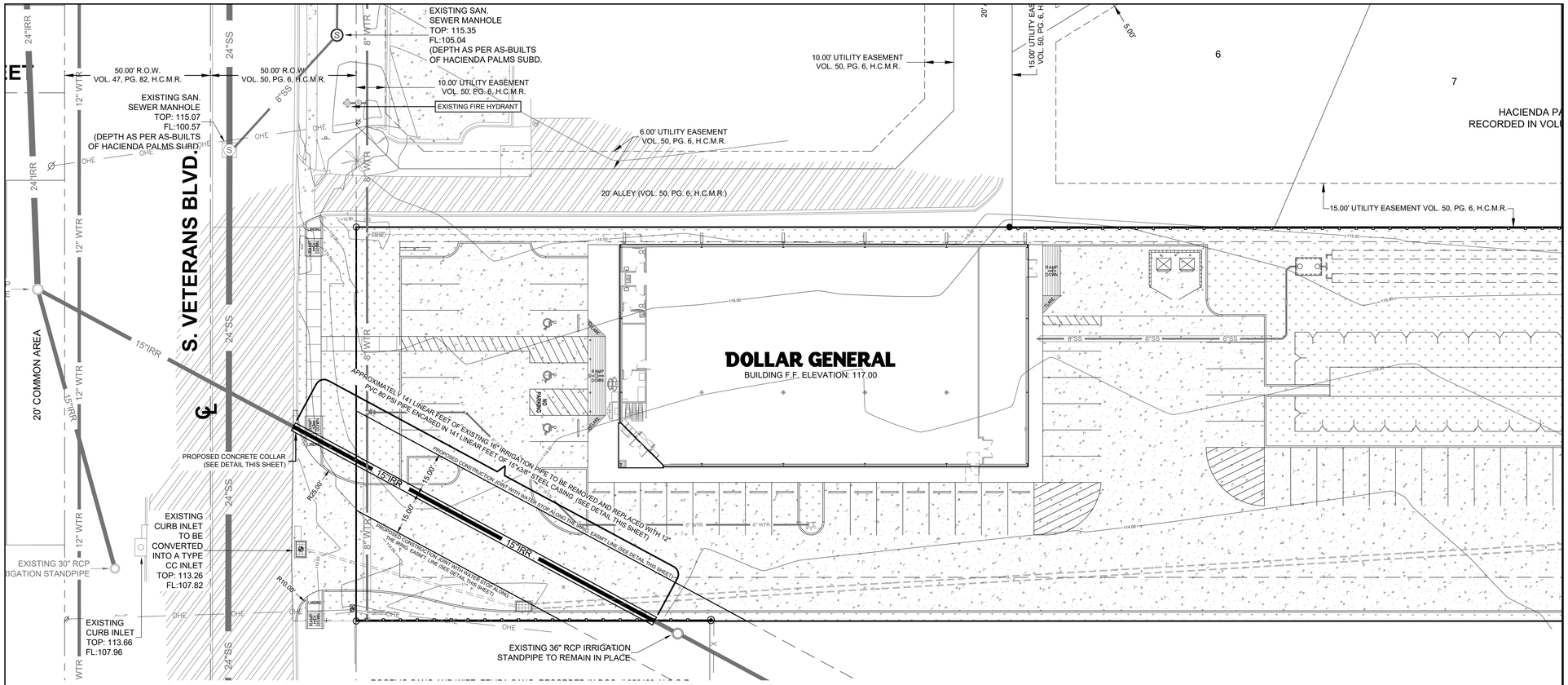
CITY: **SAN JUAN**

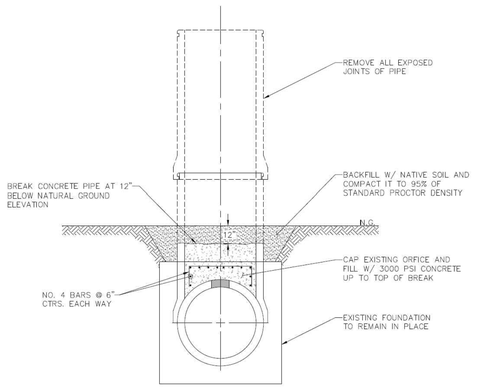
COUNTY: **HIDALGO**

STATE: **TEXAS**

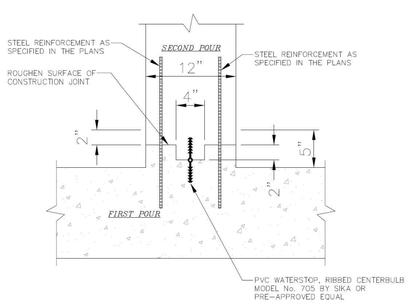
SHEET DESIGNATION: **SITE PLAN DETAILS**

SHEET NUMBER: **C9 of 16**

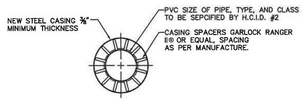


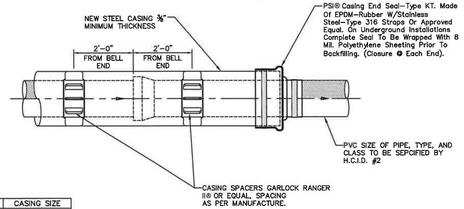


TYPICAL VENT REMOVAL DETAIL
N.T.S.



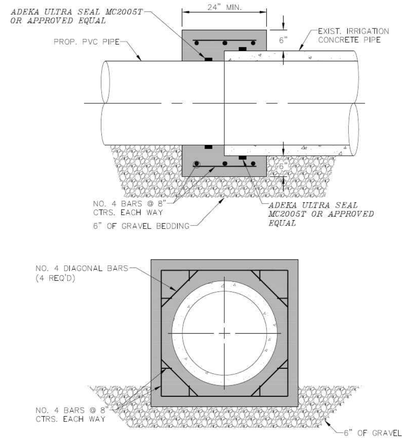
CONSTRUCTION JOINT & WATER STOP DETAIL
N.T.S.





PVC PIP PIPE	CASING SIZE
12"	18"
15"	21"
18"	24"
21"	30"
24"	30"
27"	36"

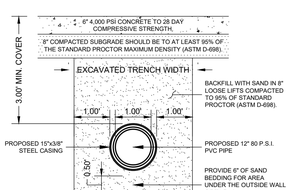
TYPICAL CASING DETAIL
FOR PVC PIPE SIZES 12" UP TO 27"
N.T.S.



CONCRETE COLLAR DETAIL PVC INTO EXISTING CONC. PIPE
N.T.S.

MAP LEGEND

- FOUND No. 4 REBAR
- FOUND IRON PIPE
- SET No. 4 REBAR
- BENCHMARK (AS INDICATED ON THIS SURVEY)
- EXISTING POWER POLE
- EXISTING SERVICE POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING SIGN
- OHE — OHE — EXISTING OVERHEAD POWER LINE
- EXISTING WATER VALVE
- EXISTING WATER FLUSH VALVE
- EXISTING WATER PUMP
- EXISTING FIRE HYDRANT
- 8" WTR — EXISTING 8" WATER LINE (CITY OF SAN JUAN, TX)
- 12" WTR — EXISTING 8" WATER LINE (CITY OF PHARR, TX)
- 15"IRR — EXISTING 16" IRRIGATION LINE (HCID No. 2)
- 24"IRR — EXISTING 16" IRRIGATION LINE (HCID No. 2)
- EXISTING RCP IRRIG. STAND PIPE (SIZE AS INDICATED ON PLAN).
- x — x — x — x — EXISTING CHAIN LINK FENCE
- EXISTING SAN. SEWER MANHOLE
- 24"SS — EXISTING 24" SANITARY SEWER LINE (CITY OF PHARR, TX)
- EXISTING ASPHALT PAVED AREAS
- PROPOSED CONCRETE PAVED AREAS
- PROPOSED GREEN AREAS
- EXISTING PALM TREE



TYPICAL TRENCH DETAIL FOR PVC APPLICATIONS
SCALE: 1"=2'

PROJECT INFORMATION:

DOLLAR GENERAL

City of San Juan, Hidalgo County, Texas (South Veterans Boulevard)

BEARING BASIS: NAD83 Texas State Planes, South Zone, US Foot

GRAPHIC SCALE
0 20 30 40 60
1 inch = 20 ft.

CALL BEFORE YOU DIG!
Texas 811
Know what's below. Call before you dig.
PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL CONSTRUCTION **811**

THE LONE STAR NOTIFICATION COMPANY AT 1–800–669–8344

SHEET HIGHLIGHTS/RESTRICTIONS

All irrigation improvements shall be in accordance with the Hidalgo County Irrigation District No. 2 rules, regulations and requirements.

AEU ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aeuengineering.net

STATE OF TEXAS
CARLOS GARZA
92602
LICENSED PROFESSIONAL ENGINEER

THIS DOCUMENT APPEARING ON THIS SHEET WAS AUTHORIZED BY CARLOS GARZA P.E. 92602 ON: 03–02–2026

FOR PERMITTING
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

REV	DATE	DESCRIPTION	BY

DESIGN INFORMATION

Job Type	CIVIL
Job No.	1456.053
Prep. Date	MARCH 02, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

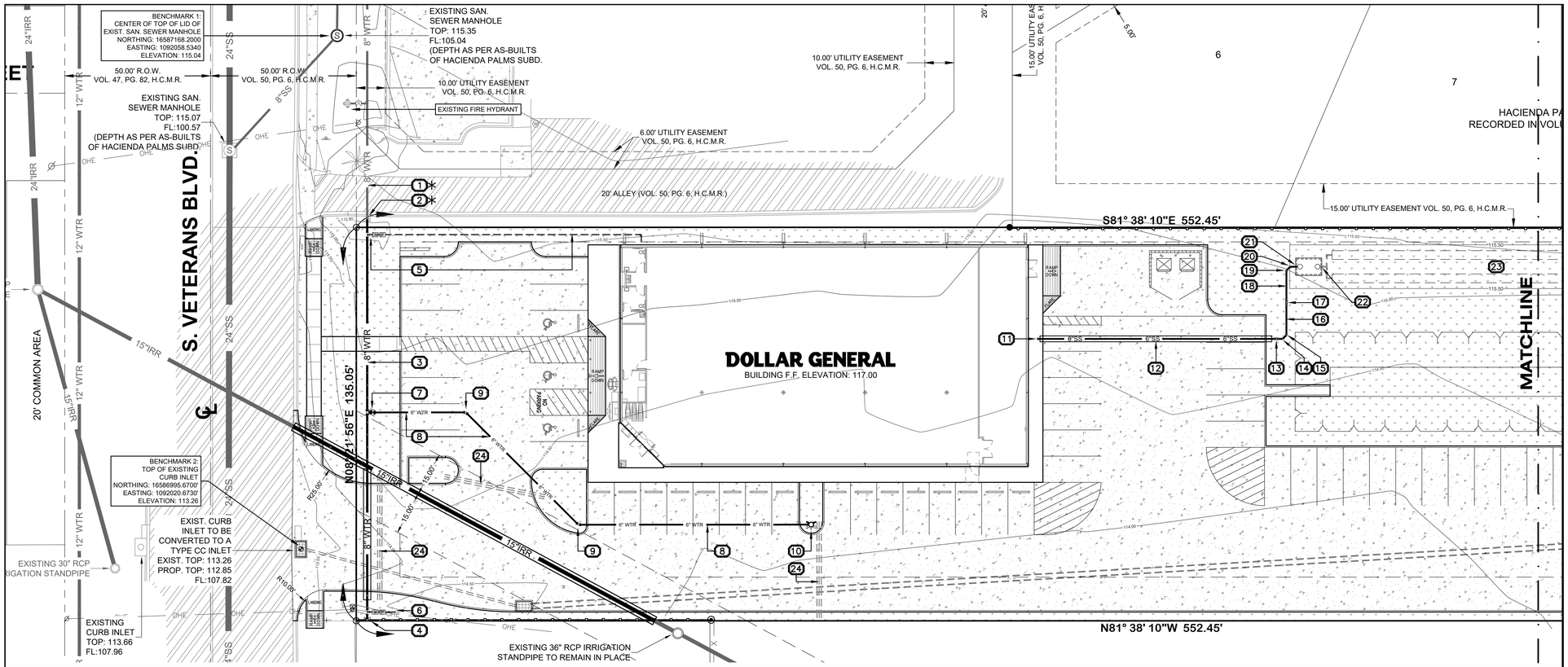
PROJECT ADDRESS OR NEAREST INTERSECTION

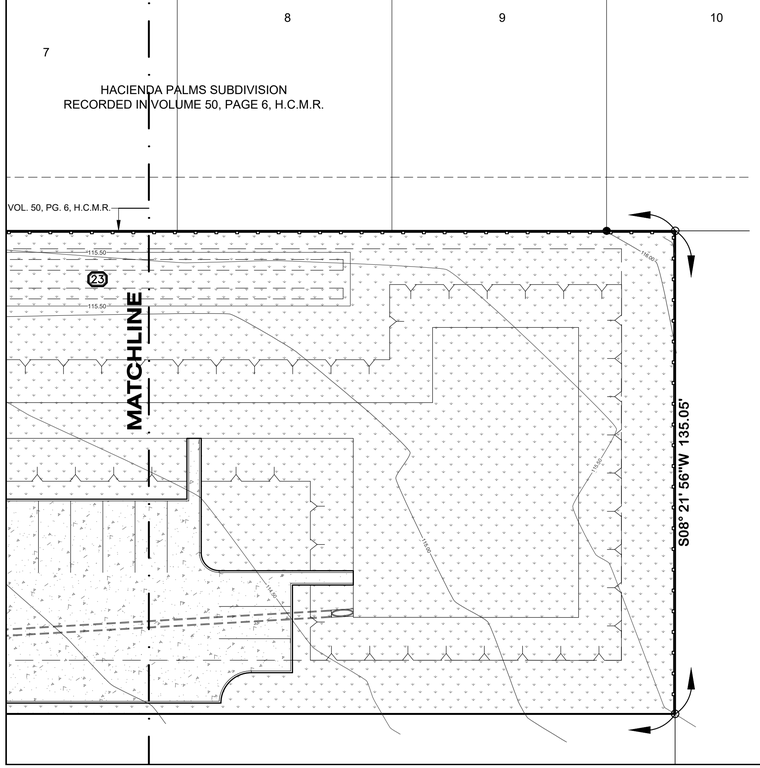
THIS TRACT OF LAND IS LOCATED ON THE EAST SIDE OF S. VETERANS BOULEVARD, APPROXIMATELY 620 FEET SOUTH OF E. MOORE ROAD, IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS.

CITY: **SAN JUAN**
COUNTY: **HIDALGO**
STATE: **TEXAS**

SHEET DESIGNATION:
H.C.I.D. No. 2 IMPROVEMENTS PLAN

SHEET NUMBER:
C10 of 16





UTILITY PLAN CONSTRUCTION KEYNOTES

1. APPROXIMATE LOCATION OF EXISTING 8" WATER LINE (CITY OF SAN JUAN, TEXAS).
2. EXISTING FLUSH VALVE TO BE REMOVED TO ALLOW FOR THE INSTALLATION OF A 8" PVC C900 DR-18 WATER LINE.
3. PROPOSED INSTALLATION OF 138 LINEAR FEET OF 8" PVC C900 DR-18 WATER LINE (TO AND THROUGH), INCLUDING 45 LINEAR FEET TO BE INSTALLED WITHIN A 16" PVC CASING AT INGRESS/EGRESS ACCESS.
4. PROPOSED 2" FLUSH VALVE (END OF PROPOSED 8" WATER LINE).
5. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING OF A 1" SERVICE SADDLE (FITTINGS AS NEEDED FOR PROPER INSTALLATION), AND COORDINATING WITH THE CITY OF SAN JUAN FOR FIELD SCHEDULING. THE CITY OF SAN JUAN IS RESPONSIBLE FOR INSTALLING A 1" WATER METER FOR DOMESTIC USE. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE APPROPRIATELY SIZED BACKFLOW DEVICE (AFTER WATER METER), AND CONTINUE WITH APPROXIMATELY 89 LINEAR FEET OF 1" PVC SERVICE PIPE, ENDING WITH A 1" CAP/PLUG AT 3 FEET FROM NEAREST BUILDING WALL; UNLESS NOTED OTHERWISE. PROPOSED 1" 90° ELBOW AS INDICATED. PLUMBER SHALL REFERENCE MEP PLANS FOR WORK/INSTALLATIONS INSIDE BUILDING.
6. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A 1" SERVICE SADDLE (FITTINGS AS NEEDED FOR PROPER INSTALLATION), AND COORDINATING WITH THE CITY OF SAN JUAN FOR FIELD SCHEDULING. THE CITY OF SAN JUAN IS RESPONSIBLE FOR INSTALLING A 1" WATER METER FOR IRRIGATION USE. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE APPROPRIATELY SIZED BACKFLOW DEVICE (AFTER WATER METER), AND CONTINUE WITH APPROXIMATELY 9 LINEAR FEET OF 1" PVC SERVICE PIPE, ENDING WITH A 1" CAP/PLUG AT THE END FOR FUTURE USE. THE LANDSCAPING CONTRACTOR SHALL REMOVE CAP/PLUG, CONNECT AND COORDINATE TOWARDS ALL GREEN AREAS WITH APPROPRIATELY SIZED CONDUIT RUNS, AS WELL AS ANY NECESSARY WIRING/HARDWARE WITHIN THE PROPOSED FACILITY FOR INTERNAL CONTROL.
7. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING A 8"x6" TEE, A 6" VALVE AND BOX, AND COORDINATING WITH THE CITY OF SAN JUAN FOR FIELD SCHEDULING.
8. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING APPROXIMATELY 168 LINEAR FEET OF 6" PVC C-900 DR18 WATER LINE. THIS 168 LINEAR FEET REPRESENTS THE TOTAL LENGTH FROM THE POINT OF CONNECTION TO THE 8" WATER LINE UP TO THE PROPOSED FIRE HYDRANT.
9. PROPOSED 6" 45° MECHANICAL JOINT ELBOW WITH CONCRETE THRUST BLOCK.
10. PROPOSED FIRE HYDRANT (COMPLETE ASSEMBLY), FLANGE ELEVATION: 116.70.
11. PROPOSED 6" PVC SANITARY SEWER PLUG/CLEAN OUT (FROM RESTROOMS AREAS), FLOW LINE ELEVATION: 113.50.
12. PROPOSED 82 LINEAR FEET OF 6" PVC SANITARY SEWER LINE, INCLUDING 79.50 LINEAR FEET TO BE INSTALLED WITHIN A 12" PVC CASING, SLOPE: 0.50%.
13. PROPOSED 6" PVC TWO-WAY CLEANOUT. TOP OF CLEANOUT TO BE SET 6" ABOVE FINISHED NATURAL GRADE. FLOW LINE ELEVATION: 113.09.
14. PROPOSED 6" PVC 45° PUSH-ON ELBOW. FLOW LINE ELEVATION: 112.99.
15. PROPOSED 6" PVC 45° PUSH-ON ELBOW. FLOW LINE ELEVATION: 112.89.
16. PROPOSED 10 LINEAR FEET OF 6" PVC SANITARY SEWER LINE. SLOPE: 1%.
17. PROPOSED 6" PVC TWO-WAY CLEANOUT. TOP OF CLEANOUT TO BE SET 6" ABOVE FINISHED NATURAL GRADE. FLOW LINE ELEVATION: 112.79.
18. PROPOSED 9.9 LINEAR FEET OF 6" PVC SANITARY SEWER LINE. SLOPE: 1.01%.
19. PROPOSED 6" PVC 45° PUSH-ON ELBOW. FLOW LINE ELEVATION: 112.69.
20. PROPOSED 6" PVC 45° PUSH-ON ELBOW. FLOW LINE ELEVATION: 112.59.
21. PROPOSED 6" PVC LINE (INLET) AT SEPTIC TANK. 6" FLOW LINE ELEVATION: 112.49.
22. PROPOSED 6" PVC LINE (OUTLET) AT SEPTIC TANK. 6" FLOW LINE ELEVATION: 112.24.
23. PROPOSED SEPTIC TANK AND ASSOCIATED DRAIN FIELD (CTX PRECAST PRODUCTS 1000-2C Lid B OR APPROVED EQUAL). SEPTIC TANK INFLUENT PIPING SHALL HAVE A MINIMUM CROWN COVER OF 2 FEET. DRAIN FIELD PIPING SHALL HAVE A MINIMUM COVER OF 2 FEET. APPROVAL OF O.S.S.F. DESIGN WILL BE SUBMITTED SEPARATELY. DESIGN IS IN ACCORDANCE WITH HIDALGO COUNTY O.S.S.F. REQUIREMENTS (SEE DETAIL SHEET c12).
24. APPROXIMATE LOCATION OF PROPOSED BURIED 4" CONDUIT/SLEEVES RUNS. MINIMUM OF THREE (3) RUNS, INCLUDING 90° ELBOWS AND "TURN UPS" FOR FACILITY ELECTRICAL, LIGHTING AND IRRIGATION SYSTEMS. THE CONTRACTOR SHALL VERIFY ALL CONDUIT RUNS AND UTILITY CONNECTIONS TO THE PROPOSED FACILITY AGAINST THE MEP PLANS PRIOR TO COMMENCING ANY CONSTRUCTION. ADDITIONAL CONDUIT/SLEEVES MAY BE REQUIRED; ROUTING SHOWN IS FOR REFERENCE ONLY.

MAP LEGEND

- FOUND No. 4 REBAR
- FOUND IRON PIPE
- SET No. 4 REBAR
- BENCHMARK (AS INDICATED ON THIS SURVEY)
- EXISTING POWER POLE
- EXISTING SERVICE POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING SIGN
- OHE — OHE — EXISTING OVERHEAD POWER LINE
- EXISTING WATER VALVE
- EXISTING WATER FLUSH VALVE
- EXISTING WATER PUMP
- EXISTING FIRE HYDRANT
- 8" WTR — EXISTING 8" WATER LINE (CITY OF SAN JUAN, TX)
- 12" WTR — EXISTING 8" WATER LINE (CITY OF PHARR, TX)
- 15"IRR — EXISTING 16" IRRIGATION LINE (HCID No. 2)
- 24"IRR — EXISTING 16" IRRIGATION LINE (HCID No. 2)
- EXISTING RCP IRRIG. STAND PIPE (SIZE AS INDICATED ON PLAN).
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- EXISTING SAN. SEWER MANHOLE
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BEARING BASIS: NAD83 Texas State Planes, South Zone, US Foot

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THE LONE STAR NOTIFICATION COMPANY AT 1–800–669–8344

SHEET HIGHLIGHTS/RESTRICTIONS

1. *All buried sanitary sewer, irrigation/domestic service laterals shall end within 3 feet outside proposed building walls, unless noted otherwise herein. Contractor to plug and mark with a 2" (Blue painted for water & green for sanitary sewer) PVC stack 18" above grade for locating purposes, unless show otherwise on this plan. Building Contractor shall include in his bid the cost to connect all services to the building.*

2. *This set of plans does not provide a Photometric layout, however, Contractor shall refer to MEP plans for location of light poles. MEP plans and Contractor shall adhere to the City's rules and regulations in everything pertaining to lighting (separation of light poles from neighborhood areas, height of light poles, etc.).*

3. *Benchmark information:*

One benchmark has been set for this site, and is indicated on this plan.

4. *Contractor responsible to field adjust any and all proposed improvements as necessary for proper installation and functionality.*

5. *Proposed improvements shown on these plans are subject to final approval by applicable regulating entities, and ultimate the City of San Juan, TX, permit issuance. Any additional improvements required, but not shown on these plans, shall not relieve the General Contractor of his responsibility to comply. Developer shall not consider these plans as FINAL prior to permit issuance. Developer may, at his/her own risk, formulate project budgeting quantities, etc., without FINAL APPROVALS.*

6. *Earth and pavement recommendations as per Geotechnical Engineering Report by Kilo Engineering, dated June 2, 2025. Report No. 25–1892, UNLESS SPECIFIED OTHERWISE. All testing results shall be submitted to the Engineer.*

7. *Conduit installation for parking lot lighting shall be coordinated by the General Contractor for, but not limited, to light fixtures, poles, bases, conduit, wiring and irrigation. Refer to MEP plans for conduit/sleeves to parking lot lights.*

8. *Contractor shall be responsible for ALL LINE(S) pressure testing, and approval by North Alamo Water Supply Corporation and the City of San Juan, TX.*

9. *Built locations of utilities shown herein were provided by field collected information. Contractor shall be responsible to verify ALL utility conditions, vertically and horizontally, and notify the Engineer of any discrepancy prior to construction. No work shall be performed until AS–BUILT conditions have been verified, and the plans agreeing with these conditions.*

10. *All utility connections shall be coordinated with MEP plans. Notify the Engineer of any conflicts prior to construction.*

11. *Contractor shall install any bends, fittings, etc., in the proposed water line/service as needed to avoid conflicts with other utilities.*

12. *Cleanouts shall be installed in accordance with the Plumbing Code and as directed by the Plumbing Inspector. Outside paved areas, all cleanouts' tops shall be installed at least 6 inches above finished grade, or as indicated otherwise. Within paved areas, all cleanouts' tops shall be installed flush with finished grade, including traffic rated locking lids.*

13. *Contractor to contact utility companies to verify materials to be utilized for all services and connections.*

SHEET DESIGNATION:

UTILITY PLAN

ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

STATE OF TEXAS
CARLOS GARZA
92602
LICENSED PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E.
ON: 03-02-2026

FOR PERMITTING

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REV	DATE	DESCRIPTION	BY

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Job No.	1456.053
Prep. Date	MARCH 02, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

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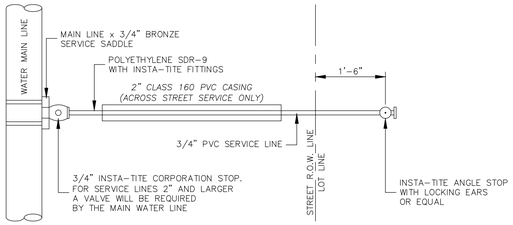
CITY: **SAN JUAN**

COUNTY: **HIDALGO**

STATE: **TEXAS**

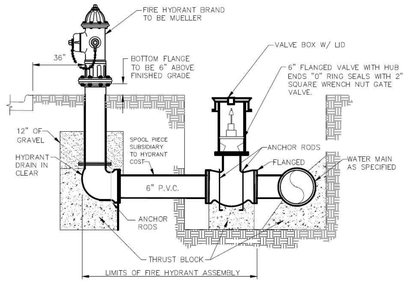
SHEET NUMBER:

C11 of 16



SINGLE WATER SERVICE CONNECTION

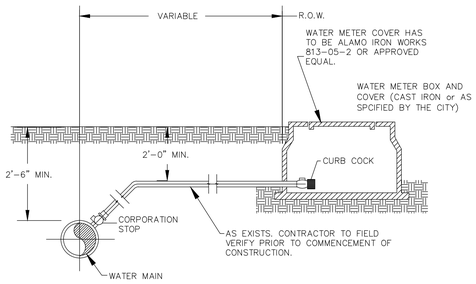
Not to Scale



NOTE: SEE FIRE MARSHAL FOR EXACT LOCATION AND HEIGHT OF BOLLARDS.

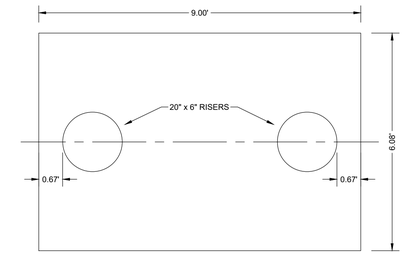
FIRE HYDRANT ASSEMBLY AND BOX DETAIL

NTS



TYPICAL WATER SERVICE CONNECTION DETAIL

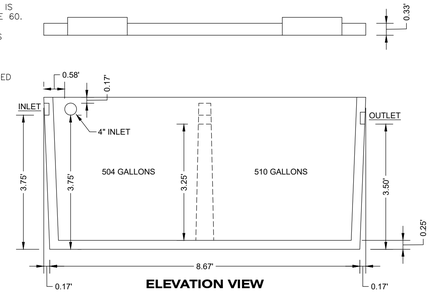
NOT TO SCALE



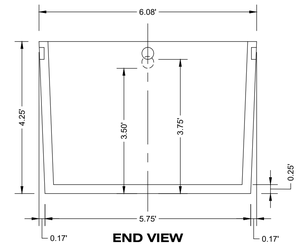
PLAN VIEW

NOTES FROM MANUFACTURER:

1. 28-DAY COMPRESSION STRENGTH = 5000 psi
2. ALL REINFORCING STEEL IS TO BE UNCOATED GRADE 60.
3. MINIMUM #3 BAR LAP IS NOT TO BE LESS THAN 1'-6"
4. 4" LID TO BE REINFORCED WITH #4 REBAR.



ELEVATION VIEW



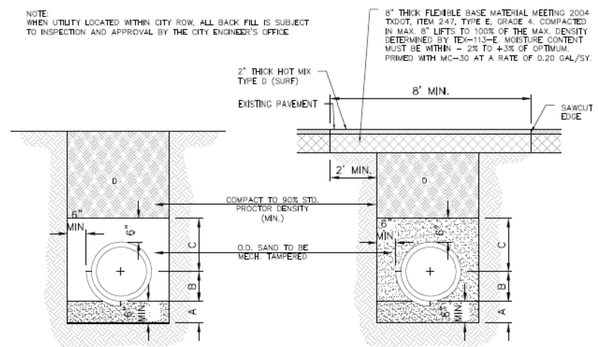
END VIEW

PRECAST SEPTIC TANK

CXT PRECAST PRODUCTS

MODEL 1000-2C Lid B OR APPROVED EQUAL

SCALE: 1"=2'



STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)

APPLICABLE BENEATH FUTURE/UNPAVED STREETS

A. SAND BEDDING PLACED BEFORE PIPE IS LAID TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED)
C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED)
D. FILL TRENCH WITH SELECT BACKFILL, WITH 12" LIFTS COMPACT TO 90% STD. PROCTOR.

FOUNDATION PREPARATION (WELL POINTS), GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

NOTE:
ALL EXISTING/ACTIVE STREET CROSSING SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-6)

STANDARD PIPE BEDDING (MAIN ONLY)

(PARALLEL WITHIN EXIST. STREET)

A. SAND BEDDING PLACED BEFORE PIPE IS LAID TO FLOW LINE OF PIPE (MIN. THICKNESS = 6")
B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED)
C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED)
D. FILL TRENCH WITH SELECT BACKFILL, WITH 12" LIFTS COMPACT TO 90% STD. PROCTOR.

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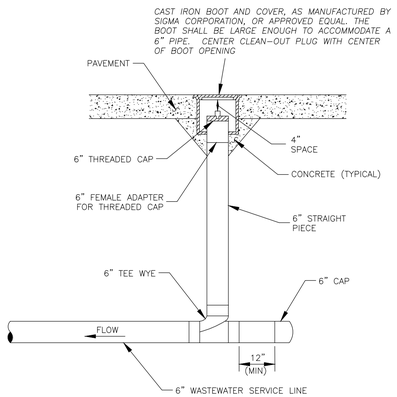
NOT TO SCALE



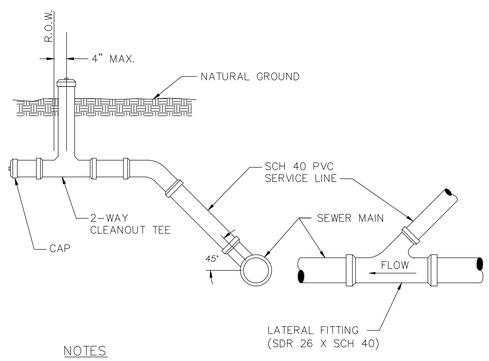
NOTES:

1. ALL PIPE TO BE SDR 26.
2. ALL FITTINGS TO BE SDR 35 SOLVENT WELD FITTINGS.

PROFILE VIEW

TYPICAL SANITARY SEWER CLEAN-OUT DETAIL

NOT TO SCALE



NOTES

1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN. MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL SERVICE SHALL BE 6" OR GREATER AS REQUIRED.

STANDARD SANITARY SEWER SERVICE CONNECTION

NOT TO SCALE

PROJECT INFORMATION:

DOLLAR GENERAL

City of San Juan, Hidalgo County, Texas
(South Veterans Baulevard)

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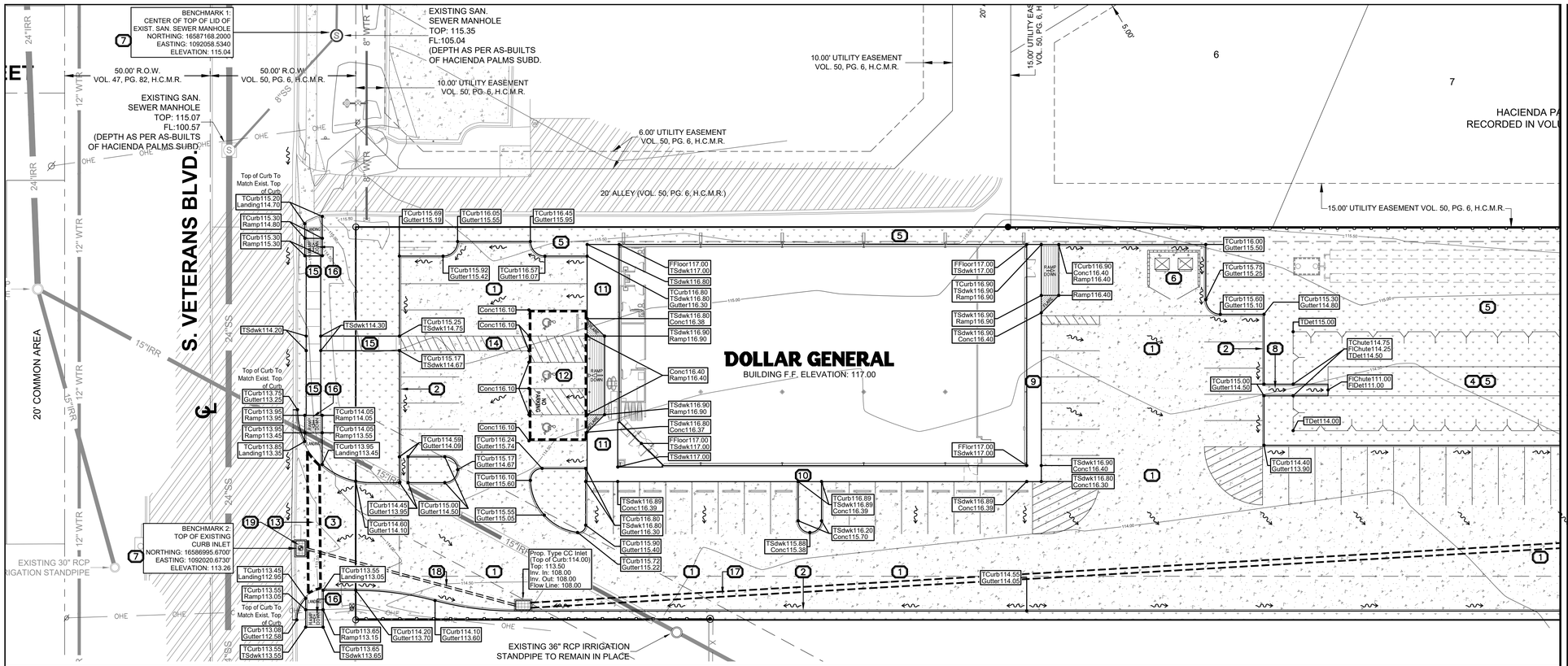
CITY: **SAN JUAN**
COUNTY: **HIDALGO**
STATE: **TEXAS**

SHEET DESIGNATION:

UTILITY DETAILS and PLAN & PROFILE 8" SAN. SEWER LINE

SHEET NUMBER:

C12 of 16



GRADING PLAN
CONSTRUCTION KEYNOTES

1. PROPOSED 6" CONCRETE, NO LESS THAN 4,000 PSI WITH 28 DAY COMPRESSIVE STRENGTH SHALL BE UTILIZED WITHIN PARKING LOT FACILITIES. 6" SUBGRADE SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698. THE SOILS SHOULD BE AT MOISTURE CONTENT IN THE RANGE OF OPTIMUM TO 4% ABOVE THE OPTIMUM MOISTURE CONTENT. FLEXIBLE BASE MATERIAL (TxDOT ITEM 247, TYPE A, GRADE 1–2) SHOULD BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. MOISTURE CONTENT IN THE RANGE OF OPTIMUM TO 3% ABOVE THE OPTIMUM MOISTURE CONTENT.

   CONCRETE MINIMUM REINFORCEMENT: No. 3 BARS 18 INCHES ON–CENTER, EACH WAY, LOCATED IN THE TOP HALF OF CONCRETE SECTION, MINIMUM 2 INCHES COVER.

   CONCRETE CONSTRUCTION JOINT MINIMUM REINFORCEMENT: 3/4–INCH DIAMETER DOWELS 14 INCHES LONG, SPACED 12 INCHES ON–CENTER ALONG JOINT.

   CONTRACTION JOINT SPACING: MAXIMUM JOINT SPACING SHOULD BE LESS THAN 30 TIMES THE THICKNESS OF THE CONCRETE PAVEMENT OR 15 FEET, WHICHEVER IS SMALLER. JOINTING TECHNIQUES ARE DISCUSSED IN DETAIL IN "GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS", PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE. PAVING CONTRACTOR SHALL, AT ALL TIMES, AVOID HAVING A JOINT WHERE A VALLEY IS PROPOSED, AS PER PROPOSED GRADING PLAN.

   *CONTRACTOR SHALL CONSULT GEOTECHNICAL ENGINEERING REPORT PREPARED BY: KILO ENGINEERING, DATED JUNE 2, 2025. KILO PROJECT No. 25-1892.
2. PROPOSED 6" RAISED CONCRETE CURBING ON 6" CONCRETE PAVEMENT (TYPICAL WHERE SHOWN).
3. PROPOSED INGRESS/EGRESS ACCESS. CONTRACTOR SHALL ADHERE TO THE CITY OF SAN JUAN'S REQUIREMENTS FOR CONSTRUCTION OF ACCESS. SEE "TYPICAL CONCRETE DRIVE APPROACH DETAIL" (TxDOT APPROVED) ON SHEET C15.
4. PROPOSED RUNOFF DETENTION AREAS. SIDE SLOPES FOR THESE AREAS SHALL NOT EXCEED 3:1, UNLESS NOTED OTHERWISE (SEE PROPOSED GRADES AND CROSS–SECTIONS DETAILS ON "PROPOSED CONTOURS PLAN").
5. GREEN AREAS, TYPICAL AS SHOWN (SEE "MAP LEGEND", PROPOSED GREEN AREAS HATCH PATTERN ON THIS SHEET). CONTRACTOR SHALL GRADE ALL GREEN AREAS ADJACENT TO CURBS AND/OR FINISHED FLOORS TO BE 2" BELOW GRADES AS SHOWN. CONTRACTOR SHALL GRADE AWAY FROM BUILDING AT ALL PLACES TO PROVIDE POSITIVE DRAINAGE AND AVOID SLOPING GREEN AREAS TOWARDS ADJACENT TRACTS.
6. DUMPSTER AREA SHALL HAVE A 8" 4,000 PSI CONCRETE TO 28–DAY COMPRESSIVE STRENGTH. CONTRACTOR SHALL MAKE SURE THAT ENCLOSURE, IF BUILT WITH MASONRY WALLS, HAS OPENINGS OF NO LESS THAN 12" WIDE AT THE LOWEST SIDE(S) OF DUMPSTER; THIS MEASURE WILL ALLOW RUNOFF TO FLOW THRU WHEN PROPOSED GRADES INDICATE SLOPES TO FLOW ON THE OPPOSITE DIRECTION OF THE DOOR. CROSS SLOPES AND RUNNING SLOPES SHALL NOT EXCEED 2%.
7. BENCHMARK: AS INDICATED ON THIS PLAN.
8. PROPOSED 4–FOOT WIDE (3–FOOT OPENING) CONCRETE CHUTE (TYPICAL WHERE SHOWN).
9. 5' WIDE, 4–INCH THICK CONCRETE SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE MATERIAL REINFORCED WITH No. 3 BARS, 18 INCHES ON–CENTER EACH WAY, LOCATED IN THE TOP HALF OF CONCRETE SECTION, MINIMUM 2 INCHES COVER. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF CONTROL JOINTS ADJACENT TO BUILDING PERIMETER.
10. 5.5' WIDE, 4–INCH THICK CONCRETE SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE MATERIAL REINFORCED WITH No. 3 BARS, 18 INCHES ON–CENTER EACH WAY, LOCATED IN THE TOP HALF OF CONCRETE SECTION, MINIMUM 2 INCHES COVER. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF CONTROL JOINTS ADJACENT TO BUILDING PERIMETER.
11. 11' WIDE, 4–INCH THICK CONCRETE SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE MATERIAL REINFORCED WITH No. 3 BARS, 18 INCHES ON–CENTER EACH WAY, LOCATED IN THE TOP HALF OF CONCRETE SECTION, MINIMUM 2 INCHES COVER. REFER TO STRUCTURAL DRAWINGS FOR LOCATION OF CONTROL JOINTS ADJACENT TO BUILDING PERIMETER.
12. AS PER A.D.A. STANDARDS, THE MAXIMUM CROSS–SLOPE AND RUNNING–SLOPE IN THIS AREA SHALL NOT EXCEED 2%. CONTRACTOR SHALL ENSURE THAT THIS AREA MEETS A.D.A. MAXIMUM SLOPE REQUIREMENTS.
13. AS PER A.D.A. STANDARDS, THE MAXIMUM CROSS–SLOPE SHALL NOT EXCEED 2%, AND THE RUNNING–SLOPE SHALL NOT EXCEED 5% IN THIS AREA. CONTRACTOR SHALL ENSURE THAT THIS AREA MEETS A.D.A. MAXIMUM SLOPE REQUIREMENTS.
14. A.D.A. ACCESSIBLE ROUTE. CONTRACTOR SHALL ENSURE THAT THIS ROUTE DOES NOT EXCEED 5% RUNNING–SLOPE, AND 2% CROSS–SLOPE.
15. 4–INCH THICK SIDEWALK CONSISTING OF NO LESS THAN 4,000 PSI CONCRETE MATERIAL. UPON CONSTRUCTION, SIDEWALK SHALL HAVE A STANDARD BROOM FINISH. CROSS–SLOPE SHALL NOT EXCEED 2%, AND RUNNING–SLOPE SHALL NOT EXCEED 5% (SEE "TYPICAL SIDEWALK DETAIL" ON "SITE PLAN DETAILS" SHEET).
16. DIRECTIONAL RAMPS WITH LANDINGS. HANDICAP RAMP CONFORMING TO MINIMUM A.D.A. REQUIREMENTS. RAMP SHALL UTILIZE DETECTABLE WARNING MATERIAL FOR THE FULL WIDTH. RUNNING SLOPES SHALL NOT EXCEED 1:12 (SEE DETAIL ON "SITE PLAN DETAILS" SHEET).
17. PROPOSED 405.67 L.F. OF 18" R.C.P. WITH SAFETY END TREATMENT AT DETENTION AREA, SLOPE: 0.247%
18. PROPOSED 75 L.F. OF 8" PVC STORM "BLEEDER" LINE. FLOW LINE ELEVATION AT POINT OF CONNECTION WITH EXISTING CURB INLET: 107.82 (FLOW LINE OF EXISTING CURB INLET), SLOPE: 0.24%
19. EXISTING CURB INLET WITH EXTENSION TO BE CONVERTED TO A TYPE CC INLET. CONTRACTOR SHALL SAW-CUT THE PAVEMENT AROUND THE EXTENSION, DEMOLISH THE EXTENSION WALLS AND TOP SLAB, AND RECONSTRUCT THE AREA WITH CONCRETE IN ACCORDANCE WITH THE "TYPICAL CONCRETE DRIVE APPROACH" DETAIL (SEE SHEET C15).

   TOP OF PROPOSED TYPE CC INLET: 112.85
   FLOW LINE TO REMAIN UNALTERED (107.82)

GRADE DESIGNATION (AS APPLICABLE)

TSwk	-	Prop. Top of Sidewalk Elevation
TCurb	-	Prop. Top of Curb Elevation
Gutter	-	Prop. Gutter Elevation
Conc	-	Prop. Top of Concrete Elevation
TAsph	-	Prop. Top of Asphalt Elevation
Ramp	-	Prop. Top of Ramp Elevation
Landing	-	Prop. Top of Landing Elevation
TDet	-	Prop. Top of Detention Area
FlDet	-	Prop. Flow Line of Detention Area
FlNg	-	Prop. Natural Ground Elevation
FlPipe	-	Prop. Flow line Pipe
TChute	-	Prop. Top of Concrete Chute
FlChute	-	Prop. Flow line of Concrete Chute
FlDitch	-	Prop. Flow line of Ditch
Berm	-	Prop. Top of Berm
FH Elev	-	Prop. Fire Hydrant Flange Elevation

PROJECT INFORMATION:

DOLLAR GENERAL

City of San Juan, Hidalgo County, Texas (South Veterans Boulevard)

BEARING BASIS: NAD83 Texas State Planes, South Zone, US Foot

GRAPHIC SCALE
0 20 30 40 60
1 inch = 20 ft.

CALL BEFORE YOU DIG!
Texas 811
Know what's below. Call before you dig.
PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL CONSTRUCTION 811
THE LONE STAR NOTIFICATION COMPANY AT 1–800–669–8344

SHEET HIGHLIGHTS/RESTRICTIONS

1. As per Drainage Calculations, the total amount of detention required for this site is: 16,779 cubic feet of runoff (0.39 AC–FT). The post–development storm runoff capacity of the proposed detention area is approximately: 54,998 cubic feet.

As indicated above, the amount of storm runoff detention provided surpasses the amount required by 38,219 cubic feet (+328%).

2. Reinforcing steel bar for concrete: #3 at 18 inches on center each way, located in top half of concrete section. Minimum 2 inches cover

3. Follow ACI Manual of Concrete Practice.

4. Proposed improvements shown on these plans ARE subject to final approval by applicable regulating entities, and ultimate the City of San Juan, TX permit issuance. Any additional improvements required, but not shown on these plans, shall not relieve the General Contractor of his responsibility to comply. Developer shall NOT consider these plans as FINAL prior to permit issuance. Should the Developer wish to use these plans for purposes other than PRELIMINARY prior to said permit issuance, he may do so at his(her) own risk.

5. Unless specified otherwise, final graded material adjacent to ANY concrete surfaces, shall be graded to no less than 2" below surface's top elevation. Grading shall be provided by site's "dirtwork" contractor, unless specified otherwise.

6. Maximum slopes for parking lot facilities shall not exceed 6.0%

7. Contractor shall coordinate/verify with corresponding power company the location, size, as well as specifications for construction of transformer concrete pad.

SHEET DESIGNATION:

PAVING AND GRADING PLAN WITH EXISTING CONTOURS

ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE · EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

THE STATE OF TEXAS · CARLOS GARZA · 92602 · LICENSED PROFESSIONAL ENGINEER
THIS DOCUMENT APPEARING ON THIS SHEET WAS AUTHORIZED BY CARLOS GARZA P.E. 92602 ON: 03–02–2026

FOR PERMITTING
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

REV	DATE	DESCRIPTION	BY
1	03/13/2025	DRAINAGE REPORT ADDED, SIDEWALK ALONG ELDORA, WATER & SAN. SEWER TURNED OFF.	CITY OF SAN JUAN

DESIGN INFORMATION

Job Type	CIVIL
Job No.	1456.053
Prep. Date	MARCH 02, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.

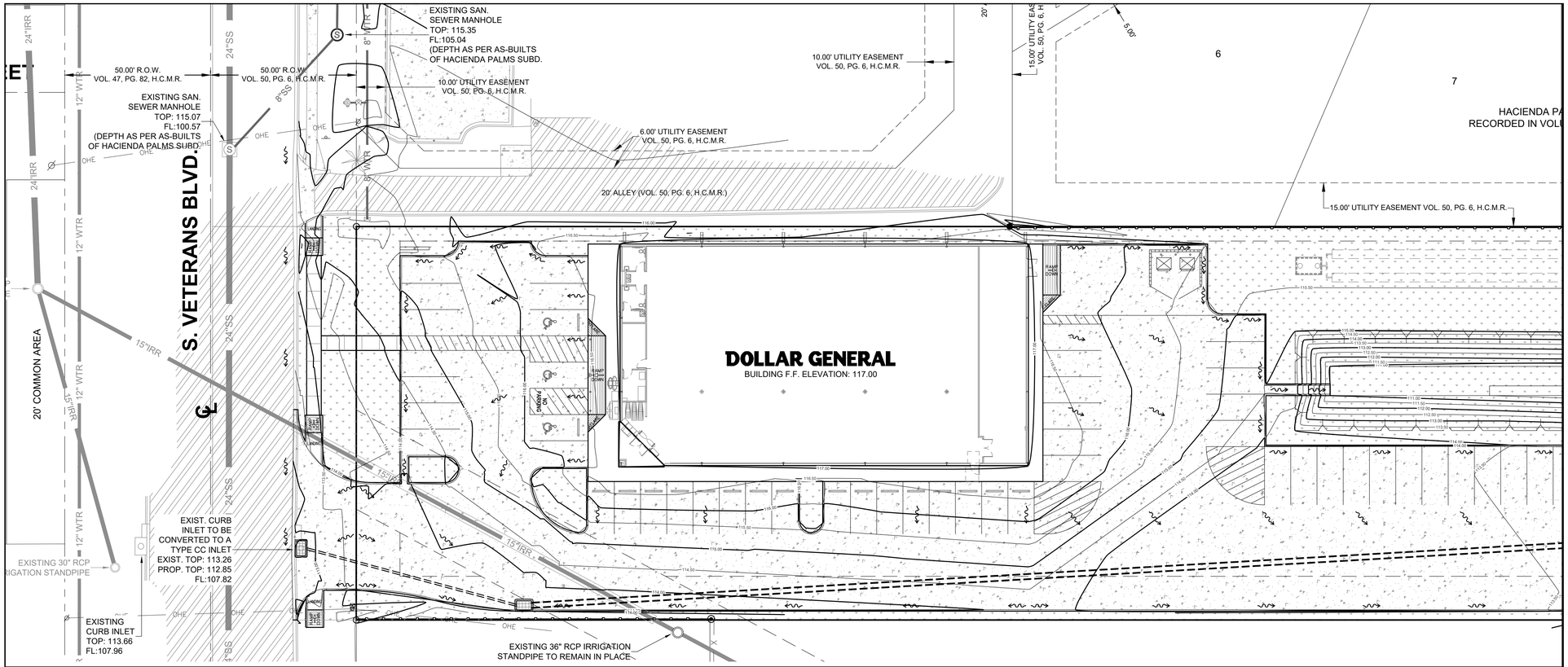
PLAN SCALE: AS SHOWN

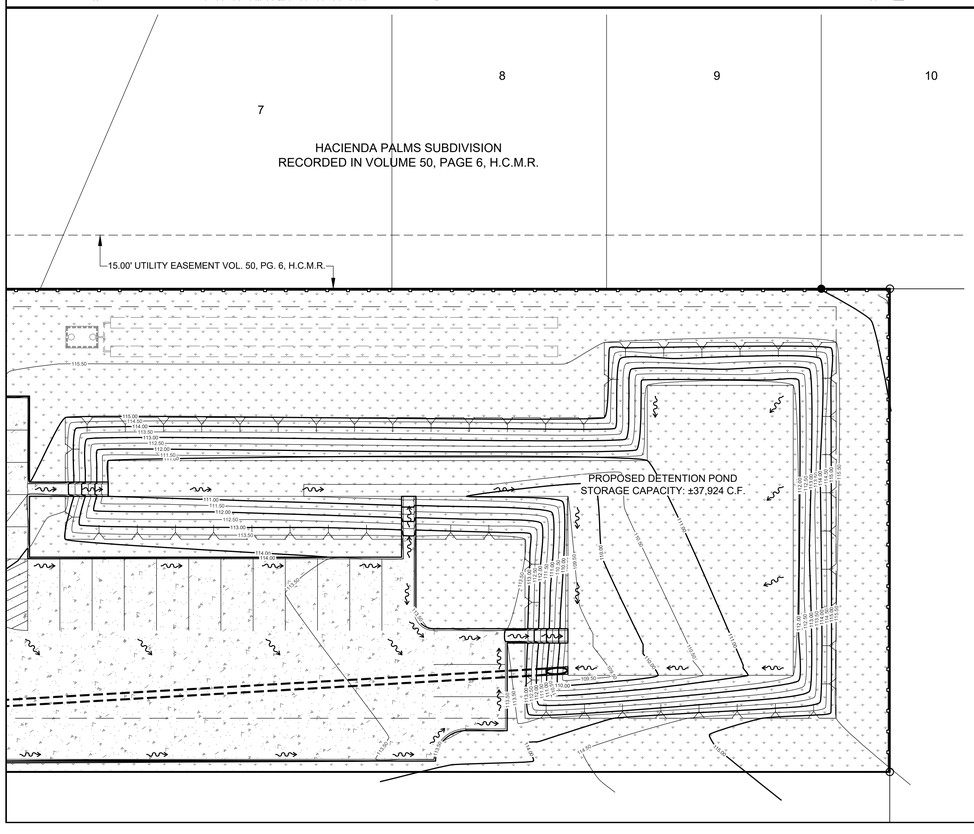
PROJECT ADDRESS OR NEAREST INTERSECTION

THIS TRACT OF LAND IS LOCATED ON THE EAST SIDE OF S. VETERANS BOULEVARD, APPROXIMATELY 620 FEET SOUTH OF E. MOORE ROAD, IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS.

CITY: **SAN JUAN**
COUNTY: **HIDALGO**
STATE: **TEXAS**

SHEET NUMBER: **C13 of 16**





MAP LEGEND

- FOUND No. 4 REBAR
- FOUND IRON PIPE
- SET No. 4 REBAR
- BENCHMARK (AS INDICATED ON THIS SURVEY)
- EXISTING POWER POLE
- EXISTING SERVICE POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING SIGN
- OHE — OHE — EXISTING OVERHEAD POWER LINE
- EXISTING WATER VALVE
- EXISTING WATER FLUSH VALVE
- EXISTING WATER PUMP
- EXISTING FIRE HYDRANT
- 8" WTR — EXISTING 8" WATER LINE (CITY OF SAN JUAN, TX)
- 12" WTR — EXISTING 8" WATER LINE (CITY OF PHARR, TX)
- 15"IRR — EXISTING 16" IRRIGATION LINE (HCID No. 2)
- 24"IRR — EXISTING 16" IRRIGATION LINE (HCID No. 2)
- EXISTING RCP IRRIG. STAND PIPE (SIZE AS INDICATED ON PLAN).
- x — x — x — x — EXISTING CHAIN LINK FENCE
- EXISTING SAN. SEWER MANHOLE
- 24"SS — EXISTING 24" SANITARY SEWER LINE (CITY OF PHARR, TX)
- EXISTING ASPHALT PAVED AREAS
- PROPOSED CONCRETE PAVED AREAS
- PROPOSED GREEN AREAS
- EXISTING PALM TREE

PROJECT INFORMATION:

DOLLAR GENERAL

City of San Juan, Hidalgo County, Texas (South Veterans Boulevard)

BEARING BASIS: NAD83 Texas State Planes, South Zone, US Foot

GRAPHIC SCALE
0 20 30 40 60
1 inch = 20 ft.

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SHEET HIGHLIGHTS/RESTRICTIONS

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A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

STATE OF TEXAS — CARLOS GARZA 92602 — LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E. 92602 ON: 03-02-2026

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REV	DATE	DESCRIPTION	BY

DESIGN INFORMATION

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Job No.	1456.053
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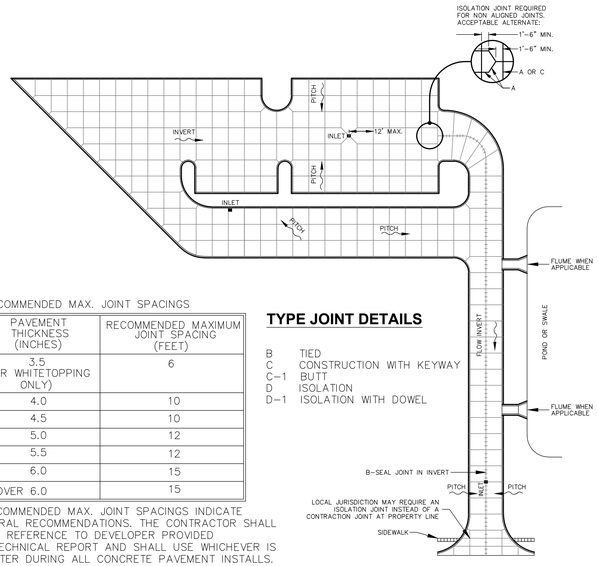
CITY: **SAN JUAN**

COUNTY: **HIDALGO**

STATE: **TEXAS**

SHEET DESIGNATION: **PROPOSED CONTOURS**

SHEET NUMBER: **C14 of 16**



**RECOMMENDED MAX. JOINT SPACINGS

PAVEMENT THICKNESS (INCHES)	RECOMMENDED MAXIMUM JOINT SPACING (FEET)
3.5 (FOR WHITETOPPING ONLY)	6
4.0	10
4.5	10
5.0	12
5.5	12
6.0	15
OVER 6.0	15

**RECOMMENDED MAX. JOINT SPACINGS INDICATE GENERAL RECOMMENDATIONS. THE CONTRACTOR SHALL MAKE REFERENCE TO DEVELOPER PROVIDED GEOTECHNICAL REPORT AND SHALL USE WHICHEVER IS GREATER DURING ALL CONCRETE PAVEMENT INSTALLS.

TYPE JOINT DETAILS

B TIED
C CONSTRUCTION WITH KEYWAY
C-1 BUTT
D ISOLATION
D-1 ISOLATION WITH DOWEL

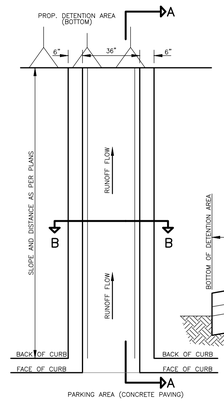
GENERAL NOTES:

1. ALL CONCRETE USED IN PARKING LOT, UNLESS OTHERWISE INDICATED, SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS COMPRESSIVE STRENGTH, OR AS PER GEO-TECHNICAL RECOMMENDATIONS, WHICHEVER IS HIGHER.
2. PREPARE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR RIGID PAVEMENTS. SUBGRADE SOIL DENSITY TESTING MUST BE COMPLETED AND VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
3. IMPORTED SOIL USED FOR BACK FILL SHOULD BE FREE OF HEAVY CLAY, SILTS, STONES, PLANT ROOTS OR OTHER FOREIGN MATERIAL GREATER THAN 1. ADEQUATE COMPACTION AROUND ANY FIXED OBJECT IN GROUND. ALTERNATE WILL BE TO USE FLOWABLE FILL.
4. LAYOUT CONTROL JOINT BY STARTING WITH ANY DRAINAGE INLET WITHIN THE PAVEMENT SECTION AND WORK TOWARD EDGE OF PAVEMENT.
5. KEEP ALL JOINTS CONTINUOUS
6. CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 12 HOURS FROM TIME OF PLACEMENT;

A. SIDEWALK-SPACING SHALL BE SAME AS WIDTH OF PAVEMENT AND LESS THAN 5 FEET IN LENGTH.

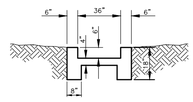
B. PAVEMENT-MAXIMUM SPACING SHALL BE 2.5 TIMES THICKNESS IN UNIT OF FEET AND LESS THAN 15 FEET IN LENGTH (E.G. T=4 INCH SPACING AT 10'x10') UNLESS PECIFIED OTHERWISE BY THE GEOTECHNICAL ENGINEER.

7. CURE CONCRETE IMMEDIATELY AFTER FINISHING OPERATION IS COMPLETED BY USING ONE OF THE FOLLOWING METHODS: WATER, PIGMENTED WATER-BASED CURING COMPOUND OR VISQUEEN AND BURLAP.
8. CONTRACTION JOINTS SHALL BE DONE AS EARLY AS POSSIBLE AS TO NOT CAUSE SURFACE DEFORMATION OR RAVELING ALONG THE EDGES OF THE JOINT AT TIME OF SAW CUTTING.
9. AN EARLY-ENTRY, DRY-SAW MACHINE IS RECOMMENDED.
10. ALL DRAINAGE STRUCTURES SHALL BE BACKFILLED WITH A FLOWABLE FILL TO PREVENT SETTLEMENT OF THE SLAB AROUND THE STRUCTURE.
11. CONTRACTOR SHALL AVOID PLACING JOINTS IN AREAS WHERE VALLEYS ARE PROPOSED (SEE PRPOSED GRADES). THIS MEASURE PREVENTS RUNOFF FROM FLOWING IN LOW AREAS FOR PERIODS OF TIME THAT COULD CAUSE WATER FILTRATATION, WHICH ENDS UP AFFECTING THE INTEGRITY OF CONCRETE.

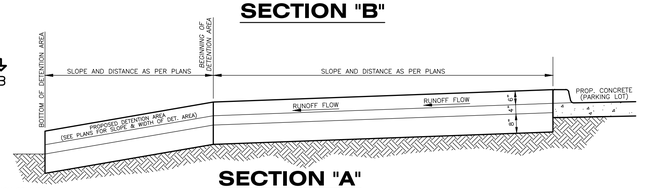


PLAN VIEW

GENERAL NOTES :
1. CONCRETE SHALL HAVE 3,000 P.S.I. AT MINIMUM 28 DAYS COMPRESSION STRENGTH.
2. 6"x6" No. 6 WIRE MESH OR EQUAL LAPPED 6".
3. ALL STEEL TO HAVE 4,000 P.S.I. YIELD STRENGTH.



SECTION "B"



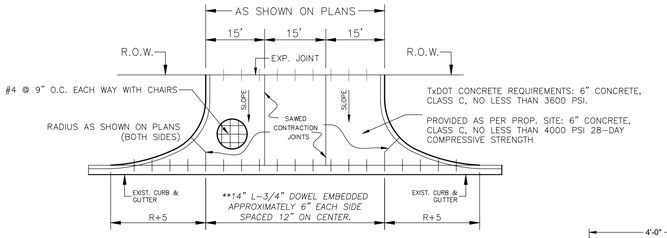
SECTION "A"

CONCRETE CHUTE DETAIL

Not to Scale

TYPICAL CONCRETE PARKING AREA JOINT LAYOUT

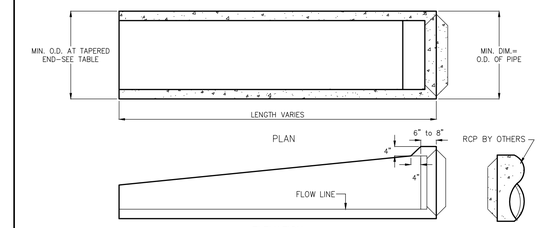
Not to Scale



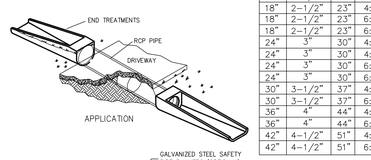
TYPICAL CONCRETE DRIVE APPROACH DETAIL (TxDot)

Not to Scale

**OMIT DOWELS WHEN CONCRETE DRIVE APPROACH CONNECTS/MEETS EXISTING ASPHALT (NO CONCRETE CURB AND GUTTER).



PIPE I.D.	MIN. WALL THICK.	MIN. O.D.	SLOPE	MINIMUM LENGTH RUBBER GASKET	MINIMUM LENGTH TONGUE & GROOVE	MIN. O.D. @ TAPERED END
12"	2"	16"	5:1	–	4'-4"	16"
15"	2"	19"	6:1	–	6'-1"	19"
18"	2-1/2"	23"	4:1	5'-9"	–	21-1/2"
18"	2-1/2"	23"	4:1	–	5'-3"	21-1/2"
18"	2-1/2"	23"	6:1	8'-5"	–	21-1/2"
18"	2-1/2"	23"	6:1	–	7'-8"	21-1/2"
24"	3"	30"	4:1	8'-2"	–	27"
24"	3"	30"	4:1	–	7'-5"	27"
24"	3"	30"	6:1	12'-0"	–	27"
24"	3"	30"	6:1	–	11'-0"	27"
30"	3-1/2"	37"	4:1	9'-2"	9'-2"	31"
30"	3-1/2"	37"	6:1	13'-4"	13'-4"	31"
36"	4"	44"	4:1	10'-10"	10'-10"	36"
36"	4"	44"	6:1	15'-10"	15'-10"	36"
42"	4-1/2"	51"	4:1	12'-8"	12'-8"	41-1/2"
42"	4-1/2"	51"	6:1	18'-9"	18'-9"	41-1/2"



Specifications

CONCRETE : Class 1 concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction.

REINFORCEMENT: Grade 60 reinforced Steel rebar conforming to ASTM A615 on required centers or equal.

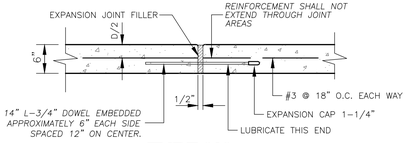
Installation Data

Stabilized sand shall be used for bedding and backfill of all safety end treatment sections. The bedding shall surround the section for a minimum thickness of inches or to the limits of excavation and shall taper to a minimum of 12 inches at the top of the section for a depth of 12 inches.

PRECAST CONCRETE SAFETY END TREATMENT

Not to Scale

**Contractor shall ensure safety end treatment meets TxDOT specifications

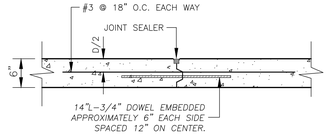


TYPE "A"

EXPANSION JOINT
N.T.S.

NOTE

JOINTS SHALL BE THE FULL DEPTH OF THE JOINT AND SHOULD BE SPACED NO GREATER THAN 54' FOR REBAR REINFORCEMENT AND 30' FOR WELDED WIRE FABRIC REINFORCEMENT BETWEEN THE NEAREST PARALLEL CONSTRUCTION OF ISOLATION JOINT. CONTRACTION AND CONSTRUCTION JOINTS SHOULD BE NO WIDER THAN 1/8" WIDE WHEREAS ISOLATION MAY BE UP TO 1" WIDE.

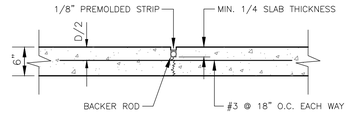


TYPE "C"

TIED BUTT LONGITUDINAL CONSTRUCTION JOINT
N.T.S.

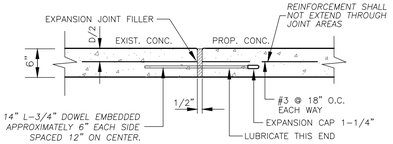
NOTE

CONTRACTION/CONSTRUCTION JOINTS SHOULD BE SPACED NO GREATER THAN 15' BETWEEN THE NEAREST PARALLEL JOINTS WITH DEPTHS OF AT LEAST 1/4" THE SLAB THICKNESS AND NO WIDER THAN 1/8".



TYPE "B"

SAWED OR PREMOLDED STRIP LONGITUDINAL OR TRAVERSE
N.T.S.

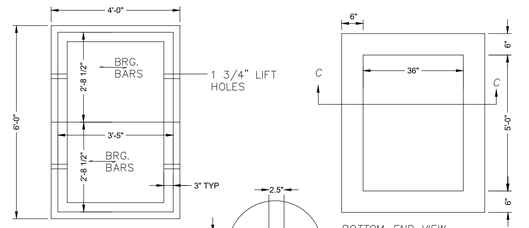


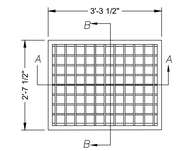
TYPE "D"

CONCRETE TO CONCRETE
N.T.S.

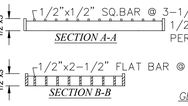
TYPICAL CONCRETE JOINT DETAILS

Not to Scale





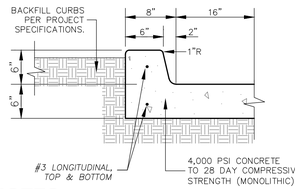
BICYCLE PROOF INLET GRATE
2 GRATINGS PER TYPE "CC" INLET



GENERAL NOTES:
1. REINFORCEMENT: #4 BARS AT 12" O.C. EACH WAY.
2. CONCRETE TO HAVE A MIN. 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
3. "H" DIMENSION AVAILABLE IN 6" INCREMENTS FROM 3'-0" TO 8'-0".
4. INLETS SHALL BE COMPOSED OF PRE-CAST SECTIONS, CAST IN PLACE OR A COMBINATION OF BOTH.
5. 6" GRAVEL BEDDING IS REQUIRED IF UNSTABLE SOIL OR GROUND WATER IS FOUND.

TYPE CC INLET DETAIL

Not to Scale

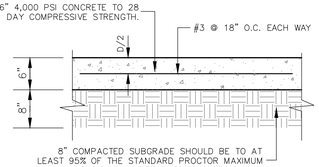


NOTES

1. CONCRETE – 4,000 PSI
2. DUMMY JOINTS – DUMMY JOINTS SHALL BE TOOLED INTO CURB AT 10' INTERVALS USING A GROOVING TOOL TO A MINIMUM DEPTH OF 1/2". SAW CUTTING DUMMY JOINTS IS NOT PERMITTED.
3. EXPANSION JOINTS – PLACE ASPHALT IMPREGNATED FIBER BOARD APPROVED BY THE CITY/COUNTY AT ALL COLD JOINTS. PLACE 2 – #4 SMOOTH BARS, 14" LONG, 3" FROM THE TOP AND 3" FROM THE BOTTOM OF CURB.
4. TOP OF CURB TO HAVE ½" DROP FROM BACK TO FRONT OF CURB.
5. CURBS MUST BE BRUSHED TO A SMOOTH AND UNIFORM FINISH.

CURB ON CONCRETE PAVEMENT DETAIL

Not to Scale



TYPICAL CONCRETE PAVING SECTION

Not to Scale

** 8" CONCRETE SHALL BE USED WITHIN PROPOSED DUMPSTER AREAS.

PROJECT INFORMATION:

DOLLAR GENERAL

City of San Juan, Hidalgo County, Texas
(South Veterans Baulevard)

CALL BEFORE YOU DIG!

Texas 811 Know what's below. Call before you dig. 811

PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL CONSTRUCTION

THE LONE STAR NOTIFICATION COMPANY AT 1-800-669-8344

SHEET HIGHLIGHTS/RESTRICTIONS

ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aeceengineering.net

STATE OF TEXAS
CARLOS GARZA
92602
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY CARLOS GARZA P.E. 92602 ON: 03-02-2026

FOR PERMITTING

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

REV	DATE	DESCRIPTION	BY

DESIGN INFORMATION

Job Type	CIVIL
Job No.	1456.053
Prep. Date	MARCH 02, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.

PLAN SCALE: AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

THIS TRACT OF LAND IS LOCATED ON THE EAST SIDE OF S. VETERANS BOULEVARD, APPROXIMATELY 620 FEET SOUTH OF E. MOORE ROAD, IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS.

CITY: SAN JUAN

COUNTY: HIDALGO

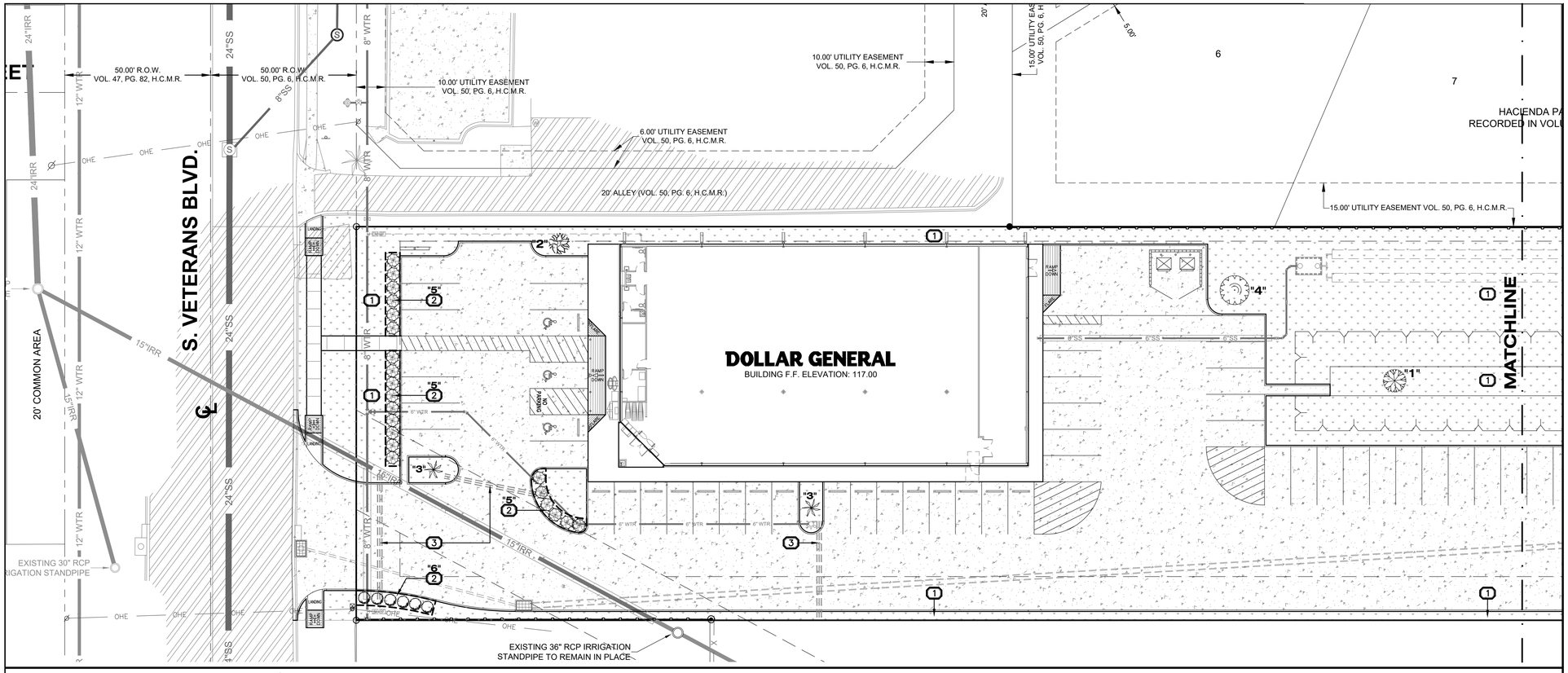
STATE: TEXAS

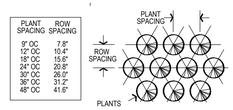
SHEET DESIGNATION:

PAVING AND STORM DRAINAGE DETAILS

SHEET NUMBER:

C15 of 16





PLANT SPACING	ROW SPACING
9" OC	7.8"
12" OC	10.4"
15" OC	13.6"
24" OC	20.8"
30" OC	26.0"
36" OC	31.2"
48" OC	41.6"

PLANT MATERIAL SPACING

Notes to Site Contractor:
Site Contractor shall grade all green areas adjacent to curbs and/or finished floors to be 2" below finished grades as shown, and contractor shall also grade away from site at all places as to provide positive drainage.

Conduits as shown herein, shall be installed by the site/utility contractor prior to parking lot pavement, unless specified otherwise.

GENERAL LANDSCAPING SPECIFICATIONS

CONTRACTOR QUALIFICATIONS – EMPLOY THE SERVICES OF A CERTIFIED LANDSCAPE PROFESSIONAL CONTRACTOR (CLPC) AS DEFINED BY THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION TO SUPERVISE THIS PROJECT FOR THE ENTIRE LENGTH OF THE CONTRACT TERM.

SUBMITTALS – SUBMIT LIST OF SUPPLIERS FOR ALL TREES. INCLUDE NAME OF NURSERY, ADDRESS, CONTACT PERSON AND PHONE NUMBER. IDENTIFY ON LIST WHICH TREES ARE COMING FROM WHICH NURSERY.

PLANT MATERIAL APPROVALS – ALL PLANT MATERIALS ARE TO BE APPROVED ON SITE BY THE OWNERS REPRESENTATIVE PRIOR TO BEING PLANTED.

GUARANTEE – GUARANTEE ALL LABOR, MATERIAL AND PLANT MATERIAL FOR TWELVE (12) MONTHS AFTER FINAL ACCEPTANCE OF WORK BY OWNER. REPLACE ALL DEAD AND UNHEALTHY PLANT MATERIALS AND PLANT MATERIALS THAT HAVE PARTIALLY DIED SO THAT, SHAPE, SIZE OR SYMMETRY HAS BEEN DAMAGED. THIS GUARANTEE DOES NOT APPLY WHERE PLANT MATERIAL DIES, AFTER ACCEPTANCE OF WORK, DUE TO IMPROPER MAINTENANCE OR STORM, DROUGHT, HAIL, FREEZE, INSECT OR DISEASE DAMAGE.

EXISTING UTILITIES – BE RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES. REPAIR ANY DAMAGE DONE TO EXISTING UTILITIES.

TOPSOIL – A LOAM TOPSOIL CONTAINING A MINIMUM ORGANIC MATTER CONTENT BY WEIGHT OF 5% AND A PH RANGE OF 6.5 TO 7.5. TOPSOIL SHALL NOT HAVE A MIXTURE OF SUBSOIL AND SHALL CONTAIN NO STONES, LUMPS OF SOIL, STICKS, ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS LARGER THAN 1–1/2 INCHES IN DIAMETER OR LENGTH.

PLANTING MIX – A MIXTURE OF ONE PART COMPOST AND 2 PARTS TOPSOIL MIXED PRIOR TO BE PLACED IN PLANTING BEDS.

STEEL EDGING – INSTALL SURE–LOC ⅛" STEEL EDGING WHERE ALL PLANTING BEDS ARE ADJACENT TO TURF AREAS AND AROUND SPREADING GROUND COVERS.

MULCH – FINE SHREDDED HARDWOOD MULCH.

FERTILIZER – APPLY "MILORGANITE" ALL NATURAL ORGANIC GRANULATED SLOW RELEASE NITROGEN FERTILIZER AT THE FOLLOWING RATES. TREES – 5#/TREE SHRUB AND GROUNDCOVER – 15#/1000SF IN TOP 4"–6" OF PLANTING BED SOIL SOLID SOD – 15#/1000SF IN UPPER 2" SOIL

TREE PIT EXCAVATION – DIG A ROUGH SIDED, SAUCER SHAPED HOLE THE SAME DEPTH AS THE ROOT BALL AND FOUR TIMES THE DIAMETER OF THE ROOT BALL. PRIOR TO PLANTING, FILL THE HOLE WITH WATER TO ENSURE GOOD DRAINAGE. IF WATER DOES NOT DRAIN WITHIN 24 HOURS, CONTACT THE LANDSCAPE ARCHITECT TO SELECT A DIFFERENT LOCATION.

TREE PLANTING – SET THE TREE IN THE CENTER OF THE HOLE. BACKFILL WITH EXISTING TOPSOIL DUG FROM THE HOLE AROUND THE ROOT BALL MIXED WITH 4" OF COMPOST, THOROUGHLY WATER WHEN THE HOLE IS 2/3 FILLED WITH SOIL. AFTER WATERING, CONTINUE BACKFILLING WITH TOPSOIL UNTIL THE SURFACE IS LEVEL WITH THE SURROUNDING AREA AND CROWN OF THE PLANT IS AT THE FINISHED GRADE. BUILD UP A TEMPORARY WATERING BASIN AROUND THE BASE OF THE TREE. MIX FERTILIZER INTO THE SOIL AT THE RATES SHOWN. APPLY MULCH TO A DEPTH OF THREE (3) INCHES, EVENLY SPREAD OVER THE ENTIRE WATERING BASIN.

PLANTING BED – 8" MIX – EXCAVATE BED AREAS TO 8" BELOW FINISH GRADE AND REPLACE WITH PLANTING MIX. PROPERLY DISPOSE OF EXCAVATED MATERIAL OFF SITE.

SHRUB & GROUNDCOVER PLANTING – MIX FERTILIZER INTO THE SOIL AT THE RATES SHOWN. SPACE PLANT MATERIAL AS INDICATED ON THE DRAWINGS. EQUILATERAL TRIANGULAR SPACING SHALL BE USED FOR ALL MASS PLANTINGS. WATER THE BED THOROUGHLY AFTER PLANTING. APPLY MULCH TO A DEPTH OF THREE (3) INCHES EVENLY SPREAD OVER THE ENTIRE BED AREA.

SOIL PREPARATION FOR SOLID SOD – REMOVE ALL WEEDS WITH A SELECTIVE HERBICIDE. RAKE ALL STICKS, STONES, ROOTS AND OTHER DEBRIS OVER 1" IN SIZE FROM SOIL. TILL SOIL TO A DEPTH OF TWO (2) INCHES. RAKE SOIL SMOOTH, FREE FROM VARIATIONS, BUMPS AND DEPRESSIONS TO FINISH GRADE (1" BELOW WALKS AND CURBS). APPLY ADDITIONAL TOPSOIL WHERE REQUIRED FOR PROPER DRAINAGE.

SOLID SOD PLANTING – MIX FERTILIZER INTO THE SOIL AT THE RATES SHOWN. SOD SHALL BE TRANSPORTED AND PLANTED WITHIN 48 HOURS OF STRIPPING. LAY SOD TO FORM A SOLID MASS WITH TIGHT FITTED JOINTS. BUTT ENDS AND SIDES OF SOD AND OFFSET JOINTS IN ADJACENT COURSES. WORK SAND INTO CRACKS BETWEEN SOD. IMMEDIATELY AFTER SOD IS LAID, WATER THOROUGHLY AND CONTINUE WATERING DAILY TO ENSURE 6" PENETRATION OF WATER INTO SOIL. DO NOT ALLOW TURF BLADES TO WILT. ROLL SOD WITH ROLLER WEIGHING A MINIMUM OF 100 POUNDS PER LINEAR FOOT TO ENSURE GOOD CONTACT WITH SOIL. ON SLOPING SURFACES WHERE EROSION MAY BE A PROBLEM, SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SECURED BY PINNING OR PEGGING.

CLEAN–UP – KEEP THE PREMISES AND PUBLIC STREETS FREE FROM ACCUMULATION OF WASTE MATERIAL AT THE COMPLETION OF THE WORK REMOVE ALL WASTE, EXCESS MATERIAL, RUBBISH AND EQUIPMENT AND LEAVE THE SITE CLEAN.

MAINTENANCE – BEGIN MAINTENANCE UPON COMMENCEMENT OF WORK ON PROJECT AND CONTINUE FOR A PERIOD OF 30 CALENDAR DAYS AFTER WRITTEN ACCEPTANCE OF PROJECT BY OWNER. MAINTAIN TURF, HYDROMULCHED AREAS AND PLANTING BEDS WEED FREE USING APPROPRIATE MANUAL WEEDING METHODS AND SELECTIVE HERBICIDES. MOW AND EDGE AS NECESSARY TO MAINTAIN A MANICURED APPEARANCE.

FINAL ACCEPTANCE – DEMONSTRATE TO THE OWNER ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED IN ACCORDANCE WITH THESE SPECIFICATIONS AND DRAWINGS. PROVIDE OWNER WITH WRITTEN INSTRUCTIONS FOR PROPER MAINTENANCE OF ALL PLANT MATERIALS.

INORGANIC MULCH NOTE

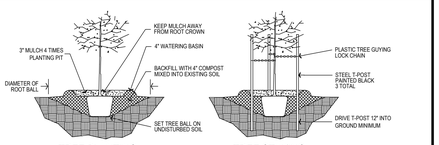
INORGANIC MULCHES PROVIDE MANY BENEFITS TO THE GARDEN AND LANDSCAPE. INORGANIC MULCHES ARE CRUSHED GRAVEL AND GRANITE, RIVER ROCK OR SMALL STONES, LAVA OR GRANITE ROCK, DECORATIVE AND COLORED STONES, SAND, CRUSHED BRICK, CRUSHED GRADED RECYCLED GLASS, LANDSCAPE FABRIC SOMETIMES REFERRED TO AS GEO–TEXTILES, PLASTIC MULCH, AND ALUMINIZED MULCH.

TREES/PLANT LEGEND

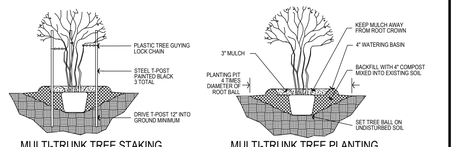
"1" MONTEZUMA CYPRESS/TAXODIUM MUCRONATUM. 6' HEIGHT, 2" CALIPER.
"2" CEDAR ELM/ULMUS CRASSIFOLIA. 6' HEIGHT, 2" CALIPER.
"3" SABAL PALM/SABAL TEXANA. MINIMUM 4' HEIGHT.
"4" LIVE OAK/QUERCUS VIRGINIANA. 6' HEIGHT, 2" CALIPER.
"5" DWARF YAUPON/ILEX VOMITORIA. 3 GAL.
"6" TEXAS SAGE/LEUCOPHYLUM FRUTENSCENS. 3 GAL.

LANDSCAPING REQUIREMENTS:

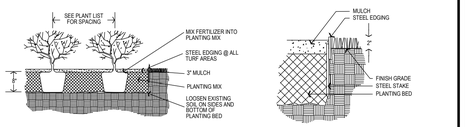
LOT NET AREA: 74,608.37 SQUARE FEET (1.713 ACRES).
TOTAL LANDSCAPING AREA REQUIRED (10%): 7,461 SQUARE FEET
TOTAL LANDSCAPING AREA PROVIDED: (41%) 30,836 SQUARE FEET



TREE PLANTING TREE STAKING



MULTI-TRUNK TREE STAKING MULTI-TRUNK TREE PLANTING



PLANTING BED - 12" PLANTING MIX EDGING

GENERAL TREE PRUNING NOTES

TREE PRUNING - REFER TO THE AMERICAN NATIONAL STANDARD FOR PRUNING, ANSI A300 SPECIFICATIONS

CROWN CLEANING - SELECTIVELY REMOVE DEAD, DYING, DISEASED AND WEAK BRANCHES AND WATERSPROUTS.

CROWN THINNING - SELECTIVELY REMOVE BRANCHES TO INCREASE LIGHT PENETRATION, AIR MOVEMENT, AND REDUCE WEIGHT.

CROWN RAISING - REMOVE THE LOWER BRANCHES OF THE TREES TO PROVIDE 5' CLEARANCE FOR PEDESTRIAN AND VEHICULAR CIRCULATION.

LANDSCAPING KEYNOTES

1. ALL GREEN AREAS SHALL BE COVERED WITH HYDRO MULCH, INCLUDED BUT NOT LIMITED TO AREAS ADJACENT TO PROPOSED BUILDING, DETENTION AREAS, ETC.
2. NON-GRASS LANDSCAPE AREAS. SEE "TREES/PLANT LEGEND" FOR PROPOSED SHRUBBERY.
3. APPROXIMATE LOCATION OF PROPOSED BURIED 4" CONDUIT/SLEEVES RUNS. MINIMUM OF THREE (3) RUNS, INCLUDING 90° ELBOWS AND "TURN UPS" FOR FACILITY ELECTRICAL, LIGHTING AND IRRIGATION SYSTEMS. THE CONTRACTOR SHALL VERIFY ALL CONDUIT RUNS AND UTILITY CONNECTIONS TO THE PROPOSED FACILITY AGAINST THE MEP PLANS PRIOR TO COMMENCING ANY CONSTRUCTION. ADDITIONAL CONDUIT/SLEEVES MAY BE REQUIRED; ROUTING SHOWN IS FOR REFERENCE ONLY.

PROJECT INFORMATION:

DOLLAR GENERAL

City of San Juan, Hidalgo County, Texas (South Veterans Boulevard)

BEARING BASIS: NAD83 Texas State Planes, South Zone, US Foot

GRAPHIC SCALE
0 20 30 40 60
1 inch = 20 ft.

CALL BEFORE YOU DIG!
Texas 811 Know what's below. Call before you dig.
PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST – STOP AND CALL – CONSTRUCTION **811**

THE LONE STAR NOTIFICATION COMPANY AT 1–800–669–8344

SHEET HIGHLIGHTS/RESTRICTIONS

1. Conduit installation for parking lot lighting and irrigation shall be coordinated by the General Contractor for, but not limited to light fixtures, poles, bases, conduit and wiring.

2. Contractor shall be responsible for all line(s) pressure testing & approval by the corresponding City, Entity, Water Supply Corporation, etc.

3. Contractor responsible to field adjust any and all proposed improvements as necessary for proper installation and functionality.

4. As–Built location of utilities shown herein were provided by field collected information, and gathered information from different sources. Contractor shall be responsible to verify all utility conditions, vertically and horizontally, and notify the Engineer of any discrepancy prior to construction. No work shall be performed until As–Built conditions have been verified and the plans agree with these conditions.

5. Utility and electrical conduits are shown herein for schematic purposes ONLY. It shall be the responsibility of the Contractor to coordinate accordingly with utility companies prior to bidding of this project. Contractor shall also be responsible to verify all conduit runs and utility ties into proposed facility with MEP Plans prior to commencement of any construction. Installation of the irrigation system shall be under the supervision of an Irrigation Technician or Irrigation Licensed by the Texas Commission on Environmental Quality.

6. Sleeves to be installed by General Contractor. Sleeve locations to be determined by Irrigation Contractor and coordinated with General Contractor.

7. Contractor shall coordinate all utility work with the City of San Juan, TX, prior to commencing work.

8. Contractor shall call the "Texas One Call System" prior commencing any digging.

9. Tree pruning as per ANSI A3000 Specifications.

10. Contractor shall install any bends, fittings, etc., along the water line as required to avoid conflicts with other utilities.

11. Not all conduit runs might be shown on these plans. Additional conduits may be shown in other plans.

12. Mount wireless rain–click on any surface where it will be exposed to unobstructed rainfall, but not in path of sprinkler spray. Rain sensors are required on all–ground sprinkler systems for the purpose of overriding the normal cycle of an irrigation system when an adequate amount of rainfall has been received.

13. Contractor to contact utility companies to verify materials to be utilized for all services and connections.

14. When applicable, right–of–way areas shall be landscaped and irrigated by drip irrigation methods. All landscaped areas are required to be irrigated.

15. In areas where hydro mulch is applied, the City of San Juan, TX will not release certificate of occupancy until germination is evident and accepted by the City.

16. 6" of topsoil to be spread on top of all areas to be planted (Site Contractor).

17. To reduce loss of water to evaporation and wind, automatic irrigation systems should operate at hours determined by the City of San Juan, TX code.

18. All landscaped areas shall be irrigated & controlled with installed rain sensors. Location of controlled irrigation to be field determined on/in a weather proof location. Power to be coordinated with Electrician.

AEC ENGINEERING, LLC.
A TEXAS REGISTERED ENGINEERING FIRM F-9688
1116 S. 10TH AVENUE, EDINBURG, TX 78539
PHONE: (956) 380-6558 www.aecengineering.net

STATE OF TEXAS
CARLOS GARZA
92602
LICENSED PROFESSIONAL ENGINEER
THIS DOCUMENT APPEARING ON THIS SHEET WAS AUTHORIZED BY CARLOS GARZA P.E. 92602 ON: 03–02–2026

FOR PERMITTING
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

REV	DATE	DESCRIPTION	BY

DESIGN INFORMATION

Job Type	CIVIL
Job No.	1456.053
Prep. Date	MARCH 02, 2026
Designed/Drawn	J. d' Z.
Checked	CARLOS GARZA, P.E.
Approved	CARLOS GARZA, P.E.
PLAN SCALE:	AS SHOWN

PROJECT ADDRESS OR NEAREST INTERSECTION

THIS TRACT OF LAND IS LOCATED ON THE EAST SIDE OF S. VETERANS BOULEVARD, APPROXIMATELY 620 FEET SOUTH OF E. MOORE ROAD, IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS.

CITY **SAN JUAN**
COUNTY **HIDALGO**
STATE **TEXAS**

SHEET DESIGNATION:
LANDSCAPING PLAN AND DETAILS

SHEET NUMBER:
C16 of 16

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Preliminary Plat Approval with Variances of the Krystal Estates Subdivision being a 1.00-acre tract of land out of Lot 20, Block 8, John Closner Subdivision, located at 200 W. Thelma Street, as Requested by Guajardo Engineering, LLC. [Monica Gomez, Director of Planning]

STAFF COMMENTS AND RECOMMENDATIONS:

The developer is proposing to subdivide 1.00-acre tract of land located at 200 W. Thelma Street for the development of a two (2) lot residential subdivision. Each lot will have access to Thelma Street.

Each proposed lot will measure approximately 96 feet by 225 feet (19,360 square feet), which exceeds the minimum lot size requirements for the Single-Family Residential District (R-S) zoning district.

The subject property is currently zoned Single-Family Residence District (R-S).
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the property lies within Flood Zone "B," which indicates an area of minimal flood risk.

Variance Request:
• A variance from the requirement to provide a fifteen (15) foot utility easement around the perimeter of the subdivision.

Staff recommends approval of the Preliminary Plat and the requested variance as presented.

RECOMMENDATION:

During the Planning and Zoning Meeting held on March 12, 2026, the Planning and Zoning Commission recommended approval of the Preliminary Plat approval with variances as presented, with a 6–0 vote.

PREPARED BY:
Monica Gomez,
Interim Director of
Planning

APPROVED BY:
Ruben Guajardo, City
Manager

Project Description:
The developer is proposing to subdivide 1.00-acre tract of land located at 200 W. Thelma Street for the development of a two (2) lot residential subdivision. Each lot will have access to Thelma Street.

Each proposed lot will measure approximately 96 feet by 225 feet (19,360 square feet), which exceeds the minimum lot size requirements for the Single-Family Residential District (R-S) zoning district.

Zoning / Flood Zone:
The subject property is currently zoned Single-Family Residence District (R-S).
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the property lies within Flood Zone "B," which indicates an area of minimal flood risk.

Infrastructure and Utilities:
- Water Service: City of San Juan
- Sewer Service: City of San Juan

Variance Request:
• A variance from the requirement to provide a fifteen (15) foot utility easement around the perimeter of the subdivision.

Staff Recommendation:
Based on the analysis above and the existing conditions of the property, staff recommends approval of the Preliminary Plat and the requested variance as presented.

Location Map

FINAL RESOLUTION OF REQUEST & COMMENTS:

P&Z – 03/12/2026 Commissioner Mancillas made a motion to approve the Preliminary Plat with variances as presented. Vice Chair Castillo seconded the motion. The motion passed unanimously with a 6–0 vote.

Ms. Gomez explained that this is the Preliminary Plat of the Krystal Estates Subdivision, located at 200 W. Thelma Street. The developer is proposing to subdivide a 1.00-acre tract for the development of land of a two (2) lot residential subdivision. The property is located in Flood Zone "B," indicating minimal flood risk. Water and sewer services will be provided by the City of San Juan.

The developer submitted the following variance.
• A variance from the requirement to provide a 15-foot utility easement around the perimeter of the subdivision.

Staff recommends approval of the Preliminary Plat and the requested variances as presented.

Cristian Guajardo, engineer, explained the owner wants to subdivide to split the property up into two.

Commissioner Garza asked if the city engineer had any comments.

Ms. Gomez explained they had a meeting with the city engineer and staff and no objections were found since the property has never been developed.

GUAJARDO
ENGINEERING, LLC

VARIANCE REQUEST LETTER

March 02, 2026

City of San Juan
Planning and Zoning Department
512 S. Nebraska Avenue
San Juan, Tx 78589

RE: Variance Request – Reduction of Required 15-Foot Easement to 10 Feet
Project: Krystal Estates

Dear To Whom It May Concern,

On behalf of the Owner, we respectfully submit this request for a variance to reduce the required 15-foot easement width to 10 feet for the above-referenced project. Legal Description as follows: a 1.00-acre tract of land out of Lot Twenty (20), Block Eight (8), JOHN CLOSNER SUBDIVISION et al, Hidalgo County, Texas, as per map thereof recorded in Volume 0, Page 4 of the Map Records of said Hidalgo County, Texas

Due to site constraints, maintaining the full 15-foot easement presents practical challenges that impact the overall site layout and development feasibility. The proposed 10-foot easement will continue to provide adequate access and utility accommodation while allowing the project to proceed in a manner consistent with the intent of the City's development standards.

We believe this request does not negatively impact adjacent properties or future maintenance access. The reduction will remain functional for its intended purpose and is consistent with similar conditions in the surrounding area, where applicable.

We respectfully request the City's consideration and approval of this variance. Please let us know if additional documentation or supporting exhibits are needed. We would be glad to provide any further information required to facilitate your review.

Thank you for your time and consideration.

Respectfully submitted,

Cristian Guajardo, M.S., P.E.
Principal

GUAJARDO ENGINEERING, LLC
711 W. Nolana Avenue - Suite 205D
McAllen, Texas 78504
TBPE FIRM F-24944
Cristian@guajardoengineering.com

"Krystal Estates" Engineering Review

Trimad Consultants, LLC (TRIMAD) prepared this engineering review report for the City of San Juan Planning Department. Below is a list of recommendations from errors TRIMAD found while reviewing the current proposed plans.

Plat & Utilities Layout Plan:

1. Misspelled word for the "Existing 250' **Radius** (Fire Hydrant)" Callout
2. Standard Service Connection detail needs to follow the City of San Juan Subdivision Manual.

TRIMAD CONSULTANTS L.L.C.

February 9, 2026

Planning Department
City of San Juan
512 S. Nebraska Ave.
San Juan, Texas 78589

SUBJECT: Engineering Review Report
Krystal Estates

Please see comments on "Krystal Estates" Plat and Utilities Layout Plan revised by engineer. Included is:

- Engineering Review Report

Thank you for the opportunity to assist you on the review of this plat. If you have any questions, please feel free to contact us:

rsalazar@trimadstx.com

(956) 688-8860

Sincerely,

Ricardo Salazar, P.E.
President

1803 Mozelle Street Pharr, Texas 78577 · 956-688-8860

Tirso Garza,
Fire Chief

Carlos Alaniz,
Assistant Chief

Derek Cantu,
Fire Marshal

Jose J. Salinas,
Fire Inspector

Sandra Guajardo,
Adm. Assistant

Station #1
707 S. Nebraska
San Juan, TX 78589

Station #2
2301 N. Raul Longoria Rd.
San Juan, TX 78589

Ph: (956) 223-2470
Fax: (956)783-3441

BUILDING PLAN REVIEW COMMENTS

Building Plan Name: Krystal Estates - Plot

Date Reviewed: 12/9/2025

After reviewing plans, the following requirements shall be needed as per the Fire Protection System per IFC 2018:

1. The hydrant shall be looped to the 8" waterline. (Recommended Mueller Safety Yellow Barrel without the anti-theft device.)
2. The Developer shall install reflective blue markers in front of all hydrants.
3. Curb shall be painted RED with WHITE lettering reading NO PARKING 30 feet from the center of hydrant and 15 feet to each side.
4. A fire hydrant must be placed within 500 feet of existing fire hydrant.
5. All Entrance and Exits must be 26 feet.

Per conversation with Mr. Derek Cantu, San Juan Fire Marshal.

1. Does not apply since existing fire hydrants are located on the south side of Thelma St.
2. Developer/Owner will provide reflective blue markers in centerline of Thelma Street in front of the (2) existing fire hydrants.
3. Does not apply since there is no curb and existing fire hydrants are located in close proximity to existing driveways.
4. Does not apply since there are (2) existing fire hydrants located at a distance of approximately 330 ft from each other on the south side of Thelma Street.
5. Developer will apply width requirement when driveways are constructed.

Cristian Guajardo, M.S., P.E. (01-22-2026)
Guajardo Engineering, LLC

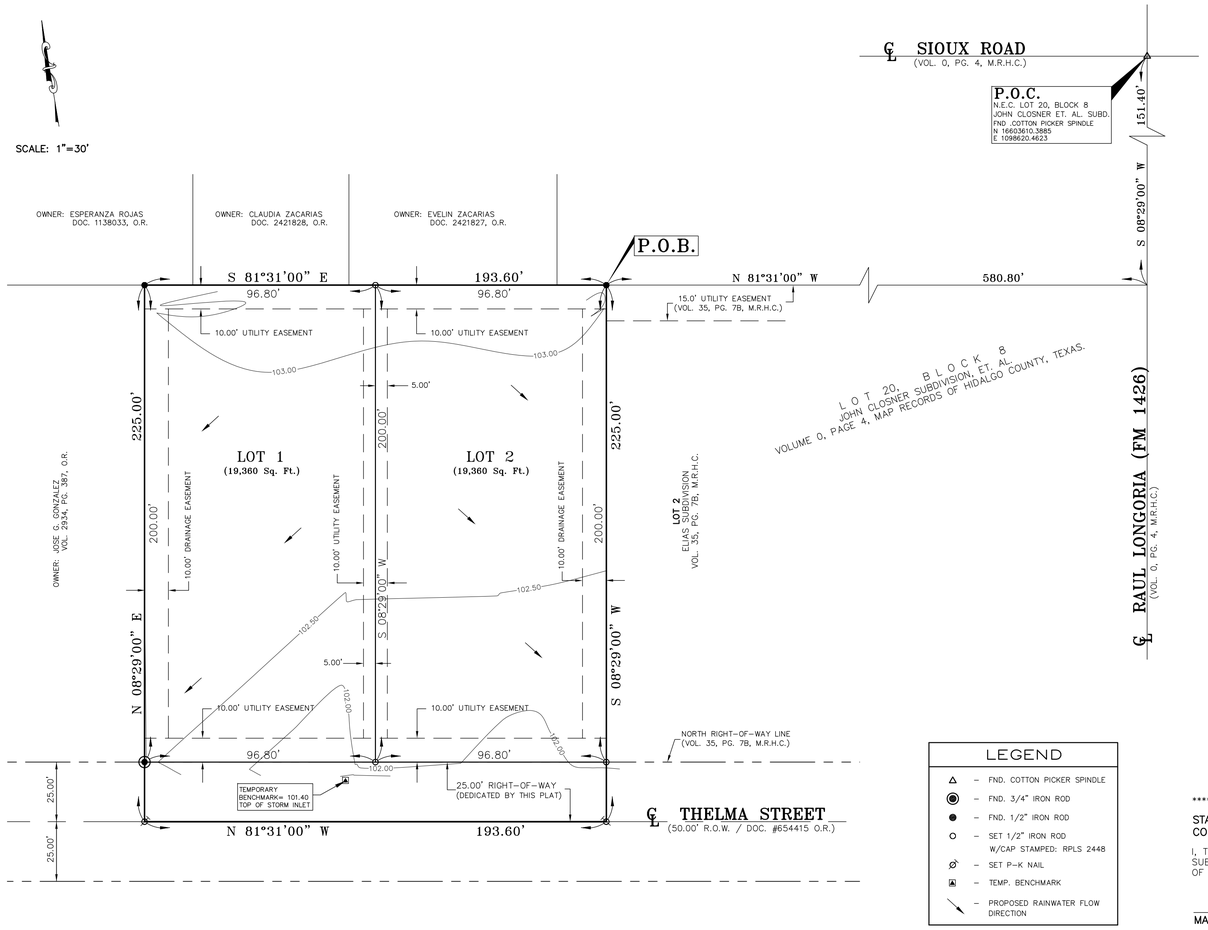
RECEIVED

JAN 22 2026

PLANNING DEPARTMENT

Plans Reviewed By,
Derek Cantu, Fire Marshal

DATE OF PREPARATION: MARCH 09, 2026



LEGEND

- △ – FND. COTTON PICKER SPINDLE
- ◉ – FND. 3/4" IRON ROD
- ● – FND. 1/2" IRON ROD
- ○ – SET 1/2" IRON ROD W/CAP STAMPED: RPLS 2448
- ⌀ – SET P-K NAIL
- ▣ – TEMP. BENCHMARK
- ↘ – PROPOSED RAINWATER FLOW DIRECTION

****

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS KRYSTAL ESTATES DO HEREBY GRANT AN EASEMENT TO THE CITY OF SAN JUAN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND OTHER IMPROVEMENTS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREET AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF SAN JUAN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY ON SAN JUAN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE STREETS, AS REFLECTED UPON THE SUBDIVISION PLAT, HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR HAVE BEEN ACCEPTED BY THE CITY AS PUBLIC IMPROVEMENTS, AND THE STREETS, STREET LIGHTS, TRAFFIC CONTROL DEVICES, SIDEWALKS AND THEIR IMPROVEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS* ASSOCIATION WITHIN THE SUBDIVISION. THE STREETS SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. POSTAL SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES.

THE OWNERS OF LOTS SERVED BY THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS WTHIN THIS PLAT AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES TO THE PRIVATE STREETS, ALLEYS, AND ACCESS EASEMENTS OCCASIONED BY THE REASONABLE USE THEREOF BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGES ARISING FROM THE CONDITION OF PRIVATE STREETS, ALLEYS, OR PRIVATE ACCESS EASEMENTS. THE MAINTENANCE OF PRIVATE STREET SIGNS SHALL NOT BE RESPONSIBILITY OF THE CITY OF SAN JUAN.

OWNER(S): _____

CARLOS GABRIEL LOPEZ
2008 LOMA AZUL
SAN JUAN, TEXAS 78589

****

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS THE _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES:

****

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #2 ON THIS, THE

_____ DAY OF _____, 20___.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAYS OR EASEMENTS.

_____ ATTEST: _____
PRESIDENT SECRETARY

****

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT. NO. 1

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

****

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & EMAIL
OWNER(S): CARLOS GABRIEL LOPEZ	2008 LOMA AZUL SAN JUAN TX –78589	(956) 821–1464
ENGINEER: CRISTIAN GUAJARDO	711 W. NOLANA AVE, Suite 205D McALLEN, TX –78504	(956) 342–5799 Cristian@guajardoengineering.com
SURVEYOR: LEO L. RODRIGUEZ, JR	P.O. BOX 1830 EDINBURG, TX –78540	(956) 491–1013 atm1963@hotmail.com

SUBDIVISION PLAT OF
KRYSTAL ESTATES

A 1.00 ACRE TRACT OF LAND OUT OF LOT TWENTY (20), BLOCK EIGHT (8), JOHN CLOSNER SUBDIVISION, ET AL, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 0, PAGE 4, OF THE MAP RECORDS OF SAID HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

1. SETBACK LINES AS FOLLOWS:
   FRONT: 25.0 FEET OR EASEMENT, WHICHEVER IS GREATER
   SIDE: 6.0 FEET OR EASEMENT, WHICHEVER IS GREATER
   REAR: 15.0 FEET OR EASEMENT, WHICHEVER IS GREATER
2. THIS SUBDIVISION IS IN ZONE "B"
   FIRM COMMUNITY PANEL NO.: 480334 0425 C
   MAP REVISED: NOVEMBER 16, 1982
3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE SET AT ELEVATION 100.5 OR A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE CURB LOCATED IN THE CENTER FRONT OF THE LOT, OR 12 INCHES ABOVE HIGHEST NATURAL GROUND, WHICHEVER IS HIGHER.
4. NO BUILDING IMPROVEMENTS SHALL BE PERMITTED ON OR WITHIN ANY EASEMENT IN THIS SUBDIVISION.
5. DETENTION AREAS THAT ARE THREE (3) FEET OR DEEPER WILL REQUIRE PERIMETER FENCE (FIVE (5) FT. HIGH MINIMUM).
6. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THE PROPOSED DETENTION POND FOR VOLUME AND POSITIVE FLOW OF THE CALCULATED STORM RUNOFF, SHALL BE 4,352 CF 0.10 AC–FT).
7. BENCHMARK ELEVATION= 101.40, TOP OF STORM INLET LOCATED BETWEEN LOT 1 AND LOT 2 AT THE NORTH SIDE OF THELMA STREET (N 16603356.8050, E 1097884.8340). DATUM: TEXAS STATE PLANE COORDINATE SYSTEM; NAD 83, TEXAS SOUTH ZONE (FIPS 4205) US FEET.
8. A 4.0' CONCRETE SIDEWALK WILL BE REQUIRED ALONG THELMA ST. AT BUILDING PERMIT STAGE. (AS PER THE CITY STANDARD DESIGN MANUAL)
9. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION FROM THE CITY STANDARD DESIGN MANUAL.

****

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____ _____
MAYOR, CITY OF SAN JUAN, TEXAS DATE

_____ _____
ATTEST: CITY CLERK DATE

****

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

APPROVED THIS THE _____ DAY OF _____ 20___.

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

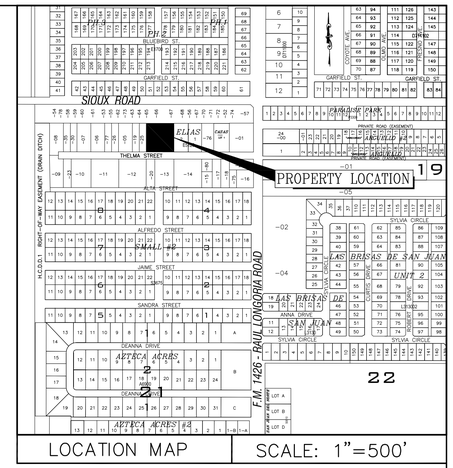
****

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY TESE PRESENT, that the undersigned, ownwers of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dolar ($1.00) and other good valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowleged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights and granted, The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitude payment in full for all damage sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, thus agreement together with other provisions of this grant shall constitute an easement for the benifit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owners of the above–described lands and that said lands are free and clear of all encumbrances and liens except the following: the easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for long as the grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this intrument this _____ day of 20___.

_____
DEVELOPER



LOCATION MAP | SCALE: 1"=500'

METES AND BOUNDS DESCRIPTION

A 1.00 ACRE TRACT OF LAND OUT OF LOT TWENTY (20), BLOCK EIGHT (8), JOHN CLOSNER SUBDIVISION, ET AL, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 0, PAGE 4, OF THE MAP RECORDS OF SAID HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED NUMBER: 3158922, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

COMMENCING AT A COTTON PICKER SPINDLE, FOUND AT THE NORTHEAST CORNER OF LOT 20, THENCE WITH THE EAST LINE OF SAID LOT 20 THE CENTERLINE OF RAUL LONGORIA, SOUTH 08°29'00" WEST, A DISTANCE OF 151.40 FEET TO A POINT, THENCE, NORTH 81°31'00" WEST, A DISTANCE OF 580.80 FEET TO A HALF INCH (1/2) IRON ROD, FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND POINT OF BEGINNING;

THENCE, SOUTH 08°29,00" WEST, WITH THE WEST LINE OF LOT 2, ELIAS SUBDIVISION RECORDED IN VOLUME 35, PAGE 7B, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 200.00 FEET PASS A HALF INCH (/2) IRON ROD, SET AT THE SOUTHWEST CORNER OF SAID LOT 2, AT THE NORTH RIGHT–OF–WAY LINE OF THELMA STREET AS RECORDED IN DOCUMENT NUMBER 654415, OFFICIAL RECORDS, AT A TOTAL DISTANCE OF 225.00 FEET TO P–K NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND

THENCE, NORTH 81°31'00" WEST, WITH THE CENTER LINE OF THELMA STREET A DISTANCE OF 193.60 FEET TO A P–K NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08°29'00" EAST, WITH THE EAST LINE OF JOSE G. GONZALEZ'S TRACT AS DESCRIBED IN VOLUME 2934, PAGE 387, DEED RECORDS, A DISTANCE OF 25.00 FEET PASS A THREE–QUARTER INCH (3/4) IRON ROD, FOUND AT THE NORTH RIGHT–OF–WAY LINE OF SAID THELMA STREET, AND AT A TOTAL DISTANCE OF 225.00 FEET TO A HAF INCH (1/2) IRON ROD, FOUND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 81°31'00" EAST, WITH THE SOUTH LINE OF THOSE TRACTS DESCRIBED IN DOCUMENT NUMBER 1138033, DOCUMENT NUMBER 2421828, DOCUMENT NUMBER 2421827, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 193.60 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES OF LAND, MORE OR LESS.

****

STATE OF TEXAS
COUNTY OF HIDALGO

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

FOR FINAL REVIEW
CRISTIAN GUAJARDO
LICENSED PROFESSIONAL ENGINEER No. 145212
711 W. NOLANA AVE., SUITE 205D
McALLEN, TEXAS 78504

_____
DATE

STATE OF TEXAS
CRISTIAN GUAJARDO
145212
LICENSED
PROFESSIONAL ENGINEER

****

STATE OF TEXAS
COUNTY OF HIDALGO

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

FOR FINAL REVIEW
LEO LOZANO RODRIGUEZ JR.,
REG. PROFESSIONAL LAND SURVEYOR #2448
P.O. BOX 1830
EDINBURG, TEXAS 78540
FIRM NO. 101702–00

STATE OF TEXAS
REGISTERED
LEO L. RODRIGUEZ, JR.
2448
PROFESSIONAL
LAND SURVEYOR

HIDALGO COUNTY
CLERK'S OFFICE
STATE OF TEXAS

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

ON: _____AT_____ AM/PM
INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY:_____ DEPUTY

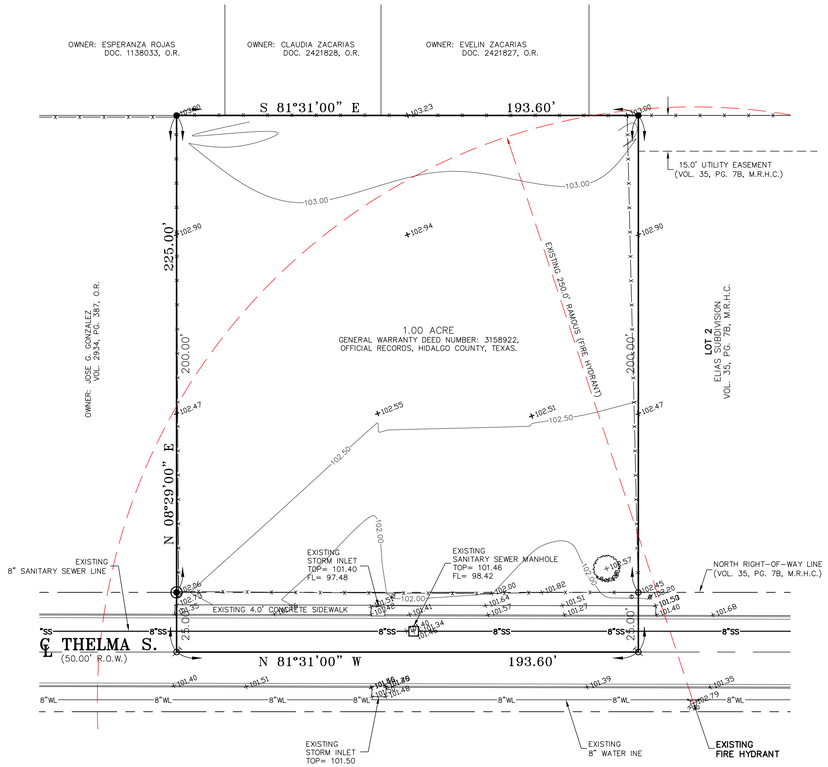
APPROVED BY THE CITY OF SAN JUAN

SIGNATURE:_____
PRINTED NAME:_____
TITLE OF CITY OFFICIAL:_____
DATE:_____

GUAJARDO
ENGINEERING, LLC
711 W. Nolana Ave. Suite 205D, McAllen, Texas 78504
P: (956) 342-5799 • E: Cristian@guajardoengineering.com
TBPE FIRM-24944

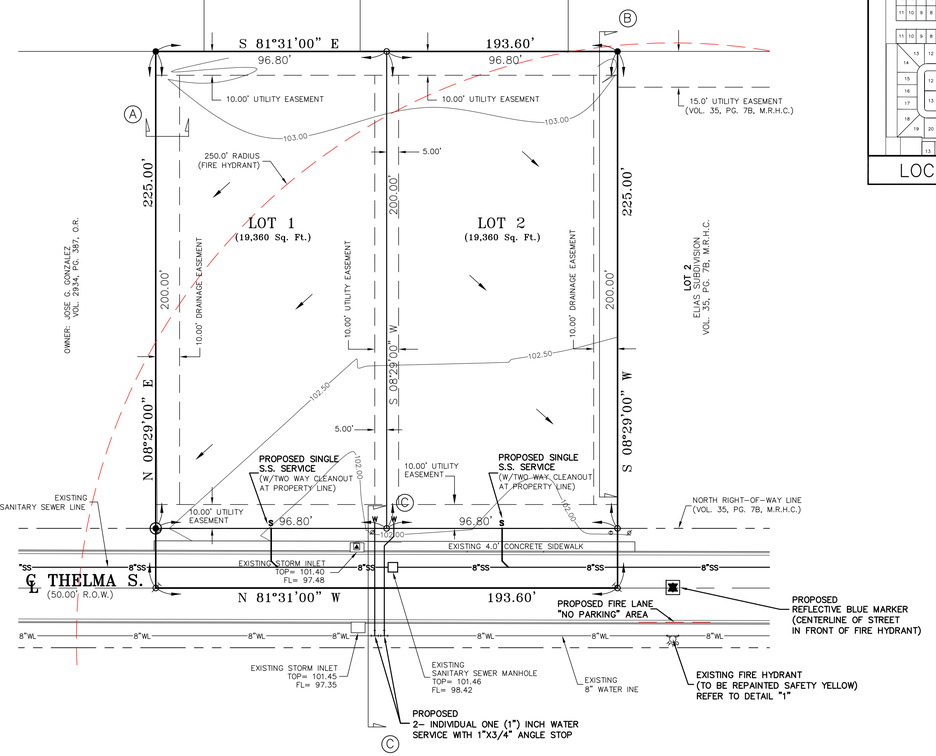
DATE OF PREPARATION: MARCH 09, 2026

SCALE: 1"=30'

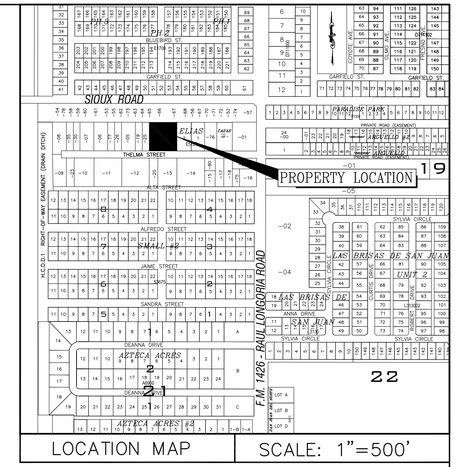


EXISTING SITE CONDITIONS

SCALE: 1"=30'



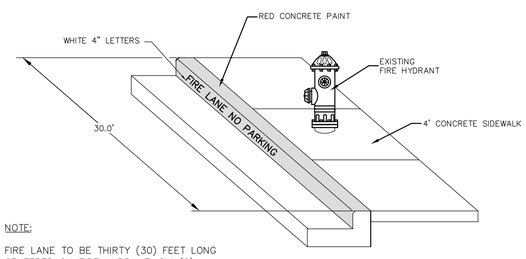
PROPOSED SITE CONDITIONS



LOCATION MAP | SCALE: 1"=500'

LEGEND

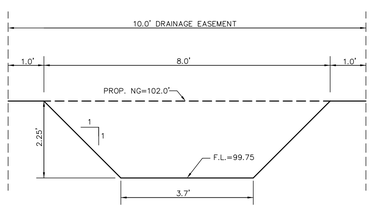
- △ – FND. COTTON PICKER SPINDLE
- ◉ – FND. 3/4" IRON ROD
- ● – FND. 1/2" IRON ROD
- ○ – SET 1/2" IRON ROD W/CAP STAMPED: RPLS 2448
- ⊘ – SET P-K NAIL
- ▲ – TEMP. BENCHMARK
- ⌀ – POWER POLE
- ⊕ – TEL. PEDESTAL
- ⋇ – FIRE HYDRANT
- –x– – CHAIN LINK FENCE
- – MESQUITE TREE
- – PROPOSED RAINWATER FLOW DIRECTION
- ▣ – PROPOSED REFLECTIVE BLUE MARKER



NOTE:

FIRE LANE TO BE THIRTY (30) FEET LONG CENTERED ON FIRE HYDRANT, SIX (6) INCH THICK ON THE CURB PAINTED RED WITH FOUR (4) INCH WHITE LETTERS THAT READ: FIRE LANE NO PARKING.

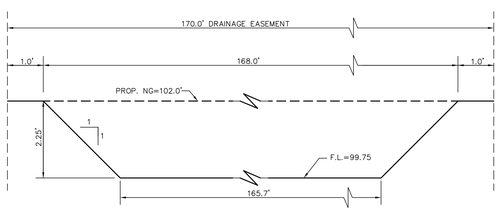
1 FIRE LANE DETAIL
SCALE 1"=2'



A= b x h = $\frac{3.7\ FT + 8.0\ FT}{2.0}$ x 2.25 FT = 13.00 FT²

CF= 13.00 FT² x LENGTH
= 13.00 FT² x 166.85 FT
= 2,169.05 CF

CROSS-SECTION A–A



A= b x h = $\frac{165.7\ FT + 168.0\ FT}{2.0}$ x 2.25 FT = 375.41 FT²

CF= 375.41 FT² x LENGTH
= 375.41 FT² x 5.85 FT
= 2,196.15 CF

CROSS-SECTION B–B

TYPICAL ON–SITE DRAINAGE SWALE
SCALE 1"=2'

SUBDIVISION PLAT OF

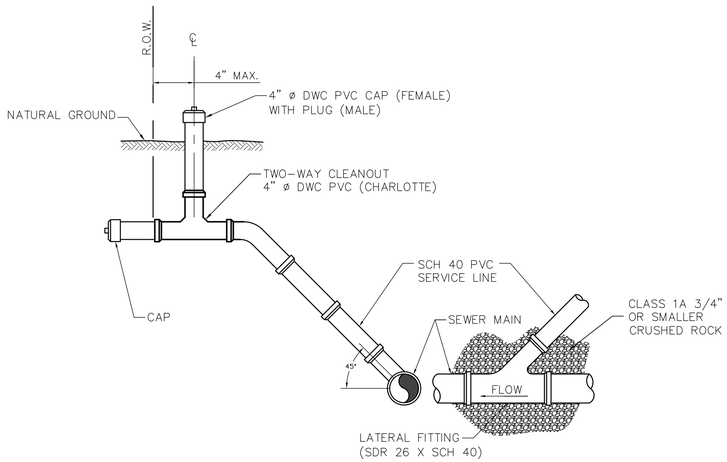
KRYSTAL ESTATES

A 1.00 ACRE TRACT OF LAND OUT OF LOT TWENTY (20), BLOCK EIGHT (8), JOHN CLOSNER SUBDIVISION, ET AL, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME O, PAGE 4, OF THE MAP RECORDS OF SAID HIDALGO COUNTY, TEXAS.

FOR FINAL REVIEW

GUAJARDO
ENGINEERING, LLC
711 W. Nolana Ave. Suite 205D, McAllen, Texas 78504
P: (956) 342-5799 • E: Cristian@guajardoengineering.com
TBPE FIRM-24944

DATE OF PREPARATION: MARCH 09, 2026



NOTES:

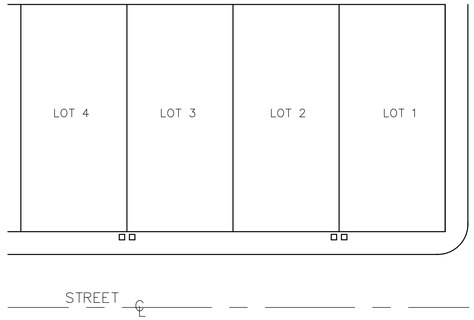
1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
2. SINGLE FAMILY SERVICE SHALL BE 4" MIN, MULTI-FAMILY, COMMERCIAL SHALL BE 6", AND INDUSTRIAL SERVICE SHALL BE 8" OR GREATER AS REQUIRED.

STANDARD SERVICE CONNECTION

NOT TO SCALE

GENERAL NOTES:

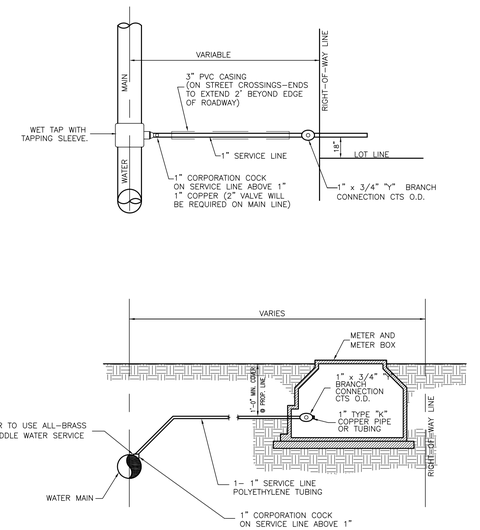
1. WHERE TWO SERVICE LINE ARE INSTALLED IN ONE TRENCH FROM MAIN LINES TO METERS. THE SERVICE LINES SHALL BE SPACED A MINIMUM OF 12" APART.
2. LOCATION OF METER BOXES SHALL BE SHOWN ON PLAN SHEET FOR WATER LINES.
3. NO METER BOXES SHALL BE INSTALLED ON TRANSITIONS BETWEEN SIDEWALK AND DRIVEPAD.



TYPICAL LOCATION

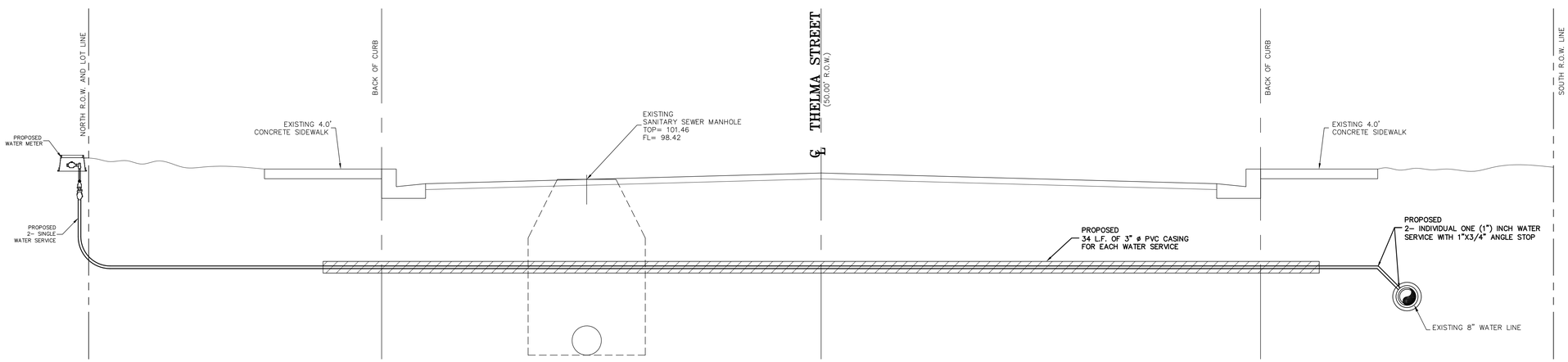
TYPICAL BOX INSTALLATIONS

NOT TO SCALE



SINGLE WATER SERVICE CONNECTION

NOT TO SCALE



TYPICAL STREET CROSS-SECTION DETAIL

CROSS-SECTION C-C SCALE 1"=2'

FOR FINAL REVIEW

GUAJARDO ENGINEERING, LLC
711 W. Nolana Ave. Suite 205D, McAllen, Texas 78504
P: (956) 342-5799 • E: Cristian@guajardoengineering.com
TBPE FIRM-24944

TYPICAL DETAILS
SINGLE DEEP CONNECTION SANITARY SEWER SERVICE AND DUAL WATER SERVICE
"KRYSTAL ESTATES"
SAN JUAN, TEXAS.

CHECK BY: C.G.
DRAWN BY: H.H.G.
SCALE: AS NOTED
DATE: MARCH 09, 2026

SHEET
C-1

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Discussion and Possible Action, if any, Regarding Hidalgo County Elections Department's Request for Early Voting/Election Day Polling Location of the San Juan Fire Station No. 2 for the 2026 Local Entities Elections and Local Entities Runoff Elections. [Brenda Escalante, City Secretary]

STAFF COMMENTS AND RECOMMENDATIONS:

The Hidalgo County Elections Department is requesting the use of San Juan Fire Station No. 2 for the 2026 Local Entities Elections and Local Entities Runoff Elections.

RECOMMENDATION:

Staff recommends authorizing the use of the facility.

PREPARED BY:
Brenda Escalante,
City Secretary

APPROVED BY:
Ruben Guajardo, City
Manager

ELECTIONS DEPARTMENT
County of Hidalgo

Via facsimile

2026 Local Entities Elections and Local Entities Runoff Elections

Early Voting and Election Day Request(s)

March 10, 2026

To: Brenda Escalante, City Secretary, City of San Juan
512 S. Nebraska Ave, San Juan, TX 78589
Via: bescalante@sjtx.us

Dear Ms. Escalante,

We are requesting the use of your facility(s) as an Early Voting and/or Election Day polling location(s) for the upcoming 2026 Local Entities Elections and Local Entities Runoff Elections. Please review the dates below and add to your calendar.

Please note that your location will be used for the listed election and any Runoff that may be needed. Runoff Dates have been confirmed by the Texas Secretary of State.

Reminder emails will be sent once the election approaches, but if you have any questions or concerns, please feel free to reach out at any time.

Election	Early Voting	Election Day
Local Entities Elections	April 20, 2026 - April 28, 2026	Saturday, May 2, 2026
Local Entities Runoff Elections	June 1, 2026 - June 9, 2026	Saturday, June 13, 2026

Please complete the separate request form and return by email by **March 17, 2026**. If this may require approval from your board, if you could please provide an email response confirming the use of the location(s), that will allow us to continue with our preparations for the 2026 Local Entities Elections.

We truly appreciate you and the partnership we have in providing great polling locations to the voters of Hidalgo County.

If you have any questions, please do not hesitate to contact me.

Sincerely,
John Posz
Surveyor I
Office: (956)318-2570 ext. 5738
Email: john.posz@co.hidalgo.tx.us
Visit our website https://www.hidalgocounty.us/105/Elections-Department
Register & Vote!

2026 Local Entities Elections and Local Entities Runoff Elections Early Voting and/or Election Day Polling Location Request Form

Facility Requested: San Juan Fire Station #2 - 2301 N. Raul Longoria Rd. San Juan, TX		
Designated Voting Area	**Early Voting** Meeting Room	**Election Day** Meeting Room

Contact Information			
Contact #1	Name:		Title:
Phone #:		Email:	
Contact #2	Name:		Title:
Phone #:		Email:	
Contact #3	Name:		Title:
Phone #:		Email:	

Please check ALL that apply	**YES**	**NO**
Is the Hidalgo County Elections Department authorized to use this facility?	☐	☐
Can the following be provided:	**YES**	**NO**
• Tables and Chairs	☐	☐
• Facility restrooms (stocked with hand soap, paper towels, and toilet paper)	☐	☐
• Water fountains	☐	☐
• Breakroom, if available	☐	☐
• Parking for Election Judge and Clerks	☐	☐
Has the staff of the building been informed of the usage for this upcoming election?	☐	☐

I represent that I have the Authority to authorize the use of this polling location for the Election(s) listed. I certify that the information on this form is true and correct.

_____ _____ _____

Signature Print Name Date

PLEASE EMAIL THIS FORM AS SOON AS POSSIBLE

John Posz, Surveyor I
john.posz@co.hidalgo.tx.us
Eberto A. Gauna, Division Manager II
eberto.gauna@co.hidalgo.tx.us

2026 Local Entities Elections and
Local Entities Runoff Elections
Polling Location Safety Questionnaire
Polling Location Safety and Emergency Management

Contact Information	
Building Coordinator/Manager/Director	Name:
Phone Number:	Email:
May contact if structural changes are needed for Accessibility.	
Director of Maintenance or Facilities	Name:
Phone Number:	Email:
May contact if structural changes are needed for Accessibility.	
Contact #1 (Key Holder)	Name:
Phone Number:	Email:
May contact to gain access to the building if locked.	
Contact #2 (Key Holder)	Name:
Phone Number:	Email:
May contact to gain access to the building if locked.	

Safety Information			
Law Enforcement Department	Entity:		
Contact #1:		Contact #2:	
Law enforcement that responds to this location.			
Security Present at Location (Check one please)		**YES** ☐	**NO** ☐
Schedule:	Entity:		
Fire Department	Entity:		
Fire Department that responds to this location.			
Fire Extinguisher Present		**YES** ☐	**NO** ☐

Requested Documents		
Fire Exit Map available for Voting Area (Check one please)	**YES** ☐	**NO** ☐
Additional Emergency Procedures (Check one please)	**YES** ☐	**NO** ☐
Please attach ALL documents if available		
Schools please submit ALL Emergency Procedures Available.		

2026 Local Entities Elections and Local Entities Runoff Elections Polling Location Safety Questionnaire Voting Area

Trash Disposal & Facility Management	YES	NO
1. Will the designated voting area be cleared out for poll worker setup?	☐	☐
2. Will you be providing trash cans and trash bags at the polling location?	☐	☐
3. Can your facilities management visit twice daily to dispose of trash?	☐	☐
a. If NO, how many times can they visit?		

Facility Protocols Note: This would only apply to Hidalgo County Elections Staff	YES	NO
1. Is there a check in process required for Cage drop-off or pick-up? Please fill below.	☐	☐
2. Is there a designated entry for us to use?	☐	☐
3. Can you provide a list of procedures to better prepare for the delivery of supplies? If applicable.	☐	☐
If there is additional information to provide, please list below or attach to return.		

Notes:

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Consideration and Approval of the Annual Audited Financial Report for the Fiscal Year September 30, 2025. [Maria L. Beltran, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

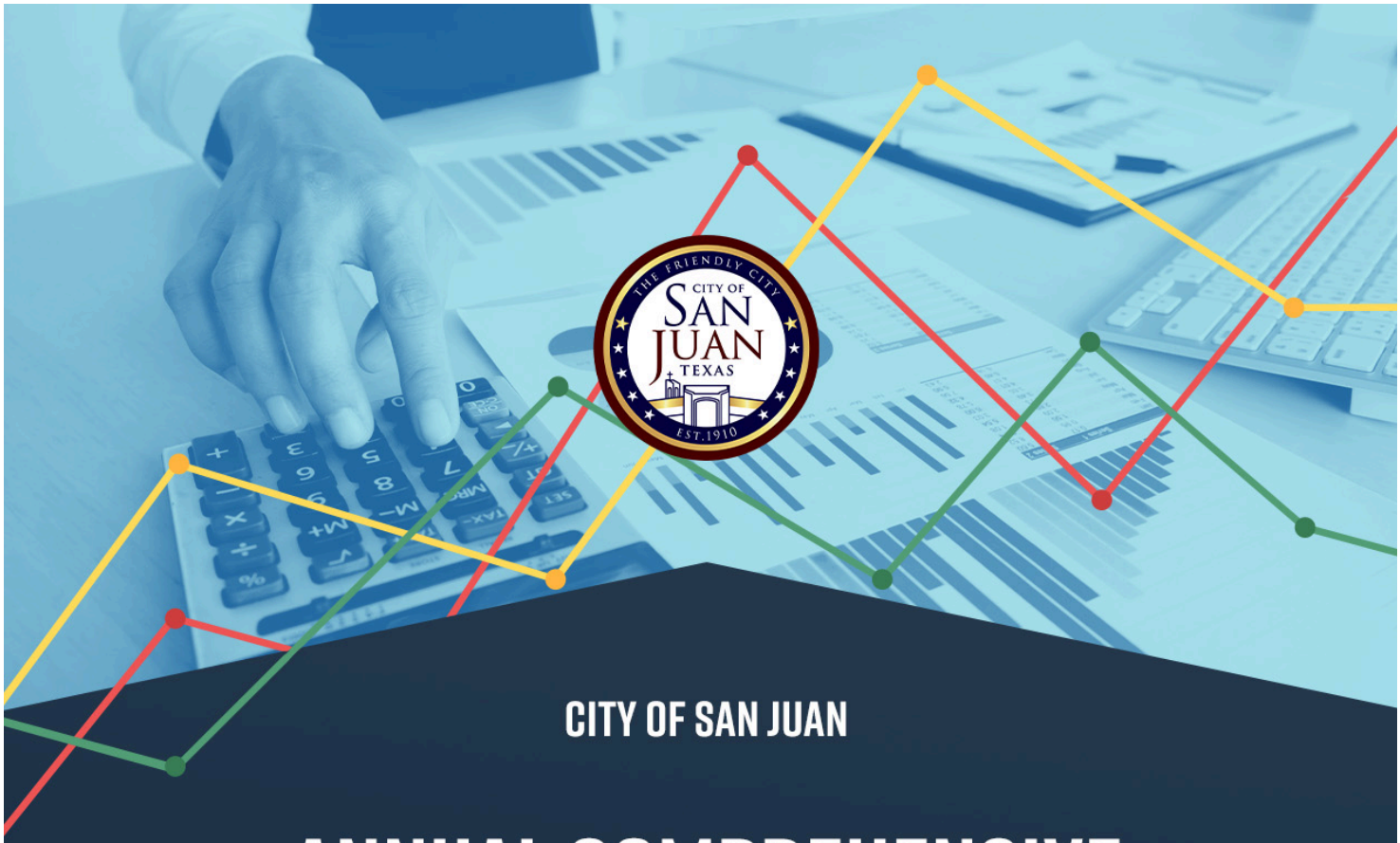
Consideration and Approval of the Annual Audited Financial Report for the Fiscal Year End of September 30, 2025.

RECOMMENDATION:

Approve as Presented.

PREPARED BY:
Maria Beltran,
Director of Finance

APPROVED BY:
Ruben Guajardo, City
Manager



CITY OF SAN JUAN

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FISCAL YEAR ENDED
SEPTEMBER 30, 2025

GARCIA & PEÑA
Certified Public Accountants
301 W. 4th • P. O. Box 8032
Weslaco, Texas 78599
969-1433 969-4460

CITY OF SAN JUAN, TEXAS
ANNUAL COMPREHENSIVE FINANCIAL REPORT
YEAR ENDED SEPTEMBER 30, 2025

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PART II
FINANCIAL SECTION

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Certified Public Accountants
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301 West 4th
Weslaco, Texas 78599
956-969-1433 • Fax 956-968-1467 • 956-421-4601

Manuel B. Garcia, CPA
Jaime X. Pena, CPA

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and
Members of the City Commission
City of San Juan, Texas

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the government activities, the business-type activities, and the aggregate blended presented components units, each major fund, and the aggregate remaining fund information of the City of San Juan, Texas as of and for the year ended September 30, 2025 with comparison to September 30, 2024, and the related notes to the financial statements which collectively comprise the City of San Juan, Texas' basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City of San Juan, Texas as of September 30, 2025, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of San Juan, Texas and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of San Juan, Texas' ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of The City of San Juan, Texas' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of San Juan, Texas' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages d-k and 13 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements.

We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of San Juan, Texas' basic financial statements. The accompanying combining and individual nonmajor fund financial statements and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated, in all material respects in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated March 13, 2026, on our consideration of the City of San Juan, Texas' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of San Juan, Texas' internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of San Juan, Texas' internal control over financial reporting and compliance.

Garcia & Pena,
Certified Public Accountants
Weslaco, Texas 78599

March 13, 2026

c

City of San Juan, Texas
Management's Discussion and Analysis

This discussion and analysis is intended to provide an overview of the City of San Juan, Texas financial performance for the fiscal year ended September 30, 2025, and the related effect on the City of San Juan, Texas financial condition. Please read it in conjunction with the financial statements which begin on page 1.

Financial Highlights

- The City's Government-Wide Net Position increased to $103,533,037, as a result of this year's operations. Governmental activities were at $42,564,580, with the balance of $60,968,457 resulting from the business-type activities.
- Statement of Activities – Governmental and Business-Type Activities - Total government-wide net position increased by $4,925,418. An increase of $3,631,358 from governmental activities and $1,294,060 from the business-type activities.
- Governmental Activities-Revenue and Expenses Compared to Last Year- Total revenues in the aggregate increased by $3,216,878 from the prior year, where property taxes increased by $1,097,151, sales tax increased by $865,540, and other revenues increased by $633,896, and other taxes increased by $222,166, charges for services decreased by $178,900, operating grants decreased by $2,232,134, and capital grants decreased by $119,613. Transfers out decreased $1,880,164. Expenses increased by $1,719,094, due to an increase of $1,180,868 in public safety, increases of $72,130 in public works, an increase of $59,320 in culture and recreation, increases in economic development of $234,371, and $265,738 in interest expense, with a decrease of $60,822 in general government.
- At September 30, 2025, the City's governmental funds reported revenues in excess of expenditures of $5,830,628, thus increasing the fund balance from $39,359,732 to $34,190,360 in the previous year.
- At the end of the current fiscal year, the general fund's fund balance increased by $465,166 to $6,060,605; compared to $5,595,439 from the previous year.
- Business-Type Activities – Revenues and Expenses Compared to Last Year – Total revenues in the aggregate decreased $2,629,826 from last year. Operating revenues increased $394,665, a decrease of $181,881 in interest income, and a decrease of $1,889,000 in transfers; while capital grants decreased $129,647, and a decrease of $34,633 in miscellaneous income. Operating expenses increased $606,545: water, sewer, garbage and brush increasing $646,745, with long-term debt interest decreasing $40,200 over last year.
- City as a Whole: Statement of Activities - Revenues and Expenses – Governmental revenues were $27,214,832, and business-type activity revenues were $13,571,831, while expenses were $23,583,474 for governmental activities and $12,277,771 for business-type activities.
- The City's governmental activities debt increased by $5,115,000 in bonds payable and $277,209 in compensated absences; while leases decreased $510,002, accrued interest increased $93,046, intangible lease decreased $24,193, and pension liability increased $2,299. Total long-term debt for governmental funds was $57,922,290 at September 30, 2025.
- The City's business-type activities debt decreased by $1,465,527 in bond and notes payable, a decrease of $173,997 in capital lease, and a decrease of $6,715 in accrued interest, with a decrease of $7,552 in compensated absences, with an increase of $2,103 in pension liability. Total long-term debt for business-type funds was $19,830,734 at September 30, 2025.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements – The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the City's assets and liabilities, with the differences between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows.

Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, highways and streets, health, economic development, and culture and recreation. The business-type activities of the City include the Utility System, which includes water, sewer, garbage, and brush services.

The government-wide financial statements include not only the City itself (known as the primary government), but also legally separate component unit for which the City is financially accountable: Economic Development Corporation.

Fund financial statements – A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into four categories: governmental funds, proprietary funds, trust and agency, and blended presented component units.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower that that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements.

By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains two major and eighteen non-major governmental funds. Information for the major funds is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund. Data from the non-major governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for all of its general funds. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

Proprietary funds – The City maintains one type of proprietary fund, an enterprise fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its collection of garbage, the pick-up of brush and water/sewer services. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

Blended presented component units – Blended presented component units are legally separate from the City. The component units are intended to operate on a self-supporting basis through user charges or the collection of sales tax. The unit is blended presented because the City has a voting majority, imposition of will, financial benefit and financial accountability over the units. The unit also maintains a September 30 fiscal year-end. There is one blended presented component unit, the San Juan Economic Development Corporation. A separate financial statement is issued and can be obtained by contacting the Office of the City Secretary, 512 S. Nebraska, San Juan, Texas 78589.

Notes to financial statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other information – In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's revenues and expenditures budget to actual comparison.

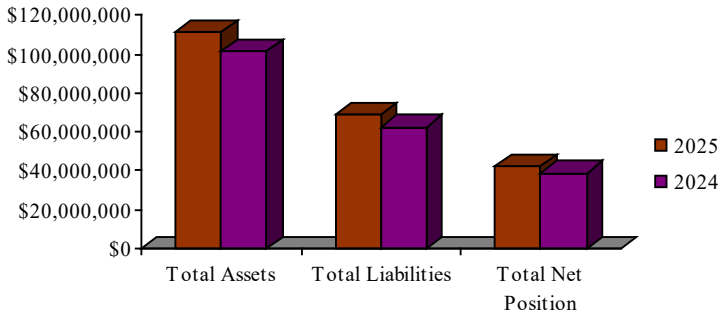
Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position.

In the case of the City, assets exceeded liabilities by $42,564,580 and $38,927,511, for 2025 and 2024, respectively, for governmental activities.

By far the largest portion of the City's net position (60 percent) reflects its investment in capital assets (e.g., land building, machinery, and equipment); less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending.

City of San Juan's Sources Net Position
Governmental Activities



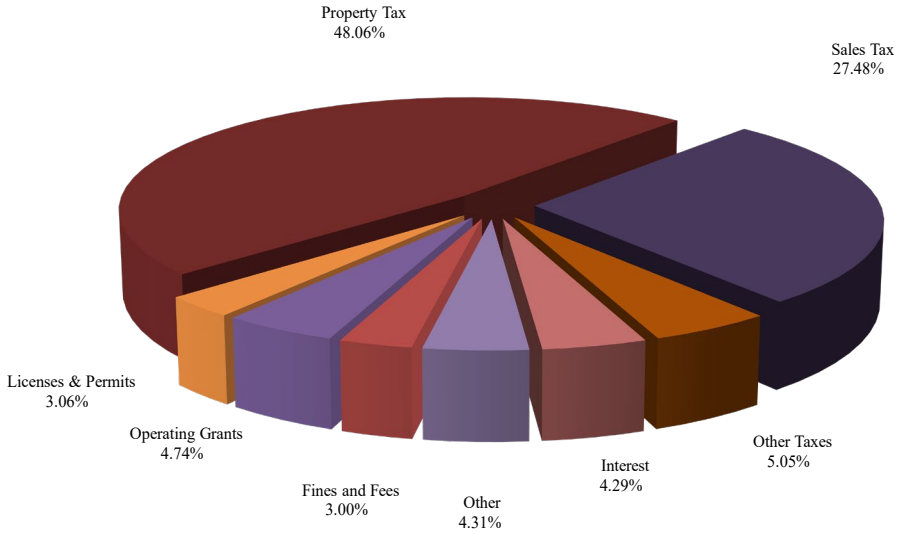
The City's condensed Statement of Net Position along with the last fiscal year's numbers are presented for comparison in the table below.

City of San Juan's
Statement of Net Position

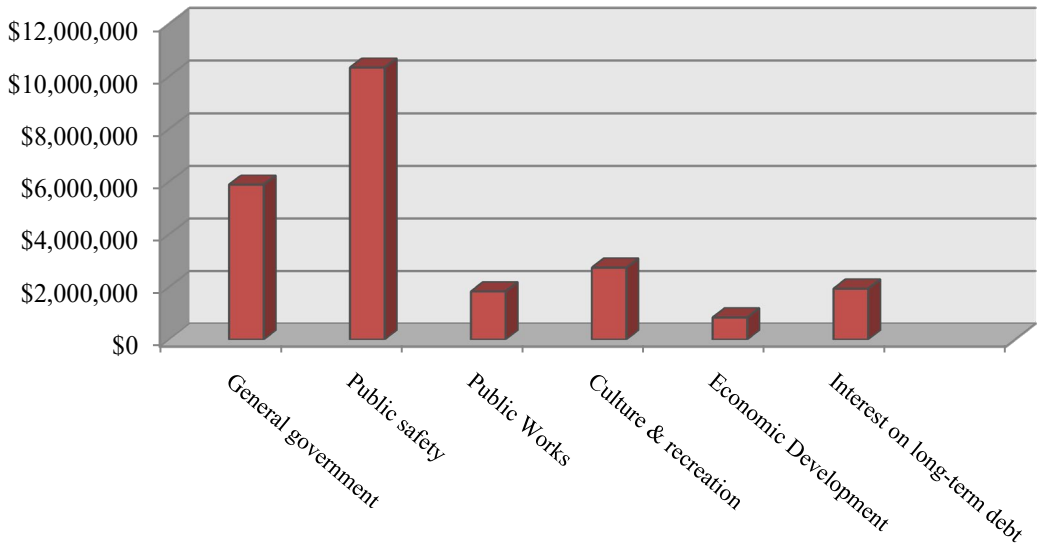
	Governmental Activities		Business-type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Current and other assets	$ 47,353,376	$ 39,664,254	$ 24,302,335	$ 26,271,006	$ 71,655,711	$ 65,935,260
Capital assets	63,837,228	61,349,898	58,729,909	56,521,934	122,567,137	117,871,832
Total Assets	111,190,604	101,014,152	83,032,244	82,792,940	194,222,848	183,807,092
Deferred Outflow of Resources	161,890	666,113	47,975	195,112	209,865	861,225
Total Assets and Deferred Outflows	$ 111,352,494	$ 101,680,265	$ 83,080,219	$ 82,988,052	$ 194,432,713	$ 184,668,317
Current liabilities	15,276,146	13,401,773	4,312,398	3,815,599	19,588,544	17,217,372
Long-term debt due in more than one year	53,309,288	49,092,896	17,739,342	19,422,455	71,048,630	68,515,351
Total Liabilities	68,585,434	62,494,669	22,051,740	23,238,054	90,637,174	85,732,723
Deferred Inflow of Resources	202,480	258,085	60,022	75,601	262,502	333,686
Net Position						
Invested in capital assets, Net	23,235,677	23,573,944	46,561,219	43,539,518	69,796,896	67,113,462
Restricted	28,263,812	22,909,428	5,386,336	4,545,970	33,650,148	27,455,398
Unrestricted	(8,934,909)	(7,555,861)	9,020,902	11,588,909	85,993	4,033,048
Total Net Position	$ 42,564,580	$ 38,927,511	$ 60,968,457	$ 59,674,397	$ 103,533,037	$ 98,601,908

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities.

City of San Juan's Sources of Income
Governmental Activities



City of San Juan's Expenditures
Governmental Activities



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Governmental Activities/Business-Type Activities

Governmental activities increased net position by $3,631,358 in 2025.

The business-type activities increased by $1,294,060 in 2025.

The City's condensed Changes in Net Position are presented in the table below.

City of San Juan's
Changes in Net Position

	Governmental Activities		Business-Type Activities		Totals	
	2025	2024	2025	2024	2025	2024
Revenues						
Program revenues						
Charges for services	$ 1,546,020	$ 1,724,920	$ 10,110,204	$ 10,504,869	$ 11,656,224	$ 12,229,789
Operating grants and contributions	487,990	906,601	-	-	487,990	906,601
Capital grants and contributions	264,908	155,295	2,640,400	2,770,047	2,905,308	2,925,342
General revenues						
Property tax	13,152,538	12,055,387	-	-	13,152,538	12,055,387
Other taxes	8,781,087	7,693,381	-	-	8,781,087	7,693,381
Interest Earnings	1,159,309	1,327,531	676,557	858,438	1,835,866	2,185,969
Other	1,293,855	1,664,808	144,670	179,303	1,438,525	1,844,111
Total revenues	26,685,707	25,527,923	13,571,831	14,312,657	40,257,538	39,840,580
Expenses						
General government	5,889,480	5,949,596	-	-	5,889,480	5,949,596
Public safety	10,343,163	9,162,295	-	-	10,343,163	9,162,295
Highways/streets	1,835,101	1,799,564	-	-	1,835,101	1,799,564
Culture & recreation	2,734,910	2,495,529	-	-	2,734,910	2,495,529
Economic Development	839,330	1,113,695	-	-	839,330	1,113,695
Interest -Long-term debt	1,941,490	1,343,701	302,972	343,172	2,244,462	1,686,873
Water services	-	-	3,419,935	3,060,813	3,419,935	3,060,813
Sewer services	-	-	3,560,088	3,600,079	3,560,088	3,600,079
Garbage and brush	-	-	4,456,815	4,129,201	4,456,815	4,129,201
Other	-	-	-	-	-	-
Total expenses	23,583,474	21,864,380	11,739,810	11,133,265	35,323,284	32,997,645
Non-Operating Transfers (Net)	529,125	(1,351,039)	(537,961)	1,351,039	(8,836)	-
Change in Net Position	3,631,358	2,312,504	1,294,060	4,530,431	4,925,418	6,842,935
Net position - beginning	38,933,222	36,615,007	59,674,397	55,143,966	98,607,619	91,758,973
Net position - ending	$ 42,564,580	$ 38,927,511	$ 60,968,457	$ 59,674,397	$ 103,533,037	$ 98,601,908

Business-Type Activities

Business-type activities consist of operating expenses of $11,436,838 for 2025 and interest expense costs of $302,972 for 2025; with operating revenues of $10,110,204 for 2025 and capital grants of $2,640,400, and transfers in amount of $537,961, resulting in an increase in net position of $1,294,060 in 2025.

Capital Assets and Debt Administration

Capital Assets

The City of San Juan's investments in capital assets for its governmental and business-type activities amount to $122,567,137 and $117,871,832 (net of accumulated depreciation) for 2025 and 2024. This investment in capital assets includes land, buildings, and systems improvements, machinery and equipment.

City of San Juan's Capital Assets

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Capital assets, not being depreciated:						
Land	$ 2,021,360	$ 2,021,360	$ 174,715	$ 344,215	$ 2,196,075	$ 2,365,575
Construction-in-progress	20,455,542	20,455,542	20,355,941	17,522,504	40,811,483	37,978,046
	22,476,902	22,476,902	20,530,656	17,866,719	43,007,558	40,343,621
Capital assets, being depreciated:						
Buildings	10,136,204	6,742,438	1,982,098	260,278	12,118,302	7,002,716
Machinery & Equipment	8,395,278	7,665,540	4,645,836	4,906,800	13,041,114	12,572,340
Vehicles	9,241,564	8,494,840	7,019,459	8,436,052	16,261,023	16,930,892
Improvements other than buildings	4,428,541	4,333,370	8,712,238	8,657,182	13,140,779	12,990,552
Infrastructure	41,918,778	41,786,388	37,175,835	37,172,983	79,094,613	78,959,371
	74,120,365	69,022,576	59,535,466	59,433,295	133,655,831	128,455,871
Less accumulated depreciation for:						
Buildings	2,384,542	2,201,383	165,599	154,206	2,550,141	2,355,589
Machinery & Equipment	4,681,517	4,037,925	2,309,210	2,329,720	6,990,727	6,367,645
Vehicles	4,379,136	3,840,441	3,342,373	3,970,342	7,721,509	7,810,783
Improvements other than buildings	2,495,527	2,339,359	2,667,381	2,424,170	5,162,908	4,763,529
Infrastructure	18,819,317	17,730,472	12,851,650	11,899,642	31,670,967	29,630,114
Total accumulated depreciation	32,760,039	30,149,580	21,336,213	20,778,080	54,096,252	50,927,660
Total capital assets, being depreciated, net	41,360,326	38,872,996	38,199,253	38,655,215	79,559,579	77,528,211
Capital assets, net	$ 63,837,228	$ 61,349,898	$ 58,729,909	$ 56,521,934	$ 122,567,137	$ 117,871,832

Additional information on the City of San Juan's capital assets can be found in Note G on pages 34 and 35 of this report.

Long-Term Debt

At year-end, the City's outstanding long-term debt was $77,753,024 and $74,451,354 for 2025 and 2024. The City's governmental activities debt increased by $4,953,359 and decreased by $1,651,687 in business-type activities in 2025.

Additional information on the City of San Juan's long-term debt can be found in Note G on pages 36 through 41 of this report.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the City Secretary, 512 S. Nebraska, San Juan, Texas 78589.

BASIC FINANCIAL STATEMENTS

CITY OF SAN JUAN, TEXAS
GOVERNMENT-WIDE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025 AND 2024

	Primary Government			
	Governmental Activities	Business-type Activities	2025	2024
ASSETS AND DEFERRED OUTFLOW OF RESOURCES				
Cash and Cash Equivalents	$ 12,729,108	$ 3,413,348	$ 16,142,456	$ 6,896,060
Investments	28,703,010	5,229,862	33,932,872	24,184,301
Receivable, Net	2,536,609	1,820,292	4,356,901	4,777,028
Internal Balances, Net	246,398	-	246,398	-
Due from Other Governments	102,560	-	102,560	212,505
Due from Others	1,948,590	651,614	2,600,204	2,110,740
Inventory	7,457	5,298	12,755	38,172
Prepaids	126,600	-	126,600	130,868
Bond Receivable	-	-	-	14,500,000
Note Receivables	-	2,053,333	2,053,333	2,056,889
Restricted Assets:				
Temporarily Restricted	127,890	10,888,865	11,016,755	10,667,837
Capital Assets:				
Land	2,021,360	174,715	2,196,075	2,365,575
Buildings	10,136,204	1,982,098	12,118,302	7,002,716
Infrastructure	41,918,778	37,175,835	79,094,613	78,959,371
Improvements Other Than Buildings	4,428,541	8,712,238	13,140,779	12,990,552
Machinery and Equipment	8,395,278	4,645,836	13,041,114	12,572,340
Vehicles	9,241,564	7,019,459	16,261,023	16,930,892
Accumulated Depreciation	(32,760,039)	(21,336,213)	(54,096,252)	(50,927,660)
Construction-In-Progress	20,455,542	20,355,941	40,811,483	37,978,046
Other Assets	808,690	239,723	1,048,413	325,893
Intangible Assets: Equipment Right-to-Use	16,464	-	16,464	34,967
Total Assets	111,190,604	83,032,244	194,222,848	183,807,092
Deferred Outflow of Resources (Note I)	161,890	47,975	209,865	861,225
Total Assets and Deferred Outflow of Resources	$ 111,352,494	$ 83,080,219	$ 194,432,713	$ 184,668,317

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GOVERNMENT-WIDE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025 AND 2024

	Primary Government			
	Governmental Activities	Business-type Activities	2025	2024
LIABILITIES, DEFERRED INFLOW OF RESOURCES AND NET POSITION				
Liabilities				
Accounts Payable	$ 421,329	$ 186,351	$ 607,680	$ 1,418,297
Bank Payable	8,035,409	-	8,035,409	4,533,378
Accrued Liabilities	520,306	141,874	662,180	602,608
Contract Payable	714,442	-	714,442	123,660
Other Liabilities	-	581,734	581,734	104,494
Trust-PEG Fund	71,451	-	71,451	71,451
Unearned Revenues	245,489	-	245,489	2,596,264
Customer Deposits Payable	654,718	1,311,047	1,965,765	1,825,508
Non-current Liabilities				
Due in one year	4,613,002	2,091,392	6,704,394	6,411,001
Due in more than one year	53,309,288	17,739,342	71,048,630	68,040,351
Total Liabilities	68,585,434	22,051,740	90,637,174	85,727,012
Deferred Inflow of Resources (Note I)	202,480	60,022	262,502	333,686
Net Position				
Net Investment in Capital Assets	23,235,677	46,561,219	69,796,896	67,113,462
Restricted For:				
Debt Service	2,374,429	996,421	3,370,850	3,163,210
Capital Projects	19,286,617	3,078,868	22,365,485	17,813,759
Economic Development	4,593,339	-	4,593,339	3,425,528
Municipal Court	161,903	-	161,903	143,888
Federal and State Awards	657,862	-	657,862	692,745
Other Purposes	1,189,662	1,311,047	2,500,709	2,221,979
Unrestricted	(8,934,909)	9,020,902	85,993	4,033,048
Total Net Position	42,564,580	60,968,457	103,533,037	98,607,619
Total Liabilities, Deferred Inflow of Resources, and Net Position	$ 111,352,494	$ 83,080,219	$ 194,432,713	$ 184,668,317

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GOVERNMENT-WIDE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Program Activities	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Governmental Activities:				
General Government	$ 5,889,480	$ 872,442	$ -	$ -
Public Safety	10,343,163	235,839	473,483	264,908
Public Works	1,835,101	302,071	-	-
Culture & Recreation	2,734,910	73,067	14,507	-
Economic Development	839,330	62,601	-	-
Interest on Long-Term Debt	1,941,490	-	-	-
Total Governmental Activities	23,583,474	1,546,020	487,990	264,908
Business-type Activities:				
Water Services	3,419,936	2,458,633	-	897,455
Sewer Services	3,560,088	3,455,738	-	1,742,945
Garbage and Brush	4,456,815	4,195,833	-	-
Interest on Long-Term Debt	302,972	-	-	-
Total Business-type Activities	11,739,810	10,110,204	-	2,640,400
Total Governmental and Business-type Activities	$ 35,323,284	$ 11,656,224	$ 487,990	$ 2,905,308
General Revenues				
Taxes:				
Property Taxes				
Sales Taxes				
Franchise Taxes				
Other Taxes				
Miscellaneous				
Bond Premium Proceeds				
Investment Earnings				
Transfers In (Out)				
Total General Revenues				
Changes in Net Position				
Net Position, Beginning of Year				
Net Position at End of Year				

The notes to the financial statements are an integral part of this statement

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental Activities	Business-type Activities	Totals
$ (5,017,038)	$ -	$ (5,017,038)
(9,368,933)		(9,368,933)
(1,533,030)		(1,533,030)
(2,647,336)		(2,647,336)
(776,729)		(776,729)
(1,941,490)		(1,941,490)
(21,284,556)		(21,284,556)
	(63,847)	(63,847)
	1,638,595	1,638,595
	(260,982)	(260,982)
	(302,972)	(302,972)
-	1,010,794	1,010,794
(21,284,556)	1,010,794	(20,273,762)
13,152,538	-	13,152,538
7,418,951	-	7,418,951
1,153,630	-	1,153,630
208,506	-	208,506
883,947	144,670	1,028,617
409,908	-	409,908
1,159,309	676,557	1,835,866
529,125	(537,961)	(8,836)
24,915,914	283,266	25,199,180
3,631,358	1,294,060	4,925,418
38,933,222	59,674,397	98,607,619
$ 42,564,580	$ 60,968,457	$ 103,533,037

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The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GOVERNMENT-WIDE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Program Activities	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Governmental Activities:				
General Government	$ 5,949,596	$ 763,420	$ -	$ -
Public Safety	9,162,295	311,348	892,013	155,295
Public Works	1,799,564	309,778	-	-
Culture & Recreation	2,495,529	277,774	14,588	-
Economic Development	1,113,696	62,600	-	-
Interest on Long-Term Debt	1,343,700	-	-	-
Total Governmental Activities	21,864,380	1,724,920	906,601	155,295
Business-type Activities:				
Water Services	3,060,813	2,799,236	-	598,880
Sewer Services	3,600,079	3,319,777	-	2,171,167
Garbage and Brush	4,129,201	4,385,856	-	-
Interest on Long-Term Debt	343,172	-	-	-
Total Business-type Activities	11,133,265	10,504,869	-	2,770,047
Total Governmental and Business-type Activities	$ 32,997,645	$ 12,229,789	$ 906,601	$ 2,925,342
General Revenues				
Taxes:				
Property Taxes				
Sales Taxes				
Franchise Taxes				
Other Taxes				
Miscellaneous				
Investment Earnings				
Bond Premium Proceeds				
Administrative Transfers In (Out)				
Transfers In (Out)				
Total General Revenues				
Changes in Net Position				
Net Position, Beginning of Year, As Adjusted (Note O)				
Net Position at End of Year				

The notes to the financial statements are an integral part of this statement

Net (Expense) Revenue and Changes in Net Position		
Primary Government		
Governmental Activities	Business-type Activities	Totals
$ (5,186,176)	$ -	$ (5,186,176)
(7,803,639)		(7,803,639)
(1,489,786)		(1,489,786)
(2,203,167)		(2,203,167)
(1,051,096)		(1,051,096)
(1,343,700)		(1,343,700)
(19,077,564)		(19,077,564)
	337,303	337,303
	1,890,865	1,890,865
	256,655	256,655
	(343,172)	(343,172)
-	2,141,651	2,141,651
(19,077,564)	2,141,651	(16,935,913)
12,055,387	-	12,055,387
6,553,411	-	6,553,411
1,027,964	-	1,027,964
112,006	-	112,006
250,051	179,303	429,354
1,414,757	858,438	2,273,195
1,327,531	-	1,327,531
(1,351,039)	1,351,039	-
-	-	-
21,390,068	2,388,780	23,778,848
2,312,504	4,530,431	6,842,935
36,620,718	55,143,966	91,764,684
$ 38,933,222	$ 59,674,397	$ 98,607,619

The notes to the financial statements are an integral part of this statement

GOVERNMENTAL FUNDS

CITY OF SAN JUAN, TEXAS
GOVERNMENTAL FUNDS
BALANCE SHEETS
SEPTEMBER 30, 2025 AND 2024

	General Fund	Debt Service Fund	Economic Development Fund	TDEM Grant Fund
ASSETS				
Cash and Cash Equivalents	$ 651,406	$ 490,220	$ 912,979	$ 143,938
Investments	5,436,188	1,789,680	2,780,271	674,800
Designated Cash and Investments	65,371	-	62,519	-
Receivables, net				
Property Taxes	1,274,795	504,416	-	-
Sales Taxes	609,182	-	-	-
Franchise Taxes	83,832	-	-	-
Other Receivables	12,662	-	-	-
Bonds Receivable	-	-	-	-
Notes Receivable	-	-	-	-
Due from Other Funds	242,361	-	4,037	-
Due from Other Governments	-	-	-	-
Due from Others	28,567	-	-	-
Inventories	7,457	-	-	-
Prepaids	126,600	-	-	-
Total Assets	$ 8,538,421	$ 2,784,316	$ 3,759,806	$ 818,738
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts Payable	$ 315,147	$ -	$ 4,338	$ -
Bank Payable	-	-	-	-
Wages Payable	500,782	-	4,154	-
Contract Payable	103,192	-	-	-
Due to Other Funds	-	-	-	-
Due to Others	284,932	-	-	-
Trust-PEG Fund	71,451	-	-	-
Unearned Revenues	-	-	-	232,491
Total Liabilities	1,275,504	-	8,492	232,491
Deferred Inflows of Resources				
Deferred Revenues (Note I)	1,202,312	472,406	-	-
Total Deferred Inflows of Resources	1,202,312	472,406	-	-
Fund Balances				
Nonspendable:				
Inventories	7,457	-	-	-
Prepaid Items	126,600	-	-	-
Assigned to:				
Debt Service	-	2,311,910	62,519	-
Capital Projects	-	-	-	586,247
Economic Development	-	-	3,688,795	-
Municipal Court	-	-	-	-
Federal or State Funds Grant Restriction	-	-	-	-
Other Purposes	-	-	-	-
Unassigned:	5,926,548	-	-	-
Total Fund Balances	6,060,605	2,311,910	3,751,314	586,247
Total Liabilities and Fund Balances	$ 8,538,421	$ 2,784,316	$ 3,759,806	$ 818,738

The notes to the financial statements are an integral part of this statement

Certificates of Obligation 2020 Fund	Certificates of Obligation 2023 Fund	Certificates of Obligation 2024 Fund	Certificates of Obligation 2025 Fund	Non-Major Governmental Funds	Totals 2025	Totals Restated 2024
$ -	$ -	$ 6,975,256	$ 1,000,000	$ 2,555,309	$ 12,729,108	$ 4,900,127
-	3,008,429	6,139,788	7,029,190	1,844,664	28,703,010	17,004,501
-		-	-	-	127,890	125,707
-						
-	-	-	-	-	1,779,211	1,588,580
-	-	-	-	-	609,182	520,759
-	-	-	-	-	83,832	85,618
-	-	-	-	51,722	64,384	67,624
-	-	-	-	-	-	14,500,000
-	-	-	-	-	-	3,556
-	-	-	-	-	246,398	1,137,538
-	-	-	-	102,560	102,560	212,505
1,920,023	-	-	-	-	1,948,590	1,939,228
-	-	-	-	-	7,457	19,978
-	-	-	-	-	126,600	130,868
$ 1,920,023	$ 3,008,429	$ 13,115,044	$ 8,029,190	$ 4,554,255	$ 46,528,222	$ 42,236,589
$ -	$ -	$ -	$ 77,667	$ 24,177	$ 421,329	$ 1,125,788
2,846,501	3,830,084	-	-	1,358,824	8,035,409	4,488,486
-	-	-	-	15,370	520,306	454,923
-	-	611,250	-	-	714,442	123,660
-	-	-	-	-	-	2,859,359
-	-	-	-	369,786	654,718	659,455
-	-	-	-	-	71,451	71,451
-	-	-	-	12,998	245,489	2,596,264
2,846,501	3,830,084	611,250	77,667	1,781,155	10,663,144	12,379,386
-	-	-	-	-	1,674,718	1,497,471
-	-	-	-	-	1,674,718	1,497,471
-	-	-	-	-	7,457	19,978
-	-	-	-	-	126,600	130,868
-						
-	-	-	-	-	2,374,429	2,256,441
(926,478)	(821,655)	12,503,794	7,951,523	(6,814)	19,286,617	15,340,611
-	-	-	-	904,544	4,593,339	3,425,528
-	-	-	-	161,903	161,903	143,888
-	-	-	-	657,862	657,862	692,745
-	-	-	-	1,055,605	1,055,605	905,080
-	-	-	-	-	5,926,548	5,444,593
(926,478)	(821,655)	12,503,794	7,951,523	2,773,100	34,190,360	28,359,732
$ 1,920,023	$ 3,008,429	$ 13,115,044	$ 8,029,190	$ 4,554,255	$ 46,528,222	$ 42,236,589

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025 AND 2024

	2025	2024
Total fund balance-total governmental funds	$ 34,190,360	$ 28,359,732
Amounts reported for governmental activities in the statement of activities are different because:		
Capital assets used in governmental activities are not financial resources; therefore, are not reported in the governmental fund balance sheet	63,837,228	61,349,898
Other long-term assets are not available to pay for current period expenditures and therefore are deferred in the funds		
Property Taxes	1,674,718	1,497,471
Long-term liabilities are not due and payable in the current period; therefore, are not reported in the governmental fund balance sheet	(56,003,090)	(51,329,240)
Payables for compensated absences which are not due in the current period are not reported in the funds	(1,510,699)	(1,233,490)
Net pension deferred asset which is not due in the current period and; therefore, not reported in the funds	970,580	918,170
Net pension asset (liability) which is not due in the current period and; therefore, not reported in the funds	(408,501)	(406,201)
Unamortized pension liability unavailable for current period revenue and; therefore, deferred in the Statement of Net Position	(202,480)	(258,085)
GASB 87, Lease Recognition Intangible Asset: Equipment Right-to-Use	16,464	34,967
Net Position of governmental activities	$ 42,564,580	$ 38,933,222

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	General Fund	Debt Service Fund	Economic Development Fund	TDEM Grant Fund
Revenues				
Taxes:				
Property Taxes	$ 8,858,307	$ 4,116,984	$ -	$ -
Sales Taxes	5,564,213	-	1,854,738	-
Franchise Taxes	1,153,630	-	-	-
Hotel Occupancy Taxes	-	-	-	-
Other Taxes	82,245	-	-	-
Licenses and Permits	827,395	-	-	-
Intergovernmental Revenues	743,662	-	-	-
Fines and Fees	248,551	-	-	-
Forfeitures	-	-	-	-
Interest Earned	535,116	77,109	113,988	58,515
Miscellaneous & Other Income	766,131	22,459	345,253	-
Total Revenues	18,779,250	4,216,552	2,313,979	58,515
Expenditures				
Current:				
General Government	2,942,071	11,321	-	-
Public Safety	8,583,410	-	-	-
Public Works	1,284,034	-	-	-
Culture & Recreation	2,360,245	-	-	-
Economic Development	-	-	784,027	-
Non-Departmental Expenditures	2,241,091	-	-	-
Capital Outlay	194,802	-	1,137,539	92,505
Debt Service:				
Principal	635,002	2,395,000	235,000	-
Interest	69,807	1,694,426	84,212	-
Total Expenditures	18,310,462	4,100,747	2,240,778	92,505
Excess (Deficiency) of Revenues Over Expenditures	468,788	115,805	73,201	(33,990)
Other Financing Sources (Uses)				
Transfers In (Out)	(3,622)	-	(8,836)	-
City Building Allocation	-	-	-	-
Bond/Note Proceeds	-	-	-	-
Bond Premium Proceeds	-	-	-	-
Bond/Note Issuance Costs	-	-	-	-
Total Other Financing Sources (Uses)	(3,622)	-	(8,836)	-
Net Changes in Fund Balances	465,166	115,805	64,365	(33,990)
Fund balances, October 1, As Restated	5,595,439	2,196,105	3,686,949	620,237
Fund balances, September 30	$ 6,060,605	$ 2,311,910	$ 3,751,314	$ 586,247

The notes to the financial statements are an integral part of this statement

Certificates of Obligation 2020 Fund	Certificates of Obligation 2023 Fund	Certificates of Obligation 2024 Fund	Certificates of Obligation 2025 Fund	Non-Major Governmental Funds	2025	2024
$ -	$ -	$ -	$ -	$ -	$ 12,975,291	$ 11,872,361
-	-	-	-	-	7,418,951	6,553,411
-		-	-	-	1,153,630	1,027,964
-	-	-	-	126,261	126,261	32,589
-	-	-	-	-	82,245	79,417
-	-	-	-	-	827,395	711,669
-	-	-	-	536,574	1,280,236	1,313,478
-	-	-	-	407,473	656,024	950,651
-	-	-	-	154,513	154,513	430,268
-	123,014	139,788	29,190	82,589	1,159,309	1,327,531
-	-	-	-	30,012	1,163,855	559,808
-	123,014	139,788	29,190	1,337,422	26,997,710	24,859,147
-	-	-	-	777	2,954,169	3,077,621
-	-	-	-	356,243	8,939,653	7,977,898
-	-	-	-	280,322	1,564,356	1,556,811
-	-	-	-	22,180	2,382,425	2,180,914
-	-	-	-	-	784,027	1,103,050
-	-	-	-	-	2,241,091	2,194,346
162,568	3,275,135	2,135,994	-	958,605	7,957,148	9,898,536
-	-	-	-	-	3,265,002	2,896,292
-	-	-	-	-	1,848,445	1,340,854
162,568	3,275,135	2,135,994	-	1,618,127	31,936,316	32,226,322
(162,568)	(3,152,121)	(1,996,206)	29,190	(280,705)	(4,938,606)	(7,367,175)
-	-	-	(77,667)	-	(90,125)	(1,970,289)
2,859,359	-	-	-	-	2,859,359	-
-	-	-	7,870,000	-	7,870,000	13,653,430
-	-	-	409,908	-	409,908	1,414,757
-	-	-	(279,908)	-	(279,908)	(309,757)
2,859,359	-	-	7,922,333	-	10,769,234	12,788,141
-	(3,152,121)	(1,996,206)	7,951,523	(280,705)	5,830,628	5,420,966
(3,623,269)	2,330,466	14,500,000	-	3,053,805	28,359,732	22,938,766
$ (3,623,269)	$ (821,655)	$ 12,503,794	$ 7,951,523	$ 2,773,100	$ 34,190,360	$ 28,359,732

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025 AND 2024

		2025	2024
Net change in fund balances-total governmental funds		$ 5,830,628	$ 5,420,966
Amounts reports for governmental activities in the state of activities are different because:			
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets are allocated over the estimated useful lives and reports as depreciation expense. The capital outlay ($5,097,789, net) recorded in the current period exceeded current year depreciation ($2,610,459).		5,346,689	7,377,063
Governmental funds do not report the retirement of fixed assets. In the Government-Wide Statement of Revenues, Expenditures, and Changes in Fund Balance this is the amount of retired assets in the current period.		(2,859,359)	(92,053)
The issuance of long-term debt (e.g., notes) provides current financial resource to governmental funds, while the repayment of the principal of long-term debt consumes current financial resources of governmental funds. Neither transactions, however, has any effect on net position. This amount is the net effect on these differences.		(4,604,998)	(10,757,138)
Note Proceeds/Lease	$ (7,870,000)		
Principal Retirement	3,265,002		
Compensated absences in the statement of activities does not require the use of current financial resources, and therefore are not reported as expenditures in governmental funds.		(277,209)	(174,617)
Accrued interest expense on long-term debt is reported in government-wide statement of activities and changes in net position, but does not require the use of current financial resources; therefore accrued interest expense is not reported as expenditures in governmental funds.		(93,045)	(2,846)
Some property tax will not be collected for several months after the City's fiscal year-end, they are not considered "available" revenues in the governmental funds.		177,247	183,026
Pension expense for the current period not recorded in the governmental funds.		111,405	358,103
Changes in net position of governmental activities		$ 3,631,358	$ 2,312,504

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2025

	Budget			Variance Final Budget Favorable
	Original	Final	Actual	(Unfavorable)
Revenues				
Property Taxes	$ 13,025,253	$ 12,952,264	$ 12,975,291	$ 23,027
Sales Taxes	7,196,771	7,306,715	7,418,951	112,236
Franchise Taxes	1,070,000	1,153,630	1,153,630	-
Hotel Occupancy Taxes	-	-	126,261	126,261
Other Taxes	88,500	82,245	82,245	-
Licenses & Permits	1,015,010	827,395	827,395	-
Intergovernmental Revenues	747,852	743,662	1,280,236	536,574
Fines and Fees	583,437	560,551	656,024	95,473
Forfeitures	-	-	154,513	154,513
Interest Earned	585,000	680,116	1,159,309	479,193
Miscellaneous & Other Income	789,927	768,631	1,163,855	395,224
Total revenues	25,101,750	25,075,209	26,997,710	1,922,501
Expenditures				
Current				
General Government	3,426,454	2,945,871	2,954,169	(8,298)
Public Safety	8,902,727	8,583,410	8,939,653	(356,243)
Public Works	1,646,164	1,609,225	1,564,356	44,869
Culture & Recreation	2,383,871	2,360,245	2,382,425	(22,180)
Economic Development	1,420,500	1,420,500	784,027	636,473
Non-Departmental Expenses	2,624,492	2,241,091	2,241,091	-
Capital Outlay	281,286	194,802	7,957,148	(7,762,346)
Debt Service:				
Principal	2,336,264	2,730,002	3,265,002	(535,000)
Interest	1,940,831	1,943,255	1,848,445	94,810
Total expenditures	24,962,589	24,028,401	31,936,316	(7,907,915)
Excess (Deficiency) of Revenues Over Expenditures	139,161	1,046,808	(4,938,606)	(5,985,414)
Other Financing Sources (Uses)				
Transfers In (Out)	-	-	(90,125)	(90,125)
City Building Allocation	-	-	2,859,359	2,859,359
Lawsuit Settlement	-	-	7,870,000	7,870,000
Bond/Note Proceeds	-	-	409,908	409,908
Bond Premium Proceeds	-	-	(279,908)	(279,908)
Total Other Financing Sources (Uses)	-	-	10,769,234	10,769,234
Net Changes in Fund Balances	$ 139,161	$ 1,046,808	5,830,628	$ 4,783,820
Fund Balance, October 1,			28,359,732	
Fund Balance, September 30			$ 34,190,360	

The notes to the financial statements are an integral part of this statement

PROPRIETARY FUNDS

CITY OF SAN JUAN, TEXAS
PROPRIETARY FUNDS
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025 AND 2024

	Utility Fund	Solid Waste Fund	Nonmajor Enterprise Funds	2025 Enterprise Funds	2024 Enterprise Funds
Assets					
Cash and cash equivalents	$ 835,355	$ 2,355,741	$ 222,252	$ 3,413,348	$ 1,995,933
Investments	3,527,738	860,977	841,147	5,229,862	7,179,800
Restricted cash and investments	785,367	-	10,103,498	10,888,865	10,542,130
Utility and trade receivables, net	1,078,125	742,167	-	1,820,292	111,119,049
Due from other funds	-	-	-	-	58,261,823
Due from others	650,566	1,048	-	651,614	171,512
Inventory	-	5,298	-	5,298	18,194
Long-Term Loan	-	2,053,333	-	2,053,333	2,053,333
Capital assets - net					
Non-depreciable assets	17,675,385	8,783	2,671,408	20,355,576	17,866,719
Depreciable assets	33,375,125	4,999,208	-	38,374,333	38,655,215
Other Assets	141,664	98,059	-	239,723	73,836
Total Assets	58,069,325	11,124,614	13,838,305	83,032,244	247,937,544
Deferred Outflow of Resources	28,345	19,630	-	47,975	195,112
Total Assets and Deferrred Outflows of Resources	$ 58,097,670	$ 11,144,244	$ 13,838,305	$ 83,080,219	$248,132,656
Liabilities Deferred Inflow of Resources and Net Position					
Liabilities					
Accounts payable	$ 164,153	$ 22,198	$ -	$ 186,351	$ 292,509
Bank Payable	-	-	-	-	44,892
Wages payable	100,514	41,360	-	141,874	147,685
Other liabilities	428,330	153,404	-	581,734	104,494
Customer deposits payable	725,037	586,010	-	1,311,047	1,166,053
Due to other funds	-	-	-	-	-
Non-current liabilities :					
Due in one year	1,291,082	473,332	326,978	2,091,392	2,059,966
Due in more than one year	8,814,565	570,198	8,354,579	17,739,342	19,422,455
Total Liabilities	11,523,681	1,846,502	8,681,557	22,051,740	23,238,054
Deferred Inflow of Resources	35,470	24,552	-	60,022	75,601
Net Position					
Net Investment in capital assets	41,139,192	3,555,201	1,866,826	46,561,219	43,539,518
Restricted					
Customer deposits	725,037	586,010	-	1,311,047	110,035,516
Debt service	-	-	996,421	996,421	906,769
Capital projects	785,367	-	2,293,501	3,078,868	2,473,148
Unrestricted	3,888,923	5,131,979	-	9,020,902	11,588,909
Total Net Position	46,538,519	9,273,190	5,156,748	60,968,457	168,543,860
Total Liabilities, Deferred Inflow of Resources and Net Position	$ 58,097,670	$ 11,144,244	$ 13,838,305	$ 83,080,219	$191,857,515

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
PROPRIETARY FUNDS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	Utility Fund	Solid Waste Fund	Nonmajor Enterprise Funds	2025 Enterprise Funds	2024 Enterprise Funds
Operating Revenues					
Water sales	$ 2,315,870	$ -	$ -	$ 2,315,870	$ 2,647,220
Sewer charges	3,255,076	-	-	3,255,076	3,139,493
Refuse fees	-	3,922,038	-	3,922,038	4,046,499
Other operating revenues					
Penalties	105,655	-	-	105,655	107,370
Tap fees	163,795	-	-	163,795	147,595
Connect/Reconnect fees	73,975	-	-	73,975	77,335
Other	-	273,795	-	273,795	339,357
Miscellaneous	84,143	60,527	-	144,670	179,303
Total Operating Revenues	5,998,514	4,256,360	-	10,254,874	10,684,172
Operating Expenses					
Personal expenses	2,216,341	1,599,578	-	3,815,919	3,609,055
Other services and charges	2,299,680	903,030	12,719	3,215,429	3,086,875
Supplies	1,059,443	588,248	-	1,647,691	1,481,231
Contractual services-Administrative	407,820	211,430	-	619,250	619,250
Contractual services-Operations	-	649,177	-	649,177	637,481
Total Operating Expenses	5,983,284	3,951,463	12,719	9,947,466	9,433,892
Operating Income (Loss) Before Depreciation	15,230	304,897	(12,719)	307,408	1,250,280
Depreciation	1,391,840	716,782	-	2,108,622	1,975,451
Operating Income (Loss)	(1,376,610)	(411,885)	(12,719)	(1,801,214)	(725,171)
Non-operating Revenues (Expenses)					
Interest income	221,000	35,244	420,313	676,557	858,438
Interest expense	-	(19,182)	(283,790)	(302,972)	(343,172)
Total non-operating revenues (expenses)	221,000	16,062	136,523	373,585	515,266
Excess of Revenues Over Expenditures Before Capital Grants and Transfers	(1,155,610)	(395,823)	123,804	(1,427,629)	(209,905)
Capital Grants and Transfers					
Capital Grants	2,624,200	-	16,200	2,640,400	2,770,047
Transfers In (Out)	(597,677)	74,045	604,921	81,289	1,970,289
Total Capital Grants and Transfers	2,026,523	74,045	621,121	2,721,689	4,740,336
Changes in Net Position	870,913	(321,778)	744,925	1,294,060	4,530,431
Net position, October 1	45,667,606	9,594,968	4,411,823	59,674,397	55,143,966
Net position, September 30	$ 46,538,519	$ 9,273,190	$ 5,156,748	$ 60,968,457	$ 59,674,397

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
PROPRIETARY FUNDS
STATEMENT OF CASH FLOWS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	Utility Fund	Solid Waste Fund	Nonmajor Enterprise Funds	2025 Enterprise Funds	2024 Enterprise Funds
Cash flows provided (used) by operating activities:					
Receipts from customers	$ 5,801,320	$ 4,564,957	$ -	$ 10,366,277	$ 9,883,787
Receipts from others	323,599	334,322	-	657,921	722,595
Operating grants	-	-	-	-	-
Payment (to) from other funds	-	-	-	-	12
Payments to employees for services	(1,736,178)	(1,658,119)	-	(3,394,297)	(3,405,080)
Payments to suppliers for good and services	(3,737,803)	(2,330,874)	**(12,719)**	(6,081,396)	(5,899,599)
Net cash provided (used) by operating activities	650,938	910,286	(12,719)	1,548,505	1,301,715
Cash flow from non-capital financing activities					
Transfers in (out)	(597,677)	74,045	604,921	81,289	426,653
Cash flows provided (used) by capital and related financing activities					
Capital asset purchases	(2,999,924)	(143,645)	(63,790)	(3,207,359)	(4,679,264)
Long-term note recievable repayment	-	-	-	-	-
Retirement of long-term debt	(1,058,152)	(288,100)	(275,956)	(1,622,208)	(1,889,397)
Interest paid	-	(19,182)	(283,790)	(302,972)	(343,171)
Note/Bond/Bond premium proceeds	-	-	-	-	-
Capital grants	2,624,200	-	16,200	2,640,400	4,279,682
Net cash provided (used) by capital and related financial activities	(1,433,876)	(450,927)	(607,336)	(2,492,139)	(2,632,150)
Cash flow provided (used) by investing activities:					
Proceeds from sale & maturities of securities	221,000	35,244	420,313	676,557	858,438
Lawsuit Settlement	-	-	-	-	-
Net cash provided (used) by investment activities	221,000	35,244	420,313	676,557	858,438
Net increase (decrease) in cash and cash equivalents	(1,159,615)	568,648	405,179	(185,788)	(45,344)
Cash and cash equivalents, October 1	6,308,075	2,648,070	10,761,718	19,717,863	19,763,207
Cash and cash equivalents, September 30	$ 5,148,460	$ 3,216,718	$ 11,166,897	$ 19,532,075	$ 19,717,863

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
PROPRIETARY FUNDS
STATEMENT OF CASH FLOWS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	Utility Fund	Solid Waste Fund	Nonmajor Enterprise Funds	2025 Enterprise Funds	2024 Enterprise Funds
Reconciliation of operating loss to net cash provided by (used) in operating activities:					
Operating Income (Loss)	$ (1,376,610)	$ (411,885)	$ (12,719)	$ (1,801,214)	$ (725,171)
Adjustments to reconcile net income to net cash from operating activities:					
Depreciation expense	1,391,840	716,782	-	2,108,622	1,975,451
(Increase) Decrease in accounts receivable	429,395	520,269	-	949,664	(26,144)
(Increase) Decrease in due from other funds	-	-	-	-	-
(Increase) Decrease in due from others	(480,128)	26	-	(480,102)	(128,365)
(Increase) Decrease in inventory	-	12,896	-	12,896	(2,661)
(Increase) Decrease in other assets	99,113	(66,774)		32,339	(73,836)
(Increase) Decrease in deferred outflow of resources	84,090	63,047	-	147,137	601,595
Increase (Decrease) in accounts payable	43,654	(62,504)	-	(18,850)	(29,738)
Increase (Decrease) in wages payable	14,574	(20,325)	-	(5,751)	25,971
Increase (Decrease) in other liabilities	428,318	48,922	-	477,240	(58,307)
Increase (Decrease) in customer deposits	22,344	122,650	-	144,994	76,719
Increase (Decrease) in due to other funds	-	-	-	-	12
Increase (Decrease) in compensated absences	(13,750)	6,198	-	(7,552)	(237,512)
Increase (Decrease) in deferred inflow of resources	8,098	(19,016)	-	(10,918)	(96,299)
Net cash provided (used) by operating activities	$ 650,938	$ 910,286	$ (12,719)	$ 1,548,505	$ 1,301,715

	Utility Fund	Solid Waste Fund	Nonmajor Enterprise Funds	2025 Enterprise Funds	2024 Enterprise Funds
Reconciliation of total cash and cash investments:					
Cash and cash equivalents	$ 835,355	$ 2,355,741	$ 222,252	$ 3,413,348	$ 1,995,933
Investments	3,527,738	860,977	841,147	5,229,862	7,179,800
Restricted cash and investments	785,367	-	10,103,498	10,888,865	10,542,130
Total cash and cash equivalents	$ 5,148,460	$ 3,216,718	$ 11,166,897	$ 19,532,075	$ 19,717,863

The notes to the financial statements are an integral part of this statement

FIDUCIARY FUNDS

CITY OF SAN JUAN, TEXAS
FIDUCIARY FUND
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025 AND 2024

	2025	2024
ASSETS		
Cash and cash equivalents	$ 248,563	$ 3,092
Due from other funds	-	12
Total Assets	$ 248,563	$ 3,104
LIABILITIES AND NET POSITION		
LIABILITIES		
Wages Payable	$ 2,112	$ 1,942
Due from other funds	246,451	1,162
	248,563	3,104
NET POSITION		
Unrestricted	-	-
Total Liabilities and Net Position	$ 248,563	$ 3,104

NOTES TO FINANCIAL STATEMENTS

NOTE A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. General Statement

The City of San Juan, Texas (the "City") was incorporated on December 29, 1917, under Article XI, Section 5 of the Constitution of the State of Texas. The City operates under a City Commission-Manager form of government and provides the following services as authorized by its charter. The services include public safety (police and fire), public works, health, and social services, culture-recreation, public improvements, planning and zoning, and general administrative services. Other services include utilities (water and sewer services and solid waste collection).

On April 5, 1975, the voters officially adopted the Home Rule Act, which conferred the City the powers of Title 22, Revised Civil Statues of Texas, 1911, Chapter 13 Title 28, AN 1175 Revised Civil Statues of Texas, 1925, and Section 4, Chapter 147, Acts of the 33rd Legislative, General Laws Regular Session.

The accounting and reporting policies of the City San Juan, Texas as reflected in the accompanying financial statements conform to generally accepted accounting principles (GAAP) in the United States of America applicable to state and local government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following represents the more significant accounting and reporting policies and reported practices used by the City.

2. Financial Reporting Entity

The accompanying financial statements present the reporting entity, which consists of the primary government. Financial reporting standards also require the City of San Juan, Texas to include, if any, legally-separate entities or organizations for which the primary government is financially accountable and other organizations for which the primary government is not accountable, but for which the nature and significance of their relationship with the primary government are such that exclusion could cause the City's basic financial statements to be misleading or incomplete.

Financial accountability exists if a primary government appoints a voting majority of an organization's governing Board and either is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the primary government. A primary government may also be financially accountable for governmental organizations with a separately elected governing Board, a governing Board appointed by another government, or a jointly appointed Board that is fiscally dependent on the primary government.

As required by accounting principles generally accepted in the United States of America, these financial statements present the City of San Juan, Texas, and its component units, entities for which the City is considered to be financial accountable. The component units discussed below are included in the City's reporting entity because of the significance of their operational or financial relationships with the City.

NOTE A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Blended component units – Blended component units, although legally separate entities, are in substance part of the government's operations and so data from these units are combined with data of the primary government. Blended presented component units include the following:

- The San Juan Economic Development Corporation (the "Corporation") was incorporated on May 31,1996, under the Development Corporation Act of 1979, of the State of Texas. The Corporation operates as a component unit of the City of San Juan, Texas. The Corporation's specific public purpose is to promote economic development and encourage employment for the public welfare on behalf of the City by developing, implementing, providing, and financing projects under the Act as defined in Section 4B of the Act. The Corporation's primary source of revenues is sales tax revenues generated by the City of San Juan, Texas. There were no significant adjustments needed to convert the fund statements of the Corporation to compliance with GASB 34 requirements.

A copy of the component units' financial statements can be obtained by contacting the Office of the City Secretary at City Hall, 512 S. Nebraska Street, San Juan, Texas 78589.

Government Accounting Standards Board has issued the following pronouncements, which are relevant to the City, and have been implemented in prior years:

GASB Statement No 60, *Accounting and Financial Reporting For Service Concession Arrangements*

GASB Statement No 61, *The Financial Reporting Entity: Omnibus* – An Amendment of GASB Statements No. 14 and No. 34

GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989, FASB AICPA Pronouncements*

GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources and Net Position*

GASB Statement No 65*, Items Previously Reported as Assets and Liabilities*

GASB Statement No. 68, *Accounting and Financial Reporting for Pension Plans – An Amendment of GASB Statement No. 27*

GASB Statement No. 69, *Government Combinations and Disposals of Government Operations*

GASB Statement No. 70, Accounting *and Financial Reporting for Non-Exchange Financial Guarantees*

GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date – An Amendment of GASB Statement No. 68*

GASB Statement No. 87, *Leases*

GASB Statement No. 98, *The Annual Comprehensive Financial Report*

GASB Statement No. 96, *Subscription-Based Information Technology Arrangements:* This statement provides guidance on accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users. This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset-an intangible asset and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. The requirements of this Statement are effective for fiscal years beginning after June 15,2022. The implementation of GASB Statement No. 96 didn't have a material impact on the financial statements.

NOTE A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Future accounting standards possibly applicable to the City of San Juan, Texas that have been issued by the Governmental Accounting Standards Board are:

GASB Statement No. 99, *Omnibus 2022*

GASB Statement No. 100, *Accounting Changes and Error Corrections*

GASB Statement No. 101, *Compensated Absences*

3. Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

4. Government-Wide and Fund Financial Statements

Government-Wide Financial Statements –

The Government-Wide Financial Statements (the Statement of Net Position and the Statement of Activities) report information on all the activities of the City. Generally, the effect of inter-fund activity, within the governmental and business-type activities columns, has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *Business-type activities*, which rely on a significant extent on fees and charges for support.

The statement of activities reflects the extent to which direct expenses of each function are offset by program revenues. *Direct expens*es are those that are attributable to a specific function and are clearly identifiable. *Program revenues* include charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a specific function as well as grants and contributions that are restricted to meeting the operational or capital requirements of a specific function. Taxes and other items not appropriately included with program revenues are shown as general revenues.

In addition to and apart from the government-wide financial statements, fund financial statements are presented for governmental funds, proprietary funds, and fiduciary funds. In each of these financial statements, major funds are presented in separate columns.

Fund Financial Statements –

The City segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Separate statements are presented for governmental, proprietary, and fiduciary activities. These statements present each major fund as a separate column on the fund financial statements; all non-major funds are aggregated and presented in a single column.

Governmental Funds –

Governmental funds are those funds through which most governmental functions typically are financed. The measurement focus of governmental funds is on the sources, uses and balance of current financial resources. The City has presented the following major governmental funds:

NOTE A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

General Fund –

General Fund is the main operating fund of the City. This fund is used to account for all financial resources not accounted for in other funds. All general tax revenues and other receipts that are not restricted by law or contractual agreement to some other funds are accounted for in this fund. General operating expenditures, fixed charges and capital improvement costs that are not paid through other funds are paid from the General Fund.

Debt Service Fund –

Debt Service Fund is used to account for the accumulation of financial resources for the payment of principal, interest and related costs on general long-term debt paid primarily from taxes levied by the City. The fund balance of the Debt Service Fund is reserved to signify the amounts that are restricted exclusively for debt service expenditures.

Non-major Governmental Funds:

Capital Project Funds –

Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by Proprietary Funds).

Special Revenue Funds –

Special Revenue Funds are used to account for the proceeds of specific revenue sources (other than expendable trusts or major capital projects) that are legally restricted to finance specific activities.

Proprietary Funds –

Proprietary Funds are accounted for using the economic resources measurements focus and the accrual basis of accounting. The accounting objectives are determination of net income, financial position, and cash flow. All assets and liabilities are included on the Statement of Net Position. The City has presented the following major proprietary funds:

Utility Fund –

Utility Fund is used to account for the provision of water and sewer service to the residents of the City. Activities of the fund include administration, operations and maintenance of the water and sewer system and billing and collection activities. All costs are financed through charges to utility customers with rates reviewed regularly and adjusted if necessary to ensure integrity of the funds.

Solid Waste Fund –

Solid Waste Fund is used to account for the provision of garbage and brush pick-up service to the residents of the City. Activities of the fund include administration, operations and maintenance of the garbage and brush pick-up and billing and collection activities. All costs are financed through charges to utility customers with rates reviewed regularly and adjusted if necessary to ensure integrity of the funds.

Utility Debt Service Fund –

The fund accounts for the accumulation of resources from the Utility Fund for the payment of long-term debt principal and interest for water and wastewater debt.

NOTE A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Operating expenses for the proprietary funds include the cost of personal and contractual services, supplies and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations.

5. Measurement Focus/Basis of Accounting and Financial Statement Presentation

The government-wide statements and fund financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting,* consistent with the presentation of the proprietary fund and fiduciary fund financial statements, with the exception that custodial funds that use the *economic resources measurement focus*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, without regard to the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements are imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurements focus* and are accounted for using the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. The City considers revenues to be available if they are collected within 30 days of the end of the current fiscal period, except for property taxes, which is 60 days required by GAAP. However, debt service expenditures, as well as those related to compensated absences and claims, and judgments are recognized only when payment is made.

Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual, i.e., when they become both measurable and available. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period.

The City considers property taxes as available if they are collected within 60 days after year-end. A one-year availability period is used for recognition of all other Governmental Fund revenues. Expenditures are recorded when the related fund liability is incurred.

The revenues susceptible to accrual are property taxes, franchise fees, licenses, charges for service, interest income and intergovernmental revenues. Sales taxes collected and held by the state at year-end on behalf of the government are also recognized as revenue. All other governmental fund revenues are recognized when received.

Grant funds are considered to be earned to the extent of expenditures made under the provisions of the grant. Accordingly, when such funds are received, they are recorded as deferred revenues until related and authorized expenditures have been made. If balances have not been expended by the end of the project period, grantors sometimes require the City to refund all or part of the unused amount.

NOTE A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Stewardship, Compliance and Accountability

6. Budgets and Budgetary Accounting

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for all governmental funds except for certain major and non-major special revenue funds, which adopt project-length budgets. Formal budgetary integration is employed as a management control device during the year for the general and special revenue funds, as well as for the water and sewer funds.

Unused appropriations for the annual budgeted funds lapse at the end of the year. The budget amounts shown in the financial statements are the final authorized amounts as revised during the year.

On or before the end of June of each year, all agencies of the City submit requests for appropriation to the city secretary so that a budget may be prepared. The budget is prepared by fund, function, and activity, and includes information on the past year, current year estimates and requested appropriations by fund function, and activity for the next fiscal year.

Before October 1, the proposed budget is presented to the City Commission for review. The City Commissioners hold a public hearing and may add to, subtract from, or change appropriations by fund, function and activity but may not change the form of the budget. Any changes in the budget must be within the revenues and reserves estimated as available by the City Secretary or the revenue estimates must be changed by an affirmative vote of a majority of the City Commissioners.

The City Manager is authorized to transfer budgeted amounts within a department within any fund; however, any revisions that alter the overall fund total of appropriated expenditures of any fund must be approved by the City Commission.

Expenditures Over-Appropriations

For the fiscal year ended September 30, 2025, expenditures in the General Fund exceeded budgeted appropriations in two (2) expenditure categories.

General fund expenditures exceeded appropriations by the indicated amounts in the following categories, which are budgeted in conformity with accounting principles generally accepted in the United States of America.

	Expenditures (Over) Appropriations
Debt Service - Principal (Page 72)	$ (393,738)
Debt Service - Interest (Page 72)	(2,424)

These expenditures over appropriations are the result of underestimating actual expenditures for the year. Revenue sufficient to provide for the excess was made available through the use of excess actual revenues over budgeted revenues.

NOTE A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

7. Encumbrances

Encumbrance accounting, under which purchase orders for the future expenditure of monies are recorded in order to reserve the portion of the applicable budget appropriations, is not used by the City of San Juan, Texas, except for an appropriation for a capital expenditure, but shall be deemed abandoned if three years pass without disbursement from an encumbrance of the appropriation.

8. Assets, Liabilities and Equity

a. Cash and Cash Equivalents

For purposes of the statement of cash flows, the proprietary fund type considers cash and cash equivalents to include all highly liquid investments with maturity of three months or less when purchased.

Investments

In accordance with provisions of GASB Statement No. 31, "Accounting and Financial Reporting for Certain Investments and External Investment Pools," investments are reported at fair value, which is determined by market value. Certificates of deposits are reported at carrying amount which reasonably estimates fair value.

b. Credit Risks

Custodial Credit Risk

Deposits and Certificates of Deposits

Custodial credit risk refers to the risk that in the event of a bank failure, the City's deposits may not be returned to it.

In accordance with the City's fiscal policy as approved by the Board, the City maintains demand and time deposits under the terms of the depository agreement. The local depository banks are members of the Federal Reserve System.

In no time during the fiscal year did the City's deposits go over the Federal Deposit Insurance Corporation (FDCI) insurance of $250,000 and the pledged securities at the local depository bank.

Interest Rate Risk

The City's investment policy limits investment maturities to no more than two years from the date of purchase.

Concentration of Credit Risk

The City's policy limits the deposits in any one-bank institution to their extent of FDIC coverage, and where applicable with bank depository agreements, but it is silent in the concentration of balances in the various types of accounts.

Fair Values of Financial Instruments

The following methods of assumptions were used by the City in estimating its fair value disclosures for financial instruments:

- Cash, cash equivalents, short-term investments, and promises to give are due in less than one year. The carrying amounts reported in the statement of financial position approximate fair values because of the short maturities of those instruments.

NOTE A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

State statutes authorize the City to invest in the obligations of the United States of America, State of Texas, obligations of states, agencies, counties, cities, and any other political subdivisions of any state having a rating no less than A or its equivalent by a nationally recognized investment rating firm, certificates of deposit issued by state and national banks guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC) and/or further collateralized by additional pledged securities above the FDIC limits, and fully collateralized direct repurchased agreements.

c. Property Tax

The State of Texas Constitution limits the City's ad valorem tax rate for all purposes to $2.50 per one hundred dollars of assessed valuation. Ad valorem tax revenue during the year ended September 30, 2025, was levied using a rate of $.6765 per one hundred dollars of assessed valuation based on 100 percent of estimated market value.

Legislation has been passed by the Texas Legislature which affects the methods of property appraisal in the City. This legislation, with certain exceptions, exempts intangible personal property, household goods, and family-owned automobiles (unless specifically authorized by resolution of the governing body) from taxation. In addition, this legislation creates a "Property Tax Code" and provides, among other things, for the establishment of county appraisal districts and for a state property board.

The appraisal of property within the city is the responsibility of the Hidalgo County Tax Appraisal District.

The Appraisal District is required under the Property Tax Code to appraise all property within the county on the basis of 100 percent of its market value. The value of real property within the Appraisal District must be reviewed every five years; however, the City may, at its own expense, require annual reviews of appraised values. The city may challenge appraised values established by the Appraisal District through various appeals and, if necessary, legal action.

Under this legislation, the City continues to set tax rates on city property. However, if the effective tax rate, excluding tax rates for bonds and other contractual obligations, adjusted for new improvements, exceeds the rate of the previous year by more than 8 percent, qualified voters of the city may petition for an election to determine whether to limit the tax rate to no more than 8 percent above the effective tax rate.

The city bills and collects its own property taxes through a contractual agreement with the County of Hidalgo. Collections of the city taxes and remittance of them are accounted for in the County of Hidalgo Tax Collection Agency Fund. City property tax revenues are recognized when levied to the extent that they result in current receivables. January 1 is the assessment date. March 31 is the end of the rendition period for the Appraisal District.

By September 30, the City adopts the tax rate. On October 1 taxes are levied and payable by January 31. Property taxes attach as an enforceable lien on property as of January 1. Uncollected taxes are placed in the hands of the attorney for legal action on February 1, following year of assessment.

NOTE A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property tax is levied each October 1 on the assessed (appraised) value listed as of the prior January 1 for all real and business personal property located in the City. Taxable assessed value represents the appraisal value less applicable exemptions authorized by the City Council. Appraised values are established by the Appraisal Board of Review at 100% for estimated fair market value.

Taxes are due on October 1, the levy date, and are delinquent after the following January 31. Tax liens are automatic on January 1 each year. The tax lien is part of a lawsuit for property that can be filed any time after taxes become delinquent (February 1). The City usually waits until after July 1 to file suits on real estate property. As of July 1, 15% collection costs may be added to all delinquent accounts. Current tax collections for the year ended September 30, 2025, were 95.05% of the current tax levy.

Property taxes at the fund level are recorded as receivables and deferred revenues at the time the taxes are assessed. Revenues are recognized as the related ad valorem taxes are collected. Additional amounts estimated to be collectible in time to be a resource for payment of obligations incurred during the fiscal year and therefore susceptible to accrual in accordance with Generally Accepted Accounting Principles have been recognized as revenue.

The City charter of the City of San Juan, Texas, does not provide for a debt limit, therefore, no computation can be made. However, at September 30, 2025, the City had a tax margin of $1.8235 for every $100 valuation based upon a maximum ad valorem tax of $2.50 for every $100 valuation imposed by Texas Constitutional law.

d. Prepaid Items and Inventories

Prepaid balances are for payments made by the City in the current year to provide services occurring in the subsequent fiscal year, and the prepaid items have been recorded as un-spendable to signify that a portion of fund balance is not available for other subsequent expenditures.

e. Inventories

The inventories in the Governmental Funds and Proprietary Funds consist of supplies and are recorded at the lower of weighted average cost or market.

f. Inter-fund Receivables and Payables

Any residual balances outstanding between the governmental activities and business-type activities are reported in the governmental-wide financial statements as “Internal balances.”

g. Transactions Between Funds

Legally authorized transfers are treated as inter-fund transfers and are included in the results of operations of both Governmental and Proprietary Funds. The City allocates to the Proprietary Funds an indirect cost percentage of information technology services, salaries, and related costs of personnel who perform administrative services for those funds but are paid through the General Fund along with other indirect costs deemed necessary for their operations. During the year ended September 30, 2025, the City allocated $407,820 from the Utility Fund and $211,430 from the Solid Waste Fund.

NOTE A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

h. Restricted Assets

Certain proceeds of enterprise fund revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net assets, because their use is limited by applicable bond covenants or City Ordinance. Funds restricted include amounts set aside to subsidize potential deficiencies from the enterprise funds operations that could adversely affect debt service payments, amounts set aside from the proceeds of revenue bond issuances that are required for payment of construction, amounts set aside for debt service payments over the succeeding twelve months, amounts set aside for unexpected contingencies or to fund asset replacements, as well as amounts set aside from customer's deposits.

Restricted assets at September 30, 2025, were as follows:

	2025	2024
Trust - PEG Fund	$ 65,371	$ 65,371
Cash in Bank - Escrow	10,888,865	10,542,130
Debt Service - Component Unit	62,519	60,336
Total Restricted Assets	$ 11,016,755	$ 10,667,837

In accordance with Texas Water Code, Chapter 16, Section 16.356, the City did not use any revenue received from fees collected from a water supply or sewer service constructed in whole or in part from funds from the economically distressed areas program account for purposes other than utility purposes.

i. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and in the fund financial statements for proprietary funds. All capital assets are valued at historical cost or estimated historical cost if actual historical is not available.

Donated assets are valued at acquisition value on the date donated. Repairs and maintenance are recorded as expenses. Renewals and betterments are capitalized. Interest has not been capitalized during the construction period on property, plant, and equipment.

Assets capitalized, not including infrastructure assets, have an original cost of $5,000 or more and over one year of useful life. Infrastructure assets are capitalized and have an original cost of $5,000 or more.

Depreciation has been calculated on each class of depreciable property using the straight-line method. Estimated useful lives are as follows:

Buildings	20-50 years
Water and Wastewater System	30-50 years
Infrastructure	20-35 years
Machinery and Equipment	5 –10 years
Improvements	20 years

NOTE A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

j. Compensated Absences

Vacation

Full-time employees shall be eligible to use vacation leave with pay after one (1) year of service with the City. 0-5 years: Eight (8) hours or one (1) day per month Maximum accumulation is ninety-six (96) hours. 5-10 years: Ten (10) hours or one (1) day per month Maximum accumulation is one hundred twenty (120) hours. 10 years or More: Twelve (12) hours per month. Maximum accumulation is one hundred forty-four (144) hours. Leave accumulated over maximum during the year will not be lost until the end of the calendar year.

Sick Leave

Full-time employees shall accrue 96 hours of sick leave per year, accrued at a rate of eight (8) hours per month and may accrue up to ninety-six (96) hours. Sick leave shall accumulate during the first full year of full-time employment but may not be granted use during the first six (6) month period only at the discretion of the department director.

If an employee resigns with at least 2 weeks notice and works the remaining 2 weeks, they will be paid for unpaid vacation and sick time that has accrued through the last day of work. If an employee leaves for any reason during the first year, no payment will be made for accrued sick leave.

At September 30, 2025, the liability for accrued vacation leave and accrued sick leave is approximately $1,743,447. The amount applicable to the Proprietary Funds of $232,747has been recorded in the Proprietary Funds. The amount applicable to the General Fund Long-Term Debt has been recorded in the Long-Term Debt as $1,510,700.

k. Nature and Purpose of Reservations and Designation of Fund Equity

The fund equity reserves for revenue bonds retirement and construction. Certain proceeds of enterprise fund revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants.

The “revenue bond construction” account is used to report those proceeds of revenue bond issuances that are restricted for use in construction. The “revenue bond current debt service” account is used to segregate resources accumulated for debt service payments over the next twelve months. The “revenue bond future debt service’ account is used to report resources set aside to make potential future deficiencies in the revenue bond current debt service account. The fund equity designation for subsequent years’ expenditures primarily represents capital outlays.

Fund balance, reported in governmental funds, which has some level of constraint placed on it, is classified as non-spendable, restricted, committed, or assigned. The amount remaining, which can be spent for any lawful purpose is classified as unassigned. Amounts classified as restricted have constraints placed on the use by law, regulations of other governments, creditors, grantors or be enabling legislation.

Those classified as committed are constrained by the City Commission through an ordinance for specific purposes but are neither restricted nor committed. Reversing a commitment would require City Commission approval through an ordinance. Non-spendable are amounts that cannot be spent because they are either (a) not in spendable form, or (b) legally or contractually required to be maintained intact.

NOTE A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

l. Net Position

Net position represents the difference between assets, deferred outflow of resources, and liabilities, deferred inflow of resources. Net position in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction, or improvements of those assets, and adding back unspent proceeds. Net positions are reported as restricted when there are limitations imposed on their use either through the enabling legislations adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

m. Implementation of New Accounting Principles

The City elected to utilize the infrastructure transition option in the implementation of GASB Statement No. 34 (GASB 34), "Basic Financial Statements-Management's Discussion and Analysis-for State and Local Governments" and in fiscal year 2010 capitalized its major infrastructure networks; street, drainage, and parks. It is using in the absence of actual cost information, weighted average age calculation for estimating the historical cost of these infrastructure networks.

n. Reclassification

Certain items in the prior year have been reclassified to conform to current year classifications. Such reclassifications had no effect on previously reported net income.

As a result of implementing the infrastructure transition provision of GASB 34, net assets at October 1, 2024, is reconciled as follows:

	Governmental Activities
Net Assets, October 1, 2024 as previously reported	$ 28,354,021
Deferred Revenue - Tax	1,497,471
Deferred Outflow - Pension	253,884
Capital Fixed Assets	91,499,478
Estimated Depreciation	(30,149,580)
Long-Term Debt	(52,527,763)
Long-Term Debt - Pension	-
Prior Period Reclassification	-
Net Assets, October 1, 2024	$ 38,927,511

NOTE B. BUDGET BASIS OF ACCOUNTING

The City of San Juan, Texas prepares its annual budget on a basis (budget basis), which differs from generally accepted accounting principles (GAAP basis). The budget and all transactions are presented in accordance with the City's method (budget basis) in the Statements of Revenues, Expenditures and Changes in Fund Balances-Budget and Actual-General Fund to provide a meaningful comparison of actual results with the budget.

The major differences between budget and GAAP basis in the General Fund are that total property taxes collected are recognized as revenues (budget) as opposed to recognizing the current year levy as revenues (GAAP).

Adjustments necessary to convert the General Fund's excess of revenues and other sources over expenditure and other uses on the budget basis to a GAAP basis are provided below:

	General Fund
Excess of revenues and other uses over expenditures and other sources-budget basis	$ 465,166
Accrued Interest	2,470
Net of Capital Fixed Assets	194,802
Net of Long-Term Debt	635,002
Current Year Levy in Excess of Collection	15,462
Excess of revenues and other sources over expenditures and other uses-GAAP Basic	$ 1,312,902

NOTE C. CASH AND CASH INVESTMENTS

The City's funds are deposited and invested under the terms of a depository agreement, contents of which are set out in the Depository Contract Law. The depository bank places approved pledged securities for safekeeping and trust with the City's agent bank in an amount sufficient to protect City funds on a day-to-day basis during the period of the contract. The pledge of approved securities is waived only to the extent of the depository bank's dollar amount of Federal Deposit Insurance Corporation ("FDIC) insurance.

Deposit and Credit Risks
Custodial Credit Risk
Custodial credit risk refers to the risk that in the event of a bank failure, the City's deposits may not be returned to them.

It is the City's policy, as well as a requirement in its depository agreement, for deposits plus accrued interest thereon to be 110% secured by collateral valued at fair value, less the amount of the Federal Deposit Insurance Corporation insurance. The City's deposits, including certificates of deposit, were fully insured, or collateralized as required by the state statues at September 30, 2025. At year-end, the City's carrying amount was $8,107,047 and the respective bank balance totaled $8,802,948. Deposits in financial institutions are carried at cost plus accrued interest. At September 30, 2025, checking as well as time and savings deposits are summarized as follows:

	Bank Balance	Carrying Value
Lone Star National Bank	$ 8,802,948	$ 8,107,047
Total	$ 8,802,948	$ 8,107,047

NOTE C. CASH AND CASH INVESTMENTS (CONTINUED)

At September 30, 2025, the insurance and collateral pledges are summarized as follows:

Financial Instuition	FDIC Coverage	Securities Pledged	Cash on Deposit	(Deficiency) In Depository Security
Lone Star National Bank	$ 250,000	$ 8,600,935	$ 8,802,948	$ 47,987
Total	$ 250,000	$ 8,600,935	$ 8,802,948	$ 47,987

At September 30, 2025, the City is covered under the City of San Juan, Texas' FDIC coverage and securities pledged.

As of September 30, 2025, the City of San Juan, Texas had the following investments:

Investment Type	Fair Value
Certificates of Deposit	$ -
TexPool Investments	8,718
TexStar Investments	27,757,259
Lone Star Investments	6,169,360
Total	$ 33,935,337

NOTE D. PROPERTY TAX

A summary of all activity regarding delinquent taxes for the year ended September 30, 2025, is as follows:

	2025
Delinquent Taxes Receivable, October 1, 2024	$ 1,588,580
Tax Levy 2024	12,852,250
Less: Collections and Tax Roll Adjustments	(12,661,619)
Net Delinquent Taxes Receivable, September 30, 2025	$ 1,779,211

The addition to the tax levy for the year ended September 30, 2025 consisted of the following:

Taxable Value of Real and Tangible Property and Improvements	$ 1,988,722,964
Tax Rate per $100 of Valuation	0.6765%
Subtotal	13,453,711
2024 Tax Ceilings (Tax Freeze) Adjusted Levy	(601,461)
Total Tax Levy 2024	$ 12,852,250

Allowances for uncollectible tax receivables within the General Fund and the Debt Service Funds are based on historical experience in collecting property taxes. Uncollectible personal property taxes are periodically reviewed and written off, but the City is prohibited from writing off real property taxes without specific statutory authority from the Texas Legislature.

NOTE E. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund balances at September 30, 2025, consisted of the following individual fund receivables and payables:

	Receivable	Payable
General Fund		
Payroll Fund	$ 242,361	$ -
Economic Development Corporation		
Payroll Fund	4,037	-
Payroll Fund		
General Fund	-	242,361
Economic Development Corporation	-	4,037
Total Payroll Fund	-	246,398
Total Funds	$ 246,398	$ 246,398

NOTE F. RECEIVABLES

Receivable balances at September 30, 2025, consisted of the following:

	Governmental Activities			Business-Type Activities	
	General Fund	Debt Service Fund	Stormwater Fund	Utility Fund	Total
Property Tax	$ 1,274,795	$ 504,416	$ -	$ -	$ 1,779,211
Sales Tax	609,182	-	-	-	609,182
Franchise Tax	83,832	-	-	-	83,832
Other Receivables	64,384	-	51,722	-	116,106
Utility Receivables	-	-	-	1,820,292	1,820,292
Allowance for Ucollectible	-	-	-	-	-
Total	$ 2,032,193	$ 504,416	$ 51,722	$ 1,820,292	$ 4,408,623

NOTE G. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025, is as follows:

	Balance @ 9/30/2024	Additions	Retirements	Balance @ 9/30/2025
Governmental Activities:				
Capital assets, not depreciated:				
Land	$ 2,021,360	$ -	$ -	$ 2,021,360
Construction-in-Progress	20,455,542	-	-	20,455,542
Total Non-Depreciable	22,476,902	-	-	22,476,902
Capital assets, being depreciated:				
Buildings	6,742,438	3,393,766	-	10,136,204
Machinery & Equipment	7,665,540	729,738	-	8,395,278
Vehicles	8,494,840	746,724	-	9,241,564
Improvements other than Buildings	4,333,370	95,171	-	4,428,541
Infrastructure	41,786,388	132,390	-	41,918,778
Total Depreciable Assets	69,022,576	5,097,789	-	74,120,365
Less: Accumulated depreciation for:				
Buildings	2,201,383	183,159	-	2,384,542
Machinery & Equipment	4,037,925	643,592	-	4,681,517
Vehicles	3,840,441	538,695	-	4,379,136
Improvements other than Buildings	2,339,359	156,168	-	2,495,527
Infrastructure	17,730,472	1,088,845	-	18,819,317
Total Accumulated Depreciation	30,149,580	2,610,459	-	32,760,039
Total Capital assets, being depreciation, Net	38,872,996	2,487,330	-	41,360,326
Total Governmental Activities Capital Assets, Net	$ 61,349,898	$ 2,487,330	$ -	$ 63,837,228

Depreciation is provided in the funds in amounts sufficient to allocate the cost of the depreciable assets to operations over their estimated service lives on the straight-line basis. The service life by type of assets are noted in Note A.

Depreciation was charged to government functions as follows:

	2025
General Government	$ 648,690
Public Safety	1,311,704
Public Works	259,885
Culture and Recreation	337,646
Economic Development	52,534
Total Depreciation-Governmental Activities	$ 2,610,459

NOTE G. CAPITAL ASSETS (CONTINUED)

Capital asset activity for the year ended September 30, 2025, is as follows:

	Balance @ 9/30/2024	Additions	Retirements	Balance @ 9/30/2025
Business-Type Activities:				
Capital assets, not depreciated:				
Land	$ 344,215	$ -	$ 169,500	$ 174,715
Construction-in-Progress	17,522,504	2,833,437	-	20,355,941
Total Non-Depreciable	17,866,719	2,833,437	169,500	20,530,656
Capital assets, being depreciated:				
Buildings	260,278	1,721,820	-	1,982,098
Machinery & Equipment	4,906,800	34,659	295,623	4,645,836
Vehicles	8,436,052	77,667	1,494,260	7,019,459
Improvements other than Buildings	8,657,182	55,056	-	8,712,238
Infrastructure	37,172,983	23,500	20,648	37,175,835
Total Depreciable Assets	59,433,295	1,912,702	1,810,531	59,535,466
Less: Accumulated depreciation for:				
Buildings	154,206	11,393	-	165,599
Machinery & Equipment	2,329,720	275,113	295,623	2,309,210
Vehicles	3,970,342	616,119	1,244,088	3,342,373
Improvements other than Buildings	2,424,170	243,211	-	2,667,381
Infrastructure	11,899,642	962,786	10,778	12,851,650
Total Accumulated Depreciation	20,778,080	2,108,622	1,550,489	21,336,213
Total Capital assets, being depreciation, Net	38,655,215	(195,920)	260,042	38,199,253
Total Business-Type Activities Capital Assets, Net	$ 56,521,934	$ 2,637,517	$ 429,542	$ 58,729,909

Depreciation and amortization was charged to business-type activity functions as follows:

	2025
Water	$ 373,882
Sewer	1,017,958
Solid Waste	716,782
Total Depreciation-Business-Type Activities	$ 2,108,622

NOTE H. LONG-TERM DEBT

Long-Term Debt as of September 30, 2025, is as follows:

	2025	2024
Governmental Activities Long-Term Debt		
Bonds Payable		
$3,920,000 Combination Tax & Limited Pledge Revenue Certificates of Obligation, Series 2015, due in annual installments of $125,000 to $300,000 through February 15, 2024; Interest rate at 4.25%	$ 3,270,000	$ 3,530,000
$3,985,000 Combination Tax & Limited Pledge Revenue Certificates of Obligation, Series 2017, due in annual installments of $125,000 to $335,000 through February 15, 2022; Interest rates from 3% to 4%	2,490,000	2,695,000
$3,950,000 General Obligation Refunding Bonds, Series 2016, due annual install--ments of $175,000 to $365,000 through February 15, 2032; Interest rate from 3.00% to 4.00%	2,275,000	2,555,000
$3,020,000 Combination Tax & Limited Pledge Revenue Certificates of Obligation Series 2018, due in annual installment of $60,000 to $250,000, through February 15, 2048, interest rate of 4.00%.	2,570,000	2,720,000
$1,820,000 General Obligation Refunding Bonds, Series 2020, due annual installments of $135,000 to $250,000 through February 15, 2030; Interest rate from 4.00% to 5.00%	755,000	890,000
$2,070,000 Combination Tax & Limited Pledge Revenue Certificates of Obligation, Series 2020, due in annual installments of $80,000 to $125,000 through February 15, 2040; Interest rates from 1% to 4%	1,660,000	1,745,000
$1,155,000 Tax Note, Series 2020, due in annual installments of $40,000 to $315,000 through February 15, 2028; interest rate from 4.0% to 5.0%.	620,000	910,000
$8,205,000 Combination Tax & Limited Pledge Revenue Cerificates of Obligation, Series 2021, due on annual installments of $170,000 to $950,000 through February 15, 2041; interest rates from 2% to 5%.	7,410,000	7,730,000
$577,000 Texas Public Property Finance Contractual Obligation, Series 2022, due on annual installments of $47,000 to $65,000 through Febraury 15, 2032; interest rate at 2.480%.	422,000	477,000
$8,935,000 Combination Tax & Limited Pledge Revenue Cerificates of Obligation, Series 2023, due on annual installments of $275,000 to $660,000 through Febraury 15, 2043; interest rates from 2% to 5%.	8,220,000	8,495,000
$13,395,000 Combination Tax & Limited Pledge Revenue Cerificates of Obligation, Series 2024, due on annual installments of $465,000 to $1,025,000 through Febraury 15, 2044; interest rates at 5%.	12,930,000	13,395,000
$7,870,000 Combination Tax & Limited Pledge Revenue Cerificates of Obligation, Series 2025, due on annual installments of $30,000 to $645,000 through Febraury 15, 2045; interest rates at 5%.	7,870,000	-
Total Governmental Bonds	47,222,000	41,612,000

NOTE H. LONG-TERM DEBT (CONTINUED)

Long-Term Debt as of September 30, 2025, is as follows:

	2025	2024
Governmental Activities Long-Term Debt		
Note Payable		
$2,200,000 General Fund Note Payable due to the Solid Waste Fund in annual installments of $73,333 through December 31, 2047	$ 2,053,333	$ 2,053,333
Capital Leases		
$470,465 Capital Lease Agreement on October 27, 2018 for the purchase of a 2016 E-One Typhoon Fire Truck payable to US Bank due in annual installments of $54,900 through October 1, 2028; interest rate at 2.91%	154,175	203,123
$449,500 Capital Lease Agreement on March 26, 2018 for the purchase of a Light Structure Foundation-to-Pole System payable to Musco Finance due in annual installments of $58,393 throught March 26, 2028; interest of 4.95%.	158,828	206,752
$90,540 Capital Lease Agreement on October 21, 2020 for the purchase of bunker gear payable to Community First National Bank due in annual installments of $20,078 throught October 1, 2025; interest of 4.95%.	-	19,391
$1,208,868 Capital Lease Agreement on March 2023 for the purchase of 28 vehicles payable to Enterprise Finance due in monthy installments from $735 to $1,527 through August 31, 2028; interest of 1.50%.	438,039	831,778
Total Governmental Long-term Debt	$ 34,551,375	$ 35,061,377
Economic Development Corporation Bonds Payable		
$1,795,000 General Obligation Refunding Bonds, Series 2016, due in annual installments of $85,000 to $165,000 through February 15, 2032; Interest rate from 3.00% to 4.00%	1,020,000	1,125,000
$3,090,000 Combination Tax & Limited Pledge Revenue Certificates of Obligation, Series 2018, due in annual installment of $60,000 to $250,000, through February 15, 2048, interest rate of 4.00%.	520,000	605,000
$1,100,000 Combination Tax & Limited Pledge Revenue Certificates of Obligation, Series 2020, due in annual installment of $40,000 to $65,000 through February 15, 2040; Interest rates from 1.00% to 4.00%	880,000	925,000
Total Economic Development Corporation Bonds	$ 2,420,000	$ 2,655,000
Business-Type Activities Long-Term Debt		
Solid Waste Fund		
$695,000 Combination Tax & Limited Pledge Revenue Certificates of Obligation, Series 2017, due in annual installments of $35,000 to $110,000 through February 15, 2027; Interest rate from 3.00% to 4.00%	$ 215,000	$ 315,000
$550,000 Combination Tax & Limited Pledge Revenue Certificates of Obligation, Series 2020, due in annual installments of $20,000 to $35,000 through February 15, 2040; Interest rate from 1.00% to 4.00%	445,000	470,000
Total Solid Waste Bonds Payable	$ 660,000	$ 785,000

NOTE H. LONG-TERM DEBT (CONTINUED)

Long-Term Debt as of September 30, 2025, is as follows:

	2025	2024
Business-Type Activities Long-Term Debt Utility Fund		
$6,170,000 Combination Tax & Revenue Certificates of Obligation, Series 2013, due in annual installments of $90,000 to $410,000 through February 15, 2033; Interest rate from 0.13% to 2.48%	$ 3,040,000	$ 3,385,000
$2,586,308 TWDB Loan Forgiveness Funds, no repayment due upon completion and fulfillment of loan stipulations	-	-
$1,400,000 Waterworks and Sewer System Revenue Bonds, Series 2013B, due in annual installments of $65,000 to $95,000 through January 1, 2033; Interest rate from 0.00% to 3.57%	665,000	735,000
$600,000 TWDB Loan Forgiveness Funds, no repayment due upon completion and fulfillment of loan stipulations	-	-
$2,240,000 Combination Tax & Limited Pledge Revenue Certificates of Obligation, Series 2014, due in annual installments of $90,000 to $410,000 through February 15, 2034; Interest rate from 2.0% to 4.0%	1,225,000	1,335,000
$135,000 EDAP Waterworks and Sewer System Revenue Bonds, Series 2014, due in annual installments of $10,000 to $15,000 through January 1, 2024; Interest rate from 1.03% to 3.05%	-	-
$135,000 TWDB Loan Forgiveness Funds, no repayment due upon completion and fulfillment of loan stipulations	18,019	18,019
$730,000 General Obligation Refunding Bonds, Series 2015, due in annual installments of $65,000 to $90,000 through February 15, 2025; Interest rate from 2.00% to 3.50%	-	90,000
$1,440,000 General Obligation Refunding Bonds, Series 2016, due in annual installments of $125,000 to $225,000 through February 15, 2025; Interest rate at 3.00%	-	225,000
$2,285,000 Waterworks and Sewer System Revenue Bonds, Series 2017, due in annual installments of $65,000 to $100,000 through January 1, 2047; Interest rate from 0.00% to 3.57%	1,820,000	1,890,000
$1,100,000 Tax Notes, Series 2020, due in annual installments of $40,000 to $410,000 through February 15, 2027; Interest rate from 4.0% to 5.0%	795,000	860,000
$1,270,000 Waterworks and Sewer System Revenue Bonds, Series 2018, due in annual installments of $65,000 to $100,000 through January 1, 2047; Interest rate from 0.00% to 3.56%	1,025,000	1,060,000
$1,115,000 Combination Tax & Limited Pledge Revenue Certificates of Obligation, Series 2020, due in annual installments of $75,000 to $95,000 through February 15, 2040; Interest rate from 1.0% to 4.0%	1,115,000	1,115,000
Total Utility Fund	$ 9,703,019	$ 10,713,019

NOTE H. LONG-TERM DEBT (CONTINUED)

Long-Term Debt as of September 30, 2025, is as follows:

	2025	2024
Business-Type Activities Long-Term Debt		
Other Enterprise Funds		
$6,645,000 Waterwork and Sewer System Revenue Bonds; Series 2019 due in annual installments of $200,000 to $260,000 through January 1, 2049, Interest rates from 0.01% to 1.43%.	$ 5,450,000	$ 5,655,000
$2,562,000 TWDB Loan Forgiveness Funds, no repayment due upon completion and fulfillment of loan stipulations	1,728,777	1,743,777
$1,715,000 Waterworks and Sewer System Revenue Bonds, Series 2019A, due in annual installments of $50,000 to $70,000 through January 1, 2049; Interest rates from 0.01% to 1.43%.	1,415,000	1,465,000
$498,000 TWDB Loan Forgiveness Funds, no repayment due upon completion of fulfillment of loan stipulations	20,802	22,002
Total Other Enterprise Funds Bonds	$ 8,614,579	$ 8,885,779
Leases		
Utility Fund		
$42,305 Lease Agreement on February 16, 2023 for the purchase of a 2023 Chevrolet Silverado 1500 payable in 48 monthly payments of $902; through February 28, 2027; Interest rate of 1.5%.	$ 13,688	$ 24,585
Solid Waste Fund		
$1,072,760 Lease Agreement on February 15, 2019 for the purchase of miscellaneous equipment/vehicles payable to US Bancorp Government, due in annual installments of $173,941 through February 15, 2026; Interest rate of 3.27%.	168,428	331,528
Total Leases	$ 182,116	$ 356,113
Total Business-Type Activities Long-Term Debt	$ 20,739,911	$ 20,739,911

In accordance with Texas Water Development Board covenant requirements:

- The City of San Juan has contributed to a reserve fund. At September 30, 2025, the City reserved $906,357. Total reserve requirement for these bonds is $746,209.
- The City of San Juan has contributed to an interest and sinking fund. At September 30, 2025, the City contributed a total of $157,042. At September 30, 2025, the total interest and sinking requirements for these bonds are $236,796. The City has met the requirements in the 2025 fiscal year.
- At September 30, 2025, the City of San Juan was in compliance with the Public Funds Investment Act (PFIA). The funds are secured by funds pledged in the amount of $8,600,936.

NOTE H. LONG-TERM DEBT (CONTINUED)

During the year ended September 30, 2025, the following changes occurred:

	Balance @ 9/30/2024	Additions	Retirements	Balance @ 9/30/2025	Due Within One Year
Governmental Activities:					
Bonds Payable	$ 45,142,000	$ 7,870,000	$ 2,520,000	$ 50,492,000	$ 2,541,000
Notes Payable	2,053,334	-	-	2,053,334	-
Leases	1,261,044	-	510,002	751,042	471,913
Intangible Lease	40,657	-	24,193	16,464	16,464
Accrued Interest	166,170	260,232	166,170	260,232	260,232
Compensated Absences	1,233,490	1,510,699	1,233,490	1,510,699	659,874
Net Pension Liability	406,201	408,500	406,201	408,500	408,500
Subtotal	50,302,896	10,049,431	4,860,056	55,492,271	4,357,983
Economic Development Corporation					
Bonds Payable	2,655,000	-	235,000	2,420,000	245,000
Notes Payable	-	-	-	-	-
Accrued Interest	11,035	10,019	11,035	10,019	10,019
Subtotal	2,666,035	10,019	246,035	2,430,019	255,019
Total Governmental	$ 52,968,931	$ 10,059,450	$ 5,106,091	$ 57,922,290	$ 4,613,002
Business-Type Activities:					
Bonds Payable	$ 18,600,000	$ -	$ 1,390,000	$ 17,210,000	$ 1,375,000
Loan Forgiveness	1,783,797	-	16,200	1,767,597	-
Bond Premiums	305,781	-	59,327	246,454	109,709
Leases	356,114	-	173,997	182,117	182,117
Accrued Interest	77,441	70,726	77,441	70,726	70,726
Compensated Absences	240,299	232,747	240,299	232,747	232,747
Net Pension Liability	118,990	121,093	118,990	121,093	121,093
Total Business-Type	21,482,422	424,566	2,076,254	19,830,734	2,091,392
Total Long-Term Debt	$ 74,451,353	$ 10,484,016	$ 7,182,345	$ 77,753,024	$ 6,704,394

Debt Service bond requirements are as follows:

	Bonds				
Year Ending	Governmental Activities		Business-Type Activities		
September 30,	Principal	Interest	Principal	Interest	Total
2026	$ 2,786,000	$ 2,278,598	$ 1,415,000	$ 328,686	$ 6,808,284
2027	2,796,000	2,075,079	1,460,000	291,265	6,622,344
2028	2,872,000	1,962,228	1,255,000	260,971	6,350,199
2029	2,799,000	1,835,847	1,395,000	247,922	6,277,769
2030	2,854,000	1,835,847	1,370,000	247,922	6,307,769
2031-2035	13,810,000	6,109,441	5,530,000	951,154	26,400,595
2036-2040	13,970,000	3,415,019	2,655,000	506,035	20,546,054
2041-2045	11,025,000	1,204,263	2,130,000	291,873	14,651,136
Total	$ 52,912,000	$ 20,716,322	$ 17,210,000	$ 3,125,828	$ 93,964,150

NOTE H. LONG-TERM DEBT (CONTINUED)

	Leases				
Year Ending	Governmental Activities		Business-Type Activities		
September 30,	Principal	Interest	Principal	Interest	Total
2025	$ 471,913	$ 16,421	$ 179,251	$ 30,538	$ 698,123
2026	194,739	12,570	2,866	5,508	215,683
2027	84,390	8,554	-	-	92,944
Total	$ 751,042	$ 37,545	$ 182,117	$ 36,046	$ 1,006,750

On March 21, 2021, the City of San Juan, Texas entered an agreement with NDS Leasing for the right-to-use copiers for $8,651 on a monthly basis for the term of its lease with the University of Texas Systems. The City of San Juan, Texas has committed to disburse the following:

Year	Principal	Interest	Total
2026	$ 16,464	$ 80	$ 16,544
Total	$ 16,464	$ 80	$ 16,544

NOTE I. DEFFERED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to future period (s) and so will not be recognized as an outflow of resources (expenses/expenditure) until then.

Deferred Outflows of Resources	Governmental Activities	Business-Type Activities	Total
Deferred Revenue-Pension	$ 161,890	$ 47,975	$ 209,865

NOTE I. DEFFERED OUTFLOWS/INFLOWS OF RESOURCES (CONTINUED)

In addition to liabilities, the statement of financial position and/or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to future period (s) and so will not be recognized as an inflow of resources (revenue) until that time.

Deferred Inflows of Resources	General Activities	Business-Type Activities	Total
Deferred Revenue-Pension	$ 202,480	$ 60,022	$ 262,502

At the government fund level, revenues that have been billed but not yet collected or collected within the availability period are reported as unavailable revenues. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City has one category that qualified as deferred inflows or resources. The following table describes the items and amounts:

Deferred Inflows of Resources	General Fund	Debt Service Fund	Total
Deferred Revenue-Property Taxes	$ 1,202,312	$ 472,406	$ 1,674,718

NOTE J. PENSION PLAN

(1). Texas Municipal Retirement System

a. Plan Description

The City of San Juan, Texas participates as of 860 plans in the non-traditional, joint contributory, hybrid defined benefit pension plan administered by the Texas Municipal Retirement System (TMRS). TMRS is an agency created by the State of Texas and administered in accordance with the TMRS Act, Subtitle G, Title 8, Texas Government Code (the TMRS Act) as an agent multiple-employer retirement system for municipal employees in the State of Texas. The TMRS Act places the general administration and management of the System with a six-member Board of Trustees. Although the Governor, with the advice and consent of the Senate, appoints the Board, TMRS is not fiscally dependent on the State of Texas. TMRS's defined benefit pension plan is a tax-qualified plan under Section 401 (a) of the Internal Revenue Code. TMRS issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.tmrs.org.

All eligible employees of the City are required to participate in TMRS.

b. Benefits Provided

TMRS provides retirement, disability, and death benefits. Benefits provisions are adopted by the governing body of the City, within the options available in the state statues governing TMRS.

At retirement, the benefit is calculated as if the sum of the employee's contributions, with interest, and the city-financial monetary credits with interest were used to purchase an annuity.

Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the member's deposits and interest. Plan provisions for the City are as follows:

	2024	2023
Employee deposit rate	6%	6%
Matching ratio (city to employee)	2 to 1	2 to 1
Years required for vesting	5	5
Retirement Eligibility (Age/Service)	60/5, 0/20	60/5, 0/20
Updated Service Credit	0%	0%
Annuity Increase (to retirees)	0% to CPI	0% to CPI
Supplemental Death Benefits to Active Employees	Yes	Yes
Supplemental Death Benefit to Retirees	Yes	Yes

Employees covered by benefit terms:

At December 31, valuation and measurement date, the following employees were covered by the benefit terms:

	2024	2023
Inactive employees or beneficiaries currently receiving benefits	116	108
Inactive employees entitles to but not yet receiving benefits	214	196
Active Employees	255	249
Total Employees	585	553

NOTE J. PENSION PLAN (CONTINUED)

c. Contributions

The contribution rates for employees in TMRS are either 5%, 6%, or 7% of employees gross earnings, and the City matching are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each City is determined annually by the consulting actuary, using the Entry Age Normal (EAN) actuarial cost method. The City's contribution rate is based on the liabilities created from the benefit plan options selected by the City and any changes in benefits or actual experience over time.

Employees of the City of San Juan, Texas were required to contribute 6% of their annual gross earnings during the fiscal year. The contribution rates for the City of San Juan, Texas were 4.66% and 4.61% in calendar year 2024 and 2023, respectively. The City's contributions to TMRS for fiscal year ending September 30, 2025, were $586,421 and were equal to the required contributions.

d. Net Pension Liability

The City's Net Pension Liability (NPL) was measured as of December 31, 2024, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date.

Valuation Date:

Notes	Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	N/A
Asset Valuation Method	10 Years smoothed market; 12% soft corridor
Inflation	2.50%
Salary Increases	3.60% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that are specific to the City's plan of benefits. Last updated for the 2023 valuation pursuant to an experience study of the period 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale MP-2021.. Pre-retirement: PUB(10) mortality tables, with the Public Safety table used for males and the General Employee table used for females. The rates are projected on a generational basis with scale MP-2021.

Other Information:

Notes	There were no benefit changes during the year.

Salary increases were based on a service-related table. Mortality rates for active members, retirees, and beneficiaries were based on the gender distinct RP2000 Combined Health Mortality Table, with male rates and female rates multiplied by 107.5%. The rates are projected on a fully generational basis by scale BB to account for future mortality improvements. For disabled annuitants, the gender distinct RP2000 Disabled Retiree Mortality Table is used, with slight adjustments.

NOTE J. PENSION PLAN (CONTINUED)

Actuarial assumptions used in the December 31, 2023, valuations were based on the results of actuarial investigation of the experience over the four-year period from December 31, 2014 through December 31, 2018. They were adopted in 2019 and first used in the December 31, 2019, actuarial valuation. The post-retirement mortality assumption for healthy annuitants and Annuity Purchase Rate (APRs) are based on the Mortality Experience Investigation Study covering through 2027 and dated December 31, 2013. In conjunction with these changes first used in the December 31, 2013, valuation, the System adopted the Entry Age Normal (EAN) actuarial cost method and a one-time change to the amortization policy. Assumptions are reviewed annually.

The long-term expected rate of return on pension plan investment is 6.75%. The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the TMRS Board of Trustees. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income, in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimated ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return (Arithmetic)
Global Equity	30.00%	5.30%
Core Fixed Income	10.00%	1.25%
Non-Core Fixed Income	20.00%	4.14%
Real Return	10.00%	3.85%
Real Estate	10.00%	4.00%
Absolute Return	10.00%	3.48%
Private Equity	10.00%	7.75%
Total	100.00%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed the employee contributions will remain at the current 6.75% and employee contributions will be made at the rates specified in statute.

Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

NOTE J. PENSION PLAN (CONTINUED)

Covered Payroll	$ 11,776,130
Changes for the year:	
Service Cost	$ 1,240,026
Interest on Total Pension Liability	1,288,402
Changes in Current Period Benefits including Substantively Automatic Status	-
Employee Contributions (Reduction of Expense)	(706,568)
Projected Earnings on Plan Investments (Reduction of Expense)	(1,302,564)
Administrative Expense	12,859
Other Changes in Fidiciary Net Position	301
Recognition of Current Year Outflow (Inflow) of Resources-Liabilities	(13,777)
Recognition of Current Year Outflow (Inflow) of Resources-Assets	(140,411)
Amortization of Prior Year Outflow (Inflow) of Resources-Liabilities	(118,041)
Amortization of Prior Year Outflow (Inflow) of Resources-Assets	129,425
Total Pension Expense (Income)	$ 389,652

At September 30, 2025, the City reported a net pension asset of $1,258,278.

	(a)	(b)	(a) - (b)
Balance at 12/31/2023	$ 18,971,349	$ 19,297,242	$ (325,893)
Changes for the year:			
Service cost	1,240,026	-	1,240,026
Interest	1,288,402	-	1,288,402
Changes in benefit terms	-		-
Difference between expected and actual experience	(48,906)	-	(48,906)
Changes of assumptions	-	-	-
Contributions-employer	-	504,020	(504,020)
Contributions-employee	-	706,568	(706,568)
Net investment income	-	2,004,615	(2,004,615)
Benefit payment, including refunds of employee contributions	(1,007,852)	(1,007,852)	-
Administrative expense	-	(12,859)	12,859
Other Changes	-	301	(301)
Net changes	1,471,670	2,194,793	(723,123)
Balance at 12/31/2024	$ 20,443,019	$ 21,492,035	$ (1,049,016)
Plan Fiduciary Net Position as a Percentage of Total Pension		105.13%	
Net Pension Liability as a Percentage of Covered Payroll		-8.90%	

Sensitivity of the net pension liability to changes in the discount rate.

NOTE J. PENSION PLAN (CONTINUED)

The following presents the net pension liability of the City, calculated using the discount rate of 7.0% as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.75%) or 1-percentage-point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability	$ 2,011,814	$ (1,048,413)	$ (3,532,818)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's Fiduciary Net Position is available in a separately issued TMRS financial report. That report may be obtained on the Internet at www.tmrs.org.

e. Pension Expenses and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:

For the year ended September 30, 2025, the City recognized pension expense of $529,594.

At the end of fiscal year 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Recognition Period Amortization Years	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience (Actual (gains) or losses)	3.55	$ -	$ (48,906)
Changes in actuarial assumptions	3.55	-	-
Total		-	(48,906)
Difference between projected and actual investment earnings on pension plan investments (Actual (gains) or losses)	5.00	(702,051)	-
Contributions paid subsequent to the Measurement Date		-	-
Total		(702,051)	-
Total		$ (702,051)	$ (48,906)

$209,865 reported as deferred outflows of resources related to pensions resulting from contributions subsequent the measurement data will be recognized as a reduction of the net pension liability for the measurement year ending September 30, 2025.

NOTE J. PENSION PLAN (CONTINUED)

Other amounts reported as deferred outflows of resources related to pensions will be recognized in future pension expense as follows:

Year-Ended 31-Dec	Net Deferred Outflows (Inflows) of Resources
2025	$ (88,339)
2026	172,620
2027	(313,551)
2028	(140,407)
2029	-
Thereafter	-
Total	$ (369,677)

(2). Texas Municipal Retirement System

Other Post Employment Benefit (OPEB) Programs

a. Plan Description
Texas Municipal Retirement System ("TMRS") administers a defined benefit group-term life insurance plan known as the Supplemental Death Benefits Funds ("SDBF"). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees.

The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earning, for the 12-month period preceding the month of death). The death benefit for retirees is considered another postemployment benefit ("OPEB") and is a fixed amount of $7,500. As the SDBF covers both active and retiree participants, with no segregation of assets, the SDBF is an unfunded OPEB plan (i.e. no assets are accumulated). The City contributes to the SDBF at a contractual required rate as determined by an annual actuarial valuation. The rate is based on the mortality and service expense of all expenses covered by the SDBF and the demographics specific to the workforce of the City. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. As such, contributions fund the covered active member and retiree deaths on a pay-as-you-go basis.

GASB 75 requires employers to recognize the total OPEB liability and the OPEB expense on their financial statements. The OPEB expense recognized each fiscal year is equal to the change in the total OPEB liability from the beginning of the year to the end of the year, adjusted for deferred recognition of certain changes in the liability.

In the year of implementation, the employer should make a prior period adjustment for the total OPEB liability as of the 12/31/2024 measurement date (provided) and record a deferred outflow of resources for contributions recorded by the city (retiree porting of SDB rate only) from December 31, 2024 to its prior fiscal year end. TMRS has elected to not calculate other deferrals as of the December 31, 2024 measurement date.

The total OPEB liability shown in this report is based on an actuarial valuation performed as of December 31, 2024 and a measurement date of December 31, 2024; as such, no roll-forward is required.

NOTE J. PENSION PLAN (CONTINUED)

b. Supplemental Death Benefit (SDBF) Plan Contributions

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not pre-fund retiree term life insurance during employees' entire careers.

Plan/Calendar Year	Total SDB Contribution (Rate)	Retiree Portion of SDB Contribution (Rate)
2024	0.33%	0.13%
2023	0.19%	0.09%
2022	0.20%	0.10%
2021	0.17%	0.04%
2020	0.17%	0.03%
2019	0.16%	0.03%

c. OPEB Liability

The Other Post-Employment Benefits (OPEB) was measured as of December 31, 2024 and the Total Liability used to calculate the Net Pension Liability was determined by an actuarial valuation as of that date. Actuarial Assumptions: The Total OPEB Liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50%
Salary Increases	3.50% to 11.50% including inflation
Discount Rate*	4.05%
Retiree's Share of benefit-related costs	$-0-
Administrative Expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No. 68
Mortality rates-service retirees	2019 Municipal Retirees of Texas Mortality Tables. The rates are projected on a fully generational basis with scale UMP.Mortality rates-disabled retirees 2019 Municipal Retirees of Texas Mortality with a 4 year set forward for males and a 3 year set-forward for females. In addition, a 3.50% and 3% minimum mortality rates will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis with scale UMP to account for future mortality improvements subject to the floor.

*The Discount Rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2024. Note: The actuarial assumptions used in December 31, 2024 valuation were based on the results of an actuarial experience study for the period December 31,2014 to December 31, 2018.

NOTE J. PENSION PLAN (CONTINUED)

The following employees were covered by the benefit terms:

Membership*	2024	2023
Number of :		
Inactive employees currently receiving benefits	86	79
Inactive employees entitled to but not yet receiving benefits	35	32
Active employees	255	249
Total Membership	376	360

*Membership counts for inactive employees currently receiving or entitled to but not yet receiving benefits will differ from GASB 68 as they include only those eligible for a SDBF benefit (i.e. excludes beneficiaries, non-vested termination due a refund, etc.).

Covered Payroll	$	11,776,130
Changes in the Total OPEB Liability:		
Total OPEB Liability - beginning of year	$	525,190
Changes for the year:		
Service Cost		35,328
Interest on Total OPEB Liability		20,155
Changes of Benefit Terms		-
Difference between expected and actual experience		(5,181)
Changes in Assumptions or Other Inputs		(29,411)
Benefit Payments**		(16,487)
Net changes		4,404
Total OPEB Liability - end of year	$	529,594
Net OPEB Liability as a Percentage of Covered Payroll		4.50%

**Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly contributions for retirees.

Sensitivity of the net pension liability to changes in the discount rate:

	1% Decrease in Discount Rate 3.08%	Discount Rate 4.08%	1% Increase in Discount Rate 5.08%
City's OPEB Liability	$ 633,539	$ 529,594	$ 448,981

NOTE J. PENSION PLAN (CONTINUED)

d. OPEB Expense

OPEB Expense		
Service Cost	$	35,328
Interest on Total OPEB Liability		20,155
Changes of Benefit Terms		-
Recognition of deferred outflows/inflows of resources:		
Difference between expected and actual experience		(7,842)
Changes in assumptions or other inputs		(15,112)
Total OPEB Expense	$	32,529

**Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly contributions for retirees.

Generally, this will only be the annual change in the Municipal Bond Index Rate.

e. OPEB Expenses and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions:

At the end of fiscal year 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB pensions from the following sources:

	Recognition Period Amortization Years	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience (Actual (gains) or losses)	5.46	$ -	$ (13,592)
Changes in actuarial assumptions	5.46	-	(96,320)
Total		-	(109,912)
Difference between projected and actual investment earnings on pension plan investments (Actual (gains) or losses)		-	-
Contributions paid subsequent to the Measurement Date		-	-
Total		-	-
Total		$ -	$ (109,912)

NOTE J. PENSION PLAN (CONTINUED)

The net amounts of the City's balances of deferred outflows of resources and deferred inflows related to pensions will be recognized in OPEB expense as follows:

Year-Ended 31-Dec	Net Deferred Outflows (Inflows) of Resources
2025	$ (20,354)
2026	(39,527)
2027	(42,573)
2028	(4,546)
2029	(2,912)
Thereafter	-
Total	$ (109,912)

*The recognition period for liability (gains) or losses may differ from GASB 68 reporting due to differences in the covered inactive populations.

NOTE K. RISK MANAGEMENT

The City is exposed to various uncertainties for losses related to intentional and unintentional torts; theft of, damage to and destruction of real and personal property; errors-and-omissions; catastrophes, medical and dental claims by employees; employee illnesses and injuries and pollution claims for which the City carries commercial insurance coverage. There have been no significant reductions in insurance coverage from the previous year. No negotiated settlements or jury awards have exceeded policy limits in any of the past three years. The City is a member of an intergovernmental risk pool.

The risk pool is an inter-local non-assessable agency with present unreserved resources in excess of $225,700,000 (as of September 30, 2005, the most recently audited financial statements completed for the risk pool). Reinsurance is provided by several A and A++ rated companies in amounts ranging from $3,000,000 to $90,000,000 depending on type of insurance coverage.

City management is not aware of any pending or alleged claims that could exceed the policy limits of the present insurance coverage.

NOTE L. CONTINGENT LIABILITIES

The City is currently involved in litigation claims against it that are generally incidental to its operations. However, it is the opinion of the City's management that the City's liability in those cases that are not covered by liability insurance will not be material to the financial statements. Accordingly, no provision has been made in the financial statements for these contingent liabilities. The City received a substantial portion of its financial resources in the form of state and federal grants. Expenditure of such funds generally requires compliance with terms and conditions specified in the grant agreement. These funds are also subject by the grantor agency. Any disallowed costs resulting from such audit could become the responsibility of the City and repayment could be requested from nonfederal resources.

NOTE M. 380 ECONOMIC DEVELOPMENT PROGRAM AGREEMENT

The City of San Juan, Texas is committed to the promotion of high-quality development in all parts of the City and to an ongoing improvement in the quality of life for its citizens. The City of San Juan, Texas has previously developed economic development programs and incentives designed to encourage high quality business, commercial, professional sports, and manufacturing concerns to locate, remain, and expand in the City of San Juan, Texas. Now the City of Juan, Texas seeks to enhance its economic development efforts to attract and retain high quality development and jobs by establishing Chapter 380 Economic Development Program Agreements. These 380 Economic Development Program Agreements are established in an effort to develop and expand the local economy by promoting and encouraging development and redevelopment projects that enhance the City's economic base and diversify and expand job opportunities or by promoting and encouraging projects that create additional revenue for the City without substantially increasing the demand on City services or infrastructure. The ultimate goal and public purpose of programs established is to protect and enhance the City's fiscal ability to provide high quality municipal services for the safety, comfort and enjoyment of the City of San Juan, Texas residents.

SALES TAX REBATE AGREEMENTS – CHAPTER 378 AGREEMENTS

In addition to the 380 Agreement, the City also offered sales rebates as additional incentives to the developer and retail establishments, locating within the development project. These rebates are not recorded as a liability or commitment, as the individual amounts are not known until the sales taxes are collected. In the current fiscal year, the City expended $8,332 and the San Juan Economic Development Corporation expended $95,000 in agreement payments.

To obtain information on the Economic Development Agreement Contract, contact Office of the City Secretary, 512 S. Nebraska, City of San Juan, Texas 78589.

NOTE N. COVID-19 DISCLOSURE

The COVID-19 pandemic, whose effects first became known in January 2020, is having a broad and negative impact on commerce and financial markets around the world. The United States and global markets experienced significant declines in value resulting from uncertainty caused by the pandemic. The City of San Juan, Texas is closely monitoring its investment portfolio and its liquidity and is actively working to minimize the impact of these declines. The extent of the impact of COVID-19 on the City’s operational and financial performance will depend on certain developments, including the duration and spread of the outbreak and its impact on the City’s customers, employees, and vendors, all of which at present, cannot be determined. Accordingly, the extent to which the COVID-19 may impact the City’s financial position and changes in net assets and cash flows is uncertain and the accompanying consolidated financial statements include no adjustments relating to the effects of this pandemic.

NOTE O. PRIOR PERIOD ADJUSTMENT

During the fiscal year ended September 30, 2025, the EDC identified certain balances related to accounts payable and outstanding checks that were recorded in prior years and were determined to no longer represent valid liabilities. As a result, an adjustment was made to beginning net position to remove these balances and properly state the EDC’s financial position.

Beginning net position was increased by $5,710 as a result of these corrections.

NOTE P. SUBSEQUENT EVENTS

Subsequent events were evaluated through March 13, 2026, which is the date the financial statements were available to be issued.

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REQUIRED SUPPLEMENTARY INFORMATION

CITY OF SAN JUAN, TEXAS
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS (UNAUDITED)
TEXAS MUNICIPAL RETIREMENT SYSTEM
LAST TEN YEARS

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
A. Total Pension Liability										
Service Cost	$ 614,786	$ 655,845	$ 670,077	$ 712,642	$ 929,294	$ 1,157,112	$ 1,004,890	$ 980,356	$ 1,112,152	$ 1,240,026
Interest (on the Pension Liability)	651,956	710,247	757,785	818,663	911,590	972,226	1,061,377	1,131,650	1,203,424	1,288,402
Change in benefit terms	-	-	-	-	504,864	-	-	-	-	-
Difference between expected and actual experience	25,017	(209,999)	(72,234)	(129,213)	(260,816)	(10,744)	(189,850)	(136,094)	(42,844)	(48,906)
Change of assumptions	391,268	-	-	-	(21,231)	-	-	-	(103,256)	-
Benefit Payments, including refunds of employee contributions	(480,839)	(509,227)	(408,645)	(541,399)	(735,770)	(813,101)	(630,333)	(1,015,830)	(941,124)	(1,007,852)
Net Change in Total Pension Liability	**1,202,188**	**646,866**	**946,983**	**860,693**	**1,327,931**	**1,305,493**	**1,246,084**	**960,082**	**1,228,352**	**1,471,670**
Total Pension Liability - Beginning	9,246,677	10,448,865	11,095,731	12,042,714	12,903,407	14,231,338	15,536,831	16,782,915	17,742,997	18,971,349
Total Pension Liability - Ending	$ 10,448,865	$ 11,095,731	$ 12,042,714	$ 12,903,407	$ 14,231,338	$ 15,536,831	$ 16,782,915	$ 17,742,997	$ 18,971,349	$ 20,443,019
B. Total Fiduciary Net Position										
Contributions - Employer	$ 143,613	$ 132,221	$ 201,940	$ 210,792	$ 224,404	$ 518,359	$ 427,854	$ 406,905	$ 452,980	$ 504,020
Contributions - Employee	448,749	450,753	458,957	486,445	528,008	668,850	584,805	567,775	641,010	706,568
Net Investment Income	15,095	698,876	1,538,028	(386,059)	1,955,832	1,109,035	2,097,653	(1,355,424)	1,986,819	2,004,615
Benefit Payments, including refunds of employee contributions	(480,839)	(509,227)	(408,645)	(541,399)	(735,770)	(813,101)	(630,333)	(1,015,830)	(941,124)	(1,007,852)
Administrative Expense	(9,197)	(7,899)	(7,983)	(7,466)	(11,057)	(7,180)	(9,708)	(11,727)	(12,643)	(12,859)
Other	(454)	(426)	(405)	(390)	(332)	(280)	76	13,993	(89)	(301)
Net Change in Plan Fiduciary Net Position	**116,967**	**764,298**	**1,781,892**	**(238,077)**	**1,961,085**	**1,475,683**	**2,470,347**	**(1,394,308)**	**2,126,953**	**2,194,191**
Plan Fiduciary Net Position - Beginning	10,232,402	10,349,369	11,113,667	12,895,559	12,657,482	14,618,567	16,094,250	18,564,597	17,170,289	19,297,242
Plan Fiduciary Net Position - Ending	$ 10,349,369	$ 11,113,667	$ 12,895,559	$ 12,657,482	$ 14,618,567	$ 16,094,250	$ 18,564,597	$ 17,170,289	$ 19,297,242	$ 21,491,433
C. Net Pension Liability	**$ 99,496**	**$ (17,936)**	**$ (852,845)**	**$ 245,925**	**$ (387,229)**	**$ (557,419)**	**$ (1,781,682)**	**$ 572,708**	**$ (325,893)**	**$ (1,048,414)**
D. Plan Fiduciary net position as a percentage of the total pension liability	99.05%	100.16%	107.08%	98.09%	102.72%	103.59%	110.62%	96.77%	101.72%	105.13%
E. Covered Employee Payroll	$ 7,479,151	$ 7,512,548	$ 7,649,278	$ 8,107,421	$ 8,800,135	$ 11,147,514	$ 9,746,754	$ 9,462,897	$ 10,683,496	$ 11,776,130
F. Net Pension Liability as a Percentage of Covered Employee Payroll	1.33%	-0.24%	-11.15%	3.03%	-4.40%	-5.00%	-18.28%	6.05%	-3.05%	-8.90%

Note: GASB 68, Paragraph 46, a and b requires that the data in this schedule be presented for the time period covered by the measurement date rather that the governmental entity's current fiscal year.

Note: Only one year of data is presented in accordance with GASB 68, Paragraph 138, "The information for all periods for the 10-year schedules that are required to be presented as required supplementary information may not be available initially. In these cases, during the transition period, that information should be presented for as many years as are available. The schedules should not include information that is not measured in accordance with the requirements of this Statement."

CITY OF SAN JUAN, TEXAS
SCHEDULE OF CONTRIBUTIONS (UNAUDITED)
TEXAS MUNICIPAL RETIREMENT SYSTEM
LAST TEN YEARS

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Actuarially Determined Contribution	$ 143,613	$ 132,221	$ 201,940	$ 210,792	$ 224,404	$ 518,359	$ 427,864	$ 406,904	$ 452,980	$ 504,020
Contributions in Relation to the Actuarially Determined Contributions	143,613	132,221	222,562	234,223	463,489	458,174	418,997	475,106	525,504	582,586
Contribution Deficiency (Excess)	**$ -**	**$ -**	**$ (20,622)**	**$ (23,431)**	**$ (239,085)**	**$ 60,185**	**$ 8,867**	**$ (68,202)**	**$ (72,524)**	**$ (78,566)**
Covered Employee Payroll	$ 7,812,281	$ 7,582,238	$ 8,044,078	$ 8,353,409	$ 10,530,612	$ 9,845,923	$ 9,288,388	$ 10,451,150	$ 11,425,436	$ 11,425,436
Contributions as a Percentage of Covered Employee Payroll	1.84%	1.74%	2.51%	2.52%	2.13%	5.26%	4.61%	3.89%	3.96%	4.41%

Note: GASB 68, Paragraph 46, a and b requires that the data in this schedule be presented for the time period covered by the measurement date rather that the governmental entity's current fiscal year.

Note: Only one year of data is presented in accordance with GASB 68, Paragraph 138, "The information for all periods for the 10-year schedules that are required to be presented as required supplementary information may not be available initially. In these cases, during the transition period, that information should be presented for as many years as are available. The schedules should not include inform--ation that is not measured in accordance with the requirements of this Statement."

COMBINING

NON-MAJOR GOVERNMENTAL FUNDS

CITY OF SAN JUAN, TEXAS
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025 AND 2024

	Total Nonmajor Capital Project Funds	Total Nonmajor Special Revenue Funds	2025 Nonmajor Governmental Funds	2024 Nonmajor Governmental Funds
Assets				
Cash	$ 608,235	$ 1,947,074	$ 2,555,309	$ 2,871,854
Investments	624,177	1,220,487	1,844,664	1,369,867
Receivables, net				
Other	-	51,722	51,722	56,265
Notes Receivable	-	-	-	3,556
Due from other funds	-	-	-	-
Due from other governments	-	102,560	102,560	212,505
Prepaid Items	-	-	-	-
Total Assets	$ 1,232,412	$ 3,321,843	$ 4,554,255	$ 4,514,047
Liabilities				
Accounts payable	$ -	$ 24,177	$ 24,177	$ 40,401
Bank payable	1,239,226	119,598	1,358,824	992,040
Wages and salaries	-	15,370	15,370	24,558
Contract Payable	-	-	-	25,340
Due to other funds	-	-	-	-
Due to others	-	369,786	369,786	363,396
Unearned revenue	-	12,998	12,998	14,507
Total Liabilities	1,239,226	541,929	1,781,155	1,460,242
Fund Balances				
Non-Major funds	(6,814)	2,779,914	2,773,100	3,053,805
Total Liabilities and Fund Balances	$ 1,232,412	$ 3,321,843	$ 4,554,255	$ 4,514,047

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
NON-MAJOR GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	Total Nonmajor Capital Project Funds	Total Nonmajor Special Revenue Funds	2025 Nonmajor Governmental Funds	2024 Nonmajor Governmental Funds
Revenues				
Hotel Occupancy Tax	$ -	$ 126,261	$ 126,261	$ 32,589
Intergovernmental revenue	-	536,574	536,574	529,487
Fines and Fees	-	407,473	407,473	605,172
Forfeitures	-	154,513	154,513	430,268
Interest	26,892	55,697	82,589	121,426
Miscellaneous & Other Income	-	30,012	30,012	49,578
Total Revenues	26,892	1,310,530	1,337,422	1,768,520
Expenditures				
Current:				
General Government	-	777	777	29,823
Public Safety	-	356,243	356,243	335,591
Public Works	-	280,322	280,322	273,165
Culture & Recreation	-	22,180	22,180	18,549
Economic Development	-	-	-	-
Capital outlay	409,344	549,261	958,605	2,709,085
Debt Service:				
Principal	-	-	-	-
Interest	-	-	-	-
Total Expenditures	409,344	1,208,783	1,618,127	3,366,213
Excess (deficiency) of revenues over expenditures	(382,452)	101,747	(280,705)	(1,597,693)
Other financing sources (uses)				
Transfers In (Out)	-	-	-	(2,770)
Bond/Note Proceeds	-	-	-	-
Bond Premium Proceeds	-	-	-	-
Net other financing sources (uses)	-	-	-	(2,770)
Net change in fund balances	(382,452)	101,747	(280,705)	(1,600,463)
Fund Balances, October 1	375,638	2,678,167	3,053,805	4,654,268
Fund Balances, September 30	$ (6,814)	$ 2,779,914	$ 2,773,100	$ 3,053,805

The notes to the financial statements are an integral part of this statement

NON-MAJOR GOVERNMENTAL FUNDS

CAPITAL PROJECT FUNDS

CITY OF SAN JUAN, TEXAS
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
CAPITAL PROJECT FUNDS
SEPTEMBER 30, 2025 AND 2024

	Certificates of Obligation 2007 Fund	Certificates of Obligation 2014 Fund	Certificates of Obligation 2015 Fund	Capital Projects Library Fund	Certificates of Obligation 2017 Fund
Assets					
Cash	$ 237,654	$ 55,428	$ -	$ 200,853	$ 842
Investments	-	289,289	251,042	-	82,510
Receivables, net	-	-	-	-	-
Notes Receivable	-	-	-	-	-
Due from other funds	-	-	-	-	-
Due from other governments	-	-	-	-	-
Prepaid Items	-	-	-	-	-
Total Assets	$ 237,654	$ 344,717	$ 251,042	$ 200,853	$ 83,352
Liabilities					
Accounts payable	$ -	$ -	$ -	$ -	$ -
Bank payable	-	-	25,560	-	-
Wages and salaries	-	-	-	-	-
Contract Payable	-	-	-	-	-
Due to other funds	-	-	-	-	-
Due to others	-	-	-	-	-
Unearned revenue	-	-	-	-	-
Total Liabilities	-	-	25,560	-	-
Fund Balances					
Non-Major funds	237,654	344,717	225,482	200,853	83,352
Total Liabilities and Fund Balances	$ 237,654	$ 344,717	$ 251,042	$ 200,853	$ 83,352

The notes to the financial statements are an integral part of this statement

Certificates of Obligation 2018 Fund	Tax Note 2020 Fund	Certificates of Obligation 2021 Fund	2025 Non-Major Capital Project Funds	2024 Non-Major Capital Project Funds
$ 18,741	$ 94,717	$ -	$ 608,235	$ 608,235
-	-	1,336	624,177	597,286
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
$ 18,741	$ 94,717	$ 1,336	$ 1,232,412	$ 1,205,521
$ -	$ -	$ -	$ -	$ -
-	-	1,213,666	1,239,226	804,543
-	-	-	-	-
-	-	-	-	25,340
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	1,213,666	1,239,226	829,883
18,741	94,717	(1,212,330)	(6,814)	375,638
$ 18,741	$ 94,717	$ 1,336	$ 1,232,412	$ 1,205,521

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
NON-MAJOR GOVERNMENTAL FUNDS
CAPITAL PROJECT FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	Certificates of Obligation 2007 Fund	Certificates of Obligation 2014 Fund	Certificates of Obligation 2015 Fund	Capital Projects Library Fund	Certificates of Obligation 2017 Fund
Revenues					
Sales Tax	$ -	$ -	$ -	$ -	$ -
Hotel Occupancy Tax	-	-	-	-	-
Intergovernmental revenue	-	-	-	-	-
Fines and Fees	-	-	-	-	-
Forfeitures	-	-	-	-	-
Interest	-	12,517	10,816	-	3,555
Miscellaneous & Other Income	-	-	-	-	-
Total Revenues	-	12,517	10,816	-	3,555
Expenditures					
Current:					
General Government	-	-	-	-	-
Public Safety	-	-	-	-	-
Public Works	-	-	-	-	-
Culture & Recreation	-	-	-	-	-
Economic Development	-	-	-	-	-
Capital outlay	-	-	25,560	-	-
Debt Service:					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	-	-	25,560	-	-
Excess (deficiency) of revenues over expenditures	-	12,517	(14,744)	-	3,555
Other financing sources (uses)					
Transfers In (Out)	-	-	-	-	-
Bond/Note Proceeds	-	-	-	-	-
Bond Premium Proceeds	-	-	-	-	-
Net other financing sources (use	-	-	-	-	-
Net change in fund balances	-	12,517	(14,744)	-	3,555
Fund Balances, October 1	237,654	332,200	240,226	200,853	79,797
Fund Balances, September 30	$ 237,654	$ 344,717	$ 225,482	$ 200,853	$ 83,352

The notes to the financial statements are an integral part of this statement

Certificates of Obligation 2018 Fund	Tax Note 2020 Fund	Certificates of Obligation 2021 Funds	2025 Non-Major Capital Project Funds	2024 Non-Major Capital Project Funds
$ -	$ -	$ -	$ -	$ -
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	4	26,892	71,173
-	-	-	-	
-	-	4	26,892	71,173
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	383,784	409,344	2,345,316
			-	-
-	-	-	-	-
-	-	-	-	-
-	-	383,784	409,344	2,345,316
-	-	(383,780)	(382,452)	(2,274,143)
-	-	-	-	(2,770)
-	-	-	-	-
-	-	-	-	-
-	-	-	-	(2,770)
-	-	(383,780)	(382,452)	(2,276,913)
18,741	94,717	(828,550)	375,638	2,652,551
$ 18,741	$ 94,717	$ (1,212,330)	$ (6,814)	$ 375,638

The notes to the financial statements are an integral part of this statement

NON-MAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

CITY OF SAN JUAN, TEXAS
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
SPECIAL REVENUE FUNDS
SEPTEMBER 30, 2025 AND 2024

	Revolving Loan Fund	Federal Asset Forfeiture Fund	State Asset Forfeiture Fund	Miscellaneous Grants Fund	Municipal Court Funds	Wrecker Fees Fund
Assets						
Cash	$ 274,387	$ 221,096	$ 29,806	$ -	$ 161,903	$ 31,290
Investments	983	415,158	-	-	-	-
Receivables, net	-	-	-	-	-	-
Notes Receivable	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-
Due from other governments	-	-	-	102,560	-	-
Prepaid Items	-	-	-	-	-	-
Total Assets	$ 275,370	$ 636,254	$ 29,806	$ 102,560	$ 161,903	$ 31,290
Liabilities						
Accounts payable	$ -	$ 5,816	$ 2,382	$ 3,991	$ -	$ 688
Bank Payable	-	-	-	119,598	-	-
Wages and salaries	-	-	-	2,985	-	-
Contract Payable	-	-	-	-	-	-
Due to other funds	-	-	-	-	-	-
Due to others	-	-	-	-	-	-
Deferred revenue	-	-	-	12,998	-	-
Total Liabilities	-	5,816	2,382	139,572	-	688
Fund Balances						
Non-Major funds	275,370	630,438	27,424	(37,012)	161,903	30,602
Total Liabilities and Fund Balances	$ 275,370	$ 636,254	$ 29,806	$ 102,560	$ 161,903	$ 31,290

The notes to the financial statements are an integral part of this statement

Park Development Fund	Park Sports Fee Fund	Hotel/ Motel Tax Fund	Development Escrow Fund	Storm Water Fees Fund	2025 Non-Major Special Revenue Funds	2024 Non-Major Special Revenue Funds
$ 323,282	$ 18,573	$ 239,768	$ 173,503	$ 473,466	$ 1,947,074	$ 2,263,619
571,533	-	-	232,813	-	1,220,487	772,581
-	-	14,000	-	37,722	51,722	56,265
-	-	-	-	-	-	3,556
-	-	-	-	-	-	-
-	-	-	-	-	102,560	212,505
-	-	-	-	-	-	-
$ 894,815	$ 18,573	$ 253,768	$ 406,316	$ 511,188	$ 3,321,843	$ 3,308,526
$ 8,844	$ -	$ -	$ -	$ 2,456	$ 24,177	$ 40,401
-	-	-	-	-	119,598	187,497
-	-	-	-	12,385	15,370	24,558
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	369,786	-	369,786	363,396
-	-	-	-	-	12,998	14,507
8,844	-	-	369,786	14,841	541,929	630,359
885,971	18,573	253,768	36,530	496,347	2,779,914	2,678,167
$ 894,815	$ 18,573	$ 253,768	$ 406,316	$ 511,188	$ 3,321,843	$ 3,308,526

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
NON-MAJOR GOVERNMENTAL FUNDS
SPECIAL REVENUE FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	Revolving Loan Fund	Federal Asset Forfeiture Fund	State Asset Forfeiture Fund	Miscellaneous Grants Fund	Municipal Court Funds	Wrecker Fees Fund
Revenues						
Hotel Occupancy Tax	$ -	$ -	$ -	$ -	$ -	$ -
Intergovernmental revenue	-	-	-	536,574	-	-
Fines and Fees	-	-	19,506	-	18,792	6,015
Forfeitures	-	154,513	-	-	-	-
Interest	42	22,949	-	-	-	-
Miscellaneous & Other Income	-	15,563	6,090	-	-	8,079
Total Revenues	42	193,025	25,596	536,574	18,792	14,094
Expenditures						
Current:						
General Government	-	-	-	-	777	-
Public Safety	-	71,841	4,140	266,189	-	14,073
Public Works	-	-	-	-	-	-
Culture & Recreation	-	-	-	13,336	-	-
Economic Development	-	-	-	-	-	-
Capital outlay	-	177,523	-	264,908	-	-
Debt Service:						
Principal	-	-	-	-	-	-
Interest	-	-	-	-	-	-
Total Expenditures	-	249,364	4,140	544,433	777	14,073
Excess (deficiency) of revenues over expenditures	42	(56,339)	21,456	(7,859)	18,015	21
Other financing sources (uses)						
Transfers In (Out)	-	-	-	-	-	-
Bond/Note Proceeds	-	-	-	-	-	-
Bond/Note Premium	-	-	-	-	-	-
Bond/Note Issuance Costs	-	-	-	-	-	-
Net other financing sources (uses)	-	-	-	-	-	-
Net change in fund balances	42	(56,339)	21,456	(7,859)	18,015	21
Fund Balances, October 1	275,328	686,777	5,968	(29,153)	143,888	30,581
Fund Balances, September 30	$ 275,370	$ 630,438	$ 27,424	$ (37,012)	$ 161,903	$ 30,602

The notes to the financial statements are an integral part of this statement

Park Development Fund	Park Sports Fee Fund	Hotel/ Motel Tax Fund	Development Escrow Fund	Storm Water Fees Fund	2025 Non-Major Special Revenue Funds	2024 Non-Major Special Revenue Funds
$ -	$ -	$ 126,261	$ -	$ -	$ 126,261	$ 32,589
-	-	-	-	-	536,574	529,487
57,849	3,240	-	-	302,071	407,473	605,172
-	-	-	-	-	154,513	430,268
22,675	-	-	10,031	-	55,697	50,253
-	-	280	-	-	30,012	49,578
80,524	3,240	126,541	10,031	302,071	1,310,530	1,697,347
-	-	-	-	-	777	29,823
-	-	-	-	-	356,243	335,591
-	-	-	-	280,322	280,322	273,165
8,844	-	-	-	-	22,180	18,549
-	-	-	-	-	-	-
106,830	-	-	-	-	549,261	363,769
-	-	-	-	-	-	-
-	-	-	-	-	-	-
115,674	-	-	-	280,322	1,208,783	1,020,897
(35,150)	3,240	126,541	10,031	21,749	101,747	676,450
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
(35,150)	3,240	126,541	10,031	21,749	101,747	676,450
921,121	15,333	127,227	26,499	474,598	2,678,167	2,001,717
$ 885,971	$ 18,573	$ 253,768	$ 36,530	$ 496,347	$ 2,779,914	$ 2,678,167

The notes to the financial statements are an integral part of this statement

NON-MAJOR ENTERPRISE FUNDS

CITY OF SAN JUAN, TEXAS
COMBINING STATEMENT OF NET POSITION
NON-MAJOR ENTERPRISE FUNDS
SEPTEMBER 30, 2025 AND 2024

	Utility I&S Fund	Utility Reserve Fund	2018 Construction Fund	2019 Construction Fund	2019A Construction Fund
Assets					
Cash and cash equivalents	$ 34,488	$ 187,764	$ -	$ -	$ -
Investments	122,554	718,593	-	-	-
Restricted cash and investments	-	-	-	9,457,278	646,220
Due from other funds	-	-	-	-	-
Due from others	-	-	-	-	-
Capital assets - net					
Non-depreciable assets	-	-	-	972,510	1,698,898
Depreciable assets	-	-	-		-
Other Assets	-	-	-	-	-
Total Assets	157,042	906,357	-	10,429,788	2,345,118
Deferred Outflow of Resources	-	-	-	-	-
Total Assets and Deferrred Outflows of Resources	$ 157,042	$ 906,357	$ -	$ 10,429,788	$ 2,345,118
Liabilities Deferred Inflow of Resources and Net Position					
Liabilities					
Accounts payable	$ -	$ -	$ -	$ -	$ -
Other liabilities	-	-	-	-	-
Due to other funds	-	-	-	-	-
Non-current liabilities :					
Due in one year	66,978	-	-	205,000	55,000
Due in more than one year	-	-	-	6,973,777	1,380,802
Total Liabilities	66,978	-	-	7,178,777	1,435,802
Deferred Inflow of Resources	-	-	-	-	-
Net Position					
Net investment in capital assets	-	-	-	957,510	909,316
Restricted					
Debt service	90,064	906,357	-	-	-
Capital projects	-	-	-	2,293,501	-
Unrestricted	-	-	-	-	-
Total Net Position	90,064	906,357	-	3,251,011	909,316
Total Liabilities, Deferred Inflow of Resources and Net Position	$ 157,042	$ 906,357	$ -	$ 10,429,788	$ 2,345,118

The notes to the financial statements are an integral part of this statement

2025 Non-Major Enterprise Funds	2024 Non-Major Enterprise Funds
$ 222,252	$ 173,597
841,147	804,906
10,103,498	9,783,215
-	-
-	-
2,671,408	2,607,618
-	-
-	-
13,838,305	13,369,336
-	-
$ 13,838,305	$ 13,369,336
$ -	$ -
-	-
-	-
326,978	326,734
8,354,579	8,630,779
8,681,557	8,957,513
-	-
1,866,826	1,790,821
996,421	906,769
2,293,501	1,714,233
-	-
5,156,748	4,411,823
$ 13,838,305	$ 13,369,336

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
NON-MAJOR ENTERPRISE FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	Utility I&S Fund	Utility Reserve Fund	2018 Construction Fund	2019 Construction Fund	2019A Construction Fund
Operating Revenues					
Utility fees	$ -	$ -	$ -	$ -	$ -
Miscellaneous	-	-	-	-	-
Total Operating Revenues	-	-	-	-	-
Operating Expenses					
Personal expenses	-	-	-	-	-
Other services and charges	12,719	-	-	-	-
Supplies	-	-	-	-	-
Total Operating Expenses	12,719	-	-	-	-
Operating Income (Loss)	(12,719)	-	-	-	-
Non-operating Revenues (Expenses)					
Interest income	5,280	30,960	-	359,268	24,805
Interest expense	(283,790)	-	-	-	-
Total non-operating revenues (expenses)	(278,510)	30,960	-	359,268	24,805
Excess of Revenues Over Expenditures Before Capital Grants and Transfers	(291,229)	30,960	-	359,268	24,805
Capital Grants and Transfers					
Capital Grants	-	-	-	15,000	1,200
Transfers In (Out)	288,543	61,378	-	205,000	50,000
Total Capital Grants and Transfers	288,543	61,378	-	220,000	51,200
Changes in Net Position	(2,686)	92,338	-	579,268	76,005
Net position, October 1	92,750	814,019	-	2,671,743	833,311
Net position, September 30	$ 90,064	$ 906,357	$ -	$ 3,251,011	$ 909,316

The notes to the financial statements are an integral part of this statement

2025 Non-Major Enterprise Funds	2024 Non-Major Enterprise Funds
$ -	$ -
-	-
-	-
-	-
12,719	13,145
-	-
12,719	13,145
(12,719)	(13,145)
420,313	497,952
(283,790)	(313,106)
136,523	184,846
123,804	171,701
16,200	42,339
604,921	1,725,173
621,121	1,767,512
744,925	1,939,213
4,411,823	2,472,610
$ 5,156,748	$ 4,411,823

The notes to the financial statements are an integral part of this statement

SUPPLEMENTARY INFORMATION

Stewardship, Compliance, and Accountability

Budgets and Budgetary Accounting

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for all governmental funds except for certain major and non-major special revenue funds, which adopt project-length budgets. Formal budgetary integration is employed as a management control device during the year for the General and Special Revenue Funds, as well as for the Utility Funds.

Unused appropriations for the annual budgeted funds lapse at the end of the year. The budget amounts shown in the financial statements are the final authorized amounts as revised during the year.

On or before the end of June of each year, all agencies of the City submit requests for appropriation to the City Manager so that a budget may be prepared. The budget is prepared by fund, function and activity, and includes information on the past year, current year estimates and requested appropriations by fund function, and activity for the next fiscal year.

Before October 1, the proposed budget is presented to the City Commission for review. The City Commissioners hold a public hearing and may add to, subtract from or change appropriations by fund, function and activity, but may not change the form of the budget. Any changes in the budget must be within the revenues and reserves estimated as available by the City Manager or the revenue estimates must be changed by an affirmative vote of a majority of the City Commissioners.

The City Manager is authorized to transfer budgeted amounts between departments within any fund; however, any revisions that alter the overall fund total of appropriated expenditures of any fund must be approved by the Board of Commissioners.

Expenditures Over Appropriations

For the fiscal year September 30, 2025, expenditures in the General Fund exceeded budgeted appropriations in the following functions:

Debt Service - Principal	$	(393,738)
Debt Service - Interest		(2,424)

GENERAL FUND SCHEDULES

CITY OF SAN JUAN TEXAS
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025 AND 2024

	Budget	2025 Actual	Variance Final Budget Favorable (Unfavorable)	2024 Actual
Revenues				
Taxes:				
Property Taxes	$ 8,931,296	$ 8,858,307	$ (72,989)	$ 8,212,984
Sales Taxes	5,454,269	5,564,213	109,944	4,882,511
Franchise Taxes	1,070,000	1,153,630	83,630	1,027,964
Other Taxes	88,500	82,245	(6,255)	79,417
Licenses & Permits	1,015,010	827,395	(187,615)	711,669
Intergovernmental Revenues	747,852	743,662	(4,190)	783,991
Fines & Forfeitures	271,437	248,551	(22,886)	345,479
Interest Earned	440,000	535,116	95,116	430,340
Miscellaneous & Other Income	787,427	766,131	(21,296)	502,257
Total revenues	18,805,791	18,779,250	(26,541)	16,976,612
Expenditures				
Current				
General Government	3,422,654	2,942,071	480,583	3,031,834
Public Safety	8,902,727	8,583,410	319,317	7,642,307
Public Works	1,334,164	1,284,034	50,130	1,283,646
Culture & Recreation	2,383,871	2,360,245	23,626	2,162,365
Non-Departmental Expenditures	2,624,492	2,241,091	383,401	2,194,346
Capital Outlay	281,286	194,802	86,484	1,811,990
Debt Service				
Principal	241,264	635,002	(393,738)	628,292
Interest	67,383	69,807	(2,424)	77,681
Total expenditures	19,257,841	18,310,462	947,379	18,832,461
Excess (Deficiency) of Revenues Over Expenditures	(452,050)	468,788	920,838	(1,855,849)
Other Financing Sources (Uses)				
Transfers (Out)	-	(3,622)	(3,622)	-
Bond/Note Proceeds	-	-	-	258,430
Bond Premium Proceeds	-	-	-	-
Total Other Financing Sources (Uses)	-	(3,622)	(3,622)	258,430
Net Changes in Fund Balances	$ (452,050)	465,166	$ 917,216	(1,597,419)
Fund Balance, October 1		5,595,439		7,192,858
Fund Balance, September 30		$ 6,060,605		$ 5,595,439

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GENERAL FUND
SCHEDULE OF REVENUES-BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Taxes			
General Property Taxes			
Ad valorem Taxes	$ 8,691,296	$ 8,640,234	$ (51,062)
Penalties and Interest on Taxes	240,000	218,073	(21,927)
Total General Property Taxes	8,931,296	8,858,307	(72,989)
Other Taxes			
City Sales Taxes	5,454,269	5,564,213	109,944
Franchise Taxes	1,070,000	1,153,630	83,630
Bingo Gross Receipts Tax	60,500	54,412	(6,088)
Other Taxes	28,000	27,833	(167)
Total Other Taxes	6,612,769	6,800,088	187,319
Total Taxes	15,544,065	15,658,395	114,330
Licenses and Permits			
Building Permits	780,000	478,647	(301,353)
Other Permits	235,010	348,748	113,738
Total Licenses and Permits	1,015,010	827,395	(187,615)
Intergovernmental Revenue			
Federal Grants	44,342	46,553	2,211
State Grants	21,659	15,259	(6,400)
Police Agreement	-	-	-
Administrative Fees	681,851	681,850	(1)
Total Intergovernmental Revenue	747,852	743,662	(4,190)
Fines and Fees			
Municipal Court Fines	160,000	156,841	(3,159)
Municipal Court Fines-Other	525	3	(522)
Arrest Fees	8,500	5,792	(2,708)
City Library Fines and Fees	10,700	11,978	1,278
Animal Control Fees	-	-	-
Police Reports and Fees	7,900	3,781	(4,119)
Rural Fire Fees	13,000	25,110	12,110
Health Fees	15,800	11,583	(4,217)
Rental Fees	29,012	15,156	(13,856)
Ambulance Fees	-	-	-
Other Fees	26,000	18,307	(7,693)
Total Fines and Fees	271,437	248,551	(22,886)

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GENERAL FUND
SCHEDULE OF REVENUES-BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Interest			
Interest Revenue	440,000	535,116	95,116
Total Interest	440,000	535,116	95,116
Other Revenues/Reimbursements			
Cleaning and Moving Fee	75,000	15,538	(59,462)
Parks and Recreation Fees	202,600	242,051	39,451
Contribution	75,800	102,356	26,556
Miscellaneous	140,000	141,499	1,499
Insurance Reimbursements	-	131,980	131,980
Sale of Assets	294,027	132,707	(161,320)
Total Miscellaneous Revenues	787,427	766,131	(21,296)
Total Revenues	$ 18,805,791	$ 18,779,250	$ (26,541)

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GENERAL FUND
SCHEDULE OF EXPENDITURES-BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budget	Actual	Variance Final Budget Favorable (Unfavorable)
GENERAL GOVERNMENT			
City Commission			
Personal Services	$ -	$ -	$ -
Other Services & Charges	193,629	173,412	20,217
Supplies	5,090	4,125	965
Total City Commission	198,719	177,537	21,182
City Manager			
Personal Services	332,694	169,197	163,497
Other Services & Charges	130,788	123,541	7,247
Supplies	5,964	3,002	2,962
Total City Manager	469,446	295,740	173,706
City Secretary			
Personal Services	220,986	230,317	(9,331)
Other Services & Charges	110,115	102,892	7,223
Supplies	4,724	2,876	1,848
Total City Secretary	335,825	336,085	(260)
Municipal Court			
Personal Services	249,758	216,976	32,782
Other Services & Charges	107,442	99,326	8,116
Supplies	5,079	2,914	2,165
Total Municipal Court	362,279	319,216	43,063
Finance			
Personal Services	508,083	532,152	(24,069)
Other Services & Charges	26,251	22,769	3,482
Supplies	5,988	4,642	1,346
Total Finance	540,322	559,563	(19,241)
Planning & Zoning			
Personal Services	723,826	633,437	90,389
Other Services & Charges	104,585	71,291	33,294
Supplies	47,510	21,226	26,284
Contract Services	-	-	-
Total Planning & Zoning	875,921	725,954	149,967

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GENERAL FUND
SCHEDULE OF EXPENDITURES-BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budget	Actual	Variance Final Budget Favorable (Unfavorable)
GENERAL GOVERNMENT (CONTINUED)			
Building Maintenance			
Personal Services	$ 428,538	$ 377,707	$ 50,831
Other Services & Charges	119,799	74,615	45,184
Supplies	91,805	75,654	16,151
Total Building Maintenance	640,142	527,976	112,166
Total General Government	3,422,654	2,942,071	480,583
PUBLIC SAFETY			
Police			
Personal Services	4,661,898	4,765,973	(104,075)
Other Services & Charges	371,919	331,814	40,105
Supplies	400,057	427,349	(27,292)
Total Police	5,433,874	5,525,136	(91,262)
Fire Suppression			
Personal Services	2,394,696	2,060,502	334,194
Other Services & Charges	543,580	477,989	65,591
Supplies	161,282	218,081	(56,799)
Total Fire Suppression	3,099,558	2,756,572	342,986
Emergency Management			
Personal Services	-	-	-
Other Services & Charges	18,047	15,799	2,248
Supplies	17,000	25,447	(8,447)
COVID-19 Expenses	-	-	-
Total Emergency Management	35,047	41,246	(6,199)
Animal Control			
Personal Services	97,999	94,645	3,354
Other Services & Charges	204,120	133,246	70,874
Supplies	32,129	32,565	(436)
Total Animal Control	334,248	260,456	73,792
Total Public Safety	8,902,727	8,583,410	319,317

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GENERAL FUND
SCHEDULE OF EXPENDITURES-BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budget	Actual	Variance Final Budget Favorable (Unfavorable)
PUBLIC WORKS			
Streets & Highways			
Personal Services	$ 486,334	$ 487,986	$ (1,652)
Other Services & Charges	444,030	443,908	122
Supplies	143,238	170,352	(27,114)
Total Streets & Highways	1,073,602	1,102,246	(28,644)
Central Garage			
Personal Services	222,324	142,645	79,679
Other Services & Charges	6,420	4,424	1,996
Supplies	31,818	34,719	(2,901)
Total Central Garage	260,562	181,788	78,774
Total Public Works	1,334,164	1,284,034	50,130
CULTURE & RECREATION			
Parks			
Personal Services	1,251,317	1,242,169	9,148
Other Services & Charges	628,792	684,154	(55,362)
Supplies	100,290	97,792	2,498
Total Parks & Recreation	1,980,399	2,024,115	(43,716)
Library			
Personal Services	357,278	288,100	69,178
Other Services & Charges	42,742	45,374	(2,632)
Supplies	3,452	2,656	796
Total Library	403,472	336,130	67,342
Total Culture & Recreation	2,383,871	2,360,245	23,626
NON-DEVELOPMENTAL EXPENDITURES			
General Expenditures			
Personal Services	$ -	$ -	$ -
Other Services & Charges	1,194,484	894,284	300,200
Supplies	5,947	6,228	(281)
Total General Expenditures	1,200,431	900,512	299,919

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GENERAL FUND
SCHEDULE OF EXPENDITURES-BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budget	Actual	Variance Final Budget Favorable (Unfavorable)
NON-DEVELOPMENTAL EXPENDITURES (CONTINUED)			
Human Resources			
Personal Services	251,294	237,700	13,594
Other Services & Charges	22,030	18,612	3,418
Supplies	7,070	6,756	314
Total Human Resources	280,394	263,068	17,326
Information Technology			
Personal Services	605,370	607,545	(2,175)
Other Services & Charges	454,006	429,797	24,209
Supplies	42,091	31,837	10,254
Total Information Technology	1,101,467	1,069,179	32,288
380 Agreement Expenditures	42,200	8,332	33,868
Total Non-Department Expenditures	2,624,492	2,241,091	383,401
CAPITAL OUTLAY			
General Government	56,170	24,015	32,155
Public Safety			
Police	-	84,647	(84,647)
Fire	159,054	57,039	102,015
Emergency Management	43,047	16,218	26,829
Animal Control	2,223	558	1,665
Public Works			
Streets	3,622	-	3,622
Central Garage	17,170	12,325	4,845
Culture & Recreation			
Parks	-	-	-
Library	-	-	-
Total Capital Outlay	281,286	194,802	86,484
DEBT SERVICE			
Principal Payments	241,264	635,002	(393,738)
Interest Expense	67,383	69,807	(2,424)
Total Debt Service	308,647	704,809	(396,162)
Total Expenditures	$ 19,257,841	$ 18,310,462	$ 947,379

The notes to the financial statements are an integral part of this statement

UTILITY FUND SCHEDULES

CITY OF SAN JUAN, TEXAS
UTILITY FUND
SCHEDULE OF REVENUES - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Utility Revenues			
Water sales	$ 2,710,000	$ 2,315,870	$ (394,130)
Sewer charges	3,138,500	3,255,076	116,576
Other services fees	-	-	-
Total Utility	5,848,500	5,570,946	(277,554)
Other Operating Revenues			
Penalties	105,500	105,655	(94,545)
Tap fees	200,200	163,795	(36,405)
Connect/reconnect fees	78,500	73,975	(4,525)
Total Other Operating Revenues	384,200	343,425	(135,475)
Other			
Rents and royalties	30,000	14,348	14,348
Grant Reimbursement	-	-	-
Miscellaneous	247,800	69,795	(178,005)
Total Other	277,800	84,143	(163,657)
Total Revenues	$ 6,510,500	$ 5,998,514	$ (576,686)

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
UTILITY FUND
SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budget	Actual	Variance Final Budget Favorable (Unfavorable)
UTILITY FUND			
Water Plant			
Personal Services	$ 586,660	$ 512,789	$ 73,871
Other Services & Charges	619,787	562,702	57,085
Supplies	606,762	513,860	92,902
Total Water Plant	1,813,209	1,589,351	223,858
Water Distribution			
Personal Services	392,909	357,419	35,490
Other Services & Charges	24,021	20,454	3,567
Supplies	134,761	213,932	(79,171)
Total Water Distribution	551,691	591,805	(40,114)
Sewer Plant			
Personal Services	315,820	368,138	(52,318)
Other Services & Charges	502,222	259,257	242,965
Supplies	168,111	142,030	26,081
Total Sewer Plant	986,153	769,425	216,728
Sewer Collection			
Personal Services	432,467	313,016	119,451
Other Services & Charges	446,599	465,071	(18,472)
Supplies	146,643	142,439	4,204
Total Sewer Collection	1,025,709	920,526	105,183
Utility Administration			
Personal Services	270,031	264,038	5,993
Other Services & Charges	484,992	716,050	(231,058)
Supplies	19,109	14,290	4,819
Contractual services-Administrative	407,820	407,820	-
Total Utility Administration	1,181,952	1,402,198	(220,246)
Utility Billing & Collection			
Personal Services	399,959	400,941	(982)
Other Services & Charges	228,253	276,146	(47,893)
Supplies	35,659	32,892	2,767
Total Utility Billing & Collection	663,871	709,979	(46,108)
Total Expenditures	$ 6,222,585	$ 5,983,284	$ 239,301

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
SANITATION FUND
SCHEDULE OF REVENUES - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budget	Actual	Variance Final Budget Favorable (Unfavorable)
SANITATION FUND			
Refuse Collection System			
Garbage fees	$ 2,498,000	$ 2,350,520	$ (147,480)
Other refuse services fees	714,500	789,791	75,291
Brush fees	780,000	781,727	1,727
Total Refuse Collection System	3,992,500	3,922,038	(70,462)
Other Operating Revenues			
Roll-off service	262,600	203,467	(59,133)
Brush/other pick-up service	17,900	18,257	357
Recycling fees	58,000	52,071	(5,929)
Total Other Operating Revenues	338,500	273,795	(64,705)
Other			
Contribution	-	-	-
Scrap Metal Sales	100,000	54,411	(45,589)
Grant Reimbursement	-	-	-
Miscellaneous	2,800	6,116	3,316
Total Other	102,800	60,527	(42,273)
Total Revenues	$ 4,433,800	$ 4,256,360	$ (177,440)

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
SANITATION FUND
SCHEDULE OF EXPENDITURES - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budget	Actual	Variance Final Budget Favorable (Unfavorable)
SANITATION FUND			
Sanitation			
Personal Services	$ 1,814,265	$ 1,599,578	$ 214,687
Other Services & Charges	652,187	903,030	(250,843)
Supplies	605,941	588,248	17,693
Contractual services-Administrative	211,430	211,430	-
Contractual Services-Operations	622,542	649,177	(26,635)
Total Sanitation	3,906,365	3,951,463	(45,098)
Recycling			
Personal Services	-	-	-
Other Services & Charges	-	-	-
Supplies	-	-	-
Total Recycling	-	-	-
Total Expenditures	$ 3,906,365	$ 3,951,463	$ (45,098)

The notes to the financial statements are an integral part of this statement

INDIVIDUAL BUDGET SCHEDULES FOR LEAGALLY ADOPTED FUNDS

CITY OF SAN JUAN, TEXAS
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Revenue				
Taxes				
General Property Taxes				
Ad valorem Taxes	$ 8,691,296	$ 8,691,296	$ 8,640,234	$ (51,062)
Penalties and Interest on Taxes	240,000	240,000	218,073	(21,927)
Total General Property Taxes	8,931,296	8,931,296	8,858,307	(72,989)
Other Taxes				
City Sales Taxes	5,454,269	5,454,269	5,564,213	109,944
Franchise Taxes	1,070,000	1,070,000	1,153,630	83,630
Bingo Gross Receipts Tax	60,500	60,500	54,412	(6,088)
Other Taxes	28,000	28,000	27,833	(167)
Total Other Taxes	6,612,769	6,612,769	6,800,088	187,319
Total Taxes	15,544,065	15,544,065	15,658,395	114,330
Licenses and Permits				
Building Permits	780,000	780,000	478,647	(301,353)
Other Permits	235,010	235,010	348,748	113,738
Total Licenses and Permits	1,015,010	1,015,010	827,395	(187,615)
Intergovernmental Revenue				
Federal Grants	44,342	44,342	46,553	2,211
State Grants	21,659	21,659	15,259	(6,400)
Police Agreement	-	-	-	-
Administrative Fees	681,851	681,851	681,850	(1)
Total Intergovernmental Revenue	747,852	747,852	743,662	(4,190)
Fines and Fees				
Municipal Court Fines	160,000	160,000	156,841	(3,159)
Municipal Court Fines-Other	525	525	3	(522)
Arrest Fees	8,500	8,500	5,792	(2,708)
City Library Fines and Fees	10,700	10,700	11,978	1,278
Animal Control Fees	-	-	-	-
Police Reports and Fees	7,900	7,900	3,781	(4,119)
Rural Fire Fees	13,000	13,000	25,110	12,110
Health Fees	15,800	15,800	11,583	(4,217)
Rental Fees	29,012	29,012	15,156	(13,856)
Ambulance Fees	-	-	-	-
Other Fees	26,000	26,000	18,307	(7,693)
Total Fines and Fees	271,437	271,437	248,551	(22,886)

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Revenues (Contined)				
Interest				
Interest Revenue	$ 440,000	$ 440,000	$ 535,116	$ 95,116
Total Interest	440,000	440,000	535,116	95,116
Other Revenues/Reimbursements				
Cleaning and Moving Fee	75,000	75,000	15,538	(59,462)
Parks and Recreation Fees	202,600	202,600	242,051	39,451
Contribution	75,800	75,800	102,356	26,556
Miscellaneous	140,000	140,000	141,499	1,499
Insurance Reimbursements	-	-	131,980	131,980
Sale of Assets	294,027	294,027	132,707	(161,320)
Total Miscellaneous Revenues	787,427	787,427	766,131	(21,296)
Total Revenues	18,805,791	18,805,791	18,779,250	(26,541)
Expenditures				
GENERAL GOVERNMENT				
City Commission				
Personal Services	-	-	-	-
Other Services & Charges	192,666	193,629	173,412	20,217
Supplies	4,500	5,090	4,125	965
Total City Commission	197,166	198,719	177,537	21,182
City Manager				
Personal Services	332,694	332,694	169,197	163,497
Other Services & Charges	110,600	130,788	123,541	7,247
Supplies	5,900	5,964	3,002	2,962
Total City Manager	449,194	469,446	295,740	173,706
City Secretary				
Personal Services	220,986	220,986	230,317	(9,331)
Other Services & Charges	58,930	110,115	102,892	7,223
Supplies	3,700	4,724	2,876	1,848
Total City Secretary	283,616	335,825	336,085	(260)
Municipal Court				
Personal Services	249,758	249,758	216,976	32,782
Other Services & Charges	107,292	107,442	99,326	8,116
Supplies	5,229	5,079	2,914	2,165
Total Municipal Court	362,279	362,279	319,216	43,063

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Expenditures (Continued)				
Finance				
Personal Services	$ 508,083	$ 508,083	$ 532,152	$ (24,069)
Other Services & Charges	25,636	26,251	22,769	3,482
Supplies	4,778	5,988	4,642	1,346
Total Finance	538,497	540,322	559,563	(19,241)
Planning & Zoning				
Personal Services	723,826	723,826	633,437	90,389
Other Services & Charges	99,000	104,585	71,291	33,294
Supplies	40,010	47,510	21,226	26,284
Contract Services	-	-	-	-
Total Planning & Zoning	862,836	875,921	725,954	149,967
Building Maintenance				
Personal Services	428,538	428,538	377,707	50,831
Other Services & Charges	71,965	119,799	74,615	45,184
Supplies	62,581	91,805	75,654	16,151
Total Building Maintenance	563,084	640,142	527,976	112,166
Total General Government	3,256,672	3,422,654	2,942,071	480,583
PUBLIC SAFETY				
Police				
Personal Services	4,718,898	4,661,898	4,765,973	(104,075)
Other Services & Charges	231,836	371,919	331,814	40,105
Supplies	415,685	400,057	427,349	(27,292)
Total Police	5,366,419	5,433,874	5,525,136	(91,262)
Fire Suppression				
Personal Services	2,413,696	2,394,696	2,060,502	334,194
Other Services & Charges	459,080	543,580	477,989	65,591
Supplies	152,900	161,282	218,081	(56,799)
Total Fire Suppression	3,025,676	3,099,558	2,756,572	342,986
Emergency Management				
Personal Services	-	-	-	-
Other Services & Charges	5,000	18,047	15,799	2,248
Supplies	19,000	17,000	25,447	(8,447)
COVID-19 Expenses	-	-	-	-
Total Emergency Management	24,000	35,047	41,246	(6,199)

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Expenditures (Continued)				
Animal Control				
Personal Services	$ 97,999	$ 97,999	$ 94,645	$ 3,354
Other Services & Charges	205,900	204,120	133,246	70,874
Supplies	27,560	32,129	32,565	(436)
Total Animal Control	331,459	334,248	260,456	73,792
Total Public Safety	8,747,554	8,902,727	8,583,410	319,317
PUBLIC WORKS				
Streets & Highways				
Personal Services	486,334	486,334	487,986	(1,652)
Other Services & Charges	442,850	444,030	443,908	122
Supplies	137,059	143,238	170,352	(27,114)
Total Streets & Highways	1,066,243	1,073,602	1,102,246	(28,644)
Central Garage				
Personal Services	222,324	222,324	142,645	79,679
Other Services & Charges	7,786	6,420	4,424	1,996
Supplies	25,800	31,818	34,719	(2,901)
Total Central Garage	255,910	260,562	181,788	78,774
Total Public Works	1,322,153	1,334,164	1,284,034	50,130
CULTURE & RECREATION				
Parks				
Personal Services	1,251,317	1,251,317	1,242,169	9,148
Other Services & Charges	577,108	628,792	684,154	(55,362)
Supplies	67,122	100,290	97,792	2,498
Total Parks & Recreation	1,895,547	1,980,399	2,024,115	(43,716)
Library				
Personal Services	357,278	357,278	288,100	69,178
Other Services & Charges	42,092	42,742	45,374	(2,632)
Supplies	3,850	3,452	2,656	796
Total Library	403,220	403,472	336,130	67,342
Total Culture & Recreation	2,298,767	2,383,871	2,360,245	23,626

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Expenditures (Continued)				
NON-DEVELOPMENTAL EXPENDITURES				
General Expenditures				
Personal Services	$ -	$ -	$ -	$ -
Other Services & Charges	1,155,405	1,194,484	894,284	300,200
Supplies	3,147	5,947	6,228	(281)
Total General Expenditures	1,158,552	1,200,431	900,512	299,919
Human Resources				
Personal Services	251,294	251,294	237,700	13,594
Other Services & Charges	17,520	22,030	18,612	3,418
Supplies	4,570	7,070	6,756	314
Total Human Resources	273,384	280,394	263,068	17,326
Information Technology				
Personal Services	600,370	605,370	607,545	(2,175)
Other Services & Charges	466,712	454,006	429,797	24,209
Supplies	31,850	42,091	31,837	10,254
Total Information Technology	1,098,932	1,101,467	1,069,179	32,288
380 Agreement Expenditures	45,000	42,200	8,332	33,868
Total Non-Department Expenditures	2,575,868	2,624,492	2,241,091	383,401
CAPITAL OUTLAY				
General Government	56,130	56,170	24,015	32,155
Public Safety				
Police	-	-	84,647	(84,647)
Fire	200,000	159,054	57,039	102,015
Emergency Management	30,000	43,047	16,218	26,829
Animal Control	5,000	2,223	558	1,665
Public Works				
Streets	5,000	3,622	-	3,622
Central Garage	-	17,170	12,325	4,845
Culture & Recreation				
Parks	-	-	-	-
Library	-	-	-	-
Total Capital Outlay	296,130	281,286	194,802	86,484
DEBT SERVICE				
Principal Payments	241,264	241,264	635,002	(393,738)
Interest Expense	67,383	67,383	69,807	(2,424)
Total Debt Service	308,647	308,647	704,809	(396,162)
Total Expenditures	18,805,791	19,257,841	18,310,462	947,379

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Excess (Deficiency) of Revenues Over Expenditures	$ -	$ (452,050)	$ 468,788	$ 920,838
Other Financing Sources (Uses)				
Transfers In (Out)	-	-	(3,622)	(3,622)
Bond/Note Proceeds	-	-	-	-
Bond Premium Proceeds	-	-	-	-
Total Other Financing Sources (Uses)	-	-	(3,622)	(3,622)
Net Changes in Fund Balances	$ -	$ (452,050)	465,166	$ 917,216
Fund Balance, October 1,			5,595,439	
Fund Balance, September 30			$ 6,060,605	

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Revenue				
General Property Taxes				
Ad valorem Taxes	$ 4,020,957	$ 4,020,957	$ 4,024,078	$ 3,121
Penalties and Interest on Taxes	73,000	73,000	92,906	19,906
Total General Property Taxes	4,093,957	4,093,957	4,116,984	23,027
Interest				
Interest Revenue	75,000	75,000	77,109	2,109
Total Interest	75,000	75,000	77,109	2,109
Other				
Grant Reimbursement	-	-	-	-
Miscellaneous	2,500	2,500	22,459	19,959
Total Other	2,500	2,500	22,459	19,959
Total Revenues	4,171,457	4,171,457	4,216,552	45,095
Expenditures				
General Expenditures				
Personal Services	-	-	-	-
Other Services & Charges	3,800	3,800	11,321	(7,521)
Supplies	-	-	-	-
Total General Expenditures	3,800	3,800	11,321	(7,521)
Debt Service				
Principal Payments	1,945,000	1,945,000	2,395,000	(450,000)
Interest Expense	1,739,073	1,739,073	1,694,426	44,647
Total Debt Service	3,684,073	3,684,073	4,089,426	(405,353)
Total Expenditures	3,687,873	3,687,873	4,100,747	(412,874)
Excess (Deficiency) of Revenues Over Expenses	483,584	483,584	115,805	(367,779)
Other Financing Sources (Uses)				
Transfers In (Out)	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Changes in Fund Balance	$ 483,584	$ 483,584	115,805	$ (367,779)
Fund Balance, October 1,			2,196,105	
Fund Balance, September 30			$ 2,311,910	

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
ECONOMIC DEVELOPMENT CORPORATION FUND
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Revenue				
General Sales Taxes				
Sales Taxes	$ 1,742,502	$ 1,742,502	$ 1,854,738	$ 112,236
Total General Sales Taxes	1,742,502	1,742,502	1,854,738	112,236
Interest				
Interest Revenue	70,000	70,000	113,988	43,988
Total Interest	70,000	70,000	113,988	43,988
Other				
Grant Reimbursement	-	-	-	-
Miscellaneous	-	-	345,253	345,253
Total Other	-	-	345,253	345,253
Total Revenues	1,812,502	1,812,502	2,313,979	501,477
Expenditures				
Economic Development				
Personal Services	271,918	271,918	222,691	49,227
Other Services & Charges	1,129,082	1,129,082	557,662	571,420
Supplies	19,500	19,500	3,674	15,826
Total Economic Development	1,420,500	1,420,500	784,027	636,473
Capital Outlay	-	-	1,137,539	(1,137,539)
Debt Service				
Principal Payments	150,000	150,000	235,000	(85,000)
Interest Expense	134,375	134,375	84,212	50,163
Total Debt Service	284,375	284,375	319,212	(34,837)
Total Expenditures	1,704,875	1,704,875	2,240,778	(535,903)
Excess (Deficiency) of Revenues Over Expenses	107,627	107,627	73,201	(34,426)
Other Financing Sources (Uses)				
Transfers In (Out)	-	-	(8,836)	(8,836)
Bond/Note Proceeds	-	-	-	-
Bond Premium Proceeds	-	-	-	-
Total Other Financing Sources (Uses)	-	-	(8,836)	(8,836)
Changes in Fund Balance	$ 107,627	$ 107,627	64,365	$ (43,262)
Fund Balance, October 1, As Restated			3,686,949	
Fund Balance, September 30			$ 3,751,314	

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
STORMWATER FUND
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Revenue				
Fines and Fees				
Stormwater Fees	$ 312,000	$ 312,000	$ 302,073	$ (9,927)
Total Fines and Fees	312,000	312,000	302,073	(9,927)
Interest				
Interest Revenue	-	-	-	-
Total Interest	-	-	-	-
Total Revenues	312,000	312,000	302,073	(9,927)
Expenditures				
Stormwater				
Personal Services	293,406	293,406	248,125	45,281
Other Services & Charges	2,136	15,027	14,972	55
Supplies	16,458	16,758	17,228	(470)
Total Stormwater	312,000	325,191	280,325	44,866
Total Expenditures	312,000	325,191	280,325	44,866
Excess (Deficiency) of Revenues Over Expenses	-	(13,191)	21,748	34,939
Other Financing Sources (Uses)				
Transfers In (Out)	-	-	-	-
Bond/Note Proceeds	-	-	-	-
Bond Premium Proceeds	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Changes in Fund Balance	$ -	$ (13,191)	21,748	$ 34,939
Fund Balance, October 1,			474,598	
Fund Balance, September 30			$ 496,346	

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
UTILITY FUND
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Revenue				
Utility Revenues				
Water sales	$ 2,710,000	$ 2,710,000	$ 2,315,870	$ (394,130)
Sewer charges	3,138,500	3,138,500	3,255,076	116,576
Other services fees	-	-	-	-
Total Utility	5,848,500	5,848,500	5,570,946	(277,554)
Other Operating Revenues				
Penalties	105,500	105,500	105,655	155
Tap fees	200,200	200,200	163,795	(36,405)
Connect/reconnect fees	78,500	78,500	73,975	(4,525)
Total Other Operating Revenues	384,200	384,200	343,425	(40,775)
Other				
Rents and royalties	30,000	30,000	14,348	(15,652)
Grant Reimbursement	-	-	-	-
Miscellaneous	247,800	247,800	69,795	(178,005)
Total Other	277,800	277,800	84,143	(193,657)
Total Revenues	6,510,500	6,510,500	5,998,514	(511,986)
Expenses				
Water Plant				
Personal Services	595,915	586,660	512,789	73,871
Other Services & Charges	288,423	619,787	562,702	57,085
Supplies	383,582	606,762	513,860	92,902
Total Water Plant	1,267,920	1,813,209	1,589,351	223,858
Water Distribution				
Personal Services	392,909	392,909	357,419	35,490
Other Services & Charges	21,646	24,021	20,454	3,567
Supplies	88,523	134,761	213,932	(79,171)
Total Water Distribution	503,078	551,691	591,805	(40,114)
Sewer Plant				
Personal Services	315,820	315,820	368,138	(52,318)
Other Services & Charges	441,187	502,222	259,257	242,965
Supplies	161,551	168,111	142,030	26,081
Total Sewer Plant	918,558	986,153	769,425	216,728
Sewer Collection				
Personal Services	432,467	432,467	313,016	119,451
Other Services & Charges	260,029	446,599	465,071	(18,472)
Supplies	115,843	146,643	142,439	4,204
Total Sewer Collection	808,339	1,025,709	920,526	105,183

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
UTILITY FUND
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Expenses (Continued)				
Utility Administration				
Personal Services	$ 270,031	$ 270,031	$ 264,038	$ 5,993
Other Services & Charges	484,992	484,992	716,050	(231,058)
Supplies	19,109	19,109	14,290	4,819
Contractual services-Administrative	407,820	407,820	407,820	-
Total Utility Administration	1,181,952	1,181,952	1,402,198	(220,246)
Utility Billing & Collection				
Personal Services	399,959	399,959	400,941	(982)
Other Services & Charges	188,953	228,253	276,146	(47,893)
Supplies	30,959	35,659	32,892	2,767
Total Utility Billing & Collection	619,871	663,871	709,979	(46,108)
Total Expenses	5,299,718	6,222,585	5,983,284	239,301
Excess (Deficiency) of Revenues Over Expenses	1,210,782	287,915	15,230	(272,685)
Other Financing Sources (Uses)				
Depreciation	-	-	(1,391,840)	(1,391,840)
Interest income	-	-	221,000	221,000
Interest expense	-	-	-	-
Capital Grants			2,624,200	
Transfers In (Out)	-	-	(597,677)	(597,677)
Total Other Financing Sources (Uses)	-	-	855,683	(1,768,517)
Changes in Net Position	$ 1,210,782	$ 287,915	870,913	$ (2,041,202)
Net position, October 1			45,667,606	
Net position, September 30			$ 46,538,519	

The notes to the financial statements are an integral part of this statement

CITY OF SAN JUAN, TEXAS
SANITATION FUND
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Original Budget	Final Budget	Actual	Variance Final Budget Favorable (Unfavorable)
Revenue				
Refuse Collection System				
Garbage fees	$ 2,498,000	$ 2,498,000	$ 2,350,520	$ (147,480)
Other refuse services fees	714,500	714,500	789,791	75,291
Brush fees	780,000	780,000	781,727	1,727
Total Utility	3,992,500	3,992,500	3,922,038	(70,462)
Other Operating Revenues				
Roll-off service	262,600	262,600	203,467	(59,133)
Brush/other pick-up service	17,900	17,900	18,257	357
Recycling fees	58,000	58,000	52,071	(5,929)
Total Other Operating Revenues	338,500	338,500	273,795	(64,705)
Other				
Grant Reimbursement	-	-	-	-
Miscellaneous	102,800	102,800	60,527	(42,273)
Total Other	102,800	102,800	60,527	(42,273)
Total Revenues	4,433,800	4,433,800	4,256,360	(177,440)
Expenses				
Sanitation				
Personal Services	1,814,265	1,814,265	1,599,578	214,687
Other Services & Charges	652,187	652,187	903,030	(250,843)
Supplies	605,941	605,941	588,248	17,693
Contractual services-Administrative	211,430	211,430	211,430	-
Contractual Services-Operations	622,542	622,542	649,177	(26,635)
Total Sanitation	3,906,365	3,906,365	3,951,463	(45,098)
Total Expenses	3,906,365	3,906,365	3,951,463	(45,098)
Excess (Deficiency) of Revenues Over Expenses	527,435	527,435	304,897	(222,538)
Other Financing Sources (Uses)				
Depreciation	-	-	(716,782)	(716,782)
Interest income	-	-	35,244	35,244
Interest expense	-	-	(19,182)	(19,182)
Capital Grants	-	-	-	-
Transfers In (Out)	-	-	74,045	74,045
Total Other Financing Sources (Uses)	-	-	(626,675)	(626,675)
Changes in Net Position	$ 527,435	$ 527,435	(321,778)	$ (849,213)
Net position, October 1			9,594,968	
Net position, September 30			$ 9,273,190	

The notes to the financial statements are an integral part of this statement

PART IV
COMPLIANCE SECTION

CITY OF SAN JUAN, TEXAS
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2025

Federal Grantor/Pass-Through Grantor/ Program Title	Federal CFDA No.	Pass-Through Entity Identifying Number	Program Award	Federal Expenditure
FEDERAL ASSISTANCE				
U.S. Department of Justice				
Direct Award				
Passed through Drug Enforcement Administration				
HQ Task Force	16.111	SW-TXS-1145	$ 16,000	$ 9,509
Passed through Marshals Office Joint Law Enforcement				
Joint Law Enforcement Program	16.000	M-24-D79-O-000201	21,700	21,700
Passed through Office of Community Oriented Policing				
Services - COPS Hiring Program	16.710	15JCPOS-23-GG-04795-UHPX	342,063	140,165
U.S. Department of Treasury				
American Rescue Plan Act - Coronavirus State and Local Fiscal Recovery Funds				
Passed through the Texas Division of Emergency Management (TDEM)	21.027	FY 2021	9,170,062	2,217,286
Passed through Immigration and Customs Enforcement				
Joint Task Force (ICE)	21.027	FY 2024	15,000	2,810
U.S. Department of Homeland Security				
Passed through the Federal Emergency Management Agency (FEMA)				
Homeland Security Grant Program				
LEERRT Protection Gear #5003201	97.067	EMW-2024-SS-05096	116,065	106,020
Gear and Communications Equipment #5003101	97.067	EMW-2024-SS-05096	53,863	22,950
2023 Stone Garden #3173309	97.067	EMW-2023-SS-00025	150,000	35,355
2024 Stone Garden #3173310	97.067	EMW-2024-SS-05096	139,000	51,419
U.S. Environmental Protection Agency				
Lift Station Rehabilitation Project	66.202	02F64301	3,452,972	406,914
* Passed through Texas Water Development Board				
Clean Water State Revolving Fund	66.458	L-1000933	1,715,000	-
Clean Water State Revolving Fund	66.458	LF-1000942	498,000	1,200
Clean Water State Revolving Fund	66.458	L-1000937	6,645,000	-
Clean Water State Revolving Fund	66.458	LF-1000943	2,562,000	15,000
Total Federal Assistance			24,896,725	3,030,328
STATE ASSISTANCE				
Texas Department of Public Safety				
Division of Emergency Management				
Local Border Security Program (LBSP)		2025-BL-ST-0016	$ 50,000	$ 49,998
Texas Office of the Governor				
Homeland Security Grant				
Border Zone Fire Department (BZFD)		5221001	135,938	135,938
Texas State Comptroller				
Passed through the Texas Department of Transportation				
LEOSE (Travel & Training)			-	7,965
Total State Assistance			185,938	193,901
Total Federal and State Assistance			$ 25,082,663	$ 3,224,229

* The City was originally indebted to the Texas Water Development Board (TWDB) in the amount of $11,420,000. The debt consists of $6,865,000 in Certificates of Obligation, and $1,749,579 as part of a loan forgiveness funds agreement. The outstanding balance at September 30, 2025 is $8,614,579.

CITY OF SAN JUAN, TEXAS
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2025

1. Basis of Presentation

   The accompanying schedule of expenditures of federal awards includes the federal grant activity of the City of San Juan, Texas under the programs of the federal government for the fiscal year ended September 30, 2025. The information in this schedule is presented in accordance with the requirements of *Title 2 U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Costs Principles, and Audit Requirements of Federal Awards.* Because the schedule represents only a selected portion of the operations of the City of San Juan, Texas it is not intended to and does not present the financial position, changes in net position, or cash flows of the City of San Juan, Texas.

2. Summary of Significant Accounting Policies

   Expenditures reports on the schedules are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles, contained in the *Uniform Guidance* and/or *OMB Circular A-87*, wherein certain types of of expenditures are not allowable or are limited as to reimbursement.

3. Indirect Cost Rate

   City of San Juan, Texas has elected to not use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

	Grant/Program Title	CFDA	Grantor Number	Federal & State Expenditure
	FEDERAL ASSISTANCE			
	U.S. Department of Justice			
	HQ Task Force	16.111	SW-TXS-1145	$ 9,509
	Joint Law Enforcement Program	16.111	M-24-D79-O-000201	21,700
	Services - COPS Hiring Program	16.111	15JCPOS-23-GG-04795-UHPX	140,165
	U.S. Department of Justice			
	ARPA - TDEM	21.027	FY 2021	2,217,286
	Immigration and Customs Enforcement Joint Task Force (ICE)	21.027	FY 2024	2,810
	U.S. Department of Homeland Security			
	LEERRT Protection Gear #5003201	97.067	EMW-2024-SS-05096	106,020
	Gear and Communications Equipment #5003101	97.067	EMW-2024-SS-05096	22,950
	2023 Stone Garden #3173309	97.067	EMW-2023-SS-00025	35,355
	2024 Stone Garden #3173310	97.083	EMW-2024-SS-05096	51,419
*	U.S. Environmental Protection Agency			
	Lift Station Rehabilitation Project	66.202	02F64301	406,914
	Clean Water State Revolving Fund	66.458	L-1000933	-
	Clean Water State Revolving Fund	66.458	LF-1000942	1,200
	Clean Water State Revolving Fund	66.458	L-1000937	-
	Clean Water State Revolving Fund	66.458	LF-1000943	15,000
	Total Federal Assistance			3,030,328

CITY OF SAN JUAN, TEXAS
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SEPTEMBER 30, 2025

Grant/Program Title	CFDA	Grantor Number	Federal & State Expenditure
STATE ASSISTANCE			
Texas Department of Public Safety			
Local Border Security Program (LBSP)		2025-BL-ST-0016	49,998
Texas Office of the Governor			
Border Zone Fire Department (BZFD)		5221001	135,938
Texas State Comptroller			
LEOSE (Travel & Training)			7,965
Total State Assistance			193,901
Total Federal and State Assistance			$ 3,224,229
Total Federal and State Assistance			$ 3,224,229

GOVERNMENT-WIDE STATEMENT OF ACTIVITIES:	(Page 3)		
Program Revenues			
Operating Grants and Contributions		$ 487,990	
Capital Grants and Contributions		2,905,308	
Subtotal Grants and Contributions		3,393,298	
Cash Released from Escrow (Loan)		-	
LESS: Other Reimbursable Grants		(169,069)	
Total Grants and Contributions		$ 3,224,229	$ 3,224,229

Other Reimbursable Grants:	
Library Grant	$ 14,506
Local Police Fees	-
Forfeitures Fees	154,513
Other Contributions	50
Total Other Reimbursable Grants	$ 169,069

NOTE:

* The City was originally indebted to the Texas Water Development Board (TWDB) in the amount of $11,420,000. The debt consisted of $8,360,000 in Certificates of Obligation, and $3,060,000 as part of a loan forgiveness funds agreement. The outstanding balance at September 30, 2025 is $8,614,579; $6,865,000 in Certificates of Obligation and $1,749,579 in loan forgiveness funds, this amount is recorded in Long-Term Debt (Note G). The expenditures are recorded in the Business-Type Activities Capital Assets (Note F).

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENTAL AUDITING STANDARDS*

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Jaime X. Pena, CPA

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Honorable Mayor and
Members of the City Commission
City of San Juan, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the City of San Juan, Texas which comprise the statement of financial position as of September 30, 2025, and the related statements of activities for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated March 13, 2026.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of San Juan, Texas' internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of San Juan, Texas' internal control. Accordingly, we do not express an opinion of the effectiveness of the City of San Juan, Texas' internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Honorable Mayor and
Members of the City Commission
San Juan, Texas

Compliance and Other Matters

As part of obtaining reasonable assurance about whether of the City of San Juan, Texas' financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreement noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of the testing, and not to provide an opinion on the effectiveness of the Organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Garcia & Pena,
Certified Public Accountants
Weslaco, Texas

March 13, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY UNIFORM GUIDANCE

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Manuel B. Garcia, CPA
Jaime X. Pena, CP

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Honorable Mayor and Members
Of the City Commission
San Juan, Texas 78557

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of San Juan, Texas' compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City of San Juan, Texas' major federal program for the year ended September 30, 2025. of the City of San Juan, Texas' major federal program is identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City of San Juan, Texas complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its major federal program for the year then ended September 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit on compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City of San Juan, Texas and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City of San Juan, Texas' compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statues, regulations, rules, and provisions of contracts or grant agreements applicable to the City of San Juan, Texas' federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City of San Juan, Texas' compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City of San Juan, Texas' compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards,* and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding to the City of San Juan, Texas' compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the City of San Juan, Texas' internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City of San Juan, Texas' internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Garcia & Pena
Certified Public Accountants
Weslaco, Texas 78596

March 13, 2026

SCHEDULE OF FINDINGS
AND
RESPONSES

CITY OF SAN JUAN, TEXAS
SCHEDULE OF FINDINGS AND RESPONSES
SEPTEMBER 30, 2025

Section I - Summary of Auditors' Results

Financial Statements

Type of auditors' report issued:		Unmodified		
Internal control over financial reporting:				
* Significant deficiency (ies) identified	_____	Yes	**X**	No
* Significant deficiency (ies) identified that are considered to be material weaknesses?	_____	Yes	**X**	No
Noncompliance material to financial statements noted?	_____	Yes	**X**	No

Federal Awards

Internal control over major programs:				
Material weakness(es) identified:	_____	Yes	**X**	No
* Reportable condition (s) identified that are considered to be material weakness (es).	_____	Yes	**X**	No
Type of auditors' report issued on compliance for major programs:		Unmodified		
Any audit findings disclosed that are required to be reported in accordance with 2 CRF Section 200.516(a)?	_____	Yes	**X**	No

Identification of major programs:

CFDA Number (s)	Name of Federal Program or Cluster
21.027	U.S. Department of Justice
66.202	U.S. Environmental Protection Agency

Dollar threshold used to distinguish between Type A and Type B programs:		$ 750,000		
Auditee qualified as low-risk auditee?	_____	Yes	**X**	No

CITY OF SAN JUAN, TEXAS
SCHEDULE OF FINDINGS AND RESPONSES
SEPTEMBER 30, 2025

Section II-Financial Statement Findings

PROGRAM	**DESCRIPTION**

Findings for the fiscal year ended September 30, 2025:

None Noted

CITY OF SAN JUAN, TEXAS
SCHEDULE OF FINDINGS AND RESPONSES
SEPTEMBER 30, 2025

Section II-Financial Statement Findings

PROGRAM	**DESCRIPTION**

Findings for the fiscal year ended September 30, 2024:

None Noted

CITY OF SAN JUAN, TEXAS
SCHEDULE OF FINDINGS AND RESPONSES
SEPTEMBER 30, 2025

Section III-Federal Awards Findings

None Noted

Questioned Costs

None

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Consideration and Action, if any, to Approve an Agreement Between the City of San Juan and TRB Capital Markets, LLC for Municipal Advisory Services. [Maria L. Beltran, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Staff Recommends Approval of the Agreement between City of San Juan and TRB Capital Markerters, LLC (dba Estrada Hinojosa)

RECOMMENDATION:

Staff recommends approval of the agreement as presented.

PREPARED BY:
Maria Beltran,
Director of Finance

APPROVED BY:
Ruben Guajardo, City
Manager

AGREEMENT
FOR
MUNICIPAL ADVISORY SERVICES
By and Between

CITY OF SAN JUAN, TEXAS
(Hereinafter referred to as the "Issuer")

And

TRB CAPITAL MARKETS, LLC (d/b/a ESTRADA HINOJOSA)
(Hereinafter referred to as "Estrada Hinojosa"/ "EH")

It is understood that the Issuer will have under consideration from time to time the authorization and issuance of indebtedness in amounts and forms which cannot be determined and that in connection with the authorization, sale, issuance and delivery of such indebtedness of the Issuer, we have been requested to submit a proposal to provide professional services to the Issuer in the capacity of Municipal Advisor. We are pleased to comply with this request and submit the following proposal for consideration. This proposal, if accepted by the Issuer, shall become the agreement (the "Agreement") between the Issuer and Estrada Hinojosa ("Municipal Advisor") effective at the date of its acceptance as provided for herein below.

I.

This Agreement shall apply to any and all evidences of indebtedness or debt obligations that may be authorized and issued or otherwise created, defeased, tendered, refunded or assumed by the Issuer (hereinafter referred to collectively as the "Debt Instruments") from time to time during the period in which this Agreement shall be effective.

II.

We agree to provide our professional services and our facilities as Municipal Advisor and agree to direct and coordinate all programs of financing as may be considered and authorized during the period in which this Agreement shall be effective and to assume and carry those fees and expenses set out in Appendix A, provided, however, that our obligations to incur expenses shall not include any costs incident to litigation, mandamus action, test case or other similar actions. The Municipal Advisory Services, together with any services to be provided by Estrada Hinojosa as the Issuer's Independent Registered Municipal Advisor ("IRMA"), pursuant to subparagraph IV. 1 of this Section IV. are hereinafter collectively referred to as the "Scope of Services" hereunder.

III.

We agree to perform the following duties normally performed by municipal advisors and all other duties as, in our judgement, may be necessary or advisable:

1. We will conduct a survey of the financial resources of the Issuer to determine the extent of its capacity to authorize, issue and service debt. This survey will include an analysis of existing debt structure as compared with the existing and projected sources of revenues which may be pledged to secure payment of debt service and, where appropriate, will include a study of the trend of the assessed valuation, taxing power and present and future taxing requirements of the Issuer. In the event revenues of existing or projected facilities operated by the Issuer are to be pledged to repayment of the Debt Instruments then under consideration, the survey will take into account any outstanding indebtedness payable from the revenues thereof, additional revenues, as projected by consulting engineers employed by the Issuer, resulting from improvements to be financed by the Debt Instruments under consideration. We will also take into account future financing needs and operations as projected by the Issuer's staff and consulting engineers or other experts, if any, employed by the Issuer.

Accordingly, the Issuer hereby agrees to provide accurate and complete information reasonably designed to permit Estrada Hinojosa to fulfill its responsibilities in connection with any such recommendations and suitability determinations and to provide Estrada Hinojosa reasonable access to relevant documents and personnel in connection with its required investigation to determine that any recommendations are not based on materially inaccurate or incomplete information. The Issuer acknowledges that Estrada Hinojosa may not be able to make requested recommendations or suitability determinations if it is not provided access to such information and that the Issuer shall be estopped from claiming a violation of Estrada Hinojosa's fiduciary duty to the Issuer in connection with a recommendation or suitability determination made by Estrada Hinojosa based on materially inaccurate or incomplete information provided by the Issuer.

Actions Independent of or Contrary to Advice. The parties hereto acknowledge that the Issuer shall not be required to act in accordance with any advice or recommendation provided by Estrada Hinojosa to the Issuer. Upon providing such advice or recommendation to the Issuer, together with the basis for such advice or recommendation, Estrada Hinojosa shall have discharged its duties with regard to such advice or recommendation and shall not be liable for any financial or other damages resulting from the Issuer's election not to act in accordance with such advice or recommendation. Furthermore, the Issuer shall be estopped from claiming a violation of Estrada Hinojosa's fiduciary duty to the Issuer as a result of its election not to act in accordance with any advice or recommendation by Estrada Hinojosa, including but not limited to any claim that Estrada Hinojosa should have taken steps, in addition to providing its advice or recommendation together with the basis therefor, to cause the Issuer to follow its advice or recommendation.

Representations and Certifications. If and to the extent provided in the Scope of Services, Estrada Hinojosa is called upon to make representations and certifications with regard to certain aspects of matters pertaining to the Issuer, its municipal securities or municipal financial products arising as part of the Municipal Advisory Services to be provided pursuant to this Agreement, the Issuer hereby agrees to provide accurate and complete information to Estrada Hinojosa as may be reasonably necessary or otherwise helpful to Estrada Hinojosa in fulfilling its responsibility to have a reasonable basis for any representations, other than representations by Estrada Hinojosa regarding itself, made in a certificate signed by Estrada Hinojosa that may be relied upon by the Issuer, any other party involved in any matter arising as part of the Municipal Advisory Services, or investors in the Issuer's municipal securities. The Issuer agrees that Estrada Hinojosa may rely on any information provided to it by the Issuer for purposes of this paragraph.

2. On the basis of the information developed by the survey described above, and other information and experience available to us, we will submit to the Issuer our recommendations on the Debt Instruments under consideration including such elements as the date of issue, interest payment dates, schedule of principal

maturities, portions of prior payment, security provisions, and any other additional provisions designed to make the issue attractive to investors. All recommendations will be based upon our professional judgement with the goal of designing Debt Instruments which can be sold under terms most advantageous to the Issuer and at the lowest interest cost consistent with all other considerations.

3. We will advise the Issuer of current bond market conditions, forthcoming bond issues and other general information and economic data which might normally be expected to influence interest rates or bidding conditions so that the date of sale of the Debt Instruments may be set at a time which, in our opinion, will be favorable.

4. We understand the Issuer has retained, or will retain, firms of municipal bond attorneys (the "Bond Counsel") whose fees will be paid by the Issuer. In the event it is necessary to hold an election to authorize the Debt Instruments then under consideration, we will assist in coordinating the assembly and transmittal to Bond Counsel of such data as may be required for the preparation of necessary petitions, orders, resolutions, ordinances, notices, and certificates in connection with the election.

5. We will recommend the method of sale of the Debt Instruments that, in our opinion, is in the best interest of the Issuer and will proceed, as directed by the Issuer, with one of the following methods:

a. Competitive Sale: We will advise the Issuer regarding the sale of the Debt Instrument whereby we coordinate the submission of competitive bids from prospective buyers of the Debt Instruments in accordance with established procedures.

b. Negotiated Sale: We will recommend one or more investment banking firms as managers of an underwriting syndicate for the purposes of negotiating the purchase of Debt Instruments and in no event will we participate either directly or indirectly in the underwriting of the Debt Instruments. We will collaborate with any senior managing underwriter selected and Counsel to the underwriters in the preparation of the Official Statement, Offering Memorandum, or Private Placement Memorandum. We will cooperate with the underwriters in obtaining any Blue Sky Memorandum and Legal Investment Survey, preparing the Bond Purchase Contract, Underwriters' Agreement and any other related documents. The costs thereof, including the printing of the documents, will be paid by the underwriters.

6. When appropriate, we will advise financial publications of the forthcoming sale of the Debt Instruments and provide them with all pertinent information.

7. We will coordinate the preparation of the Notice of Sale and Bidding Instructions, Official Statement, Official Bid Form and such other documents as may be required. We will submit to the Issuer all such documents for examinations, approval and certification. After such examination, approval and certification, we will provide the Issuer with a supply of all such documents sufficient to its needs and will distribute by mail sets of the same to prospective bidders and to banks, life, fire and casualty insurance companies, investment counselors and other prospective purchasers of the Debt Instruments. We also provide sufficient copies of the Official Statement to the purchaser of the debt Instruments in accordance with the Notice of Sale and Bidding Instructions. The expenses associated with printing and distribution of these documents will be paid by the Issuer, provided we provide Issuer an estimate of such expenses in advance, and such estimate is reasonable and necessary.

8. We will, after consulting the Issuer, arrange for such reports and opinions of recognized independent consultants we deem necessary and required for the successful marketing of the Debt Instruments.

9. Subject to the approval of the Issuer, we will organize and make arrangements for such information meetings as, in our judgement, may be necessary.

10. We will make recommendations to the Issuer as to the advisability of obtaining a credit rating, or ratings, for the Debt Instruments as, in our opinion, is required for submission to the appropriate company, institution or institutions. In those cases where the advisability of personal presentation of information to the rating agency, or agencies, may be indicated, we will arrange for such personal presentations. The expenses associated with the preparation of information and personal presentations will be paid by the Issuer, provided we provide Issuer an estimate of such expenses in advance, and such estimate is reasonable and necessary.

11. We will make recommendations to the Issuer as to the advisability of obtaining municipal bond insurance or other credit enhancement, or qualifications for same, for the Debt Instruments and, when directed by the Issuer, we will coordinate the preparation of such information as, in our opinion, is required for submission to the appropriate company, institution or institutions. In those cases where the advisability of personal presentation of information to the appropriate company, institution or institutions may be indicated, we will arrange for such personal presentations. The expenses associated with the preparation of information and personal presentations will be paid by the Issuer, provided we provide Issuer an estimate of such expenses in advance, and such estimate is reasonable and necessary.

12. We will assist the staff of the Issuer at any advertised sale of Debt Instruments in coordinating the receipt, tabulation and comparison of bids and we will advise the Issuer as to the best and lowest qualifying bid. We will provide the Issuer with our recommendations as to acceptance or rejection of such bid.

13. As soon as a bid for the Debt Instruments is accepted by the Issuer, we will proceed to coordinate the efforts of all concerned to the end that the Debt Instruments may be delivered and paid for as expeditiously as possible. We will assist the Issuer in the preparation or verification of final closing figures incident to the delivery of the Debt Instruments.

14. We will maintain liaison with Bond Counsel in the preparation of all legal documents pertaining to the authorization, sale and issuance of the Debt Instruments. Bond Counsel will provide an unqualified legal opinion as to the legality of the issuance of the Debt Instruments at the time of delivery.

15. If requested, we will counsel with the Issuer in the selection of a Paying Agent/Escrow Agent/Registrar for the Debt Instruments, and will assist in the preparation of agreements pertinent to these services and the fees incident thereto.

16. In the event formal verification by an independent auditor or any calculations incident to the Debt Instruments is required, we will make arrangements for such services.

17. We agree to do, or cause to be done, all work pertaining to the Debt Instruments, regarding approval, as may be required, by the Attorney General, registration by the Comptroller of Public Accounts and delivery to the purchaser. The reasonable and necessary expenses associated with the printing of the Debt Instruments will be paid by the Issuer or Bond Counsel.

18. After the closing of the sale and delivery of the Debt Instruments, we will deliver to the Issuer a schedule of annual debt service requirements on the Debt Instruments. In coordination with Bond Counsel, we will assure that the Paying Agent/Escrow Agent/Registrar has been provided with a copy of the authorizing ordinance, order or resolution.

19. We will attend any and all meetings of governing body of the Issuer, its staff, representatives or committees as requested and at the Issuer's expense, at all times when we may be of assistance or service and the subject of financing is to be discussed.

20. We will advise the Issuer and its staff of changes, proposed or enacted, in Federal and State laws and regulations which would affect the municipal bond market.

21. We will work with the Issuer, its staff and any consultants employed by the Issuer in developing financial feasibility studies and analyzing alternative financing plans.

IV.

In addition to the services set out above, we agree to provide the following services when so requested:

Services as Independent Registered Municipal Advisor.

1. Designation as IRMA and Scope of Designation.

(a) Subject to clause (b) of this subparagraph IV. 1, if the Issuer elects to designate Estrada Hinojosa, and Estrada Hinojosa agrees to represent the Issuer, as the Issuer's IRMA for purposes of Securities Exchange Commission ("SEC") Rule 15Bal-l(d)(3)(vi) (the "IRMA exemption") with respect to the Municipal Advisory Services, Estrada Hinojosa will treat such role as IRMA as within the scope of Municipal Advisory Services. Any reference to Estrada Hinojosa, its personnel and its role as IRMA in the written representation of the Issuer contemplated under SEC Rule 15Bal-l(d)(3)(vi)(B) shall be subject to prior approval by Estrada Hinojosa.

If there are any other aspects of the issuance of municipal securities or municipal financial products outside the scope of the Municipal Advisory Services with respect to which the Issuer seeks to have Estrada Hinojosa serve as its IRMA, such aspects, which are separate and distinct from Municipal Advisory Services for purposes of this Agreement, shall be included in Appendix A hereto. Estrada Hinojosa's duties as IRMA shall be strictly limited to the provision of advice to the Issuer with regard to third-party recommendations on any aspects of the issuance of municipal securities or municipal financial products outside the scope of the Municipal Advisory Services, subject to subparagraph IV. (e) of this Section IV., and the provision of advice by Estrada Hinojosa to the Issuer with respect to such matters shall not result in a change in scope of the Municipal Advisory Services. By way of example, if Estrada Hinojosa serves as municipal advisor for an issuance of municipal securities within the scope of Municipal Advisory Services, but is asked to review a recommendation made by a third party with respect to a different issuance of municipal securities not within the scope of Municipal Advisory Services, any advice with respect to such review would not, by itself, cause such other issuance to come within the scope of Municipal Advisory Services, and Estrada Hinojosa would not be obligated to undertake any of the services set forth in Appendix A with regard to such issuance unless the scope of Municipal Advisory Services hereunder is amended to include such issuance.

(b) If the Issuer elects not to designate Estrada Hinojosa to serve as an IRMA for purposes of the IRMA exemption with respect to the Municipal Advisory Services, or if the Issuer elects to designate Estrada Hinojosa to serve as IRMA for less than the full range of Municipal Advisory Services, such election shall be set forth in Appendix A.

(c) The Issuer shall provide written notice to Estrada Hinojosa of any other municipal advisor engaged by the Issuer, whether such other municipal advisor has been designated as an IRMA, and such notice shall include the scope of services of such municipal advisor. If the Issuer has engaged, or has caused Estrada Hinojosa to engage through subcontract, any other party to serve as municipal advisor to the Issuer with regard to all or any portion of the Municipal Advisory Services ("Joint Municipal Advisory Services"), whether engaged jointly with or separately from Estrada Hinojosa (a "Co-Municipal Advisor"), the Issuer agrees that such Co-Municipal Advisor shall not be entitled to treat Estrada Hinojosa as an IRMA with respect to the Joint Municipal Advisory Services. Notwithstanding the preceding sentence, the Issuer may seek to have Estrada Hinojosa provide advice on any recommendation made by a Co-Municipal Advisor with regard to matters within the scope of Joint Municipal Advisory Services on the same terms as set forth in subparagraph IV. (e) of this Section IV., provided that any such advice provided by Estrada Hinojosa shall not serve to eliminate or reduce such Co-Municipal Advisor's fiduciary or other duties as municipal advisor to the Issuer.

(d) ***Estrada Hinojosa Not Responsible for Independence from Third Parties.*** Notwithstanding Estrada Hinojosa's status as an IRMA, Estrada Hinojosa shall not be responsible for ensuring that it is independent, within the meaning of the IRMA exemption as interpreted by the SEC, from another party wishing to rely on the exemption from the definition of municipal advisor afforded under the IRMA exemption or for otherwise ensuring that any such party not be treated as a municipal advisor for purposes of Section 15B of the Securities Exchange Act or any SEC or Municipal Securities Rulemaking Board ("MSRB") rule thereunder. The Issuer expressly acknowledges that it is the responsibility of such other party to make its own determination of independence and that such other party shall not be entitled to cause Estrada Hinojosa to make any personnel changes to allow such party to qualify for the IRMA exemption.

(e) ***Recommendations Provided by Third Parties Relying on IRMA Exemption.*** The Issuer agrees that, to the extent the Issuer seeks to have Estrada Hinojosa provide advice with regard to any recommendation made by a third party relying on the IRMA exemption, the Issuer shall provide to Estrada Hinojosa written direction to provide advice with regard to such third party recommendation as well as any information it has received from such third party. In connection therewith, Estrada Hinojosa shall be authorized to communicate with such third party as necessary or appropriate in order for Estrada Hinojosa to have the information it needs to provide informed advice to the Issuer with regard to such recommendation. Estrada Hinojosa shall provide to the Issuer recommendations it receives directly from any third party but shall not be required to provide advice to the Issuer with regard to any such recommendation unless the Issuer has provided to Estrada Hinojosa the written direction as described above in this subparagraph IV. (e).

Except as may be otherwise expressly provided in writing by Estrada Hinojosa, no recommendation by a third-party (including but not limited to a Co-Municipal Advisor) shall be deemed to be a recommendation by Estrada Hinojosa, and the failure by Estrada Hinojosa to specifically address any aspect of a third-party recommendation shall not be viewed as Estrada Hinojosa having implicitly accepted or approved such aspect of the recommendation or otherwise having adopted the recommendation or any aspect thereof as its own recommendation. Furthermore, the Issuer agrees that, to the extent the Issuer does not seek to have Estrada Hinojosa provide advice with regard to any recommendation made by a third party relying on the IRMA exemption, Estrada Hinojosa shall not be required to provide any advice with regard to such

recommendation notwithstanding any information it may have received from such third party. Estrada Hinojosa may rely on the absence of the Issuer's written direction to provide advice with regard to a third party recommendation as indicative that the Issuer does not seek to have Estrada Hinojosa provide such advice.

1. We will provide our advice as to the investment of certain funds of the Issuer. At the direction of the Issuer, we will purchase or cause to be purchased, those investments authorized and we will charge a normal and customary commission for each such transaction where appropriate.

2. We will provide our advice and assistance with regard to exercising any call and/or refunding of any outstanding Debt Instruments.

3. We will provide our advice and assistance in the development of, and financing for, any capital improvement programs of the Issuer.

4. We will provide our advice and assistance in the development of the long-range financing plan of the Issuer.

5. We will provide any other financial planning services as may be requested by the Issuer.

V.

The fee due Estrada Hinojosa, in accordance with Appendix A attached hereto, and any other fees as may be mutually agreed and all expenses for which Estrada Hinojosa is entitled to reimbursement in accordance with this Agreement, shall become due and payable concurrently with the delivery of the Debt Instruments to the purchaser, unless the contract is terminated prior to completion of any delivery of Debt Instruments taken by EH in which case any fee and expenses will be due and payable upon presentation.

VI.

The Client shall indemnify and hold Estrada Hinojosa their officers, and employees harmless from any liability or loss resulting from judgments or claims against them arising directly out of services provided to client under this engagement; provided, however, that the following is excluded from Client's obligation to indemnify and hold harmless:

a. the negligent failure of Estrada Hinojosa to comply with any applicable governmental or regulatory requirements and laws; or

b. the negligence or willful malfeasance by an officer, or employee of Estrada Hinojosa.

VII.

Governing Law; Venue. This Agreement is governed by the laws of the State of Texas, without regard to conflict of law principles. Estrada Hinojosa shall comply with Issuer's applicable ~~Board~~Commission policies. Venue for any action to enforce or construe this Agreement will be exclusive and mandatory in ~~Cameron~~Hidalgo County, Texas.

Insurance; Indemnity. For the duration of this Agreement, Estrada Hinojosa shall maintain professional liability/errors & omissions insurance coverage with limits acceptable to Issuer, and proof of such coverage

shall be provided to Issuer upon request. The indemnity obligation by Estrada Hinojosa shall survive termination or expiration of this Agreement.

Limitation on Liability. In the absence of willful misconduct, bad faith, gross negligence or reckless disregard of obligations or duties hereunder on the part of Estrada Hinojosa or any of its associated persons, Estrada Hinojosa and its associated persons shall have no liability to the Issuer for any act or omission in the course of, or connected with, rendering services hereunder or for any error of judgment, mistake of law, or any loss arising out of any issuance of municipal securities, any municipal financial product or any other investment.

Binding Effect; Assignment. This Agreement shall be binding upon and inure to the benefit of the Issuer and Estrada Hinojosa, their respective successors and assigns; provided however, neither party hereto may assign or transfer any of its rights or obligations hereunder without the prior written consent of the other party.

Entire Agreement. This instrument, including all appendices hereto, contains the entire agreement between the parties relating to the rights herein granted and obligations herein assumed. Any oral or written representations or modifications concerning this Agreement shall be of no force or effect except for a subsequent modification in writing signed by all parties hereto.

VIII.

This Agreement shall become effective at the date of acceptance by the Issuer set out herein below for a period of five years from the date of acceptance ~~and will be subject to automatic annual renewal~~ thereafter. Provided, however, this Agreement may be terminated with or without cause by the Issuer or EH upon thirty (30) calendar days written notice. In the event of such termination, it is understood and agreed that only the amount due to Estrada Hinojosa for services provided and expenses incurred to the date of termination will be due and payable. No penalty will be assessed for termination of this Agreement. Either party may terminate for default of this Agreement by the other party, provided the terminating party first delivers to the defaulting party written notice specifying the default and gives the defaulting party seven (7) calendar days to cure the specified default; If not fully cured, termination will be effective on the eighth (8^{th}) calendar day after receipt of such notice by the defaulting party. In the event of termination for default, the terminating party retains all additional rights to remedy the default to which it is entitled under applicable law. This Agreement is submitted in triplicate originals. When accepted by the Issuer, it, together with all Appendices attached hereto and the scope, terms and conditions set forth will constitute the entire Agreement between the Issuer and Estrada Hinojosa. for the purposes and the considerations herein specified. Acceptance will be indicated by the signature of authorized officials of the Issuer together with the date of acceptance on all three copies and the return of two executed copies to Estrada Hinojosa.

Respectfully submitted,

TRB CAPITAL MARKETS, LLC
(d/b/a ESTRADA HINOJOSA)

By:_____
Noe Hinojosa
Authorized Representative

This agreement is accepted by the Issuer this ____ day of _____, 2025.

CITY OF SAN JUAN, TEXAS

By:_____
Its: _____

ATTEST:
By:_____
[Title of Attesting Official]

APPENDIX A

COMPENSATION

In consideration for the service rendered by Estrada Hinojosa, our fee for financial assistance (including grant proceeds or debt proceeds), will be as follows:

In consideration for the services rendered by Estrada Hinojosa, to the Issuer under the terms and conditions of the attached Agreement, it is understood and agreed that the fee payable to Estrada Hinojosa for special projects directed by the Issuer that may not lead to a transaction the following hourly rates apply:

Sr. Vice President-Sr. Managing Director	$350.00
Vice President	$275.00
Assistant Vice President	$175.00
Senior Associate & Analysts	$125.00
Associate	$100.00
Administrative	$ 75.00

The Transaction Fee due to the Financial Advisor for all Debt Instruments will be calculated based on the higher of the total project amount or gross proceeds generated for each financing based on the fee schedule below:

Base-fee - Any Issue - $17,500

Plus	$16.00 per	$1,000	up to	$500,000	or	$25,500	for $500,000
Plus	$15.00 per	$1,000	next	$500,000	or	$33,000	for $1,000,000
Plus	$12.00 per	$1,000	next	$1,500,000	or	$51,000	for $2,500,000
Plus	$9.00 per	$1,000	next	$2,500,000	or	$73,500	for $5,000,000
Plus	$6.00 per	$1,000	next	$2,500,000	or	$88,500	for $7,500,000
Plus	$3.00 per	$1,000	next	$2,500,000	or	$96,000	for $10,000,000
Plus	$1.50 per	$1,000	over	$10,000,000			

Fees payable to FIRM based on higher of par vs. debt proceeds.
Note: “Proceeds” in the fee schedule = par + premium or – discount.

Fees for revenue bonds or other self-supporting obligations including those obligations placed or directly issued to governmental entities or Private Placements and/or other Debt Instruments involving Escrow Agreements and Refunding Bonds:

It is understood and agreed that our fee will be the schedule set out above plus 25%. It is also understood and agreed that we will charge, in addition to our Financial Advisory fee, a computer fee and/or structuring fee and Official Statement or application preparation fee to be negotiated on a case-by-case basis. On State/Federal Grant/Loan or similar Programs, the fees set forth above plus 25% will be used to compute a fee based on the total project cost. In addition we will bill for out-of-pocket expenses incurred including, but not limited to application fees and various expenses as set forth below. Continuing disclosures will be billed separately on an annual basis in the amount of $5,000.00 based on client providing necessary information in a timely manner.

For any financial assistance, either grant proceeds or loan proceeds, obtained from a State or Federal Agency e.g., TxDOT, TWDB, RDA, FTA, it is understood and agreed that we will charge the amount shown plus a 40% additional charge.

For Special Project Bonds, such as Sales Tax or International Bridge Revenue Bonds, it is understood and agreed that we will charge a minimum of $20,000 or $3.50 per $1,000 of Bonds.

Defeasance of Issuer Debt Obligations will be set forth with a base fee of $10,000 for the first $5 million of Obligations then an additional $0.50 per $1,000 over $5 million of Bonds defeased up to a limit of $30,000.

Control of Fees and Expenses

At the time that Debt Instruments are delivered, Advisor will bill the Issuer for each issue of Debt Instruments an amount which will include the fee calculated on the above schedule as well as costs and expenses, where applicable, incurred on behalf of the Issuer for the following items, if applicable:

Bond Counsel fees
Bond rating and/or credit enhancement fees
Computer Structuring
Messenger, overnight delivery, market data technology photocopying, postage, and telephone
Personal meetings with bond rating agencies and/or credit enhancement providers
Preparation and printing of the Notice of Sale, Official Statement, and Uniform Bid Form
Preparation and printing of physical securities
Reports of independent auditors or consultants
Verification fees
Travel expenses of Issuer and Advisor personnel

Our fees and expenses are contingent on the receipt of final assistance and payable solely from proceeds. Expenses are borne by the firm until a fee statement and expense reimbursement are submitted at the closing in accordance with the contract between the Issuer and our firm. Our depth of resources and capital base allows Advisor to operate on this basis without creating ongoing costs to the Issuer. At any time between bond issues, Advisor is prepared to report to the Issuer upon request, of the hours spent on municipal advisory services and the accumulated expenses being carried forward.

APPENDIX B

DISCLOSURE STATEMENT REQUIRED

BY

MUNICIPAL SECURITIES RULEMAKING BOARD

This Disclosure Statement is provided by TRB Capital Markets, LLC (d/b/a Estrada Hinojosa) ("Municipal Advisor") to **CITY OF SAN JUAN, TEXAS** ("Client") in connection with the Municipal Advisor Engagement Letter (the "Agreement") and is dated as of the same date as the Agreement. This Disclosure Statement provides information regarding conflicts of interest pursuant to MSRB Rule G-42(b) and the events required to be disclosed to Client pursuant to MSRB Rule G-42 (c)(ii).

Part A (Disclosures of Conflicts of Interest)

MSRB Rule G-42 requires that municipal advisors provide to their clients disclosures relating to any *actual or potential* material conflicts of interest, including certain categories of potential conflicts of interest identified in Rule G-42, if applicable.

Accordingly, Municipal Advisor makes the following disclosures with respect to material conflicts of interest in connection with the Scope of Services under the Agreement, together with explanations of how Municipal Advisor addresses or intends to manage or mitigate each conflict. To that end, with respect to all of the conflicts disclosed below, Municipal Advisor mitigates such conflicts through its adherence to its fiduciary duty to Client, which includes a duty of loyalty to Client in performing all municipal advisory activities for Client. This duty of loyalty obligates Municipal Advisor to deal honestly and with the utmost good faith with Client and to act in Client's best interests without regard to Municipal Advisor's financial or other interests.

In addition, because Municipal Advisor is a broker-dealer with significant capital due to the nature of its overall business, the success and profitability of Municipal Advisor is not dependent on maximizing short-term revenue generated from individualized recommendations to its clients but instead is dependent on long-term profitability built on a foundation of integrity, quality of service, and strict adherence to its fiduciary duty. Furthermore, Municipal Advisor's supervisory structure, leveraging our long-standing and comprehensive broker-dealer supervisory processes and practices, provides strong safeguards against individual representatives of Municipal Advisor potentially departing from their regulatory duties due to personal interests. The disclosures below describe, as applicable, any additional mitigations that may be relevant with respect to any specific conflict disclosed below.

1. **Compensation-Based Conflicts.** If fees due under this Agreement are partially based on the size of a bond Issue and contingent upon the delivery of the bonds, this form of compensation has the potential to create a conflict of interest. While customary in the municipal securities market, the potential conflict of interest arises from the incentive for a Municipal Advisor to recommend unnecessary financings or financings that are disadvantageous to Client, or to

advise Client to increase the size of the issue. This conflict of interest is mitigated by the general mitigations described above.

2. **Other Municipal Advisor or Underwriting Relationships.** Municipal Advisor serves a wide variety of other clients that may from time to time have interests that could have a direct or indirect impact on the interests of Client. For example, Municipal Advisor serves as municipal advisor to other municipal advisory clients and, in such cases, owes a duty to such other clients just as it does to Client under this Agreement. These other clients may, from time to time and depending on the specific circumstances, have competing interests, such as accessing the new issue market with the most advantageous timing and with limited competition at the time of the offering.

   In acting in the interests of its various clients, Municipal Advisor could potentially face a conflict of interest arising from these competing client interests. In other cases (such as a broker-dealer that engages in underwritings of new issuances of municipal securities by other municipal entities), the interests of Municipal Advisor to achieve a successful and profitable underwriting for its municipal entity underwriting clients could potentially constitute a conflict of interest if, as in the example above, the municipal entities that Municipal Advisor serves as underwriter or municipal advisor have competing interests in seeking to access the new issue market with the most advantageous timing and with limited competition at the time of the offering. None of these other engagements or relationships would impair Municipal Advisor's ability to fulfill its duties to Client.

3. **Broker-Dealer Business**. Municipal Advisor is a broker-dealer that provides underwriting services to its clients, in addition to serving as a municipal advisor. Such underwriting activities may be undertaken on behalf of, or as counterparty to, current or potential investors in the securities of Client. These other clients may, from time to time and depending on the specific circumstances, have interests in conflict with those of Client, such as when their buying or selling of Client's securities may have an adverse effect on the market for Client's securities, and the interests of such other clients could create the incentive for Municipal Advisor to make recommendations to Client that could result in more advantageous pricing for the other clients. Any potential conflict arising from Municipal Advisor effecting or otherwise assisting such other clients in connection with underwriting transactions is mitigated by means of such activities being engaged in on customary terms under an active and long-standing regulatory structure, thereby reducing the likelihood that the interests of such other clients would have an impact on the services provided by Municipal Advisor to Client under this Agreement.

At this time, there are no *actual* material conflicts of interest known to Municipal Advisor in connection with the current Agreement. Municipal Advisor has listed the *potential* conflicts of interest to comply with MSRB Rule G-42.

Part B (Disclosures of Information Regarding Legal Events and Disciplinary History)

MSRB Rule G-42 requires that municipal advisors provide to their clients certain disclosures of legal or disciplinary events material to its client's evaluation of the municipal advisor or the integrity of the municipal advisor's management or advisory personnel. The following legal or disciplinary events may be material to Client's evaluation of Municipal Advisor or the integrity of Municipal Advisor's management or advisory personnel:

1. In March 2012, the Municipal Advisor paid a $10,000 fine to settle a FINRA enforcement matter arising from the late filing of Final Official Statements.
2. In July 2015, the Municipal Advisor paid a $17,500 fine to settle a FINRA enforcement matter arising from the late and/or inaccurate reporting of municipal bond trades.
3. In September 2015, the Municipal Advisor settled an enforcement action brought by the United States Securities and Exchange Commission as a result of their Municipal Continuing Disclosure Initiative (MCDC). As part of the settlement, the Municipal Advisor paid a $40,000 fine.

A full report of the Municipal Advisor's disciplinary history, including the events summarized above, can be found on the Municipal Advisor's Form MA and Form MA-I filings. These filings are available online in the EDGAR database maintained by the United States Securities and Exchange Commission at this location: https://www.sec.gov/cgi-bin/browse-edgar?company=estrada+hinojosa&owner=exclude&action=getcompany

The SEC permits certain items of information required on Form MA or MA-I to be provided by reference to such required information already filed by Municipal Advisor in its capacity as a broker-dealer on Form BD or Form U4 as applicable. The disclosures filed on Form MA and Form MA-I were all filed on Form BD or U4 for the applicable event. Detailed information provided by Municipal Advisor on Form BD or Form U4 is publicly accessible through reports generated by FINRA's BrokerCheck at http://brokercheck.finra.org. For purposes of accessing such BrokerCheck reports, Municipal Advisor's CRD number is 19299.

The disclosure items listed above were all related to the Underwriting business segment of Estrada Hinojosa not from any activity relating to our Municipal Advisory business segment. The events themselves were technical in nature and did not involve any investor harm or market disruption. The Municipal Advisor last updated Form MA on September 1, 2016.

Part C Future Supplemental Disclosures

As required by MSRB Rule G-42, this Disclosure Statement may be supplemented or amended, from time to time as needed, to reflect changed circumstances resulting in new conflicts of interest or changes in the conflicts of interest described above, or to provide updated information with regard to any legal or disciplinary events of Municipal Advisor. Municipal Advisor will provide Client with any such supplement or amendment as it becomes available throughout the term of the Agreement.

Sincerely,

Estrada Hinojosa

DISCLOSURE STATEMENT REQUIRED

BY

THE STATE OF TEXAS

Estrada Hinojosa hereby represents and warrants that the following statements are true and correct:

(a) Pursuant to Section 2270.002, Texas Government Code, Estrada Hinojosa hereby represents that it does not Boycott Israel (as defined in Section 2270.002, Texas Government Code) and, subject to or as otherwise required by applicable Federal law, including, without limitation, 50 U.S.C. Section 4607, the Lender agrees not to Boycott Israel during the term of this Agreement.

(b) Does not boycott energy companies and are authorized to agree in such contracts not to boycott energy companies during the term of such contracts. "Boycott energy company" has the meaning provided in section 809.001 of the Texas Government Code.

(c) Does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and are authorized to agree in such contracts not to discriminate against a firearm entity or firearm trade association during the term of such contracts. "Discriminate against a firearm entity or firearm trade association" has the meaning in section 2274.001(3) of the Texas Government Code. "Firearm entity" and "firearm trade association" have the meanings provided in section 2274.001(6) and (7) of the Texas Government Code (as added by SB 19).

(d) Estrada Hinojosa hereby acknowledges that (a) Estrada Hinojosa does not engage in business with Iran, Sudan or any foreign terrorist organization and (b) Estrada Hinojosa is not listed by the Texas Comptroller as described in Section 2252.152 of the Texas Government Code.

Sincerely,

Estrada Hinojosa

Estrada Hinojosa

NOTIFICATION REQUIRED BY MUNICIPAL SECURITIES RULE MAKING BOARD RULE G-10
INVESTOR EDUCATION AND PROTECTION

The rule referred to requires us to provide you with information related to municipal advisory services provided by Estrada Hinojosa ("EH"). Please note that EH is registered with the United States Securities and Exchange Commission ("SEC") and the Municipal Securities Rulemaking Board ("MSRB"). As such, EH is subject to the regulations and rules established by the SEC and MSRB which apply to municipal advisory activities.

The website for the SEC is www.sec.gov and the website for the MSRB is www.msrb.org. In addition to having educational materials about the municipal securities market, the MSRB website has an investor brochure that describes the protections that may be provided by the MSRB Rules and how to file a complaint against EH or an EH representative with the FINRA Investor Complaint Center.

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Consider Approval of the Tax Collection Report for the Month of February 28, 2026. [Maria L. Beltran, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Tax Collection Report for the Month of February 28, 2026

RECOMMENDATION:

Approve as Presented

PREPARED BY:
Maria Beltran,
Director of Finance

APPROVED BY:
Ruben Guajardo, City
Manager

Mayor: Mario Garza
Mayor Pro-Tem: Jesus "Jesse" Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco "Markie" Villegas

To: Ruben Guajardo, City Manager

From: Maria L. Beltran, Director of Finance

Date: March 16, 2026

Subject: Monthly Collection Report – February 28, 2026

Attached you will find the above referenced monthly tax collection report as submitted by Pablo "Paul" Villarreal Jr., County of Hidalgo, Tax Collector for the City of San Juan, Texas.

According to the property tax code, Section 10 **Reports and Remittances of Other Taxes**, "Each month the collector of taxes for a taxing unit shall prepare and submit to the governing body of the unit a written report made under oath accounting for all taxes collected for the unit during the preceding month".

The following summary is included into this memorandum for information purposes:

SUMMARY OF TAX LEVY COLLECTIONS

Tax Year	2025	2024	2023	2022	2021
Tax Levy	14,371,082.60	12,852,250.17	11,550,566.23	10,077,461.55	9,088,383.56
Adjustment to date	(75,124.69)	(11,661.46)	278,890.65	64,974.17	65,817.85
Adjusted Tax Levy	14,295,957.91	12,840,588.71	11,829,456.88	10,142,435.72	9,154,201.41
Collections to date	12,476,309.30	12,204,736.68	12,204,736.68	11,210,977.05	9,673,448.14
Percentage Collected	87.27%	95.05%	103.17%	110.54%	105.67%

A Property Tax Adjustments Report (by account) for the same month and prior months is available from the Finance Department.

If you have any questions, please do not hesitate in calling me at 956-223-2232.

C: Mayor, Mario Garza
Mayor Pro-Tem, Jesus "Jesse" Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco "Markie" Villegas

512 S. Nebraska Ave. • San Juan, Texas 78589-2649
Phone: (956)223-2200 • Fax: (956) 787-5978

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Budget Expenditure Report — January 31, 2026. [Maria L. Beltran, Director of Finance]

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of the Budget Expenditure Report for the Month of January 31, 2026

RECOMMENDATION:

Approve as Presented

PREPARED BY:
Maria Beltran,
Director of Finance

APPROVED BY:
Ruben Guajardo, City
Manager

Mayor: Mario Garza
Mayor Pro-Tem: Jesus "Jesse" Ramirez
Commissioners: Mario Cantu
Gilbert Garza
Marco"Markie" Villegas

Memorandum

To: Ruben Guajardo, City Manager

From: Maritza Phillips, Assistant Director of Finance

Date: March 10, 2025

Subject: Budget Expenditure Report – January 31, 2026 (Preliminary)

Attached you will find the above-mentioned report for the City of San Juan.

The funds are listed as follows:

Approved Budgets:	Fund No.	Page
• General Fund	10	1 – 4
• Enterprise Fund:		
a. Solid Waste	22	5
b. Utility Fund	56	6 – 7
c. Utility I & S	60	8
d. Water & Sewer I & S	61	9
• Special Revenue Fund:		
a. Local Truancy Prevention & Diversion Fund	18	10
b. Local Municipal Jury Fund	19	11
c. Municipal Court-Building Security	20	12
d. Municipal Court-Technology	21	13
e. Revolving Loan	23	14
f. Parks Sport Fee	25	15
g. Parks Development	26	16
h. Wrecker Law Enforcement	27	17
i. Asset Forfeiture-State	28	18
j. Miscellaneous Grants	30	19
k. Hotel/Motel Occupancy Tax	33	20
l. Asset Forfeiture-Federal Sharing	35	21
m. Storm Water Fund	55	22
• Debt Service Fund	36	23

512 S. Nebraska Ave. • San Juan, Texas 78589-2649
Phone: (956)223-2200 • Fax: (956) 787-5978

Other City Funds:

- Capital Projects
  a. Bond Series 2025 — 40 — 24
  b. Bond Series 2019-A — 43 — 25
  c. CIP-Street-Series 2015 — 44 — 26
  d. Certificate of Obligation 2017 — 48 — 27
  e. TDEM Fund — 51 — 28
  f. 2014 Bond — 54 — 29
  g. Certificate of Obligation 2023 — 58 — 30
  h. Certificate of Obligation 2024 — 59 — 31

Component Unit:

- San Juan E.D.C. — 24 — 32
- San Juan Economic Development Corp. — 29 — 33

C: Mayor, Mario Garza
Mayor Pro-Tem,- Jesus "Jesse" Ramirez
Commissioners:- Mario Cantu
Gilbert Garza
Marco "Markie" Villegas

City of San Juan, Texas
Budget Expenditures Report
January 31,2026

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	9,516,262	7,331,316	-	(2,184,946)	3,658,882	2,906,941	77.04
SALES TAX REVENUE	5,746,168	1,463,357	-	(4,282,811)	479,726	474,542	25.47
FRANCHISE TAX	1,062,500	189,265	-	(873,235)	45,229	78,152	17.81
LICENSES & PERMITS	1,067,782	191,812	-	(875,970)	42,321	42,211	17.96
FEES & FINES	297,037	74,758	-	(222,279)	18,316	20,683	25.17
INTERGOVERNMENTAL REVENUE	745,151	145,665	-	(599,486)	53,676	56,750	19.55
OTHER REVENUE	1,180,741	302,926	-	(877,815)	78,539	62,111	25.66
Transfer Inn	-	-	-	-	-	-	-
TOTAL REVENUES	**19,615,641**	**9,699,099**	**-**	**(9,916,542)**	**4,376,689**	**3,641,389**	**49.45**
EXPENDITURE SUMMARY							
LEGISLATIVE							
PURCHASED PROF/TECH SRVS	50,000	4,000	32,000	14,000	-	4,000	72.00
PUR PROP SRVS & OTH SRVS	15,050	900	137	14,013	465	435	6.89
SUPPLIES	5,040	1,559	540	2,941	421	864	41.65
MISCELLANEOUS	175,876	63,668	163	112,046	46,284	11,096	36.29
LEGISLATIVE	**245,966**	**70,127**	**32,839**	**143,000**	**47,170**	**16,396**	**41.86**
CITY MANAGER							
SALARIES & WAGES/BENEFIT	369,272	106,744		262,528	33,661	34,110	28.91
PURCHASED PROF/TECH SRVS	37,000	33,500	7,000	(3,500)	12,500	5,500	109.46
PUR PROP SRVS & OTH SRVS	7,125	1,869	-	5,256	1,285	-	26.23
SUPPLIES	1,667	1,224	71	372	278	259	77.69
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	2,206	188	100	1,918	-	60	13.07
CITY MANAGER	**417,270**	**143,525**	**7,171**	**266,574**	**47,724**	**39,930**	**36.11**
CITY SECRETARY							
SALARIES & WAGES/BENEFIT	237,622	70,507	-	167,115	20,434	17,554	29.67
PURCHASED PROF/TECH SRVS	12,000	5,820	-	6,180	1,226	1,529	48.50
PUR PROP SRVS & OTH SRVS	10,485	3,454	2,006	5,026	854	1,595	52.06
SUPPLIES	3,706	1,136	60	2,510	11	318	32.28
MISCELLANEOUS	300	175	-	125	-	-	58.33
CITY SECRETARY	**264,113**	**81,091**	**2,066**	**180,957**	**22,525**	**20,997**	**31.49**
MUNICIPAL COURT							
SALARIES & WAGES/BENEFIT	312,349	78,854	-	233,495	19,858	20,840	25.25
PURCHASED PROF/TECH SRVS	95,807	21,841	72,550	1,415	7,759	5,864	98.52
PUR PROP SRVS & OTH SRVS	9,844	2,478	375	6,991	194	2,136	28.98
SUPPLIES	11,233	2,163	156	8,914	488	1,378	20.65
MISCELLANEOUS	2,085	-	-	2,085	-	-	-
MUNICIPAL COURT	**431,318**	**105,337**	**73,081**	**252,900**	**28,299**	**30,218**	**41.37**

City of San Juan, Texas
Budget Expenditures Report
January 31,2026

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
FINANCE							
SALARIES & WAGES/BENEFIT	543,723	125,200	-	418,523	32,859	29,192	23.03
PURCHASED PROF/TECH SRVS	2,500	250	250	2,000	125	125	20.00
PUR PROP SRVS & OTH SRVS	14,658	3,474	157	11,027	1,543	1,519	24.77
SUPPLIES	5,543	1,374	51	4,117	277	598	25.72
MISCELLANEOUS	5,282	1,208	1,101	2,973	110	110	43.71
FINANCE	**571,706**	**131,507**	**1,559**	**438,641**	**34,915**	**31,543**	**23.28**
PLANNING							
SALARIES & WAGES/BENEFIT	740,080	166,012	-	574,068	46,527	40,114	22.43
PURCHASED PROF/TECH SRVS	64,510	4,995	3,544	55,971	1,230	1,740	13.24
PUR PROP SRVS & OTH SRVS	21,229	1,691	4,119	15,419	39	434	27.37
SUPPLIES	31,998	7,052	10,267	14,679	324	3,355	54.12
MISCELLANEOUS	12,200	6,700	80	5,420	6,662	38	55.57
PLANNING	**870,017**	**186,450**	**18,010**	**665,557**	**54,782**	**45,681**	**23.50**
POLICE							
SALARIES & WAGES/BENEFIT	4,941,333	1,426,957	-	3,514,376	368,950	381,873	28.88
PURCHASED PROF/TECH SRVS	19,581	3,881	-	15,700	25	351	19.82
PUR PROP SRVS & OTH SRVS	161,706	52,355	15,408	93,943	10,003	13,156	41.91
SUPPLIES	438,385	55,439	154,610	228,336	6,370	23,380	47.91
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	109,730	109,055	-	675	-	-	99.39
POLICE	**5,670,734**	**1,647,687**	**170,018**	**3,853,030**	**385,347**	**418,760**	**32.05**
FIRE							
SALARIES & WAGES/BENEFIT	2,601,069	713,582	-	1,887,487	176,537	201,564	27.43
PURCHASED PROF/TECH SRVS	31,440	21,632	-	9,808	20,400	522	68.80
PUR PROP SRVS & OTH SRVS	121,761	49,249	25,342	47,169	16,152	17,969	61.26
SUPPLIES	187,322	45,609	12,306	129,408	9,923	9,472	30.92
CAPITAL OUTLAY	90,145	17,265	30,881	42,000	17,265	-	53.41
DEBT SERVICE	178,971	-	-	178,971	-	-	-
MISCELLANEOUS	326,950	87,784	776	238,390	-	25,100	27.09
FIRE	**3,537,658**	**935,121**	**69,304**	**2,533,233**	**240,277**	**254,626**	**28.39**
STREETS, ALLEY, OTHER							
SALARIES & WAGES/BENEFIT	515,970	130,099	-	385,871	34,727	35,674	25.21
PUR PROP SRVS & OTH SRVS	439,146	94,043	2,641	342,463	34,219	19,526	22.02
SUPPLIES	148,093	20,372	49,794	77,927	3,684	5,932	47.38
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	6,200	132	101	5,967	33	33	3.76
STREETS, ALLEY, OTHER	**1,109,409**	**244,647**	**52,535**	**812,227**	**72,663**	**61,164**	**26.79**

City of San Juan, Texas
Budget Expenditures Report
January 31,2026

10 -GENERAL FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
CENTRAL GARAGE							
SALARIES & WAGES/BENEFIT	220,568	49,691	-	170,877	13,057	12,853	22.53
PUR PROP SRVS & OTH SRVS	4,046	547	-	3,499	155	29	13.51
SUPPLIES	15,992	2,508	2,912	10,573	429	768	33.89
CENTRAL GARAGE	**240,606**	**52,746**	**2,912**	**184,949**	**13,640**	**13,651**	**23.13**
PARKS							
SALARIES & WAGES/BENEFIT	1,392,999	361,198	-	1,031,801	95,043	81,696	25.93
PURCHASED PROF/TECH SRVS	4,700	5,864	-	(1,164)	436	722	124.76
PUR PROP SRVS & OTH SRVS	200,385	95,101	10,649	94,635	29,254	37,142	52.77
SUPPLIES	94,973	21,608	19,795	53,570	2,862	4,759	43.59
DEBT SERVICE	54,043	-	-	54,043	-	-	-
MISCELLANEOUS	288,680	101,415	1,076	186,189	17,765	25,387	35.50
PARKS	**2,035,780**	**585,185**	**31,520**	**1,419,075**	**145,359**	**149,705**	**30.29**
BUILDING MAINTENANCE							
SALARIES & WAGES/BENEFIT	474,403	123,367	-	351,036	33,618	31,099	26.00
PURCHASED PROF/TECH SRVS	1,000	-	-	1,000	-	-	-
PUR PROP SRVS & OTH SRVS	98,864	1,046	6,149	91,669	8,448	7,847	7.28
SUPPLIES	82,269	22,022	30,140	30,107	6,768	5,065	63.40
CAPITAL OUTLAY	-	-		-	-	-	-
BUILDING MAINTENANCE	**656,536**	**146,436**	**36,289**	**473,812**	**48,834**	**44,011**	**27.83**
LIBRARY							
SALARIES & WAGES/BENEFIT	339,195	101,497	-	237,698	26,376	26,446	29.92
PURCHASED PROF/TECH SRVS	2,300	1,364	-	936	21	55	59.31
PUR PROP SRVS & OTH SRVS	30,662	8,861	1,860	19,941	3,231	1,784	34.97
SUPPLIES	16,248	527	1,290	14,431	109	19	11.19
MISCELLANEOUS	9,400	4,031	1,133	4,236	1,527	147	54.94
LIBRARY	**397,805**	**116,281**	**4,284**	**277,241**	**31,264**	**28,450**	**30.31**
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	543,734	205,594	-	338,140	48,778	84,481	37.81
PUR PROP SRVS & OTH SRVS	421,223	134,669	43	286,511	5,499	33,872	31.98
SUPPLIES	3,548	666	872	2,010	52	298	43.35
DEBT SERVICE	129,700	-	-	129,700	-	-	-
MISCELLANEOUS	445,846	178,646	-	267,200	47,886	24,494	40.07
ADMINISTRATION	**1,544,051**	**519,575**	**915**	**1,023,560**	**102,215**	**143,145**	**33.71**

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10 -GENERAL FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
HUMAN RESOURCES							
SALARIES & WAGES/BENEFIT	342,531	70,171	-	272,360	20,832	17,230	20.49
PURCHASED PROF/TECH SRVS	9,500	1,630	1,315	6,555	745	330	31.00
PUR PROP SRVS & OTH SRVS	22,352	491	552	21,309	130	311	4.66
SUPPLIES	11,004	1,320	93	9,591	-	429	12.84
MISCELLANEOUS	2,220	230	-	1,990	-	230	10.36
HUMAN RESOURCES	**387,607**	**73,842**	**1,960**	**311,805**	**21,707**	**18,530**	**19.56**
INFORMATION TECHNOLOGY							
SALARIES & WAGES/BENEFIT	619,510	192,412	-	427,098	54,188	45,791	31.06
PURCHASED PROF/TECH SRVS	54,580	4,817	5,678	44,085	300	4,517	19.23
PUR PROP SRVS & OTH SRVS	194,142	73,695	3,107	117,340	21,193	21,809	39.56
SUPPLIES	26,315	4,554	4,653	17,109	322	24	34.99
CAPITAL OUTLAY	50,000	42,168	-	7,832	42,168	-	-
MISCELLANEOUS	172,277	152,747	1,246	18,284	6,242	71,704	89.39
INFORMATION TECHNOLOGY	**1,116,824**	**470,392**	**14,684**	**631,748**	**124,413**	**143,844**	**43.43**
EMERGENCY MANAGEMENT							
PURCHASED PROF/TECH SRVS	3,000	-	-	3,000	-	-	-
SUPPLIES	8,500	245	2,701	5,554	178	-	34.66
CAPITAL OUTLAY	48,000	31,225	-	16,775	-	-	65.05
MISCELLANEOUS	6,000	-	-	6,000	-	-	-
EMERGENCY MANAGEMENT	**65,500**	**31,470**	**2,701**	**31,329**	**178**	**-**	**52.17**
ANIMAL CONTROL							
SALAREIES & WAGES/BENEFIT	104,083	31,333	-	72,750	8,060	7,884	30.10
PUR PROP SRVS & OTH SRVS	4,950	882	138	3,930	-	693	20.60
SUPPLIES	25,579	12,623	642	12,314	639	6,508	51.86
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	101,666	60,079	41,563	24	23,740	35,955	99.98
ANIMAL CONTROL	**236,278**	**104,917**	**42,343**	**89,018**	**32,439**	**51,039**	**62.32**
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	**19,799,179**	**5,646,335**	**564,190**	**13,588,654**	**1,453,748.62**	**1,511,689.22**	**31.37**
REVENUES OVER/(UNDER) EXPENDITURES	**(183,538)**	**4,052,764**	**(564,190)**	**3,672,112**	**2,922,940**	**2,129,700**	**(1,900.74)**

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22 -SOLID WASTE FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
REFUSE COLLECTION SYSTEM	4,323,200	1,363,948	-	(2,959,252)	282,554	446,807	31.55
OTHER REVENUE	151,700	37,776	-	(113,924)	15,282	7,654	24.90
OTHER FINANCING SOURCES	-	-	-	-	-	-	-
TOTAL REVENUES	**4,474,900**	**1,401,724**	**-**	**(3,073,176)**	**297,836**	**454,461**	**31.32**
EXPENDITURE SUMMARY							
SANITATION							
SALARIES & WAGES/BENEFIT	2,042,330	409,225	-	1,633,105	138,029	139,531	20.04
PUR PROF/TECH SRVS	-	274	-	(274)	46	71	-
PUR PROP SRVS & OTH SRVS	391,044	150,896	22,229	217,919	33,032	40,054	44.27
SUPPLIES	477,647	106,252	74,154	297,241	16,497	18,137	37.77
CAPITAL OUTLAY	54,775	10,400	14,775	29,600	-	-	45.96
MISCELLANEOUS	573,115	283,735	2,917	286,463	6,446	111,826	50.02
SANITATION	**3,538,911**	**960,782**	**114,075**	**2,464,053**	**194,050**	**309,619**	**30.37**
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	88,125	22,811	-	65,314	681	14,062	25.88
PUR PROP SRVS & OTH SRVS	138,931	46,279	-	92,652	-	11,570	33.31
DEBT SERVICE	515,318	173,941	-	341,377	-	173,941	33.75
MISCELLANEOUS	215,630	72,097	-	143,533	18,249	18,609	33.44
ORGANIZATIONAL	**958,004**	**315,128**	**-**	**642,876**	**18,931**	**218,182**	**32.89**
TRANSFER OUT		-	-	-	-	-	-
TOTAL EXPENDITURES	**4,496,915**	**1,275,910**	**114,075**	**3,106,930**	**212,981**	**527,802**	**30.91**
REVENUES OVER/(UNDER) EXPENDITURES	**(22,015)**	**125,815**	**(114,075)**	**33,754**	**84,855**	**(73,340)**	**(53.32)**

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56 -UTILITY FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
WATER SYSTEMS	3,905,645	981,253	-	(2,924,392)	226,410	251,696	25.12
SEWER SYSTEMS	3,369,092	1,051,831	-	(2,317,261)	171,232	398,651	31.22
OTHER REVENUES	-	42,997	-	42,997	28,749	14,248	-
INTERGOV'T REVENUE		-	-	-	-	-	-
OTHER REVENUES	431,820	18,068	-	(413,752)	-	-	4.18
OTHER	(1,659,187)	(1,186,960)	-	472,227	-	(296,740)	71.54
TOTAL REVENUES	**6,047,370**	**907,190**	**-**	**(5,140,180)**	**426,391**	**367,855**	**15.00**
EXPENDITURE SUMMARY							
UTILITY BILLING & COLLEC							
SALARIES & WAGES/BENEFIT	429,261	95,504	-	333,757	34,595	30,772	22.25
PURCHASED PROF/TECH SRVS	40,992	10,939	-	30,053	732	10,207	26.69
PUR PROP SRVS & OTH SRVS	125,493	14,428	869	110,196	10,487	3,708	12.19
SUPPLIES	40,396	12,652	3,710	24,034	6,220	1,249	40.50
MISCELLANEOUS	70,874	50,437	1,101	19,336	12,910	12,653	72.72
UTILITY BILLING & COLLEC	**707,016**	**183,961**	**5,679**	**517,376**	**64,944**	**58,589**	**26.82**
UTILITY ADMINISTRATION							
SALARIES & WAGES/BENEFIT	311,616	62,587	-	249,029	18,211	16,209	20.08
PURCHASED PROF/TECH SRVS	135,780	13,235	11,250	111,295	-	13,235	18.03
PUR PROP SRVS & OTH SRVS	24,746	23,930	1,805	(989)	5,564	7,269	104.00
SUPPLIES	22,681	2,598	817	19,265	755	418	15.06
MISCELLANEOUS	7,380	1,590	38,000	(32,210)	500	590	536.45
UTILITY ADMINISTRATION	**502,203**	**103,941**	**51,872**	**346,390**	**25,029**	**37,720**	**31.03**
WATER PLANT							
SALARIES & WAGES/BENEFIT	630,098	119,011	-	511,087	39,483	41,615	18.89
PURCHASED PROF/TECH SRVS	32,792	9,539	3,558	19,695	3,174	1,728	39.94
PUR PROP SRVS & OTH SRVS	294,778	55,903	16,908	221,967	35,362	5,277	24.70
SUPPLIES	429,311	189,988	72,178	167,145	84,611	33,246	61.07
CAPITAL OUTLAY	119,000	-	-	119,000	-	-	-
MISCELLANEOUS	48,380	19,989	-	28,391	-	4,645	41.32
WATER PLANT	**1,554,359**	**394,430**	**92,644**	**1,067,285**	**162,630**	**86,511**	**31.34**
WATER DISTRIBUTION							
SALARIES & WAGES/BENEFIT	385,578	72,791	-	312,787	26,077	24,624	18.88
PUR PROP SRVS & OTH SRVS	23,779	3,171	6,258	14,349	1,272	1,720	39.65
SUPPLIES	121,664	13,445	4,562	103,657	1,275	8,045	14.80
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	1,830	360	-	1,470	-	360	19.67
WATER DISTRIBUTION	**532,851**	**89,767**	**10,820**	**432,263**	**28,624**	**34,750**	**18.88**
SEWER COLLECTION							
SALARIES & WAGES/BENEFIT	450,346	78,599	-	371,747	24,365	21,278	17.45
PUR PROP SRVS & OTH SRVS	353,191	181,293	19,288	152,610	47,768	30,048	56.79
SUPPLIES	125,334	28,510	13,977	82,846	9,596	15,775	33.90
CAPITAL OUTLAY	228,000	49,572	-	178,428	-	49,572	-
MISCELLANEOUS	840	450	-	390	-	450	53.57
SEWER COLLECTION	**1,157,711**	**338,424**	**33,266**	**786,021**	**81,729**	**117,123**	**32.11**

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56 -UTILITY FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
SEWER PLANT							
SALARIES & WAGES/BENEFIT	340,339	67,302	-	273,037	22,021	21,088	19.78
PURCHASED PROF/TECH SRVS	50,000	10,086	495	39,419	1,785	2,016	21.16
PUR PROP SRVS & OTH SRVS	359,154	125,802	6,653	226,699	24,640	67,097	36.88
SUPPLIES	152,167	61,323	20,078	70,766	38,543	7,420	53.49
MISCELLANEOUS	120,840	39,935	-	80,905	4,950	360	33.05
SEWER PLANT	**1,022,500**	**304,448**	**27,226**	**690,826**	**91,939**	**97,981**	**32.44**
ORGANIZATIONAL							
PURCHASED PROF/TECH SRVS	81,786	16,574	-	65,212	619	9,960	20.26
PUR PROP SRVS & OTH SRVS	213,711	71,324	-	142,387	-	17,831	33.37
DEBT SERVICE	1,000	-	-	1,000	-	-	-
MISCELLANEOUS	413,820	68,870	-	344,950	33,985	34,885	16.64
ORGANIZATIONAL	**710,317**	**156,768**	**-**	**553,549**	**34,604**	**62,676**	**22.07**
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	**6,186,957**	**1,571,738**	**221,508**	**4,393,711**	**489,500**	**495,350**	**28.98**
REVENUES OVER/(UNDER) EXPENDITURES	**(139,587)**	**(664,548)**	**(221,508)**	**(9,533,891)**	**(63,108)**	**(127,494)**	**634.77**

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60 -UTILITY I&S FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	-	13,522		13,522	401	390	-
OTHER FINANCING SOURCES	1,597,811	1,166,501	-	(431,310)	-	291,625	73.01
TOTAL REVENUES	**1,597,811**	**1,180,024**	**-**	**(417,787)**	**401**	**292,015**	**73.85**
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	1,600,687	903,314	-	697,373	903,314	-	56.43
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	**1,600,687**	**903,314**	**-**	**697,373**	**903,314**	**-**	**56.43**
TRANSFER IN	-	-	-	-	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	**1,600,687**	**903,314**	**-**	**697,373**	**903,314**	**-**	**56.43**
REVENUES OVER/(UNDER) EXPENDITURES	**(2,876)**	**276,709**	**-**	**279,585**	**(902,914)**	**292,015**	**(9,621.32)**

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61 - Water & Sewer I & S FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		9,507	-	9,507	2,350	2,285	-
OTHER FINANCING SOURCES	61,376	20,459	-	(40,917)	-	5,115	-
TOTAL REVENUES	**61,376**	**29,965**	**-**	**(40,917)**	**2,350**	**7,400**	**48.82**
EXPENDITURE SUMMARY							
DEBT SERVICE							
DEBT SERVICE	-	-	-	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-	-
DEBT SERVICE	**-**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**-**	**-**	**-**
REVENUES OVER/(UNDER) EXPENDITURES	**61,376**	**29,965**	**-**	**(31,411)**	**2,350**	**7,400**	**48.82**

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18 -LOCAL TRUANCY PREVENTION & DIVERSION FUND FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES		2,265	-	2,265	535	560	-
TOTAL REVENUES		**2,265**	-	**2,265**	535	560	-

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19 - LOCAL MUNICIPAL JURY FUND FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES		126	-	126	11	11	-
TOTAL REVENUES		126	-	126	11	11	-

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20 -MUNICIPAL COURT-BLDG SEC. FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	6,000	2,412	-	(3,588)	569	618	40.20
TOTAL REVENUES	**6,000**	**2,412**	**-**	**(3,588)**	**569**	**618**	**40.20**
SUPPLIES	-	-		-	-	-	-
MISCELLANEOUS	180	192	180	(192)	-	-	206.67
MUNICIPAL COURT	180	192.00	180	(192)	-	-	206.67
TOTAL EXPENDITURES	**180**	**192.00**	**180**	**(192)**	**-**	**-**	**206.67**
REVENUES OVER/(UNDER) EXPENDITURES	**5,820**	**2,220**	**(180)**	**(3,780)**	**569**	**618**	**35.05**

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21 -MUNICIPAL COURT-TECH. FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	5,500	1,960	-	(3,540)	448	524	35.64
TOTAL REVENUES	**5,500**	**1,960**	**-**	**(3,540)**	**448**	**524**	**35.64**
EXPENDITURE SUMMARY							
MUNICIPAL COURT							
SUPPLIES		-		-	-	-	-
CAPITAL OUTLAY	2,500	2,500	-	-	-	-	-
MUNICIPAL COURT	2,500	2,500	-	-	-	-	-
TOTAL EXPENDITURES	**2,500**	**2,500**	**-**	**-**	**-**	**-**	**-**
REVENUES OVER/(UNDER) EXPENDITURES	**3,000**	**(540)**	**-**	**(3,540)**	**448**	**524**	**(18.00)**

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23 -REVOLVING LOAN FUND FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		10	-	10	3	-	-
TOTAL REVENUES		10	-	10	3	-	-
EXPENDITURE SUMMARY							
ADMINSTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINSTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES		10	-	10	3	-	-

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25 -PARKS SPORT FEE FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	2,500	1,424	-	(1,076)	183	506	56.97
TOTAL REVENUES	2,500	1,424	-	(1,076)	183	506	56.97
EXPENDITURE SUMMARY							
RECREATION							
PUR PROP SRVS & OTH SRVS	-	-	-	-	-	-	-
ADMINSTRATION	-	-	-	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-	-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	2,500	1,424	-	(1,076)	183	506	56.97

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26 -PARK DEVELOPMENT FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOVERMENTAL REVENUE		-	-	-	-	-	-
OTHER INCOME	295,000	88,687	-	(206,313)	75,801	3,879	30.06
TOTAL REVENUES	**295,000**	**88,687**	**-**	**(206,313)**	**75,801**	**3,879**	**30.06**
EXPENDITURE SUMMARY							
PARKS							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
SUPPLIES	-	-	-	-	-	-	-
CAPITAL OUTLAY	778,595	152,535	378,323	247,737	90,968	59,468	68.18
PARKS	**778,595**	**152,535**	**378,323**	**247,737**	**90,968**	**59,468**	**68.18**
TOTAL EXPENDITURES	778,595	152,535	378,323	247,737	90,968	59,468	68
REVENUES OVER/(UNDER) EXPENDITURES	**(483,595)**	**(63,848)**	**(378,323)**	**41,424**	**(15,167)**	**(55,588)**	**91.43**

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27 -WRECKER LAW ENFORCEMENT FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	14,000	2,690	-	(11,310)	-	1,320	19.21
TOTAL REVENUES	14,000	2,690	-	(11,310)	-	1,320	19.21
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	650	-	-	650	-	-	-
SUPPLIES	6,540	3,894	-	2,645	(256)	-	59.55
MISCELLANEOUS	25,964	296	671	24,997	6,246	(7,974)	3.72
ADMINSTRATION	33,154	4,190	671	28,292	5,990	(7,974)	14.66
TOTAL EXPENDITURES	33,154	4,190	671	28,292	5,990	(7,974)	14.66
REVENUES OVER/(UNDER) EXPENDITURES	(19,154)	(1,500)	(671)	16,982	(5,990)	9,294	11.34

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28 -ASSET FORFEITURE-STATE FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	1,000	-	-	(1,000)	-	-	-
FORFEIT LOCAL		1,500	-	1,500	-	1,250	-
TOTAL REVENUES	**1,000**	**1,500**	**-**	**500**	**-**	**1,250**	**150.00**
EXPENDITURE SUMMARY							
POLICE							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
PUR PROP SRVS & OTH SRVS	7,000	-	-	7,000	-	-	-
SUPPLIES	8,000	-	-	8,000	-	-	-
CAPITAL OUTLAY	5,000	-	-	5,000	-	-	-
POLICE	**20,000**	**-**	**-**	**20,000**	**-**	**-**	**-**
TOTAL EXPENDITURES	**20,000**	**-**	**-**	**20,000**	**-**	**-**	**-**
REVENUES OVER/(UNDER) EXPENDITURES	**(19,000)**	**1,500**	**-**	**20,500**	**-**	**1,250**	**(7.89)**

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30 -MISCELLANEOUS GRANTS FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE	419,533	713	-	(418,820)	-	-	0.17
OTHER REVENUE		-	-	-	-	-	-
TOTAL REVENUES	**419,533**	**713**	**-**	**(418,820)**	**-**	**-**	**0.17**
EXPENDITURE SUMMARY							
POLICE							
SALARIES & WAGES/BENEFIT	222,707	63,245	-	159,462	18,460	23,297	28.40
SUPPLIES	17,103	-	-	17,103	-	-	-
CAPITAL OUTLAY	291,465	217,401	31,889	42,175	108,321	40,351	85.53
POLICE	**531,275**	**280,646**	**31,889**	**218,740**	**126,781**	**63,648**	**58.83**
FIRE							
CAPITAL OUTLAY	139,133	79,092	55,916	4,125	-	-	97.03
FIRE	**139,133**	**79,092**	**55,916**	**4,125**	**-**	**-**	**97.03**
LIBRARY							
PUR PROP SRVS & OTH SRVS	8,400	8,467	-	(67)	8,438	29	100.79
SUPPLIES	1,150	-	50	1,101	-	-	4.30
MISCELLANEOUS	3,588	577	134	2,877	-	126	19.82
LIBRARY	**13,138**	**9,044**	**184**	**3,911**	8,438	155	**70.23**
SEWER COLLECTION							
PUR PROP SRVS & OTH SRVS	-	406,914	-	(406,914)	-	406,914	-
SEWER COLLECTION	**-**	**406,914**	**-**	**(406,914)**	-	406,914	**-**
TOTAL EXPENDITURES	**683,547.07**	**775,695.84**	**87,988.02**	**(180,136.79)**	**135,218.55**	**470,716.73**	**126.35**
:VENUES OVER/(UNDER) EXPENDITUR	**(264,014)**	**(774,983)**	**(87,988)**	**(598,957)**	**(135,219)**	**(470,717)**	**326.87**

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33 -HOTEL/MOTEL OCCUPANCY TAX FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
TAX REVENUE	110,300	35,849	-	(74,451)	12,008	12,956	32.50
FINES & FEES	300	-	-	(300)	-	-	-
OTHER REVENUE		34,600	-	(34,600)	30,100	4,500	-
TOTAL REVENUES	**110,600**	**70,449**	**-**	**(109,351)**	**42,108**	**17,456**	**63.70**
EXPENDITURE SUMMARY							
CITY EVENTS							
MISCELLANEOUS	130,000	490,794	2,226	(363,021)	267,854	12,761	379.25
CITY EVENTS							
TOTAL EXPENDITURES	**130,000**	**490,794**	**2,226**	**(363,021)**	**267,854**	**12,761**	**379.25**
REVENUES OVER/(UNDER) EXPENDITURES	**(19,400)**	**(420,345)**	**(2,226)**	**(472,371)**	**(225,746)**	**4,695**	**2,178.20**

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35 -ASSET FORFEITURE-FEDERAL FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE	17,000	7,911	-	(9,089)	1,706	2,654	46.54
FORFEIT FEDERAL	50,000	-	-	(50,000)	-	-	-
TOTAL REVENUES	**67,000**	**7,911**	**-**	**(59,089)**	**1,706**	**2,654**	**11.81**
EXPENDITURE SUMMARY							
POLICE							
PUR PROP SRVS & OTH SRVS	48,343	3,797	-	44,546	-	-	7.85
SUPPLIES	82,076	1,088	4,816	76,171	217	-	7.19
CAPITAL OUTLAY	190,000	49,991	-	140,009	(9)	-	26.31
MISCELLANEOUS	-	20	-	(20)	5	5	-
POLICE	**320,419**	**54,896**	**4,816**	**260,706**	**213**	**5**	**18.64**
TOTAL EXPENDITURES	**320,419**	**54,896**	**4,816**	**260,706**	**213**	**5**	**18.64**
REVENUES OVER/(UNDER) EXPENDITURES	**(253,418.87)**	**(46,985)**	**(4,816)**	**201,618**	**1,493**	**2,649**	**20.44**

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55 -STORM WATER FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
FEES & FINES	343,798	101,360	-	(242,438)	21,029	32,906	29.48
TOTAL REVENUES	**343,798**	**101,360**	**-**	**(242,438)**	**21,029**	**32,906**	**29.48**
EXPENDITURE SUMMARY							
SALARIES & WAGES/BENEFIT	302,060	73,954	-	228,106	22,683	22,034	24.48
PUR PROP SRVS & OTH SRVS	9,455	5,133	40	4,282	2,649	-	54.71
SUPPLIES	20,987	6,375	8,006	6,606	1,001	1,713	68.52
CAPITAL OUTLAY	-	-	-	-	-	-	-
MISCELLANEOUS	13,191	375	-	12,816	300	-	2.84
STORM WATER	345,693	85,837	8,046	251,810	26,633	23,747	27.16
TOTAL EXPENDITURES	**345,693**	**85,837**	**8,046**	**251,810**	**26,633**	**23,747**	**27.16**
					-	-	
REVENUES OVER/(UNDER) EXPENDITURES	**(1,895)**	**15,523**	**(8,046)**	**9,372**	**(5,605)**	**9,159**	**(394.49)**

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36 -DEBT SERVICE FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
PROPERTY TAXES	4,863,328	3,820,488	-	(1,042,840)	1,910,400	1,517,213	78.56
OTHER REVENUE	80,000	23,677	-	(56,323)	5,853	5,692	29.60
TOTAL REVENUES	**4,943,328**	**3,844,166**	**-**	**(1,099,162)**	**1,916,253**	**1,522,905**	**77.76**
EXPENDITURE SUMMARY							
ORGANIZATIONAL EXPENSE							
DEBT SERVICE	4,312,157	750	-	4,311,407	-	-	0.02
MISCELLANEOUS	-	-	-	-	-	-	-
ORGANIZATIONAL EXPENSE	**4,312,157**	**750**	**-**	**4,311,407**	**-**	**-**	**0.02**
TOTAL EXPENDITURES	**4,312,157**	**750**	**-**	**4,311,407**	**-**	**-**	**0.02**
REVENUES OVER/(UNDER) EXPENDITURES	631,171	3,843,416	-	3,212,245	1,916,253	1,522,905	608.93

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40-BOND SERIES - 2025 FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		67,976	-	67,976	22,988	21,913	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	67,976	-	67,976	22,988	21,913	-
EXPENDITURE SUMMARY							
POLICE DEPARTMENT							
CAPITAL OUTLAY	1,389,593	1,335,301	-	54,292	-	1,335,301	96.09
POLICE DEPARTMENT	1,389,593	1,335,301	-	54,292	-	1,335,301	96.09
FIRE							
CAPITAL OUTLAY	197,403	-	197,403	-	-	-	100.00
FIRE	197,403	-	197,403	-	-	-	100.00
ADMINISTRATION							
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
ADMINISTRATION	-	-	-	-	-	-	-
SNITATION							
CAPITAL OUTLAY	1,173,769	-	-	1,173,769	-	-	-
SANITATION	1,173,769	-	-	1,173,769	-	-	-
TRANSFER OUT	-	-	-	-	-	-	-
TOTAL EXPENDITURES	2,760,765	1,335,301	197,403	1,228,061	-	-	55.52
REVENUES OVER/(UNDER) EXPENDITURES	(2,760,765)	(1,267,325)	(197,403.32)	(1,296,037)	22,988	21,913	53.06

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43-BOND SERIES 2019-A FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	
OTHER REVENUE		-	-	-	-	-	
OTHER FINANCING SOURCES		-	-	-	-	-	
TOTAL REVENUES	-	-	-	-	-	-	-
SEWER PLANT							
PURCHASED PROF/TECH SRVS	27,420	-	27,420	-	-	-	100.00
PUR PROP SRVS & OTH SRVS	75,639	47,557	37,292	(9,210)	47,557	-	112.18
MISCELLANEOUS	-	-	-	-	-	-	-
TOTAL EXPENDITURES	**103,059**	**47,557**	**64,712**	**(9,210)**	**47,557**	**-**	**108.94**
					-	-	-
REVENUES OVER/(UNDER) EXPENDITURES	**(103,059)**	**47,557**	**64,712**	**(9,210)**	**(47,557)**	**-**	**(108.94)**

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44-CIP-STREET-SERIES 2015 FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
INTERGOVERNMENTAL REVENUE		-	-	-	-	-	-
OTHER REVENUE		3,321	-	3,321	821	798	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES	-	3,321	-	3,321	821	798	-
EXPENDITURE SUMMARY							
EXPENDITURES							
STREETS							
CAPITAL OUTLAY	2,840	2,840.00	-	-	-	-	100.00
STREETS	2,840	2,840	-	-	-	-	100.00
LONG TERM DEBT							
TRANSFER OUT	-	-	-	-	-	-	-
LONG TERM DEBT		-	-	-	-	-	-
TOTAL EXPENDITURES	2,840	2,840	-	-	-	-	100.00
					-	-	
REVENUES OVER/(UNDER) EXPENDITURES	(2,840)	481	-	3,321	821	798	(16.93)

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48- Certificate of Obligation -2017 FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		1,092	-	1,092	270	262	-
TOTAL REVENUES		**1,092**	**-**	**1,092**	**270**	**262**	**-**
EXPENDITURE SUMMARY							
NEW CITY HALL							
PROF/TECH SRVS	-	-	-	-	-	-	-
CAPITAL OUTLAY		-	-	-	-	-	-
NEW CITY HALL	**-**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL EXPENDITURES		**-**	**-**	**-**	**-**	**-**	**-**
REVENUES OVER/(UNDER) EXPENDITURES	**-**	**1,092**	**-**	**1,092**	**270**	**262**	**-**

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51 - TDEM FUND FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
INTERGOV'T REVENUE		-	-	-	-	-	-
OTHER REVENUE		10,125	-	10,125	2,509	2,436	-
TOTAL REVENUES		**10,125**	**-**	**10,125**	**2,509**	**2,436**	**-**
POLICE DEPARTMENT							
CAPITAL OUTLAY		-	-	-	-	-	-
POLICE DEPARTMENT	**-**	**-**	**-**	**-**	**-**	**-**	**-**
WATER PLANT							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER PLANT	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SEWER COLLECTION							
CAPITAL OUTLAY	162,831	-	162,830	0	-	-	100.00
SEWER COLLECTION	**162,831**	**-**	**162,830**	**0**	**-**	**-**	**100.00**
			-		-	-	
Transfer Out		**-**	-	-	-	-	-
TOTAL EXPENDITURES	**162,831**	**-**	**162,830**	**0**	**-**	**-**	**100.00**
REVENUES OVER/(UNDER) EXPENDITURES	**(162,831)**	**10,125**	**(162,830)**	**10,126**	**2,509**	**2,436**	**93.78**

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54-2014 BOND FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		3,844	-	3,844	950	924	-
TOTAL REVENUES		**3,844**	**-**	**3,844**	**950**	**924**	**-**
EXPENDITURE SUMMARY							
WATER DISTRIBUTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER DISTRIBUTION	**-**	**-**	**-**	**-**	**-**	**-**	**-**
ORGANIZATIONAL							
DEBT SERVICE	-	-	-	-	-	-	-
ORGANIZATIONAL	-	-	-	-	-	1.00	-
TOTAL EXPENDITURES		**-**	**-**	**-**	**-**	**-**	**-**
REVENUES OVER/(UNDER) EXPENDITURES		**3,844**	**-**	**3,844**	**950**	**924**	**-**

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58-CERT. OF OBLIG. SER 2023 FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		37,646	-	37,646	12,299	9,012	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES		**37,646**	**-**	**37,646**	**12,299**	**9,012**	**-**
EXPENDITURE SUMMARY							
PROF/TECH SRVS	-	-	-	-	-	-	-
COST OF ISSUANCE	-	-	-	-	-	-	-
CAPITAL OUTLAY		-	-	-	-	-	-
STREETS & ALLEYS							
CAPITAL OUTLAY	-	-	-	-	-	-	-
STREETS & ALLEYS	**-**	**-**	**-**	**-**	**-**	**-**	**-**
PARKS AND RECREATION							
CAPITAL OUTLAY	487,455	112	487,455	(112)	112	-	100.02
PARKS AND RECREATION	**487,455**	**112**	**487,455**	**(112)**	**112**	**-**	**100.02**
SANITATION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
SANITATION	**-**	**-**	**-**	**-**	**-**	**-**	**-**
WATER PLANT							
CAPITAL OUTLAY	-	-	-	-	-	-	-
WATER PLANT	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SEWER COLLECTION							
CAPITAL OUTLAY	-	-	-	-	-	-	-
SEWER COLLECTION	**-**	**-**	**-**	**-**	**-**	**-**	**-**
TOTAL EXPENDITURES	**487,455**	**112**	**487,455**	**(112)**	**112**	**-**	**100.02**
REVENUES OVER/(UNDER) EXPENDITURES	**(487,455)**	**37,534**	**(487,455)**	**37,534**	**12,187**	**9,012**	**92.30**

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59-Cert. of Oblig. Ser. 2024 BOND FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		73,380	-	73,380	29,271	17,501	-
OTHER FINANCING SOURCES		-	-	-	-	-	-
TOTAL REVENUES		**73,380**	**-**	**73,380**	**29,271**	**17,501**	**-**
EXPENDITURE SUMMARY							
POLICE DEPARTMENT							
CAPITAL OUTLAY	168,065	36,563	131,503	-	-	36,563	100.00
POLICE DEPARTMENT	**168,065**	**36,563**	**131,503**	**-**	**-**	**36,563**	**100.00**
FIRE DEPARTMENT							
CAPITAL OUTLAY	-	-	-	-	-	-	-
FIRE DEPARTMENT	**-**	**-**	**-**	**-**	**-**	**-**	**-**
STREETS DEPARTMENT							
CAPITAL OUTLAY	922,267	840,184	(515,178)	597,260	14,194	8,495	35.24
STREETS DEPARTMENT	**922,267**	**840,184**	**(515,178)**	**597,260**	**14,193.67**	**8,495.00**	**35.24**
ADMINISTRATION							
PURCHASED PROF/TECH SRVS	-	-	-	-	-	-	-
DEBT SERVICE	-	-	-	-	-	-	-
ADMINISTRATION	**-**	**-**	**-**	**-**	**-**	**1.00**	**-**
TOTAL EXPENDITURES	**1,090,332**	**876,747**	**(383,675)**	**597,260**	**14,194**	**45,059**	**45.22**
			-		-	-	
REVENUES OVER/(UNDER) EXPENDITURES	**(1,090,332)**	**(803,367)**	**383,675**	**670,639**	**(43,465)**	**(62,560)**	**38.49**

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24 -SAN JUAN E. D. C. FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
SALES TAX REVENUE	1,865,517	485,443	-	(1,380,074)	159,002	157,515	26.02
OTHER REVENUE	107,766	49,100	-	(58,666)	12,602	12,117	45.56
OTHR FINANCING SOURCES/U	(92,734)	(35,346)	-	57,388	(8,836)	(8,836)	38.12
					-	-	
TOTAL REVENUES	**1,880,549**	**499,197**	**-**	**(1,381,352)**	**162,768**	**160,796**	**26.55**
EXPENDITURE SUMMARY							
SAN JUAN ECONOMIC DEV							
SALARIES & WAGES/BENEFIT	295,435	88,980	-	206,455	19,169	20,898	30.12
PURCHASED PROF/TECH SRVS	293,765	18,093	-	275,672	9,214	14	6.16
PUR PROP SRVS & OTH SRVS	92,099	6,432	-	85,667	1,537	2,168	6.98
SUPPLIES	20,150	817	-	19,333	269	778	4.05
DEBT SERVICE	255,658	-	-	255,658	-	-	-
MISCELLANEOUS	923,442	163,857	-	759,585	1,564	10,693	17.74
SAN JUAN ECONOMIC DEV	**1,880,549**	**278,179**	**-**	**1,602,370**	**31,753**	**34,551**	**14.79**
OTHER PROJECTS							
MISCELLANEOUS	-	-	-	-	-	-	-
RETAIL INCENTIVES		-		-	-	-	-
			-		-	-	
OTHER PROJECTS		**-**	**-**	**-**	**-**	**-**	**-**
TOTAL EXPENDITURES	**1,880,549**	**278,179**	**-**	**1,602,370**	**31,753**	**34,551**	**14.79**
REVENUES OVER/(UNDER) EXPENDITURES	**-**	**221,019**	**-**	**221,019**	**131,014**	**126,245**	**-**

City of San Juan, Texas
Budget Expenditures Report
January 31,2026

29 -SAN JUAN ECONIMIC DEPNT. CORP FINANCIAL SUMMARY	BUDGET 2025-2026	YEAR-TO-DATE REV./EXP.	ENCUMBRANCE	BALANCE REMAINING	Dec-25	Jan-26	Budget Target 33% % RECEIV. EXPENDED
REVENUE SUMMARY							
OTHER REVENUE		681	-	681	181	193	-
OTHR FINANCING SOURCES/U	83,233	35,346	-	(47,887)	8,836	8,836	42.47
TOTAL REVENUES	**83,233**	**36,027**	**-**	**(47,206)**	**9,018**	**9,029**	**43.28**
ORGANIZATIONAL EXPENSES							
DEBT SERVICE	83,233	-	-	83,233	-	-	-
ORGANIZATIONAL EXPENSES	**83,233**	**-**	**-**	**83,233**	**-**	**-**	**-**
TOTAL EXPENDITURES	**83,233**	**-**	**-**	**83,233**	**-**	**-**	**-**
					-	-	
					-	-	
REVENUES OVER/(UNDER) EXPENDITURES	**-**	**36,027**	**-**	**36,027**	**9,018**	**9,029**	**-**

AGENDA ITEM AND RECOMMENDATION SUMMARY
CITY COMMISSION REGULAR MEETING
MARCH 24, 2026

Consider Approval of City Commission Meeting Minutes:
- February 11, 2026

STAFF COMMENTS AND RECOMMENDATIONS:

Consider Approval of City Commission Meeting Minutes:
- February 11, 2026

RECOMMENDATION:

Approval of Minutes as Presented.

PREPARED BY:
Brenda Escalante,
City Secretary

APPROVED BY:
Ruben Guajardo, City
Manager

MINUTES OF SPECIAL MEETING OF THE CITY OF SAN JUAN COMMISSION

DATE: Tuesday, February 11, 2026

TIME: 6:00 p.m.

PLACE: San Juan Memorial Library
Multipurpose Meeting Room
1010 S. Standard St.
San Juan, Texas 78589

MEMBERS PRESENT: Mario Garza, Mayor
Mario Cantu, Commissioner
Gilbert Garza, Commissioner
Marco "Markie" Villegas, Commissioner
Rick Palacios, City Attorney

STAFF PRESENT: Tirso Garza, Interim City Manager
Brenda Escalante, City Secretary
Leandro Sifuentes, Chief of Police
Adelaida Cordero, Director of Human Resources
Maria L. Beltran, Director of Finance
Christina Perez, Library Director
Monica Gomez, Director of Planning
Israel Garza, Director of Sanitation/ Public Works
Alfredo De Leon, Interim Director of Utilities
Mary Enriquez, Court Administrator
Pat Karr, Director of Information Technology
Patrick Willingham, Director of Parks & Recreation

ORDER OF BUSINESS

I. CALL MEETING TO ORDER:
Mayor Mario Garza called meeting to order at 6:00 p.m.

II. INVOCATION:
Tirso Garza, Interim City Manager led the Invocation.

III. PLEDGE OF ALLEGIANCE:
Mayor Mario Garza led the Pledge of Allegiance.

IV. PUBLIC COMMENTS ON AGENDA ITEMS

A. The Public Comment portion of the meeting ensures a fair and transparent process in the governance of the City. In accordance with the Texas Open Meetings Act, the Mayor and City Commissioners do not respond to comments during this time; they listen. Individuals wishing to address the governing body must register with the City Secretary fifteen (15) minutes prior to the scheduled start time of the meeting by completing the registration form. The City reserves the right to refuse a speaker if the registration form is incomplete. Registered speakers may only speak on items listed on the agenda and are limited to three (3) minutes. A registered speaker may not donate time to another speaker. To promote efficiency and minimize repetitive commentary, the governing body may request that an identifiable group appoint a spokesperson to represent their views. Additionally, the number of speakers representing the same group may be limited. Once the public comments under this section conclude, no further public

comments will be permitted.

Any Public Comments regarding items listed under the Public Hearing section will be accepted when the governing body formally opens each item for discussion under the Public Hearing portion of the meeting.

Mae Anzaldua: Expressed concerns regarding the $8 million sports complex project, specifically that Phase 2 remains incomplete after three years. She compared this timeline to the faster completion of other city buildings.
Stephanie Alvarez: Inquired about incoming call reports for the City of San Juan Police Department. Additionally, she noted that she has been requesting a town hall meeting for two years to discuss the Operation Lone Star budget (formerly the Task Force account) and ICE matters.
Mark Salinas: As a new developer, Mr. Salinas expressed his gratitude to Monica Gomez, Alfredo De Leon, and Clarissa Aviles. He has also invited the City Commission to a private tour of his recent development on February 27, 2026.

V. PRESENTATIONS

A. Presentation by Linebarger Goggan Blair & Sampson, LLP of the Delinquent Tax Collection Report for the period of October 01, 2024, through September 30, 2025.

DISCUSSION: Kelly Salazar presented the fiscal year-end report for the City's delinquent tax collection program. She reported that the program prioritizes voluntary compliance and payment arrangements, using litigation only as a last resort. During the fiscal year, over 4,600 delinquent notices were mailed, more than 1,100 phone calls were made or received, 32 payment agreements were established, and 70 in-person visits were conducted. A total of 32 lawsuits were filed, 35 were disposed of, and 83 remain pending, representing approximately $219,000 in delinquent taxes. Three tax sales and one resale were conducted, primarily involving commercial or vacant properties. Total collections exceeded $574,000, including base taxes, penalties, and interest. Commissioners expressed appreciation for the firm's work and its continued efforts to educate residents through quarterly tax presentations.

B. Presentation Regarding The PossAble Dream Adult High School and the Recognition of the First City of San Juan Native Graduate.

DISCUSSION: Mr. Daniel King, Founder and Board President of the PossAble Dream Foundation, regarding the tuition-free adult high school chartered by the Texas Education Agency. Mr. King reported that approximately 380 adults are currently enrolled across three locations, including 23 residents of San Juan. The program serves adults ages 18–50 and provides flexible scheduling, high school diploma completion, industry certifications, job placement assistance, and various support services. Superintendent Dr. Qua highlighted the school's 92% passing rate on recent end-of-course retests, noting the program's positive impact on workforce development and community advancement. The Commission expressed its support and encouraged continued collaboration and community outreach efforts.

C. Presentation on a Proclamation Recognizing the 2025 Miss San Juan Royal Court.

No Action Taken

D. Presentation of the Boys & Girls Club of Pharr - San Juan Regarding the San Juan Youth & Family Wellness Alliance.

DISCUSSION: Representatives from the Boys & Girls Club of Pharr–San Juan recently presented details regarding the San Juan Youth and Family Wellness Alliance. The organization was awarded a five-year grant from the Hogg Foundation for Mental Health to implement community-based mental and physical wellness initiatives exclusively in San Juan. The project will begin with a community needs assessment, asset mapping, and public forums. These steps will be followed by the formation of adult and youth coalitions to identify priorities and develop sustainable interventions. The program aims to strengthen mental health services, build community resilience, expand partnerships with local agencies, and provide training for long-term grant development. The Commission has expressed its support

for this initiative and encourages active community participation and continued outreach.

E. Presentation by the Valley Association for Independent Living (VAIL) to Promote their Programs and Services to San Juan Residents.

DISCUSSION: Jorge Villarreal from the Valley Association for Independent Living (VAIL) recently provided an overview of the organization's services and their relocation from McAllen to Alamo. VAIL is a nonprofit center that offers consumer-controlled, community-based services to individuals of all ages with disabilities across the region. Their services include independent living support, employment readiness, youth transition services, mobility management, assistive technology, home modifications, veterans-directed care, and community living assistance. Throughout the presentation, staff emphasized VAIL's mission to promote independence and inclusion by focusing on individual abilities. Mr. Villarreal expressed a strong interest in collaborating with the City of San Juan and regional partners to expand mobility management services and improve accessibility for residents. The Commission thanked Mr. Villarreal for the presentation and the information provided.

F. Presentation on Departmental Reports: Department of Finance, Fire Department, Police Department, Municipal Court, Department of Utilities, Department of Planning and Zoning, Department of Parks and Recreation, Department of Sanitation and San Juan Memorial Library.

1. **Department of Finance Monthly Report. [Maria L. Beltran, Director of Finance]**
2. **Fire Department Monthly Report. [Tirso Garza, Fire Chief]**
3. **Police Department Monthly Report. [Leandro Sifuentes, Chief of Police]**
4. **Municipal Court Monthly Report. [Mary Enriquez, Court Administrator]**
5. **Department of Utilities Monthly Report. [Alfredo de Leon, Interim Director of Utilities]**
6. **Department of Planning and Zoning Monthly Report. [Monica Gomez, Director of Planning]**
7. **Department of Parks & Recreation Monthly Report. [Director of Parks & Recreation, Patrick Willingham]**
8. **Department of Sanitation Monthly Report. [Israel Garza, Director of Sanitation]**
9. **San Juan Memorial Library Monthly Report. [Christina Perez, Library Director]**

DISCUSSION: Commissioner Marco "Markie" Villegas expressed concerns regarding ongoing odor issues at this location. Alfredo De Leon, Interim Director of Utilities, reported that while previous electrical issues have been resolved, the station is currently experiencing problems with the chemical feeding pump. A replacement has been ordered, and staff expect the unit to be fully operational once delivery and installation are complete. Commissioner Villegas noted concerns regarding the extended repair timeline and questioned the rationale for utilizing the same vendor and materials for the proposed project at Lift Station No. 13. While Mr. De Leon confirmed the same vendor is recommended for the new station, he noted that the final decision regarding project approval rests with the Commission. The Commission remains focused on ensuring a timely resolution to these issues and evaluating the overall effectiveness of the vendor's work.

VI. APPOINTMENTS

A. Consider the Appointment of a Representative and Alternate for Fiscal Year 2026-2027 to the

Amigos Del Valle Board of Directors. ***Tabled*** **[Brenda Escalante, City Secretary]**

Commissioner Marco "Markie" Villegas made a motion to untable the item and was seconded by Commissioner Gilbert Garza. Motion passed. (4-0)

Commissioner Mario Cantu made a motion to appoint Israel Garza as the representative and Marco "Markie" Villegas as an alternate to the Amigos Del Valle Board of Directors. The motion was seconded by Mayor Mario Garza. Motion passed (4-0)

B. Consider Removal, Appointment or Re-Appointment of Board Member(s) Related to the Miss San Juan Pageant Board. [Brenda Escalante, City Secretary]

DISCUSSION: Brenda Escalante, City Secretary stated that Jeanna Ramirez had resigned from the Miss San Juan Pageant Board. As a result, staff recommends appointing a new member to serve the remainder of the unexpired term. My office has received two applications for this position from Miriam Cavazos and Daniel Garza.

Mayor Mario Garza made a motion to appoint Daniel Garza and seconded by Commissioner Marco "Markie" Villegas. Motion passed (4-0)

Commissioner Marco "Markie" Villegas at 8:13 p.m. made a motion to rescind the appointment of Daniel Garza and to appoint Miriam Cavazos to the Miss San Juan Pageant Board. Motion was seconded by Commissioner Mario Cantu. Motion passed (4-0)

C. Consider the Removal, Appointment, or Reappointment of Member(s) to the Keep San Juan Beautiful Board. [Brenda Escalante, City Secretary]

DISCUSSION: Brenda Escalante, City Secretary stated that according to the Keep San Juan Beautiful Board bylaws, the board consists of fifteen members serving two-year staggered terms. Any member absent for more than three consecutive meetings is automatically removed from membership.

The following individuals have either resigned or are recommended for removal due to attendance:

- Jamie Castillo (Resigned via email)
- Alejandro Hernandez (Resigned by phone)
- Anaid Saldana (Attendance)
- Scott Leal (Attendance)
- Jelet Martinez (Attendance)

Mayor Mario Garza has recommended appointing the two current applicants and placing this item on the agenda for the next City Commission Meeting for consideration.

Mayor Mario Garza made a motion to appoint Marta Alvarado to replace Jaime Castillo and Samantha Sauri to replace Alejandro Fernandez. The motion was seconded by Commissioner Gilbert Garza. Motion passed (4-0)

VII. DISCUSSION AND POSSIBLE ACTION ON ALL THE FOLLOWING MATTERS:

A. Discussion and Possible Action, if any, on the San Juan Municipal Court Amnesty Program beginning February 20, 2026. [Mary Enriquez, Court Administrator]

DISCUSSION: Mary Enriquez, Court Administrator, announced a Municipal Court amnesty program for residents. The program is currently active through April 30 and offers a savings of $286.50 per participant. The Commission has discussed revisiting the program toward the end of April to evaluate a potential extension.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (4-0)

B. Discussion and Possible Action, if any, on San Juan Municipal Court 2026 Case Resolution Campaign. [Mary Enriquez, Court Administrator]

DISCUSSION: Mary Enriquez, Court Administrator, announced that the Municipal Court is conducting a 2026 case resolution program in partnership with Perdue, the city's collection agency. As part of this initiative, Perdue will mail postcards to residents notifying them of pending warrants with the Municipal Court. The program is scheduled to run from March 1 through March 31..

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. (4-0)

C. Discussion and Possible Action, if any, on a Variance Request to City of San Juan Standard Specifications to Allow Open Bottom Sanitary Sewer Manholes at Santa Barbara Villas Subdivision as Requested by Rio Delta Engineering. [Alfredo de Leon, Interim Director of Utilities]

DISCUSSION: Alfredo Alfredo De Leon, Interim Director of Utilities, has discussed a variance request from Rio Delta Engineering regarding the Santa Barbara Villas Subdivision. The request seeks approval to use open bottom sanitary sewer manholes due to long lead times for closed bottom alternatives. The use of open bottom manholes is recommended, provided they pass all required testing and inspections upon installation. Additionally, a guarantee will be provided for the work.

Commissioner Marco "Markie" Villegas made a motion to approve and was seconded by Commissioner Mario Cantu. (4-0)

VIII. RESOLUTION

A. Consideration and Appropriate Action on a Resolution by the City Commission of the City of San Juan, Texas Authorizing and Approving the Publication of a Notice of Intention to Issue Certificates of Obligation; Complying with the Requirements Contained in the Securities and Exchange Commission Rule 15c2-12; and Providing an Effective Date. [Maria L. Beltran, Director of Finance]

DISCUSSION: Maria "Lulu" Beltran, Director of Finance, stated this resolution to authorize the issuance of Certificates of Obligation with an effective date in April. Financial Advisor Bobby Villarreal stated that the proposed $2.4 million issuance will fund Police Department expansion, municipal court technology improvements, and street projects. Additionally, the City will explore refinancing approximately $7 million in outstanding debt from 2014, 2015, and 2016 to determine if market conditions allow for savings. Bids are expected on April 13, 2026, at which time staff will review the results to determine if refinancing is favorable. The issuance is structured to have no tax rate impact, utilizing conservative assumptions for interest rates and taxable value growth.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. (4-0)

B. Consideration and Appropriate Action on a Resolution Establishing the Intention of the City of San Juan, Texas to Reimburse Itself for the Prior Lawful Expenditure of Funds Relating to Acquiring, Constructing and Equipping Various City Improvements from the Proceeds of one or more Series of Tax-Exempt Obligations to be Issued by the City for Authorized Purposes; Authorizing other Matters Incident and Related Thereto; and Providing an Effective Date. [Maria L. Beltran, Director of Finance]

DISCUSSION: Bobby Villerreal, Financial Advisor explained that the resolution serves as a reimbursement mechanism, allowing the City to expend cash funds on approved projects prior to the issuance of bond proceeds, if necessary. He further explained that once the funds are received, the City may reimburse itself for any eligible project-related expenditures made in advance.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. (4-0)

C. Consideration and Possible Action, if any, on Resolution for the Nomination of a Candidate to the Hidalgo County Appraisal District Board of Directors for a Vacant Appointed Director Seat.

Mayor Mario Garza motioned to nominate Arturo Guajardo Jr. and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (4-0)

D. Consideration and Action, if any, on a Resolution Authorizing the San Juan Fire Department to Submit and Accept an Application for Funding to the Office of the Governor (OG) through the Border Zone Fire Department (BZFD) for FY 2026-2027 for the City of San Juan. [Tirso Garza, Fire Chief]

DISCUSSION: Tirso Garza, Fire Chief stated they are requesting authorization to submitted application for funding from the Office of the Governor for portable potties amounting to about $389,000.00.

Commissioner Mario Cantu made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (4-0)

E. Consideration and Action, if any, on a Resolution Authorizing the San Juan Police Department to Submit and Accept an Application for Funding from the Office of the Governor (OG) for FY27 Rifle-Resistant Body Armor Grant Program. [Leandro Sifuentes, Police Chief]

DISCUSSION: Jorge Moya, Assistant Chief of Police presented the resolution for the purchase of 10 complete sets of body armor for the Police Department. Each set consists of front and back rifle-resistant plates with plate carriers. It was noted that no matching funds are required for this acquisition.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

F. Consideration and Action, if any, on a Resolution Authorizing the San Juan Police Department to Submit and Accept an Application for Funding from the Office of the Governor (OG) for FY27 Crime Victims Liaison Grant Program. [Leandro Sifuentes, Police Chief]

DISCUSSION: Jorge Moya, Assistant Chief of Police stated this resolution was for the continuation of funding for the current Crime Victims Liaison grant. This grant was originally awarded last year, and it was noted that this continuation requires no matching funds.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (4-0)

G. Consideration and Action, if any, on a Resolution Authorizing the San Juan Police Department to Submit and Accept an Application for Funding from the Office of the Governor (OG) for FY27 Operation Lonestar Grant Program. [Leandro Sifuentes, Police Chief]

DISCUSSION: Jorge Moya, Assistant Chief of Police presented the FY27 Operation Lone Star Grant (formerly Operation Border Star). Chief Moya stated that this grant continues to support the Police Department's efforts to

reduce crime by decreasing drug smuggling from Mexico, disrupting gang and cartel operations, and targeting high-crime areas through directed action missions. He noted that no matching funds are required for this grant.

Commissioner Gilbert Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

H. Consideration and Action, if any, on a Resolution Authorizing the San Juan Police Department to Submit and Accept an Application for Funding from the Office of the Governor (OG) for FY27 Criminal Justice Grant Program. [Leandro Sifuentes, Police Chief]

DISCUSSION: Jorge Moya, Assistant Chief of Police stated that the Police Department is seeking funding for six portable radios and two mobile radios. He noted that there is no match requirement for this funding request.

Commissioner Mario Cantu made a motion to approve and was seconded by Commissioner Gilbert Garza. Motion passed (4-0)

I. Consideration and Action, if any, on a Resolution Authorizing the San Juan Police Department to Submit and Accept an Application for Funding from the Office of the Governor (OG) for FY27 Safe Neighborhood Grant Program. [Leandro Sifuentes, Police Chief]

DISCUSSION: Jorge Moya, Assistant Chief of Police stated that the Police Department will seek funding for trailer cameras to be deployed in neighborhoods to help prevent and reduce crime. He noted that there is no match requirement for this funding.

Commissioner Mario Cantu made a motion to approve and was seconded by Mayor Mario Garza. Motion passed (4-0)

IX. CONTRACTUALS

A. Consideration and Action, if any, to Approve an Agreement Between the City of San Juan and South Texas Auctioneers for Auction Services. [Israel Garza, Director of Sanitation]

DISCUSSION: Israel Garza, Director of Sanitation, presented a recommendation to award a vehicle auction services contract to STA Auctioneers of Donna, Texas. This contract replaces the previous vendor and ensures services continue without interruption. Mr. Garza mentioned that staff supports this recommendation, noting that STA Auctioneers demonstrated strong capabilities through several meetings and presentations. Additionally, they offer a well-equipped facility and competitive pricing.

Mayor Mario Garza made a motion to approve and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

X. CONSENT AGENDA

A. Consider Approval of the Tax Collection Report for the Month of October 31, 2025. [Maria L. Beltran, Director of Finance]

B. Consider Approval of the Tax Collection Report for the Month of November 30, 2025. [Maria L. Beltran, Director of Finance]

C. Consider Approval of City Commission Meeting Minutes:
- October 28, 2025
- January 13, 2026

Commissioner Mario Cantu made a motion to approve all items under consent agenda and was seconded by Mayor Mario Garza. Motion passed (4-0)

XI. EXECUTIVE SESSION

A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).

1. **Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Pending Litigation Concerning C-4506-23-H, Ruben Morin v. City of San Juan, in the 389th Judicial District Court of Hidalgo County, Texas.**
2. **Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Ordinance Amending Chapter 13 Utilities, Article 13.02; Solid Waste and Stormwater Pollution Prevention.**
3. **Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney, Discussion and Possible Action Regarding an Update to the Terms of the Agreement with Tyler Technologies, Inc.**
4. **Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Director of Utilities.**
5. **Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney, Discussion and Possible Action Regarding an Update to the Terms of the Agreement with the Information Technology and Marketing Consultant (SMKT Media Group).**

Commissioner Mario Cantu made a motion to enter executive session at 7:13 p.m. and was seconded by Mayor Mario Garza. Motion passed (4-0)

XII. RECONVENE

A. The San Juan City Commission will Convene in Executive Session in Accordance with the Texas Open Meeting Act, Vernon's Texas Statutes and Codes Annotated, Government Code Chapter §551.071 (Consultation with Attorney).

Commissioner Marco "Markie" Villegas made a motion to reconvene at 8:12 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

1. **Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Pending Litigation Concerning C-4506-23-H, Ruben Morin v. City of San Juan, in the 389th Judicial District Court of Hidalgo County, Texas.**

Mayor Mario Garza made a motion as discussed under executive session and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (4-0)

2. **Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney; Discussion and Possible Action Regarding Ordinance Amending Chapter 13 Utilities, Article 13.02; Solid Waste and Stormwater Pollution Prevention.**

Mayor Mario Garza made a motion as discussed under executive session and was seconded by Commissioner Marco "Markie" Villegas. Motion passed (4-0)

3. **Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney, Discussion and Possible Action Regarding an Update to the Terms of the Agreement with Tyler Technologies, Inc.**

No Action

4. Pursuant to Section §551.071 Consultation with Attorney and Pursuant to Section §551.074 Personnel Matters; Discussion Regarding the Appointment, Employment, Evaluation, Reassignment, Duties, Discipline or Dismissal of a Public Officer or Employee: Director of Utilities.

No Action

5. Pursuant to Section §551.071 of the Texas Government Code, Consultation with Attorney, Discussion and Possible Action Regarding an Update to the Terms of the Agreement with the Information Technology and Marketing Consultant (SMKT Media Group).

No Action

XIII. ADJORNMENT

Commissioner Marco "Markie" Villegas made a motion to adjourn at 8:14 p.m. and was seconded by Commissioner Mario Cantu. Motion passed (4-0)

CITY OF SAN JUAN, TEXAS

_____
Mario Garza, Mayor

ATTEST:

_____
Brenda Escalante, City Secretary