



**NOTICE OF A REGULAR MEETING TO BE HELD BY THE
McALLEN PUBLIC UTILITY BOARD OF TRUSTEES**

DATE: Tuesday, July 11, 2023

TIME: 4:00 P.M.

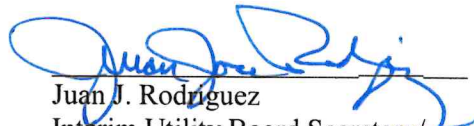
PLACE: McAllen City Hall
Commission Chambers – 3rd Floor
1300 Houston Avenue
McAllen, Texas 78501

SUBJECT MATTER:

See Subsequent Agenda.

CERTIFICATION

I, the Undersigned authority, do hereby certify that the attached agenda of meeting of the McAllen Public Utility Board of Trustees is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the 7th day of July, 2023 at 3:00 P.M. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.



Juan J. Rodriguez
Interim Utility Board Secretary/
Assistant General Manager



**BOARD OF TRUSTEES MEETING
TUESDAY, JULY 11, 2023 – 4:00 P.M.
MCALLEN CITY HALL - 3RD FLOOR
1300 HOUSTON AVE, MCALLEN TX, 78501**

AGENDA

AT ANY TIME DURING THE COURSE OF THIS MEETING, THE MCALLEN PUBLIC UTILITY BOARD MAY RETIRE TO EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE 551.071(2) TO CONFER WITH ITS LEGAL COUNSEL ON ANY SUBJECT MATTER ON THIS AGENDA IN WHICH THE DUTY OF THE ATTORNEY TO THE MCALLEN PUBLIC UTILITY BOARD UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. FURTHER, AT ANY TIME DURING THE COURSE OF THIS MEETING, THE MCALLEN PUBLIC UTILITY BOARD MAY RETIRE TO EXECUTIVE SESSION TO DELIBERATE ON ANY SUBJECT SLATED FOR DISCUSSION AT THIS MEETING, AS MAY BE PERMITTED UNDER ONE OR MORE OF THE EXCEPTIONS TO THE OPEN MEETINGS ACT SET FORTH IN TITLE 5, SUBTITLE A, CHAPTER 551, SUBCHAPTER D OF THE TEXAS GOVERNMENT CODE.

CALL TO ORDER

PLEDGE

INVOCATION

1. MINUTES:

- a) Approval of the Regular Meeting Minutes held June 27, 2023.

2. CONSENT AGENDA:

- a) Approval of Rancho Valencia Subdivision
- b) Approval of Palmridge Park Lot 1A Subdivision
- c) Approval of Limas Subdivision
- d) Approval of Casa Corsica Subdivision
- e) Approval of Materiales Rio Grande Subdivision
- f) Approval of Silverado Moon Subdivision

3. BIDS AND CONTRACTS:

- a) Consideration and Approval for Change Order #1 for the Manhole Rehabilitation Project 2023
- b) Consideration and Approval of Water Modeling Task Work Order No. 1 with Freese & Nichols

4. FUTURE AGENDA ITEMS

- 5. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 CONSULTATION WITH ATTORNEY, SECTION 551.072 LAND TRANSACTION, SECTION 551.074 PERSONNEL MATTERS; SECTION 551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS**

ADJOURNMENT

IF ANY ACCOMMODATION FOR A DISABILITY IS REQUIRED (OR INTERPRETERS FOR THE DEAF), NOTIFY UTILITY ADMINISTRATION (681-1630) FORTY-EIGHT (48) HOURS PRIOR TO THE MEETING DATE. WITH REGARD TO ANY ITEM, THE MCALLEN PUBLIC UTILITY BOARD OF TRUSTEES MAY TAKE VARIOUS ACTIONS; INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR A FUTURE DATE OF TIME. THE MCALLEN PUBLIC UTILITY BOARD MAY ELECT TO GO INTO EXECUTIVE SESSION ON ANY ITEM WHETHER OR NOT SUCH ITEM IS POSTED AS AN EXECUTIVE SESSION ITEM AT ANY TIME DURING THE MEETING WHEN AUTHORIZED BY THE PROVISIONS OF THE OPEN MEETINGS ACT.

THE NEXT REGULARLY SCHEDULED BOARD MEETING WILL BE HELD ON JULY 25, 2023.



AGENDA ITEM

1.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/05/2023

MEETING DATE

7/11/2023

1. Agenda Item: Approval of the Regular Meeting Minutes held June 27, 2023.

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

Bid Amount: _____
Under Budget: _____

Budgeted Amount: _____
Over Budget: _____
Amount Remaining: _____

5. Reimbursement:

6. Routing:

Savannah Arredondo

Created/Initiated - 7/5/2023

7. Staff's Recommendation:

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MDC

**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN**

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, June 27, 2023**, at 4:00 pm at in the City Commission Chambers at City Hall with the following present:

	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Albert Cardenas	Trustee
	Ricardo Godinez	Trustee
Absent:	Javier Villalobos	Ex-Officio Member/Mayor
Staff:	Marco A. Vega, P.E.	General Manager
	Evaristo Garcia	Assistant City Attorney III
	J.J. Rodriguez	Assistant General Manager
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Pablo Rodriguez	Assistant Director for Customer Relations
	Terri Uvalle	Assistant Director for Billing
	Carlos Gonzalez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	David Garza	Director of Wastewater Systems
	Erika Gomez, EIT	Assistant Utility Engineer
	Yesenia Tijerina	Senior Administrative Clerk
	Marco Ramirez, P.E.	Utility Engineer
	Gerardo Noriega	Purchasing Director
	Rafael Balderas, EIT	Assistant Utility Engineer
	Janet Landeros	Grants & Contracts Coordinator
	Juan Vallejo	Assistant Director of Water Systems
	Jim Bob Sides	Video Production Specialist
	Brittney Salinas	Assistant Water Lab Manager
	Christina Molano	Water Lab Manager
	Clarissa Hernandez	HR Trainer
Visitors:	Sergio Espinosa	Carollo Engineers Inc.
	Dianaly De Hojos	RDH General Manager
	Teri Puente	RDH Controller

CALL TO ORDER:

Chairman Amos called the meeting to order at 4:02 p.m.

1. MINUTES:

a) Approval of the Regular Meeting Minutes held June 13, 2023.

Vice-Chairman Williams moved to approve the minutes for the regular meeting held on June 13th, 2023. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA

a) Approval of Arca Subdivision.

Vice-Chairman Williams moved to approve Arca Subdivision. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

3. BIDS AND CONTRACTS:

a) Approval of lease contract of a 4 station Folding/Insert Mailing System.

Trustee Cardenas moved to approve the lease of contract for the 4 station Folding/Insert Mailing System. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

b) Consideration and Approval of the Temporary Interlocal Agreement between McAllen Public Utility and the City of Alton regarding the wastewater connection for the Bryan Village Subdivision.

Mr. Rafael Balderas, EIT, Assistant Utility Engineer, stated Staff is requesting Board consideration and approval of a temporary Interlocal Agreement between the City of Alton and MPU related to the Bryan Village Subdivision wastewater connection. He noted that when the subdivision was presented to the Board in November 2022, it was mentioned that a temporary wastewater connection to the City of Alton was being requested by the developer due to time constraints. The developer is part of the developer group, which is proposing to install wastewater improvements with a lift station on Stewart Road. The Bryan Village Subdivision will ultimately connect to a wastewater line that flows into MPU's system. The agreement improvements include a temporary grinder pump with a force main line approximately 1,800 feet south that would run along Bryan Road to an existing City of Alton manhole. The contract indicates a timeline of 12 months for the use of the temporary connection. Staff recommends approval of the temporary Interlocal Agreement.

Trustee Cardenas moved to approve the Temporary Interlocal Agreement between McAllen Public Utility and the City of Alton. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

c) Consideration and Approval of award of construction contract for the Mile 6 Sewerline Project.

Mr. Carlos Gonzalez, P.E., Utility Engineer, stated that on June 19, 2023, a bid opening for the Mile 6 Sewerline Project was conducted at City Hall.

The project consists of the construction of approximately 5,600 Linear feet of 12-inch gravity sewerline to be installed along Mile 6 Road to a point half-way between Taylor Road and Shary Road. A total of five bids were received from five prospective contractors. This included: J & S Construction Management out of San Juan, Texas; RDH Site and Concrete out of Palmview, Texas; RBM Contractors out of Edcouch, Texas; Texas Cordia out of Edinburg, Texas; and Foremost Paving out of Elsa, Texas. A complete bid tabulation was included in the information packets. The low bid was submitted by J & S Construction Management for a total of \$745,586; the high bid was submitted by Foremost Paving for a total of \$1,216,685. He mentioned the contract was set up so MPU would be responsible for providing some of the materials, including manholes and pipe. The materials required will be placed on future PUB agendas as needed.

Mr. Gonzalez stated the current budget for this project is \$370,000. That amount is low largely because staff had anticipated bidding this project out much sooner. He further noted that, some of the funds were planned to be spent last fiscal year but were not. This will result in a rebudget amendment at a later date. He mentioned that the Hills at Sharyland and Pioneer Estates Subdivision have contributed an escrow of \$250,000. Staff recommends the award of a contract to J & S Construction Management for the amount of \$745,586.

Vice Chairman Williams asked if we had done business with J & S Construction Management before. Mr. Gonzalez stated that we have not done business with them before but that they have thoroughly checked the business out and have visited with some engineers that have worked with them. Chairman Amos asked if the price was labor and materials. Mr. Gonzalez stated it is mainly labor and materials, except for the manholes and pipe MPU will be providing.

Trustee Godinez moved to approve the award of construction contract for the Mile 6 Sewerline Project. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

4. MANAGER'S REPORT:

- a) Election of Chairman and Vice-Chairman for the McAllen Public Utility Board.

Trustee Cardenas nominated Mr. Charles Amos for reappointment as Chairman and Mr. Ernest Williams as Vice-Chairman. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

5. FUTURE AGENDA ITEMS

Trustee Cardenas asked if there would be a Meeting held in Tres Lagos, as discussed during the Board Retreat. Mr. Vega stated that there are plans to have a workshop on a sewer line for a subdivision out by Tres Lagos. Trustee Cardenas asked if we could have it out at Tres Lagos. Mr. Vega stated that would be a possibility but would need to confirm the details and location.

6. EXECUTIVE SESSION, CHAPTER 551, TEXAS GOVERNMENT CODE, SECTION 551.071 CONSULTATION WITH ATTORNEY, SECTION 551.072 LAND TRANSACTION, SECTION 551.074 PERSONNEL MATTERS; SECTION 551.087 ECONOMIC DEVELOPMENT NEGOTIATIONS

Chairman Amos recessed the meeting at 4:15 p.m. to go into Executive Session. Chairman Amos reconvened the meeting at 4:44 p.m.

- a) Consultation with City Attorney regarding pending litigation. (Section 551.071, T.G.C.)
- b) Consideration of real estate matters, Tract 1. (Section 551.087, T.G.C.)

No action was taken

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:45 p.m.

Charles Amos, Chairman

Attest:

Juan J. Rodriguez
Interim Utility Board Secretary/
Assistant General Manager



AGENDA ITEM

2.a.

PUBLIC UTILITY BOARD

**DATE SUBMITTED
MEETING DATE**

**07/05/2023
7/11/2023**

1. Agenda Item: Approval of Rancho Valencia Subdivision
2. Party Making Request:
Erika Gomez, Developmental Activities
3. Nature of Request: Request of MPUB approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: Payment of a Sewer Line Reimbursement to MPU in the amount of \$14,253.83 for the El Rancho Rd Sewer Project.
6. Routing:
Erika Gomez Created/Initiated - 7/5/2023
7. Staff's Recommendation: Approval of subdivision as conditions set forth
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo

TO: Marco A. Vega, P.E., General Manager
THRU: Carlos Gonzalez, P.E., Utility Engineer
FROM: Erika Gomez, E.I.T., Asst. to the Utility Engineer
DATE: June 28, 2023
SUBJECT: Rancho Valencia Subdivision; Consideration & Approval of Subdivision

This property consists of 9.18 acres and it is located approximately 1,000 ft. west of Jackson Road and south side of El Rancho Road. It is located within the McAllen City Limits and is being proposed as R-3T Townhouse Residential.

The subdivision application was originally filed with the City on November 10, 2022 and received preliminary P&Z approval on May 2nd, 2023. The information required from the developer's engineer for this agenda was received on June 26, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 12" waterline located on the north side of El Rancho Road and extend it across to the south side and then east to the east end of the property. The developer will extend an 8" waterline south along the proposed interior streets and loop with an existing 8" waterline located on the southwest corner of the property. The developer is also proposing to install six fire hydrants to serve the development.
2. **Sewer Service:** The applicant is proposing to connect to an existing 10" sanitary sewer line located on the northwest corner of the property and extend an 8" sanitary sewer line east to the end of the property and south along the proposed interior streets.
3. This property does fall within El Rancho Rd reimbursement service area.
4. The developer has submitted a Reimbursement Waiver.

Staff recommends MPUB approval of subdivision application as proposed subject to the following: 1.) Dedication of a minimum of 10ft. utility easement along the perimeter of the property and/or ROW for future public Utility improvements; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Individual water and sewer services for each unit be installed. 4.) Payment of a Sewer Line Reimbursement to MPU in the amount of \$14,253.83 for the El Rancho Rd Sewer Project.

I'll be available for further discussion/questions at the MPUB meeting.



June 23, 2023

Ms. Erika Gomez
McAllen Public Utility
PO Box 280
McAllen, TX 78505-0220

Re: Narrative for Sewer Service for Rancho Valencia Subdivision

Dear Ms. Gomez,

This proposed subdivision will consist of 84 lot Townhouse Subdivision.

The intent of the sanitary sewer service layout is to connect to an existing 10" Sanitary Sewer Main located along the west side of this development. From this existing 10" Sanitary Sewer, we propose a 4-inch service connections for each Lot.

Respectfully,

Mariano Garcia, P.E.

A handwritten signature in blue ink, appearing to read "M. Garcia", is located below the name Mariano Garcia, P.E.

CC: File



June 23, 2023

Ms. Erika Gomez
McAllen Public Utility
PO Box 280
McAllen, TX 78505-0220

Re: Narrative for Water Service for Rancho Valencia Subdivision

Dear Ms. Gomez,

This proposed subdivision will consist of an 84 lot townhouse subdivision.

The intent of the water service layout is to connect to an existing 12" Water Main located on the north side of El Rancho Road. From this existing 12" Water Main, we extend an 8" waterline within the internal streets and propose a 1-inch service connection for each of the 84 lots.

Respectfully,

A handwritten signature in blue ink, appearing to read "M. Garcia", is written over a light blue circular stamp.

Mariano Garcia, P.E.

CC: File

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS CERTIFICATE, issued by the McAllen Public Utility (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to Francisco Pons hereinafter called the DEVELOPER.

(Developer)

1. The DEVELOPER is the developer of the following described property:

1100 E. El Rancho Road And proposes to construct Utility Improvements as shown on a plan
(Location)
designed by M Garcia Engineering, LLC dated _____, hereinafter called the
IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.

2. By the execution of this certificate, the Developer hereby waives and disclaims the right to obtain reimbursement from Intervening Developers in accordance with the MPUB's Reimbursement Policy.

ISSUED in duplicate originals this _____ day of _____, 20____

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

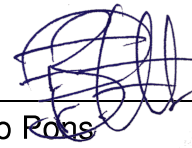
BY: _____
Marco A Vega, P.E.
General Manager
McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

Board Secretary

DEVELOPER

BY: _____
NAME & ADDRESS: Francisco Pons
505 W. 15th Street
Austin TX 78701



**SUBDIVISION REIMBURSEMENT WORKSHEET
RANCHO VALENCIA**

SEWER LINE REIMBURSEMENT CALCULATIONS

SEWER	MPU: EL RANCHO LS	
COST:	\$1,411.55 x 9.18 AC	\$12,958.03
10% ADMIN FEE 0-10 YEARS		1,295.80

SEWER LINE REIMBURSEMENT **\$14,253.83**
Payable to MPU

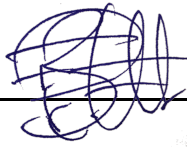
TOTAL REIMBURSEMENT DUE **\$14,253.83**

Prepared By: Edu. Yonca Date: 6/22/23 Reviewed By: _____

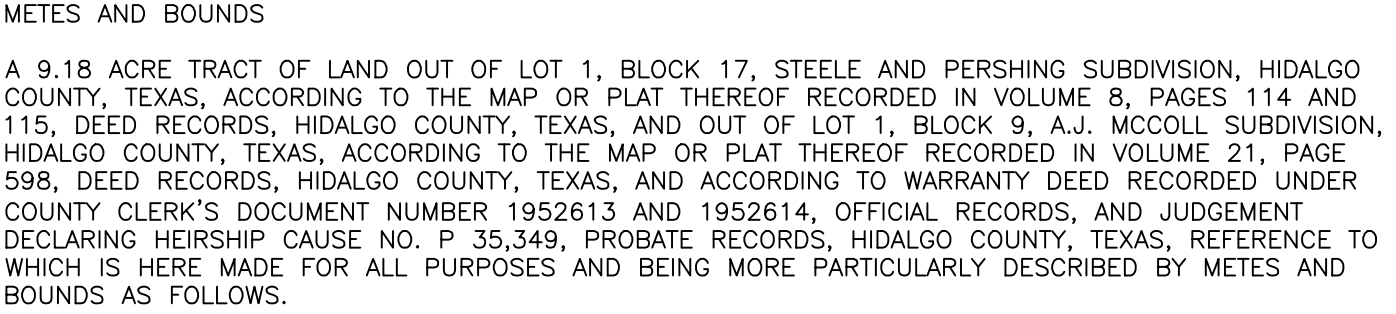
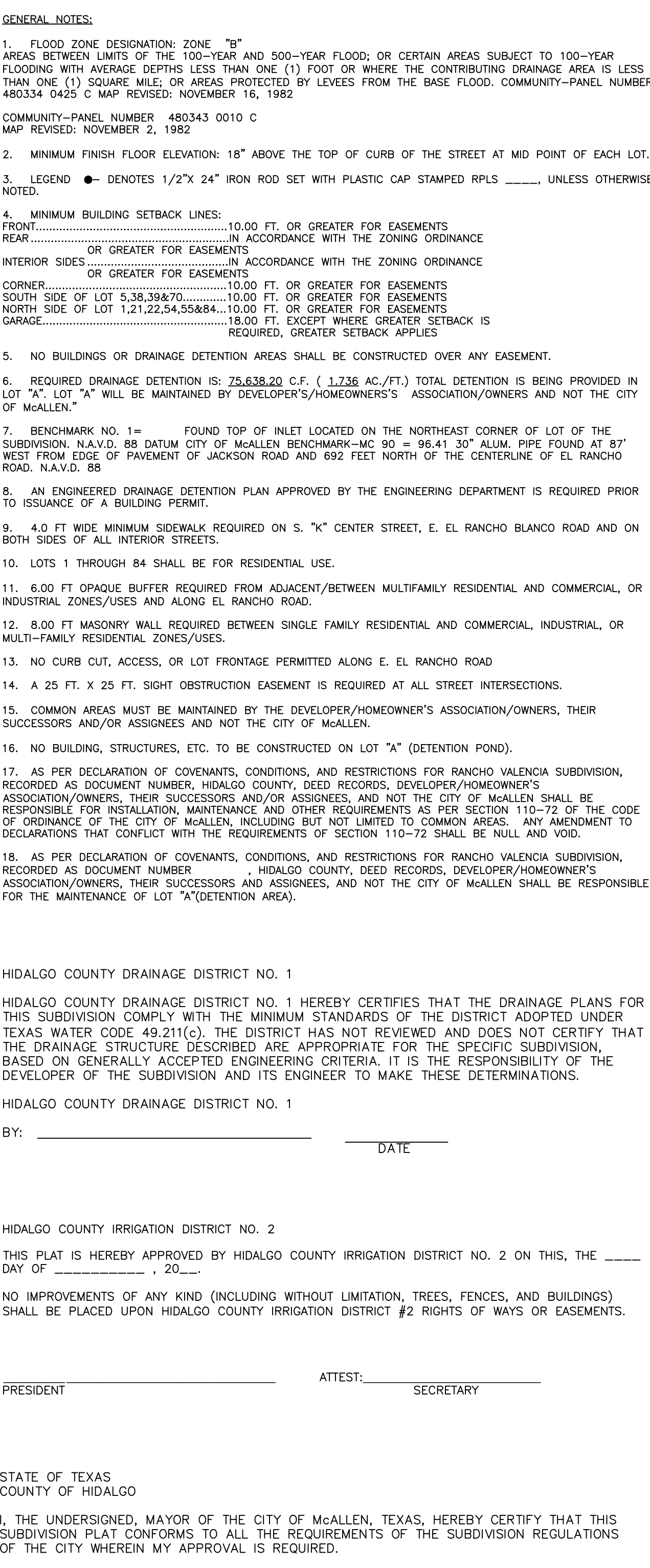
Escrows will be adjusted upon execution of Final Reimbursement Certificate

I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: _____



Print: Francisco Pons



LOT#	AREA	LOT#	AREA	LOT#	AREA	LOT#	AREA
1	2,294.04	23	2,460.04	45	2,460.04	67	2,460.04
2	2,294.04	24	2,460.04	46	2,460.04	68	2,460.04
3	2,294.00	25	2,460.04	47	2,460.04	69	2,460.04
4	2,294.04	26	2,460.04	48	2,460.04	70	2,688.04
5	2,294.04	27	2,460.04	49	2,460.04	71	2,688.04
6	3,048.78	28	2,460.04	50	2,460.04	72	3,048.78
7	2,504.10	29	2,460.04	51	2,460.04	73	3,039.68
8	2,460.04	30	2,460.04	52	2,460.04	74	3,039.68
9	2,460.04	31	2,460.04	53	2,460.04	75	3,030.02
10	2,460.04	32	2,460.04	54	2,460.04	76	3,025.19
11	2,460.04	33	2,460.04	55	2,460.04	77	3,020.36
12	2,460.04	34	2,460.04	56	2,460.04	78	3,020.36
13	2,460.04	35	2,460.04	57	2,460.04	79	3,010.70
14	2,460.04	36	2,428.50	58	2,460.04	80	3,005.87
15	2,460.04	37	2,156.06	59	2,460.04	81	3,001.04
16	2,460.04	38	3,641.11	60	2,460.04	82	2,996.12
17	2,460.04	39	3,688.44	61	2,460.04	83	2,991.38
18	2,460.04	40	2,460.04	62	2,460.04	84	2,995.65
19	2,460.04	41	2,460.04	63	2,460.04	85	2,995.65
20	2,460.04	42	2,460.04	64	2,460.04	CA1	8,986.55
21	2,460.04	43	2,460.04	65	2,460.04	CA2	8,723.95
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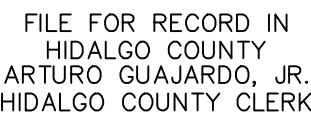
CURVE #	RADIUS	ARC	CHORD	TANGENT	DELTA
C1	97.56	30.49	30.37	15.37	17°54'31"
C2	97.56	29.63	29.52	14.93	17°24'11"
C3	97.56	7.63	7.63	3.82	4°28'52"
C4	92.92	9.59	9.59	4.8	5°54'56"
C5	92.92	42.94	42.56	21.86	26°28'31"
C6	152.92	23.68	23.66	11.86	8°52'23"
C7	152.92	46.02	45.85	23.19	17°14'38"
C8	152.92	27.50	27.46	13.79	10°18'12"
C9	36.42	22.58	22.22	11.67	35°31'20"
C10	50.00	10.91	10.89	5.48	12°30'3"
C11	50.00	35.76	35.00	18.68	40°58'24"
C12	50.00	78.24	70.50	49.70	89°39'22"
C13	50.00	124.31	94.68	50.00	37°33'26"

MARIANO GARCIA, P.E.
REG. LICENSED ENGINEER No. 90956

JOSE MARIO GONZALEZ, R.P.L.S.
REG. PROFESSIONAL LICENSED SURVEYOR NO. 5571
RIO DELTA SURVEYING, LLC
24593 FM 88
MONTE ALTO, TEXAS 78538
T.B.P.L.S. FIRM # 10013900

THIS DOCUMENT HAS BEEN RELEASED FOR PRELIMINARY
REVIEW BY MARIANO GARCIA, P.E. No. 90956. THIS DOCUMENT IS
FOR REVIEW PURPOSES ONLY.
JUNE - 2023

DATE:



ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY _____

A 9.18 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 114 AND 115, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOT 1, BLOCK 9, A.J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1952613 AND 1952614, OFFICIAL RECORDS, AND JUDGEMENT DECLARING HEIRSHIP CAUSE NO. P. 35,349, PROBATE RECORDS, HIDALGO COUNTY, TEXAS.

1616 E. GRIFFIN PARKWAY #146 MISSION TX 78572
www.mgarciaengineering.com
Firm Reg. No. F-9828

PRELIMINARY REVIEW
THIS DOCUMENT HAS BEEN RELEASED FOR PRELIMINARY
REVIEW BY MARIANO GARCIA, P.E. No. 90956. THIS DOCUMENT IS
FOR REVIEW PURPOSES ONLY.
JUNE - 2023

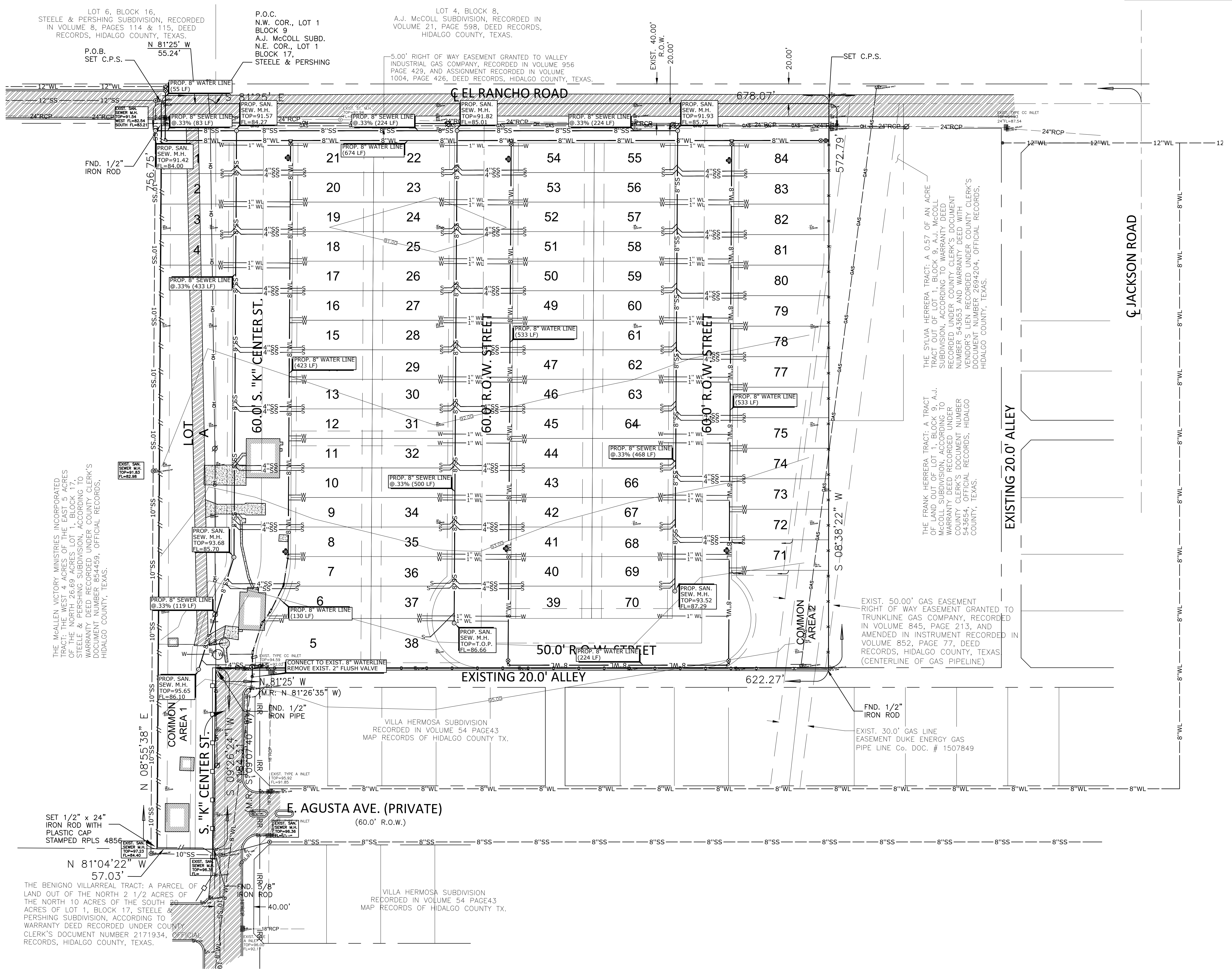
M GARCIA
ENGINEERING
LLC
CIVIL ENGINEERING
1616 E. Griffin Parkway #146
Mission TX, 78572
Bus. 956.207.6036
www.mgarciaengineering.com
Firm Reg. No. F-9828

SEAL:

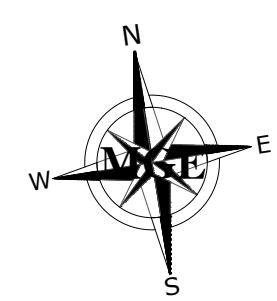
PROJECT:
RANCHO VALENCIA SUBDIVISION
MCALLEN, TEXAS

JOB NO. 22-125
DATE: 06-27-23
DRAWN BY: MM
CHECKED BY: MG
REVISION:

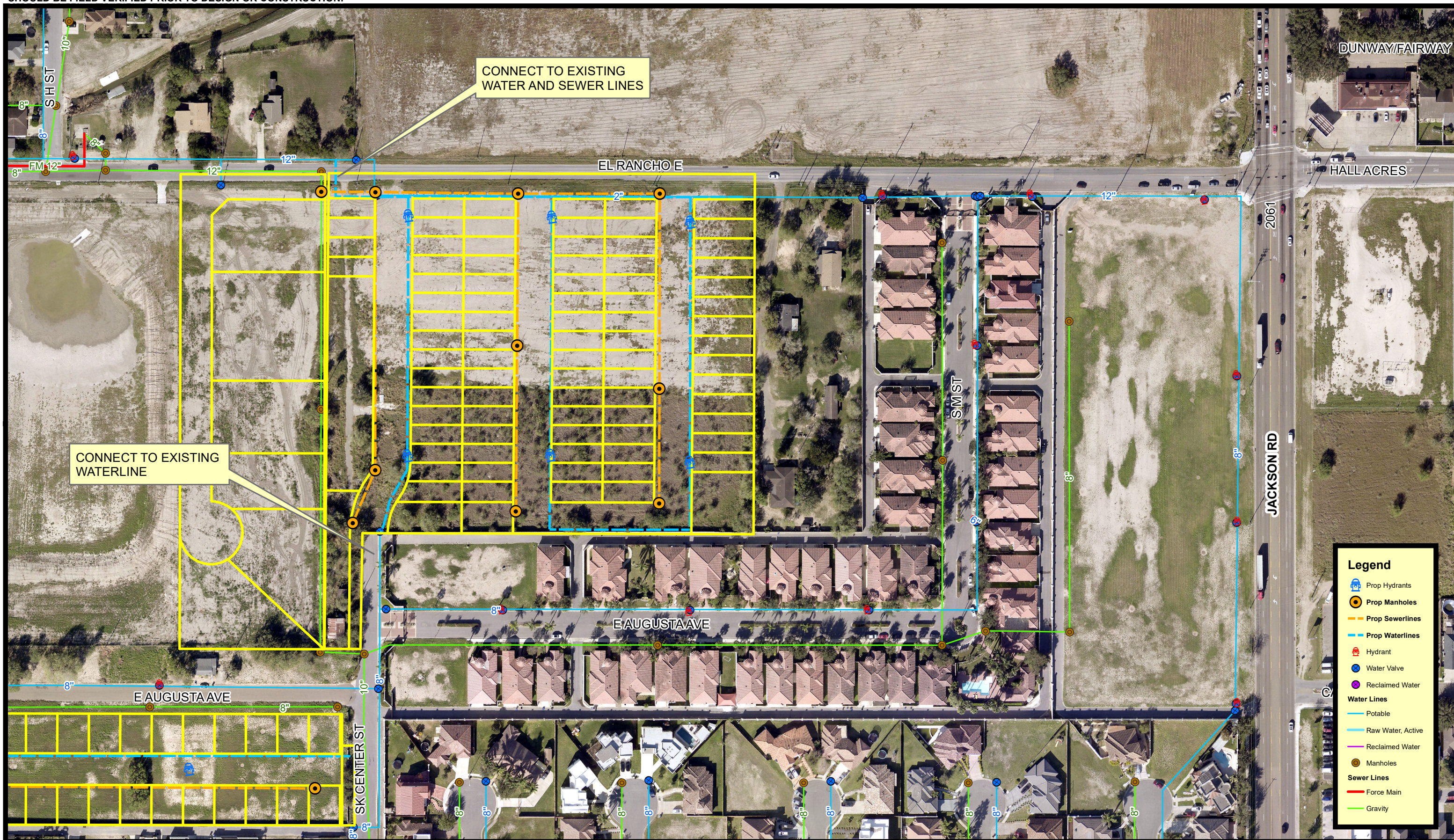
DRAWING NO:
C4.0



LEGEND
W - WATER SERVICE CONNECTION
S - SANITARY SEWER SERVICE CONNECTION



UTILITY LAYOUT
SCALE: 1"=50'





AGENDA ITEM

2.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/05/2023

MEETING DATE

7/11/2023

1. Agenda Item: Approval of Palmridge Park Lot 1A Subdivision
2. Party Making Request:
Erika Gomez, Developmental Activities
3. Nature of Request: Request of MPUB approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement: N/A
6. Routing:
Erika Gomez Created/Initiated - 7/5/2023
7. Staff's Recommendation: Approval of subdivision as conditions set forth.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo

TO: Marco A. Vega, P.E., General Manager
THRU: Carlos Gonzalez, P.E., Utility Engineer
FROM: Erika Gomez, E.I.T., Asst. to the Utility Engineer
DATE: July 5, 2023
SUBJECT: Palmridge Park Lot 1A Subdivision; Consideration & Approval of Subdivision

This property consists of 1.944 acres, and it is located on the west side of south McColl Rd and approximately 900 ft. south of Ridge Rd. It is located within the McAllen City Limits and is being proposed as C-3 Commercial for self-storage units.

The subdivision application was originally filed with the City on June 8th, 2023 and received preliminary P&Z approval on June 20th, 2023. The information required from the developer's engineer for this agenda was received on July 1st, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect two (2) water services to an existing 4" waterline located on the north side of the property. The developer is also proposing to connect to an existing 8-inch waterline to install a fire hydrant to serve the development.
2. **Sewer Service:** The applicant is proposing to connect to an existing 36" sanitary sewer manhole located on the north side of the property and extend a 6" sanitary sewer line. The applicant is proposing two (2) 6" sewer services.
3. The developer has submitted a Reimbursement Waiver.

Staff recommends MPUB approval of subdivision application as proposed subject to the following: 1.) Dedication of a minimum of 10ft. utility easement along the perimeter of the property and/or ROW for future public Utility improvements; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Individual water and sewer services for each unit be installed.

I'll be available for further discussion/questions at the MPUB meeting.



5000 West Military, Ste 100

McAllen, Texas 78503

(956) 664-0286

June 30, 2023

McAllen Public Utility Department
311 N 15th Street
McAllen, TX. 78501

Attn: Rafael Balderas, E.I.T., CPM

Re: McCollbak Premier Storage Facility - Utility Plan Narrative

Dear Mr. Balderas,

McCollbak Premier Storage Facility is a property of 1.944 acres situated in the City of McAllen south of the corner of S. McColl Rd and E. Ridge Ave with frontages on S. McColl Rd and S. D St. This property is a portion of Lot 1 of Palmridge Park as recorded in Volume 38; Page 35 as recorded in M.R.H.C.T.

Wastewater Narrative: The site will use an existing 36" manhole located to the north of the property. The onsite design will propose to connect into the 36" wastewater manhole and extend an 6" PVC wastewater line to the property where it will run along the north property line for approximately 140 ft with (3) 6" cleanouts. The building will have two (2) - 6" services that will include a total of two (2) - 6" cleanouts. One building service connection will be directly south of the existing manhole. The second service connection will be east of the manhole closer to McColl Rd at the end of the proposed 6" line.

Water Narrative: The site will propose two (2) connections to the existing 4" PVC waterline located north of the property with one (1) - 1.5" domestic water service connection for the office and one (1) - ¾" connection for irrigation. In addition, the onsite design will propose one (1) fire service, and one (1) fire hydrant to provide fire protection for the property. The fire service and fire hydrant will be connected to the existing 8" PVC waterline on S. D Street.

All proposed water and wastewater lines are inside City right-of-way or proposed utility easements.

For a depiction of the proposed utility improvements refer to the attached utility plan layout. Should you have any questions or require additional information, please do not hesitate to contact myself 956-445-5262 or by email at aneira@halff.com.

Respectfully,

A handwritten signature in blue ink, appearing to read "Angelica Neira", is written over a light blue circular stamp.

Angelica Neira
Project Manager

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS CERTIFICATE, issued by the McAllen Public Utility (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to _____ hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property:

Palmridge Park Lot 1A
(Subdivision Name) and proposes to construct Utility Improvements as shown on a plan

designed by Halff Associates dated 06-30-2023, hereinafter called the
(Engineering Firm)

IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.
(Approval date)

2. By the execution of this certificate, the Developer hereby waives and disclaims the right to obtain reimbursement from Intervening Developers in accordance with the MPUB's Reimbursement Policy.

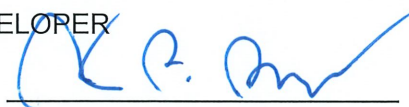
ISSUED in triplicate originals this _____ day of _____, 202_.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

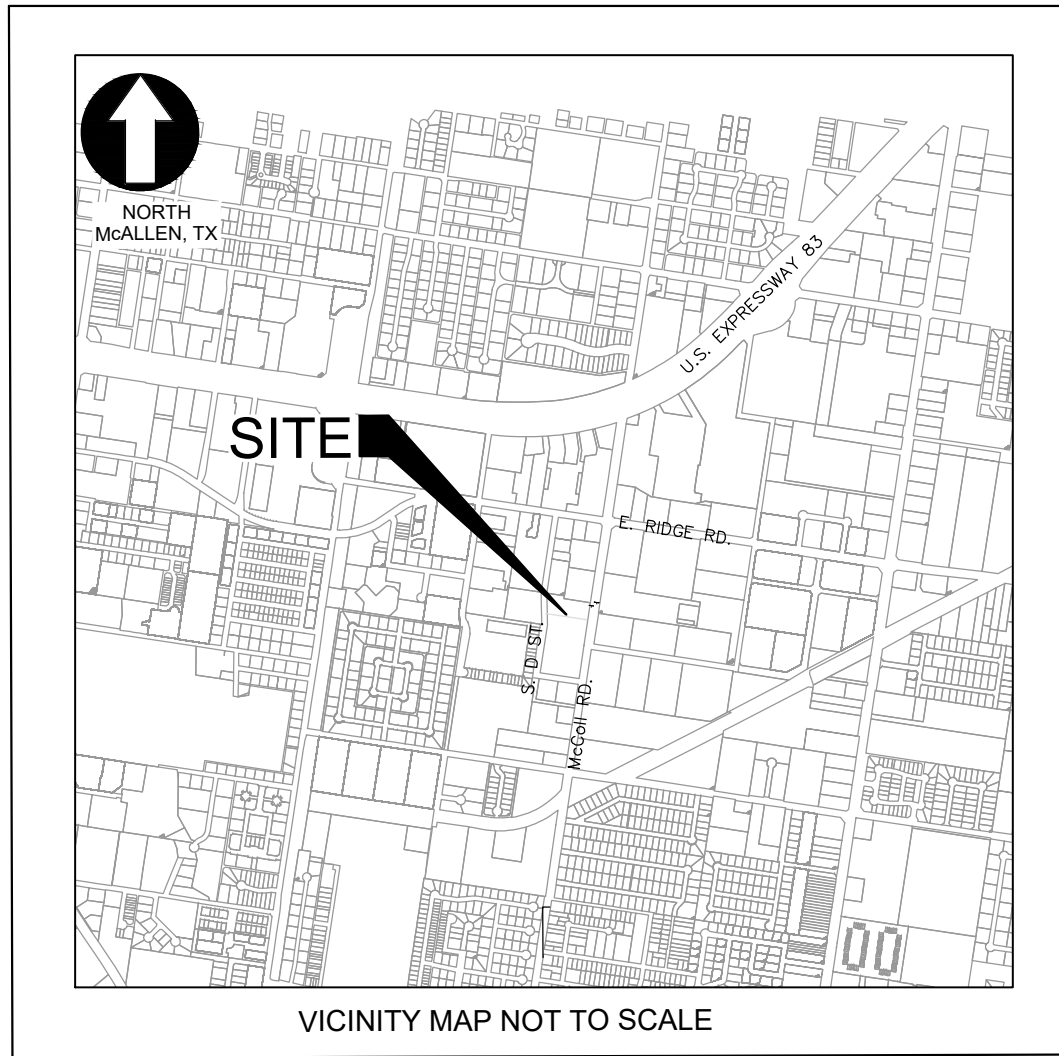
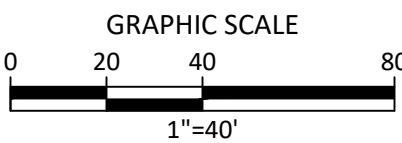
BY: _____
Mark Vega, P.E.
General Manager, McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

Board Secretary

DEVELOPER
BY: 
Address: 207 Roosevelt Ave.
San Antonio, Tx 78210

Signed By: Phil Bakke



METES AND BOUNDS:

1.944 ACRES OF LAND LOCATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS AND BEING A PORTION OF LOT 1, PALMRIDGE PARK, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND FURTHER BEING A PORTION OF TRACT 3, AS CONVEYED TO DON MEYERHOFF AND MARCIA BONNELL, CO-TRUSTEES UNDER THE INDENTURE OF TRUST DATED DECEMBER 31, 1990, KNOWN AS THE MEYERHOFF FAMILY TRUST, AS DESCRIBED IN VOLUME 3015, PAGE 675, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.944 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" IRON ROD LOCATED IN THE WESTERLY RIGHT OF WAY LINE OF S. McCall ROAD AND MARKING THE SOUTHEASTERLY CORNER OF LOT A, RIDGE CROSSING SUBDIVISION NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 38, PAGE 2A, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, SOUTH 08DEG 34' 51" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF S. McCall ROAD, A DISTANCE OF 178.01 FEET, TO A SET 1/2" IRON ROD WITH "HALFF" CAP;

THENCE, NORTH 81DEG 23' 27" WEST, CROSSING SAID LOT 1, A DISTANCE OF 429.80 FEET, TO A SET 1/2" IRON ROD WITH "HALFF" CAP LOCATED IN THE EASTERLY RIGHT OF WAY LINE OF S. D STREET;

THENCE, NORTH 00DEG 59' 43" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF S. D STREET, A DISTANCE OF 210.96 FEET, TO A FOUND 1/2" IRON ROD WITH "RIO DELTA" CAP MARKING THE SOUTHWESTERLY CORNER OF LOT 3, PALMRIDGE PARK NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2108488, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 3 AND THE WESTERLY AND SOUTHERLY LINES OF SAID LOT A, THE FOLLOWING COURSES:

SOUTH 81DEG 24' 02" EAST, A DISTANCE OF 185.18 FEET, TO A FOUND 1/2" IRON ROD;
SOUTH 08DEG 43' 32" WEST, A DISTANCE OF 29.95 FEET, TO A FOUND 1/2" IRON ROD;
SOUTH 81DEG 22' 29" EAST, A DISTANCE OF 279.78 FEET, TO THE **POINT OF BEGINNING** AND CONTAINING 1.944 ACRES (84,671 SQUARE FEET) OF LAND, MORE OR LESS.

GENERAL NOTES:

- THE BASIS OF BEARING IS BEING REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE (4205) AS DERIVED FROM THE WESTERN DATA SYSTEM VRS RIO GRANDE VALLEY COOPERATIVE NETWORK. ALL DISTANCES ARE SHOWN IN SURFACE.
- BENCHMARK INFORMATION**
 - 5/8" ROD WITH ALUMINUM DISC LOCATED NEAR THE NE CORNER OF THE PROPERTY ELEV. 116.86
 - 5/8" ROD WITH ALUMINUM DISC LOCATED NEAR THE SE CORNER OF THE PROPERTY ELEV. 116.31
 - 5/8" ROD WITH ALUMINUM DISC LOCATED NEAR THE SW CORNER OF THE PROPERTY ELEV. 116.65
 - 5/8" ROD WITH ALUMINUM DISC LOCATED NEAR THE NW CORNER OF THE PROPERTY ELEV. 116.68
- ACCORDING TO THE COMMUNITY PANEL NO. (480334 0425 C) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP OR FLOOD HAZARD BOUNDARY MAP DATED (11/16/1982), THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE B & C. ZONE B (DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500 YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, (MEDIUM SHADING) ZONE C (DEFINED AS AREAS OF MINIMAL FLOODING, (NO SHADING))
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES MEASURED ABOVE TOP OF CURB AT FRONT CENTER OF LOT.
- STORM WATER DETENTION REQUIRED FOR THIS DEVELOPMENT IS 0.32 AC-FT TO BE DETAINED WITHIN THE REGIONAL DETENTION SYSTEM. DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:

SOUTH McCOLL ROAD - 50.0' OR GREATER PER APPROVED SITE PLAN OR EASEMENT

SOUTH "D" STREET - 30.0' OR GREATER PER APPROVED SITE PLAN.

OTHERS - ACCORDING TO ZONING ORDINANCE, APPROVED SITE PLAN, OR EASEMENT LINES, WHICHEVER IS GREATER.
- A 4 FT. SIDEWALK IS REQUIRED ALONG EAST WICHITA AVE. SOUTH "D" STREET AND SOUTH McCOLL ROAD
- AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY'S ENGINEERING DEPT. PRIOR TO APPLICATION FOR BUILDING PERMIT IS REQUIRED.
- SITE PLAN MUST BE APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
- 6.0 FT. BUFFER REQUIRED FROM ANY ADJACENT RESIDENTIAL ZONE/USE.
- 25' X 25' SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- ALL CORNERS, ANGLE POINTS AND POINTS OF CURVATURE OR TANGENCY DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "HALFF" OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- MINIMUM 26 FT. WIDE PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE PROVIDED AS PART OF THE SITE PLAN REVIEW FOR THIS PROPERTY.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

LEGEND

○ - SET 1/2" IRON ROD WITH CAP STAMPED "HALFF"
FIR4 - FOUND 1/2" IRON ROD
FIR4 - FOUND 1/2" IRON ROD W/CAP (AS NOTED)
M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS
D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS
O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
R.O.W. - RIGHT OF WAY
VOL. - VOLUME
PG. - PAGE
DOC. NO. - DOCUMENT NUMBER
CL. - CENTERLINE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS McCOLLBAK SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO HEREBY DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS EASEMENTS, WATERLINES, SANITARY SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREIN OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

McCOLLBAK I, LLC, A TEXAS LIMITED LIABILITY COMPANY
PHILLIP P. BAKKE - MANAGING MEMBER
207 ROOSEVELT AVE.
SAN ANTONIO, TX 78210

McCOLLBAK I, LLC, A TEXAS LIMITED LIABILITY COMPANY
McCOLLBAK, LTD, A TEXAS LIMITED PARTNERSHIP, MANAGER
PHILLIP P. BAKKE, GENERAL PARTNER
207 ROOSEVELT AVE.
SAN ANTONIO, TEXAS 78210

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY APPEARED SHARYBAK I, LLC AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

DATED THIS _____ DAY OF _____, A.D. 2023.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023.

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023.

ATTESTED: SECRETARY, CITY OF McALLEN MAYOR, CITY OF McALLEN

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATION

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
ON THIS _____ DAY OF _____, 20____.

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR THE DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, ALSO THER WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHTS OF WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1

PRESIDENT SECRETARY

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, JAMES W. RUSSELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JAMES W. RUSSELL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 4230

DATE:

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

RAUL GARCIA, JR.
LICENSED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 137892

DATE:

PRELIMINARY
This document shall not
be recorded for any
purpose and shall not be
used or viewed or relied upon
as a final survey document.

FOR REVIEW & COMMENT

PRELIMINARY
This document shall not
be recorded for any
purpose and shall not be
used or viewed or relied upon
as a final survey document.

FOR REVIEW & COMMENT



FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.,
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRINCIPAL CONTACTS
OWNER: BAKKE DEVELOPMENT
ENGINEER: HALFF ASSOCIATES
SURVEYOR: HALFF ASSOCIATES

9000 E. LAKEVIEW DR.
5000 W. MILITARY STE. 100
5000 W. MILITARY STE. 100

McALLEN, TX 78501
McALLEN, TX 78503
McALLEN, TX 78503

PH: (210) 541-2005
PH: (956) 664-0286
PH: (956) 664-0286

PALMRIDGE PARK LOT 1A SUBDIVISON

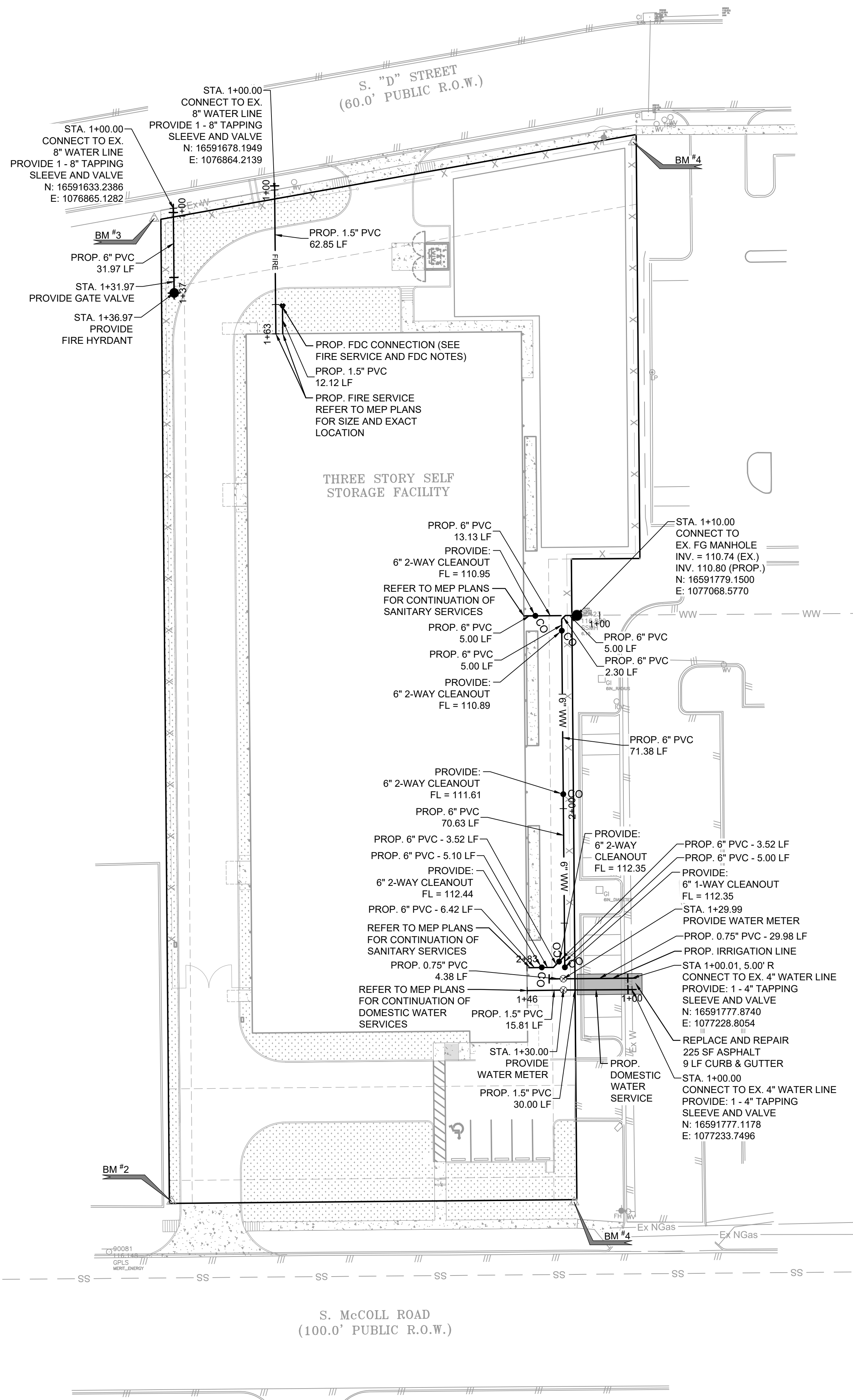
A SUBDIVISION OF 1.944 ACRES
SITUATED IN THE CITY OF McALLEN
HIDALGO COUNTY, TEXAS
OUT OF LOT 1
PALMRIDGE PARK SUBDIVISION

AVO: 54749.001
DATE OF PREPARATION: JUNE 2023

BY



5000 WEST MILITARY, SUITE 100
McALLEN, TX 78503-7446
TEL (956) 664-0286
TBPCLS SURVEYING FIRM #10104444



NOTICE TO CONTRACTORS

1. PRIOR TO CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE HORIZONTAL AND VERTICAL LOCATION OF BURIED UTILITIES AND STRUCTURES, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:

TELEPHONE, STORMSEWER, WATER, GAS, CABLE TV, SANITARY SEWER, ELECTRIC.
2. IF DISCREPANCIES OCCUR BETWEEN THAT WHICH IS SHOWN ON THE PLANS AND CONDITIONS PRESENT IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING IMMEDIATELY. FAILURE TO DO SO SHALL ABSOLVE OWNER AND ENGINEER OF LIABILITY AND ASSOCIATED COST.

***** STOP! CALL BEFORE YOU DIG! ****

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," TEXAS811 MUST BE CONTACTED AT LEAST 2 WORKING DAYS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE CONTRACTOR SHALL ALSO CALL 811. AND ALL OTHER LOCATED COMPANIES PRIOR TO EXCAVATION ACTIVITIES.

INFORMATION ON EXISTING UTILITIES IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.

FIRE SERVICE AND FDC NOTES

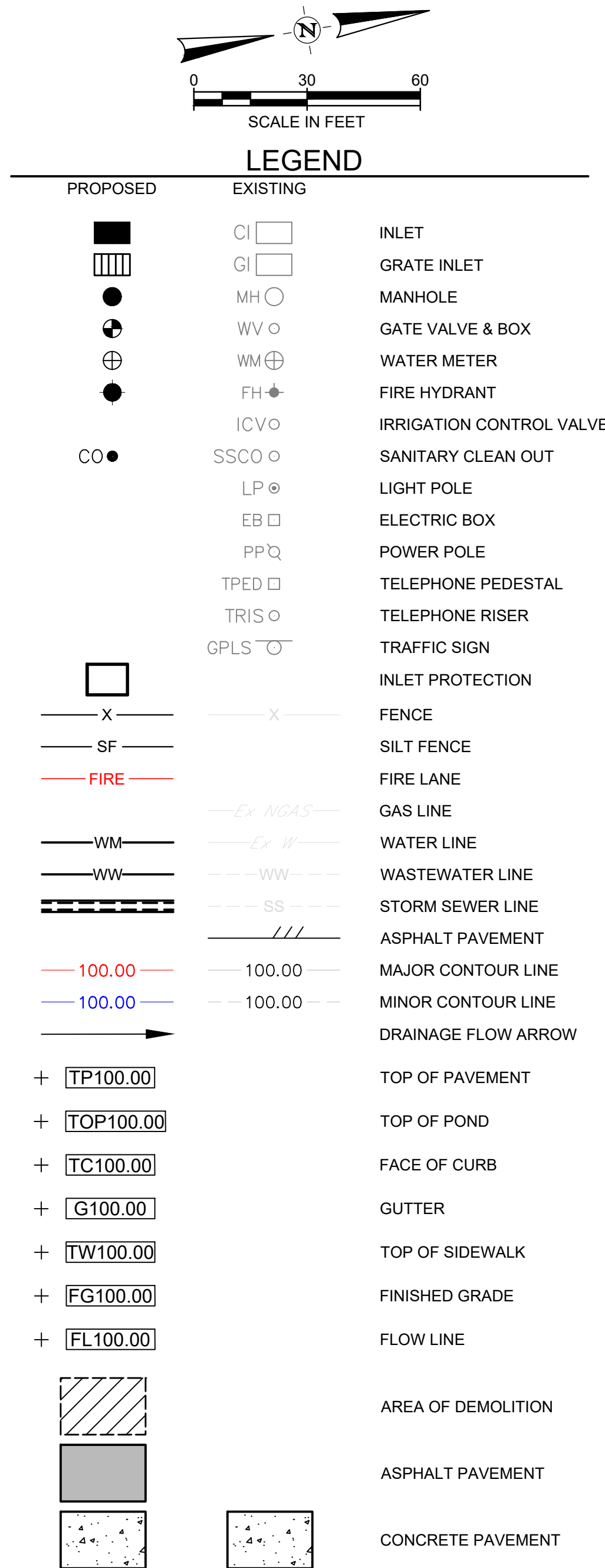
1. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE FIRE SYSTEM DESIGNED (BY A LICENSED DESIGNER/ INSTALLER) AND ALL MATERIALS REQUIRED FOR THE INSTALLATION OF A COMPLETE IN PLACE SYSTEM. THIS INCLUDES COORDINATING THE INSTALLATION OF THE SYSTEM WITH THE CITY OF CHICAGO AND PROVIDING ALL REQUIRED BACKFLOW PREVENTER(S), FIRE DEPARTMENT CONNECTION(S), FITTINGS, VALVES AND ALL INCIDENTALS. PRIOR TO INSTALLATION, GENERAL CONTRACTOR SHALL SUBMIT TO THE CITY FIRE MARSHAL FOR REQUIRED APPROVALS.

BM #1
SET 5/8" RE-BAR WITH ALUMINUM DISC
ON SET IN GROUND ON THE
NORTHEAST SIDE OF SITE
IMPROVEMENTS
ELEVATION = 117.04(NAVD88)
N=16591737.44
E=1077321.39
(NAD83)

BM #3
SET 5/8" RE-BAR WITH ALUMINUM DISC:
SET IN GROUND ON THE
SOUTHWEST SIDE OF SITE
IMPROVEMENTS
ELEVATION = 116.73(NAVD88)
N=16591624.27
E=1076868.20
(NAD83)

BM #2
SET 5/8" RE-BAR WITH ALUMINUM DISC
SET IN GROUND ON THE
SOUTHEAST SIDE OF SITE
IMPROVEMENTS
ELEVATION = 116.47(NAVD88)
N=16591563.75
E=1077293.24
(NAD83)

BM #4
SET 5/8" RE-BAR WITH ALUMINUM DISC
SET IN GROUND ON THE
NORTHWEST SIDE OF SITE
IMPROVEMENTS
ELEVATION = 116.88(NAVD88)
N=16591836.18
E=1076868.39
(NAD83)



**PREMIER
STORAGE McCOLLBAK**
S. McCOLL ROAD TO S. D STREET
McALLEN, TEXAS

[illegible]

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM
REVIEW AND NOT INTENDED FOR
REGULATORY APPROVAL, PERMIT, BIDDING
OR CONSTRUCTION PURPOSES. THEY
WERE PREPARED BY OR UNDER THE
SUPERVISION OF:

RAUL GARCIA JR.	000000
NAME	P.E. NO.
DATE	7/5/2023
TRPEI S. ENGINEERING FIRM #E-312	

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY:

RAUL GARCIA JR.
P.E. # 000000 ON 7/5/2023.

ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION TO THE
RESPONSIBLE ENGINEER IS AN OFFENSE
UNDER THE TEXAS ENGINEERING
PRACTICE ACT.

THE RECORD COPY OF THIS DRAWING IS
ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.
201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
BP/ELS ENGINEERING FIRM #F-312

PROJECT NO.: 54749.001

ISSUED: XXXX
DRAWN BY: BB AB

CHECKED BY: XXXX

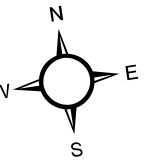
SCALE: AS NOTED

SHEET TITLE

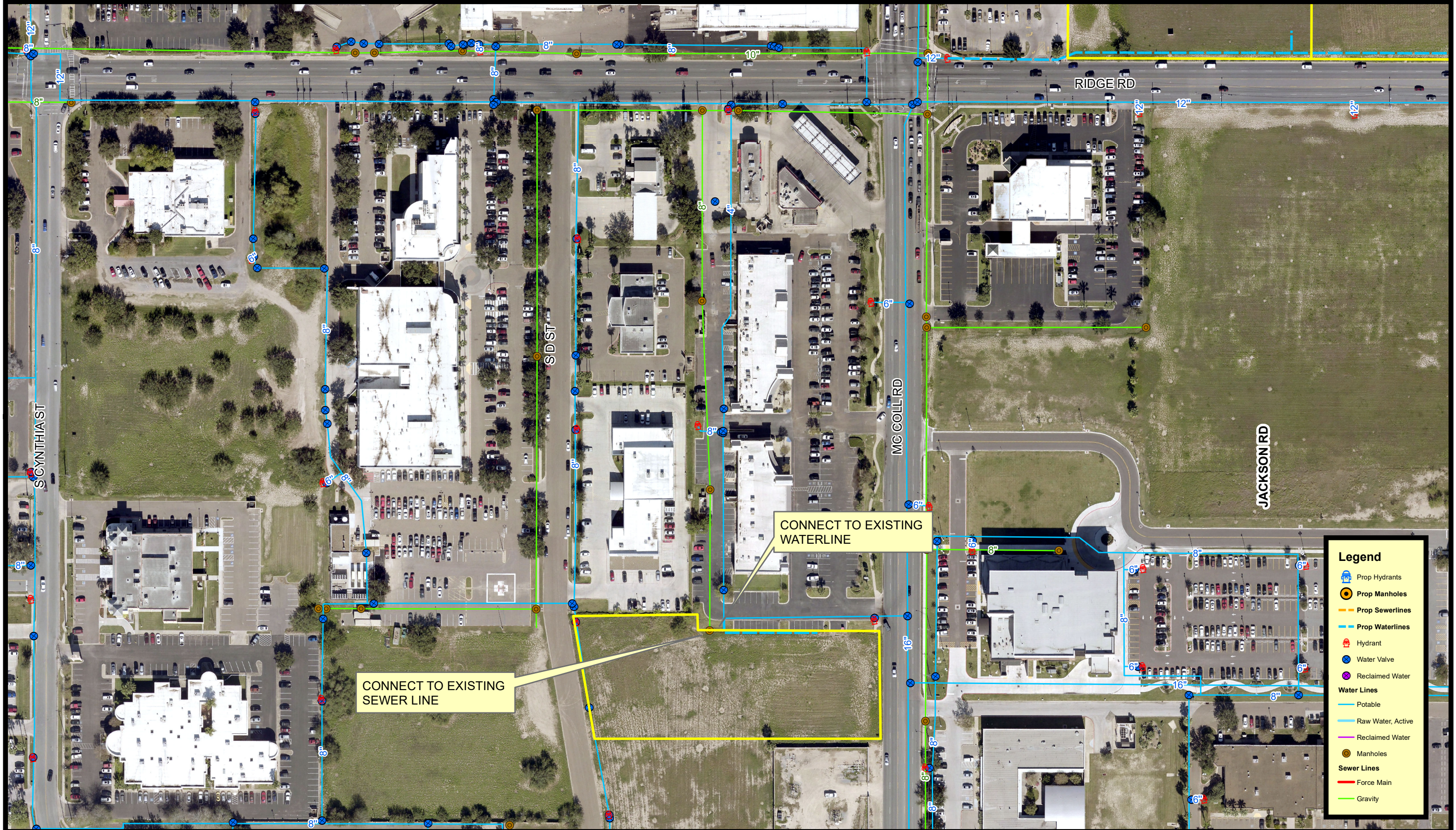
UTILITY PLAN

C6.0

PALMRIDGE PARK LOT 1A SUBDIVISION



*UTILITIES SHOWN ARE FOR GENERAL INFORMATION ONLY AND MAY NOT BE 100% ACCURATE. UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.



Legend

- Prop Hydrants
- Prop Manholes
- Prop Sewerlines
- Prop Waterlines
- Hydrant
- Water Valve
- Reclaimed Water
- Water Lines**
 - Potable
 - Raw Water, Active
 - Reclaimed Water
- Sewer Lines**
 - Force Main
 - Gravity



AGENDA ITEM

2.c.

PUBLIC UTILITY BOARD

**DATE SUBMITTED
MEETING DATE**

**07/05/2023
7/11/2023**

1. Agenda Item: Approval of Limas Subdivision
2. Party Making Request:
Marco Ramirez, Utility Engineer P.E.
3. Nature of Request: MPU Board approval of Limas Subdivision
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
Patrick Gray Created/Initiated - 7/5/2023
7. Staff's Recommendation: Approval of Limas Subdivision
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo

TO: Marco A. Vega, P.E., General Manager
J.J. Rodriguez, Asst. General Manager

THRU: Carlos Gonzalez, P.E., Utility Engineer
Marco Ramirez, P.E., Utility Engineer

FROM: Patrick R. Gray, E.I.T., GIS Coordinator

DATE: July 3, 2023

SUBJECT: **Limas Subdivision; Consideration & Approval of Subdivision**

This property is located on the north side of Frontera Rd. approximately 1,300 linear feet west of North Colonel Rowe Blvd. It is located within the McAllen City Limits and is being proposed as R-1 Residential. The tract consists of 3.723 acres and will be one single-family home lot.

The subdivision application was originally filed with the City on May 30, 2023 and has received preliminary P&Z approval on June 20, 2023. The information required from the developer's engineer for this agenda was received on June 30, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing water service to service the 1 property. The applicant is also proposing to extend a 6" waterline from the existing 8" waterline on the south side of Frontera Rd. with a new fire hydrant.
2. **Sewer Service:** The applicant is proposing to install a single 6" sewer service to service the 1 property. The single service will connect to an existing 8" Sanitary Sewer line on the north side of Frontera Rd.
3. This property falls within the Northgate Water and Sewer reimbursement service area.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following:

- 1.) **Dedication of a utility easement, possibly along the perimeter of the property.**
- 2.) **Installation of the proposed public utility infrastructure to be constructed as proposed.**
- 3.) **Payment of a Waterline and Sanitary Sewer Line Reimbursement to MPU and the Developer in the amount of \$5,838.86 for the Northgate Waterline and Sanitary Sewer Line Project.**

Staff will be available for further discussion/questions at the MPUB meeting.

Thank you



Proposed Subdivision to MPUB Checklist

6-30-23

Date: _____

Subdivision Name: Limas Subdivision

Applicant: Dr. Flor Aurora Limas

☒ Yes ☐ No – Utility Narrative

☒ Yes ☐ No – Utility Layout (11x17)

☒ Yes ☐ No – Subdivision Plat (11x17)

☒ Yes ☐ No ☐ N/A – Reimbursement Waiver Form

Comments: _____

☐ Yes ☐ No ☒ N/A – Reimbursement Certificate

Comments: _____

☒ Yes ☐ No ☐ N/A – Reimbursement Calculation Worksheet

Comments: _____

☐ Yes ☐ No ☒ N/A – Sharyland Water Supply Corporation Availability Letter

Comments: _____

Additional Comments: _____

LIMAS SUBDIVISION

Utility Narrative:

A 3.723-acre tract of land, a part or portion out of Lot 14, Ebony Heights Citrus Groves Unit One Subdivision Hidalgo County, Texas, according to the map or plat recorded in Volume 5, page 39 of the Hidalgo County Map Records. There is one proposed single family residential lot proposed in the subdivision with access from Frontera Rd.

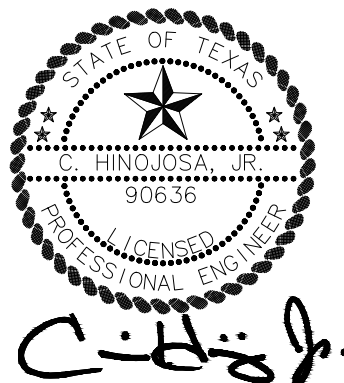
Water

Lot 1 will be serviced by an existing service line this is located on the west side of the property that was extended from the south of Frontera Rd. subdivision. A new fire hydrant is proposed if the city fire department requires it.

Sewer

The sanitary sewer system for the proposed lot will be collected and sent through a 6" PVC sanitary sewer service line. The 6" service line will connect to an existing 8" sanitary sewer line that runs along the north side of Frontera Rd. and stops at the east part of this lot.

6-30-23



SEWER LINE REIMB. CALCULATIONS			
SEWER:	DEV: NORTHGATE REIMBURSTMENT		
COST:	\$452.94	x	4.05 AC \$1,834.41
10% ADMIN FEE	<10 YEARS		183.44
SEWER LINE REIMBURSEMENT			\$2,017.85

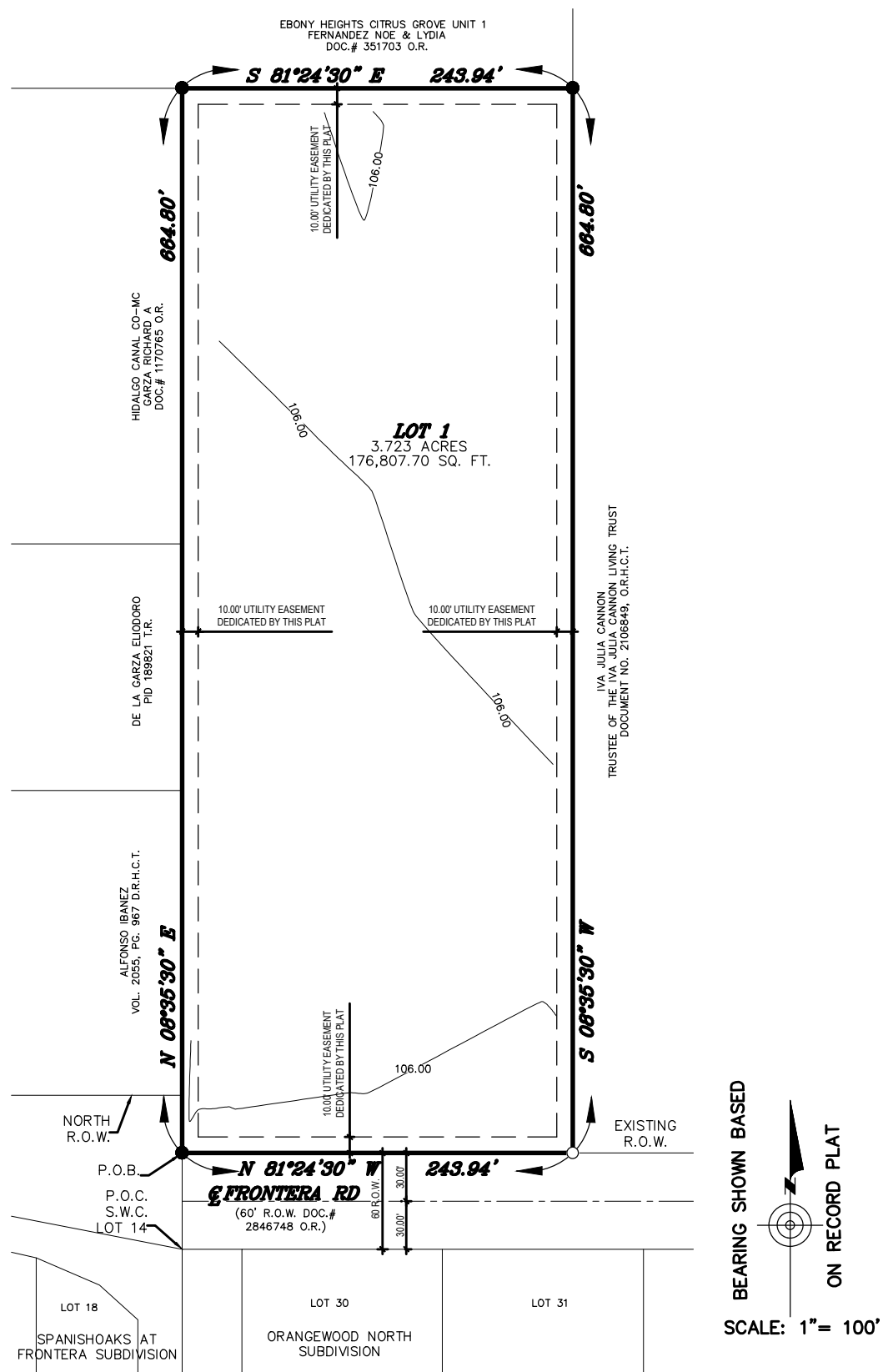
SEWER LINE REIMB. CALCULATIONS			
SEWER:	MPU: NORTHGATE SEWER		
COST:	\$2,355.26 x	1 AC	\$2,355.26
10% ADMIN FEE	<10 YEARS		235.53
SEWER LINE REIMBURSEMENT			\$2,590.79

WATER LINE REIMB. CALCULATIONS			
WATER:	MPU: NORTHGATE WATER		
COST:	\$1,118.38	x	1 AC
			\$1,118.38
10% ADMIN FEE	<10 YEARS		111.84
WATER LINE REIMBURSEMENT			\$1,230.22

Prepared By: PS Date: 6/30/23 Reviewed By: PS

I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Print: _____



SUBDIVISION PLAT OF LIMAS SUBDIVISION
MCALLEN, TEXAS

A TRACT OF LAND CONTAINING 3.723 OF ONE ACRE SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 14, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, SAID 3.723 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO NOE FERNANDEZ AND WIFE, LYDIA FERNANDEZ, BY VIRTUE OF A CASH WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 351703, HIDALGO COUNTY OFFICIAL RECORDS

CHLH
ENGINEERING, LLC

TBPE FIRM No. F-8719
701 S. 15th STREET MCALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 FAX

TBPE FIRM No. F-8719
 701 S. 15th STREET McALLEN, TX. 78501
 (956) 687-5560 (956) 687-5561 FAX



Limas Subdivision





AGENDA ITEM

2.d.

PUBLIC UTILITY BOARD

**DATE SUBMITTED
MEETING DATE**

**07/05/2023
7/11/2023**

1. Agenda Item: Approval of Casa Corsica Subdivision.
2. Party Making Request:
Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: Waterline Reimbursement to MPU for participation to the Ware Road Waterline Relocation Project in the amount of \$11,587.13.
Wastewater Reimbursement to MPU for the Nolana Diversion Wastewater Project in the amount of \$11,853.80.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 7/5/2023
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo

TO: Marco A. Vega, P.E., General Manager
J.J. Rodriguez, Asst. General Manager

THRU: Marco Ramirez, P.E., Utility Engineer
Carlos Gonzalez, P.E., Utility Engineer

FROM: Rafael A. Balderas, E.I.T., Asst. to the Utility Engineer

DATE: July 5, 2023

SUBJECT: **Casa Corsica Subdivision; Consideration & Approval of Subdivision**

The property is located on the south side of Nolana Avenue and on the east side of Ware Road. It is located within the McAllen City Limits and is being proposed as C-3 commercial. The tract consists of 9.073 acres and will be six lots for commercial use.

The subdivision application was originally filed with the City on April 17, 2023 and received preliminary P&Z approval on June 6, 2023. The information required from the developer's engineer for this agenda was received on June 22, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install an 8-inch waterline to service the property, which would connect to an existing waterline at the north-west corner of the property and an existing waterline south of the property. It is recommended to follow the Fire Departments recommendation for fire hydrant locations and fire protection.
2. **Wastewater Service:** The applicant is proposing to install an 8-inch wastewater line to service the property which would connect to an existing wastewater line north of the property.
3. The property falls within the MPU: Ware Road Waterline Relocation Water Participation and the Nolana Diversion Wastewater Reimbursement Service Areas.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Payment of a waterline reimbursement to MPU in the amount of \$11,587.13 for participation to the Ware Road Waterline Project; and 4.) Payment of a wastewater line reimbursement to MPU in the amount of \$11,853.80 for the Nolana Diversion Wastewater Project.

I'll be available for further discussion/questions at the MPUB meeting.



June 13, 2023

City of McAllen Public Utility
311 N. 15th Street
McAllen, Texas 78501

RE: Casa Corsica Subdivision Utility Narrative

To whom it may concern:

The proposed Casa Corsica Subdivision plans to install public water and sewer to service 6 proposed lots on the overall plat. The proposed 4" water main will connect on the southern end to an existing 8" water main and be routed through an existing 10' wide easement to reach the proposed plat. The water service will run through the site and connect to an existing 12" water line located in the northwest corner of Lot 1. A stub for the east property will be provided at the northeast corner of Lot 2. Approximately 1800' of water main is proposed by this project.

The proposed 8" sanitary sewer will be run from an existing manhole located on the north side of the property, in the Nolana Loop public R.O.W. The proposed sewer will run through the site to provide service to all 6 proposed lots. Approximately 1050' of 8" sanitary sewer is proposed by this project.

Regards,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "J. Kerby".

Jonathan Kerby, P.E. – Project Manager

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS CERTIFICATE, issued by the McAllen Public Utility (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to GRACO Real Estate hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property:

Casa Corsica Subdivision and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by Kimley Horn and Associates, Inc. dated 04/13/2023, hereinafter called the
(Engineering Firm)

IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.
(Approval date)

2. By the execution of this certificate, the Developer hereby waives and disclaims the right to obtain reimbursement from Intervening Developers in accordance with the MPUB's Reimbursement Policy.

ISSUED in triplicate originals this _____ day of _____, 202_.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

BY: _____
Mark Vega, P.E.
General Manager, McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

Board Secretary

DEVELOPER

BY: [Signature]

Address:
5307 W LOOP 289 Ste 302
Wubbock, TX 79414

**SUBDIVISION REIMBURSEMENT WORKSHEET
CASA CORSICA SUBDIVISION**

WATERLINE REIMB. CALCULATIONS

WATER: MPU: WARE RD. WATERLINE RELOCATION PART.
COST: \$1,161.00 x 9.073 AC \$10,533.75
10% ADMIN FEE <10 YEARS 1,053.38

WATERLINE REIMBURSEMENT \$11,587.13

SEWER LINE REIMB. CALCULATIONS

SEWER: MPU: NOLANA DIVERSION
COST: \$1,187.72 x 9.073 AC \$10,776.18
10% ADMIN FEE <10 YEARS 1,077.62

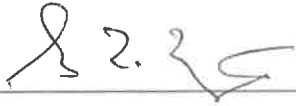
SEWER LINE REIMBURSEMENT \$11,853.80

TOTAL REIMBURSEMENT DUE \$23,440.93

Prepared By: RS Date: 4/11/2023 Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

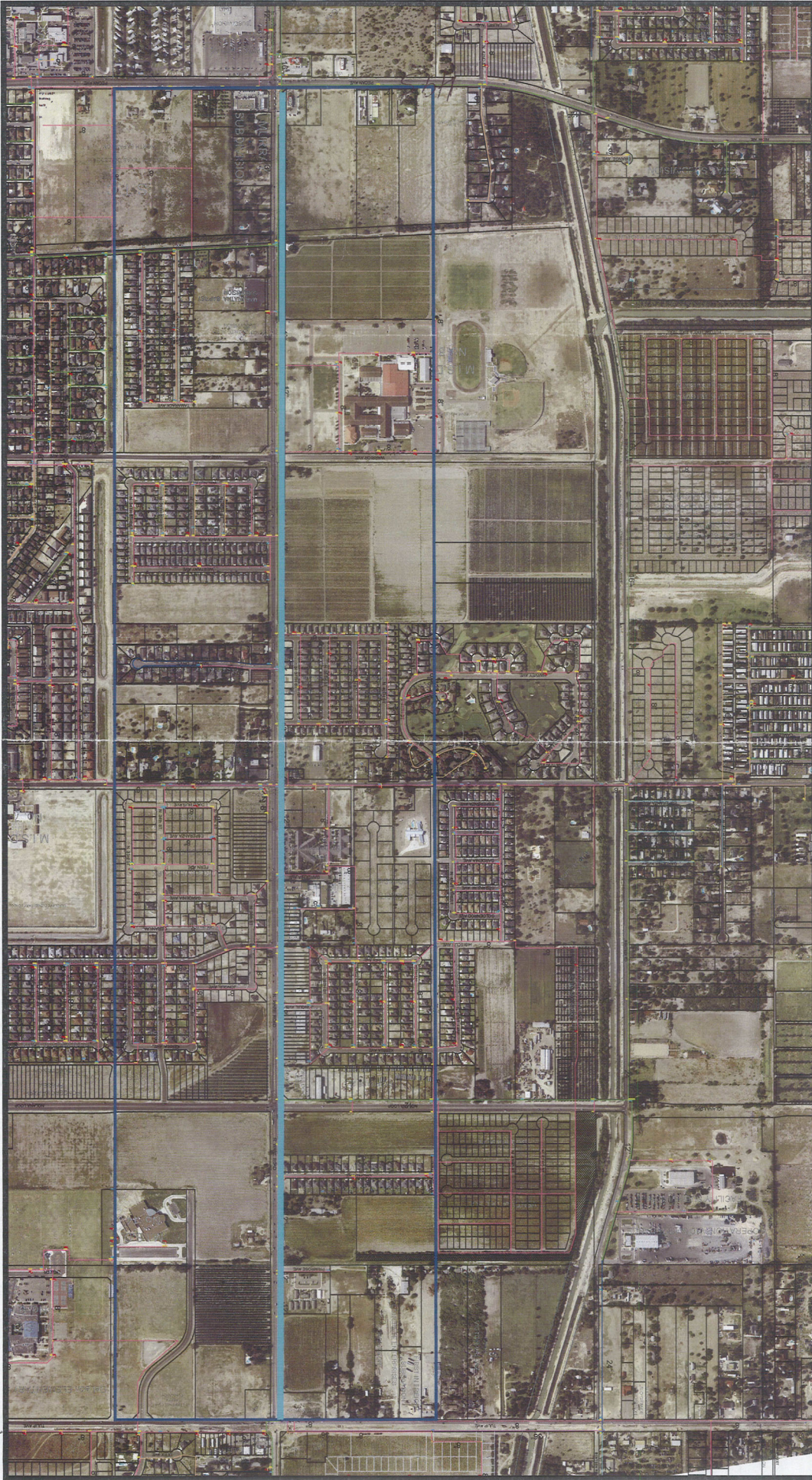
I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: 

Print: Greg M. Zielinski

56h

3mle

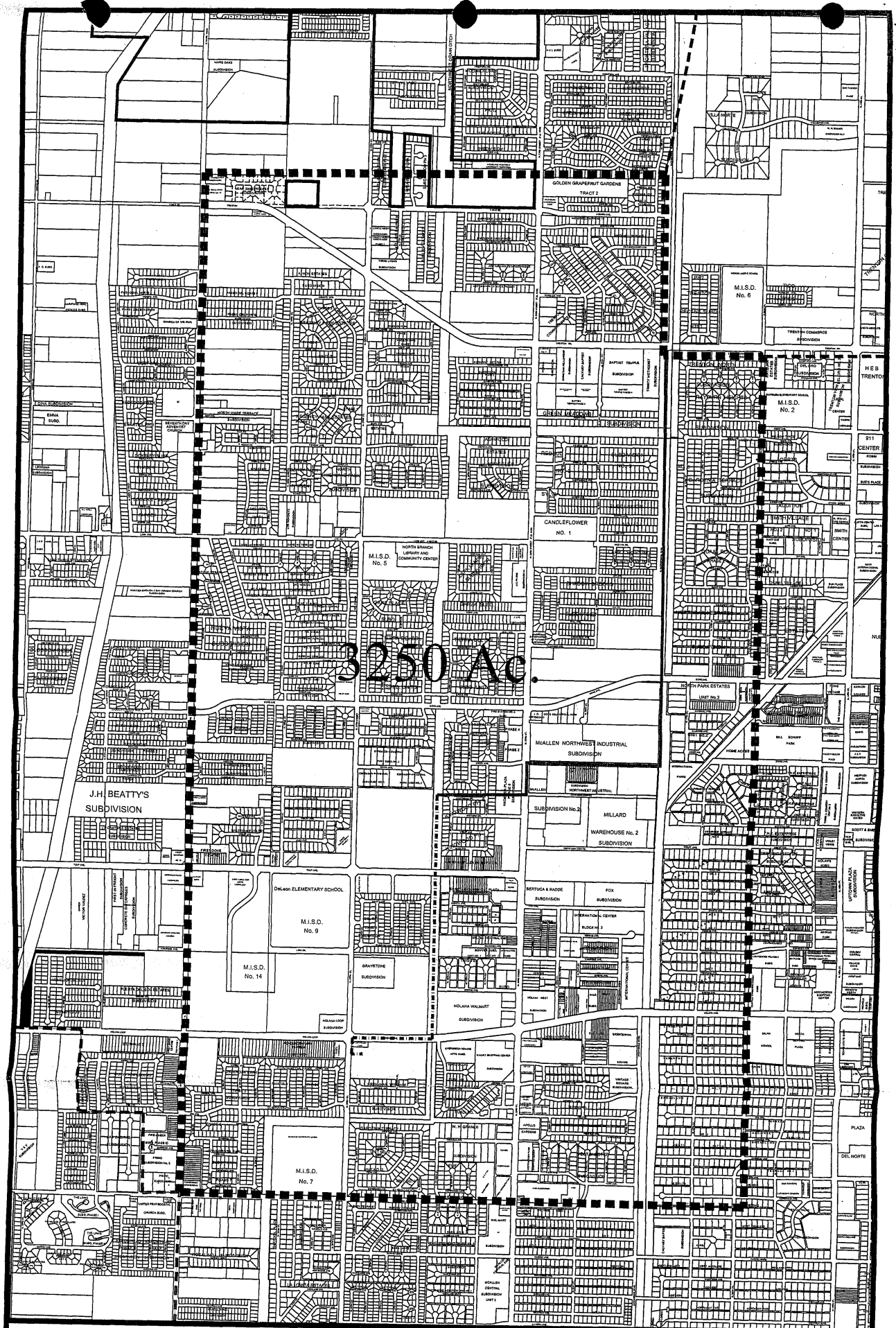


WARE ROAD WATER LINE PHASE I
SERVICE AREA

01-02-609-46 3/7/05
Randy
Randy's Construction

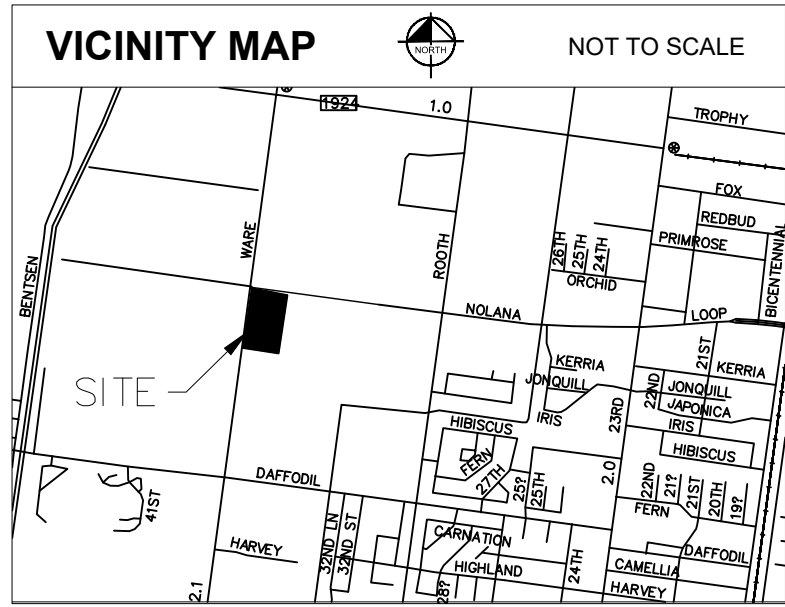


430-4030-446-6636 \$1,158.72 / AC 7/26/05
8/9/05



NOLANA DIVERSION
SERVICE AREA MAP





**A METES AND BOUNDS
DESCRIPTION OF
A 9.073 ACRE TRACT**

BEING a 9.073 acre (395,210 square feet) tract of land situated in the Jose De La Cerda Survey No. 61, Abstract No. 29 and the Francisco Guajardo Survey No. 62, Abstract No. 35, City of McAllen, Hidalgo County, Texas; being a portion of Lot 117 of La Lomita Irrigation & Construction Co. Subdivision, plat of which is recorded in Volume 24, page 67-69 of the Deed Records of Hidalgo County, same being a portion of that certain 9.073 acre tract described in instrument to SB McAllen, LTD, recorded in Document No. 2022-3356741 of the Official Public Records of Hidalgo County; and of that certain 1.207 acre tract described in instrument to 34th and Soncy No. 2, LTD, recorded in Document No. 2022-3356751 of the Official Public Records of Hidalgo County; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "FNM" found on the southerly line of Nolana Loop (variable width public right-of-way), same being the southerly line of that certain 0.97 acre tract described in the Special Warranty Deed to the City of McAllen in Document 1996-553386 of the Official Public Records of Hidalgo County, and marking the northwest corner of a called 2.70 acres, described as Tract 2 in the Contribution Special Warranty Deed to Ponderosa Investors, LTD in Document No. 2021-3208223 of the Official Public Records of Hidalgo County, for the northeast corner of the herein described tract;

THENCE, South 08°34'53" West, 799.55 feet along the westerly line of the said 2.70 acre Tract 2, and the west line of Ponderosa Park Subdivision, Phase 5, plat of which is recorded in Volume 34, Page 31 of the Map Records of Hidalgo County, to a 1/2-inch iron rod found marking the southwest corner of Lot 29 of said Phase 5;

THENCE, North 81°24'04" West, 490.46 feet along the northerly line of Ponderosa Park Subdivision, Phase 6, plat of which is recorded in Volume 37, Page 66 of the Map Records of Hidalgo County to a 1/2-inch iron rod with orange plastic cap found on the easterly line of Ware Road (F.M. 2220 - 120 foot wide public right-of-way), marking the northwest corner of Lot 8 of said Phase 6;

THENCE, North 08°31'46" East, 744.61 feet along the easterly right-of-way line of said Ware Road to a 1/2-inch iron rod with a yellow plastic cap found for corner;

THENCE, along a cutback corner at the intersection with the southerly right-of-way line of Nolana Loop (variable width public right-of-way) and easterly right-of-way line of said Ware Road, the following two (2) courses and distances:

1. North 53°31'35" East, 70.71 feet to a 1/2-inch iron rod with a yellow plastic cap found for corner;
2. North 08°26'11" East, 20.50 feet to a 1/2-inch iron rod found for corner;

THENCE, along the southerly right-of-way line of said Nolana Loop the following two (2) courses and distances:

1. South 81°07'05" East, 128.32 feet to a 1/2-inch iron rod found for corner;
2. South 78°36'34" East, 300.32 feet to a 1/2-inch iron rod found for corner;
3. South 79°50'43" East, 12.98 feet to the **POINT OF BEGINNING** and containing 9.073 acres of land in Hidalgo County, Texas. The basis of this description is the Texas State Plane Coordinate System, South Zone (FIPS 4205) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This description was generated on 3/7/2023 at 9:00 PM, based on geometry in the drawing file K:\SNA_Survey\064587306-McAllen Nolana and Ware Rd\DWG\Plats\Casa Corsica Plat.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

SURVEYOR'S NOTES

1. ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH ZONE (FIPS 4205) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

**STATE OF TEXAS
COUNTY OF BEXAR**

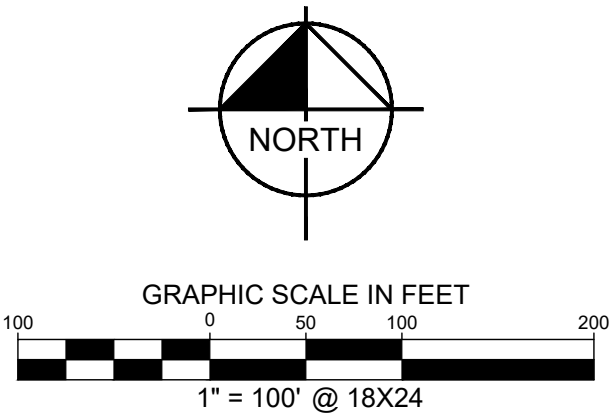
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY KIMLEY-HORN & ASSOCIATES, INC.

JOHN G. MOSIER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330

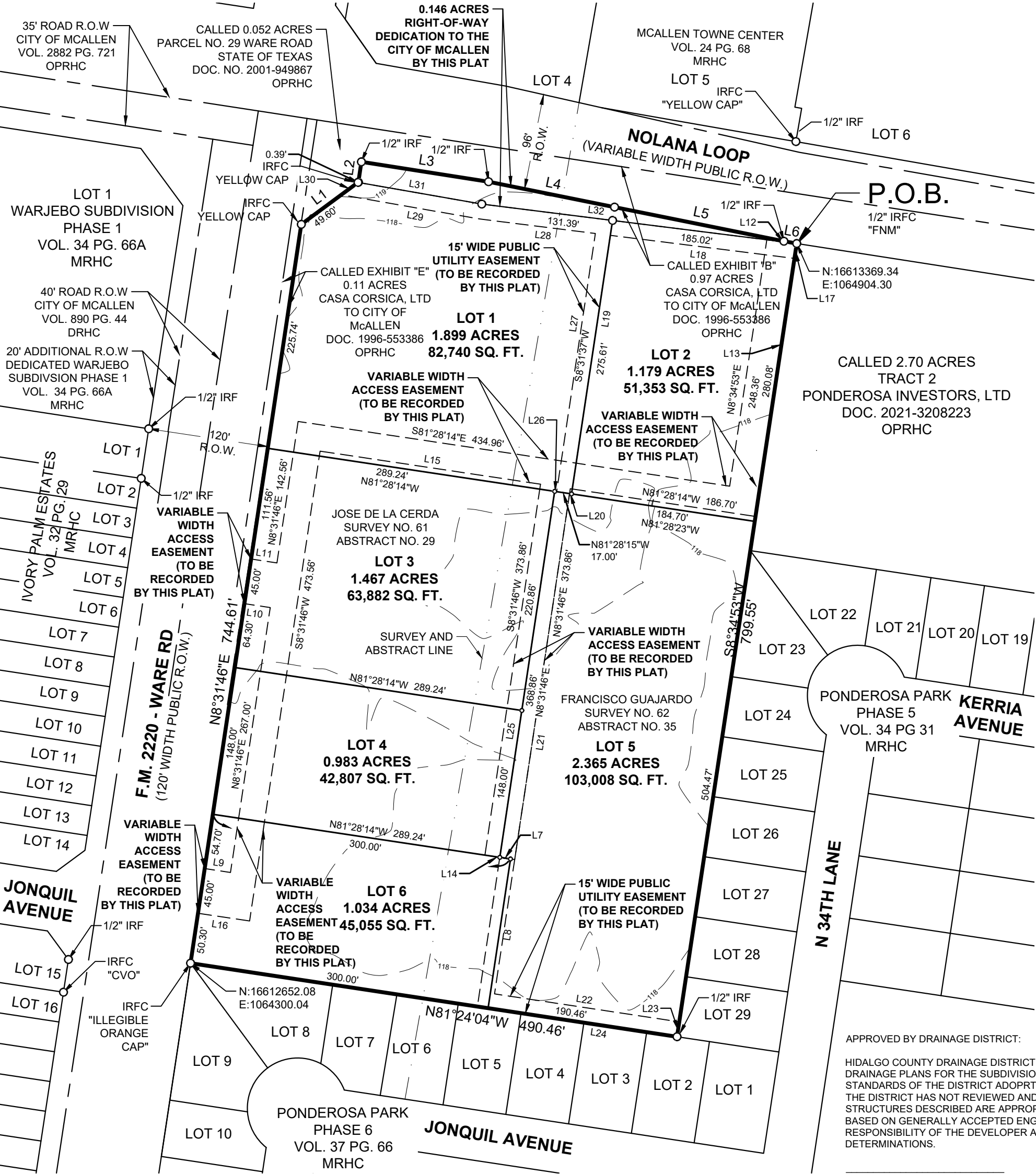
**STATE OF TEXAS
COUNTY OF DALLAS**

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE MCALLEN PLANNING COMMISSION.

JONATHAN KERBY, REGISTERED PROFESSIONAL ENGINEER NO. 127734



LEGEND	
IRF	1/2" IRON ROD FOUND
IRFC	1/2" IRON ROD W/PLASTIC CAP FOUND
IRSC	1/2" IRON ROD W/PLASTIC CAP STAMPED "KHA" SET
P.O.B.	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
OPRHC	OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS
MRHC	MAP RECORDS OF HIDALGO COUNTY, TEXAS
---	EXISTING CONTOUR



SHEET 1 OF 1

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N53°31'35"E	70.71'	L17	S08°34'53"W	15.00'
L2	N08°26'11"E	20.50'	L18	N82°51'37"W	185.00'
L3	S81°07'05"E	128.32'	L19	S08°31'37"W	260.60'
L4	S78°36'34"E	128.11'	L20	N81°28'15"W	2.00'
L5	S78°36'34"E	172.21'	L21	S08°31'46"W	504.23'
L6	S79°50'43"E	12.98'	L22	S81°24'07"E	186.24'
L7	S81°28'14"E	10.76'	L23	S08°34'53"W	15.00'
L8	S08°31'46"W	150.36'	L24	N81°24'04"W	201.22'
L9	S81°28'23"E	26.00'	L25	N08°31'46"E	519.21'
L10	N81°28'14"W	26.00'	L26	S81°28'15"E	2.00'
L11	S81°28'14"E	26.00'	L27	N08°31'36"E	260.24'
L12	S82°51'37"E	30.01'	L28	N82°51'37"W	116.39'
L13	S08°34'53"W	275.09'	L29	N80°04'29"W	139.84'
L14	S81°28'14"E	30.00'	L30	N53°31'35"E	20.71'
L15	N81°28'14"W	222.24'	L31	S80°04'29"E	125.19'
L16	N81°28'23"W	52.00'	L32	S82°51'37"E	316.41'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1	1.899	82,740
LOT 2	1.179	51,353
LOT 3	1.467	63,882
LOT 4	0.983	42,807
LOT 5	2.365	103,008
LOT 6	1.034	45,055
OVERALL BOUNDARY	9.073	395,210
RIGHT-OF-WAY DEDICATION	0.146	6,364

SUBDIVISION PLAT ESTABLISHING
**CASA CORSICA
SUBDIVISION**

BEING A 9.073 ACRE TRACT OF LAND SITUATED IN THE JOSE DE LA CERDA SURVEY NO. 61, ABSTRACT NO. 29, AND THE FRANCISCO GUAJARDO SURVEY NO. 62, ABSTRACT NO. 35, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS; CONTAINING 7.866 OF THAT CERTAIN 9.073 ACRE TRACT DESCRIBED IN INSTRUMENT TO SB MCALLEN, LTD, RECORDED IN DOCUMENT NO. 2022-3356741 OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY; AND ALL OF THAT CERTAIN 1.207 ACRE TRACT DESCRIBED IN INSTRUMENT TO 34TH AND SONCY NO. 2, LTD, RECORDED IN DOCUMENT NO. 2022-3356751 OF THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS.

Kimley»Horn

10101 REUNION PLACE, SUITE 400 FIRM # 10193973 TEL. NO. (210) 541-9166
SAN ANTONIO, TEXAS 78216 WWW.KIMLEY-HORN.COM

DRAWN BY	CHECKED BY	DATE PREPARED	PROJECT NO.
DJG	JGM	1/18/2023	068705128

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CASA CORSICA SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

OWNER/DEVELOPER: CHRISTIAN A. MCCLENDON - GRACO REAL ESTATE
AUTHORIZED AGENT FOR
SB MCALLEN, LTD.
5307 W. LOOP 289, SUITE 302
LUBBOCK, TEXAS, 79414

**STATE OF TEXAS
COUNTY OF LUBBOCK**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRISTIAN A. MCCLENDON 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
DATED THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE CASA CORSICA SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

OWNER/DEVELOPER: CHRISTIAN A. MCCLENDON - GRACO REAL ESTATE
AUTHORIZED AGENT FOR
34TH AND SONCY #2, LTD.
5307 W. LOOP 289, SUITE 302
LUBBOCK, TEXAS, 79414

**STATE OF TEXAS
COUNTY OF LUBBOCK**

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHRISTIAN A. MCCLENDON 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
DATED THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN _____ DATE _____

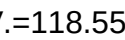
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY

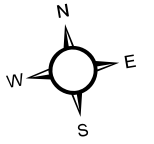
APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

RAUL E. SESIN, P.E., C.F.M., GENERAL MANAGER,
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1



SHEET NUMBER
C-14

CASA CORSICA



1 inch = 161 feet

- Legend**
-  Proposed Fire Hydrant
 -  Proposed Manholes
 -  Proposed Water Line
 -  Proposed Wastewater Line
 -  Existing Fire Hydrants
 -  Existing Wastewater Line
 -  Existing Waterline
 -  Lots
 -  Proposed Area



AGENDA ITEM

2.e.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/05/2023

MEETING DATE

7/11/2023

1. Agenda Item: Approval of Materiales Rio Grande Subdivision.
2. Party Making Request:
Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: Wastewater Reimbursement to the developer of the Wright Subdivision for the Wright Subdivision Wastewater Project in the amount of \$1,172.09.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 7/5/2023
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo

TO: Marco A. Vega, P.E., General Manager
J.J. Rodriguez, Asst. General Manager

THRU: Marco Ramirez, P.E., Utility Engineer
Carlos Gonzalez, P.E., Utility Engineer

FROM: Rafael A. Balderas, E.I.T., Asst. to the Utility Engineer

DATE: July 5, 2023

SUBJECT: Materiales Rio Grande Subdivision; Consideration & Approval of the Subdivision

This property is located on the south side of Buddy Owens, between Bentsen and Taylor, approximately 260 feet west of Bentsen Road. It is located within the McAllen City Limits and is being proposed as C-4 commercial. The tract consists of 1.06 acres and will be one lot for commercial use.

The subdivision application was originally filed with the City on February 25, 2022 and receive preliminary P&Z approval on April 19, 2022. The information required from the developer's engineer for this agenda was received on July 3, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install an 8-inch waterline to service the property, which would connect to an existing waterline that runs along Buddy Owens Boulevard. Staff recommends that the waterline go to-and-through the property to establish a looped system in the future. It is also recommended to follow the Fire Departments requirements for fire hydrant locations and fire protection.
2. **Wastewater Service:** The applicant is proposing to install an 8-inch wastewater line, which would connect to an existing wastewater line that runs along Buddy Owens Boulevard. Staff recommends that the wastewater line go to-and-through the property.
3. The property falls within the Developer: Wright Sub. Wastewater reimbursement service area.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Payment of a Wastewater Line Reimbursement to the developer of Wright Subdivision in the amount of \$1,172.09 for the Wright Sub. Wastewater Project.

I'll be available for further discussion/questions at the MPUB meeting.

UTILITY NARRATIVE

MATERIALES RIO GRANDE SUBDIVISON

CITY OF MCALLEN

Proposed Materiales Rio Grande is rectangularly shaped one lot - 2.15 Gross acre tract of land located along the south side of Mile 3 North approximately 306.0 feet west of North Bentsen Road within the City of McAllen.

WATER AND FIRE PROTECTION:

A review of the City's utility map for this area shows an existing 8-inch water line located along the south side of Mile 3 North Road between the back of curb and right-of-way line of said roadway. There is one existing fire hydrant near northwest corner of this property along the south side of Mile 3 North Road.

The developer is proposing to extend and construct an 8" water line approximately 550 feet south from Mile 3 North Road ending with a flush valve and provide one additional fire hydrant on the proposed 8" water line within a dedicated road right-of-way along the west side of this proposed lot. Two single 1" water services shall be requested to service one commercial retail store and one retail plaza store. In addition, one 3/4" inch water meter will be provided for landscaping purposes along Mile 3 North Road.

SANITARY SEWER:

A review of the City's utility map for this area shows that the City has an existing 8" sanitary sewer line along the south side of Mile 3 North Road.

The subdivider is proposing to construct a new 8" sanitary sewer line south along a dedicated roadway for a distance of approximately 550 feet ending with a clean out. New manholes shall also be provided. One single 6" sewer service connection for service shall be provided for a retail store and an additional 6" sewer service connection shall also be proposed for the retail plaza.

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS CERTIFICATE, issued by the McAllen Public Utility (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to _____ hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property:

_____ and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by _____ dated _____, hereinafter called the
(Engineering Firm)

IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.
(Approval date)

2. By the execution of this certificate, the Developer hereby waives and disclaims the right to obtain reimbursement from Intervening Developers in accordance with the MPUB's Reimbursement Policy.

ISSUED in triplicate originals this _____ day of _____, 202__.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

BY: _____
Mark Vega, P.E.
General Manager, McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

Board Secretary

DEVELOPER

BY: _____
Address: _____

**SUBDIVISION REIMBURSEMENT WORKSHEET
MATERIALES RIO GRANDE SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS

SEWER:	DEV: WRIGHT SUB.		
COST:	\$1,005.23 x	1.06 AC	\$1,065.54
10% ADMIN FEE	<10 YEARS		106.55
SEWER LINE REIMBURSEMENT			\$1,172.09

TOTAL REIMBURSEMENT DUE

\$1,172.09

Prepared By: RS Date: 7/5/2023 Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

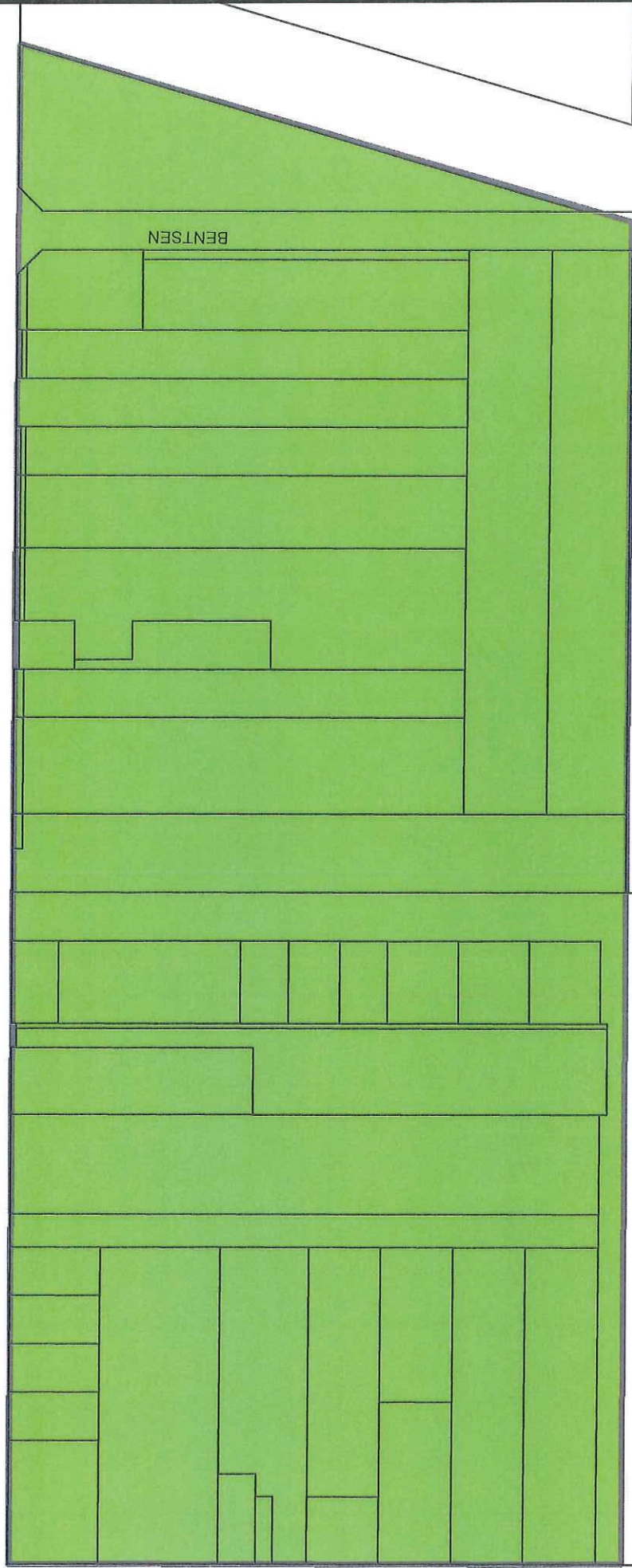
Signature: _____

Print: _____



WRIGHT SUBDIVISION (SERVICE AREA: 83.45 AC)

BUDDY OWENS

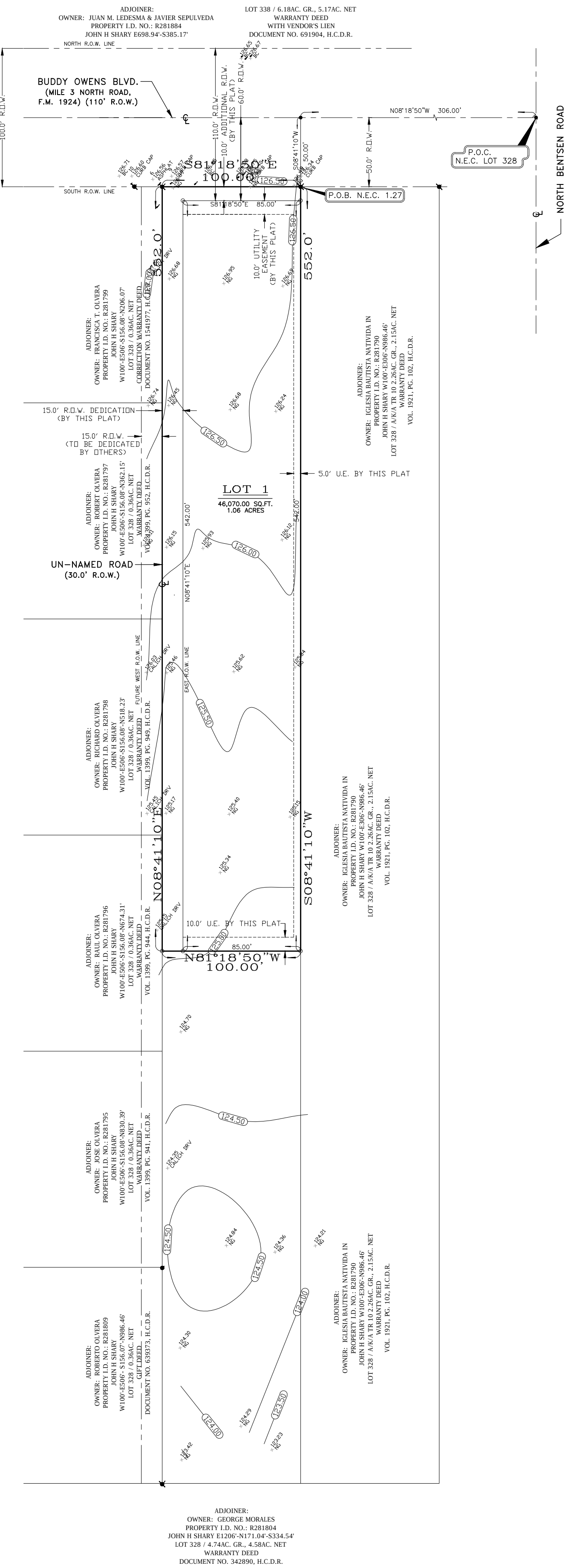


PRIMROSE

42ND

43RD

TAYLOR



MATERIALES RIO GRANDE SUBDIVISION

AN ADDITION TO THE CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS.

BEING A RECTANGULARLY SHAPED 1.27 ACRE TRACT OF LAND CARVED OUT OF LOT 328, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JUNE 30, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOSE OCAÑA	501 S. VEGA STREET	MISSION, TEXAS 78572	(956) 618-2285	NONE
OWNER:	JOSE SEPULVEDA	500 S. VEGA STREET	MISSION, TEXAS 78572	(956) 618-2285	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER (S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MATERIALES RIO GRANDE SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

OWNER: JOSE OCAÑA
501 S. VEGA STREET
MISSION, TEXAS 78572

OWNER: JOSE SEPULVEDA
500 S. VEGA STREET
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSE OCAÑA AND JOSE SEPULVEDA, 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 _____, 2022.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
CITY OF MCALLEN

I, THE UNDERSIGNED, MAYOR OF THE CITY MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR

DATE

STATE OF TEXAS
CITY OF MCALLEN

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRPERSON
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, 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

DAVID O. SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

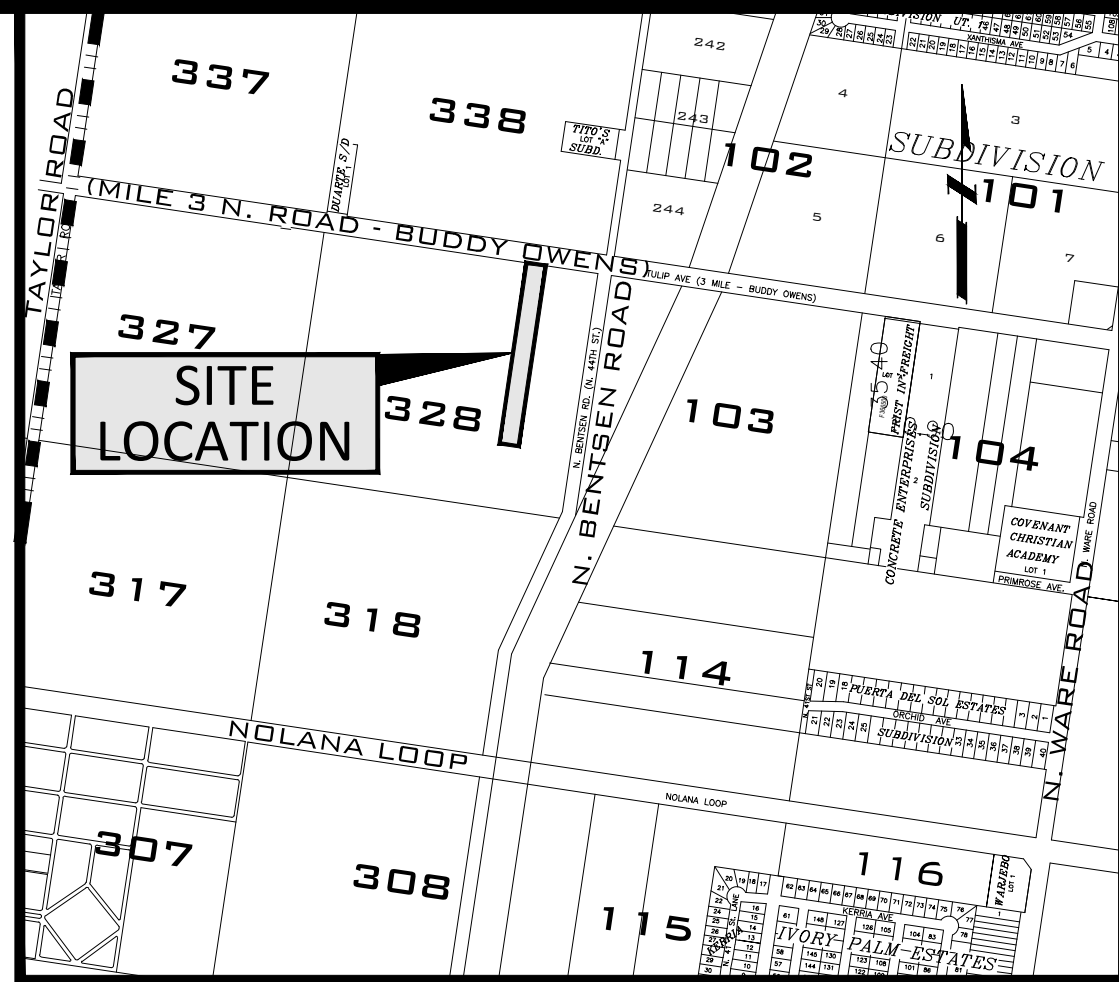
APPROVED BY DRAINAGE DISTRICT:

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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE



LOCATION MAP

SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A RECTANGULARLY SHAPED 1.27 ACRE TRACT OF LAND CARVED OUT OF LOT 328, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 1.27 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL FOUND ON THE NORTHEAST CORNER OF SAID LOT 328 LOCATED IN THE CENTER OF MILE 3 NORTH ROAD (AKA BUDDY OWENS BLVD.); THENCE, AS FOLLOWS:

NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 328, A DISTANCE OF 306.0 FEET TO A POINT IN THE CENTER OF SAID MILE 3 NORTH ROAD AND THENCE, SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 328, A DISTANCE OF 50.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 3 NORTH ROAD FOR THE NORTHEAST CORNER OF AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 328, A DISTANCE OF 552.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 328, A DISTANCE OF 100.0 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, A DISTANCE OF 552.0 FEET TO ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF SAID MILE 3 NORTH ROAD FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81 DEGREES 18 MINUTES 50 SECONDS EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 3 NORTH ROAD, A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING, CONTAINING 1.27 ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 28, 2001, BETWEEN BERNARDO MANDUJANO, JR. AND WIFE, CRISTINA MANDUJANO, AND JOSE OCANAS, JUAN LEDESMA, JAVIER SEPULVEDA AND JOSE SEPULVEDA.

N:\SUBDIVISION\PLATS\MATERIALESRIOGRANDE. SUB\1.27.062823

MATERIALES RIO GRANDE SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: JUNE 30, 2023
JOB NUMBER: SP-03-20256

OWNER: JOSE OCAÑA
501 S. VEGA STREET
MISSION, TEXAS 78572

OWNER: JOSE SEPULVEDA
500 S. VEGA STREET
MISSION, TEXAS 78572

SEA

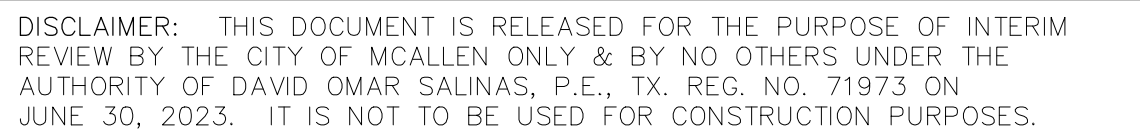
SALINAS ENGINEERING & ASSOCIATES
(F-6875) (TBPLS-10065700)

CONSULTING ENGINEERS & SURVEYORS

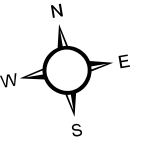
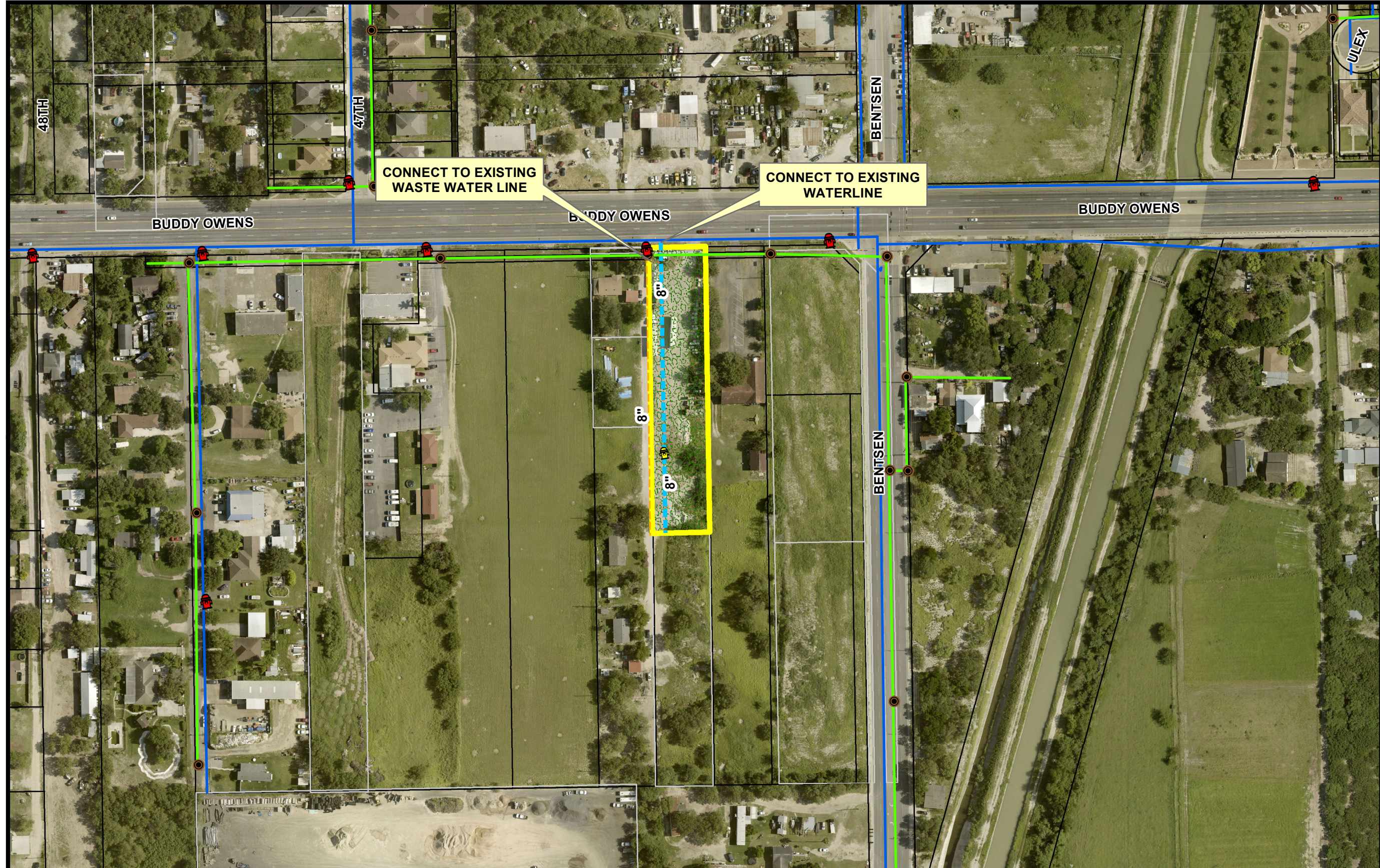
2221 DAFFODIL - MCALLEN, TEXAS 78501

(956) 682-9081 (956) 686-1489 (FAX)

TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263



MATERIALES RIO GRANDE



1 inch = 167 feet

Legend

-  Proposed Fire Hydrant
-  Proposed Manholes
-  Proposed Water Line
-  Proposed Wastewater Line
-  Existing Fire Hydrants
-  Existing Wastewater Line
-  Existing Waterline
-  Lots
-  Proposed Area



AGENDA ITEM

2.f.

PUBLIC UTILITY BOARD

**DATE SUBMITTED
MEETING DATE**

**07/05/2023
7/11/2023**

1. Agenda Item: Approval of Silverado Moon Subdivision.
2. Party Making Request:
Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: Wastewater Reimbursement to MPU for the Alton Interceptor Wastewater Project in the amount of \$13,882.21.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 7/5/2023
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo

TO: Marco A. Vega, P.E., General Manager
J.J. Rodriguez, Asst. General Manager

THRU: Marco Ramirez, P.E., Utility Engineer
Carlos Gonzalez, P.E., Utility Engineer

FROM: Rafael A. Balderas, E.I.T., Asst. to the Utility Engineer

DATE: July 5, 2023

SUBJECT: **Silverado Moon Subdivision; Consideration & Approval of the Subdivision**

This property is located on the north side of 5 Mile (Auburn) and on the east side of Taylor Road. It is located outside of the McAllen City Limits, but within MPU's Wastewater CCN, and is being proposed as R-1 residential. The tract consists of 24.54 acres and will be 121 lots for single family homes.

The subdivision application was originally filed with the City on May 12, 2023 and receive preliminary P&Z approval on June 20, 2023. The information required from the developer's engineer for this agenda was received on July 5, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The property falls within the Sharyland Water Supply Corporation Water CCN. The applicant will be asked to coordinate with SWSC on the water improvements. It is also requested that the applicant follow the standard City of McAllen subdivision requirements as they pertain to fire protection.
2. **Wastewater Service:** The applicant is proposing to install both a 10-inch and an 8-inch wastewater line to service the property, which would connect to an existing wastewater line that runs along 5 Mile (Auburn). Staff recommends that the wastewater line go to-and-through the property.
3. The property falls within MPU's: Alton Interceptor Wastewater reimbursement service area.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; and 3.) Payment of a Wastewater Line Reimbursement to MPU in the amount of \$13,882.21 for the Alton Interceptor Wastewater Project.

I'll be available for further discussion/questions at the MPUB meeting.

**UTILITY NARRATIVE
SILVERADO MOON SUBDIVISION
McALLEN, TEXAS**

POTABLE WATER SERVICE

This property lies within Sharyland Water Supply Corporation Water Certificate of Convenience and Necessity (CCN). Sharyland Water Supply Corporation has an existing 6" PVC line located on the West side of Taylor Road running north and south. Also, S.W.S.C. has an existing 12" line located on the South side of N. Mile 5 Road running east and west, south of the proposed subdivision. The subdivision will be served by an internal 8" water distribution system. The proposed 8" line will be connected to the existing 12" line located on the south side of Mile 5 Road via an 12"x 8" tapping tee to the proposed subdivision. Also, the proposed 8" line will be connected to the existing 6" line located on the west side of Taylor Road via an 6"x 6" tee, with a 8"x 6" reducer and (1) Gate valve and then extended to the proposed subdivision.

All lots will be provided with one hundred twenty-one (121) 1" water services for future single family residential homes. Eight (8) fire hydrants will be installed for fire protection within the proposed subdivision.

SANITARY SEWER SERVICE

This property lies in the City of McAllen's sanitary sewer Certificate of Convenience and Necessity (CCN). The City of McAllen has an existing 21" sanitary sewer line on the northside of N. Mile 5 Road. Also, the City of McAllen has an existing 8" sanitary sewer line on the east side of Taylor Road.

A proposed 8" sewer line will be connected to the existing 8" line along Taylor and extended north and then east to service the subdivision. Also, a proposed 10" sewer line will be connected to the existing 21" line and extended north to service the subdivision. Proposed 8" and 10" sewer lines are being proposed to service the subdivision lots. All lots will be provided with one hundred twenty-one (121) individual 4" sanitary sewer services.

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS CERTIFICATE, issued by the McAllen Public Utility (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to FORTIS LAND COMPANY LLC hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property:

SILVERADO MOON and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by RIO DELTA ENGINEERING dated _____, hereinafter called the
(Engineering Firm)

IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.
(Approval date)

2. By the execution of this certificate, the Developer hereby waives and disclaims the right to obtain reimbursement from Intervening Developers in accordance with the MPUB's Reimbursement Policy.

ISSUED in triplicate originals this _____ day of _____, 202__.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

BY: _____

Mark Vega, P.E.
General Manager, McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

Board Secretary

DEVELOPER

BY: 
Address: 222 W University Dr.
Edinburg, TX 78539

**SUBDIVISION REIMBURSEMENT WORKSHEET
SILVERADO MOON SUBDIVISION**

WASTEWATER LINE REIMB. CALCULATIONS

WASTEWATER: MPU: ALTON INTERCEPTOR WASTEWATER
COST: \$514.27 x 24.54 AC \$12,620.19
10% ADMIN FEE <10 YEARS 1,262.02

WASTEWATER LINE REIMBURSEMENT \$13,882.21

TOTAL DUE

\$13,882.21

Prepared By: LB

Date: 6/23/2023

Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: _____



Print: _____

Omar P Garcia



ALTON INTERCEPTOR SERVICE AREA



SILVERADO MOON SUBDIVISION

A 24.54 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE, 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 24.54 ACRES TRACT BEING THE SAME LAND DESCRIBED IN THE FOLLOWING WARRANTY DEEDS:
1) FROM SANJUAN, LLC TO FORTIS LAND COMPANY, LLC, DATED JANUARY 11, 2023, RECORDED IN DOCUMENT #3412710 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
2) FROM SANDRA J. WOMACK AND CANDACE L. MCCOY TO SANJUAN, LLC, DATED OCTOBER 4, 2016, RECORDED IN DOCUMENT #2890550 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

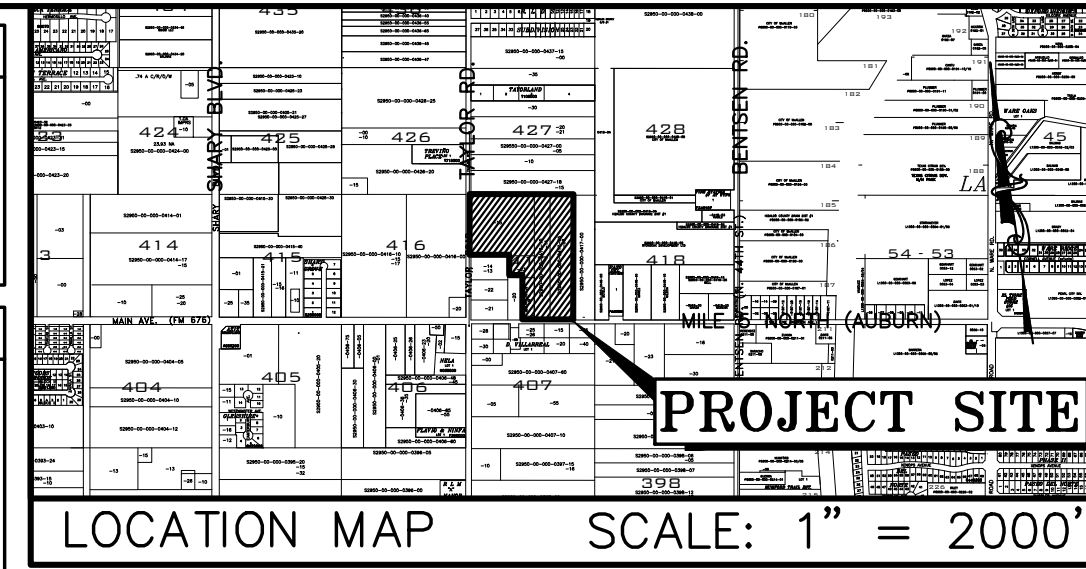
MARIA DEL CARMEN FERNANDEZ SANCHEZ
LOT 416
0.760 ACRES
JOHN H. SHARY SUBDIVISION
VOL. 1, PG. 17, M.R.H.C.
DOC# 2948102, D.R.H.C.

SHARYLAND I.S.D. 16.50 ACRES
LOT 416
JOHN H. SHARY SUBDIVISION
VOL. 1, PG. 17, M.R.H.C.
DOC#361750, D.R.H.C.

SCALE 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
△	SET COTTON PICKER SPINDLE
XXXX	NATURAL GROUND
○	CALCULATED POINT
○	CAPPED IRON ROD SET

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
LOT LINE	LOT LINE



METES AND BOUNDS DESCRIPTION

A 24.54 ACRES TRACT OF LAND, MORE OR LESS, OUT OF LOT 417, JOHN H. SHARY SUBDIVISION, RECORDED IN VOLUME 1, PAGE, 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 24.54 ACRES TRACT BEING THE SAME LAND DESCRIBED IN THE FOLLOWING WARRANTY DEEDS:

1) FROM SANJUAN, LLC TO FORTIS LAND COMPANY, LLC, DATED JANUARY 11, 2023, RECORDED IN DOCUMENT #3412710 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
2) FROM SANDRA J. WOMACK AND CANDACE L. MCCOY TO SANJUAN, LLC, DATED OCTOBER 4, 2016, RECORDED IN DOCUMENT #2890550 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS

SAID 24.54 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF A CALLED 1.46 ACRES TRACT CONVEYED TO RGV PARTNERS, LLC, DESCRIBED IN DOCUMENT # 1978999 SAME BEING A POINT ON THE CENTERLINE OF MILE 5 N. ROAD (F.M. 676), OF HIDALGO COUNTY, TEXAS;

THENCE, N 81°28'53" W ALONG THE SOUTH BOUNDARY LINE OF SAID 1.46 ACRE TRACT, PASSING AT 26.26 FEET A 1/2-INCH IRON ROD FOUND ON THE SOUTH BOUNDARY LINE OF THE SAID 1.46 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 137.13 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF BEGINNING;

THENCE, N 81°20'50" W ACROSS THE SAID LOT 417, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, PASSING AT 303.51 FEET A 1/2-INCH CAPPED IRON ROD FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 529.71 FEET TO 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 8°39'10" W ACROSS THE EAST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, SAME BEING THE WEST BOUNDARY LINE OF A CALLED 7.24 ACRES TRACT CONVEYED TO SIVAD ENTERPRISE, INC., DESCRIBED IN DOCUMENT #1272330, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 1304.00 FEET TO A 1/2-INCH IRON ROD SET, BEING A POINT ON THE SOUTH BOUNDARY LINE OF A CALLED 0.87 ACRE TRACT CONVEYED TO RODNEY C. WOMACK, DESCRIBED IN DOCUMENT #1445547, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME POINT BEING THE NORTHEAST CORNER FOR THE HEREIN DESCRIBED TRACT;

THENCE, S 81°20'50" E ALONG THE NORTH BOUNDARY LINE OF THE SAID LOT 417, SAME BEING THE SOUTH BOUNDARY LINE OF LOT 427, JOHN H. SHARY SUBDIVISION, SAME BEING THE NORTH BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 1081.81 FEET TO A 1/2-INCH IRON ROD SET, FOR A POINT ALONG THE CENTERLINE OF TAYLOR RD. FOR THE NORTHWEST CORNER OF LOT 17 OF JOHN H. SHARY SUBDIVISION, SAME BEING THE NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8°39'10" E ALONG THE CENTERLINE OF TAYLOR ROAD, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 632.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°20'50" W ACROSS THE SAID LOT 417, SAME BEING THE NORTH BOUNDARY LINE OF A CALLED RUBEN VALDEZ SUBDIVISION, DOCUMENT #153539, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 414.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8°39'10" E ALONG THE EAST BOUNDARY LINE OF RUBEN VALDEZ SUBDIVISION, SAME BEING A WEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 210.50 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81°20'50" W ACROSS THE SAID LOT 417, SAME BEING THE NORTH BOUNDARY LINE OF A CALLED 1.46 ACRE TRACT CONVEYED TO RGV PARTNERS, LLC, DESCRIBED IN DOCUMENT #1978999, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 137.89 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 8°39'10" E ALONG THE EAST BOUNDARY LINE OF THE SAID 1.46 ACRE TRACT, SAME BEING THE EASTERLY WEST BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 461.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 24.54 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.468 ACRES LIES WITHIN THE RIGHT-OF-WAY OF MILE 5 N. ROAD (F.M. 676), INCLUDING 0.331 ACRES LIES WITHIN THE RIGHT-OF-WAY OF TAYLOR ROAD.

GENERAL PLAT NOTES:

- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- THE CORNER PINS ALONG AUBURN AVE. (MILE 5 NORTH) FOR LOTS 84, 85, 86, 87, 88, 89, AND 90 ARE SET WITH AN OFF-SET OF 2 FT. INTO THE LOTS.
- THE CORNER PINS ALONG TAYLOR RD. FOR LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 ARE SET WITH AN OFF-SET OF 2 FT. INTO THE LOTS.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
FRONT: 20 FT. OR GREATER FOR EASEMENTS. (AS APPROVED BY CITY COMMISSION ON NOVEMBER 27TH, 2018)
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR, GREATER FOR EASEMENTS, EXCEPT 25 FT. FOR DOUBLE FRONTING LOTS.
INTERIOR SIDES: 5 FT. OR GREATER FOR EASEMENTS. (AS APPROVED BY CITY COMMISSION ON NOVEMBER 27TH, 2018)
CORNER: 10 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

- THE SUBDIVISION IS IN ZONE "X" (NON-SHADED), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.
- A DRAINAGE DETENTION OF 86.51 OF OR 1.986 ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN COMMON LOT "A". COMMON LOT "A" WILL BE DESIGNATED FOR DETENTION PURPOSES ONLY. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- THE CITY OF McALLEN TO HAVE A 25'X25" SIDE OBSTRUCTION EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
- MINIMUM 4 FT. WIDE SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS, EXCEPT SIDEWALKS ARE NOT REQUIRED ON LOTS 88, 89, 2, AND 3. 5 FT. WIDE SIDEWALK REQUIRED ON AUBURN AVE.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG AUBURN AVE. (MILE 5 NORTH) AND NORTH TAYLOR ROAD.
- CITY OF McALLEN BENCHMARK (MC47) A 30" ALUMINUM PIPE WITH A 3X" BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST TAYLOR ROAD AND 650 FEET NORTH OF MILE 5. NORTHING:1081100.60350 EASTING:16628009.54221 ELEV.=140.02

- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG AUBURN AVE. (MILE 5 NORTH).
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- THIS SUBDIVISION IS SUBJECT TO A BLANKET EASEMENT RESERVATION IN FAVOR OF UNITED IRRIGATION DISTRICT AS SET FORTH IN DEED DATED SEPTEMBER 22, 1920, RECORDED IN DOCUMENT #1140166, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITHIN THE LOT LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

- DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

- AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SILVERADO MOON SUBDIVISION, RECORDED AS DOCUMENT NUMBER 10194027, THE CITY OF McALLEN, TEXAS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.

- COMMON LOT A, IDENTIFIED AS A DETENTION AREA SHALL BE MAINTAINED BY THE DEVELOPER, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, SILVERADO MOON HOMEOWNERS' ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A, WHICH SHALL BE USED EXCLUSIVELY AS A DETENTION AREA. AFTER COMMON LOT A'S TRANSFER OF TITLE TO THE SILVERADO MOON HOMEOWNERS' ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE SILVERADO MOON HOMEOWNER'S ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION, RECORDED IN INSTRUMENT NO. 10194027, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SILVERADO MOON SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OF THE UTILITY OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT-OF-WAY FOR AUBURN AVE. (MILE 5 NORTH) IS BEING DEDICATED BY THIS PLAT.

OMAR GARCIA (MANAGING MEMBER) DATE
FORTIS LAND COMPANY, LLC
222 WEST UNIVERSITY DRIVE
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OMAR FELIPE GARCIA, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2023.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ____

SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR THE SILVERADO MOON SUBDIVISION, LOCATED AT CITY OF McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER INFRASTRUCTURE IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EASEMENT.

CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): FORTIS LAND COMPANY, LLC	222 W. UNIVERSITY DRIVE	EDINBURG, TX. 78539 (956) 292-0008 (956) 292-0896
SURVEYOR: IVAN GARCIA	921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

LIENHOLDER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND THE DESIGNATED HEREIN AS THE SILVERADO MOON SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GABRIEL GARZA, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2023.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ____

STATE OF TEXAS UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS ____ DAY OF ____, 2023.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO MAYOR'S CERTIFICATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

STATE OF TEXAS COUNTY OF HIDALGO PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

I, THE UNDERSIGNED, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING CHAIR DATE

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: ____ AT ____ AM/PM
INSTRUMENT NUMBER ____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: ____ DEPUTY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS - COUNTY OF HIDALGO

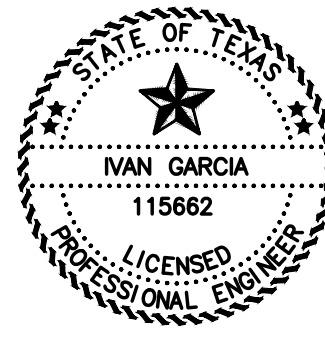
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER NO. 115662

STATE OF TEXAS - COUNTY OF HIDALGO

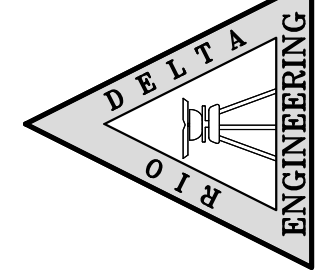
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF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

IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR NO. 6469
SURVEY FIRM NO. 10194027



RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE, EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



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IVAN GARCIA,
P.E. 115662 ON
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IT IS NOT TO BE
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PURPOSES.

ISSUED FOR:
PRELIMINARY

PLAT SHEET
SILVERADO MOON SUBDIVISION
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

PROJECT :

ENGINEER:

IVAN GARCIA P.E., R.P.L.S.

SURVEYOR:

IVAN GARCIA P.E., R.P.L.S.

CHECKED:

IVAN GARCIA P.E., R.P.L.S.

DRAWN:

O.A./H.G./Y.V.

SCALE:

1" = 100'

DATE:

MAY 26, 2023

PROJECT:

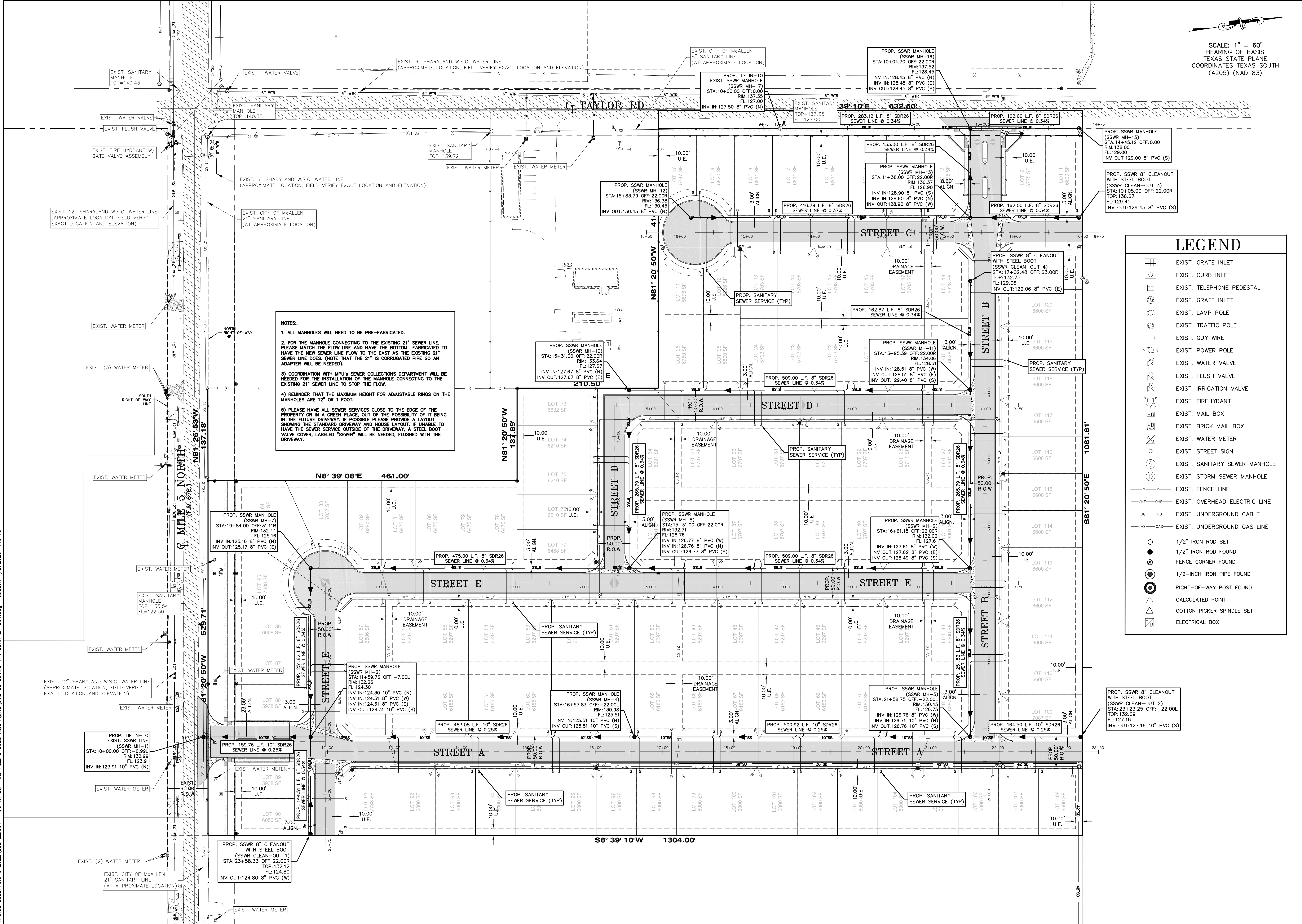
SUB 22 064

REVISIONS:

PAGE NO.

SHT 2

Y: RDE SUBDIVISIONS 2022\SUB 22.064 - OG TAYLOR AND MILE 5 SUBDIVISION.DWG\SUB 22.064_SHT 4 SSMR LAYOUT.dwg RODELTA 7/3/2023 4:19 PM



LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYDRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

SANITARY SEWER LAYOUT

SILVERADO MOON SUBDIVISION

CITY OF MCALLEN

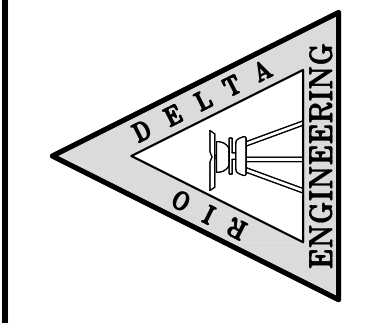
HIDALGO COUNTY, TEXAS

ISSUED FOR:
PRELIMINARY

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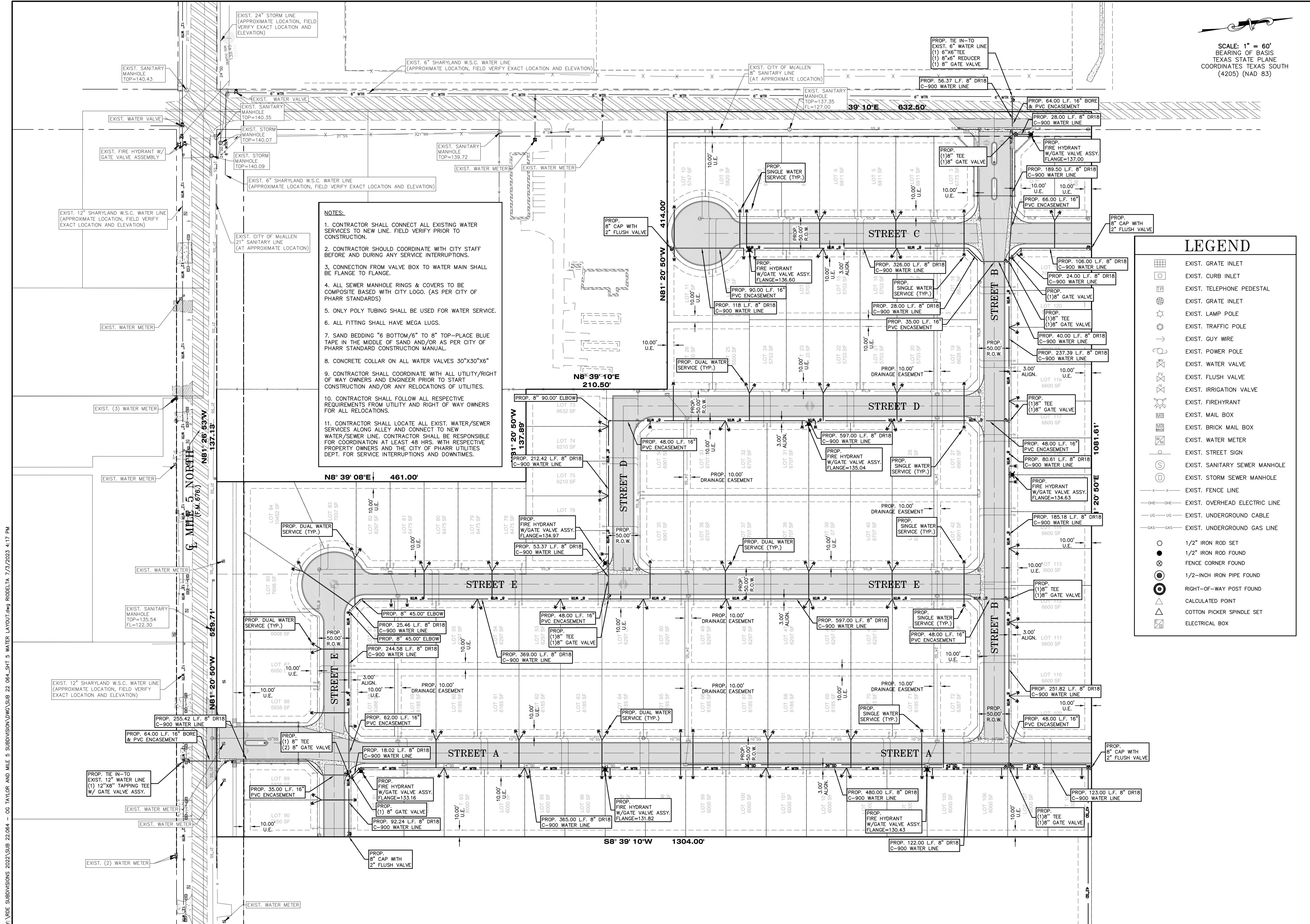
ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
O.A./H.G./Y.V.
SCALE:
1" = 60'
DATE:
MAY 26, 2023
PROJECT:
SUB 22.064
REVISIONS:
PAGE NO.
SHT 4

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



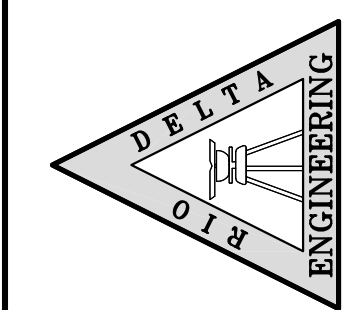
SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
(4205) (NAD 83)

Y:\RDE SUBDIVISIONS 2022\SUB 22 064 - OG TAYLOR AND MILE 5 SUBDIVISION.DWG\SUB 22 064_SHT 5 WATER LAYOUT.dwg RODELTA 7/3/2023 4:17 PM



SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
(4205) (NAD 83)

RIO DELTA ENGINEERING
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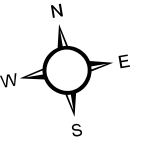
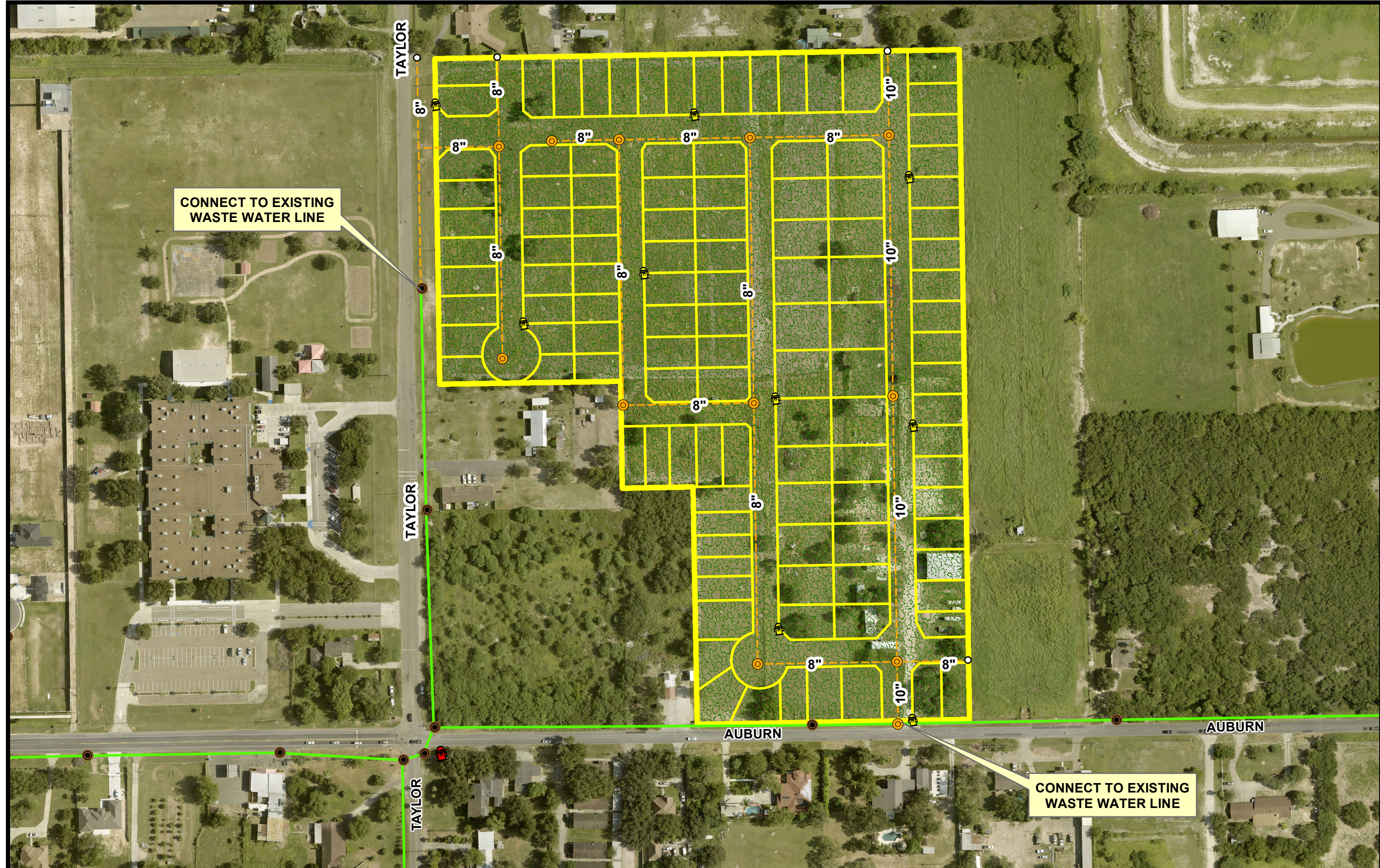
ISSUED FOR:
PRELIMINARY

WATER LAYOUT
SILVERADO MOON SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, TEXAS

PROJECT :
ENGINEER:
SURVEYOR:
CHECKED:
DRAWN:
SCALE:
DATE:
PROJECT:
REVISIONS:
PAGE NO.

IVAN GARCIA P.E. R.P.L.S.
IVAN GARCIA P.E. R.P.L.S.
IVAN GARCIA P.E. R.P.L.S.
O.A./H.G./Y.V.
1" = 60'
MAY 26, 2023
SUB 22 064
SHT 5

SILVERADO MOON



1 inch = 187 feet

Legend

-  Proposed Fire Hydrant
-  Proposed Clean-Out
-  Proposed Manholes
-  Proposed Water Line
-  Proposed Wastewater Line
-  Existing Fire Hydrants
-  Existing Wastewater Line
-  Existing Waterline
-  Lots
-  Proposed Area



AGENDA ITEM

3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/05/2023

MEETING DATE

7/11/2023

1. Agenda Item: Consideration and Approval for Change Order #1 for the Manhole Rehabilitation Project 2023
2. Party Making Request:
Marco Ramirez, Utility Engineer P.E.
3. Nature of Request: MPU Board Consideration and Approval of the Manhole Rehabilitation Project 2023 Change Order No. 1
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Patrick Gray Created/Initiated - 7/5/2023
7. Staff's Recommendation: Approval of the Manhole Rehabilitation Project 2023 Change Order No. 1_
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo

To: Mark Vega, P.E., General Manager
Thru: Marco Ramirez, P.E., Utility Engineer
From: Patrick R. Gray, E.I.T, GIS Coordinator
Date: June 30, 2023
Re: **Consideration and Approval for Change Order #1 for the Manhole Rehabilitation Project 2023**

Southern Trenchless Solution has submitted a request for a contract time extension for the Manhole Rehabilitation Project 2023. The request is due to extreme heat conditions experienced over the past six weeks. The contractor has taken actions to these conditions by adjusting work hours and increased break-times which has reduced productivity.

The current contract time is 150 calendar days with the completion date set for July 21, 2023. The Contractor is requesting an extension of 30 calendar days which will increase the contract time to 180 calendar days with the new completion date set for August 20, 2023. Below is a table for your review.

Original Contract Time	150 Calendar Days
Original Completion Date	Friday, July 21, 2023
Proposed Time Extension	30 Calendar Days
Proposed Contract Time	180 Calendar Days
Proposed Completion Date	Sunday, August 20, 2023

Staff recommends approval of the Change Order No. 1 to increase the contract time by 30 Calendar days for the Manhole Rehabilitation Project.

Staff will be available for any questions, comments or concerns.

Thank You

CHANGE ORDER

NO. 1

PROJECT: City of McAllen Manhole Rehabilitation
PH V

DATE OF ISSUANCE: July, 28, 2023

OWNER: City of McAllen - McAllen Public Utilities
ADDRESS: 1300 Houston Ave.
McAllen, Texas 78501

OWNER'S PROJECT NO.:

CONTRACTOR: Southern Trenchless Solutions, LLC.
ADDRESS: 1200 W. Expressway 83
La Feria, Texas 78559

Attachments:

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price \$ 554,504.80	Original Contract Time 150 Calendar Days working days
Previous Change Order No.s 0 -0-	Change from Previous Change Orders -0- working days
Contract Price prior to this Change Order \$ 554,504.80	Contract Time prior to this Change Order 150 Calendar Days working days
Net Increase (Decrease) of this Change Order -0-	Net Increase of this Change Order 30 Calendar Days working days
Contract Price with all approved Change Orders \$ 554,504.80	Contract Time with all approved Change Orders 180 Calendar Days working days

APPROVED:

Owner
Marco A. Vega, P.E., General Manager
McAllen Public Utility

RECOMMENDED:

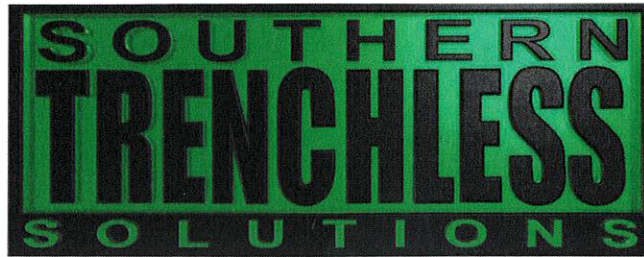
MPU Utility Engineer
Marco Ramirez, P.E., Utility Engineer

APPROVED:

Contractor
Ramon Closner
Southern Trenchless Solutions

RECOMMENDED:

City of McAllen
Gerardo Noriega, CTPM
Director of Purchasing and Contracting



*PO BOX 8084 WESLACO, TX 78559
1200 WEST EXWY 83 LA FERIA, TX 78559
956-277-0354 OFFICE 956-277-0355 FAX*

June 28, 2023

**Project No.: City of McAllen – Manhole Rehabilitation PH V
Time Extension**

To Whom It May Concern:

This letter is to inform you Southern Trenchless Solutions, LLC is requesting additional time on the City of McAllen – Manhole Rehabilitation PH V Project.

This extension is due to the extreme heat waves we have had this summer. This is an unforeseen climate change Mother Nature has given us and is beyond our reasonable control. Due to these conditions, we have had to implement different safety measures such as longer and more frequent breaks as well as dehydration protocols, causing less productivity. Safety is of the utmost concern to us.

We are currently requesting an additional 30 Calendar Days. This will extend the Original Date of Completion Date July 21, 2023, through August 20, 2023, giving us sufficient time to get through the summer.

Sincerely,

A handwritten signature in blue ink, appearing to be "Ramon Closner", is written over the signature line.

Ramon Closner



AGENDA ITEM

3.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

07/05/2023

MEETING DATE

7/11/2023

1. Agenda Item: Consideration and Approval of Water Modeling Task Work Order No. 1 with Freese & Nichols

2. Party Making Request:

3. Nature of Request: Consideration and Approval of Water Modeling Task Work Order No. 1 with Freese & Nichols

4. Budgeted: no

Bid Amount: \$19,715
Under Budget: \$0.00

Budgeted Amount: \$0.00
Over Budget: \$19,715
Amount Remaining: \$0.00

5. Reimbursement:

6. Routing:

Carlos Gonzalez
Gerardo Noriega

Created/Initiated - 7/5/2023
Final Approval - 7/5/2023

7. Staff's Recommendation: Consideration and Approval of Water Modeling Task Work Order No. 1 with Freese & Nichols

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MDC

Memo

TO: Marco A. Vega, P.E., General Manager
J.J. Rodriguez, Asst. General Manager

FROM: Carlos Gonzalez, P.E., Utility Engineer

DATE: July 5, 2023

SUBJECT: **Proposed Water Modeling Work Order Task 1**

Freese & Nichols recently completed a comprehensive Water & Wastewater Master Plan for MPU. The Master Plan Scope included the performance of a water system model for our distribution system. The model was set-up to account for projected growth trends expected in corresponding service areas. Recently, MPU was approached by an Industry with a potential significant water demand. In order to evaluate impact of a potential significant water user, MPU would recommend updating the water model to run multiple of demand scenarios that would simulate impact to system.

MPU has received a proposal from Freese & Nichols for a work order task to perform this additional modeling for an amount of \$19,715.

MPU has reached out to industry for a potential participation of these costs.

Staff recommends the selection and award of a work order contract with Freese & Nichols for an amount of \$19,715. A budget amendment will be brought forth for approval at a subsequent Board Meeting.

Staff will be available for comments or questions.

June 23, 2023

McAllen Public Utility
1300 Houston Avenue
McAllen, TX 78501

Re: Water System Evaluation for Proposed Industrial Development

Dear Mr. Gonzales,

Freese and Nichols, Inc. (FNI) is pleased to submit this proposal for providing professional services to McAllen Public Utility to perform a water system evaluation to assess the impacts of providing water service to a proposed development near Military Highway and S. Shary Road. Based on preliminary discussions with the developer, it is assumed that potable water will be delivered to a 4.5 MG ground storage tank approximately 30 feet tall.

SCOPE OF SERVICES

Freese and Nichols, Inc. (FNI) will render the following professional services:

1. Data Collection: FNI will review site plan, water usage data, and anticipated connection points of the proposed development. MPU will provide the requested water demand and diurnal demand pattern to be evaluated. MPU will also provide current water system GIS files.
2. Update Water Model: FNI will utilize MPU's current GIS to update the water model near the proposed development to include recently completed water lines. The water demand associated with the project development will be entered into the model.
3. Hydraulic Analysis: FNI will conduct hydraulic modeling of the water distribution system to assess system pressure, tank fill and drain rates, and headloss as a result of adding the proposed development to the water model. Available flow and pressure will be identified at the proposed development site. Up to four improvement alternatives will be evaluated.
4. Project Meeting: FNI will meet with MPU staff, via virtual meeting or conference call, to discuss results of the analysis.
5. Technical Memorandum: FNI will develop a brief technical memorandum documenting the analysis and findings of the evaluation. The memorandum will be submitted to MPU in electronic PDF file format.

PROJECT SCHEDULE

FNI will commence work upon receipt and execution of contract and agrees to complete the services within six weeks.

COMPENSATION

FNI proposes to provide services as described herein for the lump sum fee of Nineteen Thousand Seven Hundred Fifteen Dollars (\$19,715).

We appreciate this opportunity to submit this proposal. If additional information or clarification is desired, please do not hesitate to contact us. If you agree with the services described above and wish for us to proceed with this assignment, please initiate contract proceedings.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SN', with a horizontal line extending to the right.

Stephanie Neises, PE
Principal/Vice President