



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

DATE: Tuesday, November 14, 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 10th day of November, 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.


Clarissa Hernandez
Utility Board Secretary



**BOARD OF TRUSTEES MEETING
TUESDAY, NOVEMBER 14, 2023 – 4:00 PM
MCALLEN CITY CALL - 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

EMPLOYEE OF THE YEAR - ESTEBAN ROMERO - WASTEWATER PLANT

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held October 24, 2023.

2. CONSENT AGENDA:

- a) Discussion and Approval of The District Phase III Subdivision
- b) Discussion and Approval of Victoria's Oaks Subdivision
- c) Approval of the Austin 495 Plaza Subdivision
- d) Discussion and Approval of Sharpless Square Subdivision
- e) Discussion and Approval of Ware Hotel Group LP Subdivision
- f) Discussion and Approval of Harvest Cove Ph.1
- g) Resolution of the Public Utility Board of Trustees of the Public Utility of the City of McAllen, Texas Designating Maria Chavero as an Investment Officer along with Sergio Villasana, Marco A. Vega, P.E., Valeria Rios, and Roel Rodriguez, P.E. for the McAllen Public Utility of the City of McAllen, Texas

- h) Resolution of the Board of Trustees of the City of McAllen Public Utility, Hidalgo County, Texas, Amending TexPool Authorized Representatives and Providing an Effective Date
- i) Resolution of the Public Utility Board of Trustees of the Public Utility of the City of McAllen, Texas Appointing Maria Chavero as Treasurer for the McAllen Public Utility of the City of McAllen, Texas

3. BIDS AND CONTRACTS:

- a) Purchase of two WEMCO RAS pumps from Vera Environmental Solutions LLC., for the amount of \$67,785.04.
- b) Discussion and approval of purchase of a 60-Tier Compact Excavator Buyboard Contract #685-22 from Doggett Heavy Machinery, \$89,000.00
- c) Consideration and Approval of Purchase of Heavy Duty Construction Equipment from Doggett Heavy Equipment Machinery, LLC out of San Juan, TX

4. UTILITY LAYOUTS:

- a) Discussion and Approval of the Amended Service Area for the Hoehn Lift Station Project.
- b) Discussion and Approval of Las Brisas Phase 1 Subdivision.

5. MANAGER'S REPORT:

- a) Public Officials Award - Charles Amos
- b) Public Communication and Outreach Program Award - Water Education

6. FUTURE AGENDA ITEMS

7. 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

- a) Consultation with City Attorney regarding pending litigation (Section 551.071 T.G.C)
- b) Discussion and possible lease, sale or purchase of real estate property: Tract 1 (Section 551.072, T.G.C.)

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 NOVEMBER 28, 2023.



AGENDA ITEM

1.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/08/2023

MEETING DATE

11/14/2023

1. Agenda Item: Approval of the Minutes for the Regular Meeting held October 24, 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 - 11/8/2023

7. Staff's Recommendation:

8. City Attorney: Approved - IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

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

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, October 24, 2023**, at 4:00 pm at in the City Commission Chambers at City Hall with the following present:

Absent:	Albert Cardenas Ernest Williams Javier Villalobos Ricardo Godinez Charles Amos	Trustee Vice-Chairman Ex-Officio Member/Mayor Trustee Chairman
Staff:	Marco A. Vega, P.E. Isaac Tawil Austin Stevenson J.J. Rodriguez Clarissa Hernandez Savannah Arredondo Pablo Rodriguez Terri Uvalle Carlos Gonzalez, P.E. Edward Gonzalez David Garza Marco Ramirez, P.E. Gerardo Noriega Juan Pedraza Rafael Balderas, EIT Janet Landeros Daniel Reyna Juan Vallejo Lance Nelson Jim Bob Sides	General Manager City Attorney Assistant City Attorney III Assistant General Manager Utility Board Secretary Assistant to the Utility Board Secretary Assistant Director for Customer Relations Assistant Director for Billing Utility Engineer Director of Water Systems Director of Wastewater Systems Utility Engineer Purchasing Director Manager, Transmission & Dist. Assistant Utility Engineer Grants & Contracts Coordinator Water Plant Manager Assistant Director of Water Systems Water Plant Manager Video Production Specialist

CALL TO ORDER:

Vice-Chairman Williams called the meeting to order at 4:00 p.m.

1. MINUTES:

a) Approval of the Minutes for the Regular Meeting held October 10, 2023

Mayor Villalobos moved to approve the minutes for the regular meeting held on October 10th, 2023. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA

Mayor Villalobos moved to approve items 2a through 2b. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

- a) Resolution Authorizing the Submission of the Grant Application to the Texas Parks and Wildlife Department for the Community Outdoor Outreach Program (CO-OP).
- b) Approval of the Final Reimbursement Certificate for the Silver Valley Subdivision.

3. BIDS AND CONTRACTS:

- a) Purchase of Caterpillar Model 242D3-CL Skid Loader through Buyboard contract #685-22.

Mayor Villalobos moved to approve the purchase of Caterpillar model 242D3-CL skid loader through buyboard contract #685-22. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

- b) Purchase of 1” IPerl meters and accessories for reclaim water systems from Aqua Metric.

Trustee Cardenas moved to approve the purchase of 1” IPerl meters and accessories for reclaim water systems from Aqua Metric. Mayor Villalobos seconded the motion. The motion carried unanimously by those present.

4. MANAGER’S REPORT

Mr. Marco Vega, P.E., stated that he wanted to mention to the board a plan to hold a first annual utility conference here in McAllen at the McAllen convention center for next year, possibly in the fall or winter of 2024. There is no other utility conference in South Texas. Vice-Chairman Williams asked how inclusive it would be boundary wise. Mr. Vega responded from Roma to Brownsville, Laredo, Eagle Pass, San Antonio, Corpus Christi, and south.

5. FUTURE AGENDA ITEMS

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

Vice-Chairman Williams recessed the meeting at 4:05 p.m. to go into Executive Session. Vice-Chairman Williams reconvened the meeting at 4:25 p.m.

- a) Consultation with City Attorney regarding legal issues related to consulting contract. (Section 551.071, T.G.C.)

Isaac Tawil, City Attorney recommended the board consider a motion authorizing the general manager and city attorney to take those actions described in executive session.

- b) Consultation with City Attorney regarding pending litigation. (Section 551.071 T.G.C.)

No action was taken.

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:25 p.m.

Charles Amos, Chairman

Attest:

Clarissa Hernandez
Utility Board Secretary



AGENDA ITEM

2.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/07/2023

MEETING DATE

11/14/2023

1. Agenda Item: Discussion and Approval of The District Phase III Subdivision

**2. Party Making Request:
Marco Ramirez, Utility Engineer P.E.**

3. Nature of Request: Discussion and Approval of The District Phase III Subdivision.

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement:

6. Routing:
Patrick Gray Created/Initiated - 11/7/2023

7. Staff's Recommendation: Consideration Approval of The District Phase III Subdivision.

8. City Attorney: Approved - IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

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: October 20, 2023

SUBJECT: **Discussion and Approval of The District Ph. 3 Subdivision**

This property is located on the southeast corner of North Main Street and Wisconsin Rd. It is located within the McAllen City Limits and is being proposed as R3T Residential. The tract consists of 6.504 acres and is proposing 24 Townhouse lots.

The subdivision application was originally filed with the City on June 26, 2023 and has received preliminary P&Z approval on July 12, 2023. The information required from the developer's engineer for this agenda was received on October 20, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to extend two (2) 8-inch waterlines from existing networks on the north and south side of the proposed property. The two (2) waterlines will then be connected through the subdivision by a proposed 8-inch waterline, creating a loop system. The applicant is also proposing to install two (2) fire hydrants within the subdivision.
2. **Sewer Service:** The applicant is proposing to install an 8" sanitary sewer line that will tie into the existing 8" sanitary sewer line located on the north side of the property, running east and west along Wisconsin Rd.
3. This property falls within the Northgate Water 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 Line Reimbursement to MPU in the amount of \$8,001.33 for the Northgate Waterline Project.**

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

Thank you

MEMORANDUM

Date: October 20, 2023
To: Rafael Balderas, McAllen PUB
CC: Domain Development
From: Mario A. Reyna, P.E. 
Subject: THE DISTRICT PHASE III SUBDIVISION

Following is a description of the water and sewer as proposed for the above referenced subdivision:

WATER - MPUB

There is an existing 8-inch waterline along the South side of right-of-way of Auburn avenue and a 8-inch waterline along the South side of The District Phase II. These two (2) connections will be made to both lines and an 8-inch loop interior as per attached water layout. The proposed 8-inch water line will run within the proposed easements and will provide all necessary services and fire protection to the lots within said The District Phase III Subdivision. This subdivision consist of 24 lots R-3T, and 1 lot detention area.

SANITARY SEWER- MPUB

There is an existing 8-inch sanitary sewer line along the north side of Auburn Avenue, An 8-inch sanitary sewer line will be extended south within a utility easement to provide service to the proposed District Phase III 24 lots .

Respectfully,



Mario A. Reyna, P.E.
Melden & Hunt, Inc.



Proposed Subdivision to MPUB Checklist

Date: October 20, 2023

Subdivision Name: The District Phase III Subdivison

Applicant: Domain Development Corp., a Texas corporation

☒ 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: _____

Additional Comments: _____

SUBDIVISION REIMBURSEMENT WORKSHEET
The District PH. III Subdivision

WATERLINE REIMB. CALCULATIONS

WATER: MPU: NORTHGATE WATER BOND PROJECT
COST: \$1,118.38 x 6.504 AC \$7,273.94
10% ADMIN FEE <10 YEARS 727.39

SEWER LINE REIMBURSEMENT

\$8,001.33

TOTAL REIMBURSEMENT DUE

\$8,001.33

Prepared By: 

Date: 10/18/23

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: Shavi Mah tani

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 DOMAIN DEVELOPMENT, CORP. hereinafter called the DEVELOPER.

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

THE DISTRICT PHASE III and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)
designed by Melden & Hunt, Inc. dated _____, hereinafter called the IMPROVEMENTS,
(Engineering Firm)
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 20 day of October, 2023

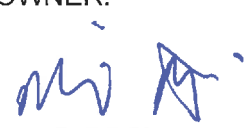
CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

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

ATTEST:

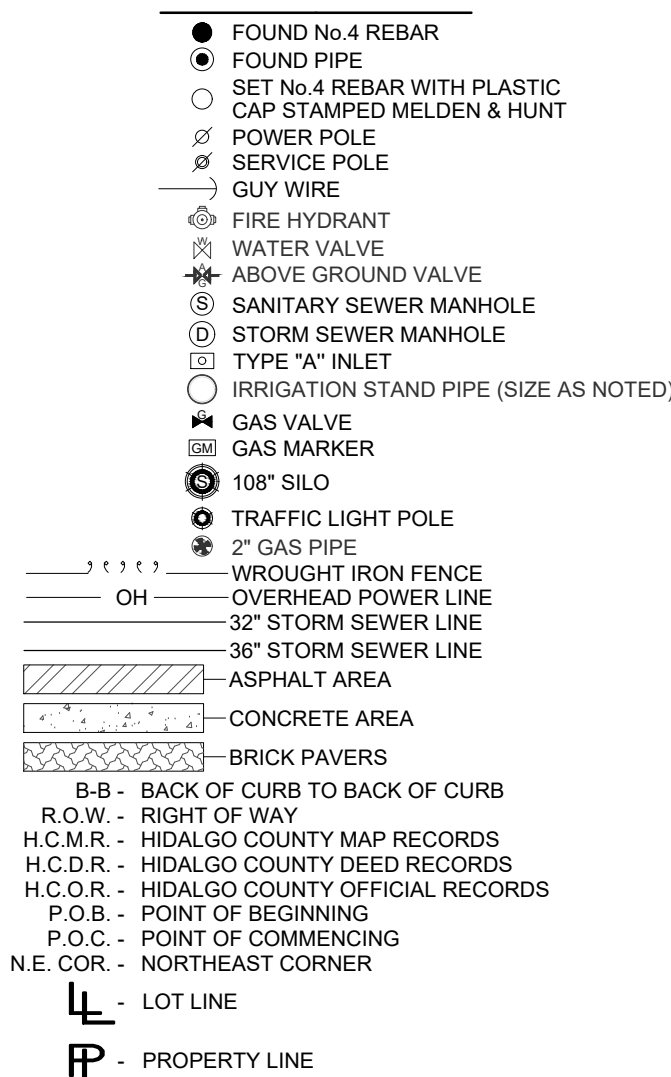
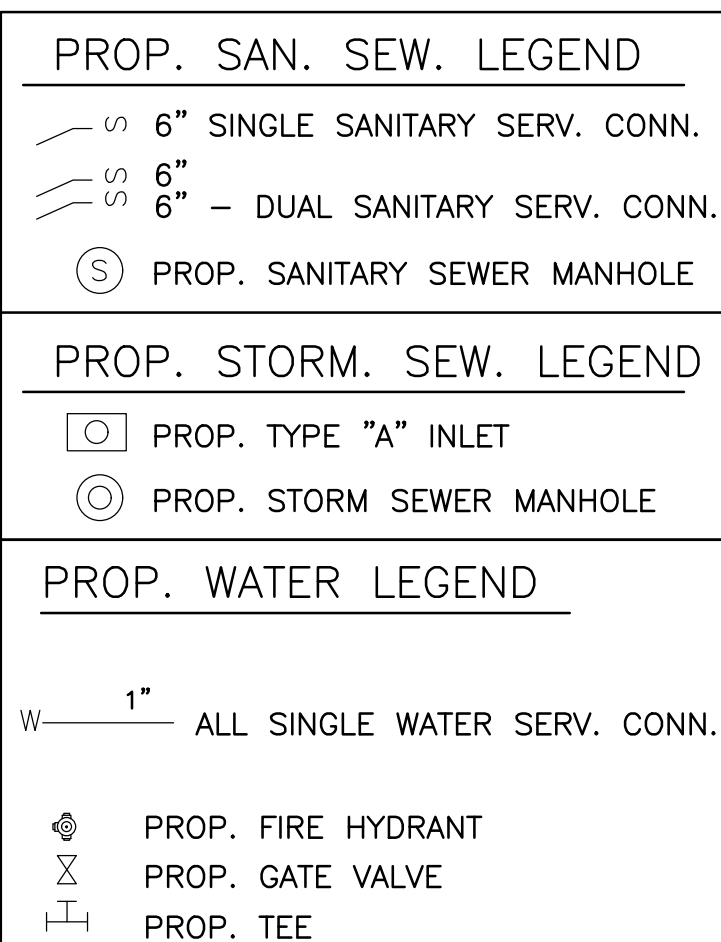
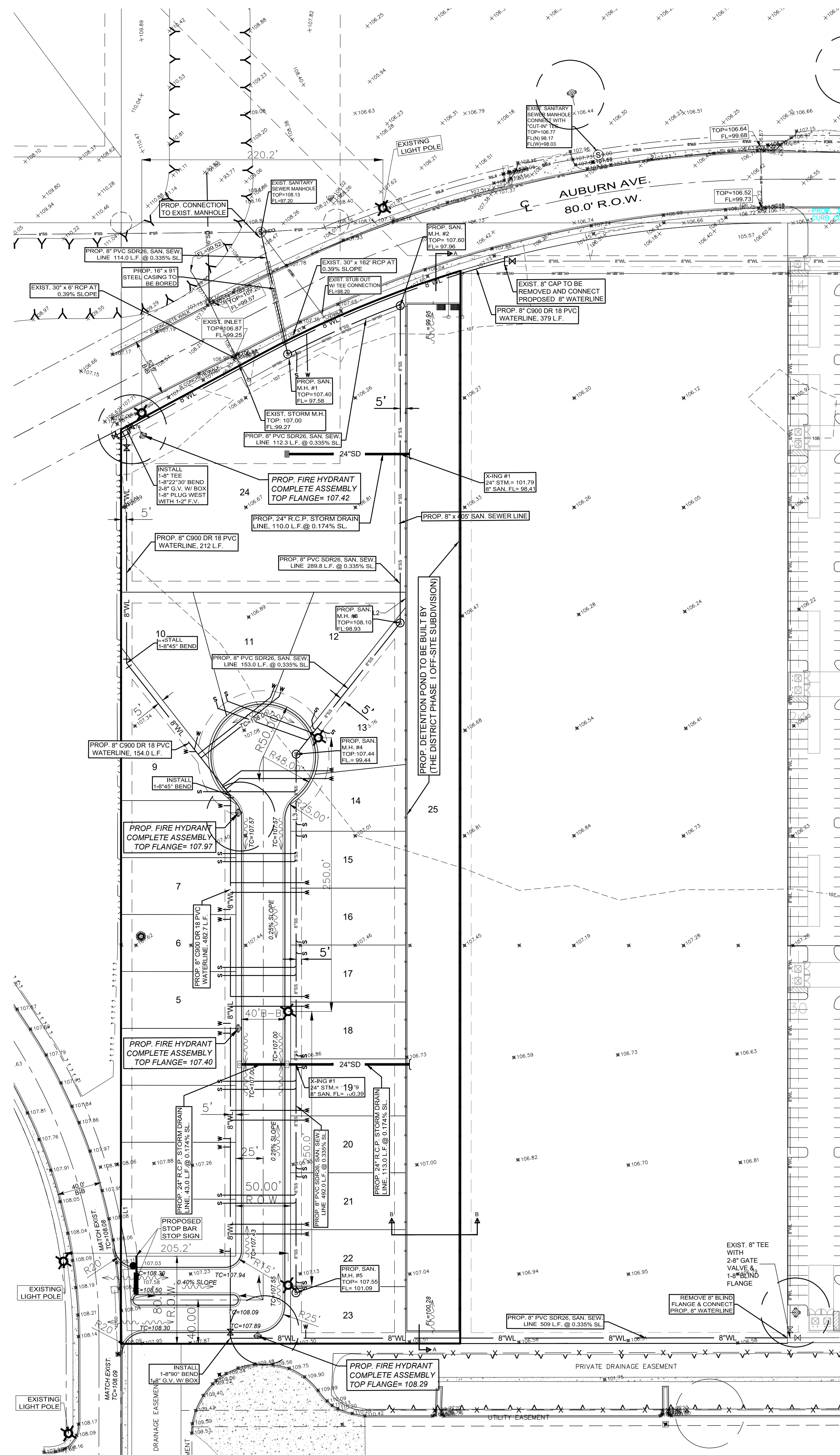
Board Secretary

DEVELOPER/OWNER:

BY:  _____
DOMAIN DEVELOPMENT, CORP.
C/O SHAVI MAHTANI, PRESIDENT
100 East Nolana Avenue, Ste 130
McAllen, Hidalgo County, TX 78504

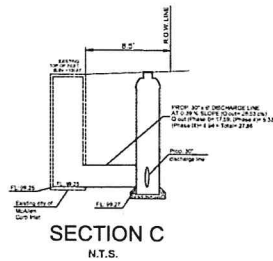
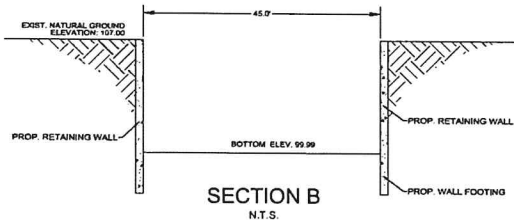
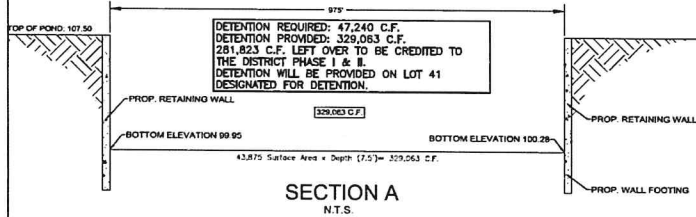


PROPOSED DETENTION POND TO BE BUILT BY (THE DISTRICT PHASE I SUBDIVISION) OFF-SITE IMPROVEMENTS

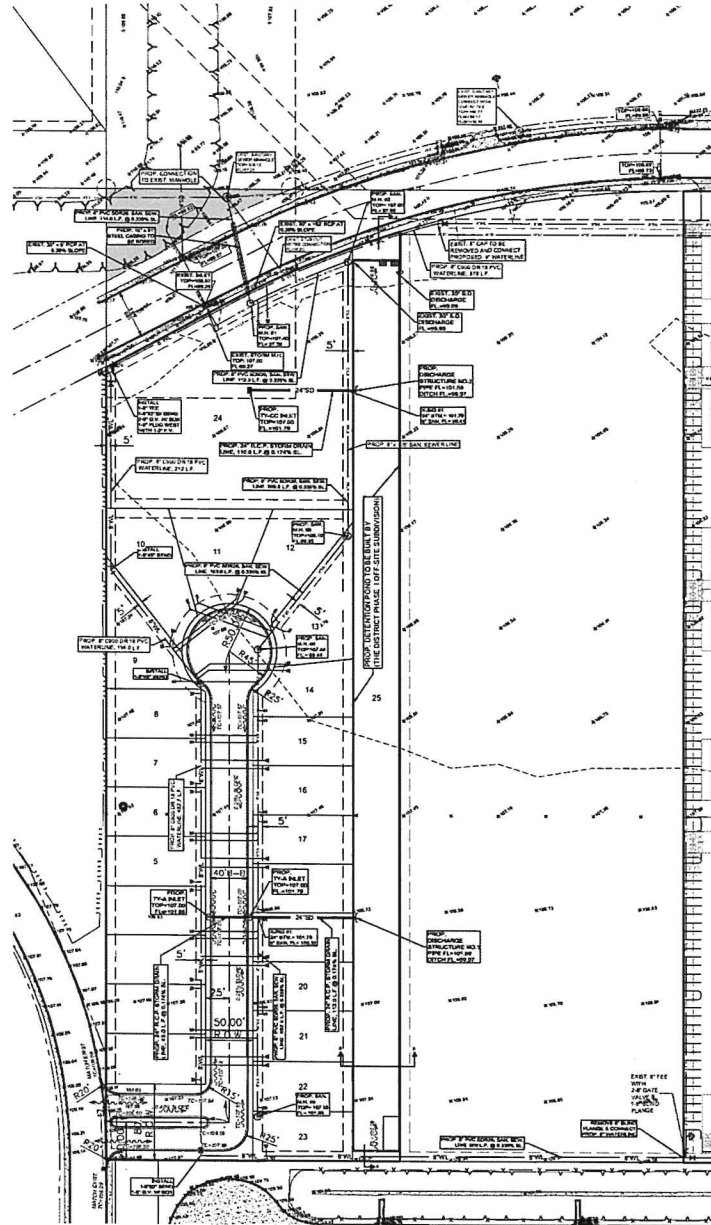


LEGEND

	PROP. STREET LIGHT POLE (4)
	PROP. STREET SIGN
	PROP. STOP & STREET SIGN
	PROP. STOP BAR



PROPOSED DETENTION POND TO BE BUILT BY
(THE DISTRICT PHASE I SUBDIVISION)
OFF-SITE IMPROVEMENTS



PROP. SAN. SEW. LEGEND	
1"	6" SINGLE SANITARY SERV. CONN.
2"	6" - DUAL SANITARY SERV. CONN.
3"	PROP. SANITARY SEWER MANHOLE
PROP. STORM. SEW. LEGEND	
4"	PROP. TYPE "A" INLET
5"	PROP. STORM SEWER MANHOLE
PROP. WATER LEGEND	
6"	1" ALL SINGLE WATER SERV. CONN.
7"	PROP. FIRE HYDRANT
8"	PROP. GATE VALVE
9"	PROP. TEE

10"	FOUND HOLE REBAR
11"	FOUND PIPE
12"	SETBACK REBAR WITH PLASTIC CAP STAPLED TO EMBLEM & HANT
13"	POWER POLE
14"	SENCE POLE
15"	DUY VIRE
16"	FIRE HYDRANT
17"	WATER VALVE
18"	ABOVE GROUND VALVE
19"	SANITARY SEWER MANHOLE
20"	STORM SEWER MANHOLE
21"	TYPE "A" INLET
22"	IRREGULAR STAINED PINE (SIZE AS NOTED)
23"	GAS VALVE
24"	GAS MANHOLE
25"	18" SLO
26"	TRAFFIC LIGHT POLE
27"	2" GAS PIPE
28"	BROUGHT IRON FENCE
29"	OVERHEAD POWER LINE
30"	STORM SEWER LINE
31"	STORM SEWER LINE
32"	ASPHALT AREA
33"	CONCRETE AREA
34"	BRICK PAVEMENT
35"	BACK OF CURB TO BACK OF CURB
36"	RIGHT OF WAY
37"	HOUSTON COUNTY MAP RECORDS
38"	HOUSTON COUNTY DEED RECORDS
39"	HOUSTON COUNTY OFFICIAL RECORDS
40"	POINT OF BEGINNING
41"	POINT OF BEGINNING
42"	POINT OF BEGINNING
43"	POINT OF BEGINNING
44"	POINT OF BEGINNING
45"	POINT OF BEGINNING
46"	POINT OF BEGINNING
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96"	POINT OF BEGINNING
97"	POINT OF BEGINNING
98"	POINT OF BEGINNING
99"	POINT OF BEGINNING
100"	POINT OF BEGINNING

JOB No. 18083.04

BY: **MELTON & HUNT, INC.**

DATE: **11/11/2011**

PROJECT: **THE DISTRICT PHASE III SUBDIVISION**

LOCATION: **MCALLEN, HIDALGO COUNTY, TEXAS**

SCALE: **1" = 40'**

THE DISTRICT PHASE III SUBDIVISION

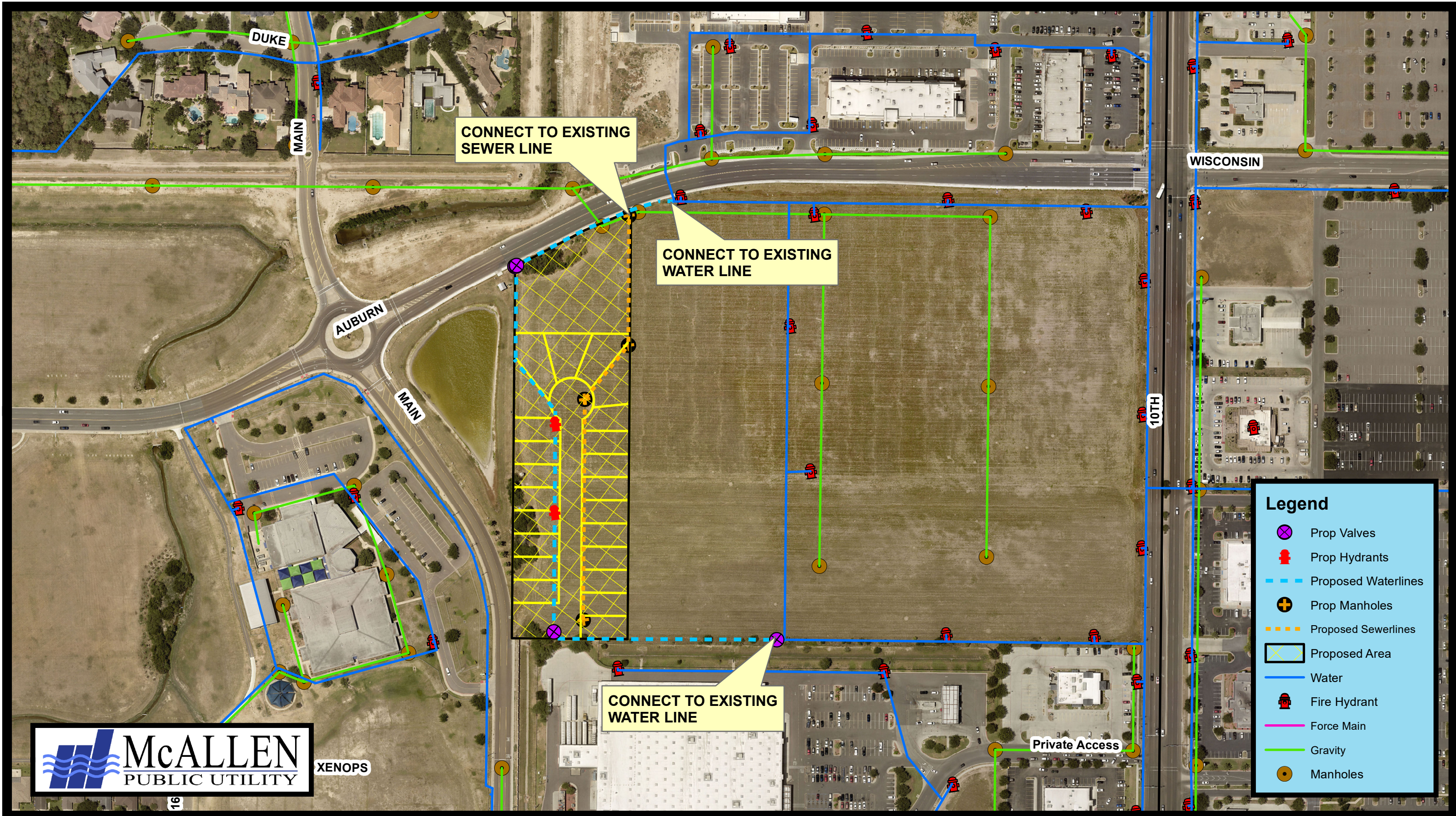
MCALLEN, HIDALGO COUNTY, TEXAS

TOPOGRAPHY AND PROPOSED UTILITY/ DRAINAGE LAYOUT

Sheet 1 of 1



The District Ph. III Subdivision





AGENDA ITEM

2.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/08/2023

MEETING DATE

11/14/2023

1. Agenda Item: Discussion and Approval of Victoria's Oaks Subdivision
2. Party Making Request:
Erika Gomez, Developmental Activities
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: Payment to MPU for the Bentsen Rd water and sewer projects for total amount of \$12,639.96
6. Routing:
Erika Gomez Created/Initiated - 11/8/2023
7. Staff's Recommendation: Approval of the subdivision as conditions set forth.
8. City Attorney: Approved - IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

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: October 26th, 2023
SUBJECT: Victoria's Oaks Subdivision; Consideration & Approval of Subdivision

This property consists of 4.8 acres, and it is located approx. 900 feet south of Daffodil along the east side of Taylor Rd. It is located within the McAllen City Limits and is being proposed as R-1, single family home.

The subdivision application was originally filed with the City on September 11th, 2023, and received preliminary P&Z approval on October 3rd, 2023. The information required from the developer's engineer for this agenda was received on October 10th, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 8-inch waterline running along the east ROW of Taylor Rd. Applicant is proposing to install a 2" dual water service for domestic and irrigation service. There are two existing Fire Hydrants within 500 ft of property.
2. **Sewer Service:** The applicant is proposing to connect to an existing Manhole located near Bluebonnet Ave. and Taylor Rd within the Adobe Wells Subdivision. The developer will extend approx. 436ft south with an 8-inch sewerline thru an easement that will be recorded by a separate instrument. Applicant owns the tract on the north as well where the sewer will run. Applicant is proposing a 4" sewer service to serve this lot.
3. The developer has submitted a Reimbursement Waiver.
4. Property falls under the Bentsen Rd water and sewer Reimbursement Area.

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; and 3.) Individual water and sewer services for each unit be installed; 4) dedication of a 10ft utility easement dedication by separate instrument for proposed offsite sewer alignment; 5) Payment to MPU for the Bentsen Rd water and sewer projects for total amount of \$12,639.96.

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

JAVIER HINOJOSA ENGINEERING/Consulting Engineers

416 E. Dove Avenue • McAllen, Texas 78504

Tel: (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NO. F-1295

Victoria's Oaks Subdivision Water and Sanitary Sewer Description

Water

Victoria's Oaks Subdivision is a single-lot subdivision. An existing 8" water line is located along the east side of Taylor Road. There are two existing fire hydrants on this line that are 500 feet apart. They are 181 feet north of the north property line and 171' south of the most northerly south property line. This single lot will be served by a 2" double water service and fire hydrants will be constructed in accordance with fire code.

Sanitary Sewer

The nearest sanitary sewer line (manhole) is located near Bluebonnet Avenue and Taylor Road within the Adobe Wells Subdivision. The developer will extend approximately 436 linear feet of 8" sewer line to the south from this manhole into the subdivision. The developer also owns the adjacent property to the north and will record an easement for this sewer line. A 4" sanitary sewer connection with a clean out at the end of the service will connect to said proposed 8" sewer line.



Javier Hinojosa, P.E.



10/5/23

**SUBDIVISION REIMBURSEMENT WORKSHEET
VICTORIA'S OAKS SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS

SEWER:	MPU:BENTSEN RD SEWER		
COST:	\$2,092.81 x	4.8 AC	\$10,045.49
10% ADMIN FEE	<10 YEARS		1,004.55

SEWER LINE REIMBURSEMENT

\$11,050.04

WATER LINE REIMB. CALCULATIONS

WATER:	MPU:BENTSEN RD WATER		
COST:	\$301.12 x	4.8 AC	\$1,445.38
10% ADMIN FEE	<10 YEARS		144.54

WATER LINE REIMBURSEMENT

\$1,589.92

TOTAL REIMBURSEMENTS DUE

\$12,639.96

Prepared By: Erika Lopez Date: 10/10/23

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: _____

Victoria Alvarez

Print: _____

Victoria Alvarez

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 Victoria Alvarez hereinafter called the DEVELOPER.

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

Victoria's Oaks Subdivision and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by Javier Hinojosa Engineering dated October, 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 _____, 2023.

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:

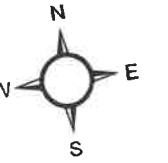
Board Secretary

DEVELOPER

BY: Victoria Alvarez
Victoria Alvarez
5920 N. Cynthia CT.
McAllen, Texas 78504

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

VICTORIA'S OAKS SUBDIVISION





AGENDA ITEM

2.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/08/2023

MEETING DATE

11/14/2023

1. Agenda Item: Approval of the Austin 495 Plaza 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:** Water Line Reimbursement to MPU for the Bentsen Road Water Project in the amount of \$329.57. **Wastewater Line Reimbursement to MPU for the Bentsen Road Wastewater Project in the amount of \$2,290.59.**
6. Routing:
Rafael Balderas Jr. Created/Initiated - 11/8/2023
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approved - IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

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: November 6, 2023

SUBJECT: **Austin 495 Plaza Subdivision; Consideration & Approval of the Subdivision**

This property is located on the south side of Pecan Boulevard (FM 495) and approximately 1,300 west of Ware Road. It is located within the McAllen City Limits and is being proposed as C-3 commercial. The tract consists of 0.995 acres and will be a single lot for general business.

The subdivision application was originally filed with the City on October 24, 2022 and receive preliminary P&Z approval on November 16, 2022. The information required from the developer's engineer for this agenda was received on November 6, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to extend an 8-inch waterline to-and-through the property, having connections to an existing waterline at the southwest side of the property, and a connection to the existing waterline that runs along the north side of Pecan Boulevard.
2. **Wastewater Service:** The applicant is proposing to utilize an existing wastewater line that is within the west neighboring property, to connect wastewater services for each proposed unit.
3. The property falls within MPU's: Bentsen Road Water and 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 Water Line Reimbursement to MPU in the amount of \$329.57 for the Bentsen Road Water Project; and 4.) Payment of a Wastewater Line Reimbursement to MPU in the amount of \$2,290.59 for the Bentsen Road Wastewater Project.

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



TREVINO ENGINEERING

Firm Registration # F-7906

October 24, 2023

City of McAllen
McAllen Public Utility
1300 Houston Ave.
McAllen, Texas 78501

Re: **Austin 495 Plaza Subdivision Utilities Narrative**

To Whom It May Concern,

Austin 495 Plaza Subdivision is a 1-lot subdivision with 0.995-acres net in size located on the south side of Pecan Blvd. (F.M. 495) approximately 1150 feet east of N. Bentsen Rd. A domestic water service and sanitary sewer service will be installed to service a proposed commercial plaza development.

A new domestic water main will be installed in the property. The new main will connect to an existing 8" diameter City of McAllen water main located approximately near the southwest corner of the property and extend east then south along the west property line in an utility easement. The 8" main will extend south through to the south side of Pecan Blvd. (F.M. 495) and connect to an existing 6" water main. The new water main will create a loop. A 2" diameter service will be connected to the new 8" water main to service the new building.

The sanitary sewer services will be connected to an existing City of McAllen 8" sanitary sewer main located along the neighbor's west property line. Six (6) new services will be installed to service the six units of the building.

As denoted by the engineering seal on this letter, I believe that I have fulfilled my obligations as an engineer under the Texas Engineering Practice Act pursuant to its requirements to protect the public health, safety, and welfare in the practice of engineering.

Should you have any questions, feel free to contact me at my office.

Sincerely,
TREVINO ENGINEERING

Iden I. Trevino, P.E.



10/24/2023

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 JINGOU LIU hereinafter called the DEVELOPER.

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

AUSTIN 495 PLAZA SUBDIVISION and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by TREVINO ENGINEERING dated 10/24/2023, hereinafter called the
(Engineering Firm)

IMPROVEMENTS, as approved by the McAllen Public Utility Board on 11/14/2023.
(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
AUSTIN 495 PLAZA SUBDIVISION**

WASTEWATER LINE REIMB. CALCULATIONS

WASTEWATER: MPU:BENTSEN RD WASTEWATER
COST: \$2,092.81 x 0.995 AC \$2,082.35
10% ADMIN FEE <10 YEARS 208.24

WASTEWATER LINE REIMBURSEMENT \$2,290.59

WATER LINE REIMB. CALCULATIONS

WATER: MPU:BENTSEN RD WATER
COST: \$301.12 x 0.995 AC \$299.61
10% ADMIN FEE <10 YEARS 29.96

WATER LINE REIMBURSEMENT \$329.57

TOTAL REIMBURSEMENT DUE \$2,620.16

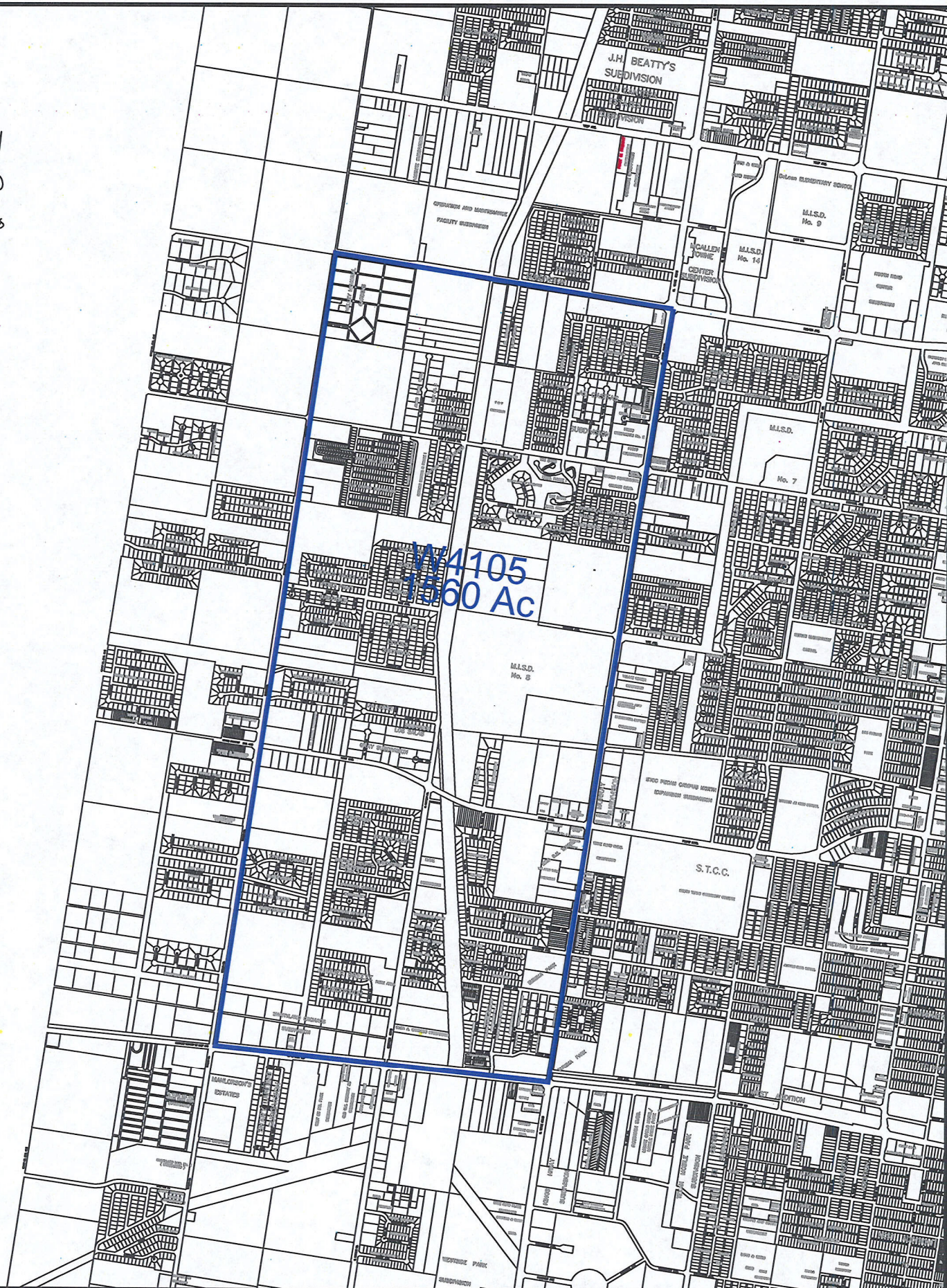
Prepared By: RB Date: 10/23/23 Reviewed By: _____

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: _____



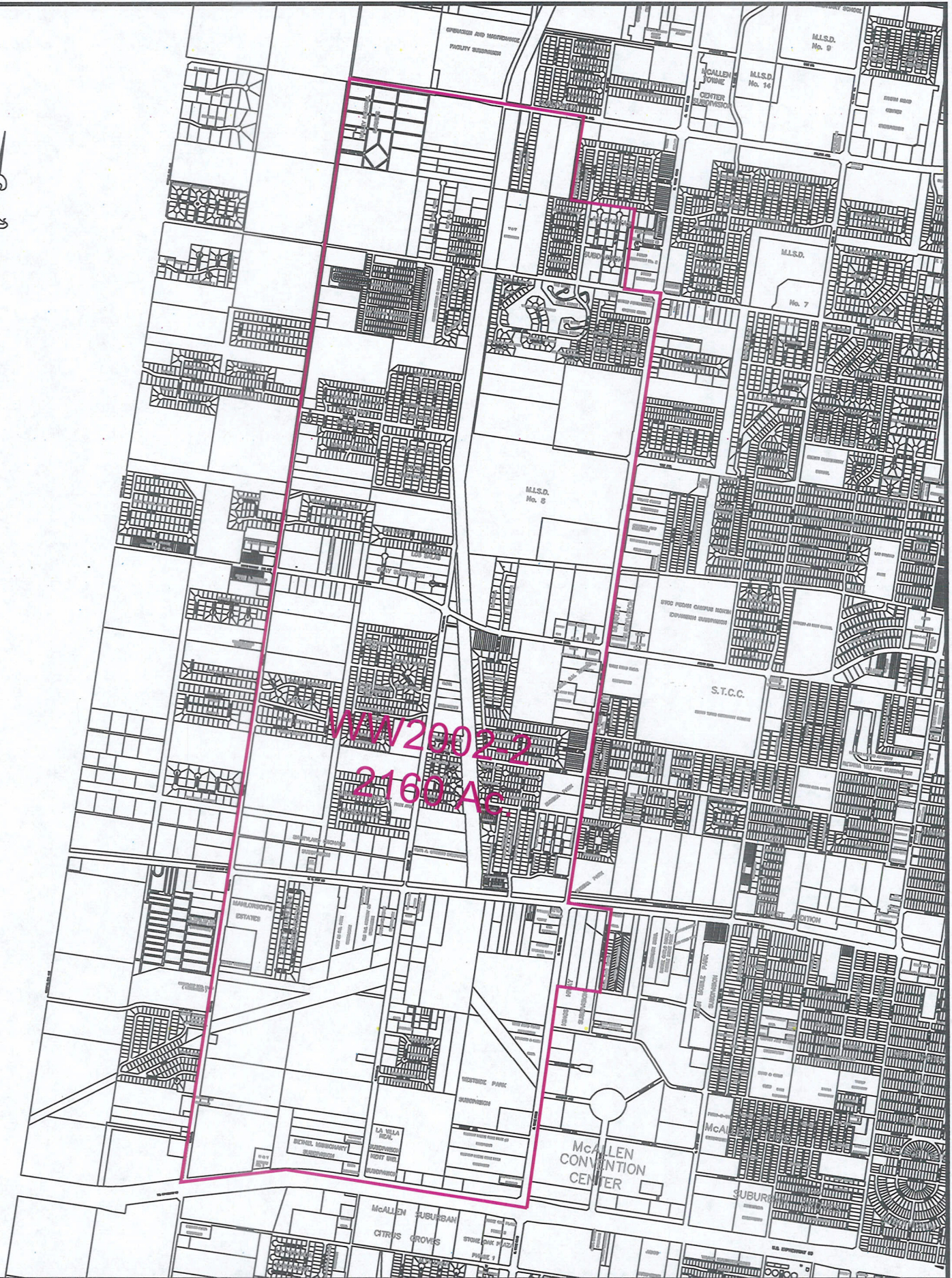
BENTSEN ROAD WATER SERVICE AREA



McALLEN
PUBLIC UTILITY



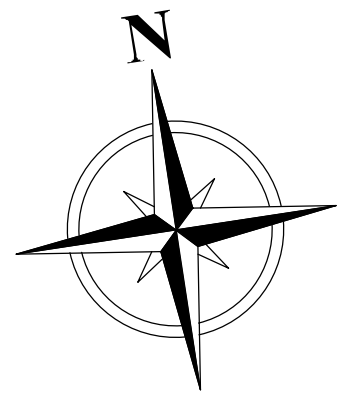
N.T.S.



BENTSEN ROAD SEWER
SERVICE AREA



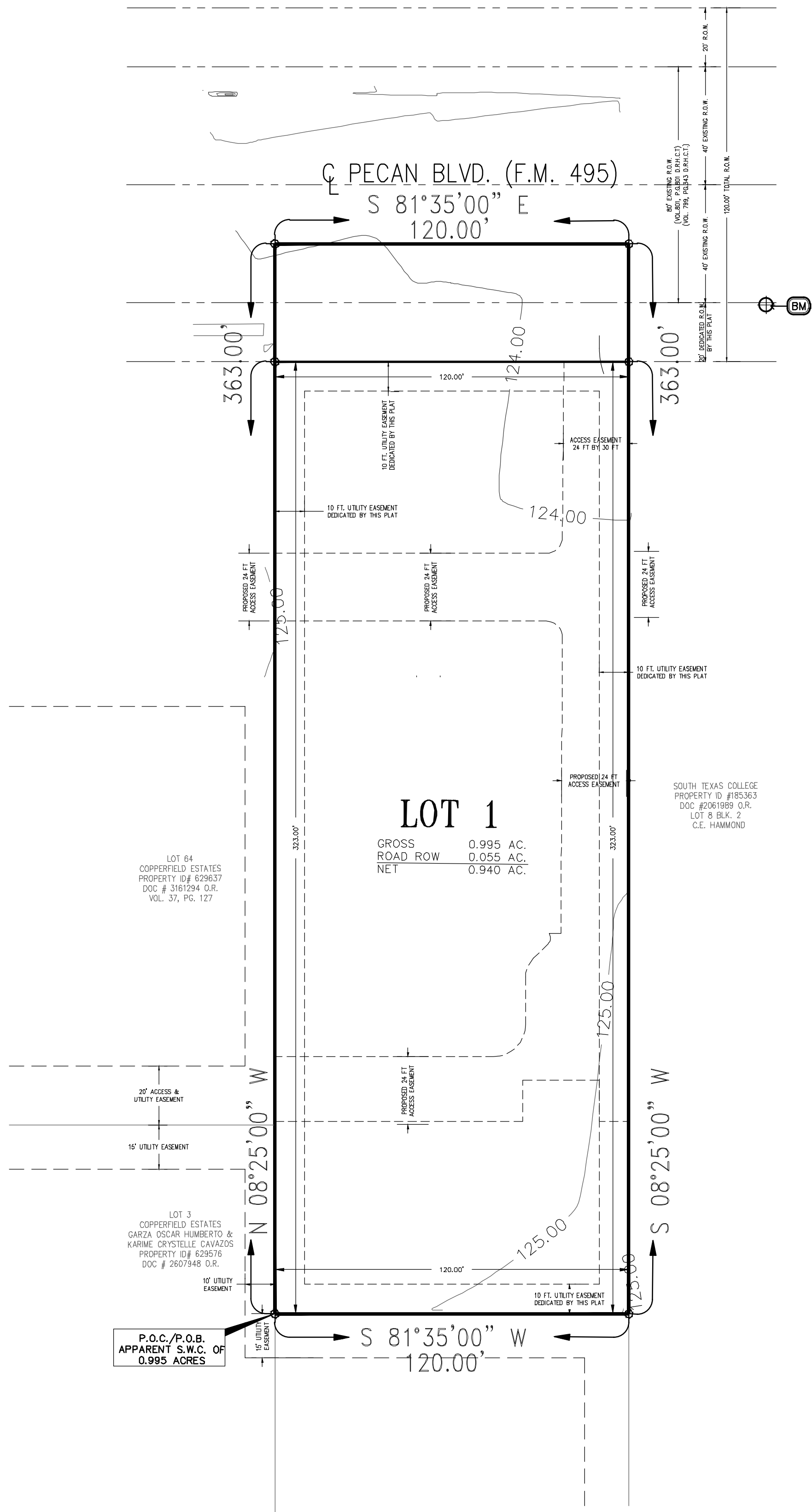
McALLEN
PUBLIC UTILITY



SCALE: 1"=30'

LEGEND

- Ⓡ FOUND IRON ROD
● 2" IRON ROD



GENERAL NOTES

1. THE SUBDIVISION IS IN FLOOD ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 480343 0005 C MAP REVISED NOVEMBER 2, 1982.
2. BENCHMARK = COTTON PICKER SPINDLE @ POWER POLE LOCATED APPROXIMATELY 46.67 FEET EAST OF THE NORTHWEST CORNER OF THIS SUBDIVISION. ELEV. 125.72
3. MINIMUM BUILDING SETBACKS
FRONT: 92 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
SIDE: 15 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
REAR: 10 FEET IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
4. A TOTAL OF 0.092 ACRE FEET (4,032 CUBIC FEET) OF STORM WATER RETENTION IS REQUIRED FOR THIS SUBDIVISION.
5. ALL LOT CORNER MARKED WITH A 1/2-INCH DIAMETER ROD
6. ALL UTILITIES IN THIS SUBDIVISION SHALL BE UNDERGROUND
7. A 5 FT WIDE SIDEWALK IS REQUIRED ALONG PECAN BLVD. (F.M. 495)
8. OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS
9. SHOULD ANY ENTITIES HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL, OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINES THEREIN, THAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING AND PRIVATE IRRIGATION SYSTEMS. OWNER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
10. ALL IRRIGATION DISTRICT EASEMENTS, IF SHOWN, ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO.1, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT IT EXPRESS WRITTEN APPROVAL.
11. UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES, OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO.1.
12. 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 HIDALGO COUNTY IRRIGATION DISTRICT NO.1. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
13. 8 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USES
14. 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE/USES
15. COMMON AREAS, PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.

HIDALGO COUNTY
DRAINAGE DISTRICT No. 1

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 THESE DETERMINATIONS.

RAUL SESIN, P.E., CFM
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT No.1

DATE

HIDALGO COUNTY
IRRIGATION DISTRICT #1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT #1 ON THIS DAY OF _____, 20____, NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT _____ ATTEST: SECRETARY _____



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

STATE OF TEXAS
COUNTY OF HIDALGO

(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE AUSTIN 495 PLAZA 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.

JINGUO LIU
OWNER/REPRESENTATIVE

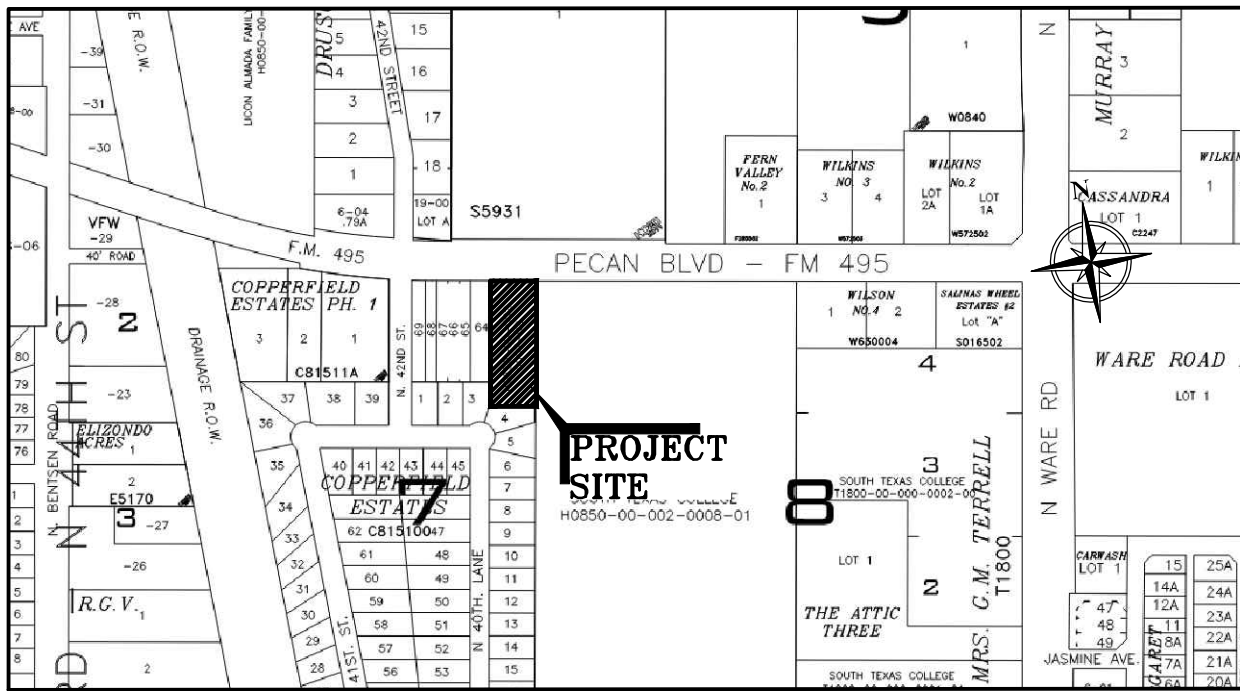
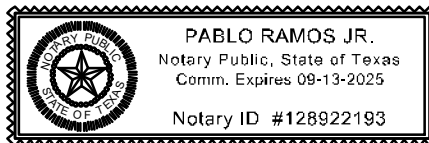
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES ON _____



VICINITY MAP
1 INCH = 500 FEET

METES AND BOUNDS

ALL 0.995-OF AN ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 7, BLOCK 2, C.E. HAMMOND SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, HIDALGO MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS; AND AS FURTHER DESCRIBED IN SPECIAL WARRANTY DEED RECORDED VIA DOCUMENT No. 2008-1951787, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED IN THE CITY OF McALLEN ON THE SOUTH SIDE OF PECAN AVENUE (FM 495) APPROXIMATELY 1,180 FEET EAST OF BENTSEN ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A No.4 REBAR FOUND AT AN EXISTING CONCRETE BLOCK WALL CORNER FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.995-OF AN ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, N 08 DEGREES 25 MINUTES 00 SECOND E, ALONG AN EXISTING CONCRETE BLOCK WALL TO THE LEFT, AND WITH THE APPARENT WEST LOT LINE OF SAID 0.995-OF AN ACRE TRACT PASSING THE END OF THE BLOCK WALL, THENCE WITH AN EXISTING CEDAR FENCE TO THE LEFT VARYING FROM 4.6 FEET TO ZERO FEET, A DISTANCE OF 341.12 FEET PASSED A FOUND No.4 REBAR ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID PECAN AVENUE, CONTINUING FOR A TOTAL A DISTANCE OF 361.12 FEET (363.00 FEET RECORDED) TO A POINT BEING 20.00 FEET SOUTH OF THE ORIGINAL 40-FOOT EXISTING RIGHT-OF-WAY CENTERLINE OF SAID PECAN AVENUE FOR THE APPARENT NORTHWEST CORNER OF SAID 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81 DEGREES 35 MINUTES 00 SECONDS E, WITH A LINE 20.00 FEET SOUTH OF AND PARALLEL TO THE SAID PECAN AVENUE ORIGINAL 40-FOOT EXISTING RIGHT-OF-WAY CENTERLINE, AND WITH THE APPARENT NORTH LOT LINE OF SAID LOT 7 AND OF SAID 0.995-OF AN ACRE TRACT, A DISTANCE OF 120.00 FEET TO A POINT WITHIN EXISTING RIGHT-OF-WAY OF SAID PECAN AVENUE AND BEING 20.00 FEET SOUTH OF THE SAID PECAN AVENUE ORIGINAL 40-FOOT EXISTING RIGHT-OF-WAY CENTERLINE FOR THE APPARENT NORTHEAST CORNER OF SAID 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08 DEGREES 25 MINUTES 00 SECOND W, WITH THE APPARENT EAST LOT LINE OF SAID 0.995-OF AN ACRE TRACT, A DISTANCE OF 20.00 FEET TO A FOUND No. 4 REBAR FOUND ON THE SAID PECAN AVENUE SOUTH RIGHT-OF-WAY LINE CONTINUING FOR A TOTAL DISTANCE OF 361.12 FEET (363.00 FEET RECORDED) TO A FOUND No.4 REBAR FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81 DEGREES 35 MINUTES 00 SECONDS W, WITH THE APPARENT SOUTH LOT LINE OF SAID 0.995-OF AN ACRE TRACT, A DISTANCE OF 120.00 FEET TO THE SAID FOUND No.4 REBAR FOR THE SOUTHWEST CORNER OF 0.995-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, AND FOR THE POINT OF BEGINNING, CONTAINING A GROSS OF 0.995-OF AN ACRE OF LAND, OF WHICH 0.055 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, FOR A NET OF 0.940 OF AN ACRE, MORE OR LESS.

BEARING BASIS AS PER THE NORTHERMOST EAST LOT LINE OF COPPERFIELD ESTATES, RECORDED IN VOLUME 37, PAGE 127, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.

CITY OF McALLEN MAYOR

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

MAYOR, CITY OF McALLEN _____ DATE _____ CITY SECRETARY _____ DATE _____

CITY OF McALLEN PLANNING & ZONING

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 COMMISSION _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

HOMERO LUIS GUTIERREZ RPLS NO. 2791

DATE

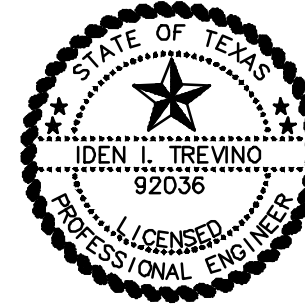


STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, IDEN I. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

IDEN I. TREVIÑO, PE NO. 92036

DATE



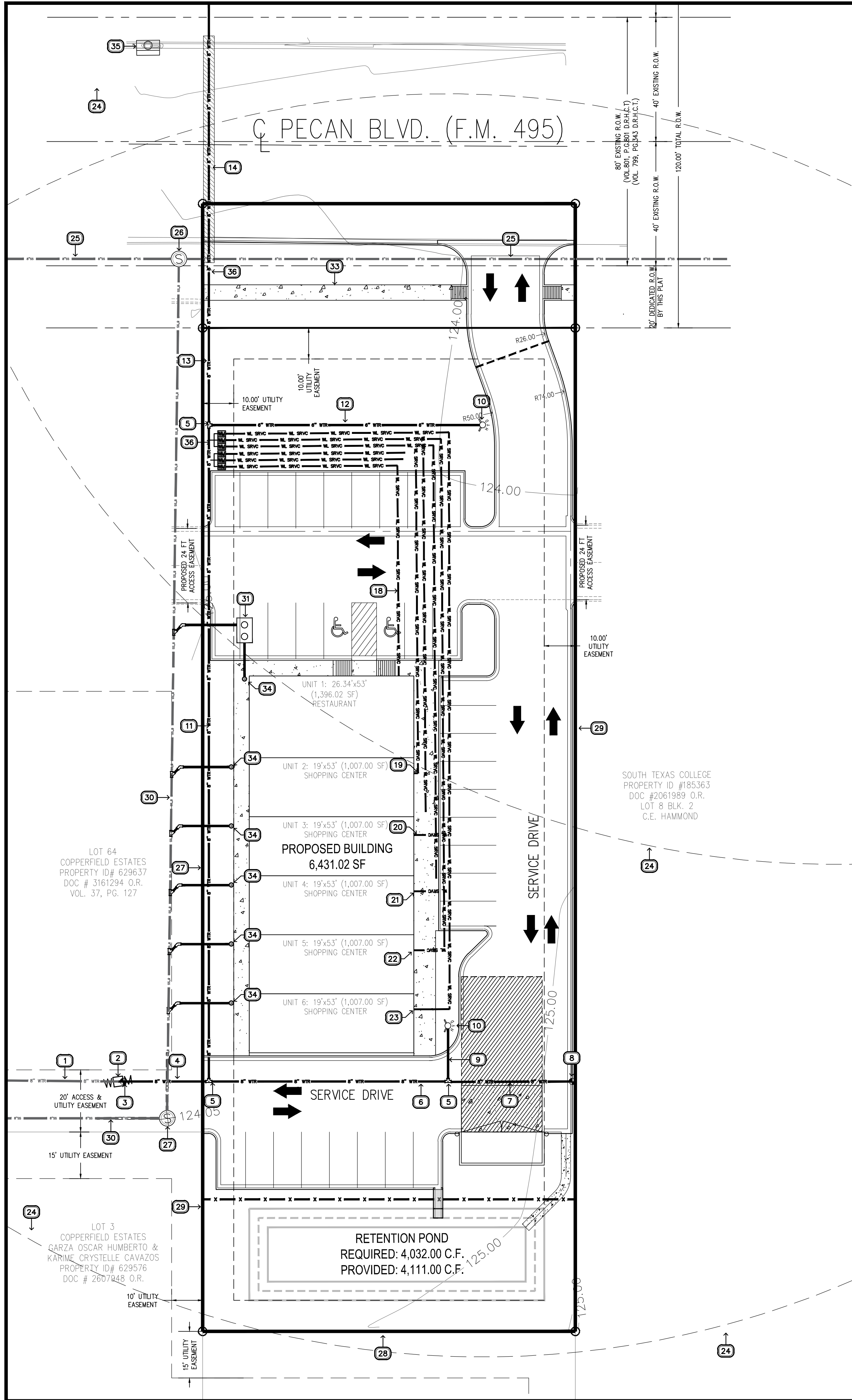
DATE OF PREPARATION: OCTOBER 27, 2023

AUSTIN 495 PLAZA
SUBDIVISION

A 0.995 OF AN ACRE TRACT BEING OUT OF LOT 7, BLOCK 2, C.E. HAMMOND SUBDIVISION IN HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

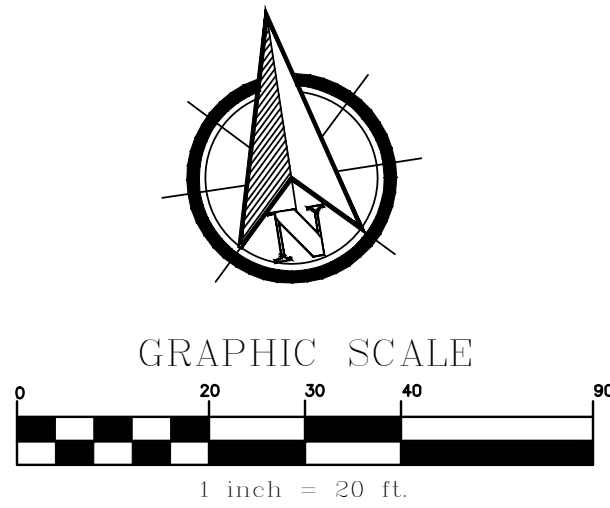
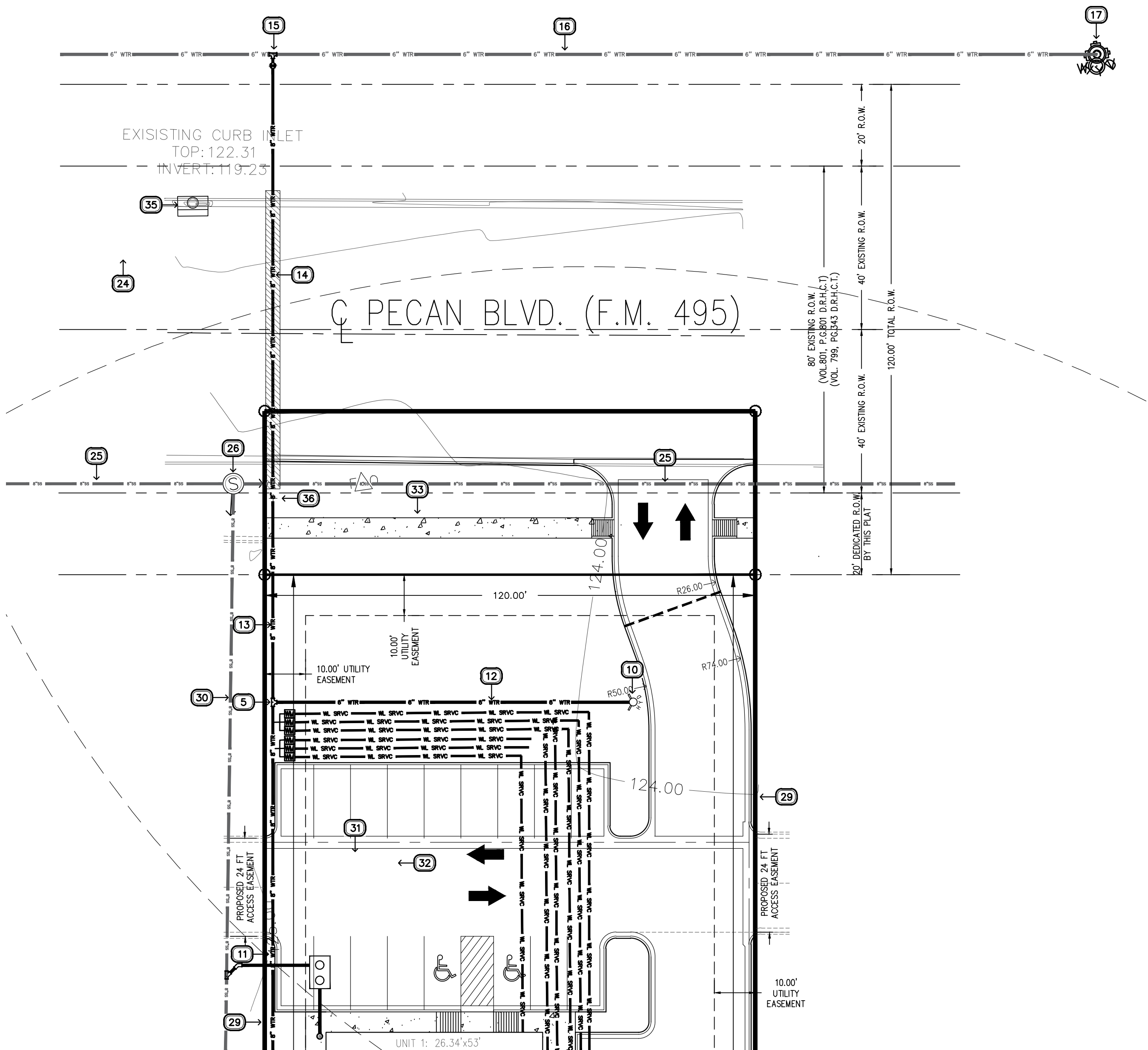
PRINCIPAL CONTACTS:

	ADDRESS	CITY & ZIP	PHONE
OWNER:	JINGUO LIU 3308 SANTA OLIVIA	MISSION, TEXAS 78572	(646) 289-1560
ENGINEER:	IDEN I. TREVIÑO, P.E. 2211 E. GRIFFIN PKWY, STE 160	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR:	HOMERO LUIS GUTIERREZ, RPLS P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988



UTILITY PLAN KEYNOTES

- 1 EXISTING CITY OF McALLEN 8" WATER LINE
- 2 EXISTING WATER METER
- 3 PROPOSED
 - 1) 8"x8" WET TAP TEE WITH
 - 1) GATE VALVE & BOX
- 4 PROPOSED 8" PVC WATER DISTRIBUTION LINE ~ 28.19 LF
- 5 PROPOSED 8"x6" PVC TEE
- 6 PROPOSED 8" PVC WATER DISTRIBUTION LINE ~ 85.31 LF
- 7 PROPOSED 8" PVC WATER DISTRIBUTION LINE ~ 28.62 LF
- 8 PROPOSED 2" FLUSH VALVE
- 9 PROPOSED 6" PVC WATER DISTRIBUTION LINE ~ 44.93 LF
- 10 PROPOSED
 - 1) FIRE HYDRANT
 - 1) 8"x6" TEE
 - 1) 6" VALVE
- 11 PROPOSED 8" PVC WATER DISTRIBUTION LINE ~ 206.51 LF
- 12 PROPOSED 6" PVC WATER DISTRIBUTION LINE ~ 85.58 LF
- 13 PROPOSED 8" PVC WATER DISTRIBUTION LINE ~ 159.28 LF
- 14 GENERAL CONTRACTOR TO BORE APPROXIMATELY 123 LF. UNDER F.M. 495 (PECAN BLVD) FOR WATER LINE EXTENSION AND ENCASE 8" WATER LINE WITH AT LEAST 83 LF OF 16" STEEL CASING
- 15 TIE INTO EXISTING 8" WATER LINE WITH AN 8" TAP IN TEE. ADD A WATER VALVE SOUTH OF THE 8" TEE, WITH CONCRETE COLLAR AND FLUSH VALVE OUTSIDE OF THE PAVEMENT. CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING WATER.
- 16 EXISTING CITY OF McALLEN 6" WATER LINE
- 17 EXISTING FIRE HYDRANT
- 18 PROPOSED 7/8" WATER SERVICE LINE ~ 67.68 LF
- 19 PROPOSED 7/8" WATER SERVICE LINE ~ 156.55 LF
- 20 PROPOSED 7/8" WATER SERVICE LINE ~ 183.48 LF
- 21 PROPOSED 7/8" WATER SERVICE LINE ~ 216.49 LF
- 22 PROPOSED 7/8" WATER SERVICE LINE ~ 242.64 LF
- 23 PROPOSED 7/8" WATER SERVICE LINE ~ 267.93 LF
- 24 300 FT FIRE PROTECTION MARK
- 25 EXISTING CITY OF McALLEN 8" SANITARY SEWER LINE
- 26 EXISTING SANITARY SEWER MANHOLE
 - TOP = 124.67
 - FL = 117.67
- 27 EXISTING SANITARY SEWER MANHOLE
 - TOP = 124.05
 - FL = 118.45
- 28 PROPOSED 8" CMU WALL ALONG THE WEST AND SOUTH LINE OF THIS PROPERTY.
- 29 PROPOSED 6" CMU WALL ALONG THE EAST LINE OF THIS PROPERTY.
- 30 EXISTING CIT OF McALLEN 8" SANITARY SEWER LINE
- 31 PROPOSED 500 GAL GREASE INTERCEPTOR (PARK USA OR EQUAL)
- 32 NOT USED.
- 33 PROPOSED 5' SIDEWALK
- 34 PROPOSED 6" SEWER SERVICE TYPICAL
- 35 EXISTING CURB INLET
 - TOP = 122.31
 - FL = 119.23
- 36 PROPOSED
 - 2) 8" X 2" WET TAP WITH A 3 SERVICE MANFOLD.
 - 2) VALVE & BOX OVER CORPORATION STOP.
 - 6) 3/4" PROPOSED DOMESTIC METERS.



PROJECT #: 22-325
CONSTRUCTION SET
ISSUE DATE: 10/27/2023
DRAWN BY: TE
CHECKED BY: IT
REVISION:
1:
2:
3:
4:

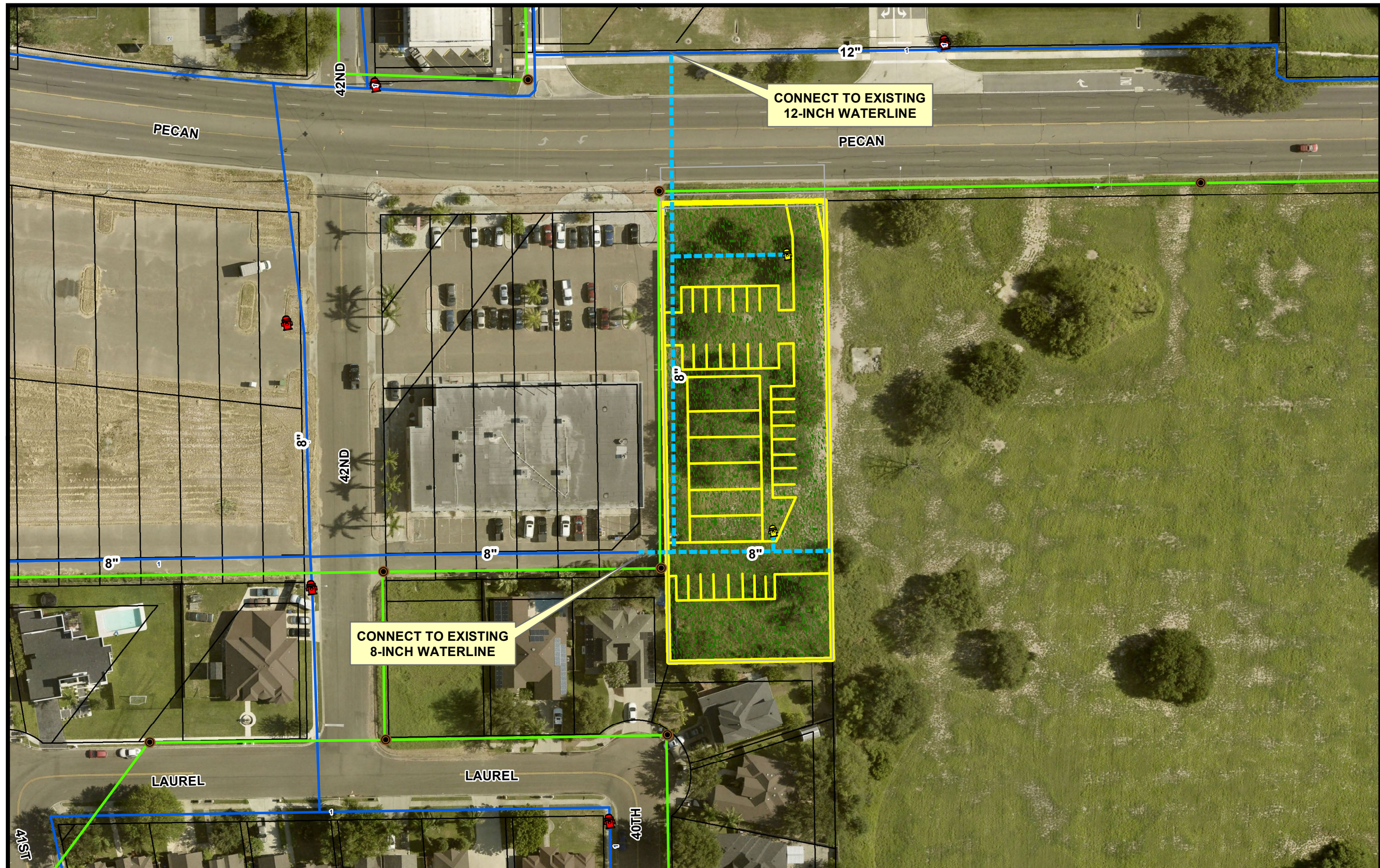
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY IDEN TREVIÑO PE 92036. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.
10/27/2023
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY IDEN TREVIÑO P.E.

TREVIÑO ENGINEERING
FIRM No. F-7906
2211 E. Griffin Pkwy. Ste. 160
Mission, Texas 78572
TEL No. (956) 283-8847
ident@trevinoengineering.com

PROJECT:
AUSTIN 495 PLAZA SUBDIVISION
McALLEN
Texas

UTILITY LAYOUT
OF:
C4.0
9

AUSTIN 495 PLAZA



1 inch = 69 feet

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



AGENDA ITEM

2.d.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/07/2023

MEETING DATE

11/14/2023

1. Agenda Item: Discussion and Approval of Sharpless Square Subdivision
2. Party Making Request:
Marco Ramirez, Utility Engineer P.E.
3. Nature of Request: Discussion and Approval of Sharpless Square Subdivision.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Patrick Gray Created/Initiated - 11/7/2023
7. Staff's Recommendation: Consideration and Approval of Sharpless Square Subdivision.
8. City Attorney: Approved - IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

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: November 14, 2023

SUBJECT: **Discussion and Approval of Sharpless Square Subdivision**

This property is located on the southeast corner of 5 Mile (Trenton Rd.) and Ware Rd. It is located within the McAllen City Limits and is being proposed as C-3L commercial. The tract consists of 1.75 acres and is proposing 3 commercial building lots.

The subdivision application was originally filed with the City on August 7, 2023 and has received preliminary P&Z approval on August 22, 2023. The information required from the developer's engineer for this agenda was received on November 3, 2023.

Utility plan/availability is described as follow:

Water Service: The subdivision will be served by an internal 8" water distribution system. The proposed 8" line will be connected to the existing 16" line on the south side of Auburn Avenue (5 Mile Line) via a 16"x8" tee. The proposed line will be installed inside the south right of way of Auburn Avenue (5 Mile Line). This line will run to-and-through to connect to an existing 8" water distribution system to the east side of the proposed subdivision. All three (3) lots will be provided with 1" water services. One (1) fire hydrant will be installed for fire protection within the proposed subdivision.

Sewer Service: The City of McAllen has an existing 6" sanitary sewer line on the south side of Auburn Avenue (5 Mile Line) that will be servicing the proposed subdivision. All three (3) lots will be provided with individual 6" sanitary sewer services.

This property falls within the Northgate Water 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 Line Reimbursement to MPU in the amount of \$5,429.22 for the Northgate Waterline Project.

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

Thank you

**UTILITY NARRATIVE
SHARPLESS SQUARE SUBDIVISION
McALLEN, TEXAS**

POTABLE WATER SERVICE

This property lies within the City of McAllen water Certificate of Convenience and Necessity (CCN). The City of McAllen has an existing 16" PVC line located on the west side of N. Ware Road (F.N. 2222) running north and south, the said line then runs east across N. Ware Road (F.N. 2222), continuing north along the northwest side 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 16" line on the south side of Auburn Avenue (5 Mile Line) via a 16"x8" tee. The proposed line will be installed inside the south right of way of Auburn Avenue (5 Mile Line). This line will run to-and-trough to connect to an existing 8" water distribution system to the east side of the proposed subdivision.

All three (3) lots will be provided with 1" water services. One (1) fire hydrant 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 6" sanitary sewer line on the south side of Auburn Avenue (5 Mile Line) that will be servicing the proposed subdivision.

All three (3) lots will be provided with individual 6" 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 Joshua Adam Sharpless hereinafter called the DEVELOPER.

(Developer)

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

Sharpless Square And proposes to construct Utility Improvements as shown on a plan
(Location)
designed by Rio Delta Engineering 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 November 3rd day of November, 2023

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:



**SUBDIVISION REIMBURSEMENT WORKSHEET
SHARPLESS SQUARE SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS

SEWER: MPU: ALTON REIMBURSEMENT
COST: \$514.27 x 1.75 AC \$899.97
10% ADMIN FEE <10 YEARS 90.00

SEWER LINE REIMBURSEMENT **\$989.97**

SEWER LINE REIMB. CALCULATIONS

SEWER: MPU: NOLANA DIVERSION SEWER BOND
COST: \$1,187.72 x 1.75 AC \$2,078.51
10% ADMIN FEE <10 YEARS 207.85

SEWER LINE REIMBURSEMENT **\$2,286.36**

WATER LINE REIMB. CALCULATIONS

WATER: MPU: NORTHGATE WATER BOND
COST: \$1,118.38 x 1.75 AC \$1,957.17
10% ADMIN FEE <10 YEARS 195.72

WATER LINE REIMBURSEMENT **\$2,152.89**

TOTAL REIMBURSEMENT DUE **\$5,429.22**

Prepared By: 

Date: 11/1/23

Reviewed By: 

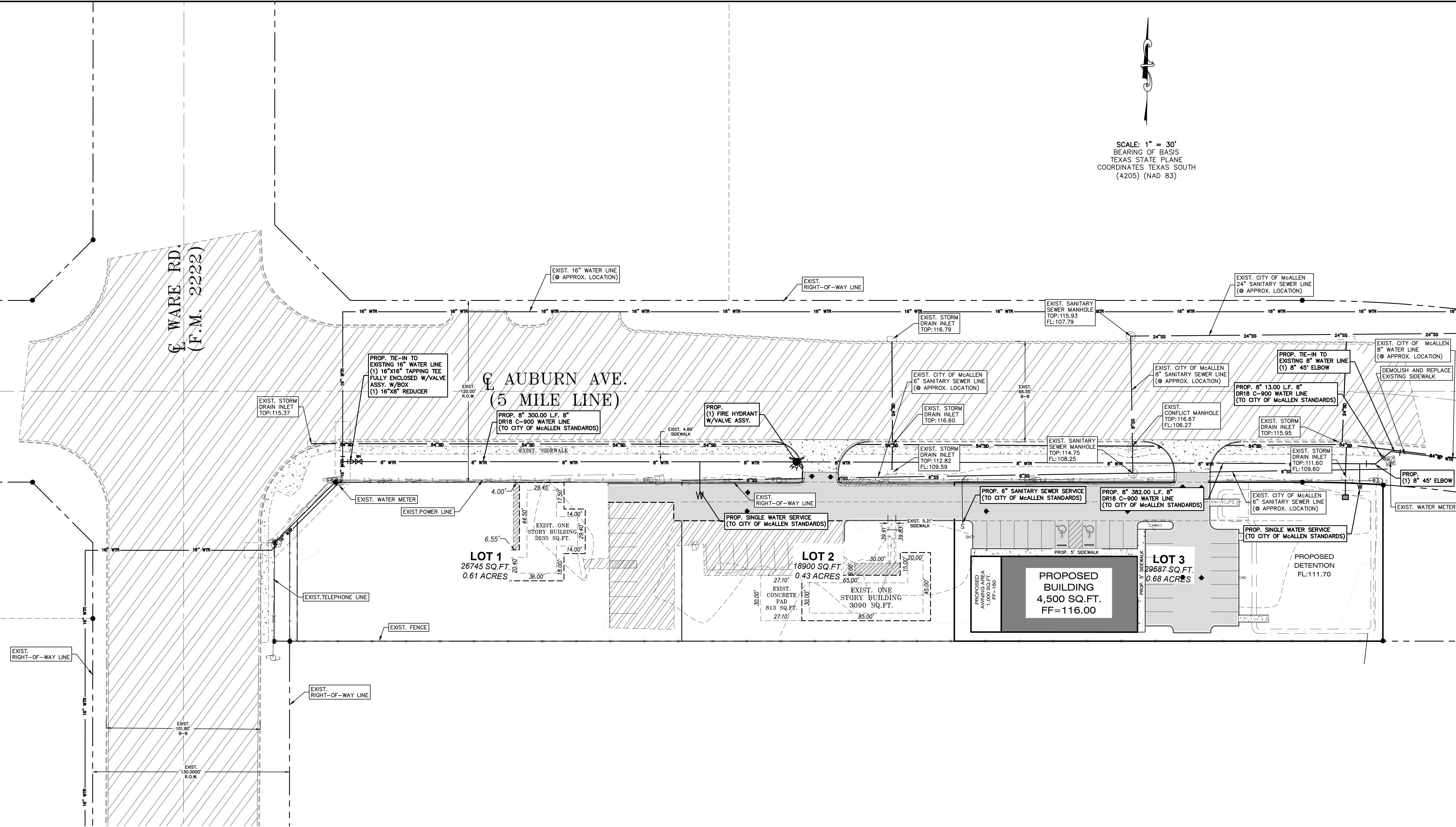
Escrows will be adjusted upon execution of Final Reimbursement Certificate

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: John Sharples

Y:\RDE SUBDIVISIONS 2023\SUB 23.010 - Joshua Sharpless\DWG\S4-4 UTILITY LAYOUT_recover 7-25-23.dwg NORBERTO LOPEZ 11/6/2023 4:44 PM



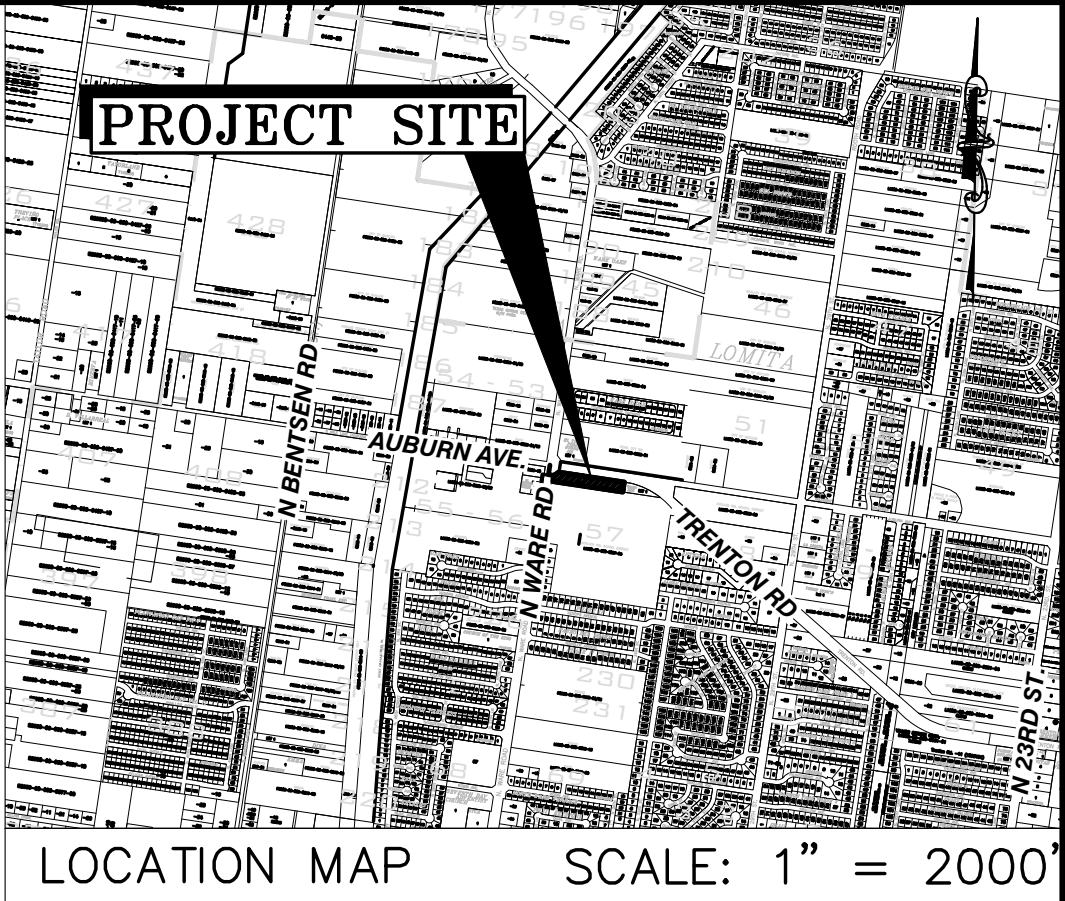
DATE OF PREPARATION: JULY 1, 2023

SHARPLESS SQUARE SUBDIVISION

BEING A 1.75 ACRES TRACT BEING OUT OF LOT 57 OUT OF LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS

LEGEND	
○	CAPPED 1/2" IRON ROD SET
●	IRON ROD FOUND
○	1" IRON ROD FOUND
●	5/8" IRON ROD FOUND
△	COTTON PICKER SPINDLE SET
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
XXXXX	DEED CALL (DOC.# 1205106 O.R.H.C.)
XXXXX	DEED CALL (DOC.# 222443447 O.R.H.C.)
XXXXX	PLAT CALL (VOL.43, PG.100 H.C.M.R.)
XXXXX	PLAT CALL (DOC.#2842833 H.C.M.R.)
XXXXX	DEED CALL (VOL.599, PG.405 S.C.D.R.)
XXXX	MEASURED

ABBREVIATIONS	
NG	NATURAL GROUND
R.O.W.	RIGHT OF WAY
EOA	EDGE OF ASPHALT
BOC	BACK OF CURB
EOD	EDGE OF DITCH
B/B	BACK TO BACK
E/E	EDGE TO EDGE
ST	STREET
DOC.	DOCUMENT
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
C.P.S.	COTTON-PICKER SPINDLE



SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.39	800.00	3.82	S79° 32' 16"E	53.38
{L=53.39', R=800.00', Δ=3'49'25"}					

METES AND BOUNDS DESCRIPTION:

BEING A 1.75 ACRES TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF LOT 57 OUT OF LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS OF HIDALGO COUNTY, TEXAS SAID 1.75 ACRES TRACT BEING ALL OF A CALLED 1.74 ACRES TRACT DESCRIBED IN A WARRANTY DEED WITH VENDORS LIEN FROM MARTINA PERA AND SOCORRO GONZALEZ TO MOON CITY ENDEAVORS, LLC, RECORDED IN DOCUMENT # 3389777, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 1.75 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT AT COMMON WEST CORNER BETWEEN LOTS 57 AND 52 OF THE SAID LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION, SAME BEING THE NORTHWEST CORNER OF A CALLED 1.1851 ACRES TRACT DESCRIBED IN WARRANTY DEED FROM DENNIS E. JONES AND JUNE L. JONES TO CITY OF MCALLEN, RECORDED IN DOCUMENT # 1205106, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAME BEING A POINT ON THE RIGHT-OF-WAY OF AUBURN AVENUE;

THENCE S 08°35'44" W ACROSS THE SAID THE RIGHT-OF-WAY OF AUBURN AVENUE, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID LOT 57, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 1.1851 ACRES TRACT, TO THE SOUTHWEST CORNER OF THE SAID 1.1851 ACRES TRACT, A DISTANCE OF 100.00 FEET TO A CALCULATED POINT;

THENCE S 81°26'18" E CONTINUING ACROSS THE SAID THE RIGHT-OF-WAY OF AUBURN AVENUE, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 1.1851 ACRES TRACT, TO THE SOUTHEAST CORNER OF THE SAID 1.1851 ACRES TRACT, SAME BEING A POINT ON THE EXISTING EAST RIGHT-OF-WAY OF F.M. 2220 (WARE ROAD) AND SOUTH RIGHT-OF-WAY OF AUBURN AVENUE, SAID POINT SAME BEING THE NORTHEAST CORNER OF A CALLED PARCEL 6: 0.0298 ACRES DESCRIBED IN A DEED FROM MARTINA PERA AND SOCORRO GONZALEZ TO THE STATE OF TEXAS, RECORDED IN DOCUMENT # 2771823 OFFICIAL RECORDS HIDALGO COUNTY, TEXAS, A DISTANCE OF 60.00 FEET TO A 5/8-INCH IRON ROD FOUND, FOR THE MOST WESTERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 53°34'43" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF THE SAID AUBURN AVENUE, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 1.1851 ACRES TRACT, TO A BREAK IN LINE OF THE SAID

1.1851 ACRES TRACT, A DISTANCE OF 56.59 FEET TO 1/2-INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°26'18" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF THE SAID AUBURN AVENUE, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 1.1851 ACRES TRACT, TO A BREAK IN LINE OF THE SAID

1.1851 ACRES TRACT, A DISTANCE OF 638.68 FEET TO 1/2-INCH IRON ROD FOUND, FOR A BREAK IN LINE OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF THE SAID AUBURN AVENUE, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 1.1851 ACRES TRACT, SAME BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 53.39 FEET, A CHORD BEARING AND DISTANCE OF S 79°32'16" E 53.38 FEET, TO 1/2-INCH IRON ROD FOUND ON THE NORTH WEST CORNER OF A CALLED TRENTON CURVE PLAZA SUBDIVISION, RECORDED IN VOLUME 43, PAGE 100, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08°32'23" W ALONG THE WEST BOUNDARY LINE OF THE SAID TRENTON CURVE PLAZA SUBDIVISION, TO THE SOUTHWEST CORNER OF THE SAID TRENTON CURVE PLAZA SUBDIVISION, SAME BEING A POINT ON THE NORTH BOUNDARY LINE OF MCALLEN I.S.D. MIDDLE SCHOOL, SUB. RECORDED IN DOCUMENT # 2842833, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 103.23 FEET TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°26'18" W ALONG THE NORTH BOUNDARY LINE OF THE SAID MCALLEN I.S.D. MIDDLE SCHOOL, SUB. TO THE SOUTHEAST CORNER OF THE SAID PARCEL 6: 0.0298 ACRES, SAME BEING A POINT ON THE EXISTING EAST RIGHT-OF-WAY OF F.M. 2220 (WARE ROAD), A DISTANCE OF 732.03 TO A 1/2-INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08°35'44" E ALONG THE EAST BOUNDARY LINE OF THE SAID PARCEL 6: 0.0298 ACRES, SAME BEING ALONG THE EXISTING EAST RIGHT-OF-WAY OF F.M. 2220 (WARE ROAD), A DISTANCE OF 65.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 1.75 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES:

- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE NATURAL GROUND OF THE LOT.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:
AUBURN AVENUE: 45 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN; OR IN LINE WITH EXISTING STRUCTURES.
WARE ROAD: 45 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN; OR IN LINE WITH EXISTING STRUCTURES.
REAR: 5 FT. SETBACK FROM ALLEY/SERVICE DRIVE REQUIRED.
INTERIOR SIDES: 5 FT. SETBACK FROM ALLEY/SERVICE DRIVE REQUIRED.
- THE SUBDIVISION IS IN ZONE "C" (NO SHADING), AREAS OF MINIMAL FLOODING, MAP COMMUNITY PANELS NO.: 480334 0400 C. MAP REVISED: NOVEMBER 2, 1982.
- A DRAINAGE DETENTION OF 10.361 OF OR 0.238 ACRE FEET IS REQUIRED FOR LOTS 1 THRU 3.
- 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.
- CITY OF MCALLEN BENCHMARK (BENTSEN) SET BY ARANDA & ASSOC. STAINLESS STEEL, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP LOCATED INSIDE MCALLEN PUBLIC WORKS, (BENTSEN RD.) & SOUTH OF 3 MILE LINE. ELEV. 123.99 NAVD 88
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- A PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON N. WARE ROAD AND AUBURN AVENUE.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- NO CURB OUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. WARE ROAD.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.
- COMMON AREAS, ANY PRIVATE STREETS/DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

STATE OF TEXAS – COUNTY OF HIDALGO

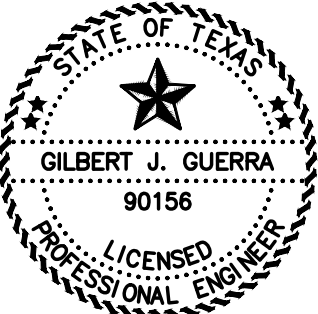
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF 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. 6496
SURVEY FIRM No. 10194027

STATE OF TEXAS – COUNTY OF HIDALGO

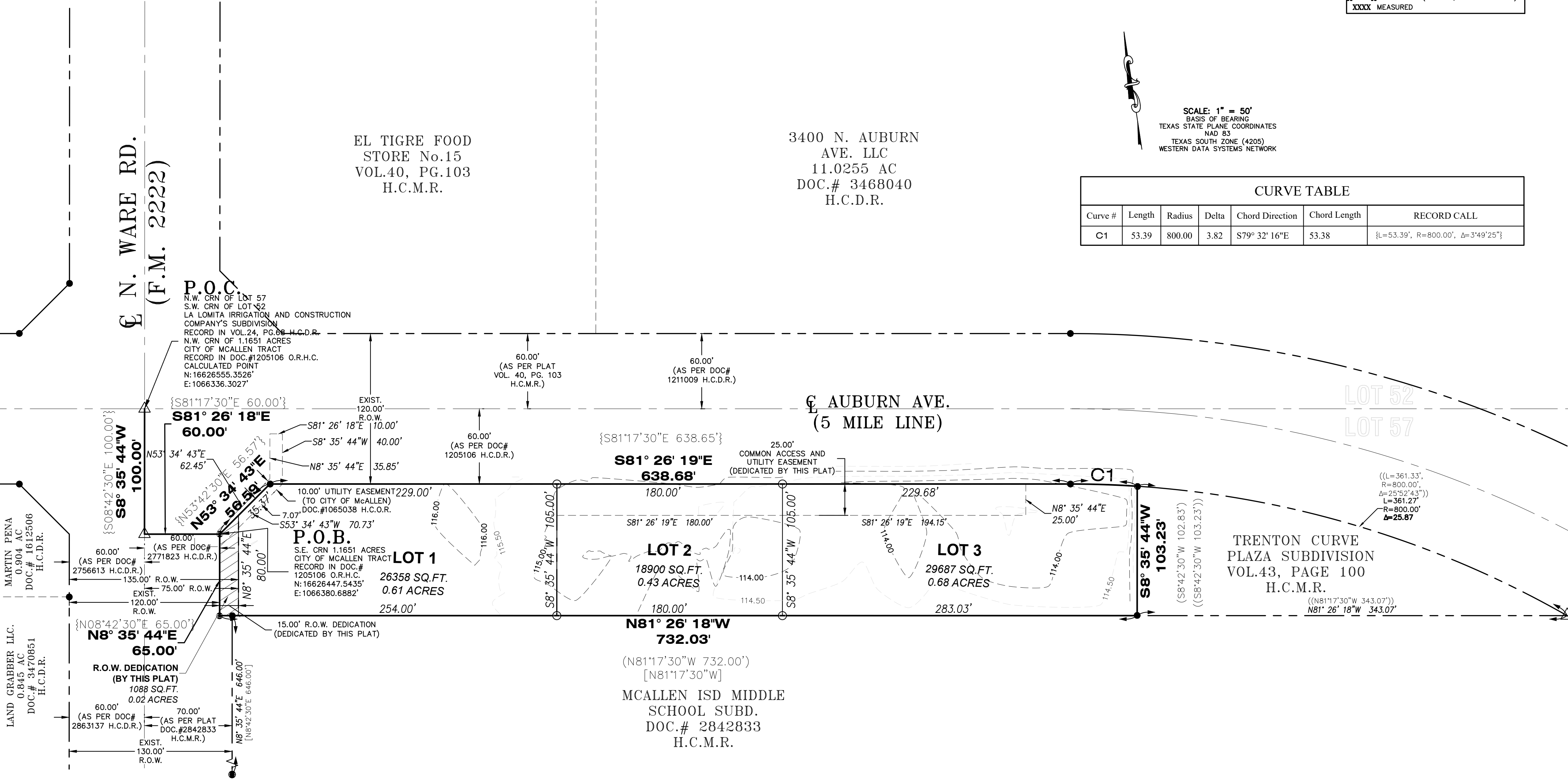
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



IVAN GARCIA P.E. DATE
PROFESSIONAL ENGINEER No. 90156

3400 N. AUBURN
AVE. LLC
11.0255 AC
DOC.# 3468040
H.C.D.R.

EL TIGRE FOOD
STORE No.15
VOL.40, PG.103
H.C.M.R.



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 SHARPLESS SQUARE 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.

JOSHUA ADAM SHARPLESS, PRESIDENT DATE
MOON CITY ENDEAVORS, LLC
1505 GOLDCREST, AVENUE
MCALLEN, TX 78504

STATE OF TEXAS

COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSHUA ADAM SHARPLESS, 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 UNDER 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

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. DATE
GENERAL MANAGER

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.

CITY MAYOR DATE

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
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

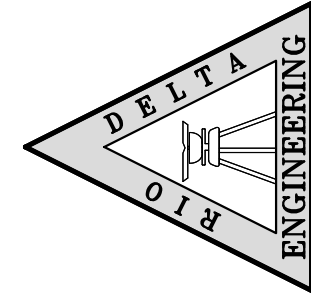
ON: ____ AT ____ AM/PM
INSTRUMENT NUMBER ____
BY: ____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): JOSHUA ADAM SHARPLESS	1505 GOLDCREST AVENUE	MCALLEN, TX. 78504
SURVEYOR: IVAN GARCIA	921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: GILBERT GUERRA	921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083

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



ISSUED FOR:
PRELIMINARY

PLAT SHEET
SHARPLESS SQUARE SUBDIVISION
MCALLEN, TEXAS
HIDALGO COUNTY

PROJECT :

ENGINEER:	GILBERT GUERRA P.E.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	NORBERTO LOPEZ
SCALE:	1" = 50'
DATE:	JULY 31, 2023
PROJECT:	SUB 23 010
REVISIONS:	
PAGE NO.:	SHT 1



SHARPLESS SQUARE SUBDIVISION

CONNECT TO EXISTING
WATER LINE

UTILIZE AND UPGRADE
EXIST. SEWER SERVICE

CONNECT TO EXISTING
WATER LINE

AUBURN

WARE

TRENTON



Legend

- Prop Hydrants
- Proposed Waterlines
- Proposed Area
- Water
- Sanitary Sewer



AGENDA ITEM

2.e.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/08/2023

MEETING DATE

11/14/2023

1. **Agenda Item:** Discussion and Approval of Ware Hotel Group LP Subdivision
2. **Party Making Request:**
Erika Gomez, Developmental Activities
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:** Payment to MPU for the S 35th Street sewer project for the amount of \$1,328.47
6. **Routing:**
Erika Gomez Created/Initiated - 11/8/2023
7. **Staff's Recommendation:** Approval of the subdivision as conditions set forth
8. **City Attorney:** Approved - IJT
9. **MPU General Manager:** Approved - MAV
10. **Director of Finance for Utilities:** Approved - MSC

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: November 6th, 2023

SUBJECT: Ware Hotel Group LP Subdivision; Consideration & Approval of Subdivision

This property consists of 5 acres, and it is located approx. 1,300 ft south of HWY 83 and along the east side of North Ware Rd. It is located within the McAllen City Limits and is being proposed as C-3 commercial use.

The subdivision application was originally filed with the City on March 17th, 2023, and received preliminary P&Z approval on April 4th, 2023. The information required from the developer's engineer for this agenda was received on November 6th, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 8-inch waterline running along the east ROW of South 35th Street. In addition, an 8-inch waterline loop will run around the development. Applicant is proposing to install five (5) fire hydrants for fire protection.
2. **Sewer Service:** The applicant is proposing to connect to an existing 12-inch sewerline along 35th street and extend the 8-inch sewer along the subdivision with individual services to serve each lot.
3. The developer has submitted a Reimbursement Waiver.
4. Property falls under the S. 35th street Sewer Reimbursement Area.

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; and 3.) Individual water and sewer services for each unit be installed; 4) Payment to MPU for the S. 35th street sewer project for total amount of \$1,328.47.

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

MEMORANDUM

Date: November 2, 2023
To: Carlos Gonzalez, McAllen PUB
CC: Ware Hotel Group Subdivision LP
From: Mario A. Reyna, P.E. 
Subject: WARE HOTEL GROUP LP SUBDIVISION

Following is a description of the water and sewer as proposed for the above referenced subdivision:

WATER - MPUB

The domestic water will be served by city of McAllen. There is an existing 8-inch water line along the east right-of-way of S. 35th Street where a connection will be made. An 8-inch water loop will be run around the development within the perimeter in a 15 ft and 10 ft utility easement.

SEWER:

There is an existing 12-inch sanitary sewer line running North-South within S. 35th Street right-of-way. An 8-inch sanitary sewer line will be extended from this point to serve the proposed building.

Respectfully,



Mario A. Reyna, P.E.
Melden & Hunt, Inc.

**SUBDIVISION REIMBURSEMENT WORKSHEET
WARE HOTEL GROUP SUBDIVISION**

WASTEWATER LINE REIMB. CALCULATIONS

WASTEWATER: MPU: 35TH STREET WASTEWATER LINE
COST: \$241.54 x 5 AC \$1,207.70
10% ADMIN FEE <10 YEARS 120.77

WASTEWATER LINE REIMBURSEMENT \$1,328.47

TOTAL DUE \$1,328.47

Prepared By: Erika Yonag Date: 11/1/2023 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: Hartinder Singh

Print: HARTINDER SINGH

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 WARE HOTEL GROUP, LP, hereinafter called the DEVELOPER.

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

WARE HOTEL GROUP LP SUBDIVISION and proposes to construct Utility Improvements as shown on
(Subdivision Name)
a plan designed by Melden & Hunt, Inc. dated March 10, 2023, hereinafter called the IMPROVEMENTS,
(Engineering Firm)
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 _____, 20____.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

BY: _____

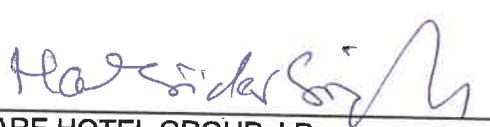
Mark Vega, P.E. -
General Manager, McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

Board Secretary

DEVELOPER/OWNER:

BY: _____


WARE HOTEL GROUP, LP
A TEXAS LIMITED PARTNERSHIP
Harjinder Singh, Member
5807 N 3rd Lane
McAllen, Hidalgo County, TX 78504

SUBDIVISION MAP OF
**WARE HOTEL GROUP
SUBDIVISION**

BEING A SUBDIVISION OF 5.000 ACRES
BEING ALL OF LOT 10
KING'S HIGHWAY SUBDIVISION
VOLUME 3, PAGE 8, H.C.M.R.
CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 5.000 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 10, KING'S HIGHWAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 8, HIDALGO COUNTY MAP RECORDS, SAID 5.000 ACRES OUT OF A CERTAIN TRACT CONVEYED TO OSCAR SOTELO, M.D., P.A. PROFIT SHARING PLAN BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1371234, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 10, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 34' 09" W ALONG THE EAST LOT LINE OF LOT 10 AND WITHIN THE EXISTING RIGHT-OF-WAY OF S. 35TH STREET, A DISTANCE OF 330.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 25' 51" W ALONG THE SOUTH LINE OF SAID LOT 10, AT A DISTANCE OF 20.00 FEET PASS A NO. 5 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF S. 35TH STREET, AT A DISTANCE OF 624.14 FEET PASS A NO. 4 SET AT THE EAST RIGHT-OF-WAY LINE OF S. WARE ROAD, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 34' 09" E ALONG THE WEST LOT LINE OF SAID LOT 10 AND WITHIN THE EXISTING RIGHT-OF-WAY OF S. WARE ROAD, A DISTANCE OF 330.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 25' 51" E ALONG THE NORTH LINE OF SAID LOT 10, AT A DISTANCE OF 35.86 FEET PASS A NAIL FOUND ON THE EAST LINE OF SAID S. WARE ROAD, AT A DISTANCE OF 640.00 FEET PASS A NO. 5 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF S. 35TH STREET, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.000 ACRES GROSS, OF WHICH 0.272 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF S. WARE ROAD AND 0.152 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF S. 35TH STREET, LEAVING A NET OF 4.576 ACRES OF LAND, MORE OR LESS

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 COMMISSION

DATE

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

CITY SECRETARY

DATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE _____ DAY OF _____ 20 ____.

HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE 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 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE WARE HOTEL GROUP 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.

WARE HOTEL GROUP LP, A TEXAS LIMITED PARTNERSHIP

NAME
5807 NORTH 3RD LANE
MCALLEN, TEXAS 78504

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

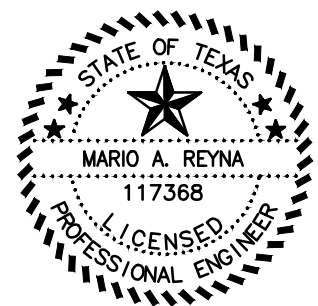
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____ 20 ____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 03/10/2023
ENGINEERING JOB # 23048.00

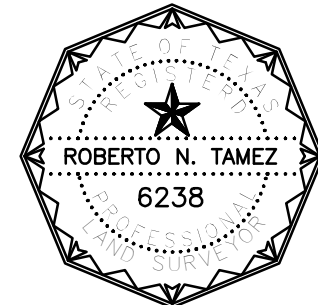


STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF WARE HOTEL GROUP SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 07-18-2022, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 07-18-2022
SURVEY JOB NO. 22645.08

DATE



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

ON: _____ AT _____ AM/PM

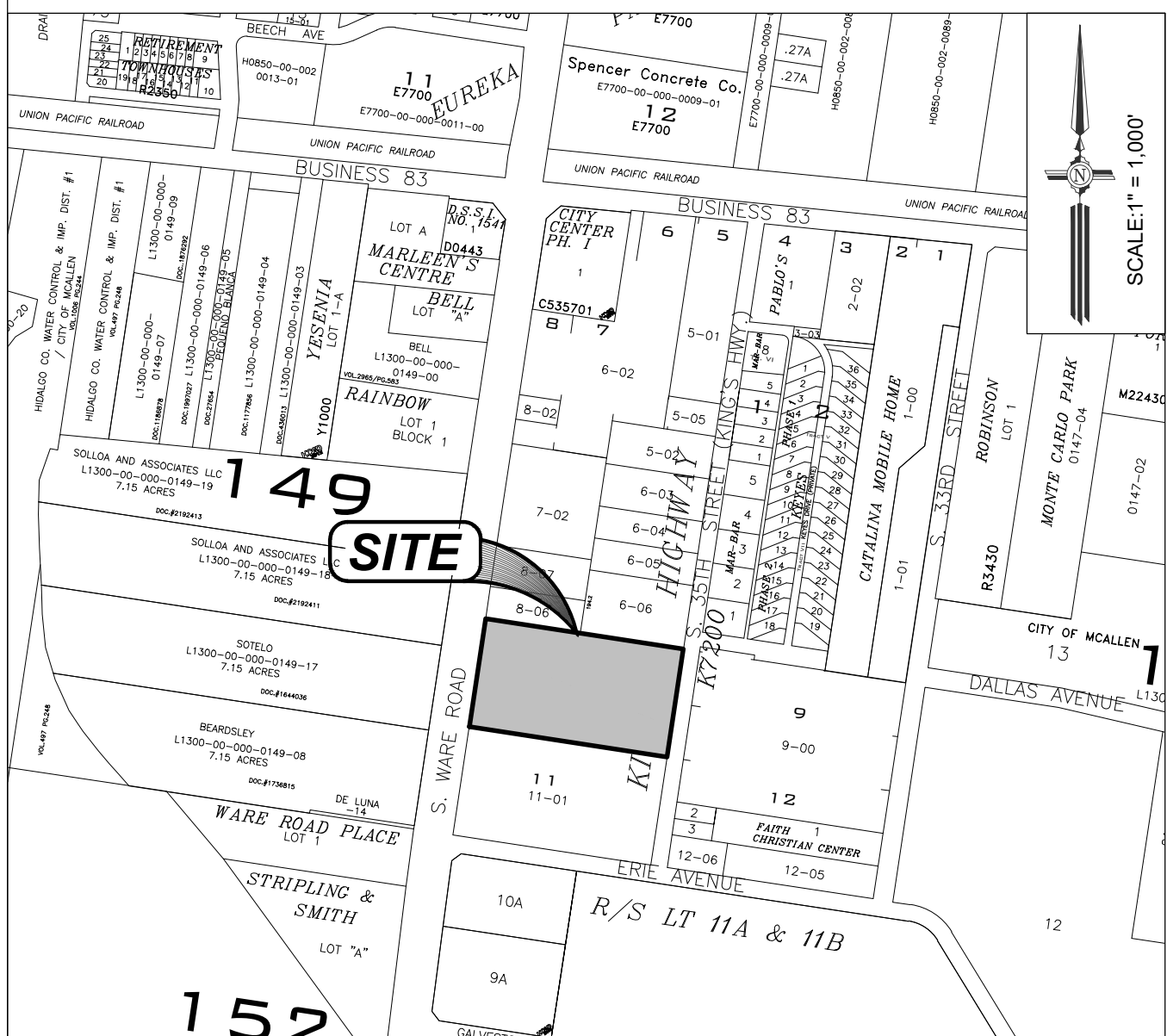
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- ▲ FOUND PK NAIL
- ✱ SET 600 NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- Ac. - OF ONE ACRE
- SF. - SQUARE FEET

LOCATION MAP



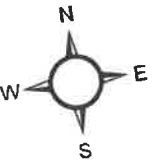
DRAWN BY: EM DATE 03-08-2023
SURVEYED, CHECKED DATE
FINAL CHECK DATE

M MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "C"
AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
FRONT (S. WARE ROAD/S.35TH STREET) : IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR INLINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
- CITY OF MCALLEN BENCHMARK #1: NUMBER MC 76, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF BUS 83 & WARE RD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16601127.0028, E=1062624.19162, ELEV.=
BENCHMARK #2: SET 600 NAIL IN POWER POLE LOCATED ON THE EAST SIDE OF S. WARE ROAD R.O.W.
N=16599644.6010, E=1062309.3150, ELEV.= 142.42
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 49.778 C.F.
AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG S. WARE ROAD AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG S. 35TH STREET.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
- 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.
- 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- COMMON AREAS, PRIVATE STREETS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

WARE HOTEL GROUP 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 Manholes
- Prop Sewerlines
- Prop Waterlines
- Water Valve
- Reclaimed Water
- Water Lines
 - Potable
 - Raw Water, Active
 - Reclaimed Water
- Manholes
- Sewer Lines
 - Force Main
 - Gravity



- | | AGENDA ITEM | <u>2.f.</u> |
|----------------------|----------------|-------------|
| PUBLIC UTILITY BOARD | DATE SUBMITTED | 11/08/2023 |
| | MEETING DATE | 11/14/2023 |
1. Agenda Item: Discussion and Approval Harvest Cove Ph. I
 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 to MPU for the Bentsen Rd water and sewer projects for total amount of \$49,182.57.
 6. Routing:

Erika Gomez	Created/Initiated - 11/8/2023
-------------	-------------------------------
 7. Staff's Recommendation: Approval of the subdivision as conditions set forth
 8. City Attorney: Approved - IJT
 9. MPU General Manager: Approved - MAV
 10. Director of Finance for Utilities: Approved - MSC

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: November 6th, 2023

SUBJECT: Harvest Cove Ph. I Subdivision; Consideration & Approval of Subdivision

This property consists of 18.677 acres, and it is located on Northwest corner of North Ware Rd and La Vista Ave. It is located within the McAllen City Limits and is being proposed as R-1 residential.

The subdivision application was originally filed with the City on September 15th, 2023, and received preliminary P&Z approval on October 3rd, 2023. The information required from the developer's engineer for this agenda was received on November 6th, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 8-inch waterline running along the west ROW of Ware Rd. Applicant is proposing to install an 8-inch waterline to-and-through the development. There is also an existing 8-inch waterline along 43rd street which will serve as a second source of connection. Applicant is proposing to install Fire hydrants spaced at 500 ft for residential use.
2. **Sewer Service:** The applicant is proposing to connect to an existing 8-inch sewerline along the 43rd street and extend the 8-inch sewer along the subdivision with individual services to serve each lot.
3. The developer has submitted a Reimbursement Waiver.
4. Property falls under the Bentsen Rd water and sewer Reimbursement Area.

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; and 3.) Individual water and sewer services for each unit be installed; 4) Payment to MPU for the Bentsen Rd water and sewer projects for total amount of \$49,182.57.

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

MEMORANDUM

Date: October 04, 2023
To: Rafael Balderas, McAllen PUB
CC: Escanaba, LLC
From: Mario A. Reyna, P.E. 
Subject: HARVEST COVE PHASE I SUBDIVISION

Following is a description of the water and sewer as proposed for the above referenced subdivision:

WATER - MPUB

The domestic water will be served by City of McAllen. There is an existing 8-inch waterline along the West side of Ware Road runs that runs North-South. A proposed 8-inch waterline connections will service the development. There is also an existing 8-inch City of McAllen waterline along the East side of N. 43rd Street that runs North-South, that was installed with Harvest Creek at Ware Phase I Subdivision. A second point of connection with a proposed 8-inch waterline will loop and service the development.

SEWER:

The sanitary sewer will be served by City of McAllen. There is an existing 8-inch City of McAllen Sanitary sewer line along the West side of N. 43rd Street that runs North-South, that was installed with Harvest Creek at Ware Phase I Subdivision.. A series of proposed 8" sanitary sewer lines will serve the development.

Respectfully,



Mario A. Reyna, P.E.
Melden & Hunt, Inc.

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 ESCANABA, LLC., hereinafter called the DEVELOPER.

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

HARVEST COVE PH I SUBDIVISION and proposes to construct Utility Improvements as shown on a
(Subdivision Name)
Plan designed by Melden & Hunt, Inc. dated October 04, 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 _____, 20____.

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/OWNER:

BY: _____

Jeffery Erickson, Manager
ESCANABA, LLC
3520 Buddy Owens Avenue
McAllen, Texas 78504

BY: _____

Rene Salinas Ramirez, Manager
ESCANABA, LLC
3520 Buddy Owens Avenue
McAllen, Texas 78504

**SUBDIVISION REIMBURSEMENT WORKSHEET
HARVEST COVE PH. I SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS			<i>*See note</i>
SEWER:	MPU: WEST CENTRAL SEWER IMPROVEMENTS		
COST:	\$617.92 x	18.677 AC	\$11,540.89
10% ADMIN FEE	<10 YEARS		1,154.09
SEWER LINE REIMBURSEMENT			\$12,694.98

WATER LINE REIMB. CALCULATIONS			<i>*See note</i>
WATER:	MPU: WARE RD WATER RELOCATION		
COST:	\$1,161.00 x	18.677 AC	\$21,684.00
10% ADMIN FEE	<10 YEARS		2,168.40
WATER LINE REIMBURSEMENT			\$23,852.40

SEWER LINE REIMB. CALCULATIONS				
SEWER:	MPU:BENTSEN RD SEWER			
COST:	\$2,092.81	x	18.677 AC	\$39,087.41
10% ADMIN FEE	<10 YEARS			3,908.74
SEWER LINE REIMBURSEMENT				\$42,996.15

WATER LINE REIMB. CALCULATIONS				
WATER: MPU:BENTSEN RD WATER				
COST:	\$301.12	x	18.677 AC	\$5,624.02
10% ADMIN FEE	<10 YEARS			562.40
WATER LINE REIMBURSEMENT				\$6,186.42

REIMBURSEMENTS DUE	\$85,729.95
<i>*Note: Credit issue based on Doc. 175828 regarding reimbursement assessed for the lines being constructed at the time.</i>	
TOTAL REIMBURSEMENTS DUE	<u><u>-\$36,547.38</u></u>
	<u><u>\$49,182.57</u></u>

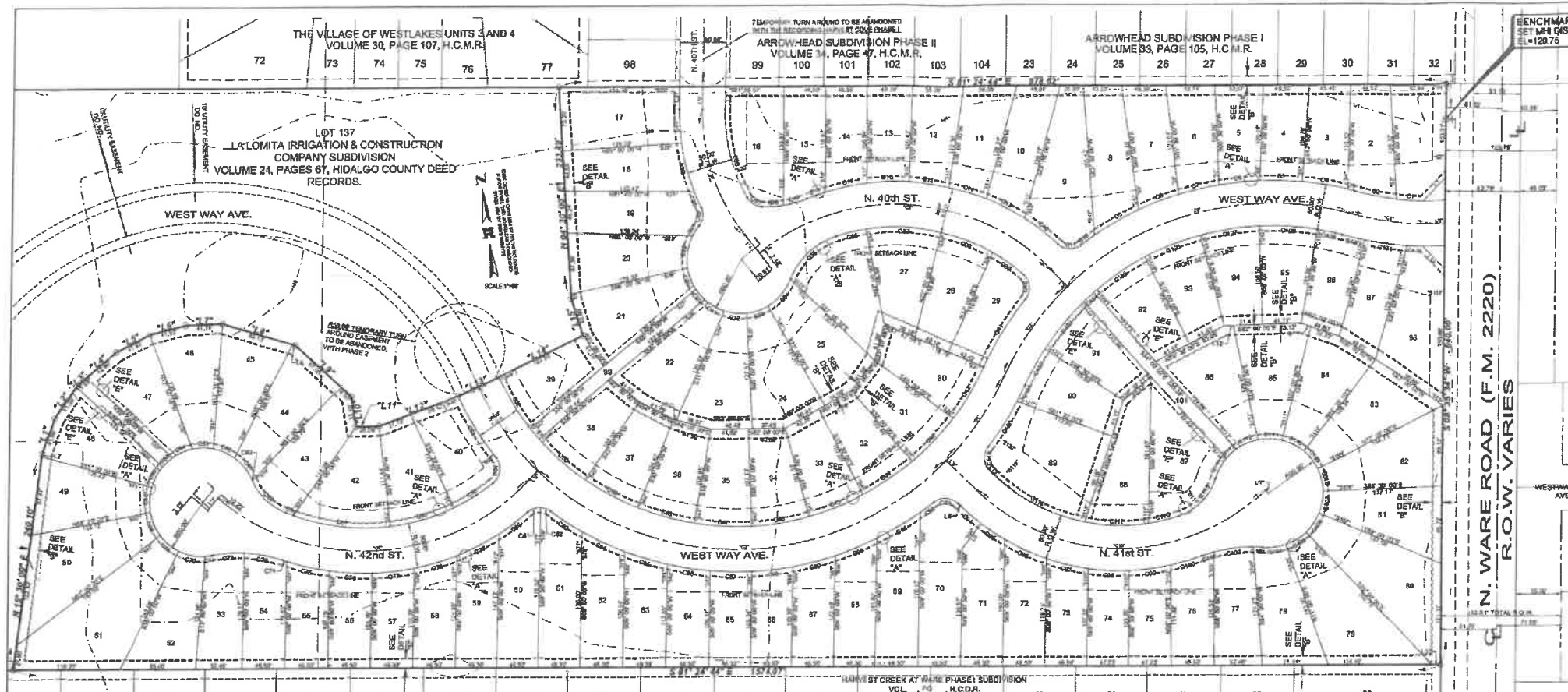
Prepared By: Erika Yonag Date: 10/10/23 Reviewed By: _____

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: Jeff Erickson



**SUBDIVISION MAP OF
PRIVATE
HARVEST COVE
SUBDIVISION PHASE I**

BEING A SUBDIVISION OF A 18.577 ACRES OF
LAND SITUATED IN THE CITY OF MCALLEN,
HIDALGO COUNTY, TEXAS, BEING A PORTION
OF LOT 138 AND OUT OF LOT 137, LA LOMITA
IRRIGATION & CONSTRUCTION COMPANY
SUBDIVISION, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 24, PAGES
87, HIDALGO COUNTY DEED RECORDS.

CENTERLINE			BOUNDARY		
Line #	Direction	Length	Line #	Direction	Length
1	S 81° 20' 00" E	18.50	1	S 81° 20' 00" E	18.50
2	S 82° 00' 00" E	18.17	2	S 82° 00' 00" E	18.17
3	S 82° 00' 00" E	18.17	3	S 82° 00' 00" E	18.17
4	S 82° 00' 00" E	18.17	4	S 82° 00' 00" E	18.17
5	S 82° 00' 00" E	18.17	5	S 82° 00' 00" E	18.17
6	S 82° 00' 00" E	18.17	6	S 82° 00' 00" E	18.17
7	S 82° 00' 00" E	18.17	7	S 82° 00' 00" E	18.17
8	S 82° 00' 00" E	18.17	8	S 82° 00' 00" E	18.17
9	S 82° 00' 00" E	18.17	9	S 82° 00' 00" E	18.17
10	S 82° 00' 00" E	18.17	10	S 82° 00' 00" E	18.17
11	S 82° 00' 00" E	18.17	11	S 82° 00' 00" E	18.17
12	S 82° 00' 00" E	18.17	12	S 82° 00' 00" E	18.17
13	S 82° 00' 00" E	18.17	13	S 82° 00' 00" E	18.17
14	S 82° 00' 00" E	18.17	14	S 82° 00' 00" E	18.17
15	S 82° 00' 00" E	18.17	15	S 82° 00' 00" E	18.17
16	S 82° 00' 00" E	18.17	16	S 82° 00' 00" E	18.17
17	S 82° 00' 00" E	18.17	17	S 82° 00' 00" E	18.17
18	S 82° 00' 00" E	18.17	18	S 82° 00' 00" E	18.17
19	S 82° 00' 00" E	18.17	19	S 82° 00' 00" E	18.17
20	S 82° 00' 00" E	18.17	20	S 82° 00' 00" E	18.17
21	S 82° 00' 00" E	18.17	21	S 82° 00' 00" E	18.17
22	S 82° 00' 00" E	18.17	22	S 82° 00' 00" E	18.17
23	S 82° 00' 00" E	18.17	23	S 82° 00' 00" E	18.17
24	S 82° 00' 00" E	18.17	24	S 82° 00' 00" E	18.17
25	S 82° 00' 00" E	18.17	25	S 82° 00' 00" E	18.17
26	S 82° 00' 00" E	18.17	26	S 82° 00' 00" E	18.17
27	S 82° 00' 00" E	18.17	27	S 82° 00' 00" E	18.17
28	S 82° 00' 00" E	18.17	28	S 82° 00' 00" E	18.17
29	S 82° 00' 00" E	18.17	29	S 82° 00' 00" E	18.17
30	S 82° 00' 00" E	18.17	30	S 82° 00' 00" E	18.17
31	S 82° 00' 00" E	18.17	31	S 82° 00' 00" E	18.17
32	S 82° 00' 00" E	18.17	32	S 82° 00' 00" E	18.17

CENTERLINE - CURVE TABLES		
Curve #	Length	Radius
1	18.50	18.50
2	18.17	18.17
3	18.17	18.17
4	18.17	18.17
5	18.17	18.17
6	18.17	18.17
7	18.17	18.17
8	18.17	18.17
9	18.17	18.17
10	18.17	18.17
11	18.17	18.17
12	18.17	18.17
13	18.17	18.17
14	18.17	18.17
15	18.17	18.17
16	18.17	18.17
17	18.17	18.17
18	18.17	18.17
19	18.17	18.17
20	18.17	18.17
21	18.17	18.17
22	18.17	18.17
23	18.17	18.17
24	18.17	18.17
25	18.17	18.17
26	18.17	18.17
27	18.17	18.17
28	18.17	18.17
29	18.17	18.17
30	18.17	18.17
31	18.17	18.17
32	18.17	18.17

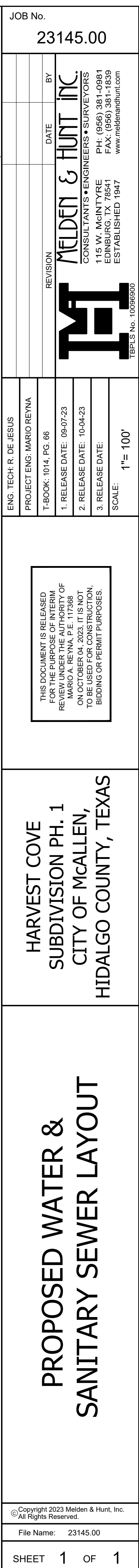
LOT AREA TABLES		
Lot #	Area	Area
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2	18.17	18.17
3	18.17	18.17
4	18.17	18.17
5	18.17	18.17
6	18.17	18.17
7	18.17	18.17
8	18.17	18.17
9	18.17	18.17
10	18.17	18.17
11	18.17	18.17
12	18.17	18.17
13	18.17	18.17
14	18.17	18.17
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19	18.17	18.17
20	18.17	18.17
21	18.17	18.17
22	18.17	18.17
23	18.17	18.17
24	18.17	18.17
25	18.17	18.17
26	18.17	18.17
27	18.17	18.17
28	18.17	18.17
29	18.17	18.17
30	18.17	18.17
31	18.17	18.17
32	18.17	18.17



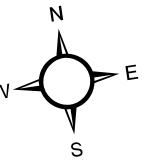
LOT - CURVE TABLES		
Curve #	Length	Radius
1	18.50	18.50
2	18.17	18.17
3	18.17	18.17
4	18.17	18.17
5	18.17	18.17
6	18.17	18.17
7	18.17	18.17
8	18.17	18.17
9	18.17	18.17
10	18.17	18.17
11	18.17	18.17
12	18.17	18.17
13	18.17	18.17
14	18.17	18.17
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24	18.17	18.17
25	18.17	18.17
26	18.17	18.17
27	18.17	18.17
28	18.17	18.17
29	18.17	18.17
30	18.17	18.17
31	18.17	18.17
32	18.17	18.17

MELDEN & HUNT INC.
CONSULTANTS - ENGINEERS - SURVEYORS
1315 W. MARSHALL
DALLAS, TEXAS 75201
PHONE (214) 341-0881
FAX (214) 341-0882
WWW.MELDENHUNT.COM

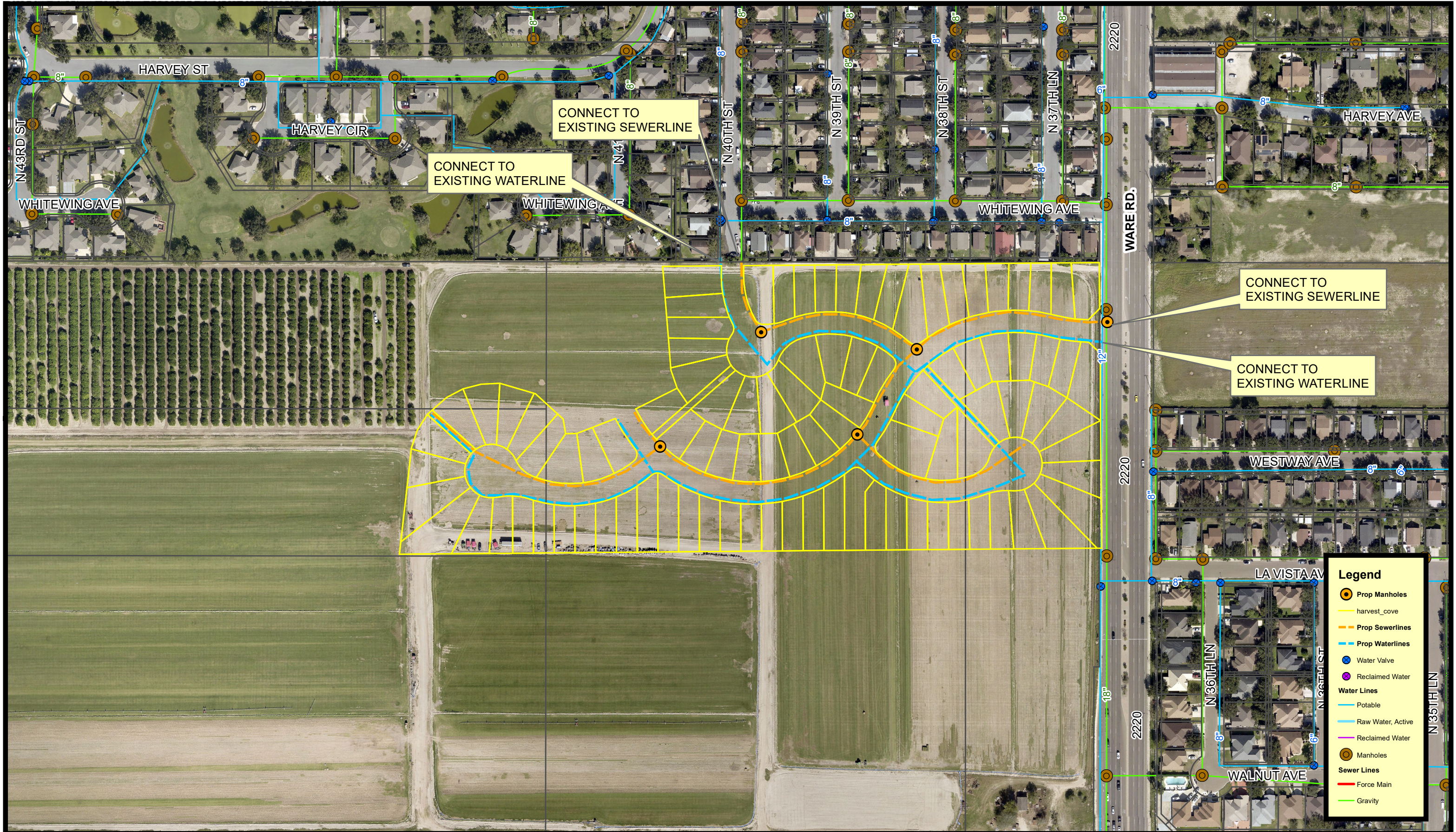
SHEET 1 OF 2



HARVEST COVE SUBDIVISION PH. 1



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





AGENDA ITEM

2.g.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/08/2023

MEETING DATE

11/14/2023

1. Agenda Item: Resolution of the Public Utility Board of Trustees of the Public Utility of the City of McAllen, Texas Designating Maria Chavero as an Investment Officer along with Sergio Villasana, Marco A. Vega, P.E., Valeria Rios, and Roel Rodriguez, P.E. for the McAllen Public Utility of the City of McAllen, Texas
2. Party Making Request:
J.J. Rodriguez, Assistant General Manager
3. Nature of Request: Resolution of the Public Utility Board of Trustees of the Public Utility of the City of McAllen, Texas Designating Maria Chavero as an Investment Officer along with Sergio Villasana, Marco A. Vega, P.E., Valeria Rios, and Roel Rodriguez, P.E. for the McAllen Public Utility of the City of McAllen, Texas
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
J.J. Rodriguez Created/Initiated - 11/8/2023
7. Staff's Recommendation: Staff recommends favorable action.
8. City Attorney: Approved - IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC



Memo

To: Marco A. Vega, P.E., General Manager

From: Juan J. Rodriguez, Assistant General Manager

A handwritten signature in blue ink, appearing to be "JR", is placed over the name Juan J. Rodriguez.

Date: November 7, 2023

Subject: Resolution of the Public Utility Board of Trustees of the Public Utility of the City of McAllen, Texas Designating Maria Chavero as an Investment Officer along with Sergio Villasana, Marco A. Vega, P.E., Valeria Rios, and Roel Rodriguez, P.E. for the McAllen Public Utility of the City of McAllen, Texas

As you know, Melba Carvajal, Director of Finance for Utilities - Treasury Management, retired on September 29, 2023. Since then, Maria Chavero, the City's former Assistant Director of Finance, has been selected and promoted to replace Ms. Carvajal. The attached resolution serves to appoint Ms. Chavero as an Investment Officer in her new role as Director of Finance for Utilities – Treasury Management.

Attached for your reference is a copy of the resolution document. Please let me know if you have any questions or need additional information.

RESOLUTION NO. 2023 - ____

A RESOLUTION OF THE PUBLIC UTILITY BOARD OF TRUSTEES OF THE PUBLIC UTILITY OF THE CITY OF MCALLEN, TEXAS DESIGNATING MARIA CHAVERO AS AN INVESTMENT OFFICER ALONG WITH SERGIO VILLASANA, MARCO A. VEGA, P.E., VALERIA RIOS, AND ROEL RODRIGUEZ, P.E. FOR THE MCALLEN PUBLIC UTILITY OF THE CITY OF MCALLEN, TEXAS

WHEREAS, on September 26, 2023, the Board of Trustees of the Public Utility of the City of McAllen, Texas (hereinafter called the "Board") accepted the resignation of Melba D. Carvajal and designated Sergio Villasana, Marco A. Vega, P.E., Valeria Rios, and Roel Rodriguez, P.E. as Investment Officers of the Public Utility of the City of McAllen, Texas (herein after called the "Utility"), and;

WHEREAS, the Board wishes to designate Maria Chavero along with Marco A. Vega, P.E., Roel Rodriguez, P.E., Valeria Rios, and Sergio Villasana as Investment Officers of the Utility, and;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD, THAT:

MARIA CHAVERO is designated along with Sergio Villasana, Marco A. Vega, P.E., Valeria Rios, and Roel Rodriguez, P.E. as Investment Officers for the Utility with authority as a signor on depository bank accounts, investments, investment accounts and TexPool accounts, pursuant to the Utility Investment Policy.

CONSIDERED, PASSED, APPROVED and SIGNED this 14th day of November 2023 at a called meeting of the Board of Trustees, of the City of McAllen Public Utility of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

**CITY OF McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES**

Charles Amos, Chairman

Attest:

Clarissa Hernandez, Board Secretary

Approved as to form:

Isaac J. Tawil, City Attorney



AGENDA ITEM 2.h.

PUBLIC UTILITY BOARD

DATE SUBMITTED 11/08/2023

MEETING DATE 11/14/2023

1. Agenda Item: Resolution of the Board of Trustees of the City of McAllen Public Utility, Hidalgo County, Texas, Amending TexPool Authorized Representatives and Providing an Effective Date

2. Party Making Request:
J.J. Rodriguez, Assistant General Manager

3. Nature of Request: Resolution of the Board of Trustees of the City of McAllen Public Utilities, Hidalgo County, Texas, Amending TexPool Authorized Representatives and Providing an Effective Date

4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

5. Reimbursement:

6. Routing:
J.J. Rodriguez Created/Initiated - 11/8/2023

7. Staff's Recommendation: Staff recommends favorable action.

8. City Attorney: Approved - IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



Memo

To: Marco A. Vega, P.E., General Manager

From: Juan J. Rodriguez, Assistant General Manager

A handwritten signature in blue ink, appearing to read "JJR", is placed over the name Juan J. Rodriguez.

Date: November 7, 2023

Subject: Resolution of the Board of Trustees of the City of McAllen Public Utility, Hidalgo County, Texas, Amending Texpool Authorized Representatives and Providing an Effective Date.

As you know, Melba Carvajal, Director of Finance for Utilities - Treasury Management, retired on September 29, 2023. Since then, Maria Chavero, the City's former Assistant Director of Finance, has been selected and promoted to replace Ms. Carvajal.

The attached resolution is required in order to update the City of McAllen and McAllen Public Utility authorized representatives with TexPool. Texas Local Government Investment Pool ("TexPool/Texpool Prime"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the public Funds Investment Act.

Adoption of the resolution will serve to appoint Ms. Chavero, as an Authorized Representatives that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the participation Agreement.

Attached for your reference is a copy of the resolution document. Please let me know if you have any questions or need additional information.

RESOLUTION NO. 2023-_____

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE CITY OF
McALLEN PUBLIC UTILITIES, HIDALGO COUNTY, TEXAS,
AMENDING TEXPOOL AUTHORIZED REPRESENTATIVES AND
PROVIDING AN EFFECTIVE DATE**

WHEREAS, the City of McAllen Public Utilities (“Participant”) is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal liquidity, and yield consistent with the Public Funds Investment Act, and

WHEREAS, the Texas Local Government Investment Pool (“TexPool/Texpool Prime”), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the public Funds Investment Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE
CITY OF McALLEN PUBLIC UTILITIES THAT:**

1. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool/TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
2. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant’s TexPool/TexPool Prime account or (2) is no longer employed by the Participant; and
3. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List of Authorized Representatives of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

Valeria Rios
Treasury Accountant
Phone: 956-681-1636
Fax: 956-681-1079
Email: vrrios@mcallen.net

Sergio Villasana
Finance Director
Phone: 956-681-1081
Fax: 956-681-1084
Email: svillasana@mcallen.net

Roel "Roy" Rodriguez, P.E.
City Manager
Phone: 956-681-1006
Fax: 956-681-1010
Email: roel_rodriguez@mcallen.net

Marco A. Vega, P.E.
General Manager - MPU
Phone: 956-681-1634
Fax: 956-681-1639
Email: mvega@mcallen.net

Maria Chavero
Director of Finance for Utilities-Treasury Management
Phone: 956-681-1632
Fax: 956-681-1079
Email: mchavero@mcallen.net

Authorized Representatives that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the participation Agreement:

MARIA CHAVERO

Additional Authorized Representative designated to perform only inquiry of selected information: (This limited representative cannot perform transactions.)

RAQUEL GARZA, PROCUREMENT ACCOUNTANT

4. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool participant Services receives a copy of such amendment or revocation.
5. This resolution shall be effective immediately upon final approval.
6. That a duplicate original of this resolution shall be sent to TexPool Participant Services, 1001 Texas Avenue, Suite 1400, Houston, Texas 77002

CONSIDERED, PASSED, APPROVED, AND SIGNED this 14th day of November 2023, at a regular meeting of the Board of Trustees, of the City of McAllen Public Utilities, at which a quorum was present and which was held pursuant to Chapter 551, Texas Government Code.

McALLEN PUBLIC UTILITY BOARD OF
TRUSTEES

Charles Amos, Chairman

Attest:

Approved as to Form:

Clarissa Hernandez, Board Secretary

Isaac J. Tawil, City Attorney



AGENDA ITEM 2.i.

PUBLIC UTILITY BOARD

DATE SUBMITTED 11/08/2023

MEETING DATE 11/14/2023

1. Agenda Item: Resolution of the Public Utility Board of Trustees of the Public Utility of the City of McAllen, Texas Appointing Maria Chavero as Treasurer for the McAllen Public Utility of the City of McAllen, Texas

2. Party Making Request:
J.J. Rodriguez, Assistant General Manager

3. Nature of Request: Resolution of the Public Utility Board of Trustees of the Public Utility of the City of McAllen, Texas Appointing Maria Chavero as Treasurer for the McAllen Public Utility of the City of McAllen, Texas

4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____

5. Reimbursement:

6. Routing:
J.J. Rodriguez Created/Initiated - 11/8/2023

7. Staff's Recommendation: Staff recommends favorable action.

8. City Attorney: Approved - IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



Memo

To: Marco A. Vega, P.E., General Manager

From: Juan J. Rodriguez, Assistant General Manager 

Date: November 7, 2023

Subject: Resolution of the Public Utility Board of Trustees of the Public Utility of the City of McAllen, Texas Appointing Maria Chavero as Treasurer for the McAllen Public Utility of the City of McAllen, Texas

As you know, the Bond Covenant which created the Public Utility Board of Trustees entertains the appointment of a Board Treasurer. Said provisions stipulate that a Board member may be appointed to fulfill that role, however, the option of appointing an employee of the Utility is recognized as a valid option as well. Historically, the Board of Trustees has appointed the Director of Finance for Utilities as the Board Treasurer given the prominent role that individual has played in overseeing the finances of the Utility.

Melba Carvajal, our former Director of Finance for Utilities - Treasury Management, retired on September 29, 2023. Since then, Maria Chavero, the City's former Assistant Director of Finance, has been selected and promoted to replace Ms. Carvajal. The attached resolution serves to appoint Ms. Chavero as the Board Treasurer in her new role as Director of Finance for Utilities – Treasury Management.

Attached for your reference is a copy of the resolution document. Please let me know if you have any questions or need additional information.

RESOLUTION NO. 2023 - ____

**RESOLUTION OF THE PUBLIC UTILITY BOARD OF
TRUSTEES OF THE PUBLIC UTILITY OF THE CITY OF
MCALLEN, TEXAS APPOINTING MARIA CHAVERO AS
TREASURER FOR THE MCALLEN PUBLIC UTILITY OF THE
CITY OF MCALLEN, TEXAS**

WHEREAS, the City of McAllen Public Utility requires a Treasurer for the Public Utility Board, and;

WHEREAS, the Public Utility Board of Trustees of the City of McAllen (the "PUB") deems it appropriate to formally designate MARIA CHAVERO, Director of Finance for Utilities, as Treasurer for the McAllen Public Utility, and;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE MCALLEN PUBLIC UTILITY OF THE CITY OF MCALLEN, TEXAS, THAT:

MARIA CHAVERO, Director of Finance for Utilities, is hereby designated as Treasurer for the McAllen Public Utility and shall so serve until this designation is revoked by the Board.

CONSIDERED, PASSED, APPROVED and SIGNED this 14th day of November 2023 at a called meeting of the Board of Trustees, of the City of McAllen Public Utility of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

**CITY OF McALLEN PUBLIC UTILITY
BOARD OF TRUSTEES**

Charles Amos, Chairman

Attest:

Clarissa Hernandez, Board Secretary

Approved as to Form:

Isaac J. Tawil, City Attorney



AGENDA ITEM

3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

10/31/2023

MEETING DATE

11/14/2023

1. Agenda Item: Purchase of two WEMCO RAS pumps from Vera Environmental Solutions LLC., for the amount of \$67,785.04.
2. Party Making Request:
David Garza, Director Wastewater Systems
3. Nature of Request: Purchase of two WEMCO RAS pumps from the sole source vendor, Vera Environmental Solutions LLC., for the amount of \$67,785.04
4. Budgeted: Yes

Bid Amount:	<u>\$67,785.04</u>	Budgeted Amount:	<u>\$80,000</u>
Under Budget:	<u>\$12,214.96</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$12,214.96</u>
5. Reimbursement:
6. Routing:

David Garza	Created/Initiated - 10/31/2023
Gerardo Noriega	Final Approval - 11/8/2023
7. Staff's Recommendation: Purchasing tow WEMCO RAS pumps from Vera Environmental Solutions LLC., which is the sole source vendor, for the amount of \$67,785.04
8. City Attorney: Approved - IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC



WASTEWATER DIVISION

TO: Mark A. Vega, P.E., General Manager
FROM: David Garza, Director of Wastewater Systems 
DATE: 10-31-2023
SUBJECT: Purchase of Two WEMCO Return Activated Sludge pumps

The McAllen Public Utility Wastewater Systems budgeted \$80,000 to purchase two (2) WEMCO RAS pumps. Staff is recommending the purchase from Vera Environmental Solutions LLC, which is the sole source vendor, in the amount of \$67,785.04 which includes freight charges and an one year warranty.

Staff has communicated with Trillium Pumps USA, Inc., the manufacturer of WEMCO pumps and equipment and they confirmed Vera Environmental is the exclusive representative for WEMCO pumps.

Recommendation

Staff recommends purchasing two (2) WEMCO RAS pumps from Vera Environmental Solutions LLC., which is sole source vendor, in the amount of \$67,785.04.

If you have any questions or need additional information, please do not hesitate to contact me. Thank you.

Vera Environmental Solutions, LLC

3118 Media Dr., Cedar Park, TX 78641

Phone: (512) 337-7807 Fax: (512) 337-7824

Cell: (512) 565-1681 Email: mvera@hrmenv.com



QUOTE

To: Javier Hinojosa
Email: ohinojosa@mcallen.net
Tel: 956-681-1750
Address: 1300 Houston Ave., McAllen, TX 78501
Subject: McAllen, TX McAllen North Replacement RAS Pump SN 10DW07952-02 : Parts RFQ

Date: Tuesday, October 17, 2023
Co.: City of McAllen
Copies:

Please see below tax exempt quote (including Freight) and availability on the replacement pump that you requested:

Item	Part No.	Description	Qty.	Unit Price	Extended	Lead Time
1	-	SF F10 Bare Pump Replacement for SN 10DW07952-02	2	\$ 33,892.52	\$ 67,785.04	30 Weeks

Total \$ 67,785.04

Please refer to the enclosed Technical Offer 1901021 R02 for further details.

SCOPE OF SUPPLY:

Only that material detailed in this quotation is being offered. No assumptions should be made that anything not specifically listed is included.

VALIDITY:

This offer is valid for **30 days** from date issued.

SHIPMENT:

Approximately 30 Weeks after receipt of approved purchase order and/or final approval of submittal and drawings

START-UP:

Not included.

TAXES:

Federal, State, local sales, use or other taxes applicable to this quote are not included.

TERMS AND CONDITIONS:

Pricing is based on the terms and conditions attached hereto. Vera Environmental Solutions, LLC "Terms and Conditions" are attached and made essential part of this Proposal.

PAYMENT TERMS:

100% Net 30 days (subject to credit approval). Purchase orders must be made out to Vera Environmental Solutions.

Let me know if you have any questions.

Best regards,

Miguel A. Vera



September 22, 2023

Attn: Jose L. Moreno, Plant Manager
City of McAllen Public Utilities,
North Wastewater Treatment Plant
2100 W. Sprague Rd., Mc Allen, TX. 78504

Subject: Letter of Exclusivity

Trillium Pumps USA, Inc. is the manufacturer of WEMCO®, Roto-Jet®, and WSP™ proprietary pumping equipment and our federal I.D. number is 87-052-9231.

Trillium Pumps USA, Inc. is the sole source for WEMCO® Torque-Flow® recessed impeller pumps; WEMCO® Hydrogritter® grit separation systems; WEMCO® WSF™ Screw-Flow pumps; Weir Specialty Pumps (WSP™) Chop-Flow chopper pumps, Self-Primer pumps, and Non-Clog pumps; and parts for all the aforementioned pumping equipment.

Our product distribution channel is structured on an exclusive geographic basis. For municipal projects in Texas, our exclusive representative for all products listed in the second paragraph is:

Miguel Vera
(HRM) Vera Environmental Solutions, LLC
3118 Media Dr
Cedar Park, TX 78641
512-565-1681
mvera@hrmenv.com

Please contact Miguel for additional product information or pricing for any of these products
Thank you for the opportunity to serve you, and please do not hesitate to contact me if you have any questions.

Best regards,

A handwritten signature in black ink, appearing to read "Ryan Heath", with a stylized flourish at the end.

MOBILE +1 (801) 608-8709
EMAIL Ryan.Heath@trilliumflow.com
2949 S Railroad Ave
Fresno, CA 93706
trilliumflow.com

VALVES - PUMPS - SERVICES

2949 S Railroad Ave
Fresno, CA 93706

www.trilliumflow.com

O: +1.559-442-4000



SOLE SOURCE AFFIDAVIT

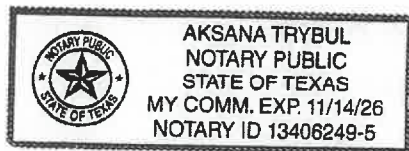
THIS IS AN OFFICIAL PURCHASING DOCUMENT - RETAIN WITH PURCHASE ORDER RECORD

Before me, the undersigned official, on this day, personally appeared Miguel A. Vera a person known to me to be the person whose signatures appears below, whom after being duly sworn upon his/her oath deposed and said:

1. My Name is Miguel A. Vera, Title President. I am over the age of 18, have never been convicted of a crime and am competent to make this affidavit.
2. I am an authorized representative of the following company or firm: Vera Environmental Solutions, LLC
3. The above-named company or firm is the sole source for the following item (s), product(s) or services (s):
WEMCO® pumps; Weir Specialty Pumps (WSP™) and parts for all the
forementioned pumping equipment.
4. The following sets forth the reasons why this company/firm is a sole source provider:
VES complies with the State of Texas definition of a sole source provider (Section
252.022, Subchapter A of the Local Governmental Code 7) because the offered
components are "A captive replacement part or component for equipment."
5. Competition in providing the above named item(s), product(s), and/or service(s) is precluded by the existence of patents, copyrights, secret processes, or natural monopolies as stated under Texas Local Government Code, Subchapter B, Section 252.022, 7(A) or as provided for under 7(B) – 7(F) of the same section.
6. I understand that if the company/firm represented herein ceases to be a sole-source provider, we shall immediately make a full disclosure in writing to the City of McAllen Purchasing & Contracting Department of all relevant facts and circumstances.
7. I understand that by providing false information on this sole source affidavit, we may be considered a non-responsive Vendor on this and future purchases and may result in discontinuation of any/all business with the City of McAllen.

[Signature]
Signature of Affiant

SWORN to and SUBSCRIBED before me, on this 26th day of October, 2023.



[Signature]
NOTARY PUBLIC

Aksana Trybul
PRINTED NAME

11/14/2026
MY COMMISSION EXPIRES

COMPANY NAME: Vera Environmental Solutions, LLC
ADDRESS, CITY, STATE & ZIP CODE: 3118 Media Dr., Cedar Park, TX 78641
PHONE: 512-337-7807 FAX NUMBER: 512-337-7824
CONTACT NAME AND TITLE: Miguel A. Vera, President
WEB ADDRESS: Assoc. w/ www.hrmenv.com E-MAIL: mvera@hrmenv.com
FEDERAL TAX ID NUMBER: 27- 1891134 TEXAS SALES TAX NUMBER: _____



AGENDA ITEM

3.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/08/2023

MEETING DATE

11/14/2023

1. Agenda Item: Discussion and approval of purchase of a 60-Tier Compact Excavator Buyboard Contract #685-22 from Doggett Heavy Machinery, \$89,000.00

**2. Party Making Request:
Juan Pedraza**

3. Nature of Request: Approval to purchase of a 60-Tier Compact Excavator Buyboard Contract #685-22 from Doggett Heavy Machinery, \$89,000.00

4. Budgeted: Yes

Bid Amount: \$89,000.00
Under Budget: \$1,000.00

Budgeted Amount: \$90,000.00
Over Budget: \$0.00
Amount Remaining: \$1,000.00

5. Reimbursement:

6. Routing:
Juan Pedraza
Gerardo Noriega
Created/Initiated - 11/8/2023
Final Approval - 11/8/2023

7. Staff's Recommendation: Approval to purchase of a 60-Tier Compact Excavator Buyboard Contract #685-22 from Doggett Heavy Machinery, \$89,000.00

8. City Attorney: Approved - IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



Memo

*Approved
msc*

To: Marco A. Vega, P.E. General Manager
From: Juan Pedraza, T&D Manager
Thru: Edward Gonzalez, Director of Water Systems
Date: 10/18/23
Re: Purchase of 60P-Tier Compact Excavator Buyboard Contract #685-22

On October 18, 2023, the Transmission & Distribution obtained a cooperative member formal quote for the acquisition of a 60P-Tier Compact Excavator.

The Transmission & Distribution Department staff requests authorization to award the purchase of a Compact Excavator from Doggett Heavy Machinery Buyboard Contract #685-22. This compact excavator model, 60P-Tier, aligns perfectly for the department's daily operations, accessibility in tight spaces, ease to transport, and its ability to rotate 360 degree for efficient load placement.

Transmission & Distribution Department has ensured adherence to the proper procurement process through the acquisition of a selective cooperative member. This item was PUB Approved for FY 23-24.

60 P-Tier Compact Excavator Subtotal	\$121,078.00
Buyboard Discount (26%)	(\$31,480.28)
Factory Freight	\$1,943.30
Pre-Delivery Inspection	\$1,472.38
Full Machine Warranty 24mo/200hrs	No Charge
<u>Doggett Additional Discount</u>	<u>(\$4,013.40)</u>
Total Price	\$89,000.00

Capital Improvement Fund: 430-4030-446 66-20

\$90,000.00

CITY OF MCALLEN

McAllen, TX 78503



JOHN DEERE

DOGGETT

San Juan, Texas

60 P-Tier Compact Excavator

09-Oct-2023

Casey J Cavazos Qty List Price(USD)

Code	Description	Qty	List Price(USD)
0190FF	60 P-Tier Compact Excavator	1	\$107,229.00

Option Codes

0202	Destination Code - United States	1	No Added Cost
------	----------------------------------	---	---------------

0259	English Customer Delivery Packet	1	No Added Cost
------	----------------------------------	---	---------------

0408	Configuration 8 - Cab, Rubber, Susp, Long Arm + EX C/W, Angle Blade	1	\$11,829.00
------	--	---	-------------

Includes:

- 400 mm (16 in.) Rubber Track
- 1.85 m (6 ft. 1 in.) Long Arm
- Extra Counterweight
- Extra Counterweight extends beyond width of tracks when upper structure is rotated to the side
- Angle Blade
- Radio Ready with Speakers, Antenna, Wiring and Mounting
- Cloth Seat
- Heater & Air Conditioner

Field Installed Attachments

BYT1099	24 in. (610 mm) Heavy Duty Bucket; 7.5 c. ft. (0.21 c. m.) (5 TK Teeth Included)	1	\$2,020.00
---------	--	---	------------

Subtotal	\$	121,078.00
----------	----	------------

Buyboard Discount (26%)	\$	(31,480.28)
-------------------------	----	-------------

Factory Freight	\$	1,943.30
-----------------	----	----------

PreDelivery Inspection	\$	1,472.38
------------------------	----	----------

Full Machine Warranty 24mo/2000 hrs		No Charge
-------------------------------------	--	-----------

Doggett Additional Discount	\$	(4,013.40)
-----------------------------	----	------------

TOTAL PRICE	\$	89,000.00
--------------------	-----------	------------------

**ETA on machine would be late November 2023 to Mid December 2023 if ordered within the next two weeks*

Manufacturer's Suggested List Price shown. Retail prices may vary by dealer. Unless stated otherwise, taxes, freight, setup, delivery and other dealer specific charges not included in the pricing. Options/items noted with anything other than price will have additional costs. Pricing, availability, and specifications subject to change without notice. Special program pricing may be available on certain models. See dealer for details. Prices shown are in U.S. dollars and valid only in the U.S.



AGENDA ITEM

3.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/08/2023

MEETING DATE

11/14/2023

1. Agenda Item: Consideration and Approval of Purchase of Heavy Duty Construction Equipment from Doggett Heavy Equipment Machinery, LLC out of San Juan, TX
2. Party Making Request:
3. Nature of Request: Consideration and Approval of Purchase of Heavy Duty Construction Equipment from Doggett Heavy Equipment Machinery, LLC out of San Juan, TX (PROJECT NO. 11-23-P19-01)
4. Budgeted: yes

Bid Amount:	<u>\$248,754.96</u>	Budgeted Amount:	<u>\$330,000</u>
Under Budget:	<u>\$81,245.04</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$81,245.04</u>
5. Reimbursement:
6. Routing:

Carlos Gonzalez	Created/Initiated - 11/8/2023
Gerardo Noriega	Final Approval - 11/8/2023
7. Staff's Recommendation: Staff recommends Approval of Purchase of Heavy Duty Construction Equipment from Doggett Heavy Equipment Machinery, LLC out of San Juan, TX
8. City Attorney: Approved - IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

Memo

To: Mark Vega, P.E., General Manager

From: Carlos Gonzalez, P.E.

Date: November 8, 2023

Re: Consideration and Approval of Heavy Duty Construction Equipment; Excavator and Backhoe; Sourcewell Quote (011723-JDC)

Staff is respectfully requesting consideration for the purchase of heavy-duty construction equipment; namely an excavator and a backhoe. Staff received a Sourcewell Cooperative Quote (011723-JDC) from Doggett Heavy Machinery Services out of San Juan, TX. The following is a summary of proposed purchase:

<i>Description</i>	<i>Price</i>
John Deere – Model 85P Mid-size Excavator	\$127,167.88
John Deere – Model 320P Backhoe Loader	\$121,587.08

Both items were included in current FY 23-24 Budget. These equipment will be used in our planned “in-house” construction projects.

Accompanying this memo is a Sourcewell Quote (011723-JDC) as well as a Technical Sheet for both the Excavator and the Backhoe.

Staff recommends award of purchase of equipment as formalized in attached quotes and summarized in above table from Doggett Heavy Machinery out of San Juan, TX. Staff will be available for any questions, comments or concerns.

85 P EXCAVATOR BASE MACHINE



JOHN DEERE

CITY OF MCALLEN

DOGETT HEAVY MACHINERY SERVICES SAN JUAN, TEXAS
CASEY J CAVAZOS
CASEY.CAVAZOS@DOGETT.COM
(956)227-0877

Code	Description	Qty	List Price(USD)
8230FF	85 P EXCAVATOR BASE MACHINE	1	\$161,812.00
	8230FF (Gen-A)		

Option Codes

0202	Destination Code - United States	1	No Added Cost
0259	English Customer Delivery Packet	1	No Added Cost
0403	Configuration 3	1	\$4,000.00
	Includes: - 450 mm (18 in) rubber belt - Backfill blade - 2.12 m (6 ft 11 in) Arm - Selector Valve and Thumb Bracket - Right, Rear and Left Camera System		

Field Installed Attachments

AT437346	36 in. (914 mm) Heavy Duty BKH Pin-on Bucket; 12.5 c. ft. (0.35 c. m.)	1	\$2,307.00
	Must include Hydraulic Coupler (AT442602) if ordered for excavator usage.		
BYT11021	24 in. Heavy Duty Pin-On Bucket (610 mm); 0.33 Cu. Yd. (0.25 Cu. Mt.)	1	\$2,122.00
	Includes Five (5) John Deere TK-Series Fanggs Teeth (TK225FD)		

Total	\$170,241.00
SOURCEWELL GOV DISCOUNT 32% (011723-JDC)	- \$ 54,477.12
48 MONTH 5000 HR POWERTRAIN AND HYDRUALIC EXTENDED WARRANTY	+ \$ 1,904.00
PDI AND FREIGHT	+ \$ 9,500.00
TOTAL SALES PRICE	\$127,167.88

320 P-tier Backhoe Loader

CITY OF MCALLEN



JOHN DEERE

DOGGETT HEAVY MACHINERY SERVICES SAN JUAN, TEXAS
 CASEY J CAVAZOS
 CASEY.CAVAZOS@DOGGETT.COM
 (956)227-0877

Code	Description	Qty	List Price(USD)
17C0T	320 P-tier Backhoe Loader 17C0T (Gen-A) Ex-Works Dubuque, Iowa, U.S.A. As not all option codes have field kits, please review your order option codes and available kits prior to placing a machine order.	1	\$165,753.00
Option Codes			
0202	United States	1	No Added Cost
0351	Translated Text Labels Vehicle labels translated to selected language with English labels. Includes labels for operator station, engine and backhoe controls options.	1	No Added Cost
0259	English English language for operator's manual and electronic content. Includes operator's manual and 4G OM packet.	1	No Added Cost
1002	Canopy (ROPS/FOPS) Isolation mounted modular design ROPS/FOPS level 2 (meets ISO 3449 & ISO 3471) molded roof. Molded floor mat is optional. Keyless start. Deluxe mechanical suspension deluxe, vinyl, swivel seat with lumbar adjustment and arm rests, fully adjustable. 3 inch retractable seat belt. (2) front driving/working halogen lights - 32,500 candlepower each (2) rear working halogen lights - 32,500 candlepower each (6) additional work roof lights adds 2 front, 2 rear and 1 on each side of roof (4) turn signal/flashring/rear stop/tail lights - 2 front and rear (2) rear reflectors	1	No Added Cost

183E	JDLink™	1	No Added Cost
	Includes integrated cab wiring harness, antenna, and JDLink™ Modem's (MTG).		
	JDLink™ connectivity is enabled separately through the JDLink™ website. Connectivity service is subject to country availability.		
3009	Autoshift Transmission - Mechanical Front Wheel Drive (MFWD) with Limited Slip Differential	1	No Added Cost
	5F/3R autoshift transmission. Autoshift can be turned on/off in the SSM. When autoshift is off, the transmission will operate as a powershift.		
4006	John Deere 4.5L - FT4/Stage IV	1	No Added Cost
	Net peak power of 113 Hp. For use only in areas where EPA final tier 4/EU stage IV is required.		
	Turbocharged. Wet sleeve cylinder liners. 2 valves / cylinder. Electronically controlled HPCR fuel delivery system, B20 biodiesel compatible . Serpentine belt with automatic belt tensioner. Enclosed safety fan guard. Vertical spin-on engine oil filter. Spin-on fuel filter with water separator. Dual safety element dry-type air cleaner with evacuator valve. Underhood catalysts with vertical curved exhaust stack. Passive flow-through exhaust aftertreatment system with grid heater. Electronically controlled, variable-speed cooling fan.		
5250	Galaxy 21L-24 12PR Rear & 12.5/80-18 10PR Front	1	\$1,458.00
	Requires axle code 3009. Rear tire chains require wheel spacers (AT347522).		
6152	Single Battery with Disconnect and Jump Post	1	No Added Cost
	175 minute reserve capacity (950 CCA) Recommended for use in ambient temperatures above 32 degrees F (0 degrees C).		
6752	Extendible Dipperstick	1	\$8,783.00
	Extended stabilizer legs; stabilizer overall width, operating: 13 ft. 3 in. (4.03 m.)		
6576	1000 lb. (454 kg.) Front Counterweight	1	\$1,443.00
7000	No Auxiliary	1	No Added Cost

7028	Pilot Controls, Two Lever, with Pattern Selection	1	\$2,724.00
	Proportional auxiliary control and extendable dipperstick control integrated into pilot control levers.		
7037	Two-Function Loader Hydraulics, Single Lever	1	No Added Cost
	Single lever loader control with electric clutch disconnect and momentary MFWD.		
7809	24 in. (610 mm.) Top Hook Heavy-Duty Bucket, 7.4 cu. ft. (0.21 cu. m.)	1	\$2,463.00
	Top hook coupler bucket includes 5 teeth, TK-system Fanggs		
7708	Top Hook Quick Coupler - Less Thumb	1	\$1,492.00
	If ordering with thumb, requires option code 7709.		
	For use with Deere top hook coupler bucket option code 7809 and CP or pre-XLS Wain Roy top hook bucket.		
7859	92 in. (2.35 m.) General Purpose Bucket, 1.39 cu. yd. (1.06 cu. m.)	1	\$5,484.00
	Pin-on bucket includes reversible bolt-on cutting edge and skid plates		
8142	LED Light Package	1	\$1,106.00
	Includes factory installed 2 LED spot lights and 8 LED flood lights in lieu of the standard halogen light package.		
8313	Stabilizer Guard	1	\$538.00
	Protects the cylinder rod from damage due to rocks and other spoil pile debris during backhoe trenching operations. Note that when stabilizer guards are installed, the overall machine width may increase, depending on the model, length of stabilizer, and/or position of stabilizer pads.		
Total			\$191,244.00
SOURCEWELL GOV DISCOUNT 43% (011723-JDC)			- \$ 82,234.92
48 MONTH 5000 HR POWERTRAIN AND HYDRUALIC EXTENDED WARRANTY			+ \$ 2,078.00
PDI AND FREIGHT			+ \$ 10,500.00
TOTAL SALES PRICE			\$ 121,587.08

[Home](#) > [Excavators](#) > [Mid Size Excavators](#) > [85 P-Tier Mid-Size Excavator](#)

85 P-Tier Mid-Size Excavator

- Net Power: 50.4 kW (67.6 hp)
- Max. Digging Depth: 4.53 m (14 ft. 10 in.)
- Operating Weight: 8726–9206 kg (19,238–20,296 lb.)

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Features

Expand All

- + Work Comfortably with a Brand New Larger Cab
- + New Features You’ve Been Waiting For
- + Increased Performance Across the Board
- + Convenient Serviceability

Specs & Compare

DRIVELINE

Engine Manufacturer	Yanmar
Number Of Cylinders	4
Displacement, ltr (Inches³)	3.3 (202)
Rated speed, rpm	2000
Engine Output - Net, kW (hp)	50.4 (67.6)
Number Of Carrier Rollers - Each Side	1
Number Of Track Rollers - Each Side	5
Track Shoe Width, mm (Inches)	600 (24)

DIMENSIONS

Transport Length Mono Boom, mm (ft/in)	6790 (22 ft 3 in)
---	-------------------

Transport Height - mm (ft/in)	2520 (8 ft 3 in)
Overall Undercarriage Width, mm (ft/in)	2470 (8 ft 1 in)
Track Length On Ground, mm (ft/in)	2300 (7 ft 6 in)
Overall Undercarriage Height, mm (ft/in)	2900 (9 ft 6 in)
Tailswing Radius, mm (ft/in)	1590 (5 ft 3 in)
Ground Clearance, mm (ft/in)	360 (14)
Dozer Blade Height, mm (ft/in)	472 (19)
Dozer Blade Width, mm (ft/in)	2200 (7 ft 3 in)
Width over fixed tracks, mm (ft/in)	2470 (8 ft 1 in)
Track Gauge, mm (ft/in)	1750 (5 ft 9 in)
Digging Reach - Mono Boom, mm (ft/in)	7560 (24 ft 10 in)
Dig Height - Mono Boom, mm (ft/in)	7190 (23 ft 7 in)
Dump Height - Mono Boom, mm (ft/in)	5120 (16 ft 10 in)
Dig Depth - Mono Boom, mm (ft/in)	4530 (14 ft 10 in)

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Features and specifications are based on published information at the time of publication. Features and specifications are subject to change without notice.

[Home](#) > [Loaders](#) > [Backhoes](#) > 320 P-Tier Backhoe

320 P-Tier Backhoe

- Net Peak Power: 84 kW (113 hp) at 1,900 rpm
- Max. Standard Dipperstick Digging Depth: 4.35 m (14 ft. 3 in.)
- Operating Weight: 7146 kg (15,754 lb.)

\$169,068.00 USD, PLUS ADDITIONAL CHARGES ¹

[Build Your Own](#)[Download Product Brochure](#)[Find a Dealer](#) >[Compare to Competitors](#) >

Optional accessories and attachments shown. See your dealer for available models, options, attachments and pricing. Product options and accessories may not be available in all regions.

Features

Expand All

- + Enhanced John Deere 4.5L Engine Performance and Reliability
- + Exceptional hydraulic performance, control, and multifunctioning
- + Easy to Operate Autoshift Transmission
- + Ability to Work in Wet and Muddy Conditions

Specs & Compare

DRIVELINE	
Engine Manufacturer	John Deere
Engine Model	PowerTech EWL 4.5L
Displacement, ltr (Inches ³)	4.5 (276)
Rated Speed, rpm	1900
Engine Output - Net, kW (hp)	84 (113)
Transmission Type	Power Shift

Service Brake Type

Wet Disc

DIMENSIONS

Max length with ext. Stick,
mm (ft/in)

7280 (23 ft 11 in)

Height over ext Stick, mm
mm (ft/in)

3480 (11 ft 5 in)

Maximum Width, mm (ft/in)

2184 (7 ft 2 in)

Width over tires, mm (ft/in)

2184 (7 ft 2 in)

Wheelbase - 4WD, mm
mm (ft/in)

2190 (7 ft 2 in)

Ground Clearance, mm
mm (ft/in)

330 (13)

Width - General Purpose
mm (ft/in)

2184 (7 ft 2 in)

Bucket Rotation - Position 1,
°

190

Bucket Pin Height - General
mm (ft/in)

3470 (11 ft 5 in)

Dump Height - General
mm (ft/in)

2760 (9 ft 1 in)

Dump Reach - General
mm (ft/in)

678 (26.7)

Digging Depth - General
mm (ft/in)

83 (3.3)

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Features and specifications are based on published information at the time of publication. Features and specifications are subject to change without notice.



AGENDA ITEM

4.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/09/2023

MEETING DATE

11/14/2023

1. Agenda Item: Discussion and Approval of the Amended Service Area for the Hoehn Lift Station Project.
2. Party Making Request:
Rafael Balderas Jr.
3. Nature of Request: Request to amend the Hoehn Lift Station service area.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement: N/A
6. Routing:
Rafael Balderas Jr. Created/Initiated - 11/9/2023
7. Staff's Recommendation: Staff recommends approval.
8. City Attorney: Approved - IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

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: November 8, 2023

SUBJECT: Hoehn Lift Station; Consideration & Approval of Amending the Service Area

The Hoehn Lift Station improvements were complete in late 2017, with an MPU reimbursement and service area approved by the MPU Board in 2018. The cost of the improvements totaled to \$528,895.90 and had an original service area of 367 acres. The original assessed cost per acre was \$1,441.13. Note that no properties have been assessed.

Recently there has been a proposed development near 29th Street and Monte Cristo. The project engineer has looked at the area to see how the proposed property could be serviced by MPU wastewater. He has established that the best option would be to connect to a wastewater line that was installed with the Hoehn Lift Station improvements. Extension of a 12-inch wastewater line about 4,000 feet to the west is proposed, to help service the proposed property.

With the development extending the wastewater line, it opens up the service area that the Hoehn Lift Station could provide, in which staff has determined the lift station could service a new total of 910 acres with the proposed improvements. With the change of service area, the new cost per acre would be \$581.20.

Staff recommends MPUB approval of amending the Hoehn Lift Station service area.

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

FINAL REIMBURSEMENT CERTIFICATE

REV. FMPU16-001 WW
Hoehn Sewerline Participation

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, McAllen Public Utility hereinafter called the DEVELOPER.

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

910 Ac Bounded by the boundary of 1,200 feet east of Ware Rd. and 10th Street, and N. Mile 17th 1/2 Rd to Monte Cristo

Based on extension of Wastewater Improvements as shown on a plan designed by

Melden and Hunt, and proposes to construct Utilities Improvements, as approved by the MPUB on
(Engineering Firm)

11/14/2023
(Approval date)

2. The Developer's Cost (\$ 581.20 p/Ac.), the Pro Rata Share to be reimbursed to the Developer by the Intervening Developers, in accordance with the presently existing MPUB's Reimbursement Policy, is shown on Exhibit "A" attached hereto and made a part hereof.

3. This certificate hereby entitles the holder hereof, being the Developer, to receive reimbursement of the Pro Rata Share from Intervening Developers, after the deduction of the administrative fee by the MPUB, if and when so collected by the MPUB, in accordance with the MPUB's Reimbursement Policy.

4. The installation of the above-described Utilities Improvements will be completed and will be operational, and installed as approved by the CITY.

5. The right to reimbursement is subject to the Reimbursement Policy as established by the McAllen Public Utility Board effective February 2017 or as such policy may hereinafter be amended.

ISSUED in triplicate originals this _____ day of _____, 20____ and
to expire this _____ day of _____, 20_____.

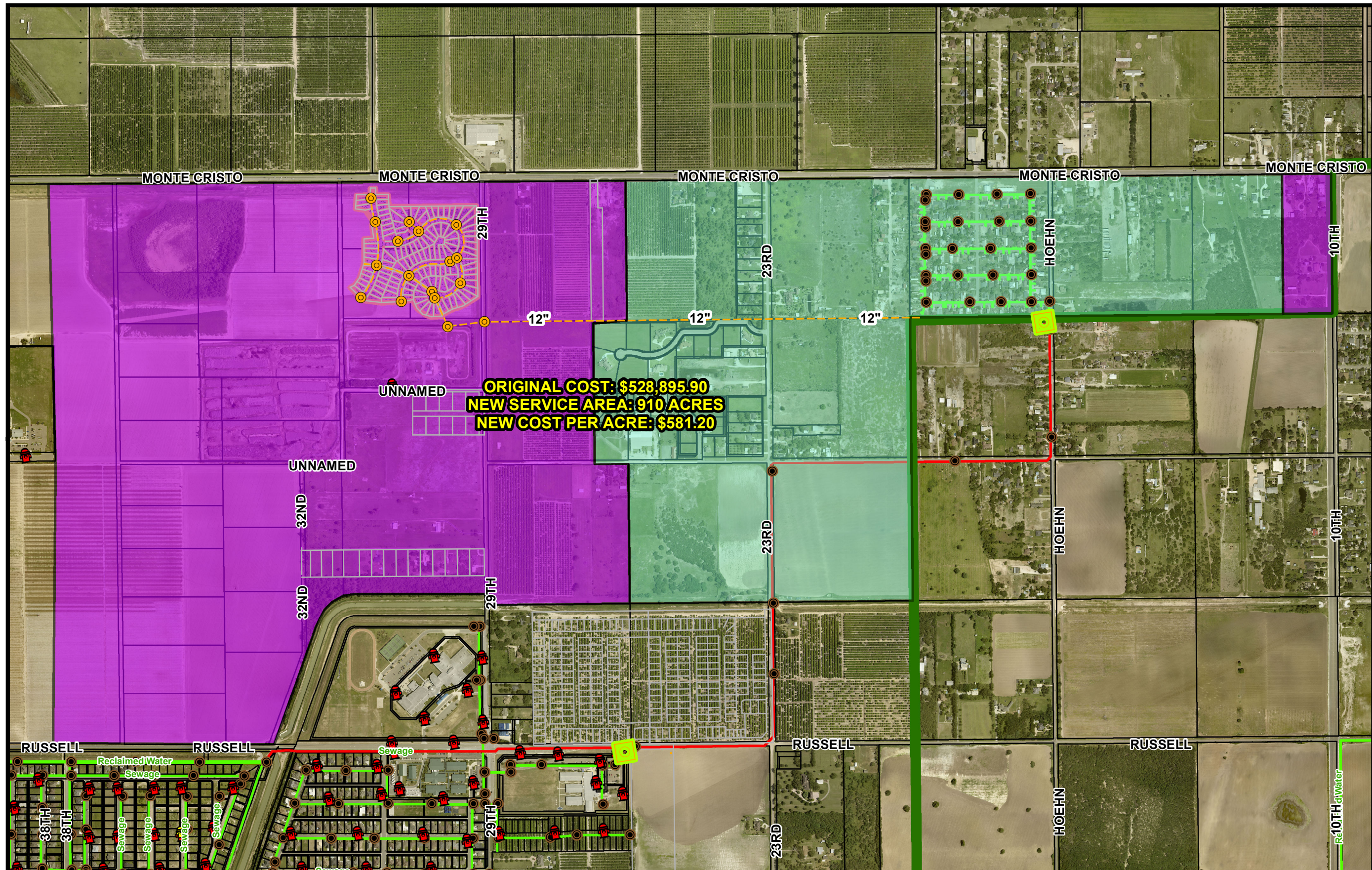
CITY OF McAllen BY THE
McALLEN PUBLIC UTILITY

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

HOEHN LS SERVICE AREA



1 inch = 885 feet

Legend

- Proposed Manholes
- Proposed Fire Hydrant
- Existing Fire Hydrants
- Proposed Wastewater Line
- Proposed Water Line
- Addition HoeHN LS Service Area
- Original HoeHN LS Service Area
- Sewer CCN
- <all other values>

Type of Main

- Force Main
- Lots
- Existing Waterline
- Proposed Area



AGENDA ITEM

4.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/08/2023

MEETING DATE

11/14/2023

1. Agenda Item: Discussion and Approval of Las Brisas Phase 1 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 Line Reimbursement to MPU for the Hoehn Lift Station Wastewater Project in the amount of \$14,943.47. Wastewater Line Reimbursement to MPU for participation to the La Puerta Lift Station Wastewater Project in the amount of \$5,711.53. Wastewater Line Reimbursement to the developer of La Puerta for the La Puerta Lift Station Wastewater Project in the amount of \$14,464.46
6. Routing:
Rafael Balderas Jr. Created/Initiated - 11/8/2023
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approved - IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

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: November 6, 2023

SUBJECT: **Las Brisas Phase 1 Subdivision; Consideration & Approval of the Subdivision**

This property is located on the south side of Monte Cristo and on the west of 29th Street (Rooth Road). It is located within the McAllen City Limits and is being proposed as R-1 residential. The tract consists of 23.374 acres and will be 126 lots for single family homes.

The subdivision application was originally filed with the City on February 3, 2023 and receive preliminary P&Z approval on February 21, 2022. The information required from the developer's engineer for this agenda was received on November 8, 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 requested that the applicant follow the standard subdivision requirements pertaining to fire protection and will be asked to coordinate with the Fire department.
2. **Wastewater Service:** The applicant is proposing to connect to the existing improvements that were done with the Hoehn lift station and extend an off-site 12-inch wastewater line up to 29th Street and then extend an 8-inch wastewater line to-and-through the property.
3. The property falls within MPU's: Hoehn LS Wastewater and MPU's/Dev. La Puerta 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 recommended; 3.) Execution of a Waterline Access Agreement between the developer, SWSC, and the City; 4.) Payment of a Wastewater Line Reimbursement to MPU in the amount of \$14,943.47 for the Hoehn Lift Station Wastewater Project; 5.) Payment of a Wastewater Line Reimbursement to MPU in the amount of \$5,711.53 for participation to the La Puerta Lift Station Wastewater Project; and 6.) Payment of a Wastewater Line Reimbursement to the Developer of La Puerta in the amount of \$14,464.46 for the La Puerta Lift Station Wastewater Project.

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

MEMORANDUM

Date: October 10, 2023
To: Rafael Balderas, McAllen PUB
CC: Domain Development Corporation
From: Mario A. Reyna, P.E. 
Subject: LAS BRISAS PHASE 1 SUBDIVISION

Following is a description of the water and sewer as proposed for the above referenced subdivision:

WATER - MPUB

The domestic water will be served by Sharyland Water supply Corporation. There is an existing 16-inch waterline along the South side of Monte Cristo Road that runs East-west. A connection point will be made and a proposed 16-inch waterline will be installed within a proposed 15 feet S.W.S.C. that runs east & west the length of the North side of the proposed Las Brisas Masterplan development. A proposed 12-inch waterline will be installed within a proposed 15 feet S.W.S.C. that runs north & south the length of the proposed Las Brisas Masterplan development located on the west side of Rooth road right-of-way and east side of the property. There is an existing S.W.S.C. 6-inch waterline along the east side of Freddy Rooth Road that runs North -South for a second point of connection with the proposed interior 8-inch waterline that will loop and service the development.

SEWER:

The sanitary sewer will be served by City of McAllen. There is an existing 12-inch sanitary sewer line along the east side of Rooth Road and east side of property. A proposed 8" sanitary sewer will serve the development.

Respectfully,


Mario A. Reyna, P.E.
Melden & Hunt, Inc.



10/26/2023

RE: Las Brisas Phase I Subdivision– Existing Water Infrastructure
23.363 acres out of Lots 1, 23 and 4, Block 1, M and M Subdivision, Volume 8, Page 20, H.C.M.R.,
City of McAllen, Hidalgo County, Texas.

To whom it may concern,

This letter is intended to serve as a utility (water) availability letter for the Las Brisas Phase I Subdivision located at the City of McAllen Texas within the Sharyland Water Supply Corporation CCN. There is an existing 16-inch waterline along the frontage of the property on Monte Cristo Rd.



Sincerely,

Isidro Gutierrez

Isidro Gutierrez,

Graduate Engineer / Development Coordinator

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
LAS BRISAS PH. 1 SUBDIVISION**

WASTEWATER LINE REIMB. CALCULATIONS

WASTEWATER: MPU: HOEHN LS
COST: \$581.20 x 23.374 AC \$13,584.97
10% ADMIN FEE <10 YEARS 1,358.50

WASTEWATER LINE REIMBURSEMENT \$14,943.47

WASTEWATER LINE REIMB. CALCULATIONS

WASTEWATER: MPU: LA PUERTA PARTICIPATION
COST: \$222.14 x 23.374 AC \$5,192.30
10% ADMIN FEE <10 YEARS 519.23

WASTEWATER LINE REIMBURSEMENT \$5,711.53

WASTEWATER LINE REIMB. CALCULATIONS

WASTEWATER: DEV: LA PUERTA
COST: \$562.57 x 23.374 AC \$13,149.51
10% ADMIN FEE <10 YEARS 1,314.95

WASTEWATER LINE REIMBURSEMENT \$14,464.46

TOTAL REIMBURSEMENT DUE \$35,119.46

Prepared By: RP Date: 11/8/23 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: _____

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 23.363 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 1, 2, 3 AND 4, BLOCK 1, , M AND M SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 20, HIDALGO COUNTY MAP RECORDS, SAID 23.363 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2770269, HIDALGO COUNTY OFFICIAL RECORDS, SAID 23.363 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHEAST CORNER OF LOT 5, OF SAID BLOCK 1;

THENCE, N 08° 40' 10" E ALONG THE EAST LINE OF SAID LOT 5, BLOCK 1, A DISTANCE OF 869.60 FEET;

THENCE, N 81° 19' 50" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 68° 00' 00" W A DISTANCE OF 164.29 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, S 81° 00' 00" W A DISTANCE OF 100.64 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 72° 00' 00" W A DISTANCE OF 95.15 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 41° 58' 50" W A DISTANCE OF 23.85 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, N 84° 00' 00" W A DISTANCE OF 50.06 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, N 64° 00' 00" W A DISTANCE OF 81.54 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 35° 30' 00" W A DISTANCE OF 81.68 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 13° 00' 00" W A DISTANCE OF 81.63 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, N 89° 30' 00" W A DISTANCE OF 100.28 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
10. THENCE, N 86° 44' 13" W A DISTANCE OF 50.06 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 82° 25' 40" W A DISTANCE OF 151.34 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, N 73° 53' 58" W A DISTANCE OF 159.47 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, N 41° 25' 11" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
14. THENCE, N 36° 23' 58" W A DISTANCE OF 130.94 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, N 73° 36' 02" E A DISTANCE OF 44.42 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, N 45° 06' 02" E A DISTANCE OF 85.80 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, N 25° 06' 02" E A DISTANCE OF 144.95 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, N 09° 53' 15" E A DISTANCE OF 223.74 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, S 84° 53' 58" E A DISTANCE OF 91.29 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
20. THENCE, N 00° 06' 02" E A DISTANCE OF 128.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
21. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 03° 02' 37", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 17.26 FEET, A TANGENT OF 8.63 FEET, AND A CHORD THAT BEARS N 88° 59' 22" E A DISTANCE OF 17.26 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
22. THENCE, N 09° 04' 48" W A DISTANCE OF 50.39 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
23. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 93° 18' 52", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.57 FEET, A TANGENT OF 21.19 FEET, AND A CHORD THAT BEARS N 42° 00' 28" E A DISTANCE OF 29.09 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
24. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 04° 47' 34", A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 77.38 FEET, A TANGENT OF 38.71 FEET, AND A CHORD THAT BEARS N 02° 15' 12" W A DISTANCE OF 77.35 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
25. THENCE, S 83° 06' 02" W A DISTANCE OF 61.27 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
26. THENCE, N 71° 53' 58" W A DISTANCE OF 92.78 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
27. THENCE, N 13° 06' 02" E A DISTANCE OF 131.37 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
28. THENCE, S 80° 56' 50" E A DISTANCE OF 130.22 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
29. THENCE, IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 00° 53' 47", A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 14.47 FEET, A TANGENT OF 17.24 FEET, AND A CHORD THAT BEARS N 08° 36' 17" E A DISTANCE OF 14.47 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
30. THENCE, N 09° 03' 10" E A DISTANCE OF 37.64 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
31. THENCE, S 81° 53' 59" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
32. THENCE, S 09° 03' 10" W A DISTANCE OF 37.60 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
33. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 00° 56' 52", A RADIUS OF 875.00 FEET, AN ARC LENGTH OF 14.47 FEET, A TANGENT OF 17.24 FEET, AND A CHORD THAT BEARS S 08° 34' 44" W A DISTANCE OF 14.47 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
34. THENCE, S 80° 56' 50" E A DISTANCE OF 118.49 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
35. THENCE, S 06° 06' 02" W A DISTANCE OF 113.49 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
36. THENCE, S 81° 01' 04" E A DISTANCE OF 815.59 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
37. THENCE, S 08° 40' 10" W A DISTANCE OF 846.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.363 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN . COMMUNITY PANEL NUMBER 480334 0325 D. MAP REVISED: JUNE 06, 2000;
2. MINIMUM FINISH FLOOR NOTE : MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE :

FRONT : 20 FEET MINIMUM OR AS SHOWN IN "FRONT SETBACK TABLE" THIS SHEET (GREATER APPLIES)

REAR : 11 FEET, OR GREATER FOR EASEMENTS.

INTERIOR SIDES : 5 FEET, OR GREATER FOR EASEMENTS.

SIDE CORNER : 10 FEET OR GREATER FOR EASEMENTS.

GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED MASTER DRAINAGE REPORT SHALL BE 754.488 C.F. (17,321 AC.-FT.) AND FOR PHASE 1 BASED ON (0.180 Ac. Ft. Per ac.). STORM WATER RUNOFF GENERATED SHALL BE 183,185 C.F. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.

5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.

6. CITY OF McALLEN BENCHMARK: NUMBER MC24, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF ROTH ROAD AND FM 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652113.3155, 1072415.84758, ELEV.=118.08

7. NO BUILDING ALLOWED OVER ANY EASEMENT.

8. 6" OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE USES.

9. 8" MASONRY WALL WILL BE REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONE USES.

10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.

11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERKS FILE NO. 2665228, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.

12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, 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.

13. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF McALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.

14. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.

15. * DENOTES CURVED SETBACK.

16. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.

17. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.

18. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF McALLEN CODE OF ORDINANCES:

THE CITY OF McALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF McALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAS BRISAS PHASE I SUBDIVISION, RECORDED AS DOCUMENT NUMBER , AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"). PURSUANT TO SECTION 134-168 OF THE CITY OF McALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF McALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.

19. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.

20. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

SUBDIVISION MAP OF
LAS BRISAS PHASE I
SUBDIVISION

23.363 ACRES OUT OF LOTS 1, 23 AND 4, BLOCK 1,
M AND M SUBDIVISION,
VOLUME 8, PAGE 20, H.C.M.R.,
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE LAS BRISAS PHASE I SUBDIVISION LOCATED AT CITY OF McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

DATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1 ON THIS THE

DAY OF 20
HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE 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 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

PRESIDENT

SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LAS BRISAS PHASE I 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, SANITARY SEWER LINES, STORM SEWERS, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE 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 HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

RHODES DEVELOPMENT, INC.
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 20

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

MIKE RHODES
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE RHODES, 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 20

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE DAY OF 20

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 09/26/23
ENGINEERING JOB # 22097.0



STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERT N. TAMEZ, 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, 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 MISSION, TEXAS.

DATED THIS THE DAY OF 20

ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS
DATE SURVEYED: 05/05/2022
SURVEY JOB # 22096.08



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

ATTESTED BY:

CITY SECRETARY

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 THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: DEPUTY

LOT Line Table			LOT Line Table			LOT Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
"L1"	164.29'	S68° 00' 00"W	"L11"	151.34'	N82° 25' 40"W	"L21"	50.39'	N09° 04' 48"W
"L2"	100.64'	S81° 00' 00"W	"L12"	159.47'	N73° 53' 58"W	"L22"	61.27'	S83° 06' 02"W
"L3"	95.15'	S72° 00' 00"W	"L13"	50.00'	N41° 25' 11"W	"L23"	92.78'	N71° 53' 58"W
"L4"	23.85'	S41° 58' 50"W	"L14"	130.94'	N36° 23' 58"W	"L24"	131.37'	N13° 06' 02"W
"L5"	102.14'	N84° 00' 00"W	"L15"	44.42'	N73° 38' 02"E	"L25"	130.22'	S80° 56' 50"E
"L6"	81.54'	N62° 00' 00"W	"L16"	85.80'	N45° 06' 02"E	"L26"	37.64'	N09° 03' 00"E
"L7"	81.68'	N35° 00' 00"W	"L17"	144.95'	N42° 06' 02"E	"L27"	50.00'	S83° 53' 58"E
"L8"	81.63'	N13° 00' 00"W	"L18"	223.74'	N09° 53' 15"E	"L28"	37.60'	S09° 03' 50"E
"L9"	100.28'	N89° 30' 00"W	"L19"	91.29'	S84° 53' 58"E	"L29"	118.89'	S80° 56' 50"E
"L10"	50.06'	N64° 44' 13"W	"L20"	128.01'	N00° 06' 02"E	"L30"	113.09'	S46° 06' 02"W

BOUNDARY Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	17.26'	325.00'	003° 02' 37"	N88° 59' 22"E	17.26'	8.63
"C2"	32.57'	200.00'	093° 18' 52"	N42° 00' 28"E	29.09'	21.19
"C3"	77.38'	925.00'	004° 47' 34"	N6° 15' 12"W	77.35'	38.71
"C4"	14.47'	925.00'	000° 53' 47"	N8° 36' 17"E	14.47'	7.24
"C5"	14.47'	875.00'	000° 56' 52"	S8° 34' 44"W	14.47'	7.24

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	AC.	Lot #	SQ. FT.	AC.	Lot #	SQ. FT.	AC.
1	5,573.06	0.128	43	6,529.59	0.150	85	12,313.08	0.283
2	5,632.71	0.129	44	6,734.11	0.155	86	6,531.46	0.150
3	5,509.46	0.126	45	6,371.56	0.146	87	6,687.33	0.154
4	5,263.14	0.121	46	6,190.86	0.142	88	6,662.47	0.153
5	5,205.40	0.119	47	5,934.92	0.136	89	6,721.70	0.154
6	5,115.13	0.117	48	6,011.44	0.138	90	6,607.20	0.152
7	5,180.95	0.119	49	6,024.05	0.138	91	6,590.08	0.151
8	5,564.33	0.128	50	6,035.29	0.139	92	6,666.49	0.153
9	8,579.09	0.197	51	6,009.01	0.138	93	6,612.87	0.152
10	10,267.17	0.236	52	6,313.01	0.145	94	6,484.19	0.149
11	5,258.33	0.121	53	6,457.08	0.148	95	6,292.54	0.144
12	6,316.30	0.145	54	6,242.32	0.143	96	6,779.64	0.156
13	9,265.76	0.213	55	5,267.86	0.121	97	5,701.67	0.131
14	10,415.91	0.239	56	5,193.46	0.128	98	4,896.37	0.112
15	6,490.54	0.149	57	6,861.32	0.158	99	4,627.10	0.106
16	6,522.95	0.150	58	6,749.90	0.155	100	5,028.11	0.115
17	8,184.13	0.188	59	7,512.36	0.172	101	5,171.23	0.119
18	8,024.95	0.184	60	4,514.18	0.104	102	5,779.77	0.133
19	6,636.19	0.129	61	4,784.09	0.110	103	9,710.97	0.223
20	5,348.44	0.123	62	4,708.89	0.108	104	7,903.82	0.181
21	5,173.49	0.119	63	4,998.12	0.115	105	5,621.19	0.129
22	5,571.70	0.128	64	5,320.32	0.122	106	5,428.93	0.125
23	5,762.24	0.132	65	5,251.90	0.121	107	5,139.49	0.118

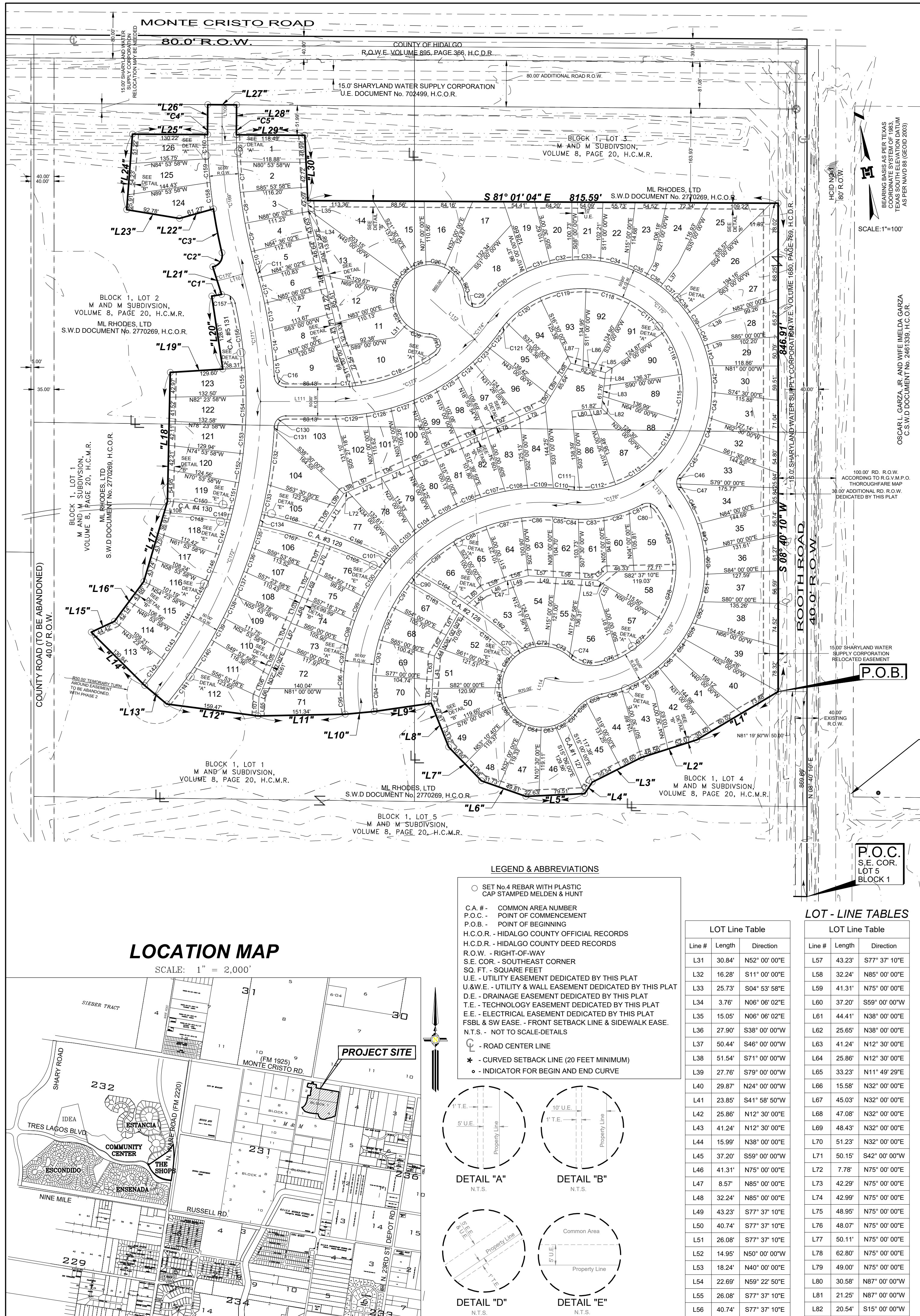
Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
"C169"	16° 30' 12"	900.00'	259.23'	S0° 48' 04"W	258.34'	130.52'
"C170"	5° 29' 01"	300.00'	28.71'	N85° 16' 27"E	28.70'	14.37'
"C171"	16° 03' 02"	800.00'	224.20'	N0° 34' 41"E	223.47'	112.84'
"C172"	39° 27' 26"	800.00'	550.84'	N28° 19' 55"E	540.02'	286.84'

Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C6	3° 04' 10"	875.00	46.87	S6° 34' 14"W	46.87	23.44'
C7	3° 28' 30"	875.00	53.07	S3° 17' 54"W	53.06	26.54'
C8	3° 33' 33"	875.00	54.36	S0° 13' 08"E	54.35	27.19'
C9	3° 18' 12"	875.00	50.45	S3° 39' 01"E	50.44	25.23'
C10	2° 08' 55"	875.00	32.81	S6° 22' 34"E	32.81	16.41'
C11	0° 57' 39"	825.00	13.83	N6° 58' 12"W	13.83	6.92'
C12	3° 10' 42"	825.00	45.76	N4° 54' 02"W	45.76	22.89'
C13	3° 21' 58"	825.00	48.78	N1° 34' 42"W	48.46	24.24'
C14	3° 39' 43"	825.00	52.73	N1° 53' 08"E	52.72	26.37'
C15	1° 50' 14"	825.00	26.48	N4° 38' 07"E	26.45	13.23'
C16	86° 56' 50"	20.00	30.35	S37° 55' 11"E	27.52	18.96'
C17	6° 45' 57"	300.00	35.43	S84° 46' 34"E	35.40	17.73'
C18	28° 34' 40"	300.00	150.15	N77° 30' 10"E	148.59	76.68'
C19	143° 01' 50"	20.00	49.93	N8° 21' 01"W	37.94	59.83'
C20	41° 51' 56"	60.00	43.84	S20° 55' 58"E	42.87	22.95'
C21	35° 36' 23"	60.00	37.29	S50° 11' 49"E	36.69	19.27'
C22	24° 43' 24"	60.00	25.89	S36° 56' 05"W	25.69	13.15'
C23	22° 56' 33"	60.00	24.03	S33° 48' 03"W	23.87	12.18'
C24	23° 13' 15"	60.00	24.32	S56° 52' 57"W	24.15	12.33'
C25	23° 07' 30"	60.00	24.22	S80° 03' 20"W	24.05	12.28'
C26	30° 45' 14"	60.00	32.21	N73° 00' 18"W	31.82	16.56'
C27	34° 43' 04"	60.00	36.36	N40° 16' 09"W	35.80	18.70'
C28	27° 12' 11"	60.00	28.49	N6° 18' 31"E	28.22	14.52'
C29	134° 03' 33"	20.00	48.80	S62° 44' 12"E	36.83	47.18'
C30	23° 24' 17"	225.00	91.91	S61° 56' 10"W	91.27	46.61'
C31	10° 54' 35"	225.00	42.84	S79° 05' 36"W	42.78	21.47'
C32	9° 53' 25"	225.00	38.84	S89° 25' 36"W	38.79	19.49'
C33	12° 26' 50"	225.00	48.88	N79° 20' 17"W	48.78	24.54'
C34	12° 26' 43"	225.00	48.87	N66° 53' 30"W	48.71	24.53'
C35	8° 40' 08"	225.00	34.04	N56° 20' 04"W	34.01	17.05'
C36	8° 00' 00"	225.00	31.42	N48° 00' 00"W	31.39	15.73'
C37	8° 12' 15"	225.00	32.22	N33° 53' 52"W	32.19	16.14'
C38	8° 14' 09"	225.00	33.65	N31° 30' 41"W	33.62	16.86'
C39	8° 13' 36"	225.00	32.31	N23° 06' 48"E	32.28	16.18'
C40	8° 00' 00"	225.00	31.42	N15° 00' 00"W	31.39	15.73'
C41	9° 02' 18"	225.00	35.49	S6° 28' 51"E	35.46	17.78'
C42	11° 52' 51"	225.00	46.66	S3° 58' 44"E	46.57	23.41'
C43	11° 44' 56"	225.00	44.17	S15° 32' 37"W	44.10	22.61'
C44	12° 35' 27"	225.00	49.44	S27° 27' 49"W	49.34	24.82'
C45	16° 07' 51"	225.00	63.35	S41° 49' 27"W	63.14	31.88'
C46	46° 37' 18"	20.00	16.27	N26° 34' 44"E	15.83	8.62'
C47	31° 18' 44"	20.00	10.93	N12° 23' 17"W	10.79	5.61'
C48	17° 15' 16"	225.00	67.76	N19° 25' 01"E	67.50	34.14'
C49	12° 15' 03"	225.00	48.11	S4° 39' 51"E	48.02	24.15'
C50	10° 21' 30"	225.00	40.86	N6° 38' 25"E	40.62	20.39'
C51	12° 16' 50"	225.00	48.23	N17° 57' 35"E	48.13	24.21'
C52	10° 01' 14"	225.00	39.35	N29° 06' 37"E	39.30	19.73'
C53	7° 52' 47"	225.00	31.94	N38° 03' 32"E	31.92	15.50'
C54	7° 57' 02"	225.00	30.22	N50° 58' 52"E	30.20	15.64'
C55	8° 47					

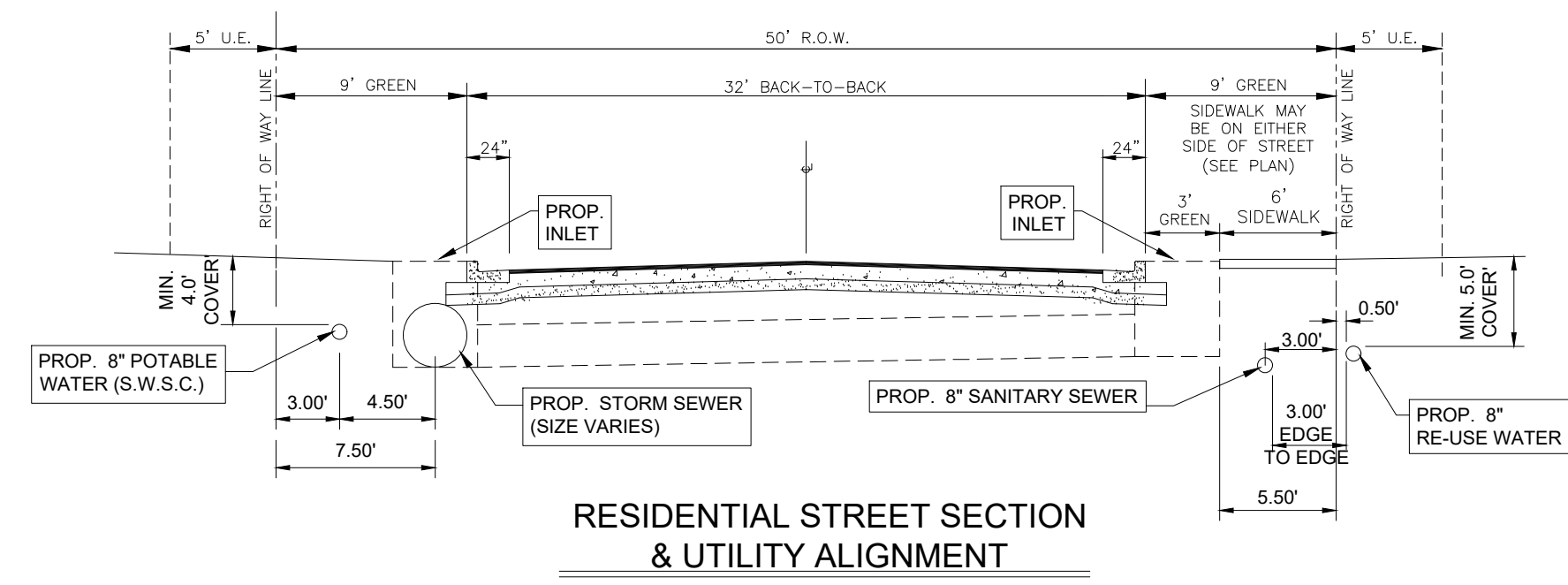
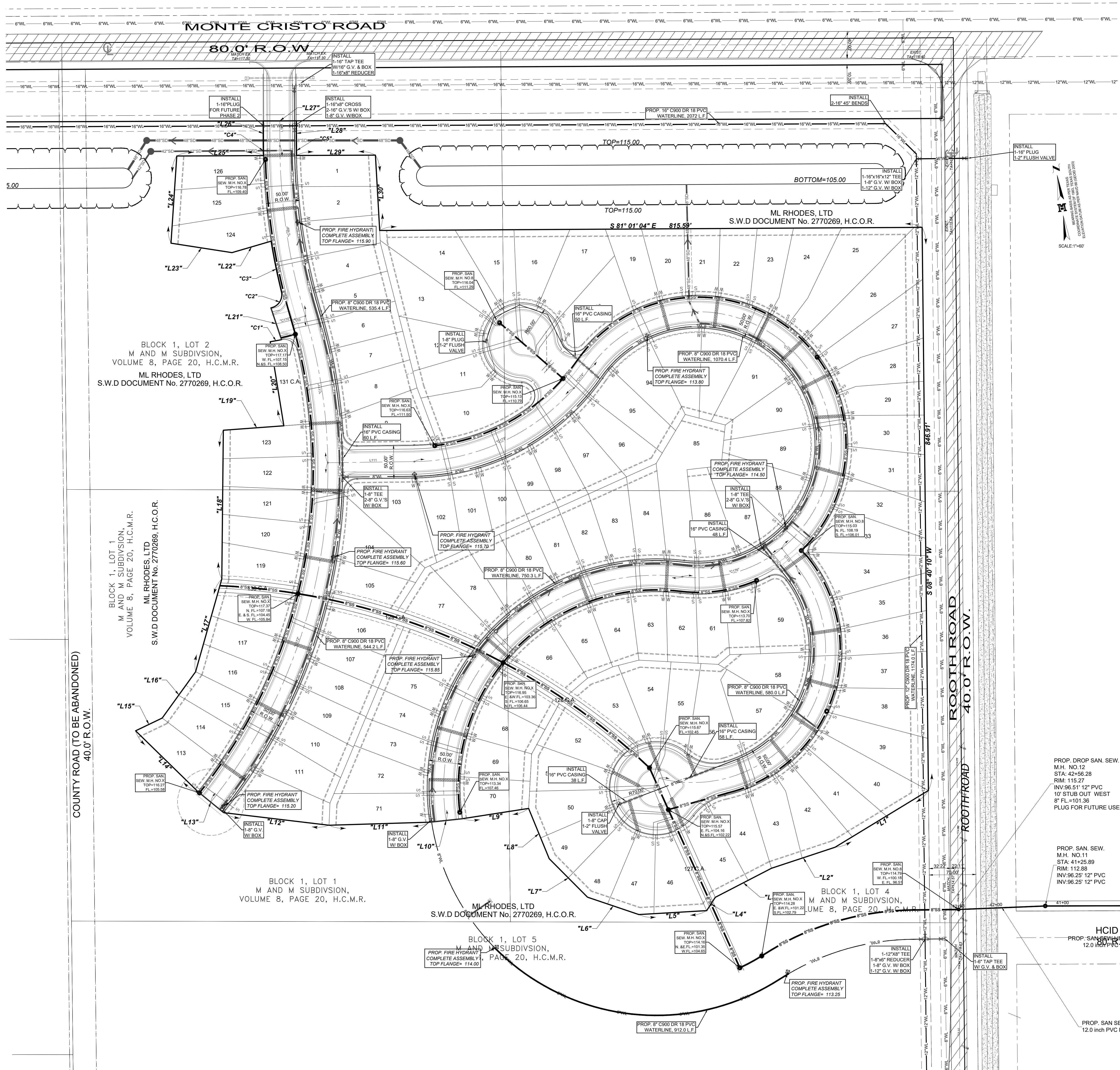
Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L109	S 09° 03' 10" W	37.62'	L112	N 39° 23' 14" W	103.63'
L110	S 82° 31' 57" W	16.62'	L113	N 29° 32' 48" W	34.42'
L111	S 81° 23' 36" E	129.98'	L114	N 89° 50' 54" W	15.11'

MELDEN & HUNT INC
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE PH: (956) 381-0981
EDINBURG, TX 78541 FAX: (956) 381-1839
ESTABLISHED 1947 www.meldenandhunt.com

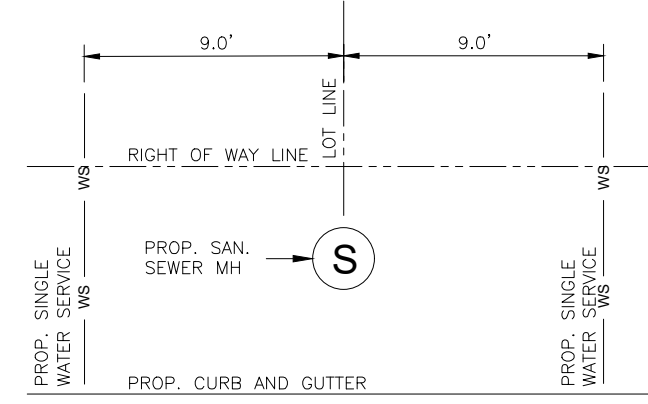
SHEET 2 OF 2



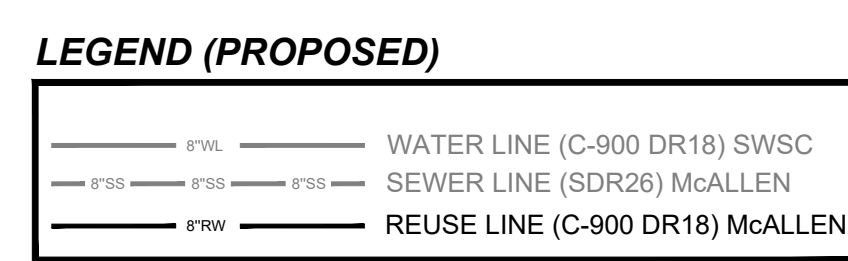
150' EXIST. H.S. PRINC. ART.



- NOTES:
1. SANITARY SEWER LINE AND SERVICES SHALL CROSS UNDER WATER LINE
 2. ENCASE SANITARY SEWER SERVICES THAT CROSS OVER WATER LINE
 3. RE-USE WATERLINE MATERIAL SHALL BE C-900 DR 18



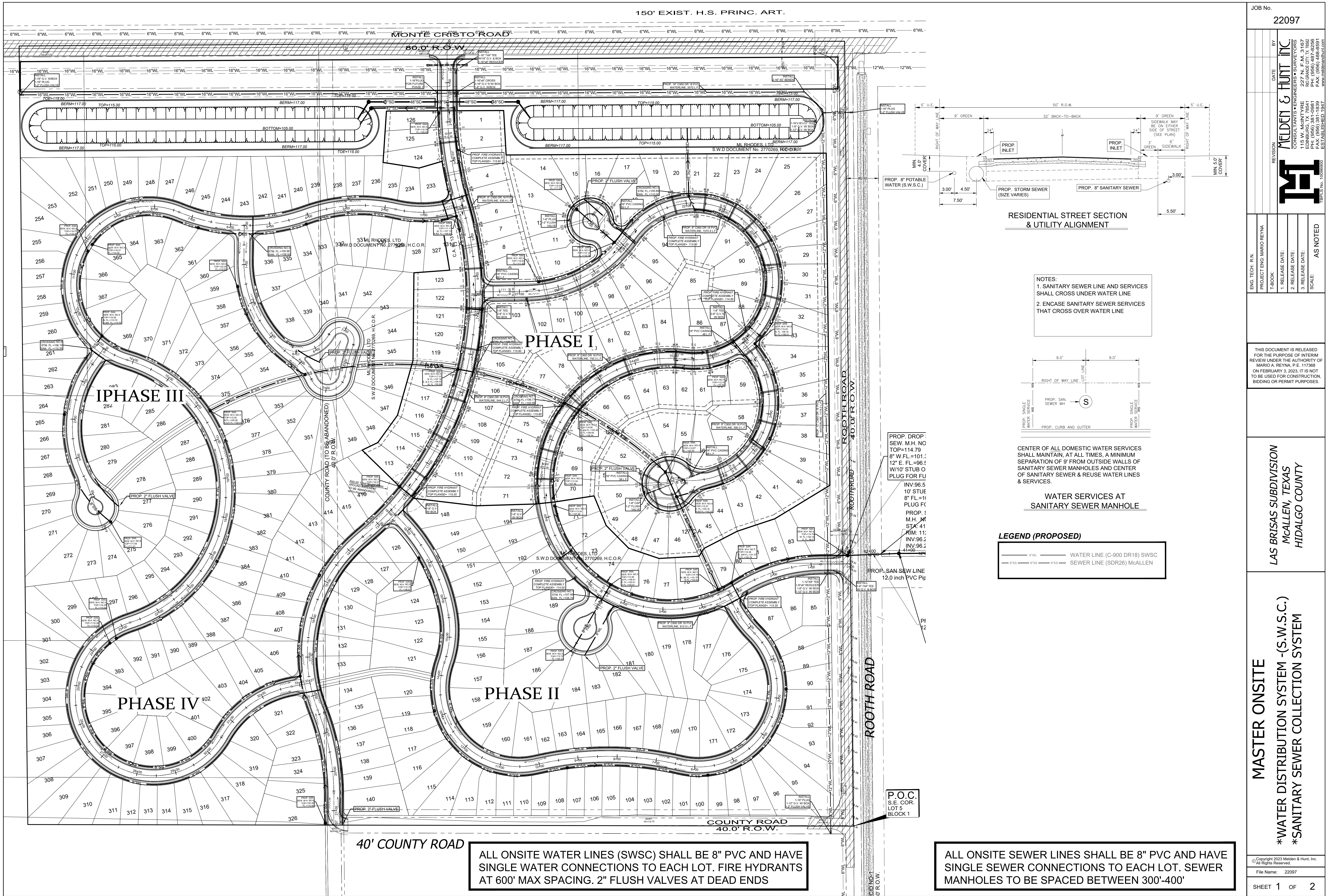
WATER SERVICES AT
SANITARY SEWER MANHOLE



ALL ONSITE WATER LINES (SWSC) SHALL BE 8" PVC AND HAVE SINGLE WATER CONNECTIONS TO EACH LOT. FIRE HYDRANTS AT 600' MAX SPACING. 2" FLUSH VALVES AT DEAD ENDS

ALL ONSITE SEWER LINES SHALL BE 8" PVC AND HAVE SINGLE SEWER CONNECTIONS TO EACH LOT. SEWER MANHOLES TO BE SPACED BETWEEN 300'-400'

JOB No.		22097	
DATE	BY	MELDEN & HUNT INC.	
REVISION	DATE	CONSULTANTS • ENGINEERS • SURVEYORS	
1. RELEASE DATE	2. RELEASE DATE	115 W. MONTVUE SUITE 200 MCALLEN, TEXAS 79401 P: (361) 487-4226 F: (361) 487-4227 WWW.MELDENANDHUNT.COM	
3. RELEASE DATE	SCALE	AS NOTED	
ENG. TECH. R.A.		PROJECT ENG. MARIO REYNA	
T.D.R.		T.D.R.	
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117388 ON FEBRUARY 3, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.		LAS BRISAS SUBDIVISION MCALLEN, TEXAS HIDALGO COUNTY	
MASTER ONSITE		*WATER DISTRIBUTION SYSTEM -(S.W.S.C.) *SANITARY SEWER COLLECTION SYSTEM *RE-USE WATER DISTRIBUTION SYSTEM	
Copyright 2023 Melden & Hunt, Inc. All Rights Reserved.		File Name: 22097	
SHEET 1 OF 2			



JOB No.
22097

REVISION

DATE

BY

PROJECT ENG MARIO REYNA

T-BOOK

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE

AS NOTED

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117388 ON FEBRUARY 3, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

LAS BRISAS SUBDIVISION

MCALLEN, TEXAS

HIDALGO COUNTY

MASTER ONSITE

*WATER DISTRIBUTION SYSTEM -(S.W.S.C.)

*SANITARY SEWER COLLECTION SYSTEM

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File Name: 22097

SHEET 1 OF 2

MELDEN & HUNT INC

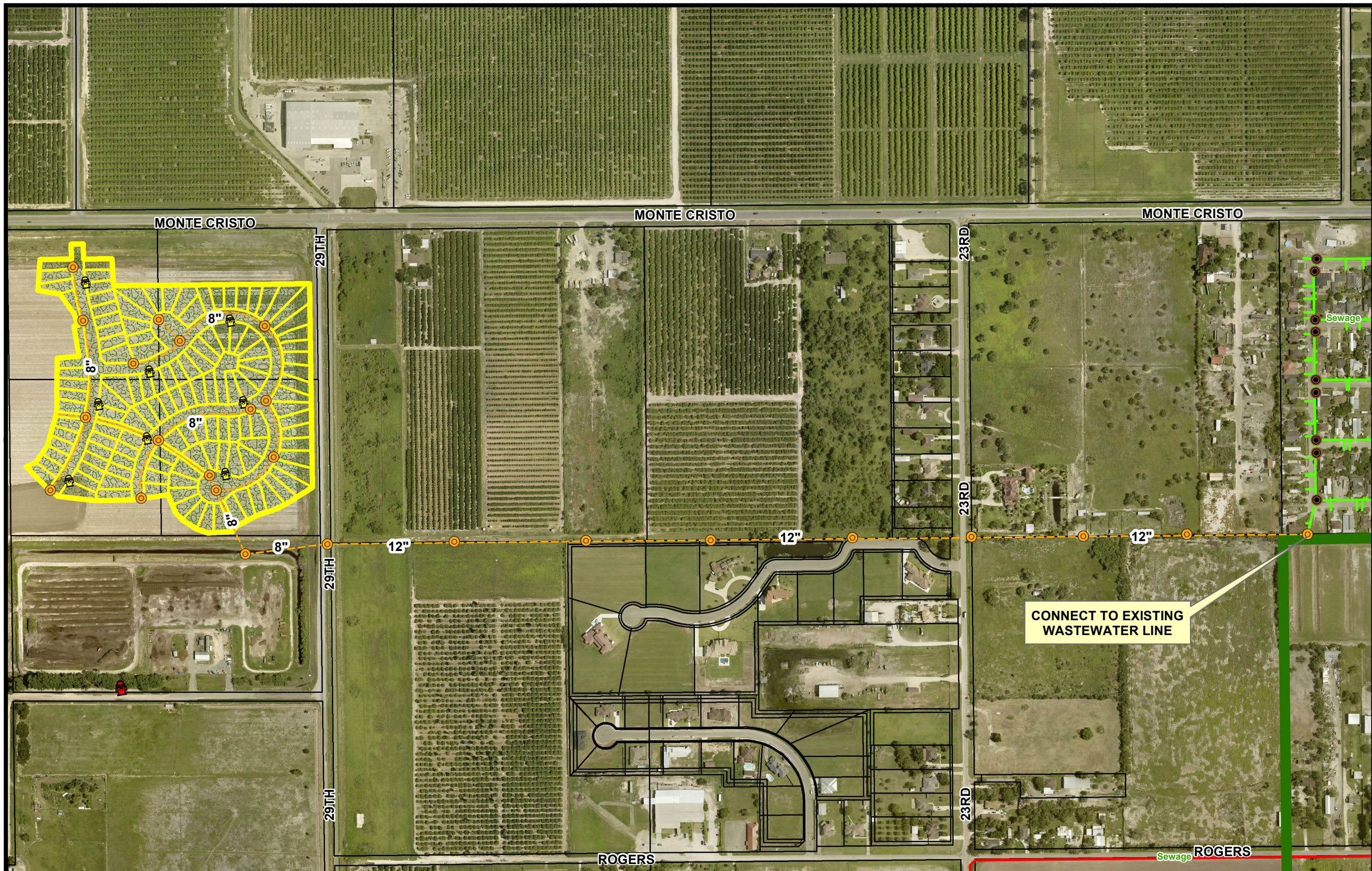
CONSULTANTS • ENGINEERS • SURVEYORS

227 N. F.M. 3167
EDINBURG, TX 78541
(956) 381-1899
FAX: (956) 381-1899
www.meldenandhunt.com

ESTABLISHED 1947

LAS BRISAS PHASE I

1 inch = 395 feet



Legend

- Proposed Manholes
- Proposed Fire Hydrant
- Existing Fire Hydrants
- Proposed Wastewater Line
- Proposed Water Line
- Sewer CCN
- <all other values>

Type of Main

- Force Main
- Lots
- Existing Waterline
- Proposed Area



	AGENDA ITEM	<u>5.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	11/08/2023
	MEETING DATE	11/14/2023
1.	Agenda Item: <u>Public Officials Award - Charles Amos</u>	
2.	Party Making Request:	
3.	Nature of Request:	
4.	Budgeted:	
	Bid Amount: _____	Budgeted Amount: _____
	Under Budget: _____	Over Budget: _____
		Amount Remaining: _____
5.	Reimbursement:	
6.	Routing:	
	Savannah Arredondo	Created/Initiated - 11/8/2023
7.	Staff's Recommendation:	
8.	City Attorney: N/A - IJT	
9.	MPU General Manager: N/A - MAV	
10.	Director of Finance for Utilities: N/A - MSC	



AGENDA ITEM

5.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/08/2023

MEETING DATE

11/14/2023

1. Agenda Item: Public Communication and Outreach Program Award - Water Education

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 - 11/8/2023

7. Staff's Recommendation:

8. City Attorney: N/A - IJT

9. MPU General Manager: N/A - MAV

10. Director of Finance for Utilities: N/A - MSC



AGENDA ITEM

7.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/08/2023

MEETING DATE

11/14/2023

1. Agenda Item: Consultation with City Attorney regarding pending litigation (Section 551.071 T.G.C)

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 - 11/8/2023

7. Staff's Recommendation:

8. City Attorney: None - IJT

9. MPU General Manager: N/A - MAV

10. Director of Finance for Utilities: N/A - MSC



AGENDA ITEM

7.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

11/08/2023

MEETING DATE

11/14/2023

1. Agenda Item: Discussion and possible lease, sale or purchase of real estate property: Tract 1 (Section 551.072, T.G.C.)

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 - 11/8/2023

7. Staff's Recommendation:

8. City Attorney: None - IJT

9. MPU General Manager: N/A - MAV

10. Director of Finance for Utilities: N/A - MSC