



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

DATE: Tuesday, January 14, 2025

TIME: 4:00 P.M.

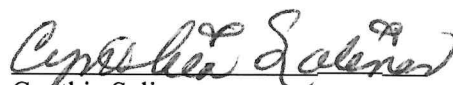
PLACE: McAllen City Hall
Commission Chambers – 3rd Floor
1300 Houston Avenue
McAllen, Texas 78501

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 January, 2025 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.


Cynthia Salinas
Utility Board Secretary



**BOARD OF TRUSTEES MEETING
TUESDAY, JANUARY 14, 2025 – 4:00 PM
MCALLEN CITY HALL - 3RD FLOOR
1300 HOUSTON AVE, MCALLEN, TX 78501**

AGENDA

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

CALL TO ORDER

PLEDGE

INVOCATION

DECEMBER EMPLOYEE OF THE MONTH - DAVID VALLADARES - BILLING DEPARTMENT

1. MINUTES:

- a) Approval of the Workshop and Regular Meeting Minutes held December 12, 2024.

2. CONSENT AGENDA: *(All matters listed under Consent Agenda are considered to be routine by the Governing Body and will be enacted by one motion. There will be no separate discussion of these items; however, if discussion is desired, that item(s) will be removed from the Consent Agenda and will be considered separately.)*

- a) Approval of the Vacating a Portion of Racquet Club Subdivision and Re-Plat Park West Subdivision. (85 Lots, Single Family)
- b) Approval of the Vacating a Portion of Racquet Club Subdivision and Re-Plat Villages at Park West Subdivision. (89 Lots, 356 Units)
- c) Approval of Southfork Subdivision (1 single family lot)
- d) Approval of the Pecan Luxury Living Subdivision (1 Lot, Apartments)
- e) Consider Adopting a Resolution Expressing Official Intent to Reimburse Costs of Certain Capital Expenditures to Construct, Acquire, Purchase, Improve, Renovate, Enlarge, and Equip Improvements to the City's Waterworks System from Tax-Exempt Obligations to be Issued by the City of McAllen; Requesting Approval of a Reimbursement Resolution by the City of McAllen; and other Matters Related Thereto.

3. BIDS AND CONTRACTS:

- a) Consideration and Approval of BuyBoard Proposal for Manhole Rehabilitation Project 2025. Project No. 01-25-C12-01
- b) Consideration and Approval of Change Order No. 1 for the Balboa Waterline Improvements Phase III - Project No. 07-24-C24-507 (CDBG Funded)

4. ORDERS:

- a) Consideration and Possible Action Calling a General Election in the City of McAllen on May 3, 2025.
Consideración para aprobación de una Ordenanza convocando una elección General en la Ciudad de McAllen el 3 de mayo, 2025.

5. UTILITY LAYOUTS:

- a) Discussion and Approval of MPU Fullerton Water Preliminary Reimbursement Certificate.
- b) Discussion and Approval of Fullerton Place Subdivision.

6. MANAGER'S REPORT:

- a) Review of Unaudited Financial Results as of September 30, 2024
- b) Reimbursement Update: Collections for the 4th Quarter FY2024
- c) Grateful for Water Art Contest Recognition

7. FUTURE AGENDA ITEMS

8. 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 Tex. Gov't Code Sec. 551.071.
- b) Consultation with City Attorney regarding legal aspects of contract renewal Tex. Gov't Code 551.071.

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 JANUARY 28, 2025.



	AGENDA ITEM	<u>1.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	12/17/2024
	MEETING DATE	1/14/2025

1. Agenda Item: Approval of the Workshop and Regular Meeting Minutes held December 12, 2024.

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 - 12/17/2024

7. Staff's Recommendation:

8. City Attorney: Approve. AWS

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) met in a Workshop on **Tuesday, December 12, 2024** at 2:00 p.m. in the City Commission Chambers and City Hall with the following present:

	Charles Amos	Chairman
	Ernest R. Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Albert Cardenas	Trustee
Absent:	Javier Villalobos	Mayor/Ex-Officio
Visitor:	Sergio Espinoza, P.E.,	Carollo
	Vanessa Pruneda, EIT	Carollo
	Hani Michel, P.E.	Carollo
	Emily Platt	Carollo (via Zoom)
	Kevin Spencer	RW. Harden & Associates (via Zoom)
	Ann Burger Entrekin	Hilltop Securities (via Zoom)
Staff:	Marco A. Vega, P.E.	General Manager
	Austin Stevenson	City Attorney
	Juan J. Rodriguez	Assistant General Manager
	Cynthia Salinas	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	David Garza	Director of Wastewater Systems
	Janet Landeros	Grants and Contracts Coordinator
	Carlos Gonzalez, P.E.	Utility Engineer
	Rafael Balderas, EIT	Assistant to the Utility Engineer
	Erika Gomez, P.E.	Utility Engineer
	Juan Vallejo	Assistant Director of Water Systems
	Jessica Arredondo	Customer Relations
	Edward Gonzalez	Water Systems Director
	Maria Chavero	Director of Treasury Management
	Susanna Cedillo	Water Plant Operator
	Isaac Wolf	Transmission and Distribution
	Zyrus Cerda	Transmission and Distribution
	Carlos Solano	Pretreatment Inspector
	Francisco Cardenas	Journey Mechanic II
	Anthony Luna	IT Help Desk Specialist
	Gerardo Noriega	Director of Purchasing & Cont.
	Jim Bob Sides	Video Production Specialist

1) Presentation and Update of MPU's Brackish Groundwater Facility.

Mr. Sergio Espinosa P.E., gave a presentation for the Brackish Groundwater Facility Update.

General discussion took place regarding the project timetable, financing options, rate increases and the project permitting process.

2) Presentation and Update on MPU Backflow Presentation Program.

Mr. Edward Gonzales, Water Systems Director and Mr. Juan Vallejo, Assistant Water Systems Director presented on MPU's Backflow Program. They also informed the board that they will be presenting the program to City Commission in January, 2025.

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

Chairman Amos recessed the meeting at 3:16 p.m. to go into Executive Session.
Chairman Amos reconvened the meeting around 3:47 p.m.

- a) Consultation with City Attorney regarding pending litigation Tex. Gov't Code Sec 551.071.

No action was taken.

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 3:47 p.m.

Charles Amos, Chairman

Attest:

Cynthia Salinas
Utility Board Secretary

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

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Thursday, December 12, 2024**, at 4:00 pm at McAllen City Hall, Commission Chambers with the following present:

	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Albert Cardenas	Trustee
	Ricardo Godinez	Trustee
Absent:	Javier Villalobos	Mayor/Ex-Officio
Staff:	Marco A Vega, P.E.	General Manager
	Juan J. Rodriguez	Assistant General Manager
	Austin Stevenson	City Attorney
	Cynthia Salinas	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	David Garza	Director of Wastewater Systems
	Rafael Balderas, E.I.T.	Assistant to the Utility Engineer
	Juan Vallejo	Assistant Director of Water Systems
	Maria Chavero	Director of Treasury Management
	Janet Landeros	Grants and Contracts Coordinator
	Erika Gomez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	Jim Bob Sides	Video Production Specialist
	Gerardo Noriega	Director of Purchasing and Contract
	Christina Molano	Water Lab Manager
	Susanna Cedillo	Water Plant Operator
	Jessica Arredondo	Customer Relations
	Isaac Wolf	Transmission & Distribution
	Zyrus Cerda	Transmission & Distribution
	Francisco Cardenas	Wastewater Plant Mechanic
	Pablo Rodriguez	Assist. Director of Cust. Relations
	Carlos Solano	Pre-Treatment Inspector
	Carlos Gonzalez, P.E.,	Utility Engineer
Visitors:	Steven Cruz	C+C Waste Management
	Neil Chavez	C+C Waste Management
	Sergio Espinosa, P.E.,	Carollo
	Hani Michel, P.E.,	Carollo
	Audra Palacios	C+C Waste Management

CALL TO ORDER:

Chairman Amos called the meeting to order at 4:01 p.m.

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held November 26, 2024.

Trustee Godinez moved to approve the minutes for the regular meeting held November 12, 2024. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA:

- a) Approval of the Water Conservation & Drought Contingency Plan.
b) Approval of TAJ Plaza Subdivision (1 Commercial Lot/ Storage).
c) Approval of Trevino Subdivision (1 Residential Lot / 1 Single Family Home).
d) Approval of the Villas at Tres Lagos Phase 1-A Subdivision.

Mr. Marco Vega, P.E., General Manager, mentioned that all the items on consent agenda met MPU requirements, however, they could be discussed at the pleasure of the board.

Trustee Godinez moved to approve items 2a through 2d. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

3. ORDERS:

- a) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Wastewater Depreciation Fund.
- b) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2024-2025 for an increase in expenditures within the Wastewater Capital Improvement Fund.

Mr. Marco Vega, P.E., General Manager, mentioned that some of the funds involved in the budget amendment process were being “carried over” as a result of not being spent the previous fiscal year. He noted that part of the funds being requested within the CIP fund were needed to undertake a purchase of AMI meters at the prevailing contract price as opposed to a higher price if they were to be purchase in the future.

Trustee Cardenas moved to approve items 3a and 3b. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

4. BIDS AND CONTRACTS:

- a) Consideration and Action to purchase a 6” Gorman Rupp portable pump and trailer from Zone Industries through Buyboard contract #672-22.

Trustee Cardenas moved to approve the purchase of Gorman Rupp Portable pump and trailer. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

- b) Consideration and Action to purchase 1” Iperl meters, 2” Omni meters and accessories from single source vendor Agua Metric.

Trustee Cardenas moved to approve the purchase of Iperl and Omni meters from Agua Metric. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

- c) Consideration and Action in accepting bid for sludge management services (Project No. 12-24-S12-256).

Mr. Marco Vega, P.E., General Manager, mentioned that the board had been advised that the second lowest bidder had requested consideration for their bid proposal on the basis of being a local firm.

Austin Stevenson, City Attorney, clarified to the board, the Local Government Code permits this type of consideration as long as the contract is not a construction contract under \$100,000, it is for services and the bid amount is within a 5% threshold. The board is allowed to consider local preference and apply the local preference even though they are not the lowest bidder.

Trustee Cardenas moved to award the sludge management services contract to C+C Waste Management. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

- d) Consideration and Approval of a Professional Engineering Services contract for the performance of Environmental Assessment at our Northwest Water Treatment Plant.

Trustee Godinez moved to approve the performance of environmental assessment. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

- e) Consideration and Approval of a Buy Out and Transfer of Service Agreement between Sharyland WSC and McAllen Public Utility.

Mr. Marco Vega P.E., General Manager, stated the purchase of 100.47 acres of water services from Sharyland Water Supply Corp. The service area is located in Northwest McAllen by 5 Mile Line Rd and Ware Rd. for the price of \$326,527.50.

Trustee Godinez asked if there are legal requirements similar to when the City annexes land and city services have to be provided. He wanted to confirm if MPU has any legal requirement should it buy this service area. He inquired if there is going to be a requirement to provide more services within a certain time frame. He asked if that was the case, if we were prepared to do that? Mr. Vega stated this question had been entertained a few years ago when Kevin Pagen was City Attorney and he made it clear that there were no such requirements. He noted the best approach is to join forces with developers to expand our system as development occurs.

Trustee Godinez moved to approve on the buyout and transfer of service agreement between Sharyland WSC and McAllen Public Utility. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

- f) Consideration and Approval of request for administrative approval of the development of a meter account transfer agreement between Sharyland WSC and McAllen Public Utility that addresses the transfer of meter accounts related to pending CCN Buy-out Areas.

Mr. Marco Vega, P.E., General Manager stated staff recommends to remove this item from the agenda.

Trustee Godinez moves to remove item from agenda. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

5. UTILITY LAYOUTS:

- a) Discussion and Consideration of a Variance Request for the use of a Septic Tank for 3921 SH 107.

Mr. Rafael Balderas, EIT, stated this tract consists of 1.8 acres and will be a single lot for a gas station. A layout has been submitted by a registered sanitarian. Staff is also requesting that the proposed development shall not have a projected water consumption exceeding 5,000 gallons per day and that the plumbing plan includes a grease trap, it is also requested to have a service line to the right-of-way.

Trustee Cardenas moved to approve the variance request. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

- b) Consideration and Possible Approval of Haven Hills Subdivision and for the Off-Site MPU Water Participation.

Mr. Rafael Balderas EIT, stated the property is located on the north side of Auburn Ave approximately 700 feet from the intersection of Ware Rd and Auburn Ave. The lot is currently zoned as A-O agriculture and is being proposed to rezone to R-1 Residential. The property consists of 9.53 acres and will be developed for 46 single family homes. The property currently falls within Sharyland Water Supply Corporation area CCN in which the buyout from item 4e will be obtained by MPU. Staff has coordinated with Sharyland WSC as there are existing 8 services along Auburn Ave. in which this developer is proposing to install an 8-inch line. The developer is also

proposing to extend the 8-inch-water line through the subdivision, complete with services for each lot, and loop the system to the existing 8-inch-waterline with fire hydrants. The developer is also proposing an 8-inch-sanitary sewer line that will connect to an existing line along Auburn Ave. as well. With the approval of the Haven Hills Subdivision and the addition of the MPU Services the developer is requesting MPU participation for the off-site water improvements. The proposed participation amount will be a total of \$40,821.40.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: Dedication of a utility easement, possibly along the perimeter of the property. Installation of the proposed public utility infrastructure to be constructed as proposed. Payment of a Sanitary Sewer line Reimbursement to MPU in the amount of \$5,391.09. Approval of Interlocal Agreement between MPU and Sharyland WSC. Approval of preliminary and final P&Z approval.

Trustee Cardenas moved to approve Haven Hills Subdivision. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

6. MANAGER’S REPORT:

- a) Consideration and possible action to Write-off the 2nd quarter bad debt fiscal year 2023-2024.

Vice-Chairman Williams moved to approve the write-off of 2nd quarter bad debt. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

7. FUTURE AGENDA ITEMS

8. 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

Executive Session was conducted during Public Utility Board Workshop.

- a) Consultation with City Attorney regarding pending litigation Tex. Gov’t Code Sec. 551.071.

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:22 p.m.

Charles Amos, Chairman

Attest:

Cynthia Salinas
Utility Board Secretary

Memo

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

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

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

DATE: January 8, 2025

**SUBJECT: Vacating a Portion of Racquet Club and Replat Park West Subdivision;
Consideration & Approval of the Subdivision**

This property is located on the west side of 10th Street and north of Sprague Road. It is located within the McAllen City Limits and within MPU's Water and Wastewater CCN. The tract consists of 23.918 acres and will be 85 lots for single family homes and 1 lot for commercial use.

The subdivision application was originally filed with the City on July 25, 2024 and received preliminary P&Z approval on November 5, 2024. The information required from the developer's engineer for this agenda was received on December 23, 2024.


Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install an 8-inch waterline to service the property which would connect to a future waterline that would be done with the neighboring subdivision. Staff recommends that the waterline along Sprague Road and 10th Street follow MPU's master plan with the sizing, as well as a connection to be done along 10th Street.
2. **Wastewater Service:** The applicant is proposing to extend the future 12-inch wastewater line to be done by the neighboring subdivision and is proposing to install an internal 8-inch wastewater line to service the property. Staff recommend that the wastewater line go to-and-through the property.
3. The property falls within the SWSC Buyout #4 Water and the MPU/Developer of Eagle Auto Water Reimbursements.

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.) Payment of a Water Reimbursement to MPU for the SWSC Buyout #4 Water in the amount of \$6,577.45; 4.) Payment of a Water Reimbursement to the Developer of Eagle Auto for the Eagle Auto Water Project in the amount of \$4,498.19; and 5.) Payment of a Water Reimbursement to MPU for participation to the Eagle Auto Water Project in the amount of \$5,826.30.

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

MEMORANDUM

Date: August 26, 2024
To: Rafael Balderas, McAllen PUB
CC:
From: Mario A. Reyna, P.E. 
Subject: Vacating a portion of Racquet Club Subdivision To Re-Plat of Park West Subdivision.

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

WATER – MPUB

There is an existing 4-inch waterline along the South side of right-of-way of Sprague Road and an 8-inch waterline along the west side of N. 10th Street. 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 Subdivision. This subdivision consist of 86 residential lots, and 1 commercial lot.

SANITARY SEWER- MPUB

There is an existing 12-inch sanitary sewer line along the south side of Sprague Road, An 8-inch sanitary sewer line will be extended within the subdivision to provide services to the proposed 86 residential lots.

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 Domain Development, Corp., a Texas Corporation hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property: **VACATE A PORTION OF RACQUET CLUB INTO REPLAT OF PARK WEST SUBDIVISION** & proposes to construct Utility Improvements as (Subdivision Name) shown On a plan designed by MELDEN & HUNT, INC dated _____, hereinafter called (Engineering Firm) the 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 28th day of August, 2024.

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: _____
Shavi Mahtani, President,
Domain Development, Corp.
a Texas Corporation
1200 Auburn Street, Suite 250
McAllen, Texas 785014

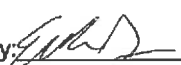

**SUBDIVISION REIMBURSEMENT WORKSHEET
PARK WEST SUBDIVISION**

WATER LINE REIMB. CALCULATIONS			
WATER:	SWSC BUYOUT #4		
COST:	\$250.00 x 23.918 AC	\$5,979.50	
10% ADMIN FEE	<10 YEARS	597.95	
WATER LINE REIMBURSEMENT			\$6,577.45

WATER LINE REIMB. CALCULATIONS			
WATER:	MPU & DEVELOPER OF EAGLE AUTO		
COST:	\$170.97 x 23.918 AC	\$4,089.26	
10% ADMIN FEE	<10 YEARS	408.93	
SEWER LINE REIMBURSEMENT			\$4,498.19


WATER LINE REIMB. CALCULATIONS			
WATER:	MPU EAGLE AUTO PARTICIPATION		
COST:	\$221.45 x 23.918 AC	\$5,296.64	
10% ADMIN FEE		529.66	
SEWER LINE REIMBURSEMENT			\$5,826.30

TOTAL REIMBURSEMENT DUE **\$16,901.94**

Prepared By:  Date: 8/27/24 Reviewed By: 

Escrows will be adjusted upon execution of Final Reimbursement Certificate

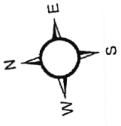
I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: 

Print: 



EAGLE AUTO REIMBURSEMENT CERTIFICATE



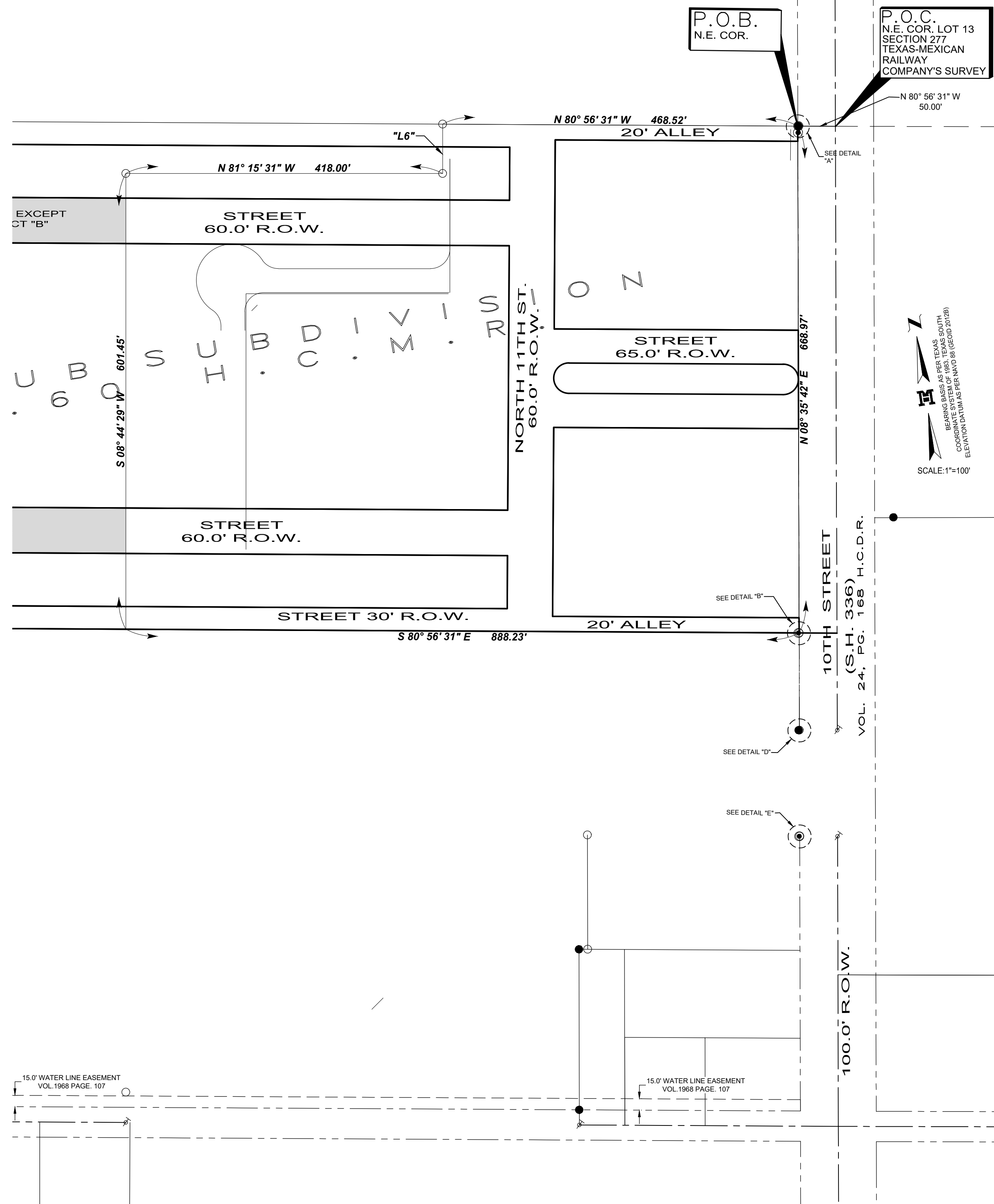
1" = 500'



Legend

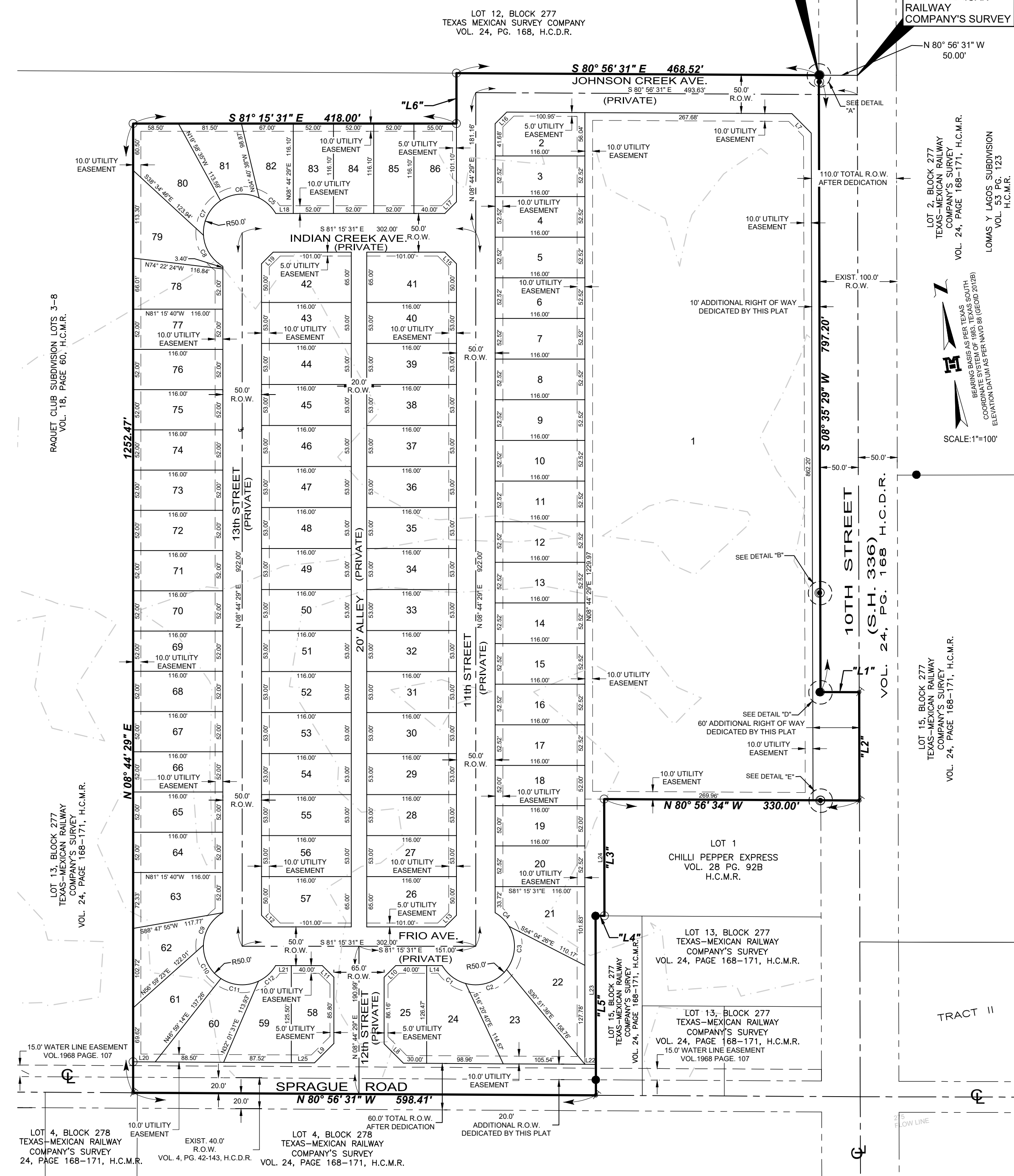
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community

SCALE: 1"=100'



Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
3	6092.32	0.140	48	6148.00	0.141
4	6092.32	0.140	49	6148.00	0.141
5	6092.32	0.140	50	6148.00	0.141
6	6092.32	0.140	51	6148.00	0.141
7	6092.32	0.140	52	6148.00	0.141
8	6092.32	0.140	53	6148.00	0.141
9	6092.32	0.140	54	6148.00	0.141
10	6092.32	0.140	55	6148.00	0.141
11	6092.32	0.140	56	6148.00	0.141
12	6092.32	0.140	57	7427.50	0.171
13	6092.32	0.140	58	6485.81	0.149
14	6092.32	0.140	59	7414.19	0.170
15	6092.32	0.140	60	7205.45	0.165
16	6092.32	0.140	61	8161.83	0.187
17	6092.32	0.140	62	6637.20	0.152
18	6032.00	0.138	63	7211.10	0.166
19	6032.00	0.138	64	6032.00	0.138
20	6092.32	0.140	65	6032.00	0.138
21	8252.85	0.189	66	6032.00	0.138
22	8956.42	0.206	67	6032.00	0.138
23	9283.37	0.213	68	6032.00	0.138
24	8445.51	0.194	69	6032.00	0.138
25	6522.27	0.150	70	6032.00	0.138
26	7427.50	0.171	71	6032.00	0.138
27	6148.00	0.141	72	6032.00	0.138
28	6148.00	0.141	73	6032.00	0.138
29	6148.00	0.141	74	6032.00	0.138
30	6148.00	0.141	75	6032.00	0.138
31	6148.00	0.141	76	6032.00	0.138
32	6148.00	0.141	77	6032.00	0.138
33	6148.00	0.141	78	6844.23	0.157
34	6148.00	0.141	79	7353.92	0.169
35	6148.00	0.141	80	9076.59	0.208
36	6148.00	0.141	81	6270.65	0.144
37	6148.00	0.141	82	5962.71	0.137
38	6148.00	0.141	83	6037.20	0.139
39	6148.00	0.141	84	6037.20	0.139
40	6148.00	0.141	85	6037.20	0.139
41	7427.50	0.171	86	6273.00	0.144
42	7427.50	0.171			
43	6148.00	0.141			
44	6148.00	0.141			
45	6148.00	0.141			
46	6148.00	0.141			
47	6148.00	0.141			

LEGEND
 ● FOUND NO. 4 REBAR
 ○ FOUND PIPE
 ○ SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 ▽ SET 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
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCING
 W.D.V.L. - WARRANTY DEED WITH VENDORS LIEN
 G.W.D. - GENERAL WARRANTY DEED
 E.W.D. - EXCHANGE WARRANTY DEED
 G.G.W.D. - GENERAL GIFT WARRANTY DEED



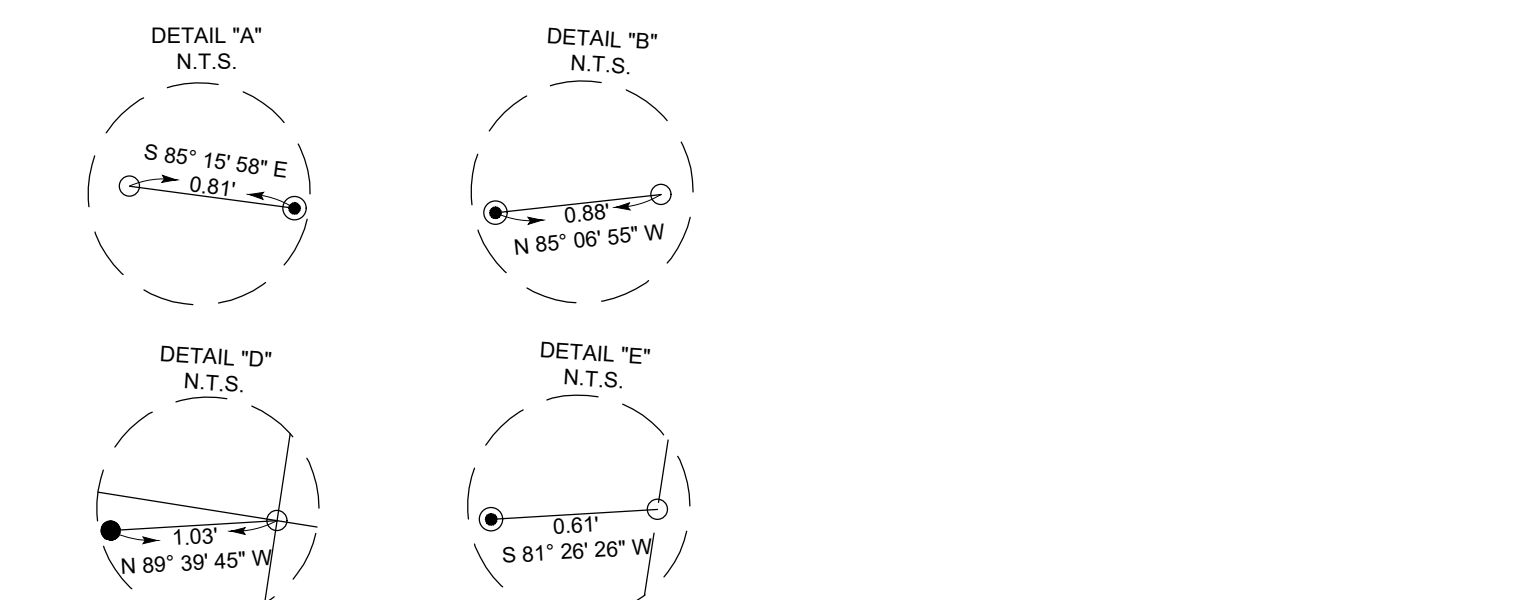
SUBDIVISION FOR PARK WEST SUBDIVISION

BEING A SUBDIVISION OF 23.918 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS AND BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS.

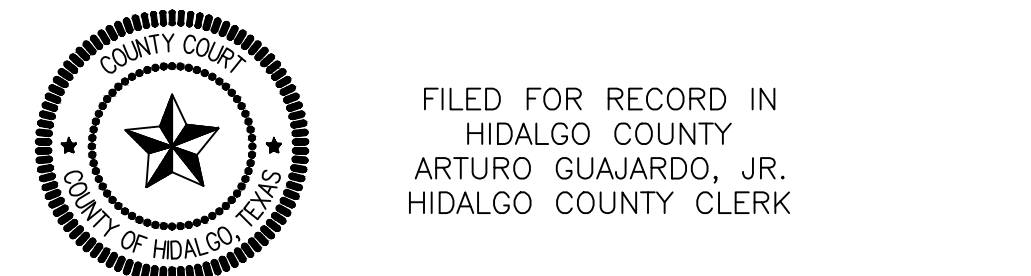
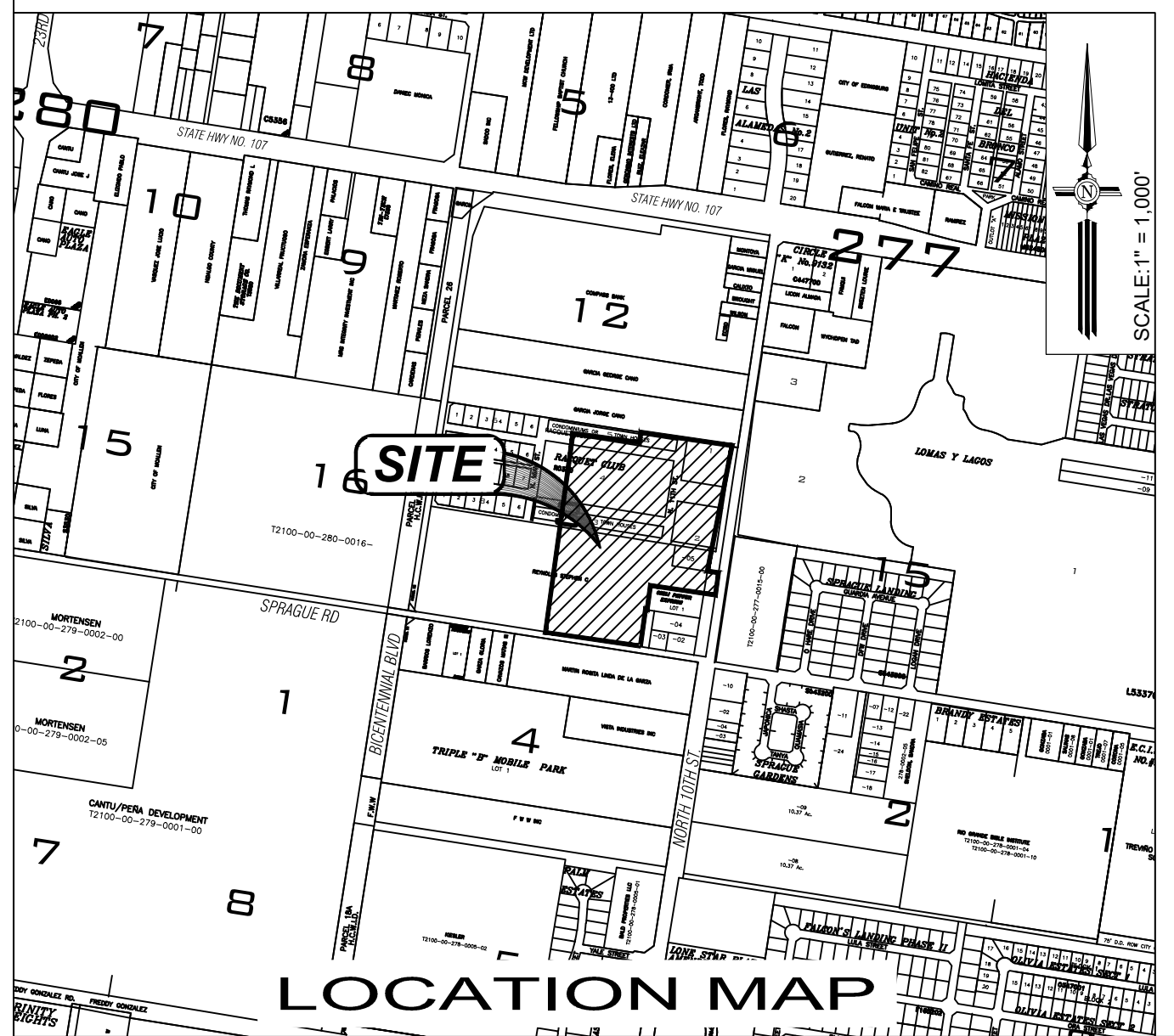
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord	Direction	Chord Length	Tangent
L1	50.00'	S80° 56' 31" E	C1	39.00'	50.00'	044° 47' 52"	S43° 39' 27" E	38.11'	20.61'	
L2	140.00'	S08° 35' 29" W	C2	59.29'	50.00'	067° 56' 49"	N79° 58' 12" E	55.88'	33.69'	
L3	150.80'	S08° 35' 26" W	C3	59.30'	50.00'	067° 56' 49"	N12° 01' 23" E	55.88'	33.69'	
L4	11.63'	N80° 56' 33" W	C4	25.58'	50.00'	029° 18' 29"	N36° 36' 16" W	25.30'	13.07'	
L5	232.00'	S08° 35' 26" W	C5	29.64'	50.00'	033° 57' 59"	N38° 14' 30" W	29.21'	15.27'	
L6	65.20'	N08° 44' 29" E	C6	52.34'	50.00'	059° 58' 38"	N85° 12' 40" W	49.98'	28.85'	
L7	35.44'	S36° 04' 56" E	C7	52.34'	50.00'	059° 58' 38"	S34° 48' 33" W	49.98'	28.85'	
L8	35.45'	S36° 06' 01" E	C8	48.94'	50.00'	056° 04' 45"	S23° 13' 08" E	47.01'	26.63'	
L9	35.26'	N33° 53' 59" E	C9	50.86'	50.00'	058° 17' 06"	S39° 35' 56" W	48.70'	27.88'	
L10	21.21'	S53° 44' 29" W	C10	50.87'	50.00'	058° 17' 13"	S18° 41' 14" E	48.70'	27.88'	
L11	21.21'	S36° 15' 31" E	C11	50.87'	50.00'	058° 17' 13"	S76° 58' 27" E	48.70'	27.88'	
L12	21.21'	N36° 15' 31" W	C12	30.67'	50.00'	035° 08' 27"	N56° 18' 43" E	30.19'	15.83'	
L13	21.21'	S53° 44' 29" W								
L14	20.20'	N81° 15' 31" W								
L15	21.21'	S36° 15' 31" E								
L16	21.19'	N54° 00' 10" E								
L17	21.21'	N33° 44' 29" E								
L18	22.70'	N81° 15' 31" W								
L19	21.21'	N33° 44' 29" E								
L20	28.49'	N80° 56' 31" W								
L21	20.20'	N81° 15' 31" W								
L22	14.25'	N80° 56' 31" W								
L23	191.99'	N08° 35' 26" E								
L24	150.80'	N08° 35' 26" E								
L25	30.00'	N80° 56' 31" W								

VACATE A PORTION OF RACQUET CLUB SUBDIVISION

BEING A SUBDIVISION OF 3.978 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO TEXAS, BEING ALL OF LOT 1 AND 2 A PART OR PORTION OUT OF LOTS 3-5 RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS



MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0881 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com



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

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 23.918 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICH SAID 23.918 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS, SAID 23.918 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, SECTION 277, ALSO BEING THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 56" E, A DISTANCE OF 0.81 FEET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, AT A DISTANCE OF 668.97 FEET PASS A NO. 4 REBAR SET AT THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, FROM WHICH AN IRON PIPE FOUND BEARS N 85° 06' 55" W A DISTANCE OF 0.88 FEET, CONTINUING A TOTAL DISTANCE OF 797.20 FEET TO A NO. 4 REBAR SET AT THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET FROM WHICH A NO. 4 REBAR FOUND BEARS N 89° 39' 45" W A DISTANCE OF 1.03 FEET, FOR AN INSIDE CORNER OF THIS TRACT;

2. THENCE, S 80° 56' 31" E WITHIN THE EXISTING RIGHT-OF-WAY LINE OF 10TH STREET, A DISTANCE OF 50.00 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 13, SECTION 277, FOR AN OUTSIDE CORNER OF THIS TRACT;

3. THENCE, S 08° 35' 29" W ALONG THE EAST LINE OF SAID LOT 13, SECTION 277, A DISTANCE OF 140.00 FEET TO A NAIL SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

4. THENCE, N 80° 56' 34" W AT DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET AND THE NORTHEAST CORNER OF LOT 1, CHILLI PEPPER EXPRESS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28, PAGE 92, HIDALGO COUNTY MAP RECORDS, FROM WHICH A FOUND PIPE BEARS S 81° 26' 26" W A DISTANCE OF 0.61 FEET, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

5. THENCE, S 08° 35' 26" W ALONG THE WEST LINE OF SAID LOT 1, CHILLI PEPPER EXPRESS, A DISTANCE OF 150.80 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

6. THENCE, N 80° 56' 33" W, A DISTANCE OF 11.63 FEET TO A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO JOHN P. ABRAHAM BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3407749, HIDALGO COUNTY OFFICIAL RECORDS, FOR AN INSIDE CORNER OF THIS TRACT;

7. THENCE, S 08° 35' 26" W ALONG THE WEST LINE OF SAID JOHN P. ABRAHAM, AT A DISTANCE OF 212.00 AT THE NORTH EXISTING RIGHT-OF-WAY LINE OF SAID SPRAGUE ROAD, CONTINUING A TOTAL DISTANCE OF 232.00 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 13, SECTION 277, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;

8. THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK 277, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, A DISTANCE OF 598.41 FEET TO A NAIL SET WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

9. THENCE, N 08° 44' 29" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD, AT A DISTANCE OF 651.02 FEET PASS A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 1,252.47 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;

10. THENCE, S 81° 15' 31" E A DISTANCE OF 418.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

11. THENCE, N 08° 44' 29" E A DISTANCE OF 65.20 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR AN OUTSIDE CORNER OF THIS TRACT;

12. THENCE, S 80° 56' 31" E ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 468.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.918 ACRES TOTAL, SAVE AND EXCEPT 3.978 ACRES, LEAVING 19.940 ACRES GROSS OF WHICH 0.161 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET, AND 0.275 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, LEAVING A NET OF 19.504 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT

A TRACT OF LAND CONTAINING 3.978 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO TEXAS, BEING OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, SAID 3.978 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, SECTION 277, ALSO BEING THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 56" E, A DISTANCE OF 0.81 FEET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 35' 29" W ALONG THE EAST LINE OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

2. THENCE, N 80° 59' 31" W A DISTANCE OF 320.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

3. THENCE, S 09° 03' 29" W A DISTANCE OF 249.48 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

4. THENCE, S 80° 56' 31" E A DISTANCE OF 322.03 FEET TO A NO. 4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF 10TH STREET, FOR AN OUTSIDE CORNER OF THIS TRACT;

5. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, A DISTANCE OF 130.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

6. THENCE, N 80° 56' 31" W A DISTANCE OF 323.09 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

7. THENCE, S 09° 03' 29" W A DISTANCE OF 249.47 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

8. THENCE, S 80° 59' 31" E A DISTANCE OF 325.12 FEET TO A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF 10TH STREET, FOR AN OUTSIDE CORNER OF THIS TRACT;

9. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

10. THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION A DISTANCE OF 888.28 FEET TO A NO. 4 REBAR SET FOR, FOR THE SOUTHWEST CORNER OF THIS TRACT;

11. THENCE, N 08° 44' 29" E A DISTANCE OF 30 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

12. THENCE, S 80° 56' 31" E A DISTANCE OF 503.16 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

13. THENCE, N 09° 03' 29" E A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

14. THENCE, N 80° 56' 31" W A DISTANCE OF 503.54 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

15. THENCE, N 08° 44' 29" E A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

16. THENCE, S 80° 56' 31" E A DISTANCE OF 503.88 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

17. THENCE, N 09° 03' 29" E A DISTANCE OF 348.95 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

18. THENCE, N 80° 56' 31" W A DISTANCE OF 505.80 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

19. THENCE, N 08° 44' 29" E A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

20. THENCE, S 80° 56' 31" E A DISTANCE OF 506.13 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

21. THENCE, N 09° 03' 29" E A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

22. THENCE, N 80° 56' 31" W A DISTANCE OF 98.52 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

23. THENCE, N 08° 44' 29" E A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;

24. THENCE, S 80° 56' 31" E A DISTANCE OF 468.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.978 ACRES OF LAND, MORE OR LESS.

SUBDIVISION MAP OF VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF PARK WEST SUBDIVISION (PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF 23.918 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS AND BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS.

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 490345 0325 D MAP REVISED: JUNE 6, 2000.
- 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 ORDINANCE:
FRONT: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER APPLIES
LOTS 2-86: 20 FT. OR GREATER FOR EASEMENTS
REAR: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
LOTS 2-86: 10 FT. OR GREATER FOR EASEMENTS
SIDES: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
LOTS 2-86: 5 FT. OR GREATER FOR EASEMENTS
CORNER: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
LOTS 2-86: 10 FT. OR GREATER FOR EASEMENTS
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
- CITY OF MCALLEN BENCHMARK: NUMBER MC SPRAGUE, INSIDE THE WATER TREATMENT PLANT (SPRAGUE STREET) STAINLESS STEEL, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP. GEOIDETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16636202.035, E=1076277.693, ELEV.=102.61.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: _____ C.F. - AC-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
- 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.
- 4' WIDE MINIMUM SIDEWALK REQUIRED ALONG R.O.W. OF SPRAGUE ROAD, ALONG THE WEST R.O.W. OF 10th STREET AND BOTH SIDES OF ALL INTERIOR STREETS.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG SPRAGUE ROAD.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 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 CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG SPRAGUE ROAD.
- LOT 89 (DETENTION), COMMON/DETENTION AREAS, ANY PRIVATE STREETS/ DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- AS PER DECLARATION OF HOA/DEVELOPER COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE VILLAGES AT PARK WEST SUBDIVISION RECORDED UNDER DOCUMENT NUMBER HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OS SECTION 134-138 SHALL BE NULL & VOID.
- DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON/DETENTION AREAS AND ITS PRIVATE STREETS.
- HOME OWNERS ASSOCIATION COVENANTS FOR THE VILLAGES AT PARK WEST SUBDIVISION AS RECORDED UNDER DOCUMENT NO. _____ H.C.D.R.
- ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
- PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UNDER PRIOR TO PLAT RECORDING, THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR VACATING A PORTION OF RACQUET CLUB SUBDIVISION AND RE-PLAT OF PARK WEST SUBDIVISION IS \$59,500.00, BASED ON \$700.00 PER LOT/DWELLING UNIT, FOR EACH OF THE PROPOSED 85 SINGLE-FAMILY LOTS/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON _____ WITH THE CONDITIONS LISTED.

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. DATE
GENERAL MANAGER

DRAWN BY: CESARI, L.H.	DATE: 10-15-2024
SURVEYED, CHECKED _____	DATE _____
FINAL CHECK _____	DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO
I, WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF PARK WEST SUBDIVISION, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF NORTH 10th STREET, JOHNSON CREEK AVENUE AND SPRAGUE ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

GEORGE CARDENAS, EXECUTIVE VICE-PRESIDENT
VANTAGE BANK OF TEXAS
1502 S. SUGAR ROAD
EDINBURG, TX 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBE TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE 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, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF PARK WEST SUBDIVISION, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF NORTH 10th STREET, JOHNSON CREEK AVENUE AND SPRAGUE ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

DOMAIN DEVELOPMENT, CORP.
A TEXAS CORPORATION

SHAVI MAHTANI, PRESIDENT
1200 AUBURN STREET, SUITE 250
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI 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, WE, THE UNDERSIGNED, HOLDER(S), (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF SECURITY INTREST IN THE ABOVE DESCRIBED PROPERTY, THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEARIN AS THE VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF PARK WEST SUBDIVISION, OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED HEREIN.

GEORGE CARDENAS, EXECUTIVE VISE-PRESIDENT
VANTAGE BANK OF TEXAS
1502 S. SUGAR ROAD
EDINBURG, TX 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS 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:

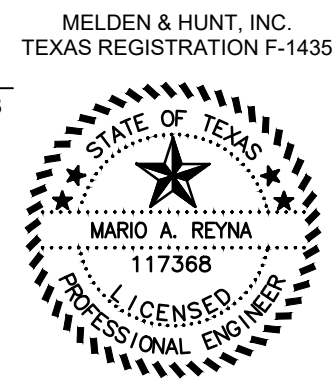
STATE OF TEXAS
COUNTY OF HIDALGO

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____.

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

DATE PREPARED: 10/18/2023
DATE REVISED: 08/26/2024
ENGINEERING JOB # 24094.00



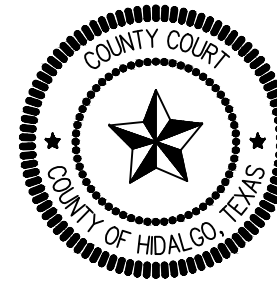
STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO 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 MCALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.

ROBERTO N. TAMEZ, REGISTERED
PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 06/13/2024
SURVEY JOB # 24094.08

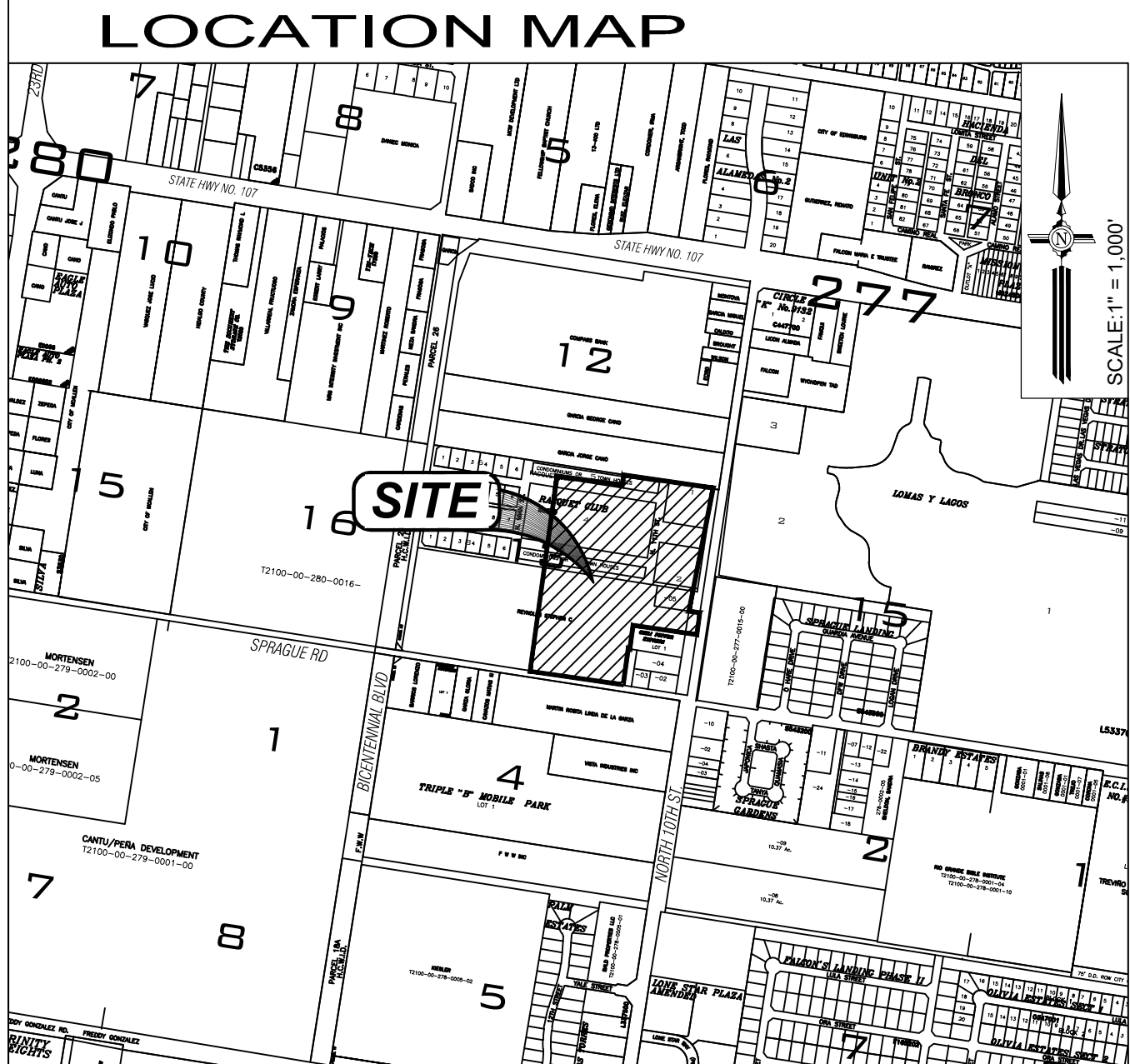


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

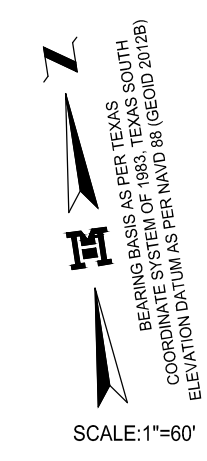
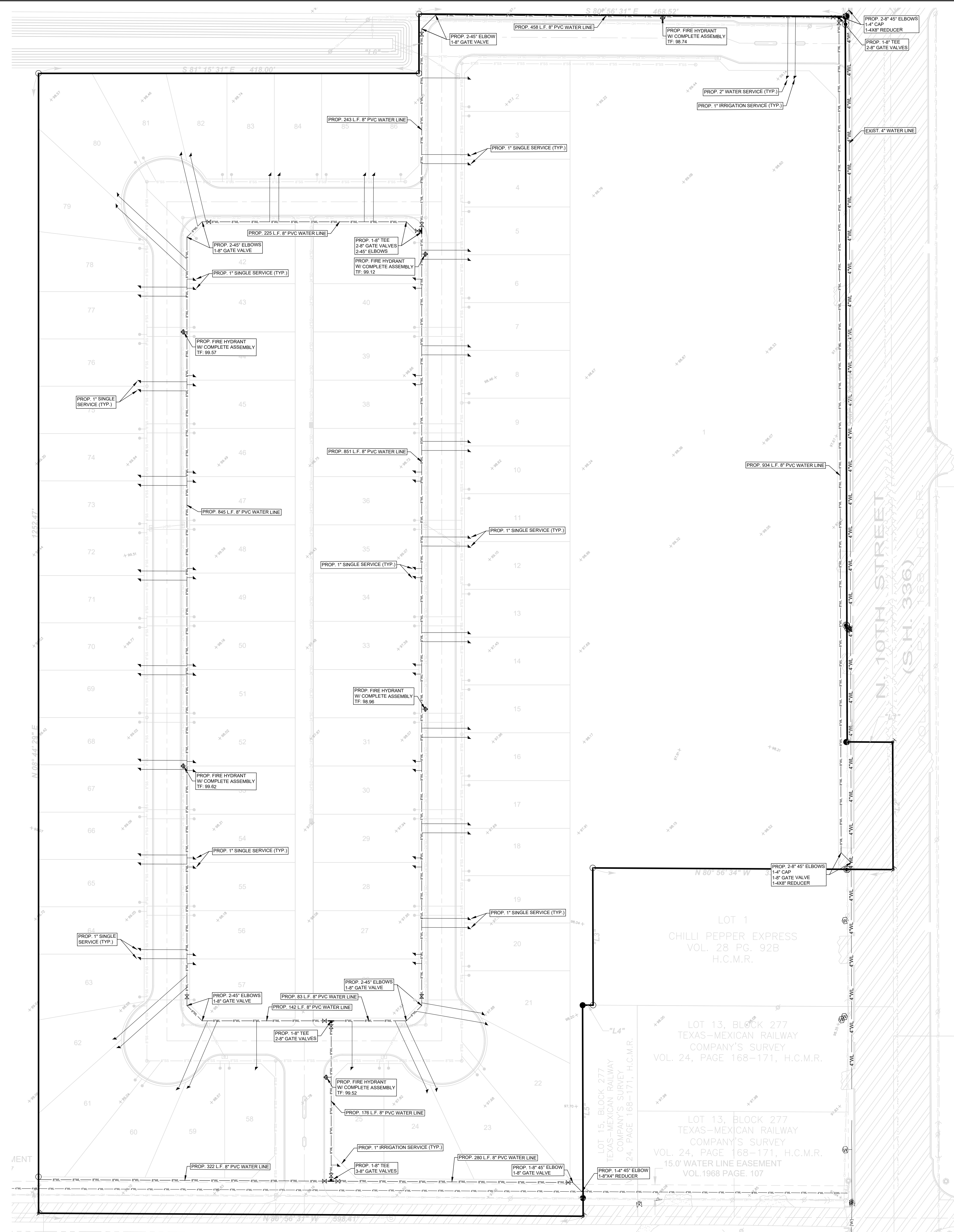
BY: _____ DEPUTY



M
TELPLS No. 10096900

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



JOB No.
24094.00

REVISION

NO.	DATE	BY

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

1115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 391-0991 - FAX: (956) 391-1839
ESTABLISHED 1947 - www.meldenandhunt.com

ENG. TECH/CP, L.H.
PROJECT ENG.
T-BOOK:
1. RELEASE DATE: 09/01/23
2. RELEASE DATE: 09/01/23
3. RELEASE DATE:
SCALE:

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117268 TO BE USED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

PARK WEST SUBDIVISION
MCALLEN, TEXAS

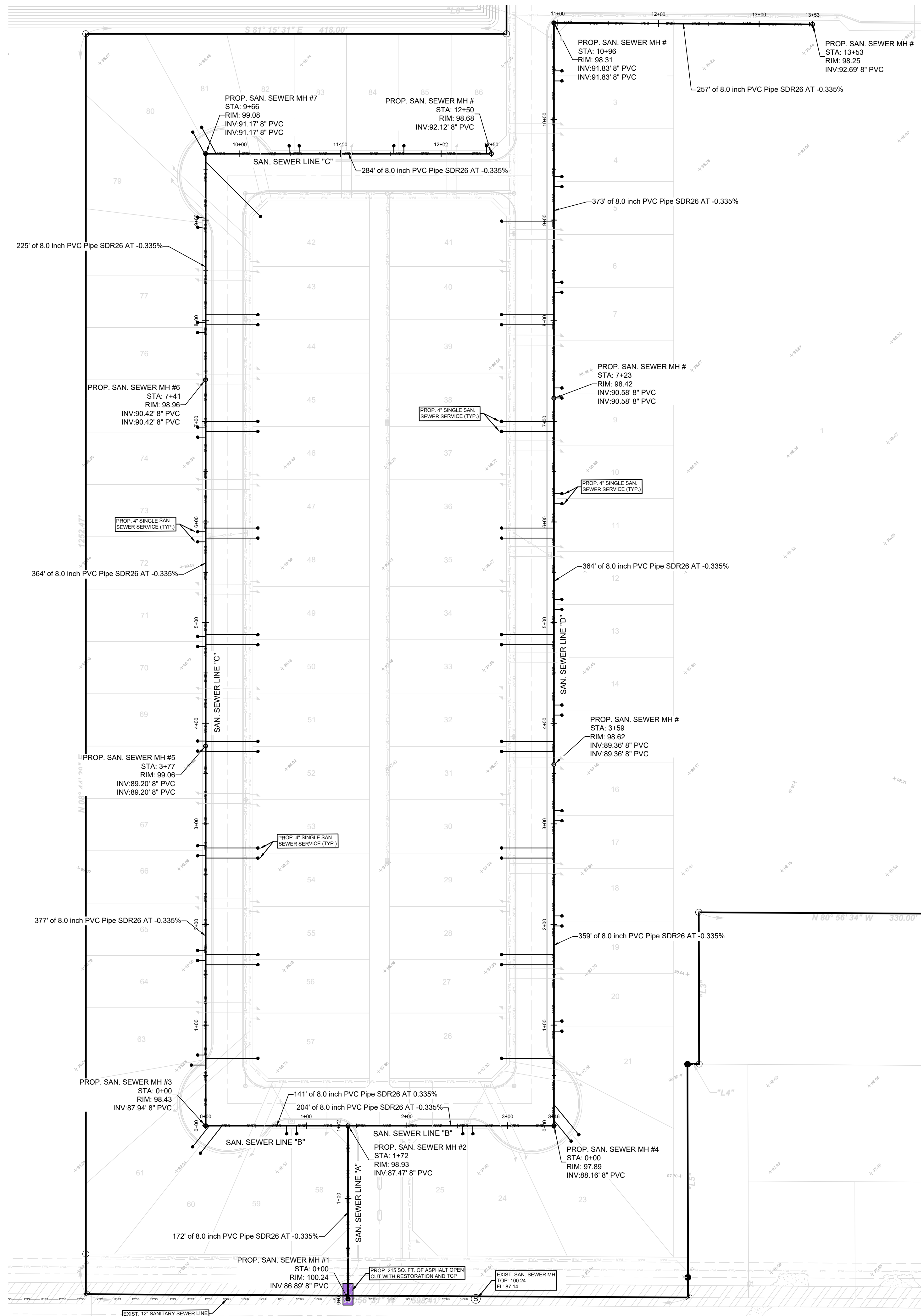
WATER LAYOUT

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File Name: 24094.00

SHEET 5 OF 19

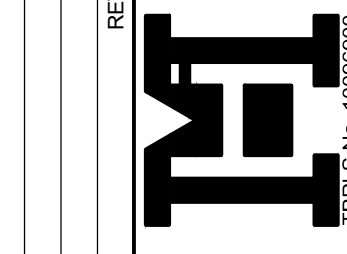
Y:\LandDevelopment\Residential\McAllen\24094 - Common Draw - Park West\AutoCAD\Draw\24094.dwg



SCALE: 1"=60'
 BEARING AND DISTANCE PER TEXAS SURVEYING BOARD (SECTION 19.05, ARTICLE 10.01, CHAPTER 163, SUBCHAPTER C, TITLE 19, GOVERNMENT CODE)
 CONSULTATION AS PER PART 19.05(2)(D)

JOB No. 24094.00

REVISION
 DATE
 BY
MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 1115 W. MCINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com



ENG. TECH. P. L.H.
 PROJECT ENG.
 T-BOOK:
 1. RELEASE DATE: 08/01/23
 2. RELEASE DATE: 08/01/23
 3. RELEASE DATE:
 SCALE:

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117288 TO BE USED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

PARK WEST
 SUBDIVISION
 McALLEN, TEXAS

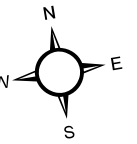
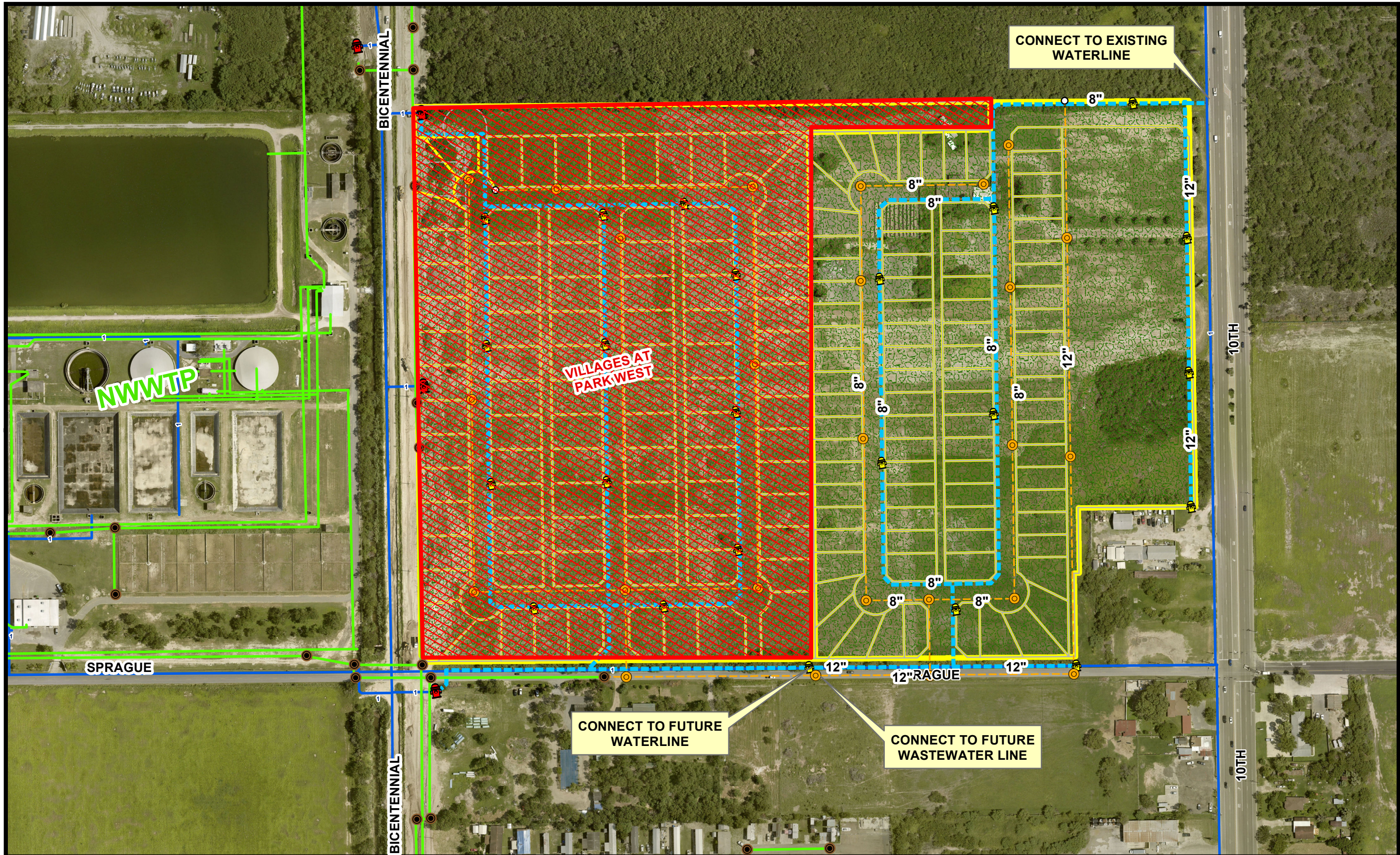
SEWER LAYOUT

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File Name: 24094.00
 SHEET 7 OF 19

Y:\Land Development\Residential\McAllen\24094 - Drawn: Der - Park West\AutoCAD\Draw\24094.dwg

PARK WEST



1 inch = 218 feet

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



AGENDA ITEM

2.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

01/08/2025

MEETING DATE

1/14/2025

- 1. Agenda Item: Approval of the Vacating a Portion of Racquet Club Subdivision and Re-Plat Villages at Park West Subdivision. (89 Lots, 356 Units)**
- 2. Party Making Request: Rafael Balderas Jr.**
- 3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.**
- 4. Budgeted:**

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
- 5. Reimbursement: Waterline Reimbursement to MPU for the the SWSC Buyout #4 Water Project in the amount of \$7,800.65. Waterline Reimbursement to the developer of Eagle Auto for the Eagle Auto Water Project in the amount of \$5,334.71. Waterline Reimbursement to MPU for participation to the Eagle Auto Water Project in the amount of \$6,909.82.**
- 6. Routing:**

Rafael Balderas Jr.	Created/Initiated - 1/8/2025
---------------------	------------------------------
- 7. Staff's Recommendation: Staff recommends approval with the conditions set forth.**
- 8. City Attorney: Approve. AWS**
- 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
Erika Gomez, P.E., Utility Engineer

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

DATE: January 8, 2024

SUBJECT: **Vacating a Portion of Racquet Club and Replat Villages at Park West Subdivision; Consideration & Approval of the Subdivision**

This property is located on the east side of Bicentennial Boulevard and north of Sprague Road. It is located within the McAllen City Limits and within MPU's Water and Wastewater CCN. The tract consists of 28.365 acres and will be 89 lots of 4-plex's.

The subdivision application was originally filed with the City on July 3, 2024 and received preliminary P&Z approval on November 5, 2024. The information required from the developer's engineer for this agenda was received on December 23, 2024.


Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install an 8-inch waterline to service the property which would connect to an existing waterline along Sprague Road. Staff recommends that the connection be done to the existing 12-inch waterline with an extension of a 12-inch waterline along Sprague Road to follow MPU's master plan. Staff also recommend the waterline go to-and-through the property and have a two-source system.
2. **Wastewater Service:** The applicant is proposing to install an off-site 12-inch wastewater line along Sprague Road and have an 8-inch wastewater line to service the property. A connection to an existing 12-inch wastewater line is proposed. Staff recommends the wastewater line go to-and-through the property.
3. The property falls within the SWSC Buyout #4 Water and the MPU/Developer of Eagle Auto Water Reimbursements.

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.) Payment of a Water Reimbursement to MPU for the SWSC Buyout #4 Water in the amount of \$7,800.65; 4.) Payment of a Water Reimbursement to the Developer of Eagle Auto for the Eagle Auto Water Project in the amount of \$5,334.71; and 5.) Payment of a Water Reimbursement to MPU for participation to the Eagle Auto Water Project in the amount of \$6,909.82.

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

MEMORANDUM

Date: August 26, 2024
To: Rafael Balderas, McAllen PUB
CC:
From: Mario A. Reyna, P.E. 
Subject: Vacating a portion of Raequet Club Subdivision To Re-Plat of Villages at Park West Subdivision.

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

WATER - MPUB

There is an existing 4-inch waterline along the South side of right-of-way of Sprague Road and an 8-inch waterline along the east side of Bicentennial Blvd. 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 Subdivision. This subdivision consist of 88 multifamily lots, and 1 lot detention area.

SANITARY SEWER- MPUB

There is an existing 12-inch sanitary sewer line along the south side of Sprague Road, An 8-inch sanitary sewer line will be extended within the subdivision to provide services to the proposed 88 multifamily lots .

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 Domain Development, Corp., a Texas Corporation hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property: **VACATE A PORTION OF RACQUET CLUB INTO REPLAT OF VILLAGES OF PARK WEST** & proposes to construct Utility Improvements as (Subdivision Name) shown On a plan designed by MELDEN & HUNT, INC dated _____, hereinafter called (Engineering Firm) the 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 _____, 2024.

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:  _____
Shavi Mahtani, President,
Domain Development, Corp.
a Texas Corporation
1200 Auburn Street, Suite 250
McAllen, Texas 785014

**SUBDIVISION REIMBURSEMENT WORKSHEET
VILLAGES AT PARK WEST SUBDIVISION**

WATER LINE REIMB. CALCULATIONS			
WATER:	SWSC BUYOUT #4		
COST:	\$250.00 x 28.366 AC	\$7,091.50	
10% ADMIN FEE <10 YEARS		709.15	
WATER LINE REIMBURSEMENT			\$7,800.65

WATER LINE REIMB. CALCULATIONS			
WATER:	MPU & DEVELOPER OF EAGLE AUTO		
COST:	\$170.97 x 28.366 AC	\$4,849.74	
10% ADMIN FEE <10 YEARS		484.97	
SEWER LINE REIMBURSEMENT			\$5,334.71

WATER LINE REIMB. CALCULATIONS			
WATER:	MPU EAGLE AUTO PARTICIPATION		
COST:	\$221.45 x 28.366 AC	\$6,281.65	
10% ADMIN FEE		628.17	
SEWER LINE REIMBURSEMENT			\$6,909.82

TOTAL REIMBURSEMENT DUE **\$20,045.18**

Prepared By: EMD Date: 8/27/24 Reviewed By: LB

Escrows will be adjusted upon execution of Final Reimbursement Certificate

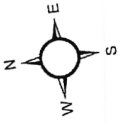
I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: Shai Mantani

Print: Shai Mantani



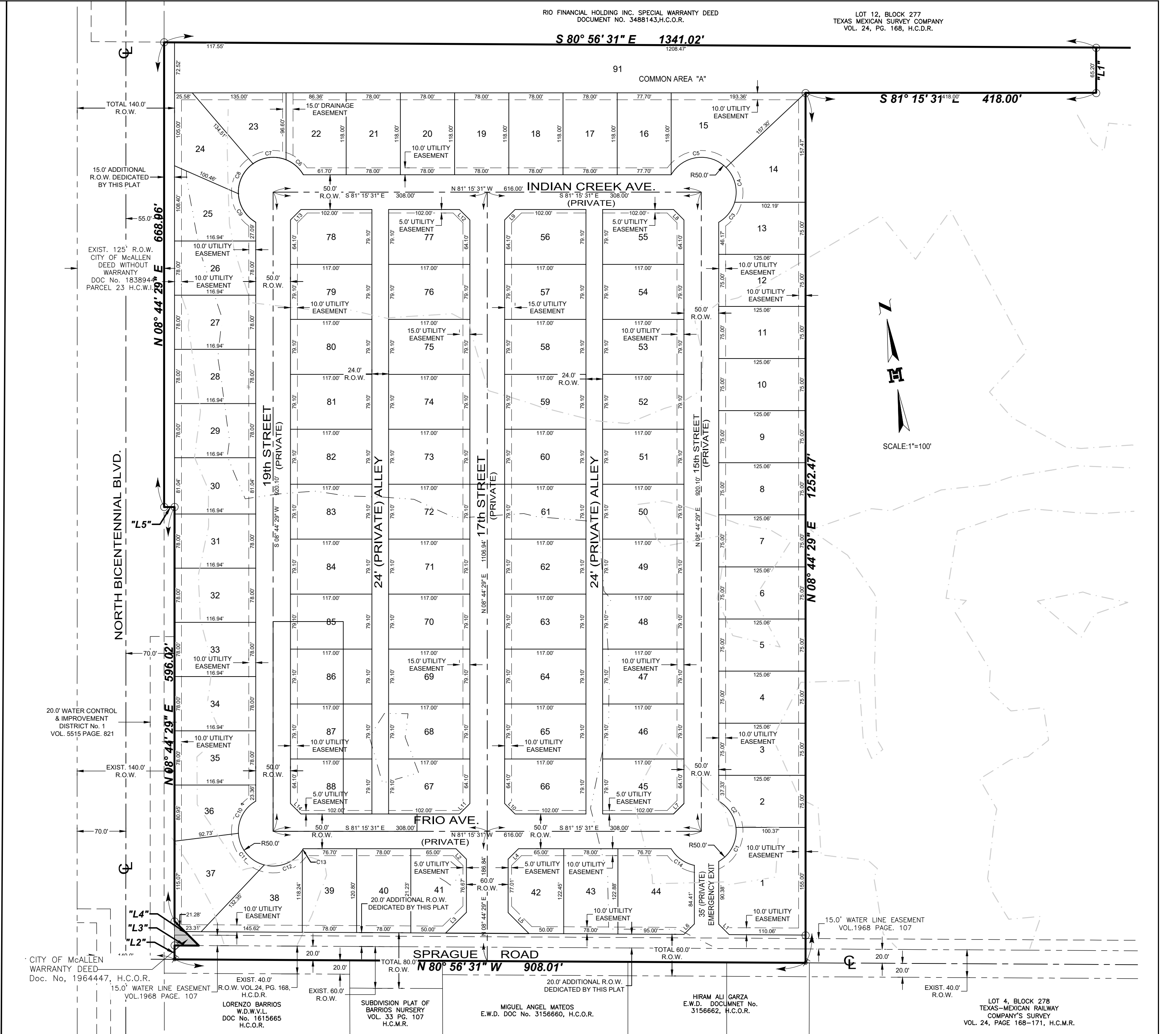
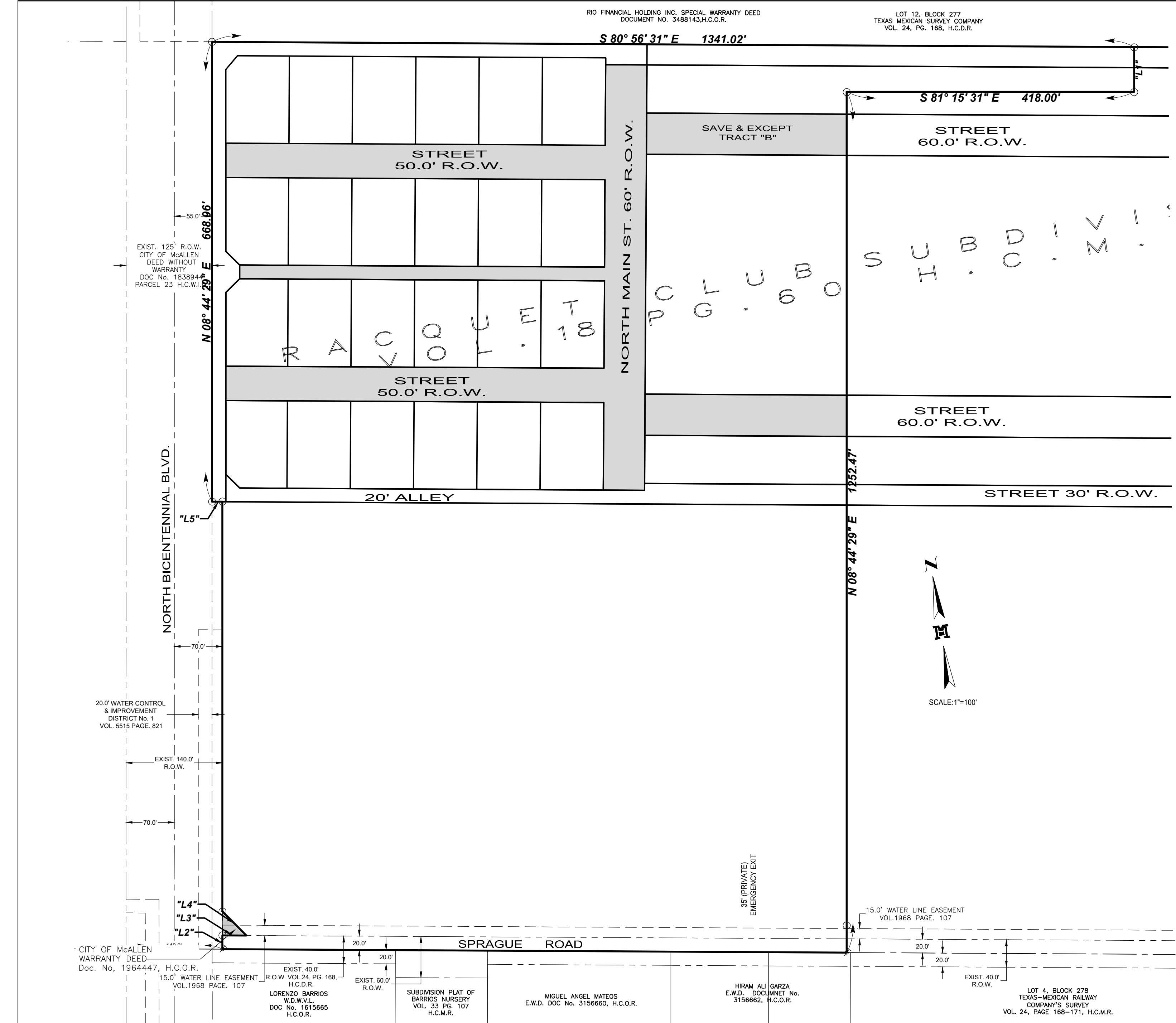
EAGLE AUTO REIMBURSEMENT CERTIFICATE



1" = 500'



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, the GIS User Community



LOCATION MAP



VACATING PORTION OF RACQUET CLUB SUBDIVISION
 BEING A SUBDIVISION OF 4.765 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS

LEGEND

- FOUND NO. 4 REBAR
- FOUND PIPE
- SET NO. 4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT, INC
- ▬ SET 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
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- W.D.W.V.L. - WARRANTY DEED WITH VENDORS LIEN
- G.W.D. - GENERAL WARRANTY DEED
- E.W.D. - EXCHANGE WARRANTY DEED
- G.G.W.D. - GENERAL GIFT WARRANTY DEED

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

DRAWN BY: CESARILH DATE 10-11-2024
 SURVEYED, CHECKED DATE
 FINAL CHECK DATE

Lot Area Table				Lot Area Table				Lot Area Table			
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	263883.11	6.057	31	6270.65	0.144	62	6148.00	0.141	63	6148.00	0.141
2	6522.27	0.150	32	9076.59	0.208	63	6148.00	0.141	64	6148.00	0.141
3	8445.51	0.194	33	7353.92	0.169	64	6148.00	0.141	65	6148.00	0.141
4	9283.37	0.213	35	6032.00	0.138	65	6148.00	0.141	66	6148.00	0.141
5	8956.42	0.206	36	6032.00	0.138	66	6148.00	0.141	67	6148.00	0.141
6	8252.85	0.189	37	6032.00	0.138	67	6148.00	0.141	68	6148.00	0.141
7	6032.00	0.138	38	6032.00	0.138	68	6148.00	0.141	69	6148.00	0.141
8	6032.00	0.138	39	6032.00	0.138	69	6148.00	0.141	70	7427.50	0.171
9	6032.00	0.138	40	6032.00	0.138	70	7427.50	0.171	71	7427.50	0.171
10	6032.00	0.138	41	6032.00	0.138	71	7427.50	0.171	72	6148.00	0.141
11	6032.00	0.138	42	6032.00	0.138	72	6148.00	0.141	73	6148.00	0.141
12	6032.00	0.138	43	6032.00	0.138	73	6148.00	0.141	74	6148.00	0.141
13	6032.00	0.138	44	6032.00	0.138	74	6148.00	0.141	75	6148.00	0.141
14	6032.00	0.138	45	6032.00	0.138	75	6148.00	0.141	76	6148.00	0.141
15	6032.00	0.138	46	6032.00	0.138	76	6148.00	0.141	77	6148.00	0.141
16	6032.00	0.138	47	6032.00	0.138	77	6148.00	0.141	78	6148.00	0.141
17	6032.00	0.138	48	6032.00	0.138	78	6148.00	0.141	79	6148.00	0.141
18	6032.00	0.138	49	7211.10	0.166	79	6148.00	0.141	80	6148.00	0.141
19	6032.00	0.138	50	6637.20	0.152	80	6148.00	0.141	81	6148.00	0.141
20	6032.00	0.138	51	8161.83	0.187	81	6148.00	0.141	82	6148.00	0.141
21	6032.00	0.138	52	7205.45	0.165	82	6148.00	0.141	83	6148.00	0.141
22	6032.00	0.138	53	7414.19	0.170	83	6148.00	0.141	84	6148.00	0.141
23	6032.00	0.138	54	6485.81	0.149	84	6148.00	0.141	85	6148.00	0.141
24	6032.00	0.138	55	7427.50	0.171	85	6148.00	0.141	86	7427.50	0.171
25	6230.34	0.143	56	6148.00	0.141	86	7427.50	0.171	87	9254.70	0.212
26	6273.00	0.144	57	6148.00	0.141	87	9254.70	0.212	88	9142.20	0.210
27	6037.20	0.139	58	6148.00	0.141						
28	6037.20	0.139	59	6148.00	0.141						
29	6037.20	0.139	60	6148.00	0.141						
30	5962.71	0.137	61	6148.00	0.141						

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Tangent
C1	39.09	50.00	044° 47' 52"	S43° 39' 27"E	38.11'
C2	59.29	50.00	067° 56' 49"	N79° 58' 12"E	55.88'
C3	59.30	50.00	067° 56' 49"	N12° 01' 23"E	55.88'
C4	25.58	50.00	029° 18' 29"	N36° 36' 16"W	25.30'
C5	29.64	50.00	033° 57' 59"	N38° 14' 30"W	29.21'
C6	52.34	50.00	059° 58' 38"	N85° 12' 49"W	49.98'
C7	52.34	50.00	059° 58' 38"	S34° 48' 33"W	49.98'
C8	48.94	50.00	056° 04' 45"	S23° 13' 08"E	47.01'
C9	50.88	50.00	058° 17' 05"	S39° 35' 56"W	46.70'
C10	50.87	50.00	058° 17' 15"	S18° 41' 14"E	46.70'
C11	50.87	50.00	058° 17' 15"	S76° 58' 27"E	46.70'
C12	30.67	50.00	035° 08' 27"	N56° 18' 43"E	30.19'
C13	2.50	50.00	002° 51' 36"	N40° 10' 17"E	1.25'

Line Table		
Line #	Length	Direction
L1	21.21'	N36° 15' 31"W
L2	21.21'	N36° 15' 31"W
L3	42.31'	S53° 53' 59"W
L4	21.21'	S53° 44' 29"W
L5	42.54'	S36° 06' 01"E
L6	21.21'	S53° 44' 29"W
L7	21.21'	N53° 44' 29"E
L8	21.21'	N36° 15' 31"W
L9	21.21'	S53° 44' 29"W
L10	21.21'	S36° 15' 31"E
L11	21.21'	N53° 44' 29"E
L12	21.21'	N36° 15' 31"W
L13	21.21'	S53° 44' 29"W
L14	21.21'	S36° 15' 31"E

Common Area		
Lot #	SQ. FT.	Area
"A"	91307.67	2.098

RE-PLAT OF VILLAGES AT PARK WEST SUBDIVISION

A TRACT OF LAND CONTAINING 28.366 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND ALSO BEING A PART OR PORTION OUT OF LOT 13, SECTION 27, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICH SAID 28.366 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS.



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

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 28.366 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND ALSO BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICH SAID 28.366 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS, SAID 28.366 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, SECTION 277, ALSO BEING THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, [FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET], CONTINUING A TOTAL DISTANCE OF 518.52 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 65.20 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 81° 15' 31" W A DISTANCE OF 418.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W AT A DISTANCE OF 601.45 FEET PASS THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, AT A DISTANCE OF 1,232.47 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD, CONTINUING A TOTAL DISTANCE OF 1,232.47 FEET TO A NAIL SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD AND SOUTH LINE OF SAID LOT 13, SECTION 277, A DISTANCE OF 907.97 FEET TO A NAIL SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 44' 29" E, A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD, A DISTANCE OF 35.06 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 36° 08' 39" W A DISTANCE OF 49.68 FEET TO A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 08° 44' 29" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, A DISTANCE OF 596.02 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 15.00 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 08° 44' 29" E ALONG THE WEST LINE OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, A DISTANCE OF 688.96 FEET TO A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID RACQUET CLUB SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 1,340.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.366 ACRES, SAVE AND EXCEPT 4.765 ACRES, LEAVING 23.601 ACRES GROSS, OF WHICH 0.417 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, LEAVING A NET OF 23.184 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT TRACT "A"

A TRACT OF LAND CONTAINING 1.599 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, SAID 1.599 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION, ALSO BEING THE NORTHEAST CORNER OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, [FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET], CONTINUING A TOTAL DISTANCE OF 518.52 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W A DISTANCE OF 768.48 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 09° 03' 29" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W A DISTANCE OF 535.52 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 49° 17' 03" W A DISTANCE OF 28.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 264.51 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 36° 22' 27" E A DISTANCE OF 28.46 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 08° 42' 51" W A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 54° 08' 55" W A DISTANCE OF 28.33 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 264.48 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 36° 33' 26" E A DISTANCE OF 28.58 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E A DISTANCE OF 588.76 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 09° 03' 29" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E A DISTANCE OF 293.84 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 922.97 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 44' 29" E, ALONG THE WEST LINE OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, A DISTANCE OF 688.96 TO A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID RACQUET CLUB SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E ALONG THE NORTH LINE OF RACQUET CLUB SUBDIVISION, A DISTANCE OF 1,340.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.599 ACRES OF LAND MORE OR LESS.

SAVE AND EXCEPT TRACT "B"

A TRACT OF LAND CONTAINING 3.166 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, SAID 3.166 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION, ALSO BEING THE NORTHEAST CORNER OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, [FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET], CONTINUING A TOTAL DISTANCE OF 518.52 FEET;

THENCE, S 08° 44' 29" W A DISTANCE OF 30.00 FEET;

THENCE, N 80° 56' 31" W A DISTANCE OF 768.48 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 09° 03' 29" W A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E, A DISTANCE OF 290.87 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W A DISTANCE OF 291.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

1. THENCE, S 09° 03' 29" W A DISTANCE OF 348.95 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

2. THENCE, S 80° 56' 31" E A DISTANCE OF 293.12 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

3. THENCE, S 08° 44' 29" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

4. THENCE, N 80° 56' 31" W A DISTANCE OF 293.46 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

5. THENCE, S 09° 03' 29" W A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

6. THENCE, N 80° 56' 31" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

7. THENCE, N 09° 03' 29" E A DISTANCE OF 127.23 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

8. THENCE, N 80° 56' 31" W A DISTANCE OF 549.78 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

9. THENCE, N 08° 44' 29" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

10. THENCE, S 80° 56' 31" E A DISTANCE OF 550.05 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

11. THENCE, N 09° 03' 29" E A DISTANCE OF 127.24 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

12. THENCE, N 80° 56' 31" W A DISTANCE OF 530.58 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

13. THENCE, N 08° 42' 51" E A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

14. THENCE, S 80° 56' 31" E A DISTANCE OF 530.70 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

15. THENCE, N 09° 03' 29" E A DISTANCE OF 127.24 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

16. THENCE, N 80° 56' 31" W A DISTANCE OF 551.57 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

17. THENCE, N 08° 44' 29" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

18. THENCE, S 80° 56' 31" E A DISTANCE OF 551.85 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

19. THENCE, N 09° 03' 29" E A DISTANCE OF 117.24 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;

20. THENCE, S 80° 56' 31" E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.166 ACRES OF LAND MORE OR LESS.

GENERAL NOTES :

- 1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 480345 0325 D MAP REVISED: JUNE 6, 2000.
- 2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- 3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING ORDINANCE: FRONT: 20 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN. REAR: 10 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN. SIDE: 5 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN. CORNER: 10 FT. OR GREATER FOR EASEMENTS. GARAGE: 18 ft. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- 4. CITY OF MCALLEN BENCHMARK: NUMBER MC 12, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE WEST SIDE OF BICENTENNIAL BLVD. IN BETWEEN SPRAGUE ROAD & 107. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 86 (GEOID 2003) N=18636202.035, E=1078277.883, ELEV.=102.61.
- 5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 174.253 C.F. - 4.000 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA DESIGNATED AS COMMON AREA "A"
- 6. 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.
- 7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 8. 4' WIDE MINIMUM SIDEWALK REQUIRED ALONG N. BICENTENNIAL BLVD., SPRAGUE ROAD, AND BOTH SIDES OF ALL INTERIOR STREETS.
- 9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. BICENTENNIAL BLVD. AND SPRAGUE ROAD.
- 10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 11. 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.
- 12. 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
- 13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH BICENTENNIAL BLVD AND SPRAGUE ROAD.
- 14. COMMON AREA "A" (DETENTION), COMMON/DETENTION AREAS, ANY PRIVATE STREETS/ DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
- 15. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE VILLAGES AT PARK WEST SUBDIVISION INSTALLED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-138 SHALL BE NULL & VOID.
- 16. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON/DETENTION AREAS AND ITS PRIVATE STREETS.
- 17. HOME OWNERS ASSOCIATION COVENANTS FOR THE VILLAGES AT PARK WEST SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____ H.C.D.R.
- 18. ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
- 19. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR VACATING A PORTION OF RACQUET CLUB SUBDIVISION AND RE-PLAT OF PARK WEST SUBDIVISION IS \$59,500.00, BASED ON \$700.00 PER LOT/DWELLING UNIT. FOR EACH OF THE PROPOSED 85 SINGLE-FAMILY LOTS/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON _____ WITH THE CONDITIONS LISTED.
- 20. COMMON AREA "A" WILL BE USED FOR DETENTION ONLY. COMMON AREA "A" WILL BE INSTALLED AND MAINTAINED BY PROPERTY OWNER/HOA AND NOT THE CITY OF MCALLEN.

SUBDIVISION MAP OF
VACATING A PORTION OF RACQUET CLUB SUBDIVISION TO RE-PLAT OF VILLAGES AT PARK WEST SUBDIVISION (PRIVATE SUBDIVISION)

A TRACT OF LAND CONTAINING 28.366 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND ALSO BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICH SAID 28.366 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS.

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

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

STATE OF TEXAS COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VACATING A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF VILLAGES AT PARK WEST SUBDIVISION, DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. BICENTENNIAL BLVD., AND SPRAGUE ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

DOMAIN DEVELOPMENT, CORP. A TEXAS CORPORATION

SHAVI MAHTANI, PRESIDENT 1200 AUBURN STREET, SUITE 250 MCALLEN, TEXAS 78504

DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI 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/WE, THE UNDERSIGNED, HOLDER(S), (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS THE VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF VILLAGES AT PARK WEST SUBDIVISION, OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED HEREIN.

GEORGE CARDENAS, EXECUTIVE VISE-PRESIDENT VANTAGE BANK OF TEXAS 1502 S. SUGAR ROAD EDINBURG, TX 78539

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS 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

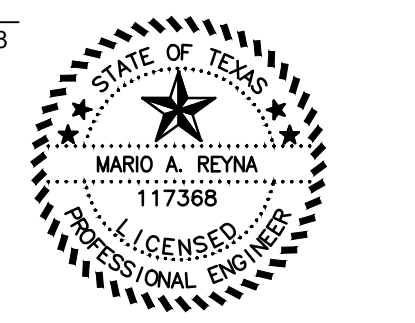
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____.

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435

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

DATE PREPARED: 10/18/2023 DATE REVISED: 08/26/2024 ENGINEERING JOB # 24095.00



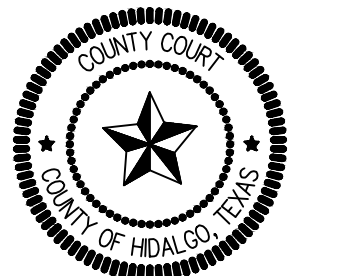
STATE OF TEXAS COUNTY OF HIDALGO

I, ROBERTO 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 MCALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238 STATE OF TEXAS

DATE SURVEYED: 06/13/2024 SURVEY JOB # 24094.08



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

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

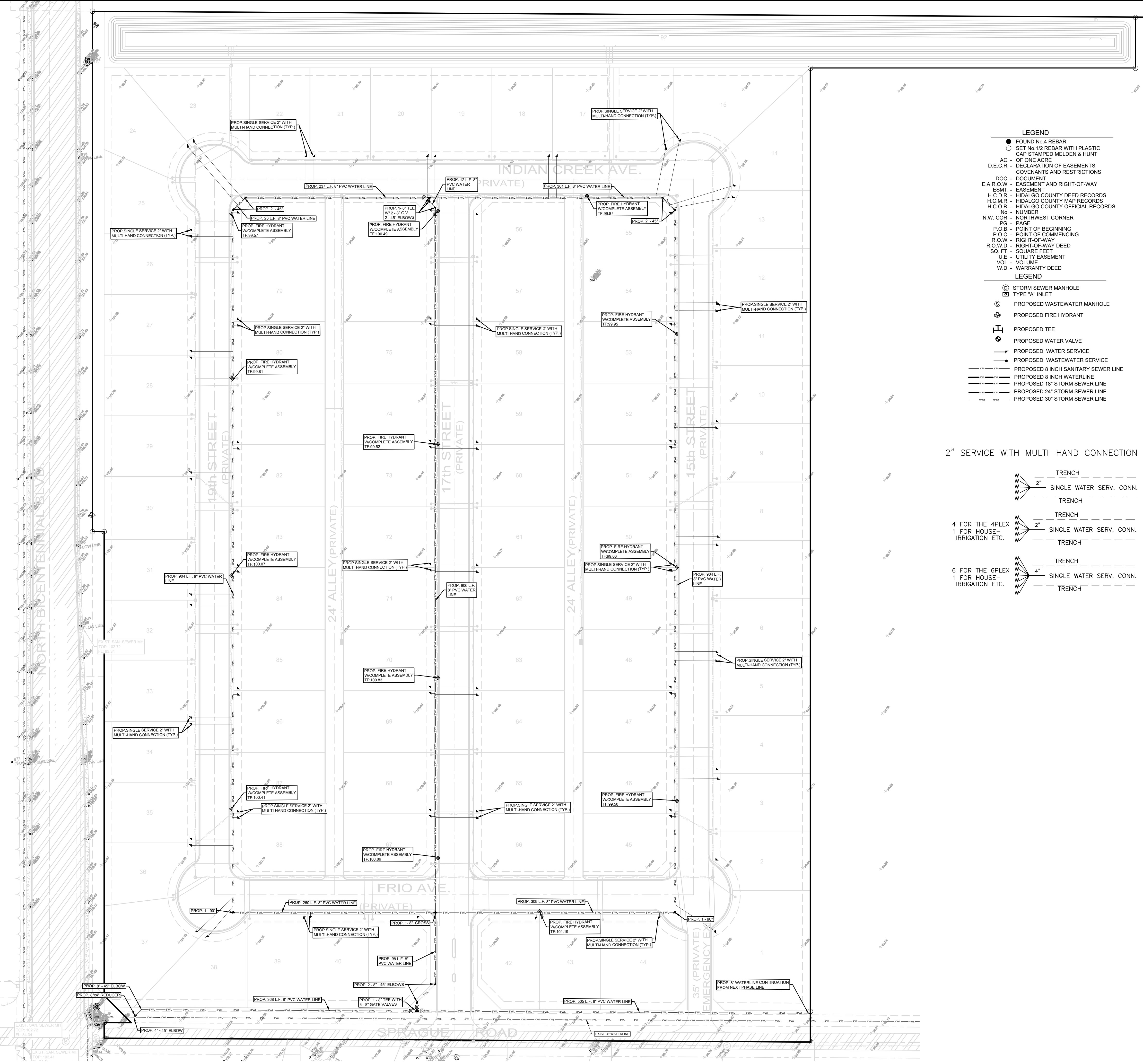
LOCATION MAP



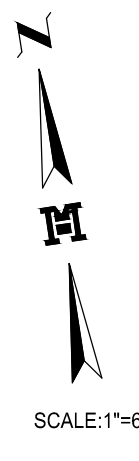
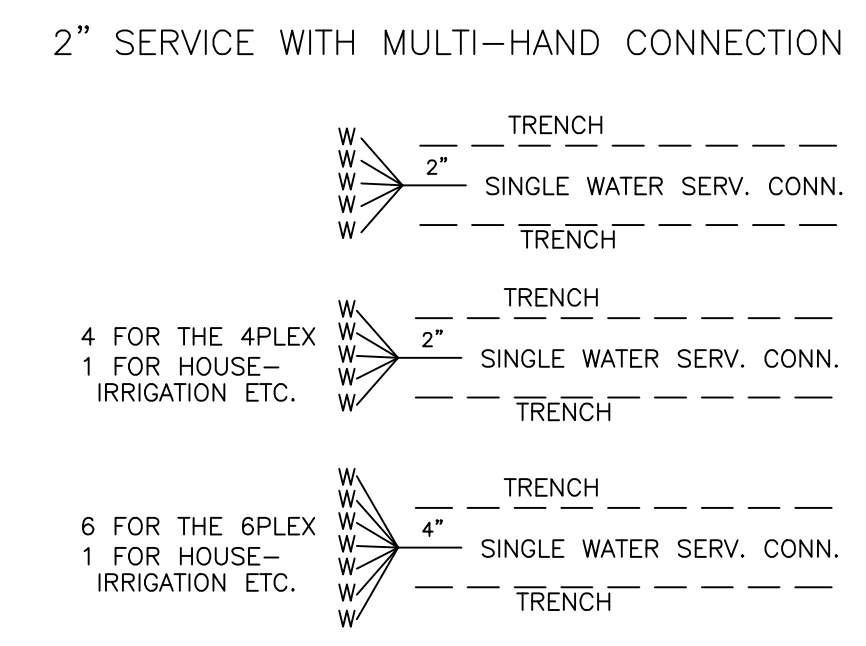
M MELDEN & HUNT, INC. CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: CESAR L.H. DATE 10-11-2024 SURVEYED, CHECKED DATE FINAL CHECK DATE

N.W. COR.
LOT 13
SECTION 277



- LEGEND**
- FOUND No. 4 REBAR
 - SET No. 1/2 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - AC - OF ONE ACRE
 - D.E.C.R. - DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS
 - DOC - DOCUMENT
 - E.A.R.O.W. - EASEMENT AND RIGHT-OF-WAY
 - ESMT - EASEMENT
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - No. - NUMBER
 - N.W. COR. - NORTHWEST CORNER
 - PG. - PAGE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - R.O.W. - RIGHT-OF-WAY
 - R.O.W.D. - RIGHT-OF-WAY DEED
 - SQ. FT. - SQUARE FEET
 - U.E. - UTILITY EASEMENT
 - VOL. - VOLUME
 - W.D. - WARRANTY DEED
- LEGEND**
- ⊙ STORM SEWER MANHOLE
 - ⊠ TYPE "A" INLET
 - ⊕ PROPOSED WASTEWATER MANHOLE
 - ⊕ PROPOSED FIRE HYDRANT
 - ⊕ PROPOSED TEE
 - ⊕ PROPOSED WATER VALVE
 - ⊕ PROPOSED WASTEWATER SERVICE
 - ⊕ PROPOSED 8 INCH SANITARY SEWER LINE
 - ⊕ PROPOSED 8 INCH WATERLINE
 - ⊕ PROPOSED 18" STORM SEWER LINE
 - ⊕ PROPOSED 24" STORM SEWER LINE
 - ⊕ PROPOSED 30" STORM SEWER LINE



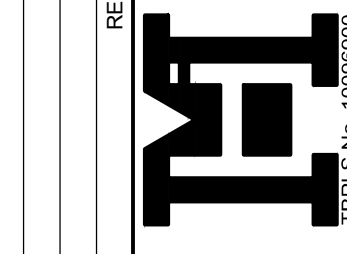
JOB No.
24095.00

BY
DATE

REVISION

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
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ENG. TECH. P. L.H.

PROJECT ENG.

T-BOOK:

1. RELEASE DATE: 09/07/23

2. RELEASE DATE: 09/07/23

3. RELEASE DATE:

SCALE:

THIS DOCUMENT IS RELEASED
REVIEW UNDER THE AUTHORITY
OF MARIO A. REYNA, P.E. 117388
IT IS TO BE USED FOR CONSTRUCTION
BIDDING OR PERMIT PURPOSES.

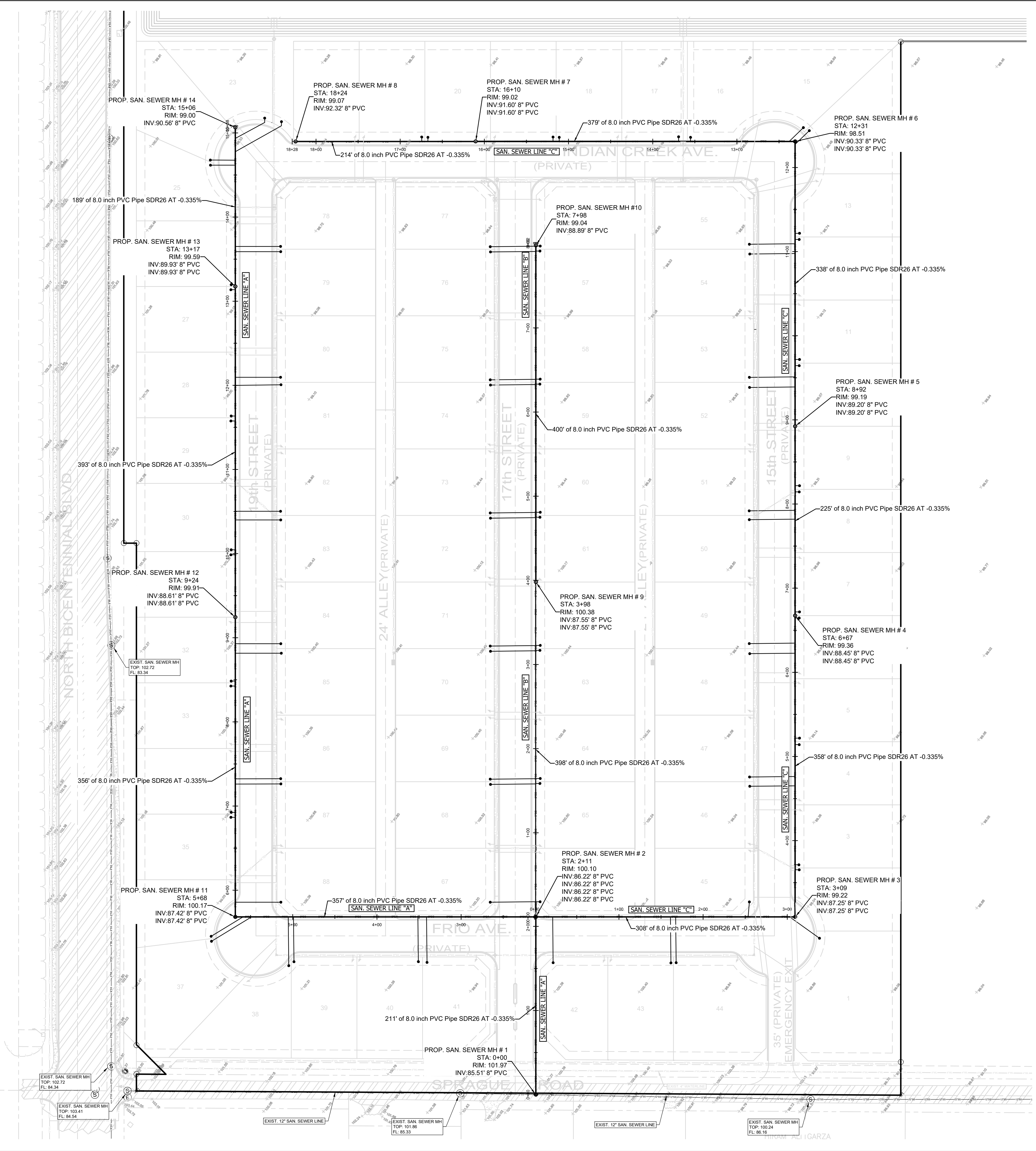
RE-PLAT OF VILLAGES AT
PARK WEST SUBDIVISION
MCALLEN, TEXAS

DOMESTIC WATER PLAN

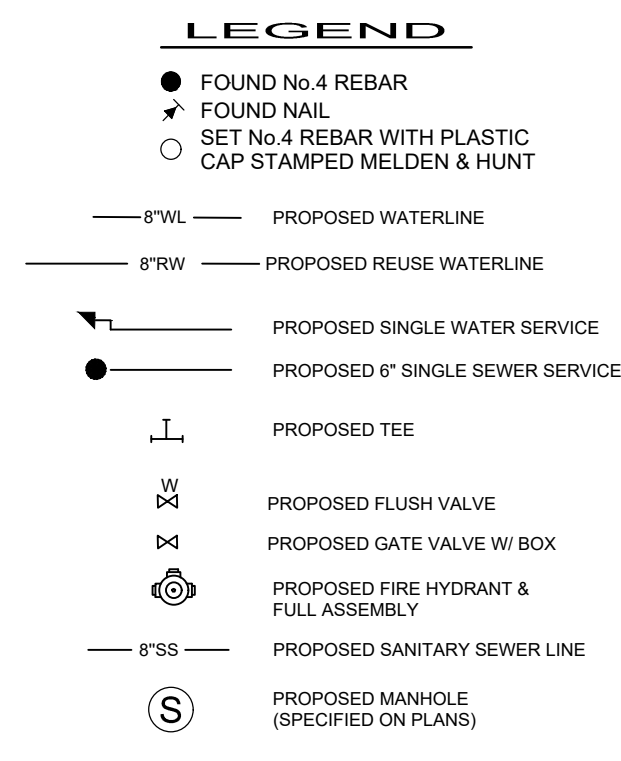
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File Name: 24095.00

SHEET 5 OF 26



- NOTE:**
- 1.NO ELECTRICAL, WATER, OR SANITARY SEWER SERVICES IN SAME TRENCH.
 - 2.NO PART OF PAVING SHALL BE DONE UNTIL ALL UTILITIES ARE IN PLACE, WHICH INCLUDE ALL ELECTRICAL CONDUITS.
 - 3.MINIMUM 9' SEPARATION BETWEEN WATER & SANITARY SEWER MAIN LINES AND SERVICES.
 - 4.ALL PROPOSED WATER LINES SHOULD BE DR25.
 - 5.ALL PROPOSED SANITARY SEWER LINES 12' DEEP OR DEEPER SHOULD BE SDR26 OTHERWISE SHOULD BE SDR35.



JOB No.
24095.00

REVISION
DATE
BY

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

MH
TITLE No. 1009090

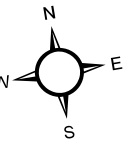
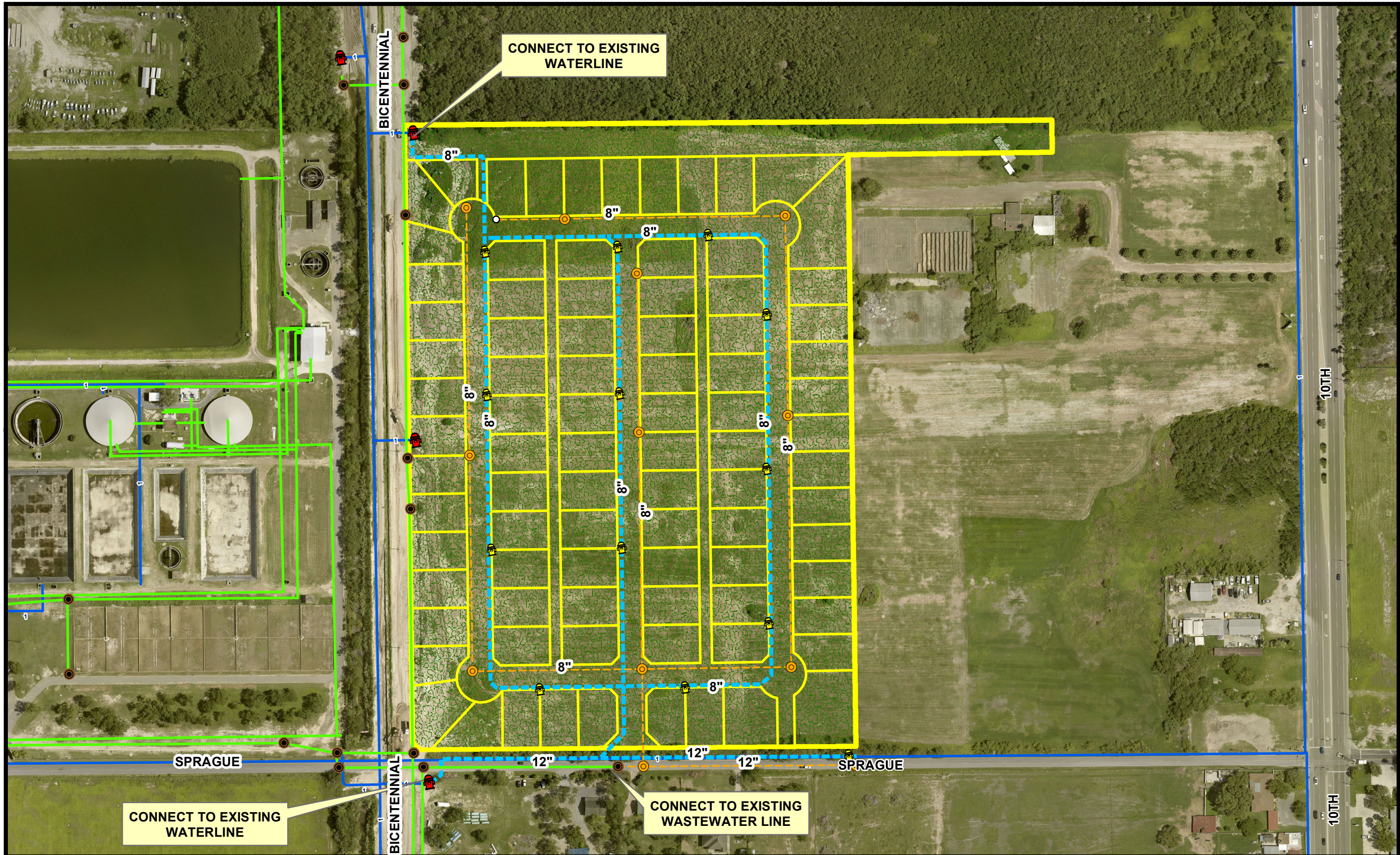
ENG. TECH/CP. L.H.	PROJECT ENG.
T-BOOK:	1. RELEASE DATE: 09/07/23
	2. RELEASE DATE: 09/07/23
	3. RELEASE DATE:
	SCALE:

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117388 TO BE USED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

RE-PLAT OF VILLAGES AT
PARK WEST SUBDIVISION
MCALLEN, TEXAS

SANITARY SEWER PLAN

VILLAGES AT PARKWEST



1 inch = 194 feet

- Legend**
- Proposed Clean-Out
 - Proposed Manholes
 - 🚒 Proposed Fire Hydrant
 - 🚒 Existing Fire Hydrants
 - Existing Manhole
 - Existing Wastewater Line
 - Proposed Wastewater Line
 - Proposed Water Line
 - Existing Waterline
 - ▭ Lots
 - ▭ Proposed Area



	AGENDA ITEM	<u>2.c.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	01/08/2025
	MEETING DATE	1/14/2025

1. Agenda Item: Approval of Southfork Subdivision (1 single family lot)
2. Party Making Request:
Erika Gomez, Developmental Activities
3. Nature of Request: Request of MPUB Approval from the developer of the proposed subdivision
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: N/A
6. Routing:
Erika Gomez Created/Initiated - 1/8/2025
7. Staff's Recommendation: Approval of subdivision as conditions set forth.
8. City Attorney: Approve. AWS
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

FROM: Erika Gomez, P.E., Utility Engineer

DATE: January 7, 2025

SUBJECT: **Southfork Lot 1 Subdivision; Consideration and Approval**

This property is located approximately 120 ft south of Fresno Ave along the west side of Peking Street. It is located within the McAllen City Limits and within MPU's Water and Wastewater CCN. The tract consists of 0.16 acres and is being proposed as R-1, single family home.

The subdivision application was originally filed with the City on June 17, 2024 and received preliminary P&Z approval on July 10, 2024. The information required from the developer's engineer for this agenda was received on December 18, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to existing 2-inch waterline along the northwest boundary of this property. There is an existing fire hydrant within 500 feet of this property.
2. **Wastewater Service:** The applicant is proposing to connect to existing 4-inch sewer line running along the northwest boundary of the proposed development. The applicant is proposing to install a single sewer service to serve this property.
3. Developer has submitted a Reimbursement Waiver

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; and 2.) Installation of the proposed public utility infrastructure be constructed as proposed.

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

UTILITY NARRATIVE

LOT 1, SOUTHFORK SUBDIVISION, MCALEN

Proposed Southfork Subdivision is a one lot residential subdivision located approximately 120 feet south of Fresno Ave. along the west side of Peking St. in the City of McAllen. The tract has 55.0 feet of frontage along the west side of Peking St. and contains 0.16 Acres. This plat is within the water and sanitary sewer service area of the City of McAllen.

WATER:

As per city utility maps are no existing water lines along Peking St. Rather there is an existing 8" water line along the south side of Fresno St. that runs parallel to the paved section of Fresno St. complete with fire hydrants along said water line.

Also, there is an existing 2" water line that terminates near the SWC of this 0.16 acre tract of land. This 2" water line begins at S. 1st. Street and runs east along the 3 properties between S. 1st. Street and Peking Ave. It is proposed that when the 2" line is located, the line shall provide water service to this 0.16 Acre tract.

Additionally, there is an existing fire hydrant located at the immediate SEC of S. Peking St. and Fresno Ave. The hydrant is located such that all of the lands of proposed Lot 1 are located within 500 feet from said fire hydrant. No new fire hydrants are being proposed by this plat.

SANITARY SEWER:

There is an existing sanitary sewer manhole located in the center of S. 1st. Street. City maps show that a sewer line runs along the south three properties from S. 2nd. Street east to the near the SWC of this tract. It is proposed that once the existing sewer line is located sewer service shall be provided for this 0.16 Acre tract.

This plat shall provide for a new 4" sanitary sewer service that will tie into the existing sewer line located near the SWC of this 0.16 Acre tract.

No other sanitary sewer services or lines are being proposed at this time.

N:\subdivisionplats\arca.sub\utilitynarrative.091624

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS CERTIFICATE, issued by the McAllen Public Utilities (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to **Isabelle O. Gutierrez** hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property: Lot 1, South Fork Subdivision, McAllen, H.C.T., and proposes to construct Utility improvements as shown on a plan designed by **Salinas Engineering & Associates** dated December 12, 2024, hereinafter called the IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.

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

ISSUED in duplicate originals this _____ day of _____, 2024

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITIES

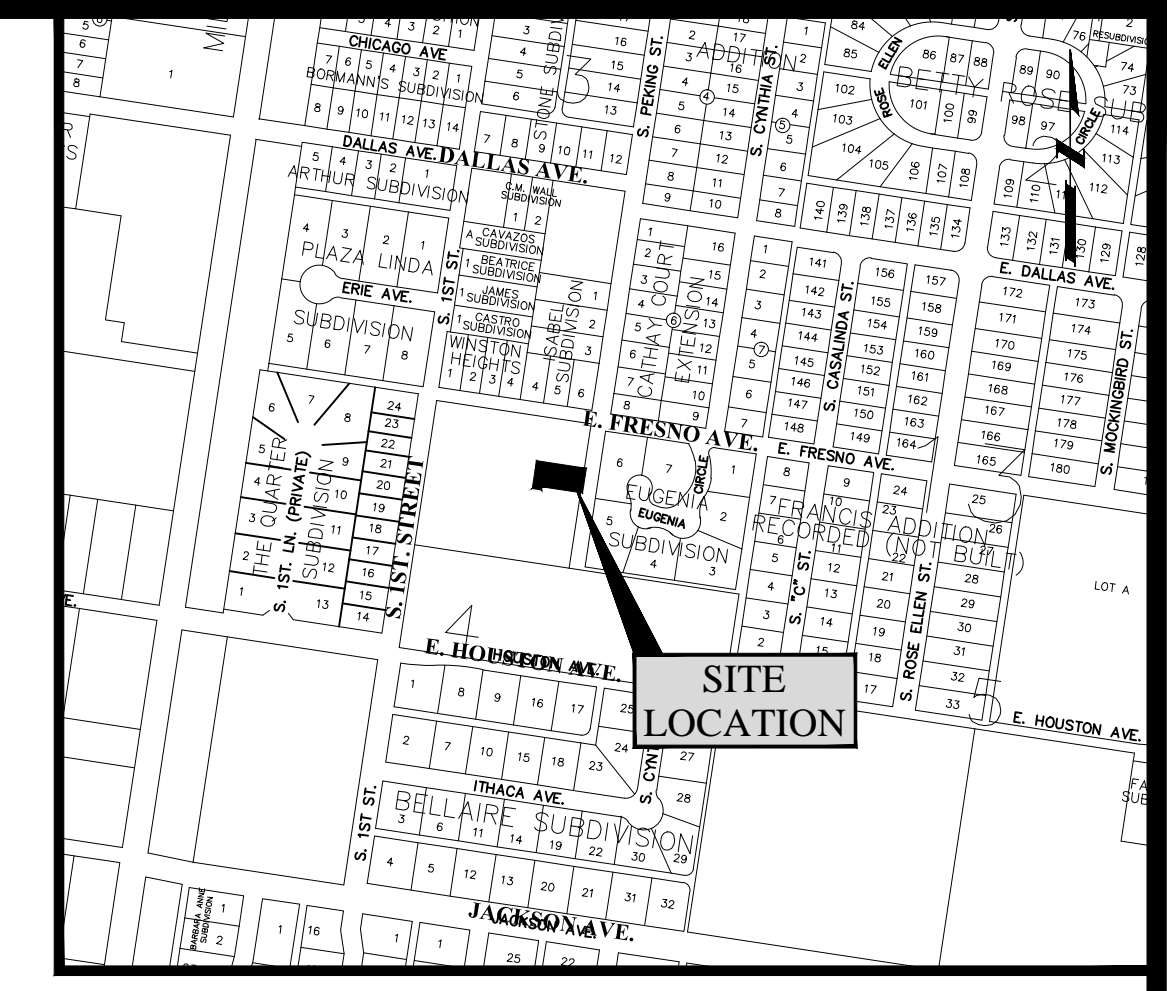
BY: _____
Mark Vega, P.E.
General Manager, McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

MPUB Secretary

DEVELOPER

BY: Marie Isabelle Gutierrez
Address: 600 S. Peking Street, McAllen, Texas, 78501



LOCATION MAP SCALE : 1" = 500'

METES AND BOUNDS DESCRIPTION

BEING A 0.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE EAST 106.67 FEET OF THE NORTH 176.11 FEET AND THE EAST 15.0 FEET OF THE WEST 300.0 FEET OF THE NORTH 184.22 FEET ALL OUT OF LOT 11, RANCHO DE LA FRUTA SUBDIVISION NO. 1, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 06, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.16 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 11 LOCATED WITHIN THE PAVED SECTION OF E. FRESNO AVE.; THENCE, AS FOLLOWS:

SOUTH, COINCIDENT WITH THE EAST LINE OF SAID LOT 11, A DISTANCE OF 121.11 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, SOUTH, CONTINUING COINCIDENT WITH THE EAST OF SAID LOT 11, A DISTANCE OF 55.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 106.67 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, SOUTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 11, A DISTANCE OF 8.11 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR AN OUTSIDE SOUTHERN CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 15.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (5) THENCE, NORTH, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 11, A DISTANCE OF 63.11 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (6) THENCE, EAST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 121.67 FEET TO THE POINT OF BEGINNING, CONTAINING 0.16 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RANCHO DE LA FRUTA SUBD. NO. 1, McALLEN, H.C.T. N:\SUBDIVISIONPLATS\S.PEKINGS.ST.\0.16.060624

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

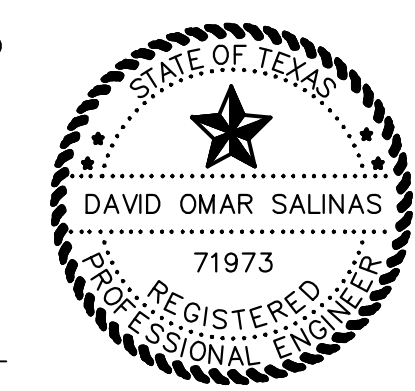
ON: _____ AT _____ AM/PM INSTRUMENT NUMBER _____ OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SOUTHFORK SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC. DATE OF PREPARATION: SEPTEMBER 16, 2024. JOB NUMBER: SP-24-26180

OWNER: ISABELLE O. GUTIERREZ 600 S. PEKING ST. McALLEN, TEXAS 78501



SEA
SALINAS ENGINEERING & ASSOC.
 (F-6675) (TBPLS-10065700)
 CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL AVE. McALLEN, TEXAS 78501
 (956) 682-9081 (956) 686-1489 (FAX)
 (956) 682-9081 (956) 686-1489 (FAX)
 TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78733 (512) 239-5263

STATE OF TEXAS
 COUNTY OF HIDALGO

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

OWNER: ISABELLE O. GUTIERREZ
 600 S. PEKING ST.
 McALLEN, TEXAS 78501

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISABELLE O. GUTIERREZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.



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

STATE OF TEXAS
 CITY OF McALLEN

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

MAYOR _____ DATE _____

STATE OF TEXAS
 CITY OF McALLEN

I, THE UNDERSIGNED 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 _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
 COUNTY OF HIDALGO

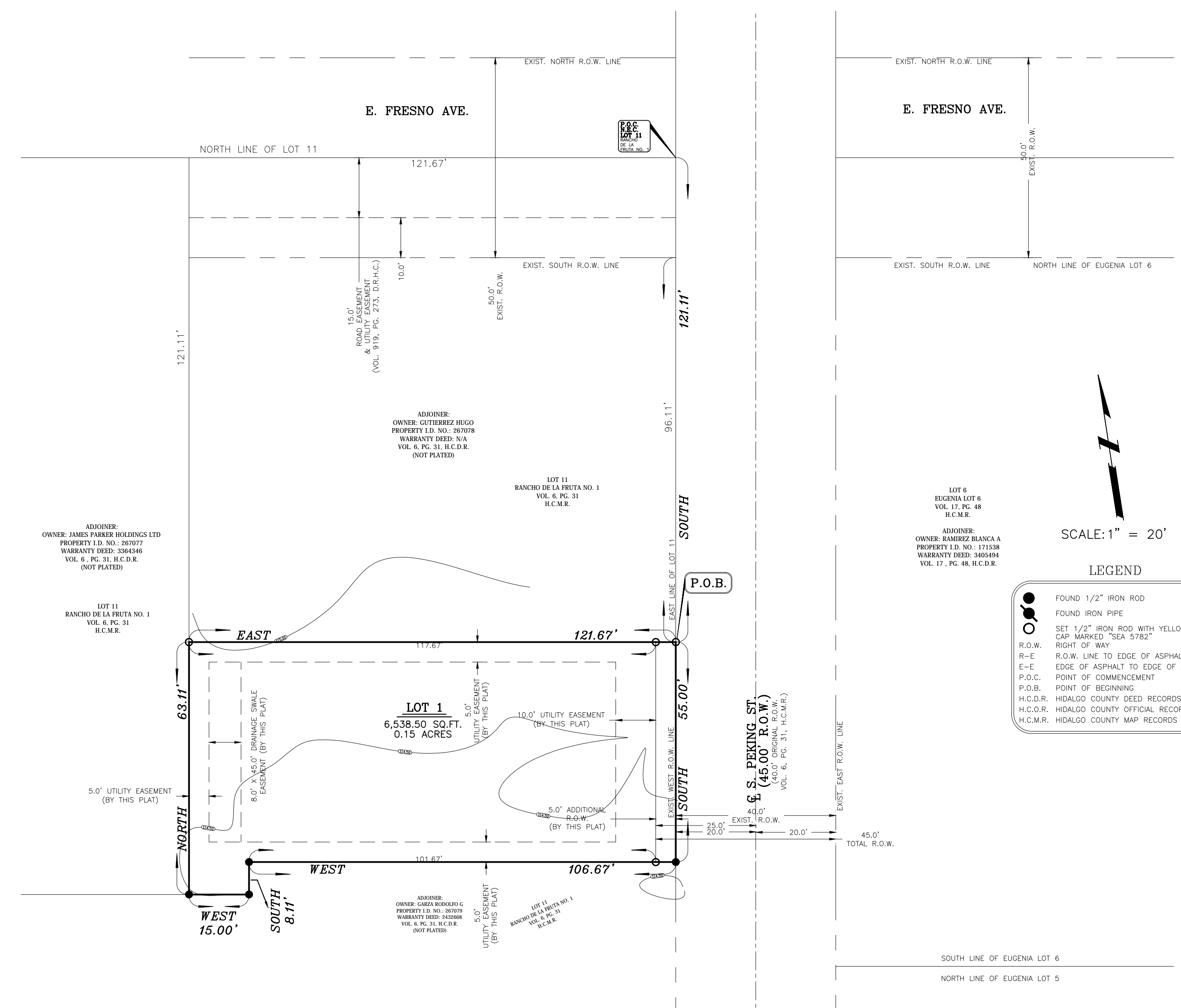
I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

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

STATE OF TEXAS
 COUNTY OF HIDALGO

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

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



LEGEND
 FOUND 1/2" IRON ROD
 FOUND IRON PIPE
 SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782" RIGHT OF WAY
 R-E R.O.W. LINE TO EDGE OF ASPHALT
 E-E EDGE OF ASPHALT TO EDGE OF ASPHALT
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 H.C.D.R. HIDALGO COUNTY DEED RECORDS
 H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
 H.C.M.R. HIDALGO COUNTY MAP RECORDS

SOUTHFORK SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS

BEING A 0.16 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE EAST 106.67 FEET OF THE NORTH 176.11 FEET AND THE EAST 15.0 FEET OF THE WEST 300.0 FEET OF THE NORTH 184.22 FEET ALL OUT OF LOT 11, RANCHO DE LA FRUTA SUBDIVISION NO. 1, McALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 06, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: 25.0 FT. OR GREATER FOR EASEMENTS OR OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES. SIDE: 6 FT. OR GREATER FOR EASEMENTS. REAR: 10.0 FT. OR GREATER FOR EASEMENTS. GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" (MEDIUM SHADING) ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED NOV. 2, 1982, COMMUNITY PANEL NO. 480343 0010 C. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG SOUTH 1ST. ST.
4. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 291.04 CUBIC FEET, OR, 0.007 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
5. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
6. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
7. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
8. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. BENCHMARK: McALLEN SURVEY CONTROL POINT NO. 79, LOCATED AT THE MC 79 IS AT THE NORTHEAST CORNER OF THE INTERSECTION OF MC COLL RD AND BUS 83. THE MONUMENT IS 8 FT. EAST FROM THE EOP OF MC COLL RD AND 40 FT. NORTH FROM THE R.R TRACK RUNNING ON THE EAST WEST DIRECTION. ELEV. = 116.20 FT. HORIZONTAL DATUM: NAD 83 VERTICAL DATUM: NAVD 88
10. 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.
11. COMMON AREAS, ANY PRIVATE DRIVES, GATES AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
12. A 4' WIDE MINIMUM SIDEWALK IS REQUIRED ALONG S. PEKING ST.

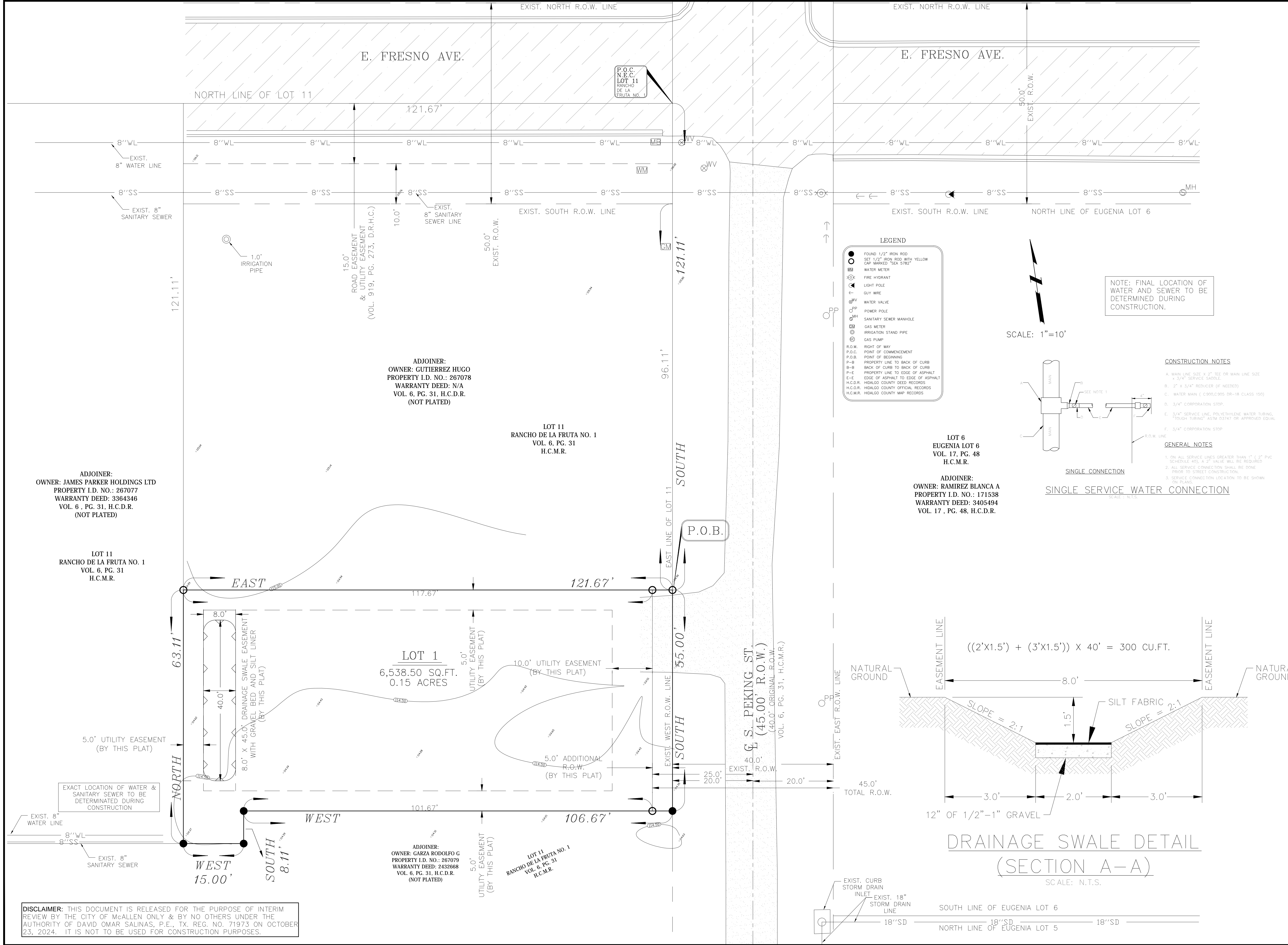
STATE OF TEXAS
 HIDALGO COUNTY IRRIGATION DISTRICT No. 2
 THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2024.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

ATTEST: _____
 PRESIDENT SECRETARY

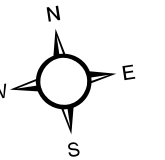
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ISABELLE O. GUTIERREZ	600 S. PEKING ST.	McALLEN, TEXAS 78501	(956) 454-7070	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON SEPTEMBER 16, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

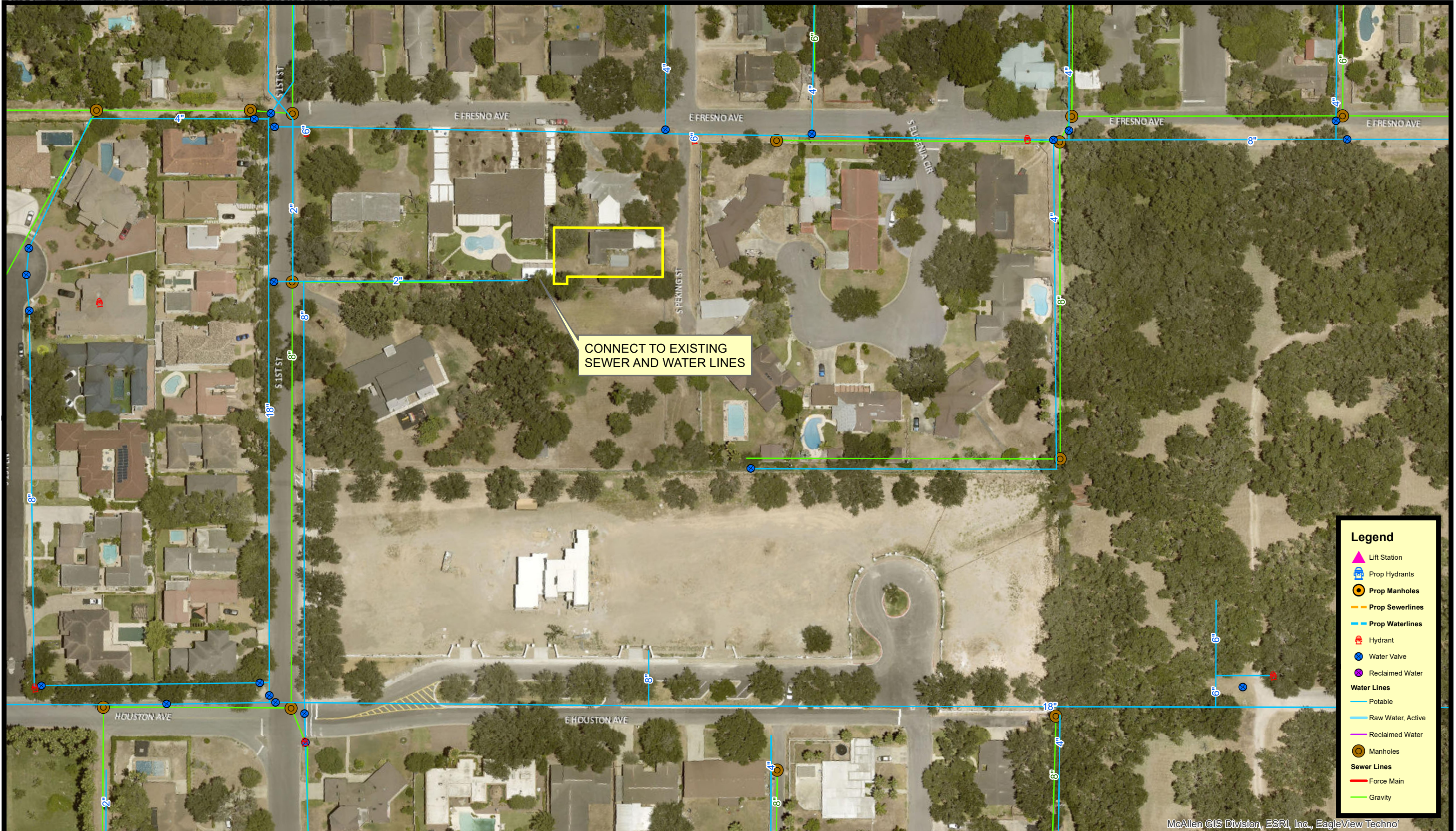


DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON OCTOBER 23, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SOUTHFORK SUBDIVISION



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



CONNECT TO EXISTING SEWER AND WATER LINES

Legend

- ▲ Lift Station
- 🚰 Prop Hydrants
- 🟡 Prop Manholes
- Prop Sewerlines
- Prop Waterlines
- 🚒 Hydrant
- ⊗ Water Valve
- ⊗ Reclaimed Water

Water Lines

- Potable
- Raw Water, Active
- Reclaimed Water

Manholes

- 🟡 Manholes

Sewer Lines

- Force Main
- Gravity



AGENDA ITEM 2.d.

PUBLIC UTILITY BOARD

DATE SUBMITTED 01/08/2025

MEETING DATE 1/14/2025

1. Agenda Item: Approval of the Pecan Luxury Living Subdivision (1 Lot, Apartments)

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: Sewerline Reimbursement to MPU for the West Central Project in the amount of \$5,301.08. Payment of a sewer reimbursement for the Bentsen Rd sewer project in the amount of \$17,954.01. Payment of water reimbursement for the Bentsen Water Rd project in the amount of \$2,583.27 and payment of a water reimbursement for the Ware Rd relocation project in the amount of \$9,960.10.

6. Routing:
Rafael Balderas Jr. Created/Initiated - 1/8/2025

7. Staff's Recommendation: Approval of subdivision as conditions set forth.

8. City Attorney: Approve. AWS

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

FROM: Erika Gomez, P.E., Utility Engineer

DATE: January 7, 2025

SUBJECT: **Pecan Luxury Living Subdivision; Consideration and Approval**

This property is located approximately 800 ft west of Ware Rd along the north side of FM 495. It is located within the McAllen City Limits and within MPU's Water and Wastewater CCN. The tract consists of 7.799 acres and is being proposed as R-3A, residential apartments.

The subdivision application was originally filed with the City on October 17, 2024 and received preliminary P&Z approval on November 5, 2024. The information required from the developer's engineer for this agenda was received on January 06, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 12-inch waterline along the north side of Pecan Blvd. and extend an 8-inch Waterline to and thru the subdivision and create an internal loop. Fire hydrants will be installed for fire protection.
2. **Wastewater Service:** The applicant is proposing to connect to an existing 8-inch sewerline running east of the property line and extend two 8-inch sewerlines to serve the interior service connections.
3. Developer has submitted a Reimbursement Waiver
4. This property falls under the Bentsen Rd Water and Sewer reimbursement Area as well as the west central improvements

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 sewer reimbursement for the West Central sewer project in the amount of \$5,301.08, 4.) Payment of a sewer reimbursement for the Bentsen Rd sewer project in the amount of \$17,954.01, 5.) Payment of water reimbursement for the Bentsen Water Rd project in the amount of \$2,583.27 and 6.) Payment of a water reimbursement for the Ware Rd relocation project in the amount of \$9,960.10.

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

MEMORANDUM

Date: January 03, 2025

To: Rafael Balderas, McAllen PUB

CC: Adryca Construction LLC,

From: Mario A. Reyna, P.E. 

Subject: PECAN LUXURY LIVING 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 12-inch waterline along the North side of Pecan Boulevard F.M. 495. Connections will be made to the existing 12-inch waterlines with an 8-inch waterline running internally and looping it back to the existing 12-inch waterlines. The proposed 8-inch water line will run within the proposed easements dedicated by plat and provide all necessary services and fire protection to the lots within said Pecan Luxury Living Subdivision.

SANITARY SEWER - MPUB:

There is an existing 8-inch sanitary sewer line running east along the east property line. A connection will be made to the existing 8-inch sanitary sewer line and the developer is extending a proposed 2-8-inch sanitary sewer lines to service the interior service connections of this subdivision. All necessary sewer lines shall be extended within property to service all proposed buildings with a single service connection.

Respectfully,



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

**SUBDIVISION REIMBURSEMENT WORKSHEET
PECAN LUXURY LIVING SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS			
SEWER:	MPU:WEST CENTRAL SEWER IMPROVEMENTS		
COST:	\$617.92 x 7.799 AC	\$4,819.16	
10% ADMIN FEE	<10 YEARS	481.92	
SEWER LINE REIMBURSEMENT			\$5,301.08

SEWER LINE REIMB. CALCULATIONS			
SEWER:	MPU:BENTSEN RD SEWER		
COST:	\$2,092.81 x 7.799 AC	\$16,321.83	
10% ADMIN FEE	<10 YEARS	1,632.18	
SEWER LINE REIMBURSEMENT			\$17,954.01

WATER LINE REIMB. CALCULATIONS			
WATER:	MPU:BENTSEN RD WATER		
COST:	\$301.12 x 7.799 AC	\$2,348.43	
10% ADMIN FEE	<10 YEARS	234.84	
WATER LINE REIMBURSEMENT			\$2,583.27

WATER LINE REIMB. CALCULATIONS			
WATER:	MPU: WARE RD WATER RELOCATION		
COST:	\$1,161.00 x 7.799 AC	\$9,054.64	
10% ADMIN FEE	<10 YEARS	905.46	
WATER LINE REIMBURSEMENT			\$9,960.10

TOTAL REIMBURSEMENT DUE **\$35,798.46**

Prepared By: *Erick Gomez* Date: 12/4/2024 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: *[Signature]*

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 ADRYCA CONSTRUCTION LLC, A LIMITED LIABILITY COMPANY, hereinafter called the DEVELOPER.

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

PECAN LUXURY LIVING SUBDIVISION and proposes to construct Utility Improvements as shown on a
(Subdivision Name)
Plan designed by Melden & Hunt, Inc. 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 6 day of FEBRUARY, 2025

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: _____
Adryca Construction LLC, a limited liability company
Roberto M. Garza, Manager
1804 N. 23rd Street,
McAllen, Hidalgo County, TX 78501

SUBDIVISION MAP OF PECAN LUXURY LIVING SUBDIVISION

**7,799 ACRES OUT OF LOT 5, BLOCK 2,
C.E. HAMMOND SUBDIVISION
CITY OF McALLEN
HIDALGO COUNTY, TEXAS**

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PECAN LUXURY LIVING 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 IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OF THE UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF UVALDE AVENUE FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

Jucar Apartments, LLC.
210 Sovereign Sala Gallegos, Managing Member
By: Centro De Negocios Navarros SA DE CV
Member
800 West Dallas
McAllen, Texas 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SEVERINO SALA GALLEGOS, 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 _____ 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, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. REYNA, PROFESSIONAL ENGINEER NO. 117388
DATE PREPARED: _____
ENGINEER REG. NO. 34121-00
DATE REVISED: _____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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 PECAN LUXURY LIVING SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01-18-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HERON DESCRIBED.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR NO. 6238
DATE SURVEYED: 01-18-2024
SURVEY REG. NO. 21732-00



METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 7,799 ACRES SITUATED IN THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS BEING A PART OR PORTION OF LOT 5, BLOCK 2, C.E. HAMMOND SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 8, HIDALGO COUNTY MAP RECORDS, WHICH SAID 7,799 ACRES WERE CONVEYED TO JUCAR APARTMENTS, L.L.C., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 191448, HIDALGO COUNTY OFFICIAL RECORDS, SAID 7,799 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND ON THE WEST LINE OF SAID LOT 5, BLOCK 2 AND AT THE SOUTHEAST CORNER OF STC WEST 15 ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 213390, HIDALGO COUNTY MAP RECORDS AND BEING ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF PECAN AVENUE, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

1. THENCE, N 08° 35' 44" E ALONG THE WEST LINE OF SAID LOT 5, BLOCK 2 AND THE EAST LINE OF SAID STC WEST 15 ACRES SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASS THE FUTURE NORTH RIGHT-OF-WAY LINE ACCORDING TO HIDALGO COUNTY THOROUGHFARE PLAN, CONTINUING A TOTAL DISTANCE OF 1,138.17 FEET TO A NO. 4 REBAR SET (NORTHING: 1606537.057, EASTING: 1062277.596) ON THE SOUTH LINE OF A CERTAIN 70.00 FOOT CANAL RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 84° 17' 34" E ALONG THE SOUTH LINE OF SAID 70.00 FOOT CANAL RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, A DISTANCE OF 348.85 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 38' 44" W A DISTANCE OF 845.84 FEET TO A NO. 4 REBAR SET (FROM WHICH A NO. 5 REBAR FOUND BEARS S 18° 12' 54" W A DISTANCE OF 0.94 FEET) AT THE NORTHEAST CORNER OF LOT 1, FERN VALLEY SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 36, PAGE 468, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 23' 16" W ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 192.00 FEET TO A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 38' 44" W ALONG THE WEST LINE OF SAID LOT 1, AT A DISTANCE OF 290.00 FEET PASS THE FUTURE NORTH RIGHT-OF-WAY LINE ACCORDING TO HIDALGO COUNTY THOROUGHFARE PLAN, AT A DISTANCE OF 300.00 FEET PASSES THE SOUTHWEST CORNER OF SAID LOT 1, CONTINUING A TOTAL DISTANCE OF 310.00 FEET TO A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF PECAN AVENUE, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 81° 23' 16" W ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF PECAN AVENUE, A DISTANCE OF 155.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 7,799 ACRES OF LAND, MORE OR LESS.

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 _____

GENERAL NOTES:

1. THE SITE LIES IN ZONE "B". ZONE "B" IS DEFINED AS "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. ZONE "B" SHOWN ON: COMMUNITY PANEL NUMBER: 480343 0010 C MAP REVISED: NOVEMBER 2, 1982
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 1" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:
FRONT: 20 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
REAR: 10 FT. IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
INTERIOR SIDES: 6 FT. IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
CORNER: 10 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 71,909.00 CUBIC FEET (1,551 AC FT.). AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. CITY OF McALLEN BENCHMARK: "MC 70" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999 BEING LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FM 495 & WARE RD. 30" ALUM. PIPE WITH A 3" BRASS MONUMENT CAP ON TOP AT ELEVATION = 122.53, NORTHING: 16605119.2755, EASTING: 1063388.45771 (NAVD83).
6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
7. 4 FT. WIDE MINIMUM SIDEWALK ALONGS PECAN BOULEVARD (FM 495).
8. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONEUSES.
9. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONEUSES.
10. SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
11. COMMONMENTIONED AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.
12. A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
13. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITIONS WAS APPROVED. FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UP FRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR PECAN LUXURY SUBDIVISION ARE BASED ON \$700.00 PER LOT/DWELLING UNIT. FOR EACH OF THE PROPOSED LOT/DWELLING UNITS, \$35,700.00 IS TO BE PAID BEFORE PLAT RECORDING; THEREAFTER THE PARK FEE AT A RATE OF \$390.00 PER LOT/DWELLING UNIT WILL BE PAID AT TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF FEES IN LIEU OF LAND DEDICATION WAS APPROVED ON _____ WITH THE CONDITIONS LISTED.

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 _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT, OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

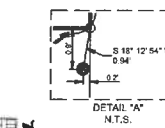
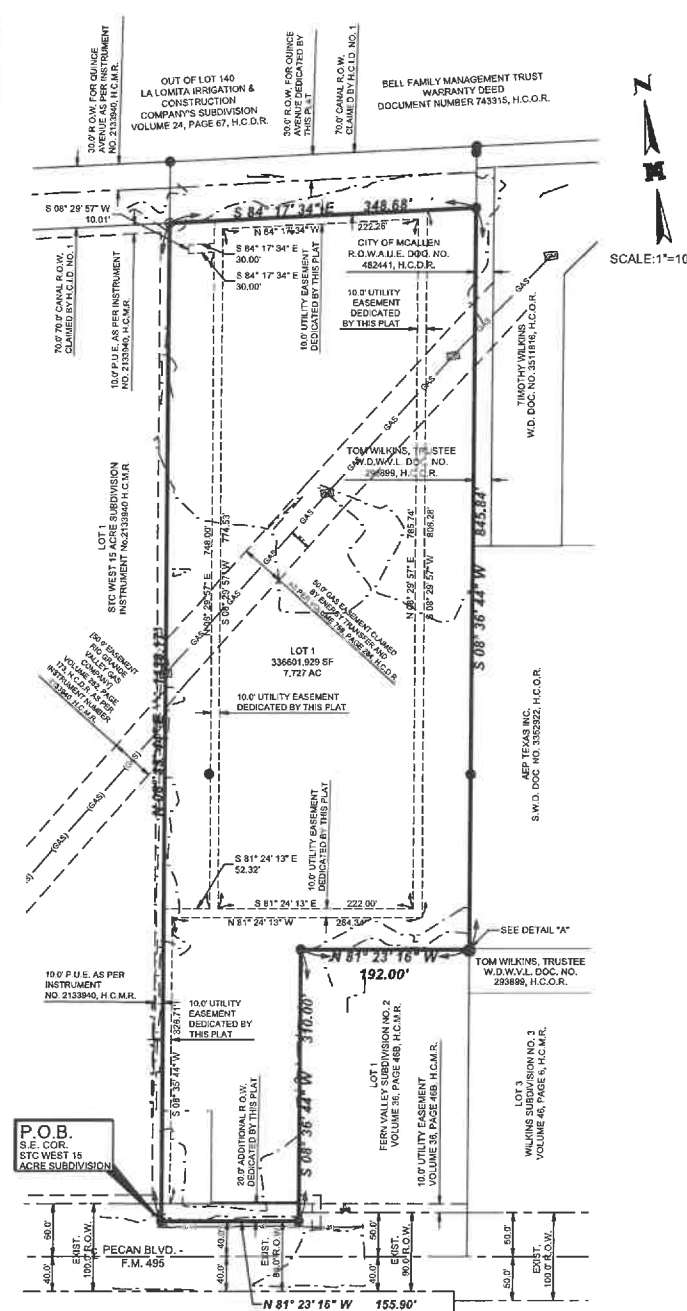
O.E. BRAND JR., PRESIDENT _____ MARK FREELAND, SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

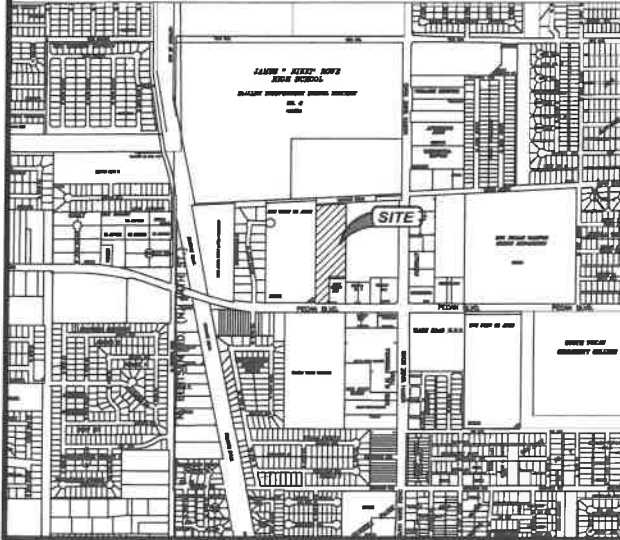
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE 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. _____ DATE _____
GENERAL MANAGER



LOCATION MAP SCALE: 1"=1000'



- ### LEGEND
- FOUND NO. 4 REBAR
 - ▲ FOUND PK NAIL
 - ⊙ FOUND 2" STEEL POST
 - ⊙ FOUND "X" MARK IN STUMP
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - ⊙ SET "X" MARK ON CONCRETE
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
 - VOL. - VOLUME
 - P.G. - PAGE
 - P.O.B. - POINT OF BEGINNING
 - S.E. COR. - SOUTHEAST CORNER

TEXAS REGIST F-1435
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

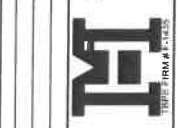
DRAWN BY: _____ DATE _____
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____



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

BY DATE
MELDEN & HUNT, INC.
 CONSULTANTS ENGINEERS & SURVEYORS
 115 W. McINTYRE - EDINBURG, TX 78541
 P.H. (956) 381-0861 - FAX: (956) 381-1639
 ESTABLISHED 1967 - www.meldenandhunt.com



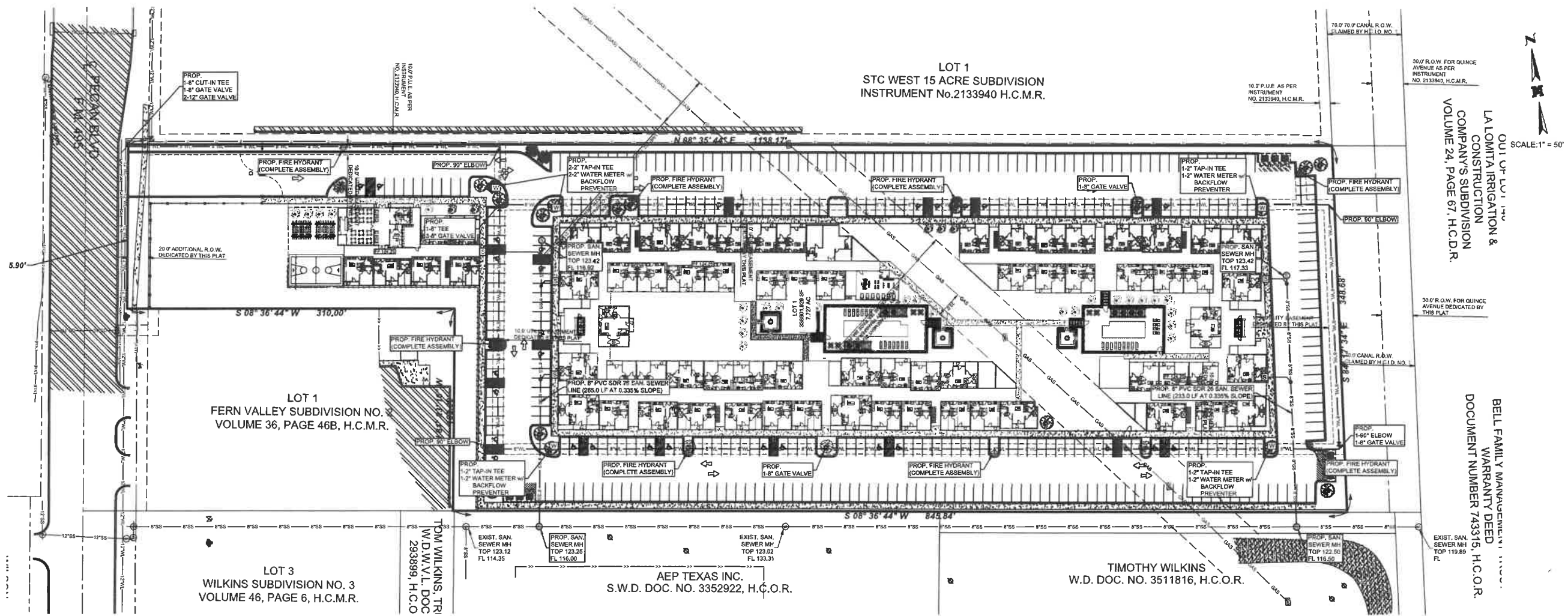
PROJECT ENG. M.A.R.
 T. BOOK: P.C.
 1. RELEASE DATE:
 2. RELEASE DATE:
 3. RELEASE DATE:
 SCALE: AS SHOWN

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF MARIO A. REVINA, P.E. 177388 ON DECEMBER 14, 2024. IT IS NOT TO BE USED FOR ANY OTHER BIDDING OR PERMIT PURPOSES.

PECAN LUXURY LIVING SUBDIVISION
 McALLEN, HIDALGO COUNTY, TEXAS

WATER AND SEWER LAYOUT

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 File Name: 24124.00
 SHEET 1 OF 1



SCALE: 1" = 50'

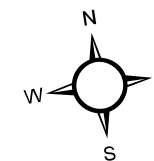
OUT OF LOT 1
 LA LOMITA IRRIGATION &
 CONSTRUCTION
 COMPANY'S SUBDIVISION
 VOLUME 24, PAGE 67, H.C.D.R.

BELL FAMILY MANAGEMENT, L.P.
 WARRANTY DEED
 DOCUMENT NUMBER 743315, H.C.O.R.

- LEGEND**
- FOUND No. 4 REBAR
 - FOUND No. 5 REBAR
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 - POWER POLE
 - GUY WIRE
 - SINGLE POST SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - TYPE "A" INLET
 - IRRIGATION VALVE
 - IRRIGATION CONTROL VALVE
 - IRRIGATION STAND PIPE (SIZE AS NOTED)
 - IRRIGATION VENT (SIZE AS NOTED)
 - GAS VALVE
 - GAS MARKER
 - 6"x4" CONCRETE BASE FOR TRANSFORMER
 - FENCE
 - WOOD FENCE
 - 24" STORM SEWER LINE
 - 12" SANITARY SEWER LINE
 - 12" SANITARY SEWER LINE
 - 8" WATER LINE
 - IRR — IRRIGATION LINE
 - GAS — GAS LINE
 - O.P. — OVERHEAD POWER LINE
 - ASPHALT STRIPING WHITE DASHED
 - SPOTTED AT&T LINE [APPROXIMATE LOCATION]
 - SPOTTED FIBER OPTIC LINE [APPROXIMATE LOCATION]
 - SPOTTED GAS LINE [APPROXIMATE LOCATION]
 - ASPHALT AREA
 - CONCRETE AREA
 - CALICHE DRIVEWAY
 - B-S — BACK OF CURB TO BACK OF CURB
 - 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
 - H.C.I.D. — HIDALGO COUNTY IRRIGATION DISTRICT
 - S.E. COR. — SOUTHEAST CORNER
 - P.O.B. — POINT OF BEGINNING
 - DOC. NO. — DOCUMENT NUMBER
 - W.D. — WARRANTY DEED
 - S.W.D. — SPECIAL WARRANTY DEED
 - P.U.E. — PUBLIC UTILITY EASEMENT
 - R.O.W.A.E. — RIGHT OF WAY AND UTILITY EASEMENT
 - W.D.W.V.L. — WARRANTY DEED WITH VENDOR'S LIEN
 - N.T.S. — NOT TO SCALE

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

PECAN LUXURY LIVING SUBDIVISION



Legend

- ▲ Lift Station
- Prop Hydrants
- Prop Manholes
- Prop Sewerlines
- Prop Waterlines
- Hydrant
- Water Valve
- Reclaimed Water

Water Lines

- Potable
- Raw Water, Active
- Reclaimed Water

Manholes

- Manholes

Sewer Lines

- Force Main
- Gravity



AGENDA ITEM 2.e.

PUBLIC UTILITY BOARD

DATE SUBMITTED 01/08/2025

MEETING DATE 1/14/2025

1. Agenda Item: Consider Adopting a Resolution Expressing Official Intent to Reimburse Costs of Certain Capital Expenditures to Construct, Acquire, Purchase, Improve, Renovate, Enlarge, and Equip Improvements to the City's Waterworks System from Tax-Exempt Obligations to be Issued by the City of McAllen; Requesting Approval of a Reimbursement Resolution by the City of McAllen; and other Matters Related Thereto.

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

3. Nature of Request: Consider Adopting Resolution Expressing Official Intent to Reimburse Costs of Certain Capital Expenditures to Construct, Acquire, Purchase, Improve, Renovate, Enlarge, and Equip Improvements to the City's Waterworks And Sewer System from Tax-Exempt Obligations to be Issued by the City of McAllen; Requesting Approval of a Reimbursement Resolution by the City of McAllen; and other Matters Related Thereto.

4. Budgeted:

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

5. Reimbursement:

6. Routing:
J.J. Rodriguez Created/Initiated - 1/8/2025

7. Staff's Recommendation: Staff recommends that the resolution be adopted by the Board of Trustees.

8. City Attorney: Approve. AWS

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 written over the name Juan J. Rodriguez in the "From:" field.

Date: January 7, 2025

Subject: Resolution Expressing Official Intent to Reimburse Costs of Certain Capital Expenditures to Construct, Acquire, Purchase, Improve, Renovate, Enlarge, and Equip Improvements to the City's Waterworks System from Tax-Exempt Obligations to be Issued by the City of Mcallen; Requesting Approval of a Reimbursement Resolution by the City of Mcallen; and other Matters Related Thereto.

As you might recall at the Workshop held on December 12, 2024, the Board of Trustees (PUB) was provided with an update on our proposed brackish groundwater facility. One of the topics of discussion was related to financing options. A brief presentation was made by Anne Burger Entekin, with Hilltop Securities and MPU's Financial Advisor. During her presentation, staff asked if it would be prudent to have the PUB consider adoption of a resolution to enable MPU to be reimbursed for expenses incurred in advance of the issuance of revenue bonds. The consensus was that it would be a good strategy to implement.

Since then, staff has discussed this matter with Orlando "Jay" Juarez, Jr., with McCall, Parkhurst and Horton and MPU's Bond Counsel. Mr. Juarez concurred with the recommendation and proceeded to prepare the necessary documents. Attached for your consideration is a draft Resolution to effectuate the reimbursement process.

Please let me know if you have any questions or need additional information.

RESOLUTION NO. _____

EXPRESSING OFFICIAL INTENT TO REIMBURSE COSTS OF CERTAIN CAPITAL EXPENDITURES TO CONSTRUCT, ACQUIRE, PURCHASE, IMPROVE, RENOVATE, ENLARGE, AND EQUIP IMPROVEMENTS TO THE CITY'S WATERWORKS SYSTEM FROM TAX-EXEMPT OBLIGATIONS TO BE ISSUED BY THE CITY OF McALLEN; REQUESTING APPROVAL OF A REIMBURSEMENT RESOLUTION BY THE CITY OF McALLEN; AND OTHER MATTERS RELATED THERETO

THE STATE OF TEXAS :
COUNTY OF HIDALGO :
CITY OF McALLEN :

WHEREAS, the **UTILITY BOARD OF TRUSTEES (THE "BOARD")** of the **CITY OF McALLEN, TEXAS** (the "City") has determined that it is advisable to issue revenue bonds to construct, acquire, purchase, improve, renovate, enlarge, and equip the City's waterworks facilities, including for the planning, constructing, acquiring, improving, and equipping of a desalination plant (the "Project"); and

WHEREAS, the Board expects that costs of such Project will be expended prior to the issuance of obligations to finance the Project; and

WHEREAS, the Board finds, considers, and declares that the reimbursement for the payment of such expenditure will be appropriate and consistent with the lawful objectives of the Board; and

WHEREAS, to permit the reimbursement for expenses incurred using proceeds of bonds to be issued, the Board deems it advisable to request that the City consider and approve a resolution finding, considering, and declaring that the reimbursement for the payment of such expenditure will be appropriate and consistent with the lawful objectives of the City and, declaring the City's intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself at such time as it issues obligations to finance the Project;

THEREFORE, BE IT RESOLVED BY THE UTILITY BOARD OF TRUSTEES OF THE CITY OF McALLEN, TEXAS THAT:

SECTION 1. EXPECTATION TO INCUR DEBT. The Board reasonably expects the City to incur debt, as one or more series of obligations, with an aggregate maximum principal amount currently estimated not to exceed \$110,000,000, a portion of the proceeds of which are expected to be used for the purpose of paying the Project.

SECTION 2. REQUEST FOR CITY APPROVAL. The Board hereby requests that the City Commission of the City consider and approve a reimbursement resolution, in substantially the form attached hereto as Exhibit A, satisfying the official intent requirements set forth in section 1.150-2 of the Treasury Regulations.

SECTION 5. PUBLIC RECORD. The Board directs that this Resolution shall be maintained as a public record available for inspection by all persons in accordance with the provisions of Chapter 552, Texas Government Code, and that no later than 30 days after this date, this Resolution will be made available for inspection by all members of the general public at the

offices of the Board.

***ADOPTED AND APPROVED BY THE UTILITY BOARD OF TRUSTEES OF
THE CITY OF McALLEN, TEXAS ON THE 14TH DAY OF JANUARY, 2025.***

By _____
Charles Amos, Chairman

ATTEST:

Cynthia Salinas, Utility Board Secretary

** **

EXHIBIT A

FORM OF

RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN CAPITAL EXPENDITURES TO CONSTRUCT, ACQUIRE, PURCHASE, IMPROVE, RENOVATE, ENLARGE, AND EQUIP IMPROVEMENTS TO THE CITY'S WATERWORKS SYSTEM FROM OBLIGATIONS TO BE ISSUED BY THE CITY OF McALLEN, TEXAS, AND OTHER MATTERS RELATED THERETO

STATE OF TEXAS

COUNTY OF HIDALGO

CITY OF McALLEN

§
§
§

WHEREAS, the CITY OF McALLEN, TEXAS (the "*City*") deems it necessary and appropriate to construct, acquire, purchase, improve, renovate, enlarge, and equip the City's waterworks facilities, including for the planning, constructing, acquiring, improving, and equipping of a desalination plant (the "*Projects*"); and

WHEREAS, the City expects that it will pay expenditures in connection with the Projects prior to the issuance of obligations to finance the Projects; and

WHEREAS, the City finds, considers, and declares that the reimbursement of the City for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the City and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Projects; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was adopted was open to the public and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended;

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS THAT:

SECTION 1. EXPECTATION TO INCUR DEBT. The City reasonably expects to incur debt, as one or more series of obligations, with an aggregate maximum principal amount not to exceed \$110,000,000, the proceeds of which are expected to be used for the purpose of paying the costs of the Projects.

SECTION 2. REIMBURSEMENT OF PRIOR EXPENDITURES. All costs to be reimbursed pursuant hereto will be capital expenditures within the meaning of Section 1.150-2 of the Treasury Regulations. No tax-exempt obligations will be issued by the City in furtherance of this Resolution after a date which is later than 18 months after the later of (1) the date the expenditures are paid, or (2) the date on which the property, with respect to which such expenditures were made, is placed in service.

SECTION 3. THREE-YEAR LIMITATION FOR REIMBURSEMENT. The foregoing notwithstanding, no tax-exempt obligation will be issued pursuant to this Resolution more than three

years after the date any expenditure which is to be reimbursed is paid.

SECTION 4. PUBLIC RECORD. The City Commission directs that this Resolution shall be maintained as a public record available for inspection by all persons in accordance with the provisions of Chapter 552, Texas Government Code, and that no later than 30 days after this date, this Resolution will be made available for inspection by all members of the general public at the offices of the City.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN, TEXAS AT A REGULAR MEETING HELD ON THE 27TH DAY OF JANUARY, 2025, AT WHICH MEETING A QUORUM WAS PRESENT.

Javier Villalobos, Mayor

ATTEST:

Perla Lara, TRMC/CMC, CPM , City
Secretary

(SEAL)

** **



AGENDA ITEM 3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 12/31/2024

MEETING DATE 1/14/2025

1. Agenda Item: Consideration and Approval of BuyBoard Proposal for Manhole Rehabilitation Project 2025. Project No. 01-25-C12-01

2. Party Making Request:
Erika Gomez, Developmental Activities

3. Nature of Request: The consideration and approval of BuyBoard Proposal for Manhole Rehabilitation Project 2025.

4. Budgeted:

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

5. Reimbursement:

6. Routing:
Patrick Gray Created/Initiated - 12/31/2024

7. Staff's Recommendation: Staff recommends the consideration and approval of BuyBoard Proposal for Manhole Rehabilitation Project 2025.

8. City Attorney: Approve. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

Memo

To: Mark Vega, P.E., General Manager
Thru: Erika Gomez, P.E., Utility Engineer
From: Patrick R. Gray, E.I.T, GIS Coordinator
Date: January 14, 2025
Re: **Consideration and Approval of BuyBoard Proposal for Manhole Rehabilitation Project 2025 - Project No. 01-25-C12-01**

For this fiscal year's sanitary sewer manhole rehabilitation plan, staff is requesting McAllen Public Utility Board consideration of a proposal for the rehabilitation of sewer manholes that have been deemed in need of repair or replacement. A budget of \$600,000 for manhole rehabilitation has been established for the 2024-2025 Fiscal Year.

The scope of this project consists of the rehabilitation of 72 sewer manholes and 3 lift stations. The rehabilitation includes cover replacement, structural repair with concrete and a geopolymer coating and bench repair.

Staff has obtained a proposal of \$450,335.00 from Southern Trenchless Solutions for this phase of manhole rehabilitation. Attached is a copy of the proposed quote.

Staff recommends approval of the BuyBoard proposal for the rehabilitation of the 75 sanitary sewer manholes and lift stations.

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

Thank You



Quote Issued 12/27/2024

Quote # 24-500-700

Invoice Issued: _____

Invoice: _____

Purchase Order #: _____

P O Box 8084; Weslaco, TX 78599
 1200 W Exp 83, La Feria, TX 78559
 Ph# 956-277-0354 Fax# 956-277-0355
 Adminstx@southerntrenchless.com

Project: City of McAllen -
 Manhole Rehab PH 7

BuyBoard # 730-24

Line	Item	Description	Qty	Unit	Unit Price	Total
1	231	Mobilization / Demobilization	1	EA	3,750.00	3,750.00
2	90	Premium manhole frame and cover (Composite Manhole Cover)	56	EA	850.00	47,600.00
3	95	Manhole Rehabilitation - cementitious	8,300	SF	20.00	166,000.00
4	98	Manhole Rehabilitation - epoxy	8,300	SF	20.00	166,000.00
5	95	Manhole Rehabilitation - cementitious (if fiberglass MH on bench or chimney)	750	SF	32.00	24,000.00
6	98	Manhole Rehabilitation - epoxy (if fiberglass MH on bench or chimney)	750	SF	32.00	24,000.00
7	104	Manhole Bench Reconstruction	15	EA	999.00	14,985.00
8	95	Manhole Rehabilitation - cementitious (For Lift Station Install)	100	SF	20.00	2,000.00
9	98	Manhole Rehabilitation - epoxy (For Lift Station Install)	100	SF	20.00	2,000.00
10	105	Void Filling Exterior of Manhole Structure	0	CF	75.00	0.00

Total

Exclusions:
 1. Does Not Include ByPass or Point Repairs
 2. Water to be Provided by the City at no charge to Southern Trenchless, LLC.
 3. Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

Instructions
 **Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.

Signature: _____ Print Name: _____
 Title: _____

***** Please Make Checks Payable To:**

Southern Trenchless Solutions, LLC.
 PO Box 8084
 Weslaco, TX 78599

We Appreciate Your Business!!!



Quote Issued 12/27/2024

Quote # 24-500-700

Invoice Issued: _____

Invoice: _____

Purchase Order #: _____

P O Box 8084; Weslaco, TX 78599
 1200 W Exp 83, La Feria, TX 78559
 Ph# 956-277-0354 Fax# 956-277-0355
 Adminstx@southerntrenchless.com

Project: City of McAllen -
 Manhole Rehab PH 7

BuyBoard # 730-24

Line	Item	Description	Qty	Unit	Unit Price	Total
11	MISC	Fiberglass Patch 1' x 1' x 1/2"	0	EA	50.00	0.00
12	MISC	Asphalt Patch 5' x 5' x 2" (Perma Patch)	0	EA	500.00	0.00
		Traffic control provided by STS. TCP will be sent if necessary, at no additional cost to MPU.				
		**** Quote #24-500-700 will be good for 30 days ****				

Total \$450,335.00

Exclusions:
 1. Does Not Include ByPass or Point Repairs
 2. Water to be Provided by the City at no charge to Southern Trenchless, LLC.
 3. Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC.

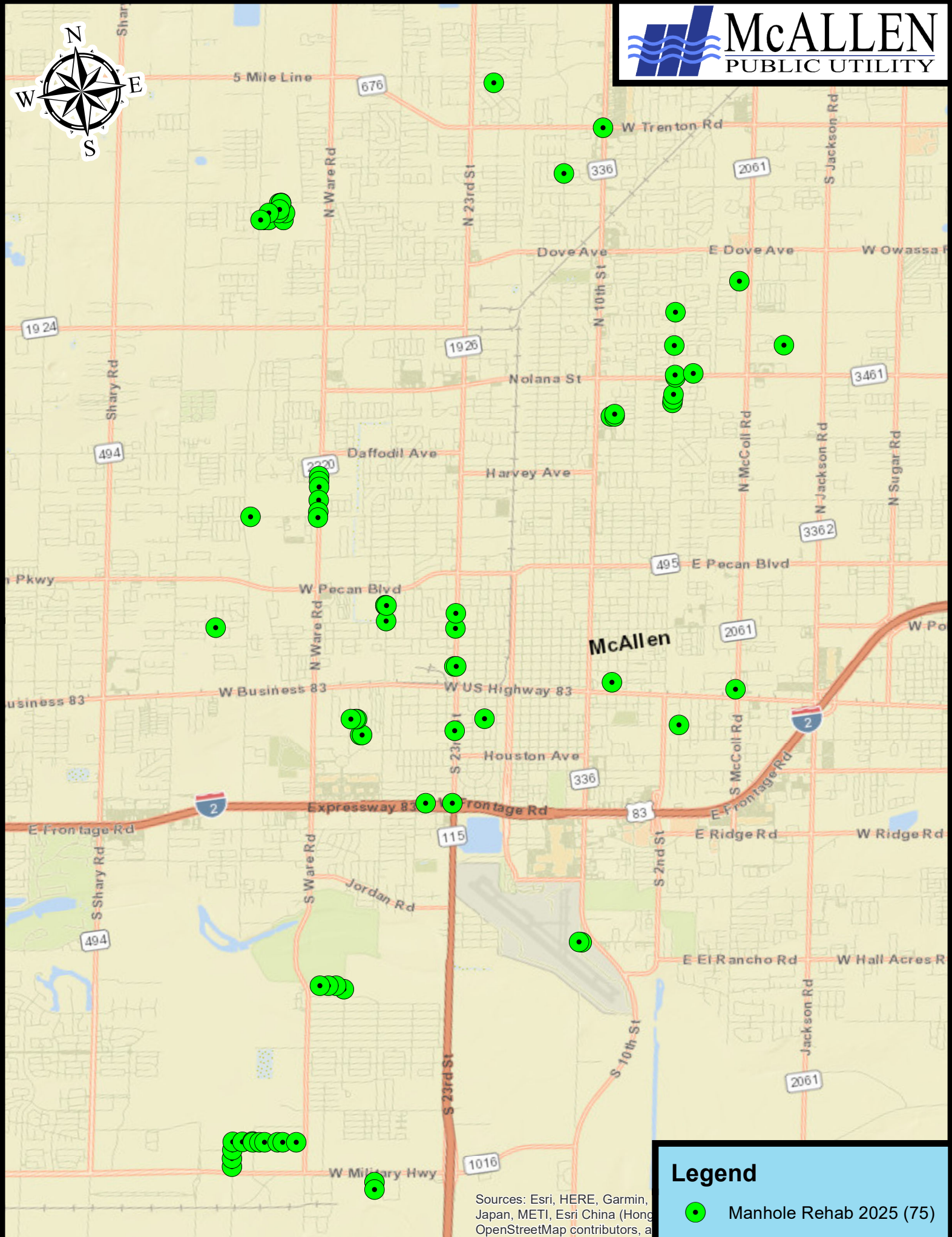
Instructions
 **Upon Receipt of Signed Proposal & Purchase Order we will begin to execute contract.

Signature: _____ Print Name: _____
 Title: _____


***** Please Make Checks Payable To:**

Southern Trenchless Solutions, LLC.
 PO Box 8084
 Weslaco, TX 78599

We Appreciate Your Business!!!



Legend

-  Manhole Rehab 2025 (75)

Sources: Esri, HERE, Garmin, Japan, METI, Esri China (Hong Kong), Swatch, Bing, OpenStreetMap contributors, and the GIS User Community



AGENDA ITEM 3.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED 01/08/2025

MEETING DATE 1/14/2025

1. Agenda Item: Consideration and Approval of Change Order No. 1 for the Balboa Waterline Improvements Phase III - Project No. 07-24-C24-507 (CDBG Funded)
2. Party Making Request: Erika Gomez, Developmental Activities
3. Nature of Request: Consideration and Approval of Change Order No. 1 for the Balboa Waterline Improvements Phase III Project (CDBG Funded)
4. Budgeted: Yes

Bid Amount:	<u>\$384,941</u>	Budgeted Amount:	<u>\$384,941</u>
Under Budget:	<u>\$0.00</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$0.00</u>
5. Reimbursement:
6. Routing:

Erika Gomez	Created/Initiated - 1/8/2025
Julia Lash	Approved - 1/8/2025
Gerardo Noriega	Final Approval - 1/8/2025
7. Staff's Recommendation: Approved as conditions set forth
8. City Attorney: Approve. AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

Memo

TO: Marco A Vega, P.E., General Manager
FROM: Erika Gomez, P.E., Assistant Utility Engineer
DATE: January 1st, 2025
SUBJECT: **Consideration and Approval of Change Order No. 1 for the Balboa Waterline Improvements Phase III Project- Project No. 07-24-C24-507 (CDBG Funded)**

Construction on the subject project is progressing. The Project area is generally located in the vicinity of Ware Rd and Idela Avenue. Staff is proposing approval of Change Order # 1 to address reconciliation of quantities, including additional pavement in the alley between 33rd Street and 29th Street. This additional pavement will enhance the project by improving the entire alley pavement, rather than limiting repairs to the trench area.

The additional scope resulted in a net increase in the contract amount by \$54,836. This project is being funded by CDBG Grant.

This Change Order will also add 33 days to contract time to address weather days, and additional scope of work.

A table summarizing funding contributions is shown below.

Project Name	Original Contract (Funded by CDBG)	Change Order 1 (Funded by original CDBG award)	Change Order 1 (Pending reallocation of additional funds from CDBG)	TOTAL
Alley between Helena Ave. & Idela Ave. Waterline Improv. (CDBG-Ph. III)	\$330,105.00	\$27,846	\$26,990	\$384,941
TOTAL	\$330,105.00	\$27,846	\$26,990	\$384,941

Attached is a Change Order form along with an itemized table summarizing quantity and cost reconciliation.

Staff recommends approval of Change order No. 1 in the **increase** amount of **\$54,836** for a new total contract amount of \$384,941 and approval of the addition of calendar days as shown in Change Order form.

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

CHANGE ORDER

NO. 1

PROJECT:	Balboa Waterline Improvements Phase III (CDBG Funded)	DATE OF ISSUANCE:	January 7, 2025
OWNER:	McAllen Public Utility	OWNER'S PROJECT NO.:	07-24-C24-507
ADDRESS:	P.O. Box 220 McAllen, Texas 78505-0220		
CONTRACTOR:	RDH Site & Concrete	ENGINEER:	MPU In-House
ADDRESS:	3809 Clavel St, suite D Palmview, TX 78572		

The terms of the Agreement, dated August 20, 2024 between Owner and Contractor are amended as follows:

Attachments: Change Order Tabulation

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIME:
Original Contract Price \$330,105.00	Original Contract Time 90 calendar days
Previous Change Order No.s: 0	Change from Previous Change Orders 0 calendar days
Contract Price prior to this Change Order \$330,105.00	Contract Time prior to this Change Order 90 calendar days
Net Increase (Decrease) of this Change Order 54,836.00	Net Increase of this Change Order 33 calendar days
Contract Price with all approved Change Orders 384,941.00	Contract Time with all approved Change Orders 123 calendar days

APPROVED:

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

RECOMMENDED:

MPU Utility Engineer
Erika Gomez, P.E., Utility Engineer

APPROVED:

Contractor
Teri Puente
RDH Site & Concrete

RECOMMENDED:

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

Director of Grants Administration
Julia Lash



	AGENDA ITEM	<u>4.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	01/08/2025
	MEETING DATE	1/14/2025

1. **Agenda Item: Consideration and Possible Action Calling a General Election in the City of McAllen on May 3, 2025. Consideración para aprobación de una Ordenanza convocando una elección General en la Ciudad de McAllen el 3 de mayo, 2025.**

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 - 1/8/2025

7. **Staff's Recommendation:**

8. **City Attorney: Approve. AWS**

9. **MPU General Manager: Approved - MAV**

10. **Director of Finance for Utilities: Approved - MSC**

Memo

TO: Isaac J Tawil, City Manager
Mark Vega, General Manager
FROM: Perla Lara, City Secretary
CC: Mayor and City Commissioners and McAllen Public Utility Board
Austin Stevenson, City Attorney
Michelle Rivera, Assistant City Manager
DATE: January 6, 2025
RE: Ordinance/Order calling the General City Election

GOAL: Adoption of an ordinance/order calling a General City Election for May 3, 2025.

BRIEF EXPLANATION: Key points relating to the proposed Election Ordinance:

- Seats up for vote as part of the General Election are: Mayor and Single Member Districts 1, 2, and 3 respectively, and PUB Trustee Places "A" and "D".
- The last day to file for a place on the General Election ballot is Friday, February 14th by 5:00 PM. Early voting schedule (hours subject to change):

Monday, April 21 st	7:00 AM – 7:00 PM
Tuesday, April 22 nd	7:00 AM – 7:00 PM
Wednesday, April 23 rd	7:00 AM – 7:00 PM
Thursday, April 24 th	7:00 AM – 7:00 PM
Friday, April 25 th	7:00 AM – 7:00 PM
Saturday, April 26 th	7:00 AM – 7:00 PM
Monday, April 28 th	7:00 AM – 7:00 PM
Tuesday, April 29 th	7:00 AM – 7:00 PM

- The Firemans Pump House, Lark Community Center and Palm View Community Center will be polling places for Early Voting.
- A list of recommended Election Presiding Judges and Alternate Judges for Early Voting and Election Day is attached for your consideration. As a reminder, Election Day Presiding Judges must be registered voters in the respective jurisdiction (single member districts) for which the appointment is being made.
- Election Day Polling places open from 7:00 AM to 7:00 PM:
 - District 1 – Gonzalez Elementary
 - District 2 – Lark Community Center
 - District 3 – Achieve Early College High School at Lincoln
 - District 4 – Palm View Community Center
 - District 5 – McAllen High School (McHi)
 - District 6 – Fields Elementary
- If necessary, a Runoff Election, said date to be announced.

RECOMMENDATION: Adoption of an ordinance/order as outlined.

Memorándum

PARA: Isaac J. Tawil, Administrador de la Ciudad
Mark Vega, Administrador General
LES INFORMA: Perla Lara, Secretaria de la Ciudad
FOTOCOPIA: Alcalde, Comisionados y Fideicomisarios del Consejo Administrativo de Servicios Públicos
Austin Stevenson, Abogado de la Ciudad
Michelle Rivera, Asistente del Administrador de la Ciudad
FECHA: 6 enero 2025
RE: Elección General de la Ciudad

META: Delineación y adopción de la ordenanza y orden convocando una Elección General en la Ciudad de McAllen el 3 de mayo, 2025.

EXPLICACIÓN: Aquí se les notifica los siguientes puntos relacionados a la propuesta Ordenanza y Orden:

- La Elección General es para elegir un Alcalde y tres (3) Comisionados para la Mesa Directiva de la Ciudad de McAllen (uno para cada Distrito Uní-miembro 1, 2 y 3) y dos (2) Fideicomisarios para el Consejo Administrativo de Servicios Públicos (uno para cada Puesto "A" y "D").
- La fecha plazo para emitir la solicitud para candidatura para uno de los puestos en la boleta de la Elección General será el viernes, 14 de febrero, 5:00 PM.
- La votación temprana en persona se desarrollará conforme al siguiente horario (horas sujetas a cambio):

Lunes, 21 de abril	7:00 AM – 7:00 PM
Martes, 22 de abril	7:00 AM – 7:00 PM
Miércoles, 23 de abril	7:00 AM – 7:00 PM
Jueves, 24 de abril	7:00 AM – 7:00 PM
Viernes, 25 de abril	7:00 AM – 7:00 PM
Sábado, 26 de abril	7:00 AM – 7:00 PM
Lunes, 28 de abril	7:00 AM – 7:00 PM
Martes, 29 de abril	7:00 AM – 7:00 PM

- El Firemans Pump House y los Centros Comunitarios Lark y Palm View permanecerán como casillas electorales de la votación temprana.
- Adjunto se encuentra una compilación de personas encomendadas para trabajar en las casillas electorales durante el periodo de la votación temprana, así como en el día de la elección. Solo un recordatorio de que en el día de la elección los jueces y jueces alternos deberán ser votantes registrados de la ciudad, así como en el distrito uní miembro cual estarán representando en las casillas.
- Las casillas electorales abrirán de 7:00 AM hasta las 7:00 PM en el día de la elección:
 - Distrito 1 – Escuela Primaria González
 - Distrito 2 – Centro Comunitario Lark
 - Distrito 3 – Universidad Temprana Achieve Lincoln High
 - Distrito 4 – Centro Comunitario Palm View
 - Distrito 5 – Escuela Preparatoria McAllen High (McHi)
 - Distrito 6 – Escuela Primaria Fields
- Si es necesario, la elección de desempate; será sujeta a ser anunciada.

RECOMENDACIÓN: Aprobación de la ordenanza y orden, así como se indica.

ORDINANCE NO. 2025 - ____
PUB ORDER NO. 2025 - ____

AN ORDINANCE CALLING A GENERAL ELECTION IN McALLEN, TEXAS, FOR THE PURPOSE OF ELECTING ONE MAYOR AND THREE COMMISSIONERS TO THE BOARD OF COMMISSIONERS OF McALLEN, TEXAS: ONE COMMISSIONER FOR EACH OF THE RESPECTIVE SINGLE MEMBER DISTRICTS 1, 2 AND 3 AND TWO TRUSTEES TO THE McALLEN PUBLIC UTILITY BOARD: ONE TRUSTEE FOR PLACE “A” AND ONE TRUSTEE FOR PLACE “D”; ELECTION TO BE HELD ON THE FIRST SATURDAY IN MAY, 2025, SAID DATE BEING MAY 3, 2025; DESIGNATING THE VOTING PRECINCTS FOR SUCH ELECTION; DESIGNATING THE POLLING PLACES FOR THE ELECTION; SPECIFYING THE DATES AND TIMES THE POLLS SHALL BE OPEN FOR EARLY VOTING BY PERSONAL APPEARANCE AND ON ELECTION DAY; PROVIDING FOR THE USE OF VOTING MACHINES; PROVIDING FOR THE APPOINTMENT OF PRESIDING AND ALTERNATE JUDGES AND APPOINTMENT OF AN EARLY VOTING BALLOT BOARD FOR EARLY VOTING BALLOTS; AND PROVIDING THAT SAID ELECTIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS; AND THE PERTINENT PROVISIONS OF THE CHARTER OF McALLEN WHERE NOT INCONSISTENT WITH THE LAWS OF TEXAS; AND PROVIDING FOR NOTICE OF SAID ELECTIONS IN ENGLISH AND SPANISH LANGUAGE; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER THEREOF.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF McALLEN, TEXAS, THAT:

SECTION 1: The election shall be held in the City of McAllen, Texas on the first Saturday in May, 2025, such date being May 3, 2025. In accordance with Section 143.007 of the Texas Election Code, the deadline for filing an application for a place on the ballot for the Election is hereby declared to be 5:00 p.m. Friday, February 14, 2025.

SECTION 2: The election provided for in the preceding section shall be for the following purpose:

(a) A General Election to elect one Mayor and Three (3) Commissioners: one for each of the Single Member Districts 1, 2 and 3, respectively, to the Board of Commissioners of McAllen, Texas;

(b) A General Election to elect Two (2) Trustees: one for Place “A” and one for Place “D”, respectively, to the McAllen Public Utility Board;

SECTION 3: The election shall be held and conducted and returns thereof made in accordance with the laws of the State of Texas, and the Charter of McAllen covering such election.

SECTION 4: The election shall be held in the voting precincts and polling places in McAllen, Texas, and the Judges and Alternate Judges are hereby appointed for such polling

places as shown on Exhibit "A," attached hereto and made a part hereof for all purposes. It is further provided that should the election for the Trustee places for the McAllen Public Utility Board be cancelled for reasons under law, then the polling places for the City Commissioner elections on Election Day shall be those polling places designated for the single member districts as identified in Exhibit "A" and in those single member districts for which the election will be held.

SECTION 5: The Presiding Judges may appoint a maximum of eight (8) Clerks but not less than two (2) Clerks to assist at the Elections. The Judges and Clerks shall receive for their service in holding said election the fees as provided for in the Texas Election Code, Sections 32.091 and 32.092, respectively, and other applicable provisions thereof, if any.

SECTION 6: The Mayor and Board of Commissioners shall appoint the Election Judges in the manner prescribed by law. The Mayor may act for the Board of Commissioners in the event any emergency appointments are necessary. The City Secretary is hereby authorized to carry out all necessary acts and requirements as delegated to such office by the Texas Election Code.

SECTION 7: The precincts for the Elections are made up of all or parts of County Precincts as such County Precincts are coterminous with McAllen city limit lines and the City of McAllen single member districts.

SECTION 8: The polls of the Elections shall be open for voting on Election Day, Saturday, May 3, 2025, from 7:00 o'clock a.m. to 7:00 o'clock p.m.

SECTION 9: The Election shall be conducted by the use of voting machines for voting by personal appearance and paper ballots for early voting by mail. The district listed in Exhibit "A" is hereby designated as a Voting Machine District for the purposes of said Election all in accordance with the provisions of the Election Code of the State of Texas.

SECTION 10: The Commission appoints Mrs. Perla Lara, the City Secretary for the City of McAllen, Texas as the Early Voting Clerk for the Election. Mrs. Perla Lara will also appoint Deputy Early Voting Clerks for the Elections. Early voting by personal appearance shall be conducted at the following locations:

- a) Firemans Pump House located at 201 North 1st Street; and
- b) Palm View Community Center located at 3401 Jordan Avenue; and
- c) Lark Community Center located at 2601 Lark Avenue

said places for Early Voting by Personal Appearance shall remain open for at least eight hours, with exception of two weekdays being open for at least 12 hours pursuant to the following schedule including Saturday voting:

Monday, April 21 st	7:00 AM – 7:00 PM
Tuesday, April 22 nd	7:00 AM – 7:00 PM
Wednesday, April 23 rd	7:00 AM – 7:00 PM
Thursday, April 24 th	7:00 AM – 7:00 PM

Friday, April 25 th	7:00 AM – 7:00 PM
Saturday, April 26 th	7:00 AM – 7:00 PM
Monday, April 28 th	7:00 AM – 7:00 PM
Tuesday, April 29 th	7:00 AM – 7:00 PM

Applications for ballot by mail shall be addressed to Mrs. Perla Lara, the Early Voting Clerk at the following address:

Early Voting Clerk – General Election
1300 Houston Avenue – P.O. Box 220
City Hall – 2nd Floor
McAllen, TX 78501

Only a signed, original application for a ballot by mail can be scanned into a computer and emailed to the Early Voting clerk at the following email address: cityelections@mcallen.net. All applications for a ballot by mail must be received by April 22, 2025;

The Early Voting Ballot Board Judge, Elizabeth Parra is hereby appointed to canvass the early voting ballots in accordance with Section 87.001, as amended, Texas Election Code. The Early Voting Ballot Board Presiding Judge shall appoint three (3) additional clerks to serve on such Board. The Early Voting Ballot Board shall tabulate the early voting ballots and prepare the returns thereof in the manner prescribed by the Texas Election Code. The Early Voting Clerk shall deliver all early voting ballots and ballot envelopes to the Early Voting Ballot Board Presiding Judge during the times the polls are open on Election Day, at the time specified by the Presiding Judge of the board.

SECTION 11: In accordance with the requirements of the Texas Election Code, the Presiding Election Judges for the respective precincts shall deliver the Election Day results which are printed from the DS200 at the respective Election Day polling places by the Election Day Judge/Staff, and other materials related to the election for their precincts, to the Return Center at McAllen City Hall, 1300 Houston Avenue, McAllen, Texas.

SECTION 12: The Election Officer, Ms. Perla Lara, shall make a written report of the election results to the Board of the Commissioners in accordance with the Election Code. The Board of Commissioners shall canvass the returns and declare the results of the Elections.

SECTION 13: In the event no candidate for Mayor, Commissioner or Trustee, for a particular District or Place, receives a majority of the votes cast for, or in the event of a tie vote for Commissioner or Trustee, of any particular place, a Run-off Election shall be held between the two candidates receiving the highest number of votes in the election in each respective race. Such Run-off Election to be held not earlier than 20th or later than the 45th day after the date the final canvass of the main election is completed; said date to be announced. The Run-off Election to be conducted with paper ballots if ExpressVote machines are not available. In such event, the same polling places as used for the General Election are hereby designated for such Run-off Election, and the same Presiding Judges and election officials are hereby designated for such Run-off Election, which Run-off Election shall comply with all the rules of

the Texas Election Code and the Charter of the City of McAllen. It is further provided that should a Run-off Election not involve the at-large offices of Mayor or McAllen Public Utility Board Trustee, then the polling places for the Run-off Election shall be those polling places designated for the applicable Single Member District City Commission Election on the applicable Run-off Election Day. Notice of such election shall be given in accordance with the Texas Election Code. The candidate for each respective office receiving the majority of votes shall be declared elected. In the event of a tie, the winner of such election shall be determined by drawing by lot.

SECTION 14: All candidates for such offices of the General Election shall file their applications with the City Secretary in the manner required by Law and Charter, not later than 5:00 pm 78 days prior to election day.

SECTION 15: Notice of the election, stating in substance the contents of this Ordinance shall be posted at City Hall upon its passage, and also on the City's website. Notice of the Election shall also be published at least one time in *The Monitor* (English and Spanish version) McAllen, Texas, not earlier than thirty (30) nor later than ten (10) days before the Election.

SECTION 16: The Order of Election, all notices, official publications, ballots, sample ballots and voter instructions used in connection with the Elections shall be printed in both the English and Spanish language.

SECTION 17: This Ordinance shall not be published in the Code of Ordinances of the City of McAllen as it is not amendatory thereof.

SECTION 18: This Ordinance shall be effective immediately upon its passage and execution in accordance with the law.

CONSIDERED, PASSED and APPROVED this 13th day of January, 2025, at a regular meeting of Board Commissioners of the City of McAllen, Texas, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

SIGNED this 14th day of January, 2025.

CITY OF MCALLEN

Javier Villalobos, Mayor

ATTEST:

Perla Lara, TRMC/CMC, CPM
City Secretary

Approved as to form:

Austin Stevenson, City Attorney

CONSIDERED, PASSED and APPROVED this 14th day of January, 2025, at a regular meeting of McAllen Public Utility Board of the City of McAllen, Texas, at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

SIGNED this 14th day of January, 2025.

McALLEN PUBLIC UTILITY BOARD

Charles Amos, Chairman

ATTEST:

Cynthia Salinas
Board Secretary

APPROVED AS TO FORM:

Austin Stevenson, City Attorney

ORDENANZA N° 2025 - ____
ORDEN DE PUBLICACIÓN N.º 2025 - ____

UNA ORDENANZA QUE CONVOCA A ELECCIONES GENERALES EN MCALLEN, TEXAS, CON EL PROPÓSITO DE ELEGIR UN ALCALDE Y TRES COMISIONADOS PARA LA JUNTA DE COMISIONADOS DE MCALLEN, TEXAS: UN COMISIONADO PARA CADA UNO DE LOS RESPECTIVOS DISTRITOS DE UN SOLO MIEMBRO 1, 2 Y 3 Y DOS FIDEICOMISARIOS PARA LA JUNTA DE SERVICIOS PÚBLICOS DE MCALLEN: UN FIDEICOMISARIO PARA EL LUGAR "A" Y UN FIDEICOMISARIO PARA EL LUGAR "D"; LAS ELECCIONES SE CELEBRARÁN EL PRIMER SÁBADO DE MAYO DE 2025, SIENDO DICHA FECHA EL 3 DE MAYO DE 2025; DESIGNAR LOS RECINTOS ELECTORALES PARA DICHA ELECCIÓN; DESIGNAR LOS LUGARES DE VOTACIÓN PARA LA ELECCIÓN; ESPECIFICANDO LAS FECHAS Y HORAS EN QUE LAS URNAS ESTARÁN ABIERTAS PARA LA VOTACIÓN ANTICIPADA POR COMPARECENCIA PERSONAL Y EL DÍA DE LAS ELECCIONES; PREVER EL USO DE MÁQUINAS DE VOTACIÓN; DISPONER EL NOMBRAMIENTO DE JUECES PRESIDENTES Y SUPLENTE Y EL NOMBRAMIENTO DE UNA JUNTA DE VOTACIÓN ANTICIPADA PARA LAS BOLETAS DE VOTACIÓN ANTICIPADA; Y DISPONIENDO QUE DICHAS ELECCIONES SE LLEVEN A CABO DE ACUERDO CON LAS LEYES DEL ESTADO DE TEXAS; Y LAS DISPOSICIONES PERTINENTES DE LA CARTA DE McALLEN NO FUERON INCOMPATIBLES CON LAS LEYES DE TEXAS; Y PROPORCIONAR LA NOTIFICACIÓN DE DICHAS ELECCIONES EN INGLÉS Y ESPAÑOL; Y DICTAR OTRAS DISPOSICIONES RELACIONADAS CON LA MATERIA DE LA MISMA.

SEA ORDENADO POR LA JUNTA DE COMISIONADOS DE LA CIUDAD DE MCALLEN, TEXAS, QUE:

SECCIÓN 1: La elección se llevará a cabo en la ciudad de McAllen, Texas, el primer sábado de mayo de 2025, siendo dicha fecha el 3 de mayo de 2025. De acuerdo con la Sección 143.007 del Código Electoral de Texas, la fecha límite para presentar una solicitud para un lugar en la boleta electoral para la Elección se declara a las 5:00 p.m. del viernes 14 de febrero de 2025.

ARTICULO 2º: La elección prevista en el inciso anterior tendrá como finalidad la siguiente:

(a) Una Elección General para elegir un Alcalde y Tres (3) Comisionados: uno para cada uno de los Distritos uninominales 1, 2 y 3, respectivamente, para la Junta de Comisionados de McAllen, Texas;

(b) Una Elección General para elegir dos (2) Fideicomisarios: uno para el Lugar "A" y otro para el Lugar "D", respectivamente, para la Junta de Servicios Públicos de McAllen;

SECCIÓN 3: La elección se llevará a cabo y se llevarán a cabo y las devoluciones de las mismas se harán de acuerdo con las leyes del Estado de Texas y la Carta de McAllen que cubre dicha elección.

SECCIÓN 4: La elección se llevará a cabo en los recintos electorales y lugares de votación en McAllen, Texas, y los Jueces y Jueces Suplentes son designados para dichos lugares de votación como se muestra en el Anexo "A", adjunto al presente y forman parte del mismo para todos los propósitos. Además, se establece que en caso de que la elección para los puestos de Fideicomisario para la Junta de Servicios Públicos de McAllen se cancele por razones bajo la ley, entonces los lugares de votación para las elecciones del Comisionado de la Ciudad el Día de las Elecciones serán los lugares de votación designados para los distritos de un solo miembro identificados en el Anexo "A" y en aquellos distritos de un solo miembro para los cuales se llevará a cabo la elección.

SECCIÓN 5: Los Jueces Presidentes pueden nombrar un máximo de ocho (8) Secretarios, pero no menos de dos (2) Secretarios para asistir en las Elecciones. Los Jueces y Secretarios recibirán por su servicio en la celebración de dicha elección los honorarios según lo dispuesto en el Código Electoral de Texas, Secciones 32.091 y 32.092, respectivamente, y otras disposiciones aplicables de los mismos, si las hubiere.

SECCIÓN 6: El Alcalde y la Junta de Comisionados nombrarán a los Jueces Electorales en la forma prescrita por la ley. El alcalde puede actuar en nombre de la Junta de Comisionados en caso de que sea necesario hacer nombramientos de emergencia. El Secretario de la Ciudad está autorizado a llevar a cabo todos los actos y requisitos necesarios según lo delegado a dicha oficina por el Código Electoral de Texas.

SECCIÓN 7: Los precintos para las elecciones se componen de la totalidad o parte de los precintos del condado, ya que dichos precintos del condado colindan con las líneas límite de la ciudad de McAllen y los distritos de un solo miembro de la ciudad de McAllen.

SECCIÓN 8: Las urnas de las Elecciones estarán abiertas para votar el Día de las Elecciones, el sábado 3 de mayo de 2025, de 7:00 a.m. a 7:00 p.m.

SECCIÓN 9: La Elección se llevará a cabo mediante el uso de máquinas de votación para votar por comparecencia personal y boletas de papel para votar anticipadamente por correo. El distrito enumerado en el Anexo "A" se designa por la presente como un Distrito de Máquinas de Votación para los fines de dicha Elección, todo de acuerdo con las disposiciones del Código Electoral del Estado de Texas.

SECCIÓN 10: La Comisión nombra a la Sra. Perla Lara, Secretaria de la Ciudad de McAllen, Texas, como la Secretaria de Votación Anticipada para las Elecciones. La Sra. Perla Lara también nombrará a los Secretarios Adjuntos de Votación Anticipada para las Elecciones. La votación anticipada por comparecencia personal se llevará a cabo en los siguientes lugares:

1. Firemans Pump House ubicada en 201 North 1st Street; y
2. Centro Comunitario Palm View ubicado en 3401 Jordan Avenue; y
3. Centro Comunitario Lark ubicado en 2601 Lark Avenue

dichos lugares para la Votación Anticipada por Comparecencia Personal permanecerán abiertos durante al menos ocho horas, con excepción de dos días laborables que estarán

abiertos durante al menos 12 horas de acuerdo con el siguiente horario, incluida la votación los sábados:

Lunes, 21 de abril	7:00 AM – 7:00 PM
Martes, 22 de abril	7:00 AM – 7:00 PM
Miércoles 23 de abril	7:00 a.m. – 7:00 p.m.
Jueves, 24 de abril	7:00 AM – 7:00 PM
Viernes, 25 de abril	7:00 AM – 7:00 PM
Sábado, 26 de abril	7:00 AM – 7:00 PM
Lunes, 28 de abril	7:00 AM – 7:00 PM
Martes, 29 de abril	7:00 AM – 7:00 PM

Las solicitudes para votar por correo deberán dirigirse a la Sra. Perla Lara, la Secretaria de Votación Anticipada a la siguiente dirección:

Secretario de Votación Anticipada – Elecciones Generales
1300 Houston Avenue – P.O. Box 220
Ayuntamiento – 2º piso
McAllen, TX 78501

Solo una solicitud original y firmada para una boleta por correo puede ser escaneada en una computadora y enviada por correo electrónico al secretario de Votación Anticipada a la siguiente dirección de correo electrónico: cityelections@mcallen.net. Todas las solicitudes para una boleta por correo deben recibirse antes del 22 de abril de 2025;

El Juez de la Junta de Boletas de Votación Anticipada, **Elizabeth Parra**, es designado para escrutar las boletas de votación anticipada de acuerdo con la Sección 87.001, según enmendada, del Código Electoral de Texas. El Juez Presidente de la Junta de Votación Anticipada nombrará a tres (3) secretarios adicionales para servir en dicha Junta. La Junta de Boletas de Votación Anticipada tabulará las boletas de votación anticipada y preparará las devoluciones de las mismas de la manera prescrita por el Código Electoral de Texas. El Secretario de Votación Anticipada entregará todas las boletas de votación anticipada y los sobres de boletas al Juez Presidente de la Junta de Boleta de Votación Anticipada durante las horas en que las urnas estén abiertas el Día de las Elecciones, a la hora especificada por el Juez Presidente de la junta.

SECCIÓN 11: De acuerdo con los requisitos del Código Electoral de Texas, los Jueces Electorales Presidentes de los respectivos precintos entregarán los resultados del Día de las Elecciones que son impresos desde el DS200 en los respectivos lugares de votación del Día de las Elecciones por el Juez/Personal del Día de las Elecciones, y otros materiales relacionados con la elección para sus precintos, al Centro de Devoluciones en el Ayuntamiento de McAllen, 1300 Houston Avenue, McAllen, Texas.

SECCIÓN 12: La Oficial de Elecciones, Sra. Perla Lara, hará un informe escrito de los resultados de las elecciones a la Junta de Comisionados de acuerdo con el Código Electoral. La Junta de Comisionados examinará los resultados de las elecciones.

SECCIÓN 13: En el caso de que ningún candidato a Alcalde, Comisionado o Fideicomisario, para un Distrito o Lugar en particular, reciba la mayoría de los votos emitidos, o en caso de empate en la votación para Comisionado o Fideicomisario, de cualquier lugar en particular, se llevará a cabo una Segunda Vuelta Electoral entre los dos candidatos que reciban el mayor número de votos en la elección en cada carrera respectiva. Dicha segunda vuelta electoral se llevará a cabo no antes del 20 ni después del día 45 después de la fecha en que se complete el escrutinio final de la elección principal; Dicha fecha se anunciará próximamente. La segunda vuelta de las elecciones se llevará a cabo con boletas de papel si las máquinas ExpressVote no están disponibles. En tal caso, los mismos lugares de votación que se utilizaron para la Elección General se designan por la presente para dicha Elección de Segunda Vuelta, y los mismos Jueces Presidentes y funcionarios electorales son designados por la presente para dicha Elección de Segunda Vuelta, la cual Elección de Segunda Vuelta cumplirá con todas las reglas del Código Electoral de Texas y la Carta Constitutiva de la Ciudad de McAllen. Además, se establece que en caso de que una Elección de Segunda Vuelta no involucre los cargos generales del Alcalde o del Fideicomisario de la Junta de Servicios Públicos de McAllen, entonces los lugares de votación para la Elección de Segunda Vuelta serán los lugares de votación designados para la Elección de la Comisión de la Ciudad del Distrito de un solo miembro aplicable en el Día de la Elección de Segunda Vuelta correspondiente. La notificación de dicha elección se dará de acuerdo con el Código Electoral de Texas. Será declarado electo el candidato a cada cargo respectivo que obtenga la mayoría de los votos. En caso de empate, el ganador de dicha elección se determinará por sorteo.

SECCIÓN 14: Todos los candidatos para dichos cargos de la Elección General deberán presentar sus solicitudes ante el Secretario de la Ciudad de la manera requerida por la Ley y la Carta, a más tardar a las 5:00 pm 78 días antes del día de las elecciones.

SECCIÓN 15: La notificación de la elección, que indique en sustancia el contenido de esta Ordenanza, se publicará en el Ayuntamiento después de su aprobación, y también en el sitio web de la Ciudad. El Aviso de la Elección también se publicará al menos una vez en *The Monitor* (versión en inglés y español) McAllen, Texas, no antes de treinta (30) ni después de diez (10) días antes de la Elección.

SECCIÓN 16: La Orden de Elección, todos los avisos, publicaciones oficiales, boletas, boletas de muestra e instrucciones para el votante utilizadas en relación con las Elecciones se imprimirán tanto en inglés como en español.

SECCIÓN 17: Esta Ordenanza no se publicará en el Código de Ordenanzas de la Ciudad de McAllen ya que no es modificatoria del mismo.

ARTICULO 18: La presente Ordenanza entrará en vigencia inmediatamente después de su aprobación y ejecución de conformidad con la ley.

CONSIDERADO, APROBADO y APROBADO el día 13 de enero de 2025, en una reunión ordinaria de la Junta de Comisionados de la Ciudad de McAllen, Texas, en la que

estuvo presente el quórum y que se llevó a cabo de acuerdo con el Capítulo 551 del Código de Gobierno de Texas.

FIRMADO el día 14 de enero de 2025.

CIUDAD DE MCALLEN

Javier Villalobos, Mayor

ATESTIGUAR:

Perla Lara, TRMC/CMC, CPM
Secretaria Municipal

Aprobado en cuanto a la forma:

Austin Stevenson, Abogado de la Ciudad

CONSIDERADO, APROBADO y APROBADO el día 14 de enero de 2025, en una reunión ordinaria de la Junta de Servicios Públicos de McAllen de la Ciudad de McAllen, Texas, en la que estuvo presente el quórum y que se llevó a cabo de acuerdo con el Capítulo 551, Código de Gobierno de Texas.

FIRMADO el día 14 de enero de 2025.

JUNTA DE SERVICIOS PÚBLICOS DE
MCALLEN

Charles Amos, Presidente

ATESTIGUAR:

Cynthia Salinas
Secretaria de la Junta Directiva

APROBADO EN CUANTO A LA FORMA:

Austin Stevenson, Abogado de la Ciudad



AGENDA ITEM

5.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

01/08/2025

MEETING DATE

1/14/2025

1. Agenda Item: Discussion and Approval of MPU Fullerton Water Preliminary Reimbursement Certificate.

2. Party Making Request: Rafael Balderas Jr.

3. Nature of Request: Request of MPU Board approval of a preliminary reimbursement certificate from staff.

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement: N/A

6. Routing: Rafael Balderas Jr. Created/Initiated - 1/8/2025

7. Staff's Recommendation: Staff recommends approval.

8. City Attorney: Approve. AWS

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
Erika Gomez, P.E., Utility Engineer

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

DATE: January 8, 2025

SUBJECT: Fullerton Water Project; Discussion & Approval of a Preliminary Reimbursement Certificate

This item was brought based on a development that was being proposed near the intersection of Fullerton Road and 26th Street. MPU will move forward with a future water project to have an extension of waterline, approximately 620 feet, to establish an 8-inch looped water system.

With the proposed water project, staff is requesting the approval of a preliminary reimbursement certificate to establish a service area to get reimbursed from the properties that fall within.

Below is a breakdown of the preliminary reimbursement amount:

	Amount
Estimated Waterline & Fire Hydrant Installation	\$37,150.00
Service Area (Acre)	3.3
Cost per Acre	\$11,257.58

Staff recommends approval.

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

Fullerton Water Cost Estimate					
Item	Description	Quantity	Unit	Unit Cost	Total
1	8-inch PVC DR18 C-900	620	LF	\$ 35.00	\$ 21,700.00
2	8-inch Connection	2	EA	\$ 1,200.00	\$ 2,400.00
3	8"x8" Cut-In-Tee	2	EA	\$ 1,200.00	\$ 2,400.00
4	8-inch Valve	3	EA	\$ 2,750.00	\$ 8,250.00
5	8-inch 45 Bend	2	EA	\$ 1,200.00	\$ 2,400.00
Total Cost					\$ 37,150.00

Service Area	3.3 Acre
Cost/Acre	\$ 11,257.58

PRELIMINARY REIMBURSEMENT CERTIFICATE

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:

3.3 Ac Bounded by the boundary on the south side of Fullerton from 26th Street, approximately 945 LF west.

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

McAllen Public Utility, and proposes to construct Utilities Improvements, as approved by the MPUB on
(Engineering Firm)

(Approval date)

2. The Developer's Cost (\$ 11,257.58 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_____.

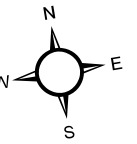
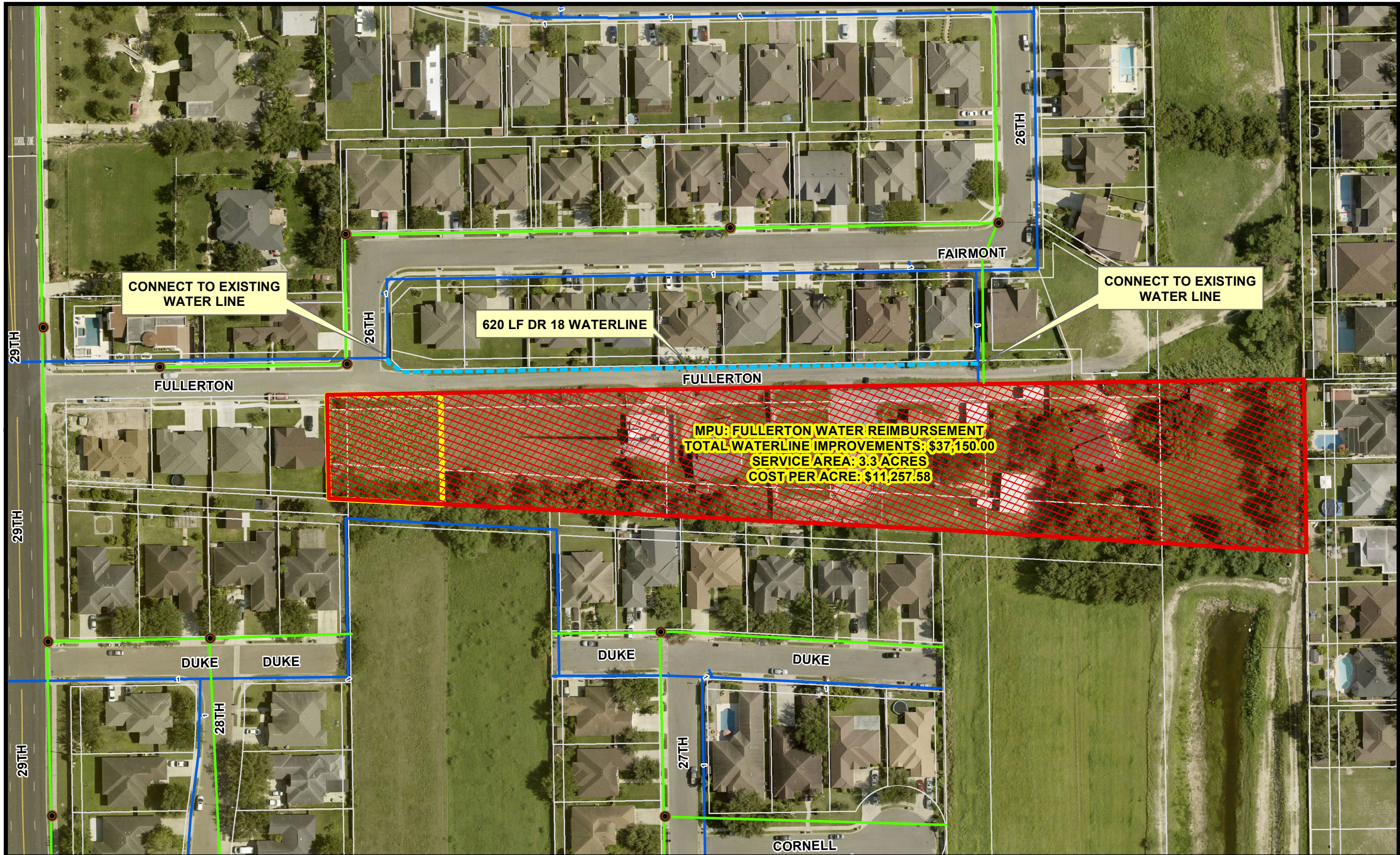
CITY OF McAllen BY THE
McALLEN PUBLIC UTILITY

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

FULLERTON WATER REIMBURSEMENT



1 inch = 98 feet

- Legend**
- Proposed Clean-Out
 - Proposed Manholes
 - 🚒 Proposed Fire Hydrant
 - ⦿ Existing Manhole
 - Proposed Sewer Service (Option 2)
 - Proposed Re-Use Line
 - Existing Wastewater Line
 - Proposed Force Main
 - Proposed Wastewater Line
 - Proposed Water Line
 - 📦 Service Area
 - Existing Waterline
 - 🏠 Lots
 - 📍 Proposed Area

Memo

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

THRU: Carlos Gonzalez, P.E., Utility Engineer
Erika Gomez, P.E., Utility Engineer

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

DATE: January 8, 2025

SUBJECT: **Fullerton Place Subdivision; Consideration & Approval of Subdivision**

This subdivision was previously approved by the MPU Board on August 10, 2021. It has been brought back based on a technicality of an additional reimbursement being assessed. This property is located on the south side of Fullerton Avenue, and approximately 300 feet east of 29th Street. It is located within the McAllen City Limits and is being proposed as R1 residential. The tract consists of 0.24 acres for a single lot, single-family home.

The subdivision application was originally filed with the City on February 4, 2021 and has received preliminary P&Z approval on March 2, 2021. The information required from the developer's engineer for this agenda was received on August 3, 2021.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant has installed a water service to service the property which is connected to the existing 8-inch waterline on Fullerton Avenue.
2. **Sewer Service:** The applicant has utilized an existing sewer service that is connected to an existing 8-inch sewer line along Fullerton Avenue.
3. This property falls within the Northgate Water, Alton Interceptor Sewer, and Fullerton Water service areas.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Payment of a Waterline Reimbursement to MPU in the amount of \$295.25 for the Northgate Waterline Project; 4.) Payment of a Sewer Line Reimbursement to MPU in the amount of \$135.76 for the Alton Interceptor Sewer Project; and 5.) Payment of a Waterline Reimbursement to MPU in the amount of \$2,972.00 for the Fullerton Water Project.

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

**SUBDIVISION REIMBURSEMENT WORKSHEET
FULLERTON PLACE**

WATER LINE REIMB. CALCULATIONS			
WATER:	MPU: NORTHGATE WATER		
COST:	\$1,118.38 x 0.24 AC		\$268.41
10% ADMIN FEE	<10 YEARS		26.84
WATER LINE REIMBURSEMENT			\$295.25

SEWER LINE REIMB. CALCULATIONS			
SEWER:	MPU: ALTON INTERCEPTOR		
COST:	\$514.27 x 0.24 AC		\$123.42
10% ADMIN FEE	<10 YEARS		12.34
SEWER LINE REIMBURSEMENT			\$135.76

WATER LINE REIMB. CALCULATIONS			
WATER:	MPU: FULLERTON WATER		
COST:	\$11,257.58 x 0.24 AC		\$2,701.82
10% ADMIN FEE	<10 YEARS		270.18
WATER LINE REIMBURSEMENT			\$2,972.00

TOTAL REIMBURSEMENT DUE **\$3,403.01**

Amount Already Paid **\$431.01**

Final Total Due **\$2,972.00**

Prepared By: RB Date: 1/3/25 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: 

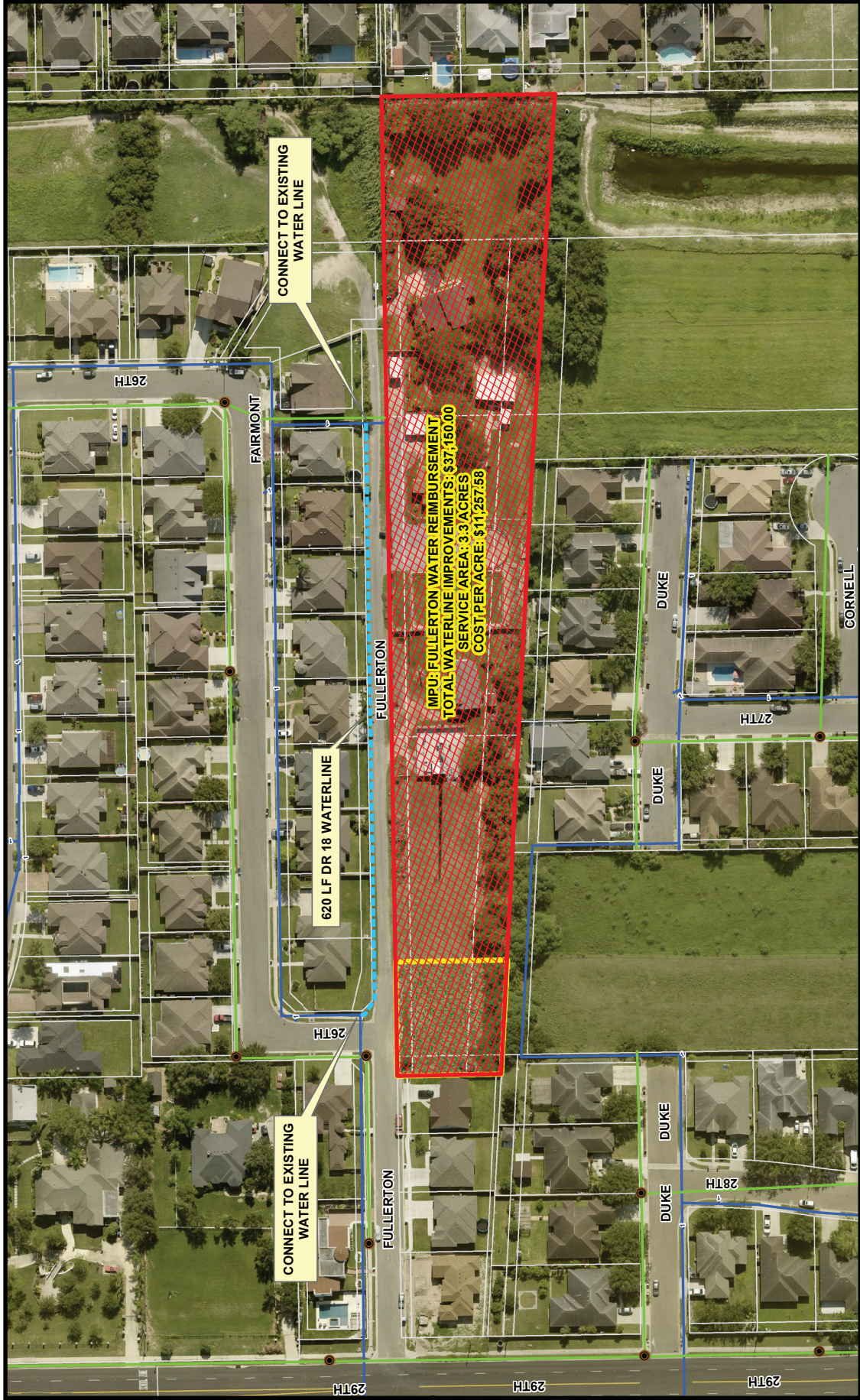
Print: Jose A. Esquivel

FULLERTON WATER REIMBURSEMENT



1 inch = 98 feet

Legend	
	Proposed Clean-Out
	Proposed Manhole
	Proposed Fire Hydrant
	Existing Manhole
	Proposed Sewer Service (Option 2)
	Proposed Potable Line
	Existing Waterline
	Proposed Force Main
	Proposed Wastewater Line
	Service Area
	Existing Waterline
	Lots
	Proposed Area



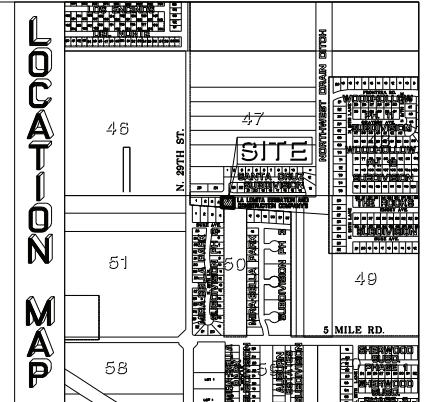


January 27 2021
Scale: 1"=50'

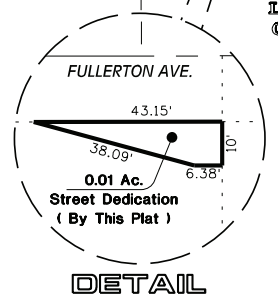
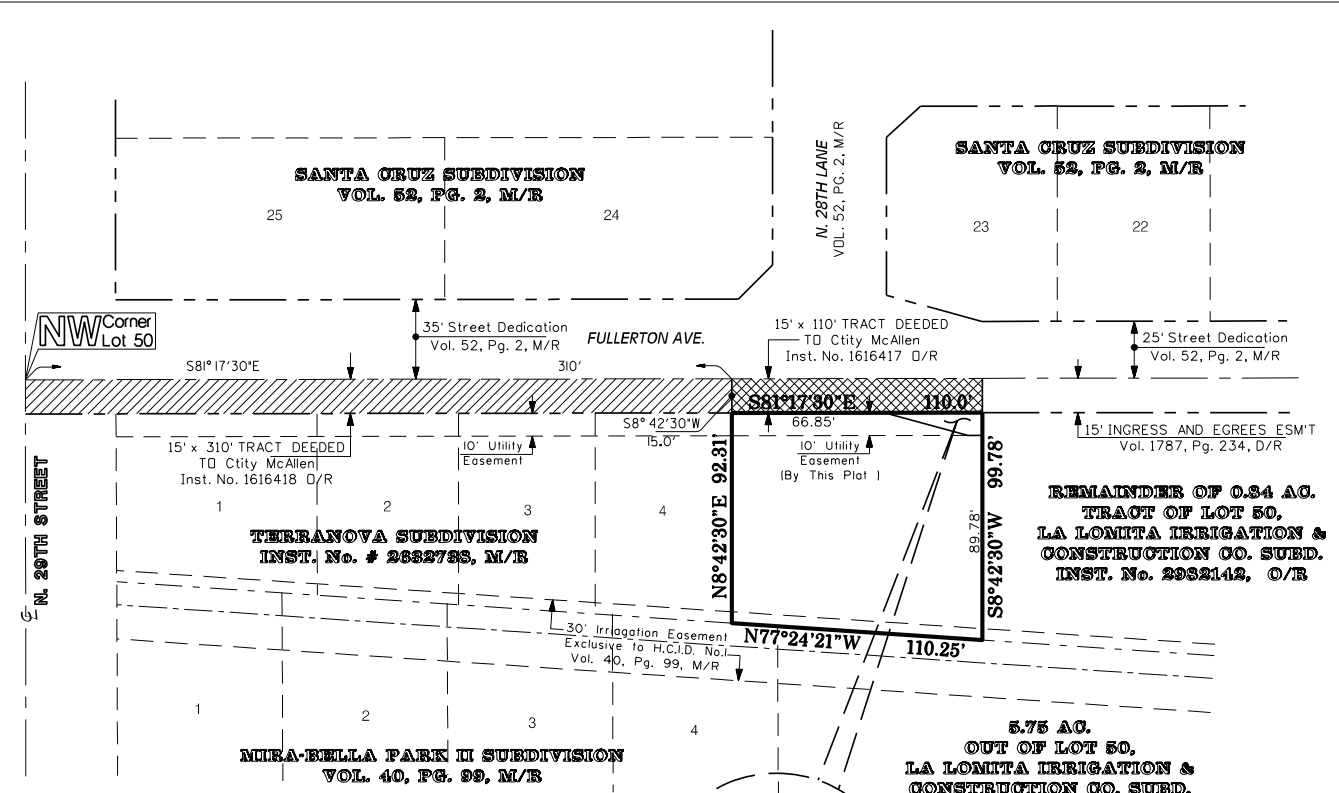
MAP OF FULLERTON PLACE SUBDIVISION

McAllen, Texas

Being a Subdivision of a 0.24 Acre Tract of Land Out of Lot 50, La Lomita Irrigation & Construction Co. Subdivision, Hidalgo County, Texas, according to plat recorded in Vol. 24, Pg.68, Deed Records, Hidalgo County, Texas.



Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
2022 South 4th Street McALLEN, TEXAS 78501
SEC@spooreng.com (956) 683 1000



5.75 AC.
OUT OF LOT 50,
LA LOMITA IRRIGATION &
CONSTRUCTION CO. SUBD.
INST. No. 849857, D/R

REMAINDER OF 0.24 AC.
TRACT OF LOT 50,
LA LOMITA IRRIGATION &
CONSTRUCTION CO. SUBD.
INST. No. 2982142, O/R

STATE OF TEXAS:
COUNTY OF HIDALGO:

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

By: Jose A. Esquivel
2007 E. 25 1/2 St.
Mission, Texas 78572

By: Glendy J. Esquivel
2007 E. 25 1/2 St.
Mission, Texas 78572

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE A. ESQUIVEL AND GLENDY J. ESQUIVEL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2021.

NOTARY PUBLIC

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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 5242 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 DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOW THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

PABLO (PALLI) PENA III
REGISTERED PROFESSIONAL LAND SURVEYOR
1001 WHITEWING AVE.
McALLEN, TEXAS 78501
TEPELS FIRM # 1008720

DATE

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF McALLEN

DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.216(a) 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

By: RALL E. SESIN, P.E., CFM,
GENERAL MANAGER

DATE

NOTES:

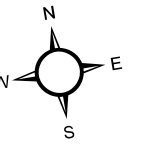
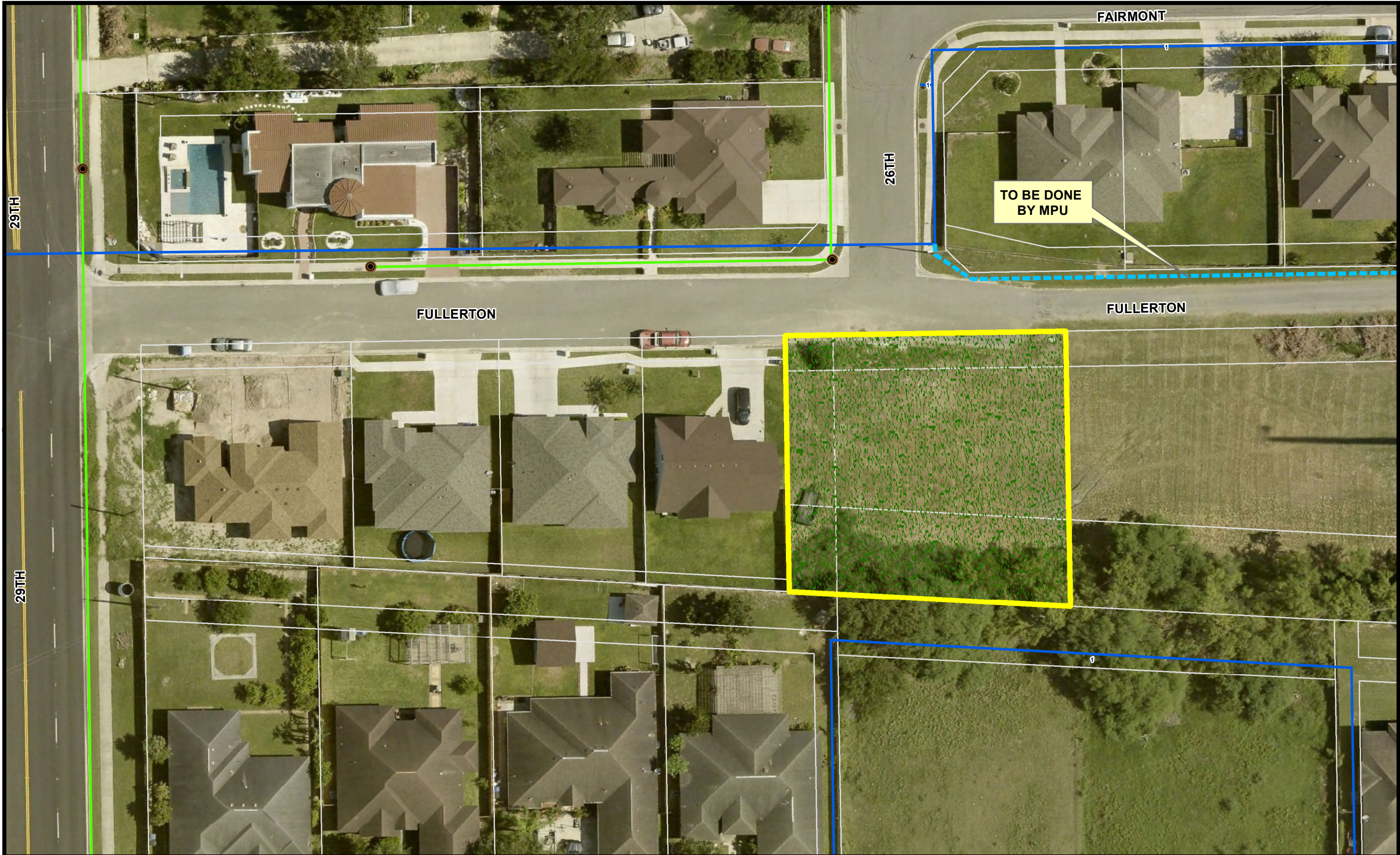
- MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
A.- FRONT: -25 FT. OR GREATER FOR EASEMENT
B.- REAR: -10 FT. OR GREATER FOR EASEMENT
C.- CORNER: -10 FT. OR GREATER FOR EASEMENT
D.- INTERIOR SIDES: -6 FT. OR GREATER FOR EASEMENT
E.- GARAGE: - 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED. GREATER SETBACK APPLIES.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT CENTER OF LOT.
- THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480 343 0005 C, REVISED NOVEMBER 2, 1982.
- A 6' BUFFER OPAQUE IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 4.0' SIDEWALK REQUIRED ALONG FULLERTON AVE.
- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF McALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
- STORM WATER DETENTION OF 0.03 AC-FT SHALL BE REQUIRED FOR THIS SUBDIVISION.
- BENCHMARK.- STATION NAME: MC* 52 SET BY ARANDA & ASSOC. LOCATED AT NORTHEAST CORNER OF TAYLOR RD. AND MILE 4 RD. ELEV.- 132.94 FT (NAVD88)
- 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.

METES & BOUNDS

A 0.24 ACRE TRACT OF LAND OUT OF LOT 50, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.



BEGINNING at the northeast corner of Lot 4, Terranova Subdivision, City of McAllen, recorded in Instrument No. 2632738, Map Records, for the northwest corner of the following described tract of land; said point being on the South line of Fullerton Avenue, said point located South 81 Deg. 17 Min. 30 Sec. East, 310.0 feet and South 08 Deg. 42 Min. 30 Sec. West, 15.0 feet from the northwest corner of Lot 50.
THENCE, with the South line of Fullerton Avenue, as described, in Document a 15 foot by 110 foot tract deeded to the City of McAllen in Instrument No. 1616417, Official Records, South 81 Deg. 17 Min. 30 Sec. East, 110.0 feet to the southeast corner of said 15 foot by 110 foot tract for the northeast corner hereof;
THENCE, parallel to the West line of Lot 50, South 08 Deg. 42 Min. 30 Sec. West, 99.78 feet to a point for the southeast corner hereof;
THENCE, North 77 Deg. 24 Min. 21 Sec. West, 110.25 feet to the southeast corner of said Lot 4, for the southwest corner hereof;
THENCE, with the East line of said Lot 4, North 08 Deg. 42 Min. 30 Sec. East, 92.31 feet to the POINT OF BEGINNING, containing 0.24 acre of land, more or less.

FULLERTON PLACE



1 inch = 40 feet

Legend

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



	AGENDA ITEM	<u>6.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	01/09/2025
	MEETING DATE	1/14/2025

1. Agenda Item: Review of Unaudited Financial Results as of September 30, 2024

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

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

5. Reimbursement:

6. Routing:

Maria Chavero

Created/Initiated - 1/9/2025

7. Staff's Recommendation:

8. City Attorney: None. AWS

9. MPU General Manager: N/A - MAV

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



FINANCIAL STATEMENTS

For the Fiscal Year Ended September 30, 2024

(Unaudited)

Prepared By:
Maria S. Chavero, MBA, CGFO
Director of Finance for Utilities



EXECUTIVE SUMMARY

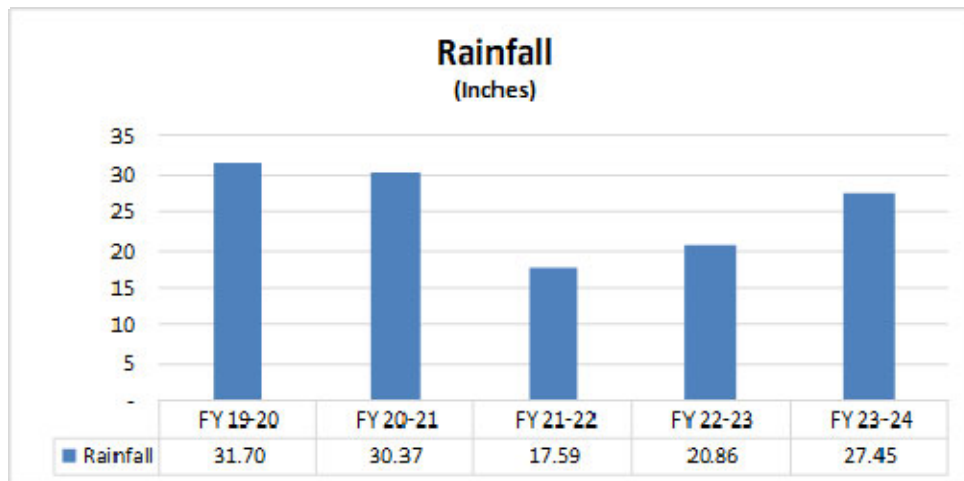
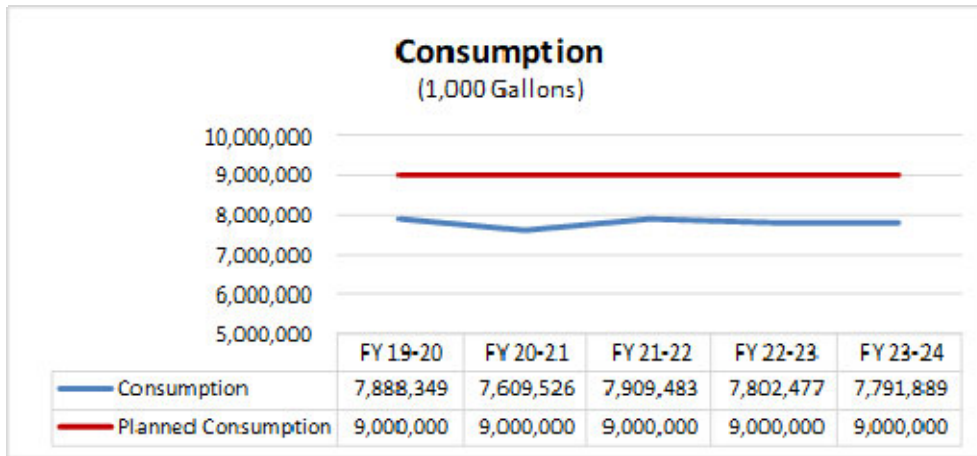
Review of the Financial Statements For the Fiscal Year Ending September 30, 2024 (Unaudited)

General Comments

This year's results, both in the Water Fund and the Wastewater Fund, were diverse. User charge revenues were under projections; however, total expenses were maintained well below budget. Inflationary pressures drove increases in operational expenses, in particular, supplies, fuel, and electricity.

Consumption

Water consumption decreased slightly by 0.14% from the previous year and was 13% under planned consumption of 9,000,000,000 gallons. Fluctuations in consumption are normally directly impacted by the amounts of rainfall reported each year. Drought conditions drove implementation of Stage 2 Water Conservation from August 1, 2022 through February 2, 2023, and then was implemented again on September 5, 2023. During the year, approximately 27 inches of rain were reported compared to the 21 inches reported last year, above the City average of 22 inches per year. Historical consumption and the amount of rainfall reported, over the last five years, are presented in the following charts:



Rates

A base/extra capacity water rate structure of \$1.30/\$1.60 per 1,000 gallons, using a 20,000-gallon threshold on residential accounts and annual 12-month average base consumption on commercial, multi-family and industrial accounts, with a \$1.60 commodity rate on sprinkler accounts, was passed during fy 03-04. The monthly minimum base fee for water accounts increased from \$3.50 to \$4.00 during fy 06-07. There was no increase in rates during fy 07-08. During fy 08-09, the water commodity rate for residential accounts was restructured at \$1.30 per 1,000 for the first 12,999 gallons, \$1.60 per 1,000 for 13,000 to 17,999 gallons and \$1.80 per 1,000 in excess of 18,000 gallons. The \$1.35, \$1.39, \$1.51 and \$1.56 water commodity rates indicated below are a composite estimate based on actual usage. A history of commodity rate changes is reflected in the chart below. During fiscal year 2012-2013, the minimum monthly water base rate was increased from \$3.65 to \$4.65. The minimum monthly water base rate was also increased during fiscal year 2013-2014 to \$5.65 and the wastewater commodity rate was increased from \$1.30 to \$1.40 per 1,000 gallons of water consumption. For fiscal year 2014-2015, the minimum monthly water base rate was increased from \$5.65 to \$6.95, and the wastewater commodity rate was increased from \$1.40 to \$1.60 per 1,000 gallons of water consumption. The minimum monthly base rates for both water and wastewater were also increased by \$1.00 to \$7.95 and \$10, respectively, in fy 2015-2016. Effective October 1, 2017, the monthly minimum base rates for water and wastewater increased by \$0.50 to \$8.45 and \$10.50, respectively. The residential water commodity rate structure was also amended as indicated in the table below resulting in a composite rate of \$1.63/1,000 gallons.

Tier 1	0-7,999 gallons	\$1.35/1,000 gallons
Tier 2	8,000-12,999 gallons	\$1.65/1,000 gallons
Tier 3	13,000-17,999 gallons	\$1.85/1,000 gallons
Tier 4	Over 18,000 gallons	\$1.95/1,000 gallons

Effective October 1, 2019, the monthly minimum base rates for water and wastewater increased by \$1.50 to \$9.95 and \$12.00, respectively. The residential water commodity rate structure was also amended as indicated in the table below resulting in a composite rate of \$1.73/1,000 gallons.

Tier 1	0-7,999 gallons	\$1.45/1,000 gallons
Tier 2	8,000-12,999 gallons	\$1.75/1,000 gallons
Tier 3	13,000-17,999 gallons	\$1.95/1,000 gallons
Tier 4	Over 18,000 gallons	\$2.05/1,000 gallons

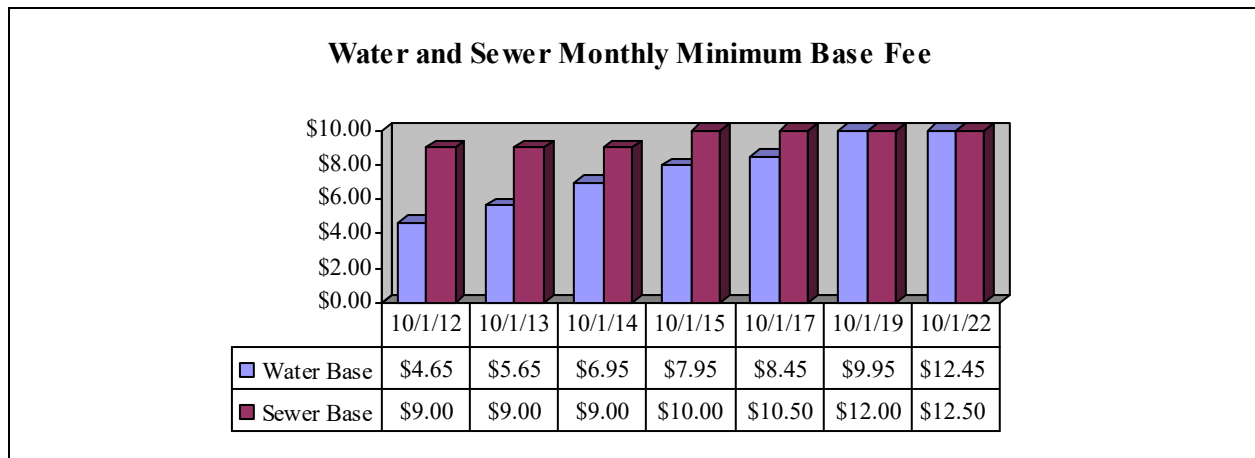
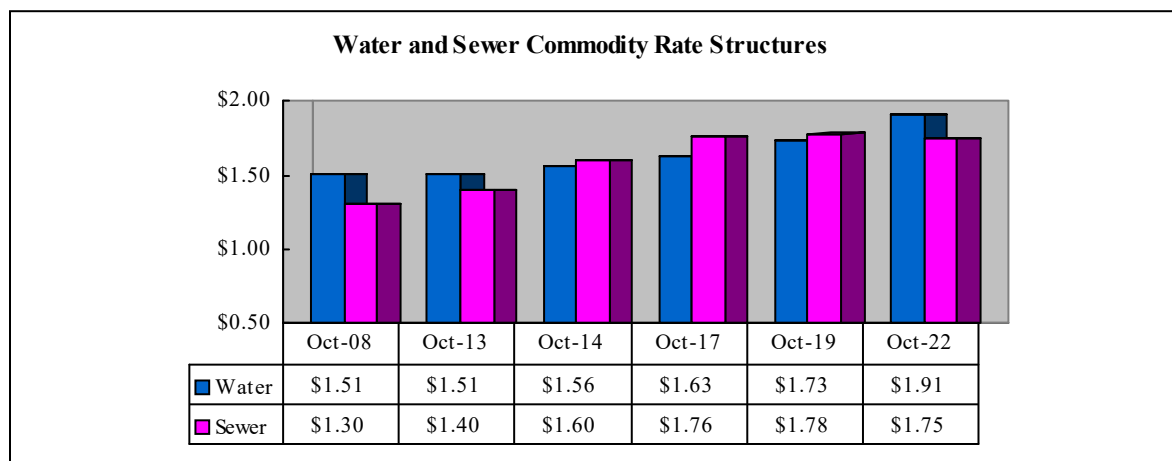
The wastewater commodity rate was amended in fy 2017-2018 to include a tiering structure using water consumption. The residential commodity rate structure was amended to \$1.60 for the first tier up to 19,999 gallons per 1,000 gallons and \$2.10 for the second tier over 20,000 gallons per 1,000 gallons. The commercial and industrial commodity rate structures were also amended to \$1.60 per 1,000 gallons for the first tier up to the prior fiscal year's 12-month average consumption and \$2.10 per 1,000 gallons for consumption over the prior fiscal year's 12-month average consumption. The composite rate for all categories is \$1.76/1,000 gallons. Effective October 1, 2019, the commodity rate per 1,000 gallons of water consumption was increased by \$0.10 to \$1.70 and \$2.20, respectively.

There was no change to the water or sewer rates in fy 2020-2021 and fy 2021-2022.

Effective October 1, 2022, the monthly minimum base rates were increased for both water and wastewater. The water base rate increased by \$2.50 to \$12.45, and wastewater base rate increased by \$0.50 to \$12.00. The residential water commodity rate structure was also amended as indicated in the table below resulting in a composite rate of \$1.73/1,000 gallons.

Tier 1	0-4,999 gallons	\$1.65/1,000 gallons
Tier 2	5,000-9,999 gallons	\$1.95/1,000 gallons
Tier 3	10,000-14,999 gallons	\$2.15/1,000 gallons
Tier 4	Over 15,000 gallons	\$2.25/1,000 gallons

There was no change to the water or sewer rates in fy 2023-2024.



Growth in Customer Base

The number of water accounts this year grew by 739 or 1%, increasing the customer base from 50,975 to 51,714. The number of wastewater accounts grew by 659, a 1% increase, resulting in a customer base of 45,918 from 45,259. The number of reclaimed water accounts steadily increased during the year to 897 from 750 at the end of the prior fiscal year.

The impact of the decrease in water and wastewater consumption and growth in the customer base on the effect in both water and wastewater sales comparing the prior year and budget, will be discussed under each fund respectively.

Water Fund

Overall

Revenues are reported at \$25,599,401, an increase of \$78,532, 0.31% over the prior year and 6% under budget. Operating expenses are reported at \$23,301,784, an increase of \$380,626 or 2%, over the prior year and 14% under budget. This resulted in revenues over expenses, inclusive of depreciation, of \$2,297,617 before the required transfers-out to fund the principal portion of debt service, and capital replacements and improvements.

Water Sales

Water sales of \$22,196,059 decreased 1% from the prior year and were 11% under budget.

Tap Fees

Tap fees at \$538,125 increased 37% from the prior year and were 20% over the annual budgeted amount of \$450,000.

Connect & Reconnect Fees

Connect and reconnect fees came in at \$485,200, a 25% increase from the prior year and 31% over budget.

Other Operating Revenues

Other operating revenues, at \$528,930 increased 5% from the prior year. These revenues primarily represent a 5% late fee charged to delinquent accounts that commenced October 1, 2014.

Reimbursements

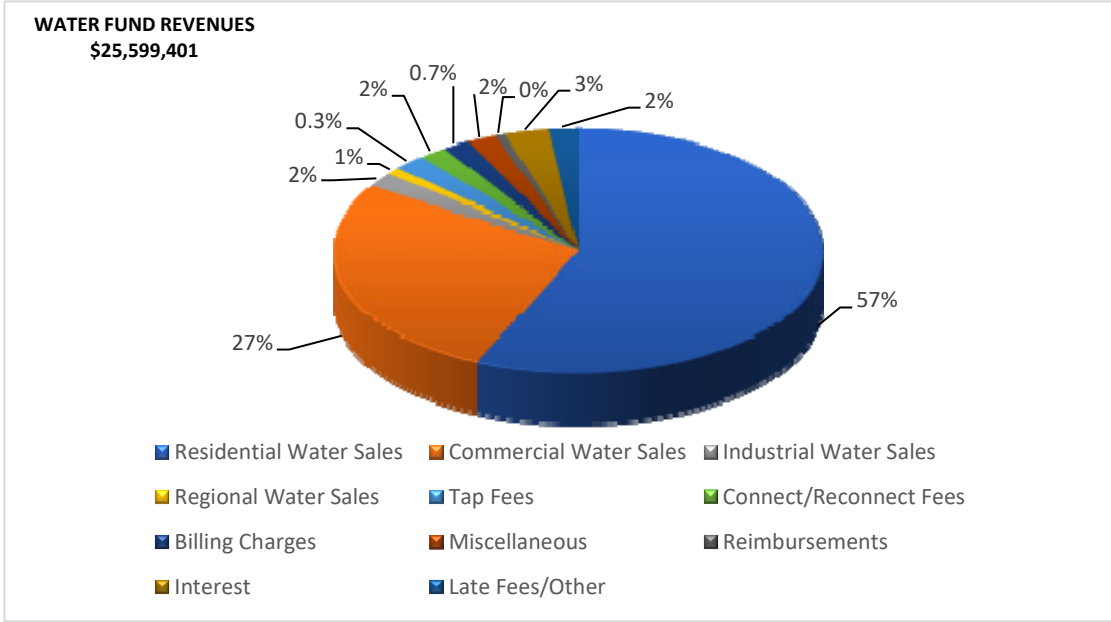
Reimbursements at \$171,455 came in \$12,882 under the prior year but exceeded the annual budget amount of \$35,500.

Miscellaneous Non-operating Revenue

Miscellaneous non-operating revenues represent the following revenues: cash over (short), recovery of prior year expenses, charge-offs, returned check charges, and miscellaneous non-operating revenues (i.e., water tower leases, p-card rebates, homeowner association dues administrative fees). These revenues at \$503,294 increased 54% from the prior year and exceeded the \$235,000 annual budget.

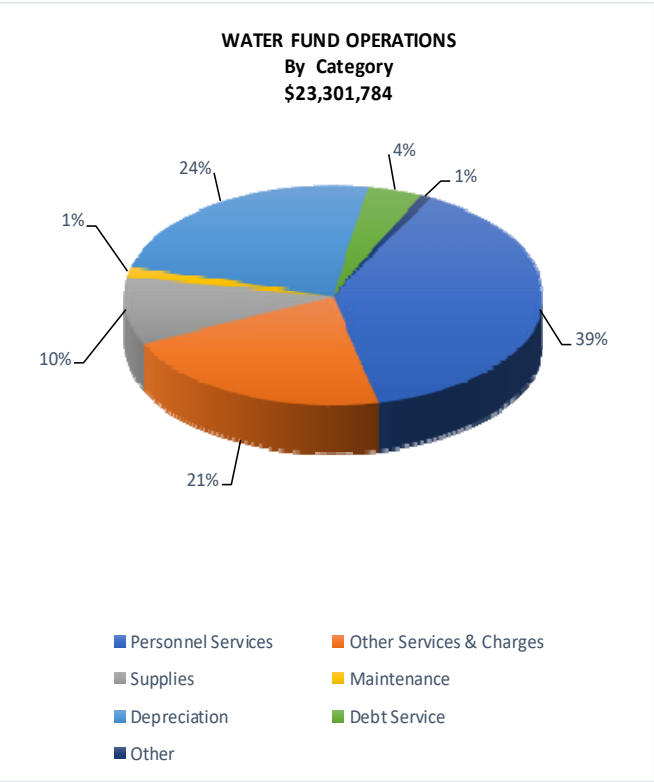
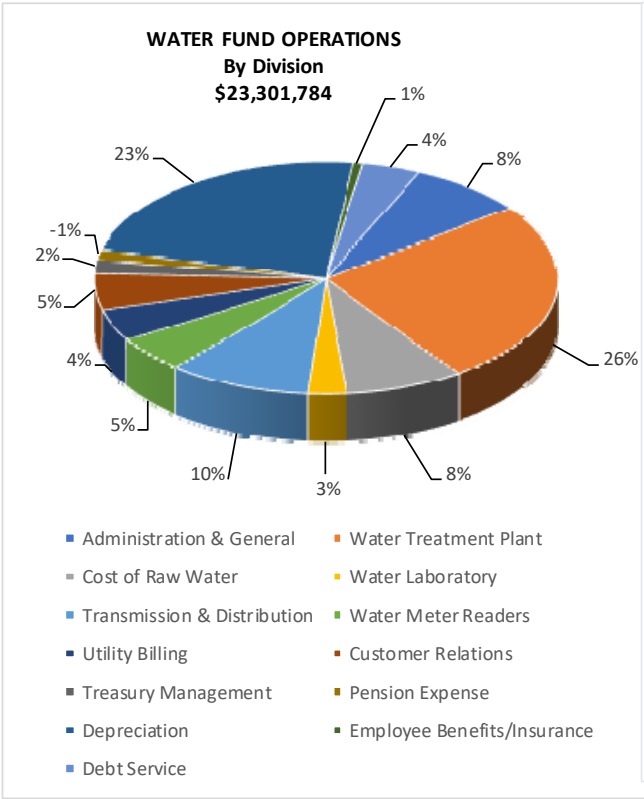
Interest income

Interest earnings came in 11% under prior year and but came in over budget. As shown on page 12 of this report, based upon the current portfolio, the M&O portion of the Water Fund's investment holdings of \$35,791,783 are earning a weighted-average yield of 5.03%; the fund as a whole, 5.20%. The blended yield on investments, excluding non-interest-bearing cash and TexPool Prime is 5.34%.



Expenses

Expenses as a whole were well under control. The more significant fluctuations between the year-to-date expenses to that of the prior year are discussed on page 3 of the reports.



Net Revenues under Expenses

As a result of the factors previously discussed, the Water Fund ended the year with net revenues over expenses of \$2,297,617.

Working Capital

The results of this year's operations resulted in working capital of \$8,180,485, which represents 168 days of operating expenses exclusive of depreciation—up 18 days from last year's 150 days. This level is above MPUB's 120-day policy.

Bond Coverage Ratio

Net revenues generated a bond coverage ratio of 2.38x Water Fund-related debt service.

Wastewater Fund

Overall

Revenues are reported at \$21,305,650, 0.20% over the prior year—11% under budget. Operating expenses are reported at \$21,518,086, an increase of \$146,618 or 0.69% over the prior year, 6% under budget. This resulted in net revenues under expenses of \$212,436 before the required transfers-out to fund the principal portion of debt service and capital replacements and improvements.

Wastewater Sales

Wastewater sales of \$18,735,769 increased 0.67% from last year and were 13% under budget.

Based upon the City's billing model, wastewater *return* (billable sewage) has historically amounted to 82% of water consumption. Generally, if both water and wastewater sales are budgeted assuming wastewater *return* at 82% of water consumption—all other factors influencing increased sales and percentage growth (number of customers, monthly minimum base fee, and commodity rate) remaining relatively constant with budget—the impact of a decrease in water consumption would typically result in the percentage decrease in water and wastewater sales having a small spread.

Calpine/Duke Reuse Charges

Charges for effluent delivered to the Calpine power plants totaling \$894,134, increased slightly by 0.10% from the prior year.

Reuse Water Sales

This fiscal year MPU saw billed growth in accounts using reclaimed water for irrigation purposes in the northwest section of the City. Reuse revenues totaled \$416,986 with 897 reuse accounts serviced compared to 750 the prior year.

Industrial Waste Surcharge

Industrial waste surcharges, at \$1,159,628, are 0.81% under the prior year, 6% under budget.

Reimbursements

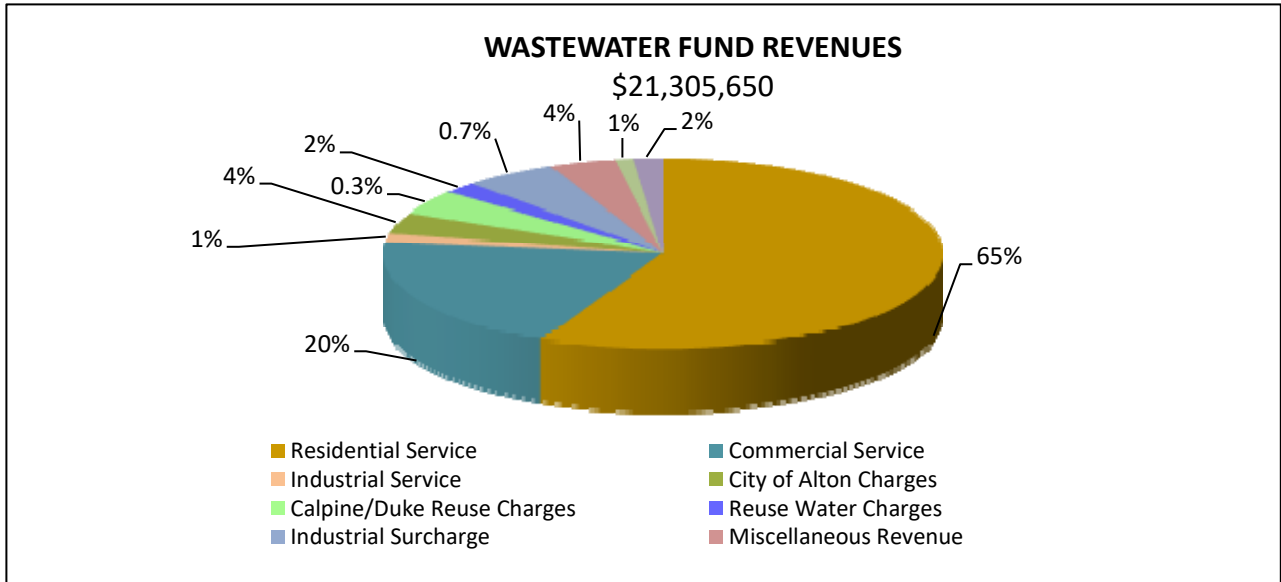
Reimbursements at \$228,525 were \$68,059 more than the prior year, while still significantly exceeding budget.

Miscellaneous

Miscellaneous revenues at \$1,248,456 came in \$217,733 more than the prior year, well over the budgeted amount of \$738,000 and include prior year expense recoveries, insurance recoveries, septic tank hauler fees and amounts billed and collected by the City of Mission and Sharyland Water Supply Corp. in our sewer CCN.

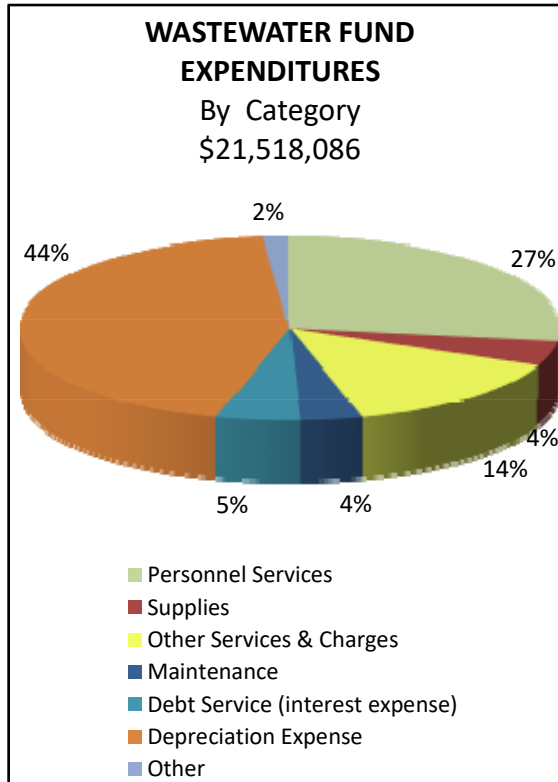
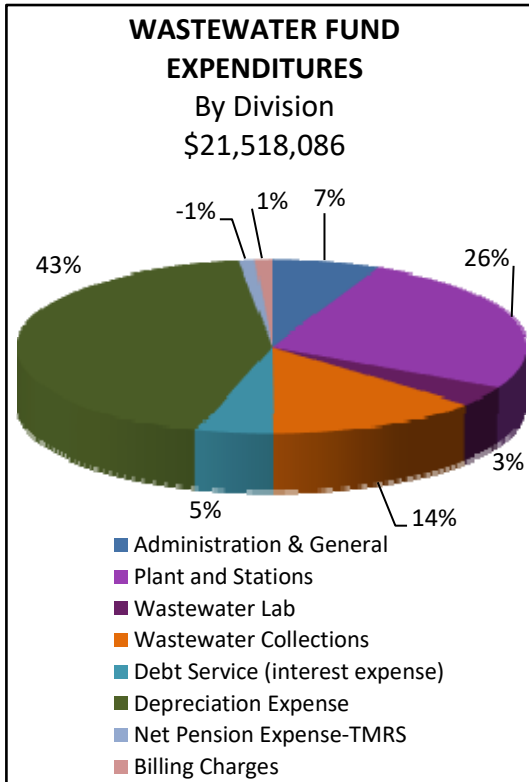
Interest income

Interest earnings under-performed prior year and but came in over budget. As shown on page 12 of this report, based upon the current portfolio the M&O portion of the Wastewater Fund's investment holdings are earning a weighted-average yield of 4.70%; the fund as a whole, 5.02%. The blended yield on investments, excluding non-interest-bearing cash and TexPool Prime is 4.46%.



Expenses

Expenses as a whole were well under control, coming in at 6% under budget in total. The more significant fluctuations between the year-to-date expenses compared to that of the prior year are discussed on page 6 of the reports.



Net Revenues over Expenses

As a result of the factors previously discussed, the Wastewater Fund ended the year with net revenues under expenses of \$212,436.

Working Capital

Working capital at year end amounted to \$3,357,162 which represents 102 days of operating expenses exclusive of depreciation—down 16 days from last year’s 118 days. This level is 18 days under MPU’s 120-day policy.

Combined working capital results in 141 days of operating expenses.

Bond Coverage Ratio

Net revenues generated a bond coverage ratio of 1.77x Wastewater Fund-related debt service.

Compliance with Bond Ordinance

MPU is in compliance with the provisions of all revenue bond ordinances when combining both the Water and Wastewater fund financial results. Combined debt coverage ratio is 2.00x total debt service which exceeds the 1.25x required under the bond covenant. The balance in the debt service funds exceeds that required under the ordinance.

Cash and Investments Water & Wastewater Funds Combined

A summary of the portfolio for the Water and Wastewater Funds is presented on page 12 of this report. Overall, the portfolio is allocated with \$929,823 in demand deposit accounts, which earned 0.00% in September; \$3,057,168 in CDs, earning a blended rate of 5.22%; \$4,381,632 in commercial paper, earning a blended rate of 5.46; \$5,491,147 in government securities, earning a blended rate of 3.79%; and \$59,534,211 in TexPool Prime, which earned 5.28% in September. The blended yield of non-interest-bearing cash, TexPool Prime and investment holdings is 5.11%. The overall blended yield of investments held on 9/30/24 is presented as 4.70%.

**McALLEN PUBLIC UTILITY - WATER FUND & WASTEWATER FUND
COMBINED STATEMENT OF REVENUES AND EXPENSES & CHANGE IN NET ASSETS**

**For the Fiscal Year Ended September 30, 2024
(Unaudited)**

	<u>Water Fund</u>	<u>Wastewater Fund</u>	<u>Combined</u>
OPERATING REVENUES			
Residential Charges	\$ 14,539,596	\$ 12,181,167	\$ 26,720,763
Commercial Charges	6,911,880	4,182,844	11,094,724
Industrial Charges	506,138	301,586	807,724
City of Alton User Charges	-	759,052	759,052
Calpine/Duke Reuse Charges	-	894,134	894,134
Reuse-Water Charges	-	416,986	416,986
Regional Water Sales	238,445	-	238,445
Industrial Waste Surcharge	-	1,159,628	1,159,628
Reimbursements	171,455	228,525	399,980
Billing Charges	460,000	-	460,000
Connects/Reconnects	485,200	-	485,200
Tap Fees	538,125	-	538,125
Other Charges	1,032,224	1,326,231	2,358,455
Total Operating Revenues	24,883,063	21,450,153	46,333,216
NON-OPERATING REVENUES			
Gain(Loss) Sale of Fixed Assets	(35,295)	(505,257)	(540,552)
Interest	751,633	360,754	1,112,387
Total Non-Operating Revenues	716,338	(144,503)	571,835
TOTAL REVENUES	25,599,401	21,305,650	46,905,051
EXPENSES			
Plants	6,127,303	5,683,914	11,811,217
Cost of Raw Water	1,985,219	-	1,985,219
Labs	630,658	787,359	1,418,017
Distribution & Collections	2,380,742	2,989,322	5,370,064
Meter Readers	1,255,621	-	1,255,621
Utility Billing	1,055,564	-	1,055,564
Customer Relations	1,176,630	-	1,176,630
Treasury Management	470,663	-	470,663
General & Administration	1,919,808	1,381,835	3,301,643
Employee Benefits	48,214	-	48,214
Insurance	108,557	118,197	226,754
Pension Expense-TMRS (GASB 68)	346,181	228,129	574,310
TMRS Benefits-Contra (GASB 68)	(673,351)	(456,169)	(1,129,520)
Debt Service	968,982	1,079,421	2,048,403
Billing Charges	-	230,000	230,000
Depreciation*	5,500,993 *	9,476,078 *	14,977,071
TOTAL EXPENSES	23,301,784	21,518,086	44,819,870
INCOME(LOSS) PRIOR TO CONTRIBUTIONS & TRANSFERS			
	<u>\$ 2,297,617</u>	<u>\$ (212,436)</u>	<u>\$ 2,085,181</u>
Contributions - Acquired Assets	3,685,548	5,010,566	8,696,114
Change in net assets	<u>\$ 5,983,165</u>	<u>\$ 4,798,130</u>	<u>\$ 10,781,295</u>
<i>Transfer to Capital Improvement Fund</i>	<i>\$ 1,721,500</i>	<i>\$ 1,475,145</i>	<i>\$ 3,196,645</i>
<i>Transfer to Depreciation Fund</i>	<i>1,847,122</i>	<i>3,803,294</i>	<i>5,650,416</i>
<i>Transfer to TWDB Construction-Loan Reimbursement</i>	<i>164,589</i>	<i>-</i>	<i>164,589</i>
<i>Reserve For Water Rights</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Rebatable Arbitrage</i>	<i>-</i>	<i>71,560</i>	<i>71,560</i>
<i>Transfer in from General Fund</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Bond Refunding Costs</i>	<i>92,289</i>	<i>(463,058)</i>	<i>(370,770)</i>
<i>Health Insurance Fund</i>	<i>124,984</i>	<i>96,141</i>	<i>221,125</i>

* Depreciation is recorded at 100% for financial statement purposes but funded at 35% within the Water Fund and 40% within the Wastewater Fund.

**McALLEN PUBLIC UTILITY
WATER FUND
COMPARATIVE STATEMENT OF REVENUES AND EXPENSES**

For the Fiscal Year Ended September 30, 2024
(Unaudited)

	Year-To-Date					100.00%
	Budget	Current	Prior	Variance	Inc/Dec	Completed Actual % to Budget
REVENUES						
1 Residential Charges	\$ 16,627,282	\$ 14,539,596	\$ 14,851,817	\$ (312,221)	-2.10%	87.44%
2 Commercial Charges	7,470,558	6,911,880	6,830,250	81,630	1.20%	92.52%
3 Industrial Charges	614,225	506,138	447,878	58,260	13.01%	82.40%
4 Backflow Testing Charges	-	-	-	-	0.00%	0.00%
5 Regional Water Usage	340,000	238,445	295,068	(56,623)	-19.19%	70.13%
Total users' charges	25,052,065	22,196,059	22,425,013	(228,954)	-1.02%	88.60%
6 Tap Fees	450,000	538,125	392,500	145,625	37.10%	119.58%
7 Connects & Reconnects	370,000	485,200	388,375	96,825	24.93%	131.14%
8 Other Operating Revenues	400,000	528,930	502,451	26,479	5.27%	132.23%
9 Other Revenues - Gain/Sale of Fixed Assets	-	(35,295)	763	(36,058)	-4725.36%	0.00%
16 Reimbursements - Other	35,500	171,455	184,337	(12,882)	-6.99%	482.97%
17 Miscellaneous	235,000	503,294	327,444	175,850	53.70%	214.17%
18 Interest Earned	274,353	751,633	839,986	(88,353)	-11%	273.97%
19 Revenues before billing charges	26,816,918	25,139,401	25,060,868	78,532	0.31%	93.74%
20 Billing Charges	460,000	460,000	460,000	-	0.00%	100.00%
21 TOTAL REVENUES	27,276,918	25,599,401	25,520,868	78,532	0.31%	93.85%
EXPENSES						
22 Water Plants	6,717,157	6,127,303	5,945,530	D 181,773	3.06%	91.22%
23 Cost of Raw Water	3,078,577	1,985,219	2,158,394	E (173,175)	-8.02%	64.48%
24 Water Lab	656,457	630,658	558,952	F 71,707	12.83%	96.07%
25 Trans & Distribution	3,354,591	2,380,742	2,291,361	G 89,381	3.90%	70.97%
26 Meter Readers	1,502,958	1,255,621	1,198,192	H 57,429	4.79%	83.54%
27 Utility Billing	1,101,736	1,055,564	940,912	I 114,652	12.19%	95.81%
28 Customer Relations	1,244,809	1,176,630	1,105,207	J 71,423	6.46%	94.52%
29 Treasury Management	573,201	470,663	551,733	K (81,070)	-14.69%	82.11%
30 General & Admin	2,330,729	1,919,808	1,845,281	L 74,527	4.04%	82.37%
31 Non-recurring Expense	-	-	-	-	0.00%	0.00%
32 Employee Benefits	70,413	48,214	36,786	11,428	31.07%	68.47%
33 Insurance	108,557	108,557	72,408	36,149	49.92%	100.00%
34 Pension Expense-TMRS (GASB 68)	-	346,181	1,025,516	(679,334)	-66.24%	0.00%
35 TMRS Benefits-Contra (GASB 68)	-	(673,351)	(561,578)	(111,773)	19.90%	0.00%
36 Sub-Total Expenses	20,739,185	16,831,809	17,168,694	(336,883)	-1.96%	81.16%
37 Debt Service	982,197	968,982	1,053,393	(84,412)	-8.01%	98.65%
38 Depreciation *	5,285,931	5,500,993	4,699,071	801,922	17.07%	104.07%
39 TOTAL EXPENSES	27,007,313	23,301,784	22,921,158	380,626	1.66%	86.28%
40 Revenues Over (Under) Expenses	\$ 269,605	\$ 2,297,617	\$ 2,599,710			
41 Contributions - Acquired assets	-	3,685,548	2,176,638			
42 Change in Net Assets		5,983,165	4,776,348			
NON-OPERATING EXPENSES						
43 Capital Outlay	-	-	-	-	-	-
44 Transfer to Capital Improvements	1,721,500	1,721,500	1,018,790	702,710		
45 Transfer to Misc. Gov't Grants	-	-	-	-	-	-
46 Transfer to Depreciation	1,850,076	1,847,122	1,587,811	259,311		
47 Transfer to TWDB Construction-Loan Reimbursement	-	164,589	1,574,691	(1,410,102)		
48 Transfer to TWDB Construction-AMI Project	-	-	16,203,335	(16,203,335)		
49 Rebatale Arbitrage	-	-	-	-	-	-
50 Capitalized Interest	-	-	-	-	-	-
51 Bond Refunding Costs	-	92,289	52,829	39,460		
52 Health Insurance Fund	124,984	124,984	131,581	(6,597)		

* Depreciation is recorded at 100% for financial statement purposes but funded at 35%

McALLEN PUBLIC UTILITY
WATER FUND REFERENCE NOTES
For the Fiscal Year Ended September 30, 2024
(Unaudited)

Ref	Description	Month Ending				Fiscal Year-to-Date			% Inc (Dec)
		30-Sep-24	30-Sep-23	Inc(Dec)	% Inc(Dec)	30-Sep-24	30-Sep-23	Inc(Dec)	
	CONSUMPTION								
A	Residential *	426,173,100	493,438,200	(67,265,100)	-13.63%	4,344,020,686	4,381,941,500	(37,920,814)	-0.87%
B	Commercial	311,310,300	343,702,000	(32,391,700)	-9.42%	3,177,715,300	3,180,020,500	(2,305,200)	-0.07%
C	Industrial	29,472,500	25,346,500	4,126,000	16.28%	270,153,500	240,515,300	29,638,200	12.32%
	Total	766,955,900	862,486,700	(95,530,800)	-11.08%	7,791,889,486	7,802,477,300	(10,587,814)	-0.14%

NUMBER OF WATER ACCOUNTS

A	Residential	**	43,381	42,784	597	1.40%
B	Commercial		8,179	8,037	142	1.77%
C	Industrial		154	154	0	0.00%
	Total		51,714	50,975	739	1.45%

* Gallons year-to-date for Sharyland accounts = 59,182,800
** Number of Sharyland accounts = 270

	Growth in number of new accounts for the current fiscal year:		Growth in number of new accounts prior year:	
Number of accounts at	9/30/2024	51,714	9/30/2023	50,975
Number of accounts at	9/30/2023	50,975	9/30/2022	50,357
Increase/(Decrease) in accounts		739		618

ANALYSIS OF NET CHANGE IN YEAR-TO-DATE OPERATING EXPENDITURES:

	Wages/Benefits	Supplies & Chemicals	Other Services & Charges	Maintenance	Non-capitalized Capital Outlay	Net Change
D Water Plants	\$ 138,501	\$ (82,744)	\$ 159,301	\$ 27,381	\$ (60,666)	\$ 181,773
E Cost of Raw Water	-	-	(173,175)	-	-	(173,175)
F Water Lab	56,993	8,558	153	(7,696)	13,698	71,707
G Trans & Distribution	235,595	5,126	1,192	(173,017)	20,483	89,380
H Meter Readers	86,792	(1,107)	1,178	(39,339)	9,908	57,431
I Utility Billing	65,460	7,267	35,181	714	6,030	114,652
J Customer Relations	81,102	4,024	(15,200)	(8,345)	9,842	71,423
K Treasury Management	(15,245)	168	(17,113)	(46,114)	(2,766)	(81,070)
L General & Admin	132,643	(1,696)	(58,000)	(6,498)	8,077	74,527
	\$ 781,841	\$ (60,404)	\$ (66,483)	\$ (252,913)	\$ 4,606	\$ 406,648

ANALYSIS OF ACTUAL TO BUDGETED CONSUMPTION & REVENUES

Budgeted Consumption for fy 2023-24 (gals.)		9,000,000,000		Monthly Planned Consumption
* 45% of planned consumption		4,050,000,000		October 675,000,000
* 55% of planned consumption		4,950,000,000		November 675,000,000
				December 675,000,000
Planned consumption at 9/30/2024		9,000,000,000		January 675,000,000
Actual consumption at 9/30/2024		7,791,889,486		February 675,000,000
Excess/(deficiency) to planned		(1,208,110,514)	-13.42%	March 675,000,000
				April 825,000,000
				May 825,000,000
Budgeted User Charge Revenues for fy 2023-24		\$ 25,052,065		June 825,000,000
* 45% of planned revenues		11,273,429		July 825,000,000
* 55% of planned revenues		13,778,636		August 825,000,000
Planned revenues at 9/30/2024		25,052,065		September 825,000,000
Actual revenues at 9/30/2024		22,196,059		Total 9,000,000,000
Excess/(deficiency) to planned		\$ (2,856,006)	-11.40%	

* Note: The usage percentages have been changed from 40%/60% to 45%/55% to more accurately reflect actual usage.

**McALLEN PUBLIC UTILITY
WATER IMPROVEMENT FUNDS
STATEMENT OF SOURCES AND USES**

For the Fiscal Year Ended September 30, 2024
(Unaudited)

	Water Depreciation				Water Capital Improvement			
	Budget	YTD Budget	YTD	% to YTD Budget *	Budget	YTD Budget	YTD	% to YTD Budget *
Sources								
Interest Revenue	\$ 107,295	\$ 107,295	\$ 275,439	256.71%	\$ 127,988	\$ 127,988	\$ 335,846	262.40%
Miscellaneous	-	-	156,840	0.00%	-	-	-	0.00%
Transfers In	1,850,076	1,850,076	1,847,122	99.84%	1,721,500	1,721,500	1,721,500	100.00%
Total Sources	\$ 1,957,371	\$ 1,957,371	\$ 2,279,400	116.45%	1,849,488	1,849,488	2,057,346	111.24%

	Water Depreciation				Water Capital Improvement			
	Budget	YTD Budget	YTD	% to YTD Budget *	Budget	YTD Budget	YTD	% to YTD Budget *
Uses								
Replacement (Infrastructure)	4,287,832	4,287,832	2,201,932	51.35%	2,870,800	2,870,800	643,805	22.43%
Capital Outlay	784,004	784,004	606,727	77.39%	295,700	295,700	208,048	70.36%
Transfers Out	-	-	-	0.00%	-	-	-	0.00%
Total Uses	\$ 5,071,836	\$ 5,071,836	\$ 2,808,659	55.38%	\$ 3,166,500	\$ 3,166,500	\$ 851,853	26.90%
Sources Over/ (Under) Uses	\$ (3,114,465)	\$ (3,114,465)	\$ (529,259)		\$ (1,317,012)	\$ (1,317,012)	\$ 1,205,493	

Percentage of year completed **100%**

McALLEN PUBLIC UTILITY
WASTEWATER FUND
COMPARATIVE STATEMENT OF REVENUES AND EXPENSES

For the Fiscal Year Ended September 30, 2024
(Unaudited)

	Budget	Year-To-Date				100.00%
		Current	Prior Year	Variance	Inc/Dec	Year-To-Date Actual % To Budget
REVENUES						
1 Residential Charges	\$ 13,751,728	\$ 12,181,167	\$ 12,297,819	A \$ (116,653)	-0.95%	88.58%
2 Commercial Charges	5,571,722	4,182,844	4,096,911	A 85,933	2.10%	75.07%
3 Industrial Charges	403,733	301,586	255,692	A 45,893	17.95%	74.70%
4 City of Alton User Charges	750,000	759,052	689,165	A 69,887	10.14%	101.21%
5 Calpine/Duke Reuse Charges	900,000	894,134	893,213	A 921	0.10%	99.35%
6 Reuse-Water Charges	240,000	416,986	378,027	A 38,960	10.31%	173.74%
Total users' charges	21,617,183	18,735,769	18,610,827	124,940	0.67%	86.67%
7 Ind. Waste Surcharge	1,240,000	1,159,628	1,169,058	(9,430)	-0.81%	93.52%
8 Other Operating Revenues	20,000	77,775	54,950	22,825	41.54%	388.88%
9 Other Revenues - Gain/Sale of Fixed Assets	-	(505,257)	(130,233)	(375,024)	287.96%	0.00%
10 Reimbursements	91,500	228,525	160,466	68,059	42.41%	249.75%
11 Miscellaneous	738,000	1,248,456	1,030,723	217,733	21.12%	169.17%
12 Interest Earned	128,644	360,754	368,184	(7,430)	-2.02%	280.43%
13 Total Revenues	23,835,327	21,305,650	21,263,976	41,673	0.20%	89.39%
EXPENSES						
14 Wastewater Plant	6,085,222	5,683,914	5,291,025	B 392,889	7.43%	93.41%
15 Wastewater Lab	823,816	787,359	753,932	C 33,427	4.43%	95.57%
16 Wastewater Collections	3,132,584	2,989,322	2,723,806	D 265,516	9.75%	95.43%
17 General & Admin.	1,809,306	1,381,835	1,486,206	E (104,370)	-7.02%	76.37%
18 Employee Benefits	11,815	-	-	-	0.00%	0.00%
19 Insurance	118,198	118,197	78,838	39,359	49.92%	100.00%
20 Pension Expense-TMRS (GASB 68)	-	228,129	688,140	(460,011)	-66.85%	0.00%
21 TMRS Benefits-Contra (GASB 68)	-	(456,169)	(366,142)	(90,027)	24.59%	0.00%
22 Sub-Total Expenses	11,980,941	10,732,587	10,655,804	76,782	0.72%	89.58%
22 Debt Service	1,093,069	1,079,421	1,052,565	26,856	2.55%	98.75%
23 Depreciation *	9,558,403	9,476,078	9,433,099	42,979	0.46%	99.14%
24 Expenses Before Billing Charges	22,632,413	21,288,086	21,141,468	146,618	0.69%	94.06%
25 Billing Charges	230,000	230,000	230,000	-	0.00%	100.00%
26 TOTAL EXPENSES	22,862,413	21,518,086	21,371,468	146,618	0.69%	94.12%
27 Revenues Over (Under) Expenses	\$ 972,915	\$ (212,436)	\$ (107,492)			
28 Contributions - Acquired assets	-	5,010,566	2,994,336			
29 Change in Net Assets		4,798,130	2,886,844			
NON-OPERATING EXPENSES (REVENUES)						
30 Capital Outlay	-	-	-	-		
31 Transfer to Capital Improvement	1,475,145	1,475,145	1,301,007	174,138		
32 Transfer to Depreciation	3,823,361	3,803,294	3,755,939	47,355		
33 Transfer to TWDB Construction-Loan Reimbursement	-	-	-	-		
34 Rebutable Arbitrage	-	71,560	55,428	16,131		
35 Transfer in from General Fund	-	-	(137,850)	137,850		
36 Bond Refunding Costs	-	(463,058)	(488,252)	25,194		
37 Health Insurance	96,141	96,141	101,216	(5,075)		

* Depreciation is recorded 100% for financial statement purposes but funded at 40% reduced from 50% effective October 1, 2018

**McALLEN PUBLIC UTILITY
WASTEWATER FUND REFERENCE NOTES**

For the Fiscal Year Ended September 30, 2024
(Unaudited)

ANALYSIS OF YEAR-TO-DATE EXPENDITURES

Ref Description	Month Ending				Fiscal Year-to-Date			
	30-Sep-24	30-Sep-23	Inc(Dec)	% Inc(Dec)	30-Sep-24	30-Sep-23	Inc(Dec)	(Dec)
CONSUMPTION								
A Residential	352,159,100	401,342,400	(49,183,300)	-12.25%	3,607,574,700	3,632,810,700	(25,236,000)	-0.69%
A Commercial	219,305,000	215,728,700	3,576,300	1.66%	2,450,091,300	2,358,575,000	91,516,300	3.88%
A Industrial	28,042,100	23,099,700	4,942,400	21.40%	255,158,200	225,866,300	29,291,900	12.97%
Total	599,506,200	640,170,800	(40,664,600)	-6.35%	6,312,824,200	6,217,252,000	95,572,200	1.54%

Ref Description	Month Ending				Fiscal Year-to-Date			
	30-Sep-24	30-Sep-23	Inc(Dec)	% Inc(Dec)	30-Sep-24	30-Sep-23	Inc(Dec)	(Dec)
REUSE CONSUMPTION *								
Residential	18,034,200	18,981,600	(947,400)	-4.99%	150,478,900	134,137,800	16,341,100	12.18%
Commercial	10,693,200	12,680,400	(1,987,200)	-15.67%	96,823,200	92,412,900	4,410,300	4.77%
Industrial	0	0	0	0.00%	0	0	0	0.00%
Total	28,727,400	31,662,000	(2,934,600)	-9.27%	247,302,100	226,550,700	20,751,400	9.16%

* Excludes effluent to power plants

NUMBER OF WASTEWATER ACCOUNTS

A Residential	39,930	39,315	615	1.56%
A Commercial	5,859	5,818	41	0.70%
A Industrial	129	126	3	2.38%
Total	45,918	45,259	659	1.46%

Number of new accounts for the current fiscal year:		Growth in number of new accounts prior year:	
Number of accounts at	9/30/2024	45,918	9/30/2023
Number of accounts at	9/30/2023	45,259	9/30/2022
Increase/(Decrease) in accounts		659	645

NUMBER OF REUSE ACCOUNTS

A Residential	868	724	144	19.89%
A Commercial	29	26	3	11.54%
A Industrial	0	0	0	0.00%
Total	897	750	147	19.60%

ANALYSIS OF NET CHANGE IN YEAR-TO-DATE OPERATING EXPENDITURES:

	Wages/Benefits	Supplies	Other Services & Charges	Maintenance	Non-capitalized Capital Outlay	Total
B Wastewater Plant	\$ 223,189	\$ (9,614)	\$ 107,770	\$ 56,702	\$ 14,844	\$ 392,892
C Wastewater Lab	23,915	6,017	(438)	2,848	1,086	33,427
D Wastewater Collections	138,615	63,131	36,865	31,159	(4,254)	265,515
E General & Admin.	57,429	(4,054)	(161,585)	(9,987)	13,826	(104,370)
Total	\$ 443,149	\$ 55,480	\$ (17,389)	\$ 80,722	\$ 25,502	\$ 587,464

ANALYSIS OF ACTUAL TO BUDGETED CONSUMPTION & REVENUES

Budgeted Consumption for fy 2023-24 (gals.)	7,142,138,000	Monthly Planned Consumption	
* 45% of planned consumption	3,213,962,100	October	535,660,350
* 55% of planned consumption	3,928,175,900	November	535,660,350
Planned consumption at 9/30/24	7,142,138,000	December	535,660,350
Actual consumption at 9/30/24	6,312,824,200	January	535,660,350
Excess/(deficiency) to planned	(829,313,800)	February	535,660,350
		March	535,660,350
Budgeted User Charge Revenues for fy 2023-24	\$ 20,477,183	April	654,695,983
* 45% of planned revenues	9,214,732	May	654,695,983
* 55% of planned revenues	11,262,451	June	654,695,983
Planned revenues at 9/30/24	20,477,183	July	654,695,983
Actual revenues at 9/30/24	17,424,649	August	654,695,983
Excess/(deficiency) to planned	\$ (3,052,534)	September	654,695,983
		Total	7,142,138,000

* Note: The usage percentages have been changed from 40%/60% to 45%/55% to more accurately reflect actual usage.

**McALLEN PUBLIC UTILITY
WASTEWATER IMPROVEMENT FUNDS
STATEMENT OF SOURCES & USES**

For the Fiscal Year Ended September 30, 2024
(Unaudited)

	Wastewater Depreciation				Wastewater Capital Improvement			
	Budget	YTD Budget	YTD	To Y-T-D Budget *	Budget	YTD Budget	YTD	To Y-T-D Budget *
Sources								
Interest Revenue	\$ 559,727	\$ 559,727	\$ 1,128,803	201.67%	\$ 138,895	\$ 138,895	\$ 392,564	282.63%
Miscellaneous	-	-	-	0.00%	1,327,305	1,327,305	58,949	4.44%
Transfers In	3,823,361	3,823,361	3,803,294	99.48%	1,475,145	1,475,145	1,475,145	100.00%
Total Sources	\$ 4,383,088	\$ 4,383,088	\$ 4,932,097	112.53%	\$ 2,941,345	\$ 2,941,345	\$ 1,926,658	65.50%

	Budget	YTD Budget	YTD	To Y-T-D Budget *	Budget	YTD Budget	YTD	To Y-T-D Budget *
Uses								
Replacement (Infrastructure)	11,392,958	11,392,958	1,735,425	15.23%	5,244,393	5,244,393	806,815	15.38%
Capital Outlay	1,370,000	1,370,000	766,608	55.96%	760,500	760,500	768,785	101.09%
Transfers Out	-	-	-	0.00%	-	-	-	0.00%
Total Uses	\$ 12,762,958	\$ 12,762,958	\$ 2,502,033	19.60%	\$ 6,004,893	\$ 6,004,893	\$ 1,575,600	26.24%

Sources Over/ (Under) Uses	(\$8,379,870)	(\$8,379,870)	\$2,430,064		(\$3,063,548)	(\$3,063,548)	\$351,057	
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Percentage of year completed 100%

**WATER & WASTEWATER FUND
COMBINED BALANCE SHEET**

as of September 30, 2024
(Unaudited)

	<u>WATER FUND</u> *	<u>WASTEWATER FUND</u> *	<u>COMBINED</u>
ASSETS			
<u>Current Assets</u>			
Cash & Investments			
Demand.....	\$ 451,945	\$ 265,567	\$ 717,512
Investments.....	5,330,340	1,999,086	7,329,426
Market Value Adjustment.....	5,394	-	5,394
Receivables, net:			
Accounts.....	2,465,367	2,222,203	4,687,570
Accrued Interest.....	1,042	-	1,042
Due From Other Funds.....	2,209	5,269	7,478
Lease Revenue.....	303,561	-	303,561
Lease Interest Revenue.....	6,734	-	6,734
Water/Sewer Line Assessments.....	-	250	250
Inventories, at cost.....	1,194,794	-	1,194,794
Prepaid expenses.....	68,224	-	68,224
Total Current Assets	\$ 9,829,610	\$ 4,492,375	\$ 14,321,985
Notes Receivable.....	81,269	81,349	162,618
LT Receivable - Lease Revenue.....	402,093	-	402,093
<u>Restricted Assets</u>			
Accrued Interest.....	-	46,321	46,321
Due From Other Funds.....	-	34,485	34,485
Accounts Receivable.....	-	-	-
Sub-Total	-	80,806	80,806
Demand.....	119,405	95,206	214,611
Time Deposits.....	1,019,056	2,038,112	3,057,168
Investments.....	27,173,824 **	29,875,647	57,049,471
Market Value Adjustment.....	-	9,466	9,466
Total Restricted Cash & Investments	28,312,285	32,018,431	60,330,716
Total Restricted Assets	28,312,285	32,099,237	60,411,522
Propert, Plant, & Equipment.....	193,299,903	289,007,818	482,307,721
(Less: Accumulated Depreciation).....	(105,464,009)	(136,785,277)	(242,249,286)
Net Property, Plant, & Equipment	87,835,894	152,222,541	240,058,435
Other Assets, net.....	27,007,831	5,681,190	32,689,021
TOTAL ASSETS	\$ 153,468,982	\$ 194,576,692	348,045,674

* Includes Depreciation Funds, Capital Improvement Funds, Bond Construction Funds & Debt Service Funds

** Includes a portion of the restricted customer deposits totalling \$3,203,599

WATER & WASTEWATER FUND

COMBINED BALANCE SHEET

as of September 30, 2024

	<u>WATER FUND</u>	*	<u>WASTEWATER FUND</u>	*	<u>COMBINED</u>
LIABILITIES & FUND EQUITY					
<u>Current Liabilities</u>					
Accounts Payable.....	\$ 526,419		\$ 238,888		\$ 765,307
Accrued Expense.....	1,119,368		796,265		1,915,633
Other.....	3,338		100,060		103,398
Total Current Liabilities	1,649,125		1,135,213		2,784,338
<u>Liabilities Payable from Restricted Assets</u>					
Accounts Payable.....	1,756,073		408,767		2,164,840
Accrued Expense.....	577,755		19,055		596,810
Due to Other Funds.....	2,209		5,269		7,478
Interest Payable.....	156,480		174,530		331,010
Customer Deposits.....	3,203,599		-		3,203,599
Current Portion of Revenue Bonds.....	2,930,951		4,973,263		7,904,214
Total Liabilities Payable from Restricted Assets	8,627,067		5,580,884		14,207,951
<u>Other Non-Current Liabilities</u>					
Revenue Bonds.....	39,373,817		74,651,214		114,025,031
SBITA- Subscription liability.....	-		6,676		6,676
Arbitrage Payable.....	-		135,956		135,956
Deferred Revenues.....	161,287		14,626		175,913
Deferred inflows of resources.....	2,723,873		3,255,137		5,979,010
Noncurrent liabilities / net pension liability.....	1,573,434		1,036,884		2,610,318
TOTAL LIABILITIES	54,108,603		85,816,590		139,925,193
FUND EQUITY					
<u>Retained Earnings</u>					
Reserve for Current Debt Service.....	1,403,192		3,043,732		4,446,924
Reserve for Capital Improvement.....	16,820,027		7,047,390		23,867,417
Reserve for Depreciation.....	4,392,950		21,400,494		25,793,444
Unreserved.....	76,744,210		77,268,486		154,012,696
Total Retained Earnings	99,360,379		108,760,102		208,120,481
TOTAL LIABILITIES AND FUND EQUITY	\$ 153,468,982		\$ 194,576,692		\$ 348,045,674

* Includes Depreciation Funds, Capital Improvement Funds, Debt Service & Bond Construction Funds

**WATER FUND
COMBINED BALANCE SHEET**

as of September 30, 2024
(Unaudited)

	RESTRICTED ASSETS					Combined
	Water Fund	Water Depr. Fund	Water Capital Impr. Fund	Water Revenue Bonds	Debt Service	
ASSETS						
<u>Current Assets</u>						
Cash & Investments						
Demand.....	\$ 451,945	\$ 9,231	\$ 84,656	\$ 25,518	\$ -	\$ 571,350
CD/Time Deposits.....	-	509,528	509,528	-	-	1,019,056
Investments & Securities.....	5,330,340	4,231,019	6,288,479	11,888,846	1,561,881	29,300,565
Market Value Adjustment.....	5,394	-	-	-	-	5,394
Receivables						
Accounts.....	2,465,367	-	-	-	-	2,465,367
Accrued Interest.....	1,042	-	-	-	-	1,042
Due From Other Funds.....	2,209	-	-	-	-	2,209
Lease Revenue.....	303,561	-	-	-	-	303,561
Lease Interest Revenue.....	6,734	-	-	-	-	6,734
Inventories, at cost.....	1,194,794	-	-	-	-	1,194,794
Prepaid expenses.....	68,224	-	-	-	-	68,224
Total Current Assets	9,829,610	4,749,778	6,882,663	11,914,364	1,561,881	34,938,296
Notes Receivable.....	81,269	-	-	-	-	81,269
LT Receivable - Lease Revenue.....	402,093	-	-	-	-	402,093
Investments restricted for customer deposits.....	3,203,599	-	-	-	-	3,203,599
Property, Plant, & Equipment.....	193,299,903	-	-	-	-	193,299,903
(Less: Accum. Depreciation/Amortization).....	(105,464,009)	-	-	-	-	(105,464,009)
Net Property, Plant, & Equipment	87,835,894	-	-	-	-	87,835,894
Other Assets, net.....	27,007,831	-	-	-	-	27,007,831
TOTAL ASSETS	128,360,296	4,749,778	6,882,663	11,914,364	1,561,881	153,468,982
LIABILITIES & FUND EQUITY						
<u>Current Liabilities</u>						
Accounts Payable.....	526,419	-	-	-	-	526,419
Accrued Expense.....	1,119,368	-	-	-	-	1,119,368
Other.....	3,338	-	-	-	-	3,338
Total Current Liabilities	1,649,125	-	-	-	-	1,649,125
<u>Liabilities Payable from Restricted Assets</u>						
Current Portion of Revenue Bonds.....	2,930,951	-	-	-	-	2,930,951
Accounts Payable.....	-	332,793	2,123	1,421,157	-	1,756,073
Accrued Expense.....	-	24,035	-	553,720	-	577,755
Interest Payable.....	-	-	-	-	156,480	156,480
Due To Other Funds.....	-	-	-	-	2,209	2,209
Customer Deposits.....	3,203,599	-	-	-	-	3,203,599
Total Liabilities Payable from Restricted Assets	6,134,550	356,828	2,123	1,974,877	158,689	8,627,067
<u>Other Non-Current Liabilities</u>						
Revenue Bonds	39,373,817	-	-	-	-	39,373,817
Deferred Revenues.....	161,287	-	-	-	-	161,287
Deferred inflows of resources.....	2,723,873	-	-	-	-	2,723,873
Noncurrent liabilities / net pension liability.....	1,573,434	-	-	-	-	1,573,434
TOTAL LIABILITIES	51,616,086	356,828	2,123	1,974,877	158,689	54,108,603
FUND EQUITY						
<u>Retained Earnings</u>						
Reserve for Current Debt Service.....	-	-	-	-	1,403,192	1,403,192
Reserve for Capital Improvement.....	-	-	6,880,540	9,939,487	-	16,820,027
Reserve for Depreciation.....	-	4,392,950	-	-	-	4,392,950
Unreserved.....	76,744,210	-	-	-	-	76,744,210
Total Retained Earnings	76,744,210	4,392,950	6,880,540	9,939,487	1,403,192	99,360,379
TOTAL LIABILITIES & FUND EQUITY	\$ 128,360,296	\$ 4,749,778	\$ 6,882,663	\$ 11,914,364	\$ 1,561,881	\$ 153,468,982

**WASTEWATER FUND
COMBINED BALANCE SHEET**

as of September 30, 2024

ASSETS	RESTRICTED ASSETS					Combined
	Wastewater Fund	Depreciation Fund	Wastewater Capital Impr. Fund	Wastewater Revenue Bonds	Debt Service	
<u>Current Assets</u>						
Cash & Investments						
Demand.....	\$ 265,567	\$ -	\$ 94,956	\$ -	\$ 250	\$ 360,773
CD/Time Deposits.....	-	1,528,584	509,528	-	-	2,038,112
Investments & Securities.....	1,999,086	20,196,847	6,444,807	13,496	3,220,497	31,874,733
Market Value Adjustment.....	-	(17,035)	26,501	-	-	9,466
Receivables						
Accounts.....	2,222,203	-	-	-	-	2,222,203
Accrued Interest.....	-	19,809	26,512	-	-	46,321
Due From Other Funds.....	5,269	-	34,485	-	-	39,754
Wastewater Line Assessments.....	250	-	-	-	-	250
Prepaid expenses.....	-	-	-	-	-	-
Total Current Assets	4,492,375	21,728,205	7,136,789	13,496	3,220,747	36,591,612
Notes Receivables - Hunt.....	81,349	-	-	-	-	81,349
Property, Plant, & Equipment.....	289,007,818	-	-	-	-	289,007,818
(Less: Accumulated Depreciation).....	(136,785,277)	-	-	-	-	(136,785,277)
Net Property, Plant, & Equipment	152,222,541	-	-	-	-	152,222,541
Other Assets.....	5,681,190	-	-	-	-	5,681,190
TOTAL ASSETS	162,477,455	21,728,205	7,136,789	13,496	3,220,747	194,576,692
<u>LIABILITIES & FUND EQUITY</u>						
<u>Current Liabilities</u>						
Accounts Payable.....	238,888	-	-	-	-	238,888
Accrued Expenses.....	796,265	-	-	-	-	796,265
Other.....	100,060	-	-	-	-	100,060
Total Current Liabilities	1,135,213	-	-	-	-	1,135,213
<u>Liabilities Payable from Restricted Assets</u>						
Accounts Payable.....	-	305,622	102,895	-	250	408,767
Accrued Expenses.....	-	19,055	-	-	-	19,055
Due to Other Funds.....	-	3,034	-	-	2,235	5,269
Interest Payable.....	-	-	-	-	174,530	174,530
Current Portions of all Revenue Bonds.....	4,973,263	-	-	-	-	4,973,263
Total Liabilities Payable from Restricted Assets	4,973,263	327,711	102,895	-	177,015	5,580,884
<u>Other Non-Current Liabilities</u>						
Deferred Revenue.....	14,626	-	-	-	-	14,626
Revenue Bonds.....	74,651,214	-	-	-	-	74,651,214
SBITA- Subscription liability.....	6,676	-	-	-	-	6,676
Deferred inflows of resources.....	3,255,137	-	-	-	-	3,255,137
Noncurrent liabilities/Net Pension Liability - TMRS.....	1,036,884	-	-	-	-	1,036,884
Arbitrage Payable.....	135,956	-	-	-	-	135,956
TOTAL LIABILITIES	85,208,969	327,711	102,895	-	177,015	85,816,590
<u>FUND EQUITY</u>						
<u>Retained Earnings</u>						
Reserve for Debt Service.....	-	-	-	-	3,043,732	3,043,732
Reserve for Depreciation.....	-	21,400,494	-	-	-	21,400,494
Reserve for Capital Improvement.....	-	-	7,033,894	13,496	-	7,047,390
Unreserved.....	77,268,486	-	-	-	-	77,268,486
Total Retained Earnings	77,268,486	21,400,494	7,033,894	13,496	3,043,732	108,760,102
TOTAL LIABILITIES & FUND EQUITY	\$ 162,477,455	\$ 21,728,205	\$ 7,136,789	\$ 13,496	\$ 3,220,747	\$ 194,576,692

McALLEN PUBLIC UTILITY
RECONCILED BANK BALANCES
As of September 30, 2024

	POOL CASH	COMMERCIAL				GROSS				BLENDED		BLENDED YIELD ON TERM		
		APR/ROI	CD	APR/ROI	PAPER	APR/ROI	INVESTMENTS	APR/ROI	TEX POOL-PRIME	APR/ROI	TOTAL	APR/ROI	INVESTMENTS ONLY	TOTAL INVESTMENTS
WATER FUND														
M & O	449,645	0.00%	0	0.00%	972,965	5.47%	499,060	5.10%	7,061,915	5.28%	8,983,585	5.03%	5.34%	1,472,025
% of Total	5.01%		0.00%		10.83%		5.56%		78.61%		100.00%			
WATER BOND RESERVE	0	0.00%	0	0.00%	66.10%		33.90%	0.00%	1,699,512	5.28%	1,699,512	5.28%	0.00%	0
% of Total	0.00%		0.00%		0.00%		0.00%		100.00%		100.00%			
DEPRECIATION	9,231	0.00%	509,528	5.22%	482,101	5.46%	0	0.00%	3,748,918	5.28%	4,749,778	5.28%	5.34%	991,629
% of Total	0.19%		10.73%		10.15%		0.00%		78.93%		100.00%			
DEBT SERVICE	-	0.00%	-	0.00%	48.62%		0	0.00%	616,123	5.28%	616,123	5.28%	0.00%	0
% of Total	0.00%		0.00%		0.00%		0.00%		100.00%		100.00%			
WATER DEBT SERVICE TWDB	-	0.00%	-	0.00%			0	0.00%	945,758	5.28%	945,758	5.28%	0.00%	0
% of Total	0.00%		0.00%				0.00%		100.00%		100.00%			
CAPITAL IMPROVEMENT	84,656	0.00%	509,528	5.22%	488,674	5.45%	0	0.00%	5,799,805	5.28%	6,882,663	5.22%	5.33%	998,202
% of Total	1.23%		7.40%		7.10%		0.00%		84.27%		100.00%			
BOND CONSTRUCTION	25,518	0.00%	-	0.00%	48.96%		0	0.00%	0	0.00%	25,518	0.00%	0.00%	0
% of Total	100.00%		0.00%		0.00%		0.00%		0.00%		100.00%			
TWDB CNST FUND S2021 AMI PRJ	0	0.00%	0	-	0	-	0	0.00%	11,888,846	5.28%	11,888,846	5.28%	0.00%	0
% of Total	0.00%		0.00%		0.00%		0.00%		100.00%		100.00%			
TOTAL WATER	569,050	0.00%	1,019,056	5.22%	1,943,740	5.46%	499,060	5.10%	31,760,877	5.28%	35,791,783	5.20%	5.34%	3,461,856
% of Total	1.59%		2.85%		5.43%		1.39%		88.74%		100.00%			
			29.44%		56.15%		14.42%							
SEWER FUND														
M & O	265,567	0.00%	0	0.00%	488,674	5.45%	0	0.00%	1,510,412	5.28%	2,264,653	4.70%	5.45%	488,674
% of Total	11.73%		0.00%		21.58%		0.00%		66.70%		100.00%			
BOND RESERVE-TWDB 2009	-	0.00%	-	0.00%	100.00%		0	0.00%	3,328,580	5.28%	3,328,580	5.28%	0.00%	0
% of Total	0		0.00%		0.00%		0.00%		100.00%		100.00%			
DEPRECIATION	0	0.00%	1,528,584	5.22%	1,708,167	5.46%	3,746,408	3.29%	14,742,272	5.28%	21,725,431	4.95%	4.24%	6,983,159
% of Total	0.00%		7.04%		7.86%		17.24%		67.86%		100.00%			
DEBT SERVICE	-	0.00%	-	0.00%	24.46%		53.65%	0.00%	623,275	5.28%	623,275	5.28%	0.00%	0
% of Total	0.00%		0.00%		0.00%		0.00%		100.00%		100.00%			
SEWER DEBT TWDB- 2009-2010	250	0.00%	-	0.00%	-	0.00%	0	0.00%	2,597,222	5.28%	2,597,472	5.28%	0.00%	0
% of Total	0.01%		0.00%		0.00%		0.00%		99.99%		100.00%			
SEWER BOND CONST TWDB - F492 * Series 2012	0	0.00%	-	0.00%	-	0.00%	0	0.00%	13,496	5.28%	13,496	5.28%	0.00%	0
% of Total	0.00%		0.00%		0.00%		0.00%		100.00%		100.00%			
CAPITAL IMPROVEMENT	94,956	0.00%	509,528	5.22%	241,051	5.46%	1,245,679	4.80%	4,958,077	5.28%	7,049,291	5.12%	4.98%	1,996,258
% of Total	1.35%		7.23%		3.42%		17.67%		70.33%		100.00%			
			25.52%		12.08%		62.40%							
TOTAL SEWER	360,773	0.00%	2,038,112	5.22%	2,437,892	5.46%	4,992,087	3.66%	27,773,334	5.28%	37,602,198	5.02%	4.46%	9,468,091
% of Total	0.96%		5.42%		6.48%		13.28%		73.86%		100%			
			21.53%		25.75%		52.73%							
TOTAL PUB	929,823	0.00%	3,057,168	5.22%	4,381,632	5.46%	5,491,147	3.79%	59,534,211	5.28%	73,393,981	5.11%	4.70%	12,929,947
% of Total	1.27%		4.17%		5.97%		7.48%		81.12%		100.00%			
			23.64%		33.89%		42.47%							

* Pending receipt of reimbursement funds from TWDB



McAllen Public Utility

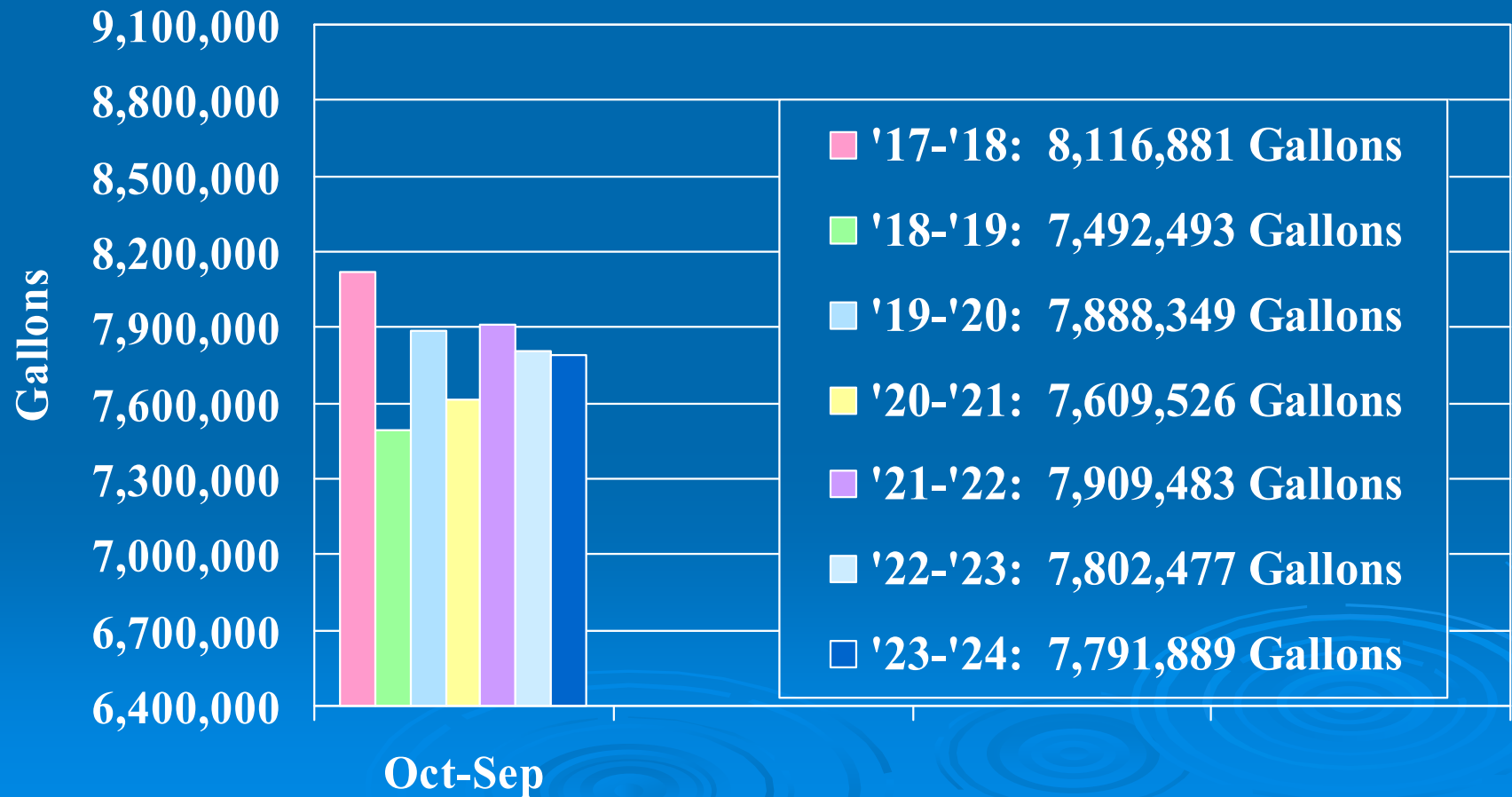
**Review of Financial Statements
For the
Fiscal Year Ended September 30, 2024
(Unaudited)**

Water Fund Condensed Results of Operations Year-to-Date

	<u>Current</u>	<u>Prior</u>	<u>Inc (Dec)</u>	<u>% Inc (Dec)</u>	<u>% of Budget</u>
Revenues	\$25,599,401	\$25,520,868	\$78,532	0.31%	94%
Expenses	23,301,784	22,921,158	380,626	2%	86%
Net Income	\$2,297,617	\$2,599,710			
Accounts	51,714	50,975	739		

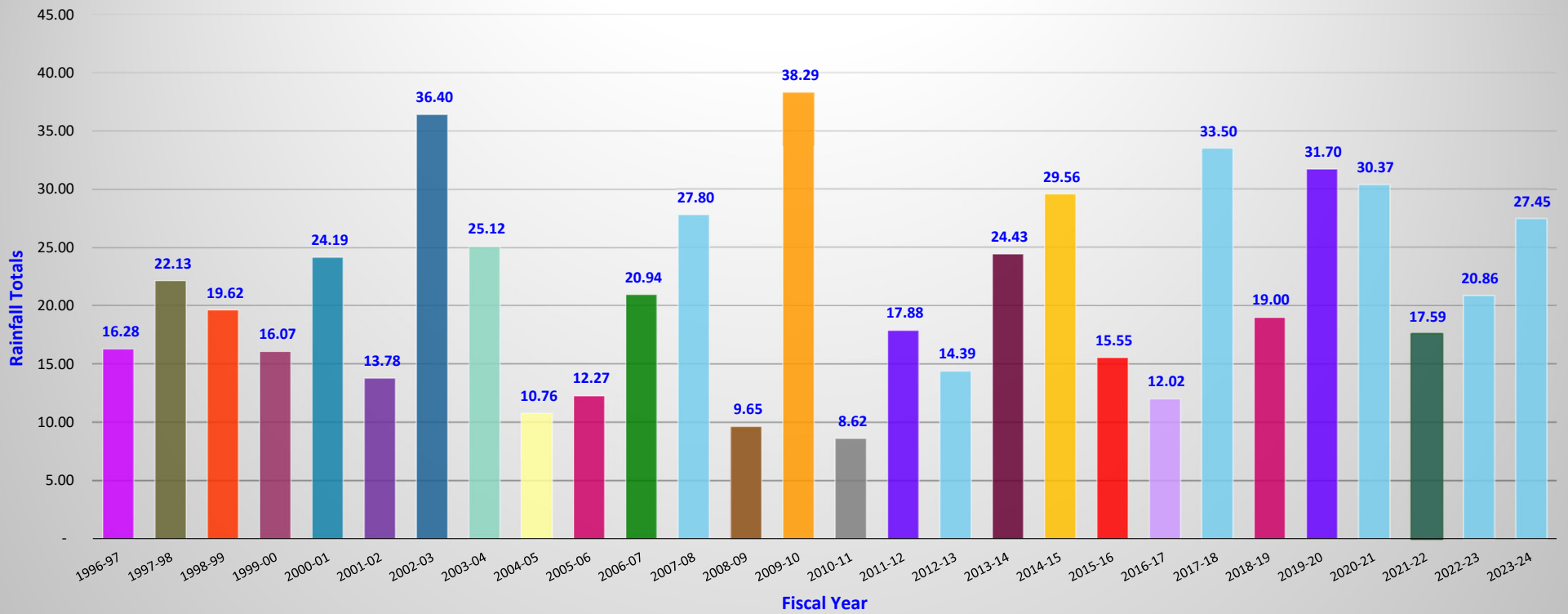
% of Year Completed: 100%

Y-T-D Water Consumption Historical & Current (000's Omitted)



Rainfall Totals by Fiscal Year

FY 1996-97 through 2023-24



Wastewater Fund Condensed Results of Operations Year-to-Date

	<u>Current</u>	<u>Prior</u>	<u>Inc (Dec)</u>	<u>% Inc (Dec)</u>	<u>% of Budget</u>
Revenues	\$21,305,650	\$21,263,976	\$41,673	0.20%	89%
Expenses	21,518,086	21,371,468	146,618	0.69%	94%
Net Loss	\$(212,436)	\$(107,492)			
Accounts	45,918	45,259	659		

% of Year Completed: 100%

Balance Sheets

Water & Wastewater Funds Combined

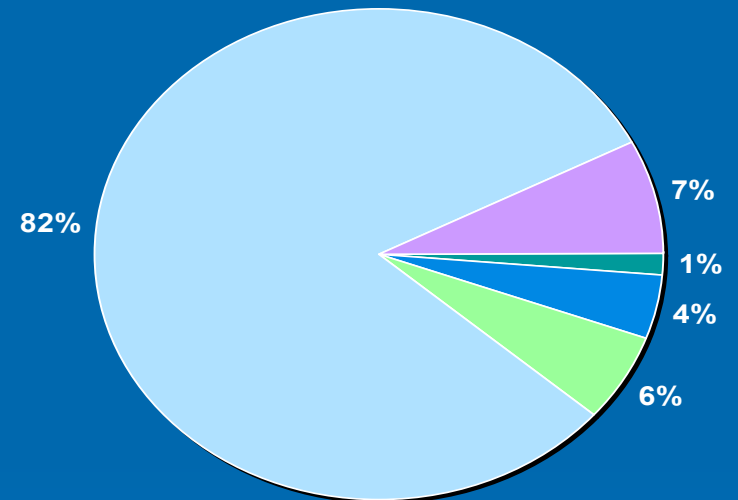
- Combined working capital is reported at \$11,537,646
- Number of days of working capital:
 - Water Fund - 168
 - Wastewater Fund – 102
 - Combined - 141
- Debt To Equity Ratio is reported at 0.67 to 1
- Combined Debt Coverage Ratio is reported at 2.00x
 - Water Fund – 2.38x
 - Wastewater Fund – 1.77x

Water & Wastewater Funds Combined Investment Portfolio

➤ The blended rate of cash and investments at September 30, 2024, is 4.70% as indicated below:

□ Demand Accounts -	0.00%
□ CDs -	5.22%
□ Commercial Paper -	5.46%
□ Gov't Securities -	3.79%
□ TexPool Prime -	5.28%

➤ The blended rate of investments, excluding cash and TexPool is 4.70%



■ Cash
■ CDs
■ Commercial Paper
■ TexPool Prime
■ Gov't Securities

The End





AGENDA ITEM

6.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

01/07/2025

MEETING DATE

1/14/2025

1. Agenda Item: Reimbursement Update: Collections for the 4th Quarter FY2024

**2. Party Making Request:
Janet Landeros**

3. Nature of Request:

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement:

6. Routing:

Janet Landeros

Created/Initiated - 1/7/2025

7. Staff's Recommendation: REPORT FOR INFORMATIONAL PURPOSES

8. City Attorney: Approve. AWS

9. MPU General Manager: For Information Only - MAV

10. Director of Finance for Utilities: Approved - MSC

Memo

TO: Marco A. Vega, P.E., General Manager
THRU: Erika Gomez, P.E., Utility Engineer
FROM: Janet Landeros, Grants and Contracts Coordinator
DATE: January 6, 2025
SUBJECT: REIMBURSEMENT UPDATE: COLLECTIONS

Water reimbursements collected from July 1, 2024- September 30, 2024 total **\$9,356.60** and Wastewater reimbursements total **\$ 68,643.54**.

All reimbursements collected during the 4th Quarter of Fiscal Year 23-24 total **\$ 77,820.14**.

The breakdown of the reimbursement collections for the 4th quarter with a comparison to last fiscal year in the same period is shown below along with the fiscal year to date total:

Type	FY 22-23 4 th Quarter 07/01/23 – 09/30/23	FY 23-24 4 th Quarter 07/01/24 – 09/30/24	FY 23-24 Total 10/01/23– 09/30/24
WATER REIMBURSEMENTS	\$ 62,602.18	\$ 8,041.80	\$ 83,148.36
ADMINISTRATIVE FEES	\$ 10,872.36	\$ 1,314.80	\$ 13,117.58
WATER TOTAL	\$ 73,474.54	\$ 9,356.60	\$ 96,265.94
WATER BUDGETED	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
% of Budget collected	210%	26%	275%
WASTEWATER REIMBURSEMENTS	\$ 51,905.44	\$ 60,863.04	\$ 205,174.54
ADMINISTRATIVE FEES	\$ 10,057.25	\$ 7,780.50	\$ 23,350.55
WASTEWATER TOTAL	\$ 61,962.69	\$ 68,643.54	\$ 228,525.09
WASTEWATER BUDGETED	\$ 91,500.00	\$ 91,500.00	\$ 91,500.00
% of Budget collected	68%	75%	250%
SHARYLAND BUYOUT			\$ 37,121.10
Grand Total	\$ 135,437.23	\$ 77,820.14	\$ 361,912.13

If you have any questions or require additional information, please advise.



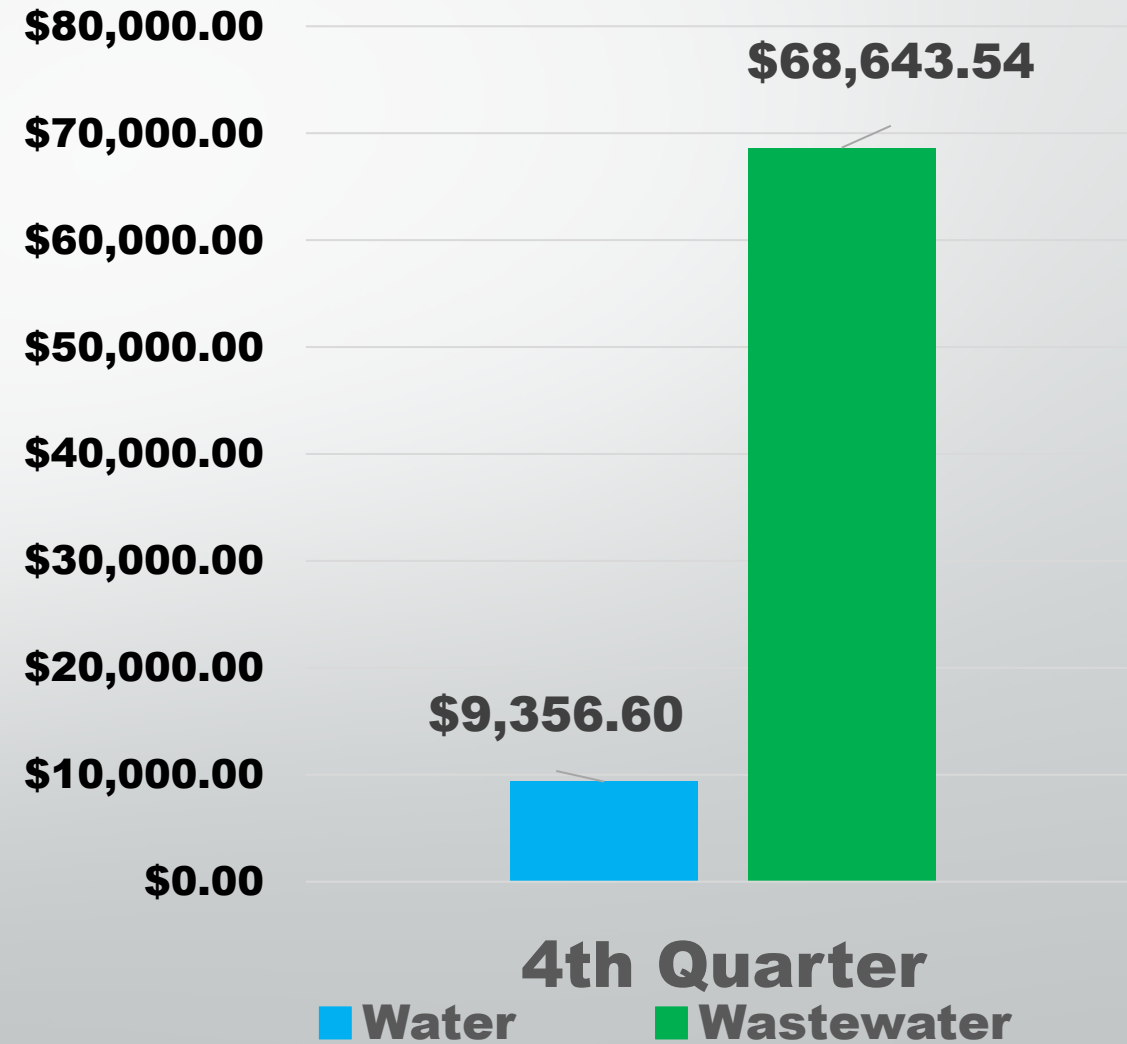
Reimbursement Update: Collections

**July 1, 2024– September 30, 2024
4th Quarter**

4th Quarter

July 1, 2024 thru September 30, 2024

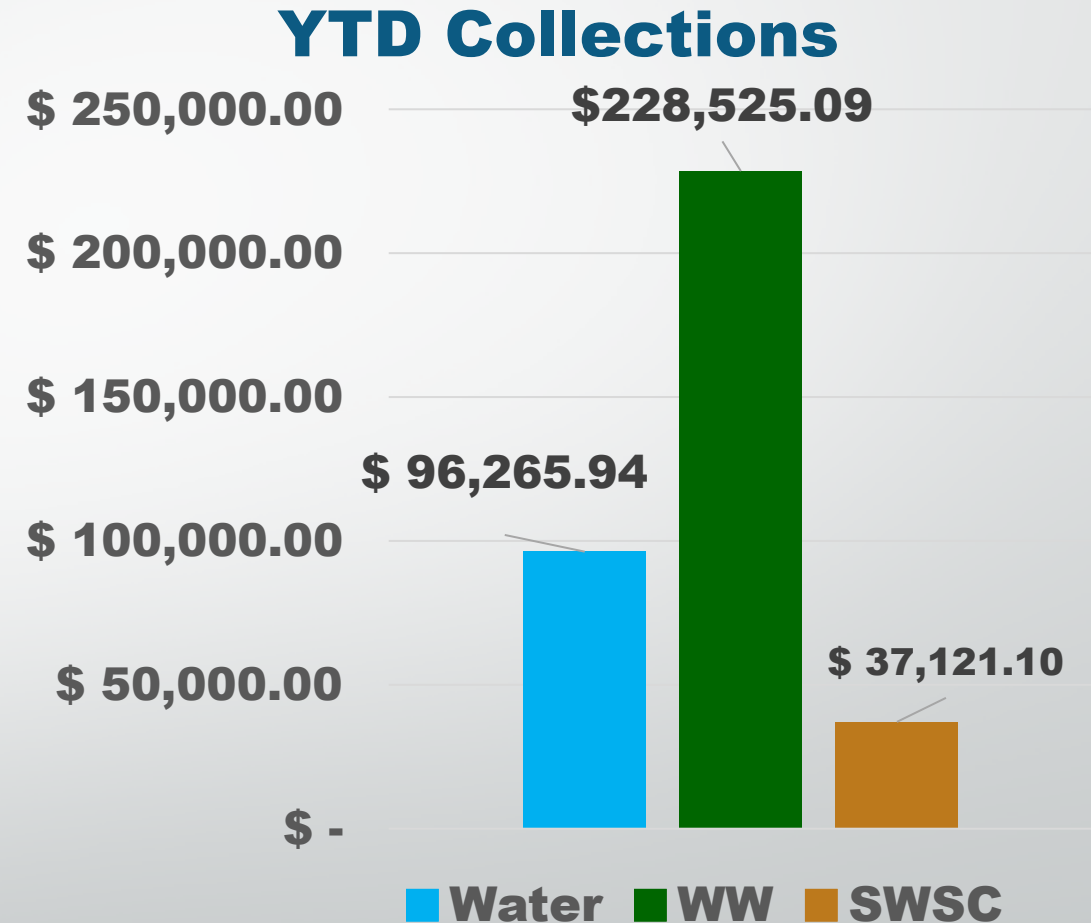
Type	Amount
Water Reimbursements	\$ 8,041.80
Water Admin. Fees	\$ 1,314.80
Total Water	\$ 9,356.60
WW Reimbursements	\$60,683.04
WW Admin. Fees	\$ 7,780.50
Total WW	\$68,643.54
TOTAL COLLECTED	
4th QUARTER	\$ 77,820.14



Year-to-Date Collections

FY 2023-2024

Type	Amount
Water Reimbursements	\$ 83,148.36
Water Administrative Fees	\$ 13,117.58
WW Reimbursements	\$ 205,174.54
WW Administrative Fees	\$ 23,350.55
SWSC Buyout 2019	\$ 37,121.10
TOTAL COLLECTED	\$ 361,912.13

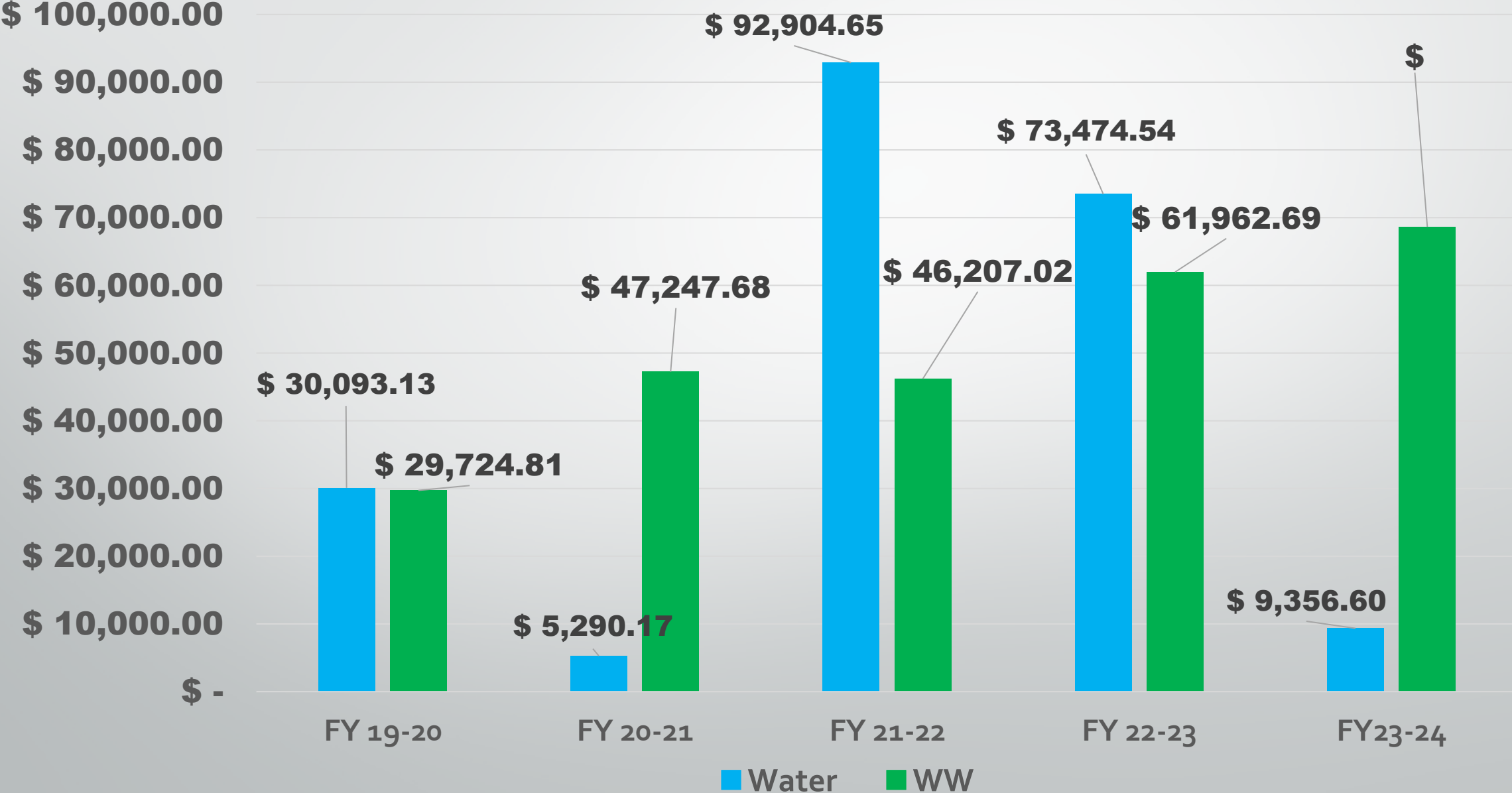


Water Reimbursement FY Budgeted Amount
\$35,000

Wastewater Reimbursement FY Budgeted Amount
\$91,000

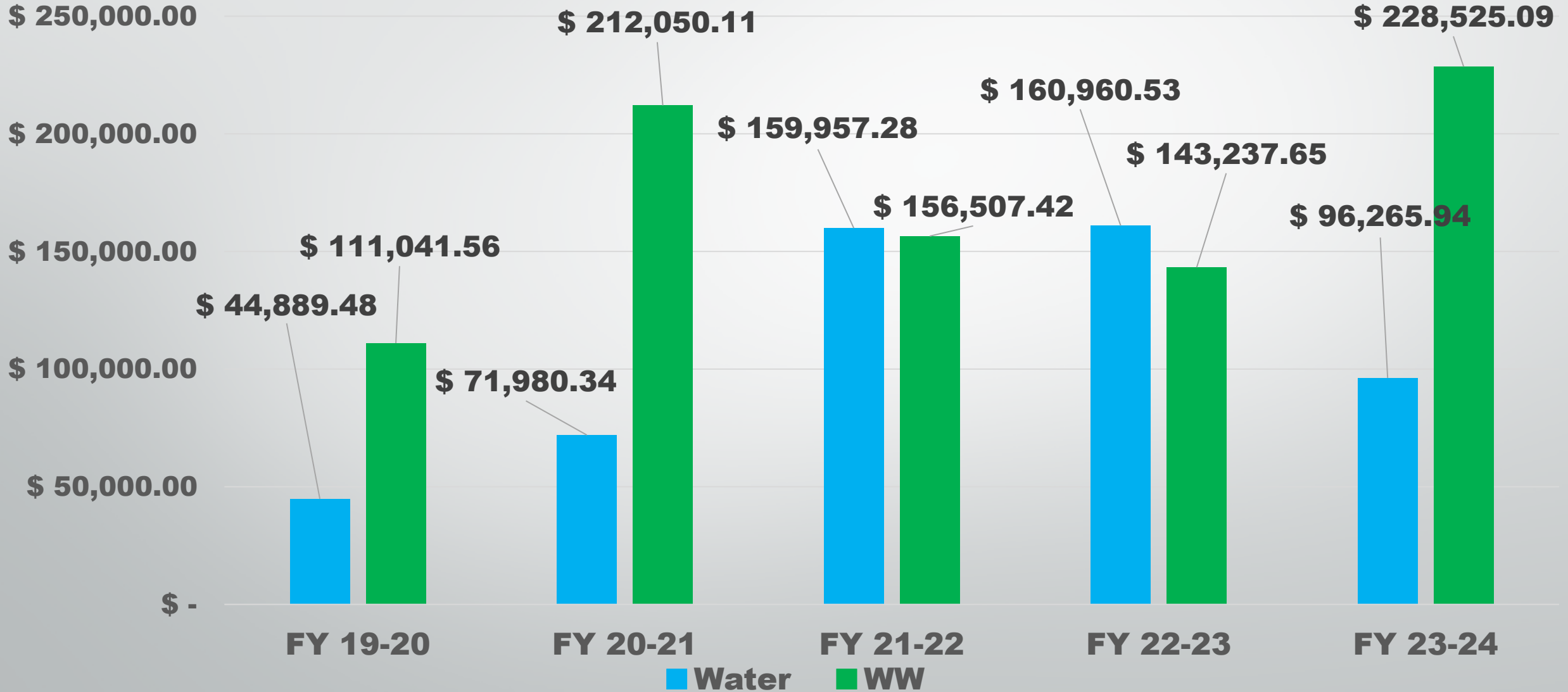
REIMBURSEMENT COLLECTIONS COMPARISON

4TH QUARTER



REIMBURSEMENT COLLECTIONS COMPARISON

ANNUAL TOTALS





	AGENDA ITEM	<u>6.c.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	01/08/2025
	MEETING DATE	1/14/2025

1. Agenda Item: Grateful for Water Art Contest Recognition

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 - 1/8/2025

7. Staff's Recommendation:

8. City Attorney: Approve. AWS

9. MPU General Manager: For Information Only - MAV

10. Director of Finance for Utilities: Approved - MSC



2ND ANNUAL GRATEFUL FOR WATER ART CONTEST

TOPIC:

THE CONNECTION OF WATER IN OUR COMMUNITY. HOW DOES WATER IMPACT OUR MCALLEN COMMUNITY, SHOWCASE YOUR GRATITUDE FOR EVERY DROP.

INSTRUCTIONS:

- 1) CREATE AN ORIGINAL PHYSICAL PAINTING.
- 2) MUST BE 8" X 10" OR LESS CANVAS SIZE.
- 3) GIVE YOUR PAINTING A FITTING TITLE.
- 4) WRITE A BRIEF DESCRIPTION EXPLAINING HOW IT REFLECTS YOUR GRATITUDE FOR WATER. DESCRIBE IT IN 1-2 SENTENCES.

PRIZES:

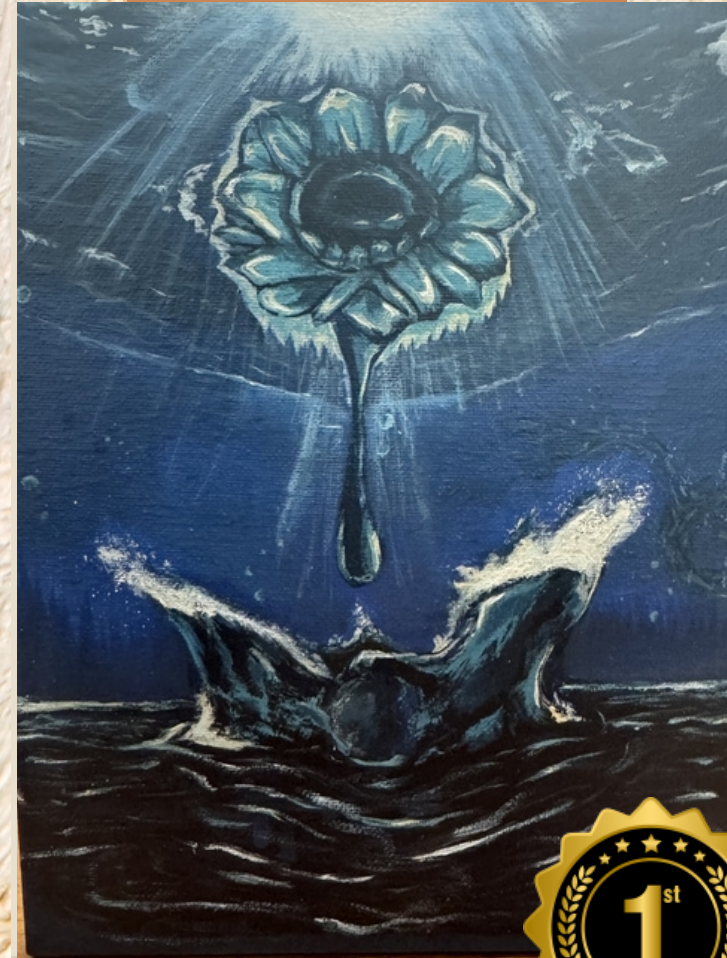
1ST: \$100 VISA GIFT CARD
2ND: \$75 VISA GIFT CARD
3RD: \$50 VISA GIFT CARD

SUBMISSION:

- WE WILL ONLY BE ACCEPTING PHYSICAL PAINTINGS ON TUESDAY, NOVEMBER 19, 2024 BEFORE 5 PM.
- ANY SUBMISSIONS PRIOR TO THE 19TH CAN BE SUBMITTED BY APPOINTMENT ONLY. PLEASE EMAIL KFALCON@MCALLEN.NET TO SCHEDULE AN APPOINTMENT.
- LOCATION TO SUBMIT: 2524 COLBATH AVENUE
(INSIDE THE TRANSMISSION AND DISTRIBUTION BUILDING-WATER EDUCATION CLASSROOM).
- PLEASE INCLUDE ALL CONTACT INFORMATION.

THE WINNERS OF THE CONTEST WILL RECIEVE AN EMAIL WITH FURTHUR INSTRUCTIONS.

Grateful For Water Art Contest



Our Water Education Team was delighted to host the second annual art contest. This year, the theme of the art contest was the connection of water in our McAllen community. Each entry illuminated with creativity, and provided McAllen high schoolers an outlet to showcase their talent. We are incredibly happy with the many entries, and congratulations to the winners!!!





WE THANK ALL THE
STUDENTS WHO
PARTICIPATED IN THE
ART CONTEST!



	AGENDA ITEM	<u>8.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	01/08/2025
	MEETING DATE	1/14/2025

1. Agenda Item: Consultation with City Attorney regarding pending litigation Tex. Gov't Code Sec. 551.071.

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 - 1/8/2025

7. Staff's Recommendation:

8. City Attorney: None. AWS

9. MPU General Manager: N/A - MAV

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

