



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

DATE: Tuesday, March 25, 2025

TIME: 4:00 P.M.

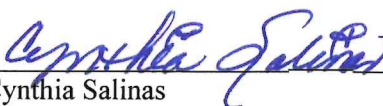
PLACE: McAllen City Hall
Commission Chambers – 3rd Floor
1300 Houston Avenue
McAllen, Texas 78501

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 21th day of March, 2025 at 2:00 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, MARCH 25, 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

EMPLOYEE OF THE MONTH - FEBRUARY- MARTIN CHAVEZ, TRANSMISSION AND DISTRIBUTION

1. MINUTES:

- a) Approval of Meeting Minutes held March 11, 2025

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 Bentsen Oaks Phase 1 (48 Lots / Residential)
- b) Approval of Los Encinos on Taylor Subdivision (61 Lots / Residential Apartments)
- c) Approval for Sharyland Business Park - Project Circle Subdivision (1 Lot / Industrial)

3. BIDS AND CONTRACTS:

- a) Discussion and Possible Approval of the Interlocal Agreement with South Texas College on the South McColl Water Tower Improvements

4. FUTURE AGENDA ITEMS

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

- a) Consultation with City Attorney regarding pending litigation Tex. Gov't Code Sec 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 APRIL 15, 2025.



	AGENDA ITEM	<u>1.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	03/19/2025
	MEETING DATE	3/25/2025

1. Agenda Item: Approval of Meeting Minutes held March 11, 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 - 3/19/2025

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) convened in a Regular Meeting on **Tuesday, March 11, 2025**, at 4:00 pm at McAllen City Hall, Commission Chambers with the following present:

Absent:	Charles Amos	Chairman
	Albert Cardenas	Trustee
	Ricardo Godinez	Trustee
	Ernest Williams	Vice-Chairman
	Javier Villalobos	Mayor/Ex-Officio
Visitors:	Oscar David Gomez	Citizen
	Sergio Espinosa, P.E.	Carollo Engineering
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
	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
	Carlos Gonzalez, P.E.,	Utility Engineer
	Emmanuel Hernandez	Water Plant Supervisor
	Jesus Cisneros	Water Plant Manager
Juan Pedraza	Transmission & Dist. Manager	
Rafael Balderas, E.I.T,	Assistant to the Utility Engineer	
Leticia Puentes	Designer/Subdivision Coordinator	

CALL TO ORDER:

Chairman Amos called the meeting to order at 4:10 p.m.

1. MINUTES:

- a) Approval of Regular Meeting Minutes held February 25, 2025 and Workshop Minutes held February 25, 2025 and February 27, 2025.

Trustee Godinez moved to approve the regular meeting minutes held February 25, 2025 and workshop minutes held February 25, 2025 and February 27, 2025. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA:

- a) Approval of El Tacolote 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 item 2a. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

3. BIDS AND CONTRACTS:

a) Discussion and Possible Award of Contract for the McAllen NWTP Test Well Installation Project

Trustee Cardenas confirmed if this item was discussed during the last workshop.

Carlos Gonzalez, P.E., Utility Engineer states, as mentioned this is a project that was discussed recently at the last workshop. A representative is here from Carollo Engineering who is the prime consulting firm with this project. On February 21st competitive seal proposals were received for McAllen North Water Treatment Plant Ground Water Test Project. This project involves the construction of four ground water test wells at our North Water Treatment Plant. The test wells will be used to collect both soils and ground water data. That will be used to design the permanent wells which Carollo will be working on. A single proposal was received by a company called Hydro Resources Mid Continent Inc. out of Creedmoor TX. The proposal includes a base bid in the amount of 2,397,344. The proposal also includes an addition and subtraction table, so as the drilling firm does the actual field work there will be some field adjustments on the depth of the bore. The additions and deletions table will be used to set a unit price for some field changes. The team is still discussing some unit prices with the contractor. After much discussion Trustee Godinez stressed the importance of how large this project is and informing the public on the need to secure a secondary water source.

Trustee Cardenas moved to the award of contract for the McAllen NWTP test well installation project. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

4. UTILITY LAYOUTS:

a) Discussion and Possible Approval of the Preliminary Reimbursement Certificate for the Alliance Lift Station Improvements

Rafael Balderas, EIT, Assistant to the Utility Engineer stated reimbursements are being established in a specific area with a 12 inch line and a lift station. The total came out to 1,762,497.61 with the cost per acre being 7,112.51 and the service area comes out to 247.8 acres.

Chairman Amos asked how much will be ground water and if there will be a forcemain involved. Mr. Balderas stated there will be 3,974 feet of gravity line and 1,415 linear feet for an 8 inch forcemain.

Trustee Cardenas moved to approve the preliminary reimbursement certificate for the alliance lift station improvements. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

b) Discussion and Possible Approval of a Septic Tank Variance for the Devan Estates Subdivision Lot 3

Rafael Balderas, EIT, Assistant to the Utility Engineer stated the property is located on the north side of State Highway 107 and approximately 600 feet east of Conway Ave, West of Devan Dr. It is located outside of McAllen city limits but within the cities ETJ and is being proposed as commercial use. The tract consists of 0.5 acres which the county accepts for septic tank use. The property falls within the Sharyland Water Supply Corporation Water CCN which they will be providing the water for the property and currently the property falls within McAllen Public Utility's sewer CCN. The applicant is requesting a variance to allow a septic tank to service the future lot as there's no available system nearby. The nearest sewer line is located 1,300 feet away from the property. A layout has been submitted by a certified sanitarian. Staff recommends board approval of the septic tank variance request subject to coordination with the Hidalgo County on the installation of the septic tank;

installation of a prepared sewer service from the septic tank to the right of way and an execution of a contractual agreement for future utilities.

Trustee Godinez asked if the contractual agreement for future utilities means that within a certain amount of feet they have to tap in. And for how many feet? Mr. Balderas replied yes and the ordinance states 100 feet.

Trustee Godinez moved to approve of a septic tank variance for the Devan Estates Subdivision Lot 3. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

5. FUTURE AGENDA ITEMS

Marco Vega, General Manager introduced one of the newest employees starting with Utility Engineering, Leticia Puentes.

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

Chairman Amos recessed the meeting at 4:25 p.m. to go into Executive Session. Chairman Amos reconvened the meeting at 4:52 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 meeting was unanimously adjourned at 4:53 p.m.

Charles Amos, Chairman

Attest:

Cynthia Salinas
Utility Board Secretary



	AGENDA ITEM	<u>2.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	03/18/2025
	MEETING DATE	3/25/2025

1. Agenda Item: Approval of Bentsen Oaks Phase 1 (48 Lots / Residential)

2. Party Making Request:
Erika Gomez, Utility Engineer

3. Nature of Request: The approval of Bentsen Oaks Phase 1.

4. Budgeted:

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

5. Reimbursement:

6. Routing:
Patrick Gray Created/Initiated - 3/18/2025

7. Staff's Recommendation: Staff recommends the approval of Bentsen Oaks Phase 1.

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

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

DATE: March 25, 2025

SUBJECT: **Approval of Bentsen Oaks Phase 1 Subdivision**

This property is located on the west side of N. Bentsen Rd. approximately 2,000 LF south of Auburn Ave. The subdivision is located within the McAllen City Limits and consists of 9.03 acres for 48 residential lots.

The subdivision application was originally filed with the City on September 9th, 2020 and was resubmitted on September 1st, 2023. The subdivision received revised preliminary P&Z approval on January 7th, 2025 and information required from the developer's engineer for this agenda was received on February 20, 2025.

Utility plan/availability is described as follows:

- 1. Water:** The property falls within Sharyland Water Supply Cooperation service area. The developer is proposing to install four (4) fire hydrant or fire protection.
- 2. Sewer:** The developer is proposing to install an 8" sanitary sewer line to service the proposed subdivision and connect to an existing 12" sanitary sewer line located on the east side of Bentsen Rd. The developer is proposing to install 4" sewer services to each lot.
3. The property falls within the MPU Alton Sewer Reimbursement.

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

- 1.) Dedication of a utility easement, possibly along the perimeter of the property.**
- 2.) Installation of the proposed public utility infrastructure to be constructed as proposed.**
- 3.) Payment of a Sanitary Sewer Reimbursement to MPU in the amount of \$5,138.05**

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

Thank you



Spoor Engineering Consultants, Inc.

Consulting Engineers - Civil Land Planning
202 S. 4th Street McAllen, Texas
956-683-1000
SEC@spooreng.com

Utility Narrative

February 20, 2025

for

Bentsen Oaks Phase I

McAllen, Texas

Legal Description

BEING A SUBDIVISION OF A 9.03 ACRE TRACT OF LAND OUT OF LOT 398, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 1, PG.17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

Location

This 48 lot, single family residential subdivision, is located on west side of N. Bentsen Road, approximately 2,000 feet south of Auburn Avenue (Mile 5). This subdivision is located in the City Limits of the City of McAllen.

Usage

Presently, this site is vacant. Proposed for this subdivision is 48 residential lots, which includes two lots for stormwater detention.

Water Service

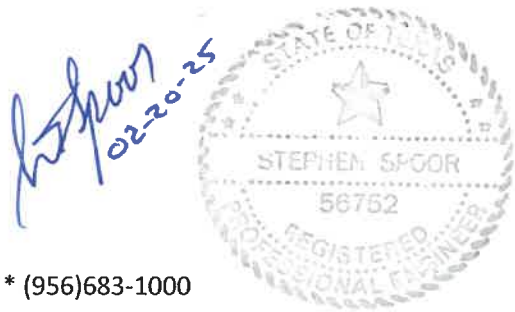
This site is in the service area of Sharyland Water Supply Corporation (SWSC). Waterline improvements include the connection and extension of an 8 inch SWSC line on Bentsen with internal 8 inch lines to serve the development. Proposed for each lot is a one inch service line and 5/8 inch meter.

Fire Protection

Fire protection will be provided with four fire hydrants located on the internal 8 inch SWSC waterlines.

Sanitary Sewer Service

This site is located in the service area of the City of McAllen for sanitary sewer service. This site is served by a 12 inch, gravity, sanitary sewer line located on the east side of N. Bentsen Road. Proposed for this development is connection to an existing manhole on said 12 inch line, with an 8 inch line and extension through the Phase I development, terminating at Cleanouts to prepare for extension through the Phase II development. Proposed for each residential lot is a 4 inch standard City of McAllen sewer service with 4 inch risers at the ends of the services.



202 South 4th Street, McAllen, Texas 78501 * (956)683-1000

E-mail: SEC@SpoorEng.com

Firm No. F6003

REIMBURSEMENT WAIVER

STATE OF TEXAS §

COUNTY OF HIDALGO §

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

1. The DEVELOPER is the developer of the following described property: **Bentsen Oaks Phase I Subdivision**, and proposes to construct Utility Improvements as shown on a plan designed by **Spoor Engineering Consultants, Inc.**, dated **February 20, 2025**, hereinafter called 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 triplicate originals this _____ day of _____ 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

MPUB Secretary

DEVELOPER:

Sergio Guzman

**SUBDIVISION REIMBURSEMENT WORKSHEET
BENTSEN OAKS PHASE I SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS	
SEWER:	MPU: ALTON SEWER REIMBURSEMENT
COST:	\$517.27 x 9.03 AC \$4,670.95
10% ADMIN FEE <10 YEARS	467.10
SEWER LINE REIMBURSEMENT	\$5,138.05

TOTAL REIMBURSEMENT DUE

\$5,138.05

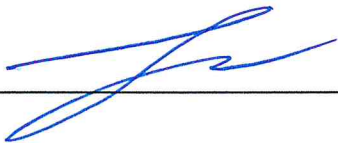
Prepared By: DP

Date: 3/10/25

Reviewed By: Eck

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.

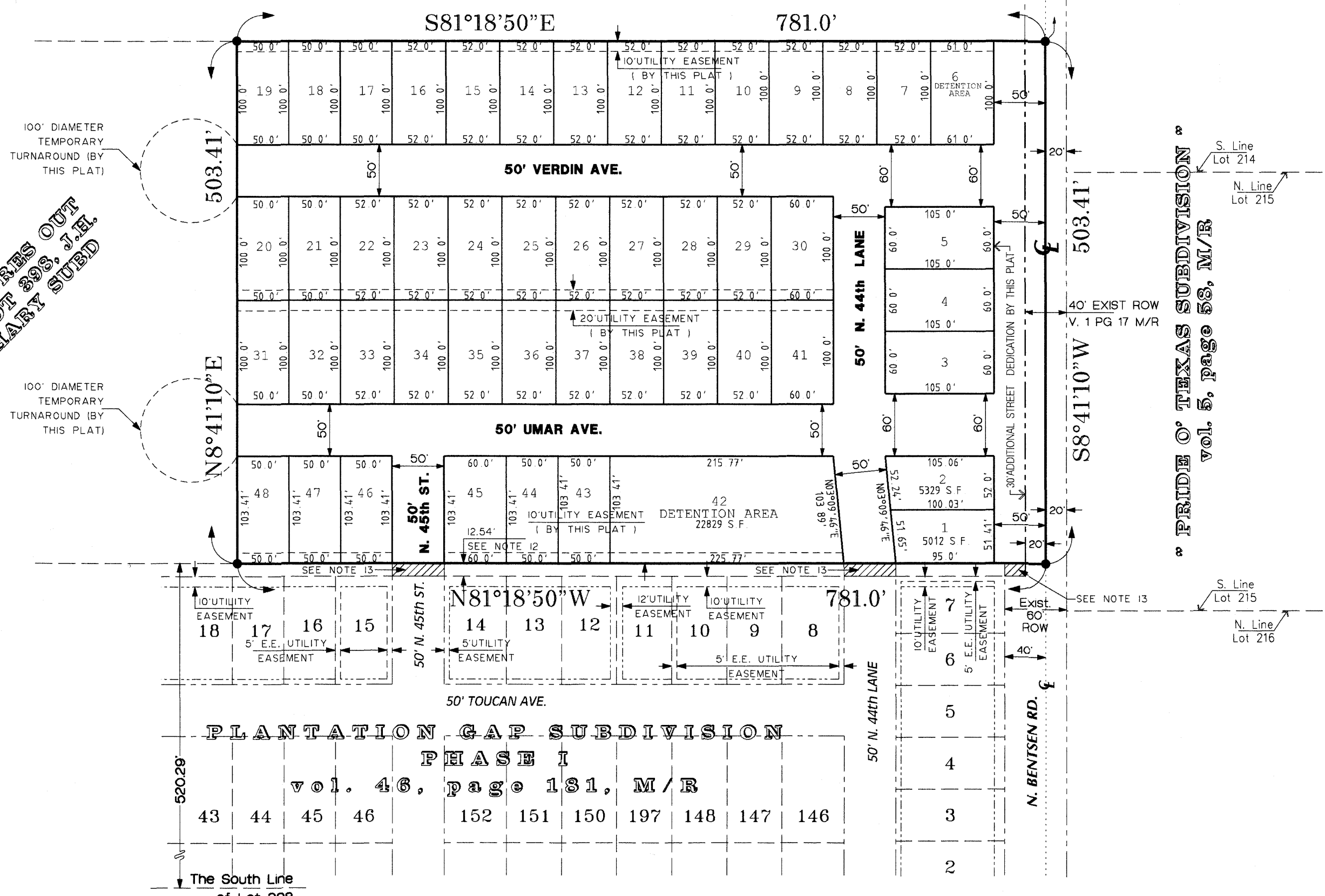
Signature: 

Print: Sergio Guzman

Lot 408
JOHN H. SHARY SUBDIVISION

North 10.0 Ac. of Lot 398
JOHN H. SHARY SUBDIVISION
(Instrument No 1963326)

7.97 ACRES OUT
OF LOT 398, S.H.
SHARY SUBD



METES & BOUNDS

A 9.03 ACRE TRACT OF LAND OUT OF LOT 398, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS; SAID 17.0 ACRES BEING THE SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES OF LOT 398 AND BEING THE NORTH 7.00 ACRES OF THE SOUTH 24.57 ACRES OF LOT 398.

BEGINNING at the northeast corner of the South 10.0 acres of the North 20.0 acres of Lot 398 for the northeast corner of the following described tract of land, said point located South 08 Deg. 41 Min. 10 Sec. West, 296.13 feet from the northeast corner of Lot 398, and being located in N. Bentsen Road.

THENCE, with the East line of Lot 398, in N. Bentsen Road, South 08 Deg. 41 Min. 10 Sec. West, 503.41 feet to the southeast corner of the North 7.0 acres of the South 24.57 acres of Lot 398, for the southeast corner hereof;

THENCE, with the South line of the North 7.0 acres of the South 24.57 acres of Lot 398, North 81 Deg. 18 Min. 50 Sec. West, at 200 feet pass the West line of N. Bentsen Road, and at 781.0 a point for the southwest corner hereof;

THENCE, parallel to the east line of Lot 398, North 08 Deg. 41 Min. 10 Sec. East, 503.41 feet to a point on the north line of the south 10 acres of the north 20 acres of Lot 398, for the northwest corner hereof;

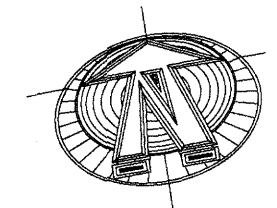
THENCE, with the North line of the South 10.0 acres of the North 20.0 acres of Lot 398, South 81 Deg. 18 Min. 50 Sec. East, at 781.0 feet pass the West line of N. Bentsen Road, and at 781.0 feet the POINT OF BEGINNING. Containing 9.03 acres of land, more or less, of which the East 20.0 feet, containing 0.23 acre, lies in N. Bentsen Road.

SHARYLAND WATER SUPPLY CORPORATION

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE BENTSEN OAKS PHASE I SUBDIVISION LOCATED AT 3/4 MILE N. BENTSEN RD. IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

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

SHARYLAND WATER SUPPLY CORPORATION
SHERILYN DAHLBERG

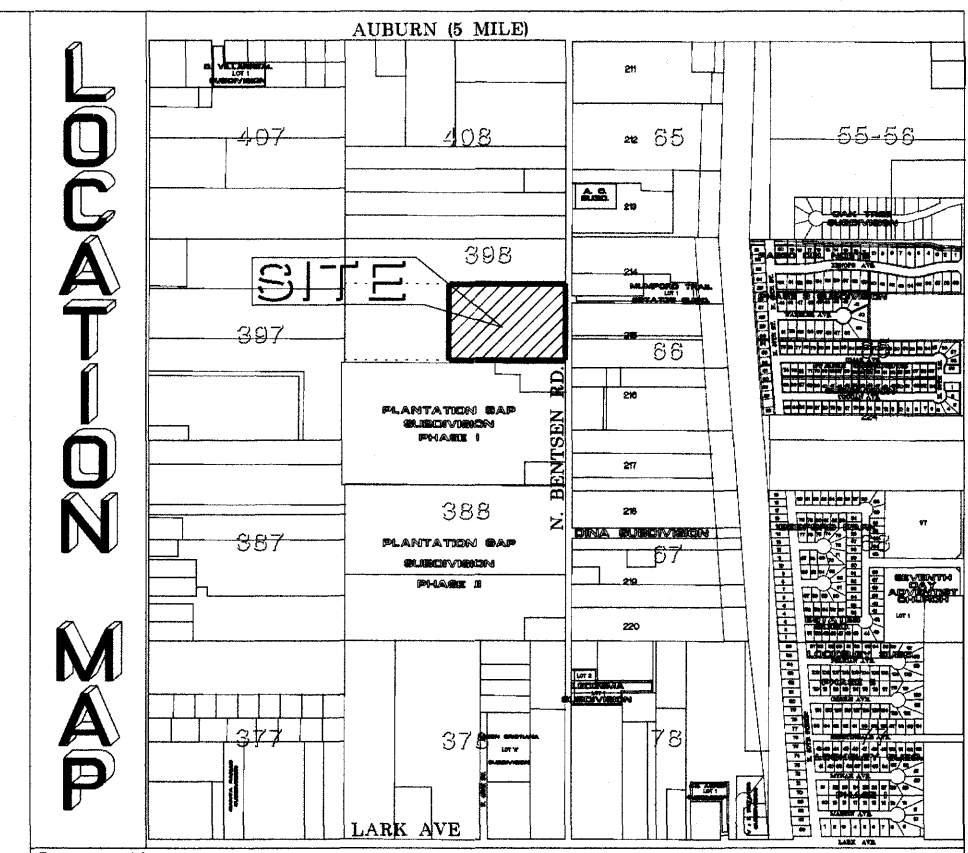


April 27 2024
Scale: 1"=100'

MAP
OF
**BENTSEN OAKS
PHASE I
SUBDIVISION**

McAllen, Texas

Being a Subdivision of a 9.03 Acre Tract of Land Out of Lot 398, John H. Shary Subdivision, Hidalgo County, Texas, according to plat recorded in Vol. 1, Pg.17, Map Records, Hidalgo County, Texas.



Prepared by:
Spoor Engineering Consultants, Inc.
Consulting Engineers - Civil Land Planning
FIRM # F-6003
202 South 4th Street McALLEN, TEXAS 78501
Scale: 1"=1250'
SEC@spooreng.com (956) 483 1000

STATE OF TEXAS;
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS BENTSEN OAKS PHASE I SUBDIVISION SUBDIVISION TO THE CITY OF MCALEN, 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 MCALEN, 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 MCALEN.

STATE OF TEXAS;
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SERGIO GUZMAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY OF , 2025.

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION AND ZONING COMMISSION

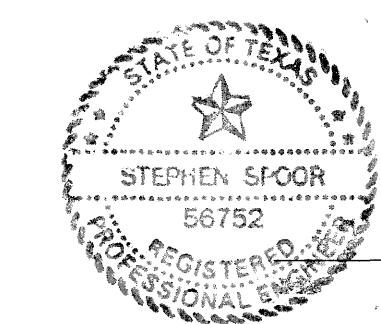
STATE OF TEXAS;
COUNTY OF HIDALGO:

I, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 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.

REYNALDO ROBLES, RPLS # 4032
ROBLES AND ASSOCIATE, PLLC
107 W. HUISACHE ST.
WESLACO, TEXAS 78696
TBPELS FIRM No. 10096700

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.



Stephen Spoor 12-18-24
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION No. 56752

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

MAYOR, CITY OF MCALEN

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) 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: RAUL E. SESIN, P.E., CFM.
GENERAL MANAGER

- 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' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES AND ALONG N. BENTSEN RD. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - 4.0' (MINIMUM) WIDE SIDEWALK REQUIRED ALONG N. BENTSEN RD., N. 48TH ST. AND BOTH SIDES OF ALL INTERIOR STREET.
 - NO ACCESS, CURB CUTS, OR LOT FRONTAGE PERMITTED ALONG N. BENTSEN RD. AND ALONG N. 48TH ST.
 - 25' x 25' TRIANGULAR SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
 - OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
 - STORM WATER DETENTION OF 135 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.

North 10.0 Ac. of Lot 293
 JOHN EL SHARY SUBDIVISION
 (Instrument No 1963223)



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

**BENTSEN OAKS
 PHASE I
 SUBDIVISION**

F O R

**SAN. SEWER
 IMPROVEMENTS**

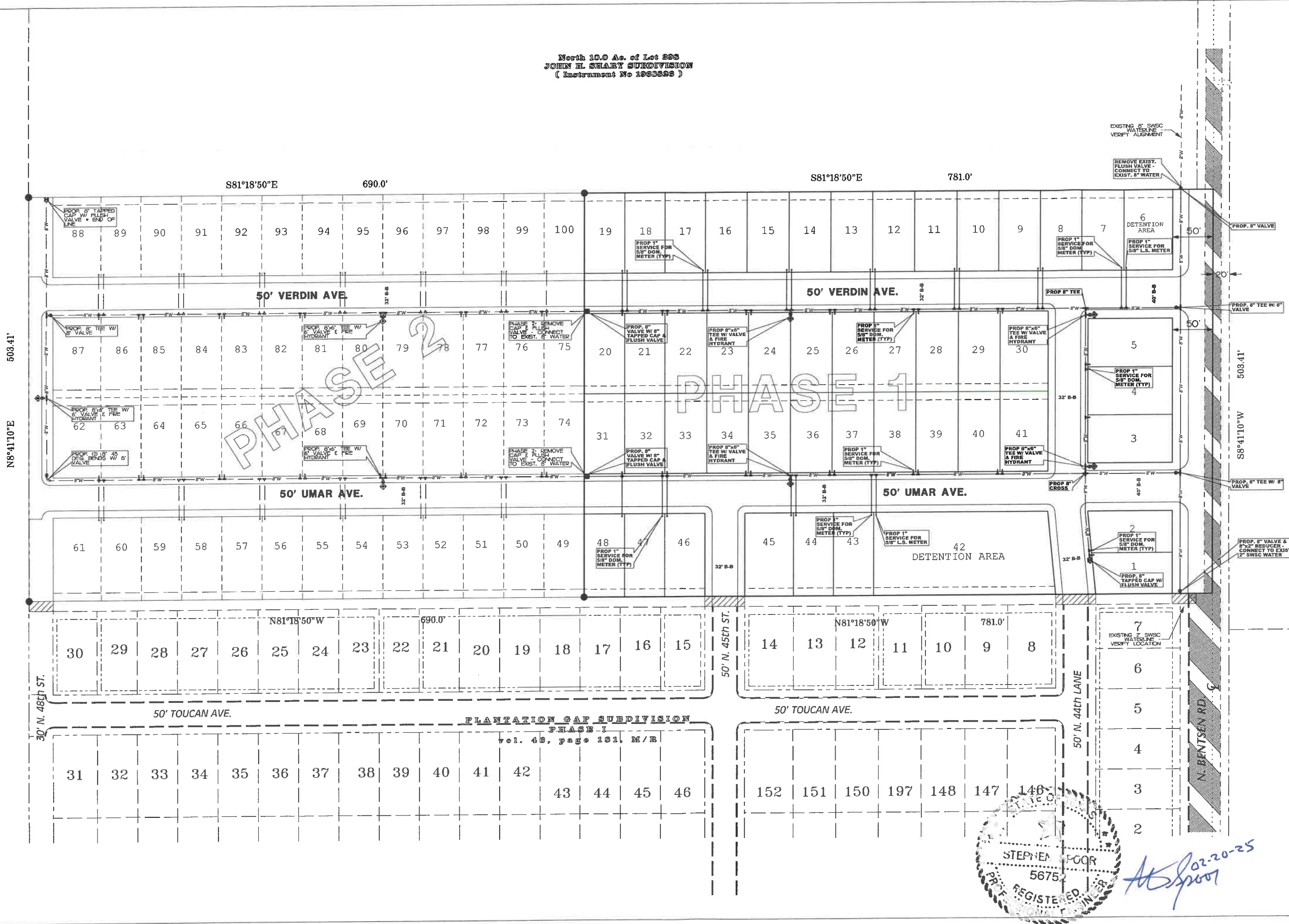


Date: 14 JAN 2025
 Scale: 1" = 50'

Sheet
C-2.0

02-20-25
 Stephen Spoor
 56752
 REGISTERED PROFESSIONAL ENGINEER

North 10.0 Ac. of Lot 223
JOHN H. SHART SUBDIVISION
(Instrument No 196322)



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

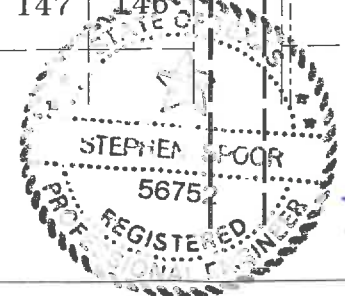
**BENTSEN OAKS
PHASE I
SUBDIVISION**

**FOR
WATERLINE
IMPROVEMENTS**

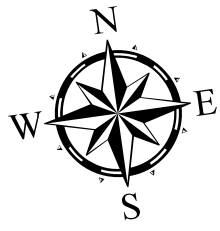


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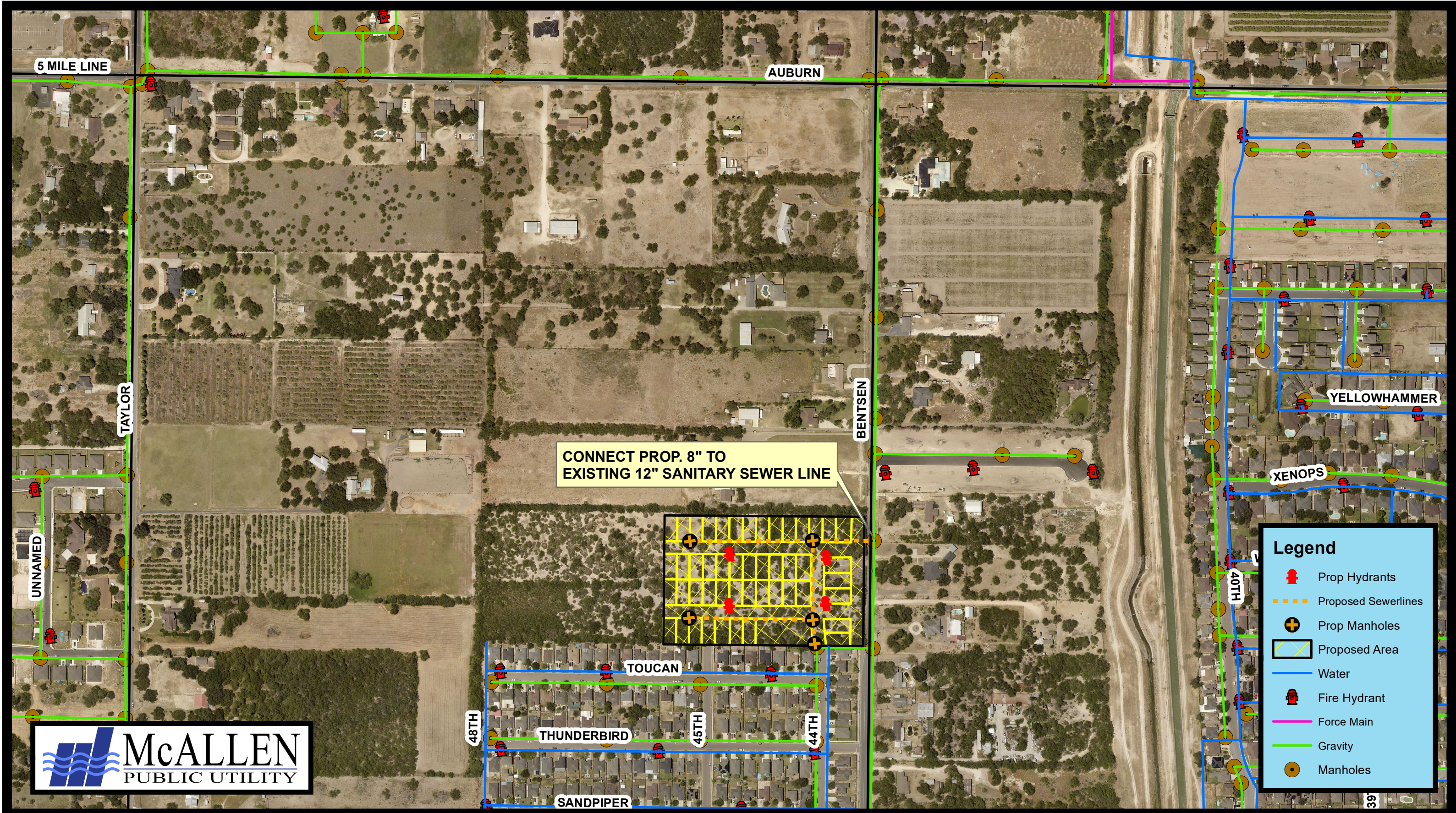
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ASpoor
02-20-25



Bentsen Oaks Ph. 1 Subdivision



Sharyland

WATER SUPPLY CORPORATION

03/14/2025

RE: Bentsen Oaks Phase I Subdivision – Existing Water Infrastructure
Being a Subdivision of a 9.03 Acre Tract of Land out of Lot 398, John H. Shary Subdivision,
Hidalgo County, Texas, according to plat recorded in Vol. 1, Pg.17, Map Records, Hidalgo County,
Texas.

To whom it may concern,

This letter is intended to serve as a utility (water) availability letter for the Bentsen Oaks Phase I Subdivision located in the City of McAllen Texas within the Sharyland Water Supply Corporation CCN. There is an existing 8-inch along the west side of N Bentsen Road, just north of the proposed Bentsen Oaks Phase I Subdivision.



Sincerely,

Isidro Gutierrez

Isidro Gutierrez,

Graduate Engineer / Development Coordinator



AGENDA ITEM 2.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED 03/18/2025

MEETING DATE 3/25/2025

1. Agenda Item: Approval of Los Encinos on Taylor Subdivision (61 Lots / Residential Apartments)
2. Party Making Request: Erika Gomez, Utility Engineer
3. Nature of Request: The approval of Los Encinos on Taylor Subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
Patrick Gray Created/Initiated - 3/18/2025
7. Staff's Recommendation: Staff recommends the approval of Los Encinos on Taylor Subdivision.
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: Erika Gomez, P.E., Utility Engineer
Carlos Gonzalez, P.E., Utility Engineer

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

DATE: March 25, 2025

SUBJECT: Approval of Los Encinos Subdivision

This property is located on the east side of Taylor Rd. and approximately 960 LF from the intersection of Taylor Rd. and Daffodil Ave. The subdivision is located within the McAllen City Limits and consists of 20.01 acres for 61 multifamily residential lots (250 units).

The subdivision application was originally filed with the City on December 4th, 2024 and received preliminary P&Z approval on December 17th, 2024. All information required from the developer's engineer for this agenda was received on March 14th, 2025.

Utility plan/availability is described as follows:

- 1. Water:** The developer is proposing to upsize the existing 4" waterline on the east side of Taylor Rd. to an 8" that will service the property. From the proposed 8", the developer is proposing to run an 8" waterline that will service the property and will loop to the existing 12" waterline on Daffodil Ave. The developer is proposing to install nine (9) fire hydrant for fire protection.
- 2. Sewer:** The developer is proposing to install an 8" sanitary sewer line to service the proposed subdivision and connect to an existing manhole that was installed with the Daffodil Road Widening Project. The developer is proposing to install 6" sewer services to each lot.
- 3.** The property falls within the MPU Bentsen Rd Water and Sewer Improvements Reimbursement.

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

- 1.) Dedication of a utility easement, possibly along the perimeter of the property.**
- 2.) Installation of the proposed public utility infrastructure to be constructed as proposed.**
- 3.) Payment of a MPU Sanitary Sewer Reimbursement in the amount of \$46,067.14 and a MPU Waterline Reimbursement in the amount of \$6,628.28.**

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

Thank you



3/14/2025

McAllen Public Utility
1300 Houston Avenue
McAllen, TX 78501

Re: Los Encinos on Taylor Subdivision
Proposed Utilities Narrative

Ms. Gomez,

The proposed utilities for the Los Encinos on Taylor Subdivision consist of the following items:

- Approximately 3,700 LF of 8-inch SDR 26 PVC pipe connecting to the existing sanitary sewer collection system on Daffodil Ave.
- The proposed waterline consists of 4,300 LF of 8-inch C 900 PVC with loop connections at N. Taylor Rd, and Daffodil Ave.
- The scope of work for the storm sewer system includes 1,044 LF of 24-inch RCP, 366 LF of 30-inch RCP, 696 LF of 36-inch RCP, 648 LF of 42-inch RCP, and 279 LF of 48-inch RCP. Being a total of 3,033 LF of storm sewer pipe.
- Fiber optic will be installed by Spectrum with approximately 5,733 LF of Fiber.
- Electric to be installed by AEP with proposed utilities in the rear and front lot easements, with a total of 4 loops.
- 9 street lights will be installed throughout the subdivision.

All utilities will be installed by open-cut construction method, meeting City of McAllen design standards, construction specifications, TCEQ minimum requirements, and following standard practice of Storm Water Pollution Prevention Plan.

Should you have any questions or concerns, please do not hesitate to contact me at 956-651-3637, or at obautista@brenengineeringcivil.com.

Sincerely,
BR Engineering, PLLC.

A handwritten signature in blue ink, appearing to read 'Oziel Bautista Reyna'.

Oziel Bautista Reyna, P.E.
Project Manager

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

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

(Developer)

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

3320 N. TAYLOR RD AND
3224 N. TAYLOR RD

(Location)

And proposes to construct Utility Improvements as shown on a plan

designed by BR Engineering, PLLC dated 12/02/2024, hereinafter called the

IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.

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

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

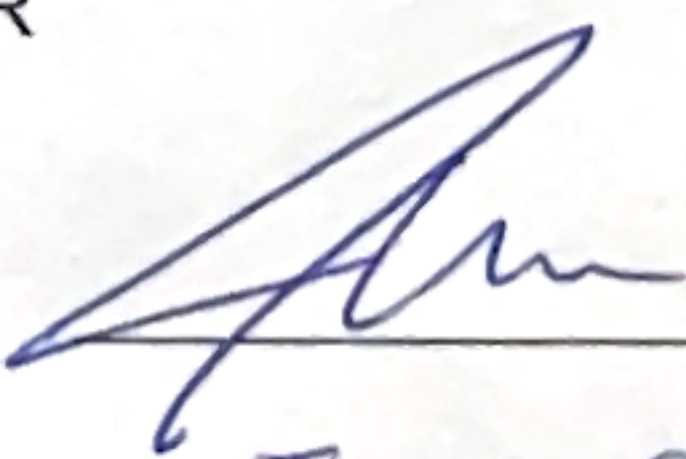
CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

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

ATTEST:

Board Secretary

DEVELOPER

BY: 
NAME &
ADDRESS: Jorge Guerra
2507 S. 41st Street
McAllen TX 78503

**SUBDIVISION REIMBURSEMENT WORKSHEET
LOS ENCINOS ON TAYLOR SUBDIVISION**

WATER LINE REIMB. CALCULATIONS			
SEWER:	MPU: BENTSEN RD WATER LINE		
COST:	\$301.12 x 20.011 AC	\$6,025.71	
10% ADMIN FEE <10 YEARS		602.57	
SEWER LINE REIMBURSEMENT			\$6,628.28

SEWER LINE REIMB. CALCULATIONS			
SEWER:	MPU: BENTSEN RD SEWER LINE		
COST:	\$2,092.81 x 20.011 AC	\$41,879.22	
10% ADMIN FEE <10 YEARS		4,187.92	
SEWER LINE REIMBURSEMENT			\$46,067.14

TOTAL REIMBURSEMENT DUE **\$52,695.42**

Prepared By: PE

Date: 3/4/25

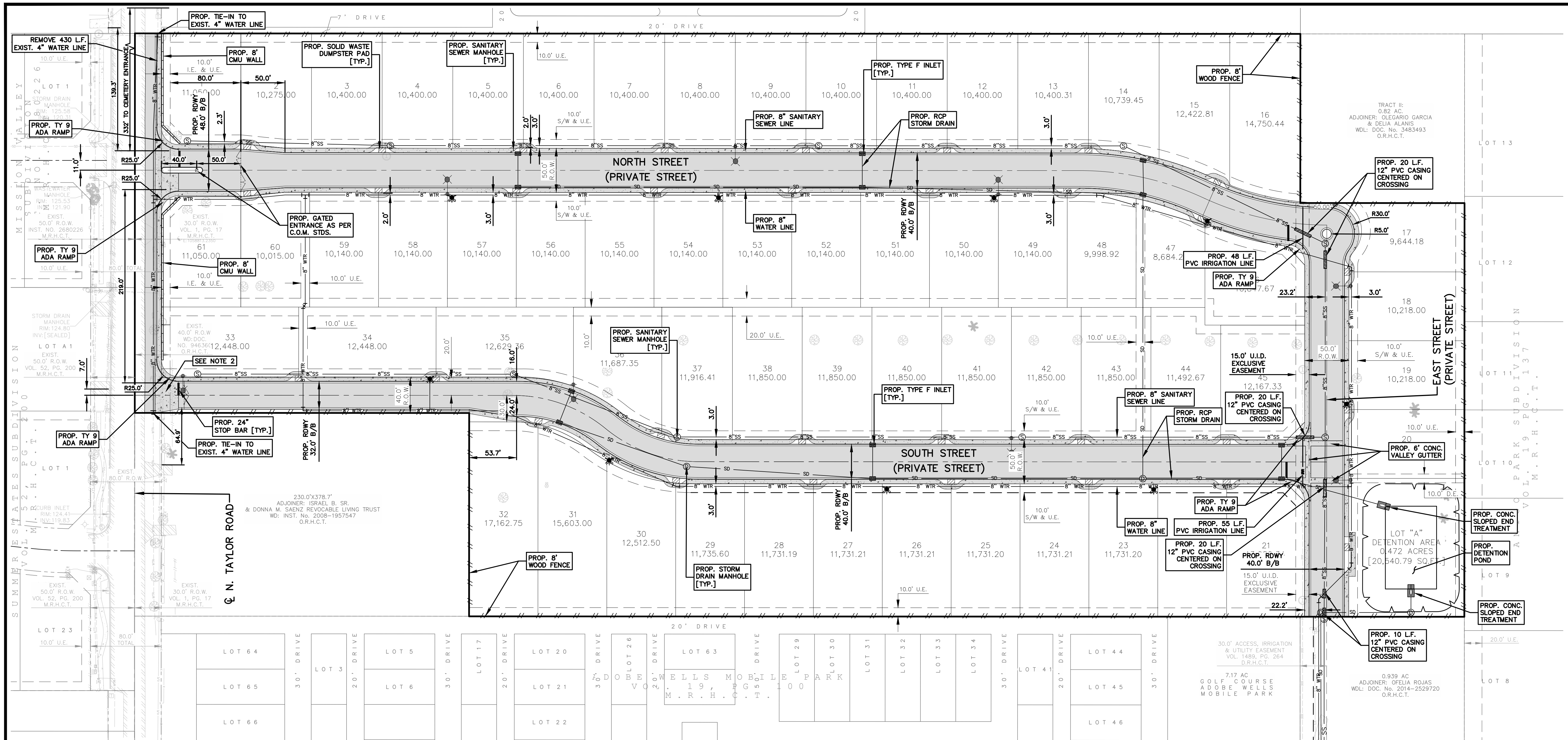
Reviewed By: Euk

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: 3/14/25

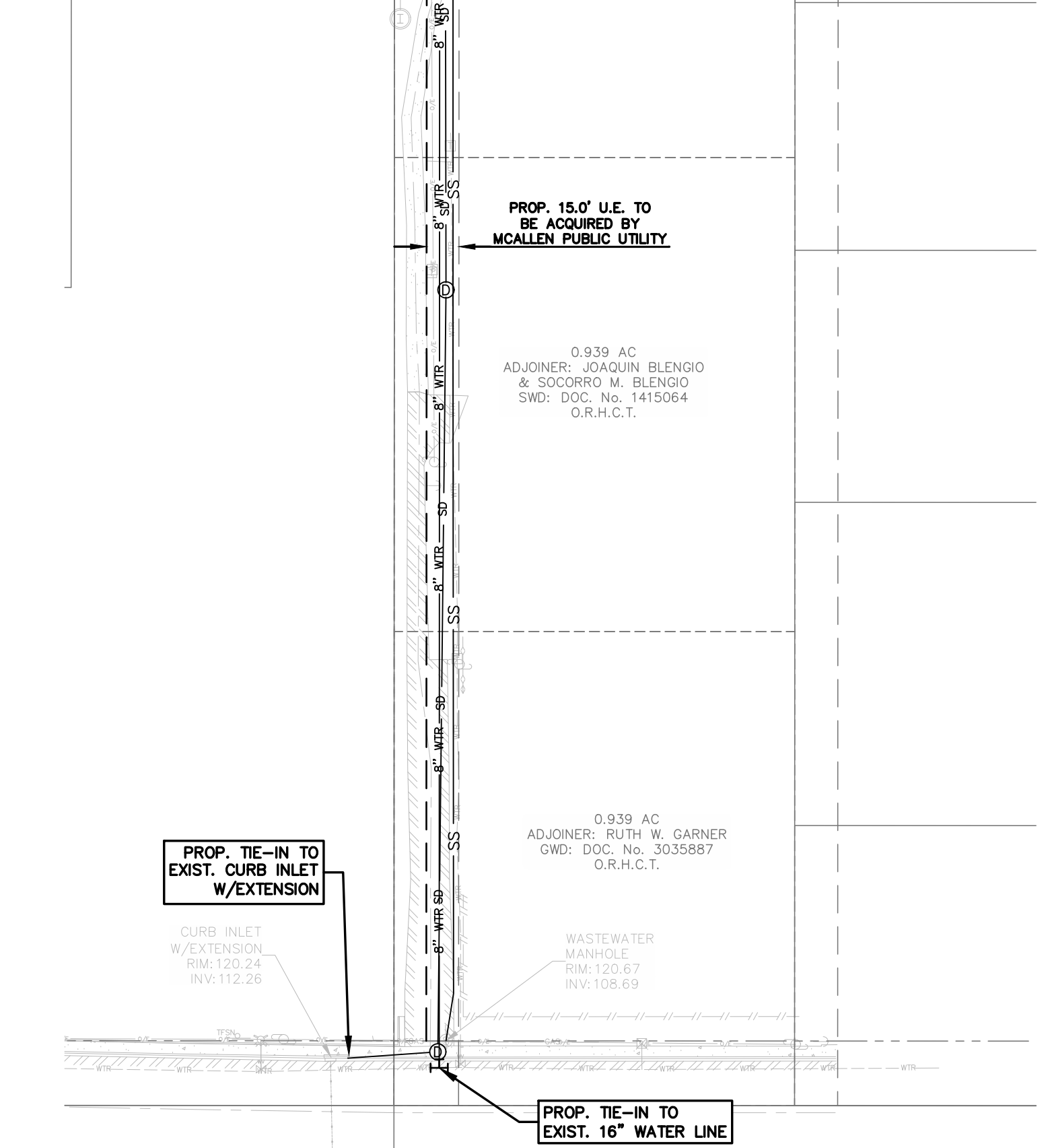
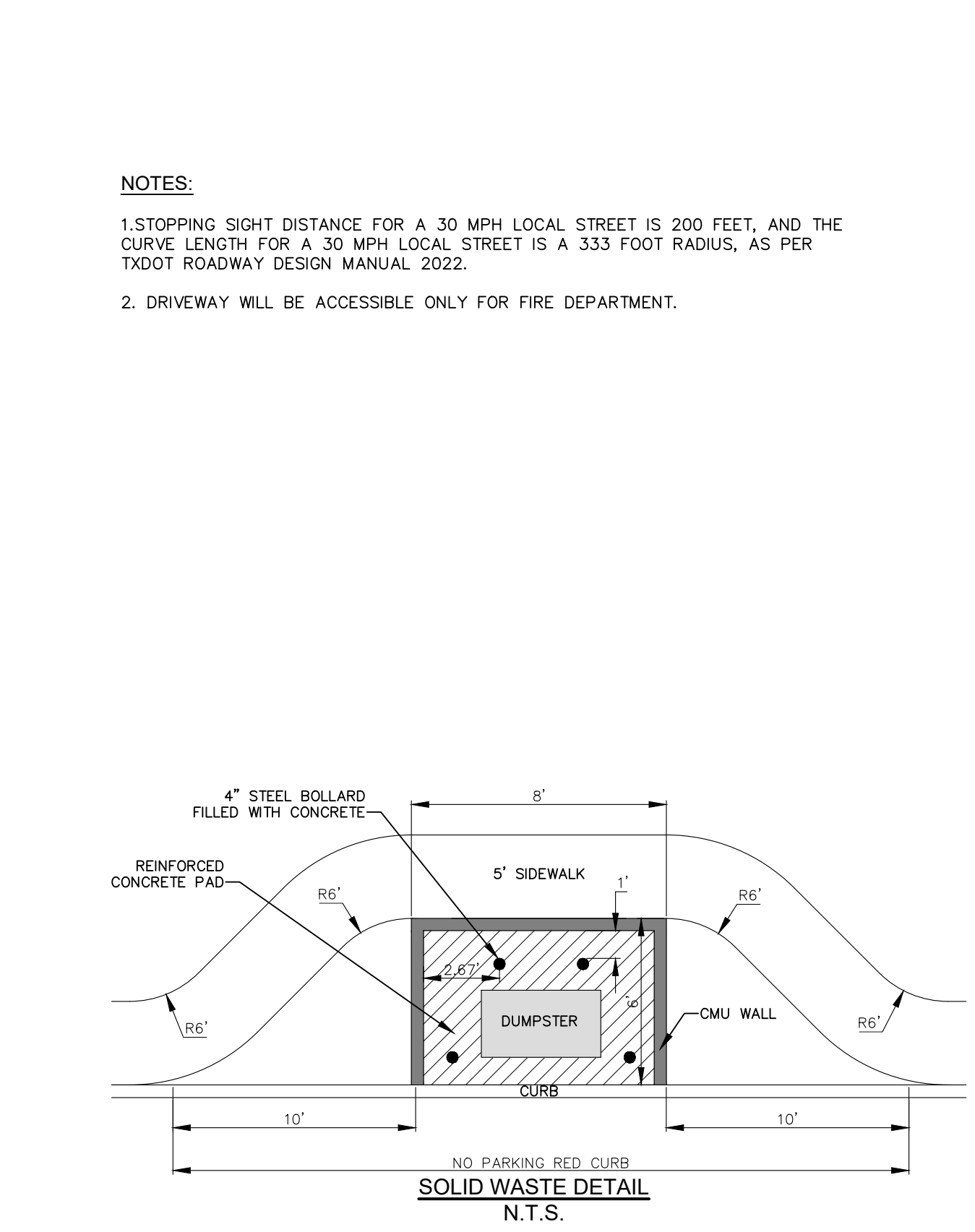
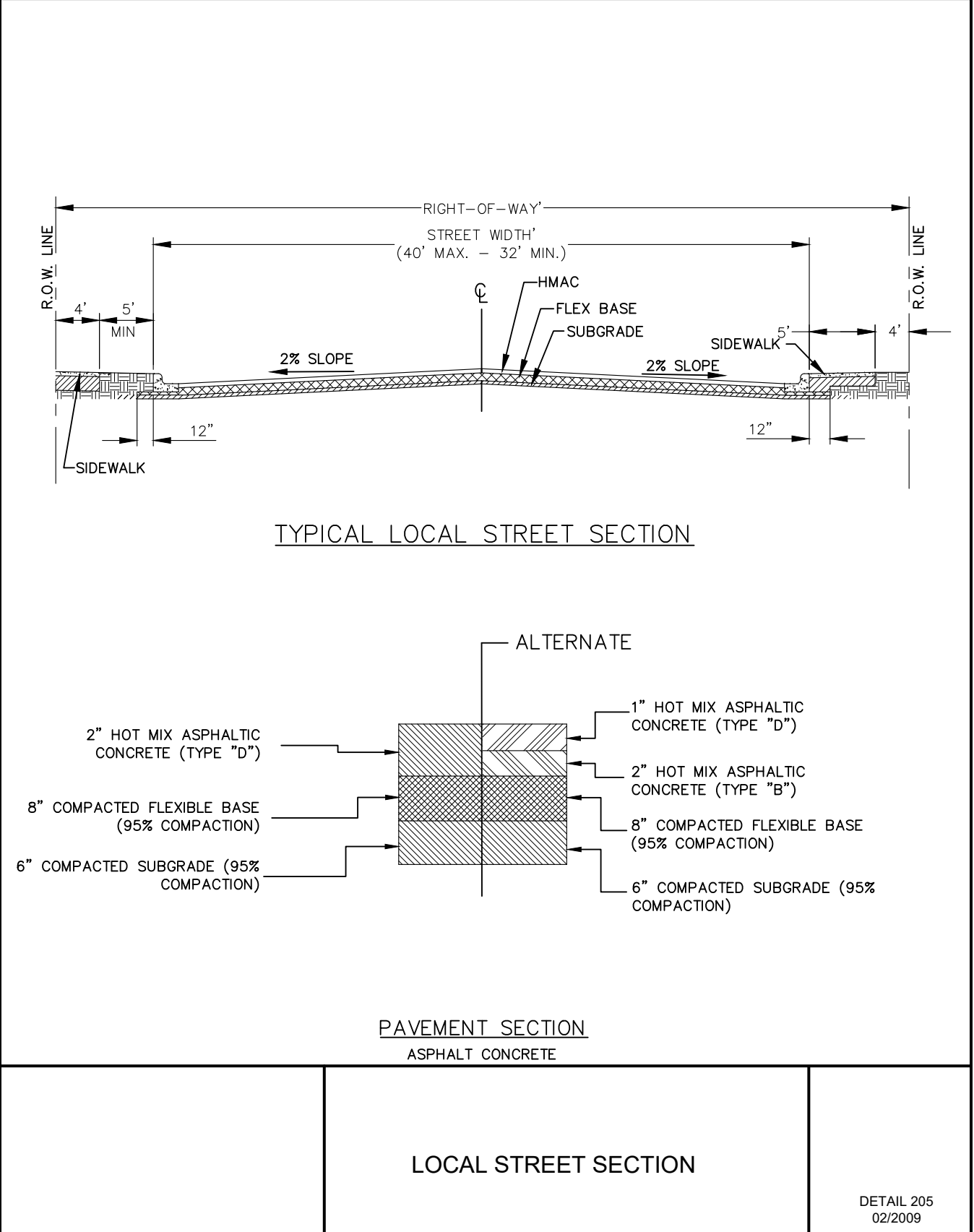
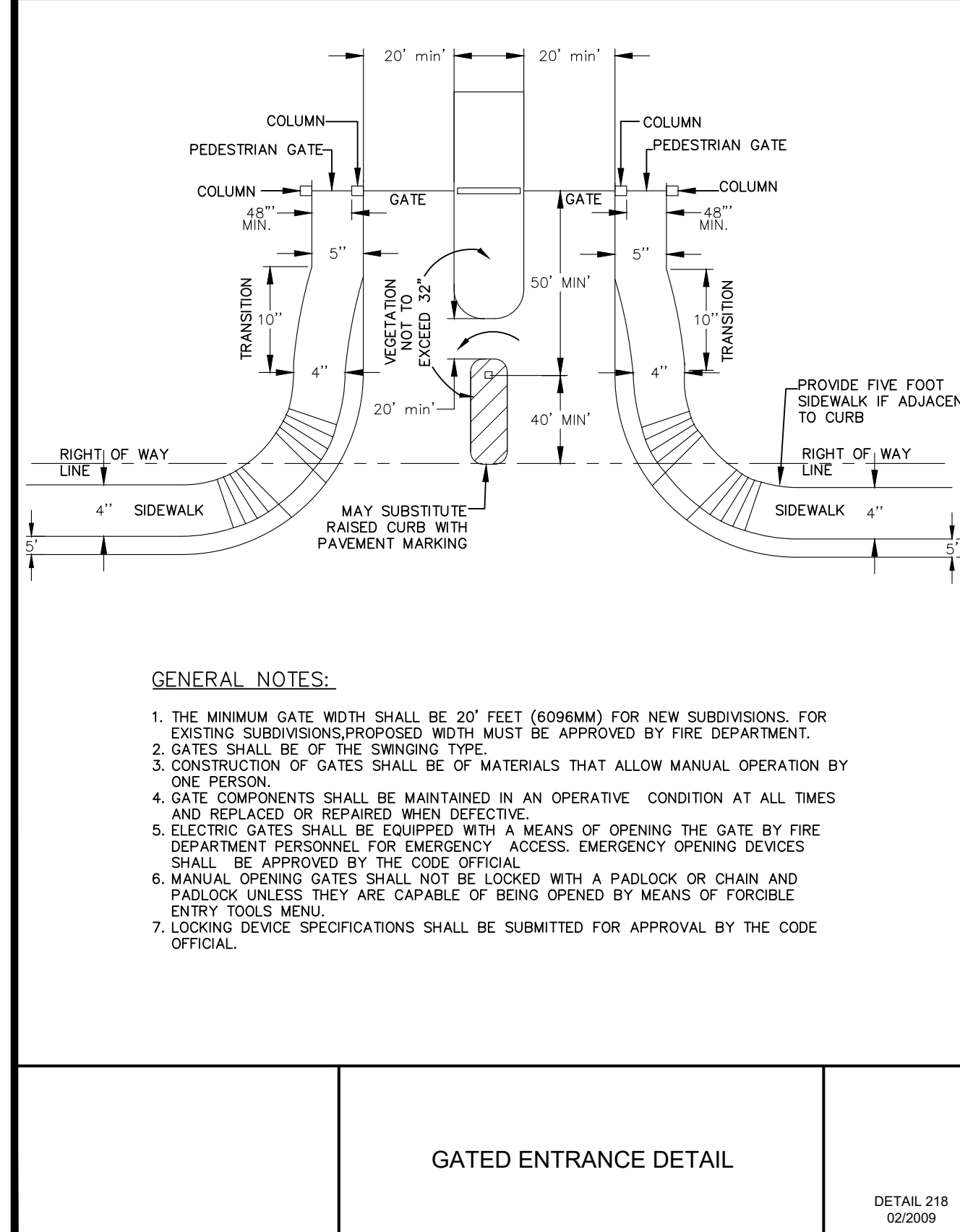


GRAPHIC SCALE IN FEET: 1"=60'

60 30 0 30 60

LEGEND

- BOUNDARY LINE
- EXIST. RIGHT OF WAY LINE
- EXIST. RIGHT OF WAY CENTERLINE
- EXIST. EASEMENT LINE
- LOT LINE
- ADJONER BOUNDARY LINE
- EXIST. HOG WIRE FENCE
- EXIST. CEDAR FENCE
- EXIST. WROUGHT IRON FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. ATT CABLE LINE
- EXIST. GAS PIPELINE
- EXIST. SANITARY SEWER LINE
- EXIST. STORM DRAIN LINE
- EXIST. IRRIGATION LINE
- EXIST. WATER LINE
- EXIST. CONTOUR LINE WITH ELEVATION
- EXIST. DITCH BANK EDGE
- EXIST. ROADWAY CENTERLINE
- EXIST. EDGE OF ROADWAY PAVEMENT
- EXIST. CONCRETE
- EXIST. ASPHALT
- FOUND 1/2" IRON ROD OR AS NOTED
- FOUND 1" IRON PIPE OR AS NOTED
- FOUND MAG-NAIL
- EXIST. POWER POLE
- EXIST. LIGHT POLE
- EXIST. GUY WIRE
- EXIST. MAIL BOX
- EXIST. WATER METER
- EXIST. IRRIGATION CONTROL VALVE
- EXIST. TELEPHONE PEDESTAL
- EXIST. CABLE PEDESTAL
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM DRAIN MANHOLE
- EXIST. TRAFFIC SIGN
- EXIST. IRRIGATION VALVE
- EXIST. IRRIGATION STAND PIPE
- EXIST. TREE
- EXIST. PALM TREE
- EXIST. LANDSCAPING PLANT
- PROP. ROADWAY PAVEMENT
- PROP. CONCRETE PAVEMENT
- PROP. FIRE HYDRANT
- PROP. STREET LIGHT



NOTES:

- STOPPING SIGHT DISTANCE FOR A 30 MPH LOCAL STREET IS 200 FEET, AND THE CURVE LENGTH FOR A 30 MPH LOCAL STREET IS A 333 FOOT RADIUS, AS PER TXDOT ROADWAY DESIGN MANUAL 2022.
- DRIVEWAY WILL BE ACCESSIBLE ONLY FOR FIRE DEPARTMENT.

REV.	DESCRIPTION	DATE	DWN.	CHK.

PRELIMINARY REVIEW
THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
OZIEL BAUTISTA REYNA
PE No. 144874
12/02/2024

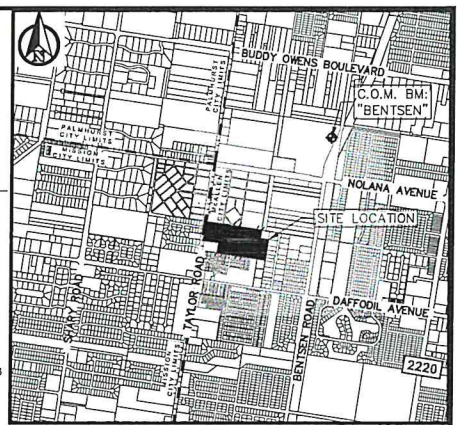
BR ENGINEERING
TBPELS FIRM No. F-24983

813 N. MAIN STREET, #626
McAllen, TX 78501
Mobile: 956-651-3637

PROPOSED PUBLIC IMPROVEMENTS PLAN

LOS ENCINOS ON TAYLOR SUBDIVISION
3220 N. TAYLOR ROAD
McAllen, TX

JOB NO.: 24180	SCALE: AS NOTED	SHEET
DATE: 12-2024	HORZ: VERT:	
DWN BY: J.C.	CAD FILE:	
CHKD BY: O.B.R.		OF



MAP OF
**LOS ENCINOS ON
TAYLOR SUBDIVISION**
BEING A 20.01 ACRE [871,672.32 SQ.FT.] GROSS,
19,692 ACRE [857,770.97 SQ.FT.] NET, TRACT OF LAND, BEING OUT
OF LOT 297 AND LOT 298, JOHN H. SHARY SUBDIVISION, HIDALGO
COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN
VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205
VERTICAL DATUM:
NORTH AMERICAN
VERTICAL DATUM 1988

GRAPHIC SCALE IN FEET: 1"=60'

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- LOT LINE
- ADJONER BOUNDARY LINE
- CONTOUR LINE WITH ELEVATION
- FOUND 1/2" IRON ROD OR AS NOTED
- FOUND 1/2" IRON PIPE
- SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- CALCULATED POINT
- POINT OF BEGINNING
- NORTH-EAST
- CORNER
- RIGHT OF WAY
- VOLUME
- PAGE
- DOCUMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- SEWER & UTILITY EASEMENT
- EASEMENT
- GENERAL WARRANTY DEED
- WARRANTY DEED
- WARRANTY DEED W/ADJONER'S LIEN
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- MAP RECORDS HIDALGO COUNTY TEXAS
- DEED RECORDS HIDALGO COUNTY TEXAS
- UNITED IRRIGATION DISTRICT

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, THE UNDERSIGNED, MANUEL CARRIZALES, A REGISTERED PROFESSIONAL PUBLIC SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MCALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

MANUEL CARRIZALES
TEXAS R.P.L.S. No. 8388
TEXAS REG. SURVEYING FIRM No. 101194417

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

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

JICAME LLC, CARLOS ALBERTO DEL VALLE, MEMBER
2000 S. MAIN STREET
MCALLEN, TEXAS 78503
HIDALGO COUNTY

CERTIFICATE OF APPROVAL
PLANNING & ZONING COMMISSION

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

CITY OF MCALLEN
MAYOR CERTIFICATION

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

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: FLOOD ZONE "C" DESCRIBED AS "AREAS OF MINIMAL FLOODING" COMMUNITY-PANEL NUMBER 460334 0400 C EFFECTIVE DATE: NOVEMBER 16, 1989 MINIMUM BUILDING SETBACK LINES AS PER CITY OF MCALLEN ORDINANCE.
- FRONT: 25.00' OR GREATER FOR EASEMENTS OR SITE PLAN REAR: 10.00' OR GREATER FOR EASEMENTS OR SITE PLAN INTERIOR SIDES: 6.00' OR GREATER FOR EASEMENTS OR SITE PLAN SIDE CORNER: 10.00' OR GREATER FOR EASEMENTS OR SITE PLAN 18.00' EXCEPT WHEREVER GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES ABOVE THE HIGHEST ADJACENT GRADE, WHICHEVER IS GREATER. NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 30,000 C.F. (3.82 AC.FT.) BENCHMARK IS CITY OF MCALLEN BENCHMARK "SPRAGUE" MONUMENT: STAINLESS STEEL, 3/8", COVERED WITH AN ALUMINUM LOG CAP, LOCATED INSIDE THE WATER TREATMENT PLANT. [SEE LOCATION MAP FOR APPROXIMATE LOCATION]
- PUBLISHED DATA: CITY OF MCALLEN BENCHMARK "BENTSEN" ELEVATION = 123.99 COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 83, US SURVEY FEET SRID: NAD83UTM18N UTM18N
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG TAYLOR ROAD AT TIME OF SUBDIVISION CONSTRUCTION.
- 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AT TIME OF BUILDING PERMIT STAGE.
- 6 FT. ORDAINE BUTTER REQUIRED BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG TAYLOR ROAD.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR UNDESIRABLE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

METES AND BOUNDS DESCRIPTION:

BEING A 20.011 ACRE [871,672.32 SQ.FT.] GROSS, 19,692 ACRE [857,770.97 SQ.FT.] NET, TRACT OF LAND, BEING OUT OF LOT 297 AND LOT 298, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS, HIDALGO COUNTY, TEXAS, AS REFERRED AND CONVEYED TO JICAME, LLC, BY VIRTUE OF GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3599882 AND GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3599453, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 20.011 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF (1/2)-INCH IRON ROD [N:18612809.1880, E:106102.8750] FOUND BEING THE NORTHWEST CORNER OF SAID LOT 297 AND THE NORTHWEST CORNER OF SAID LOT 298, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 08 DEGREES 37 MINUTES 09 SECONDS WEST ALONG THE COMMON LINE OF SAID LOT 297 AND LOT 298, A DISTANCE OF 1,320.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "WELDEN & HUNT" FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 37 MINUTES 09 SECONDS WEST PARALLEL TO THE WEST LINE OF SAID LOT 298 A DISTANCE OF 468.80 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 37 MINUTES 09 SECONDS WEST PARALLEL TO THE WEST LINE OF SAID LOT 298 A DISTANCE OF 30.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "CLS RPLS #6388" SET FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 22 MINUTES 51 SECONDS WEST A DISTANCE OF 1,127.30 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "WELDEN & HUNT" FOUND FOR SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 37 MINUTES 09 SECONDS EAST PARALLEL TO THE WEST LINE OF SAID LOT 297 A DISTANCE OF 230.40 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "WELDEN & HUNT" FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 22 MINUTES 51 SECONDS WEST AT A DISTANCE OF 336.70 FEET TO A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "WELDEN & HUNT" FOUND AT THE EAST RIGHT OF WAY LINE OF SAID TAYLOR ROAD, AT A DISTANCE OF 348.70 FEET PASS A HALF (1/2)-INCH IRON ROD WITH CAP STAMPED "WELDEN & HUNT" FOUND AT THE EAST RIGHT OF WAY LINE OF SAID TAYLOR ROAD CONTINUING A TOTAL DISTANCE OF 374.70 FEET TO A MAG-NAIL FOUND ON THE WEST LINE OF SAID LOT 297 FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 37 MINUTES 09 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 297 A DISTANCE OF 430.00 FEET TO THE POINT OF BEGINNING CONTAINING 20.011 ACRES [871,672.32 SQ. FT.] OF LAND, MORE OR LESS.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	9.42	S81°22'51"E
L2	15.00	S81°22'52"E
L3	28.28	S36°22'51"E
L4	17.87	N81°22'51"W
L5	28.28	S53°37'09"W
L6	28.28	N36°22'51"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	75.99'	115.00'	037°51'33"	S82°27'05"E	74.81'
C2	22.10'	115.00'	011°00'38"	S38°01'00"E	22.06'
C3	55.44'	65.00'	048°52'10"	S56°56'47"E	53.78'
C4	46.43'	65.00'	040°55'25"	N60°55'09"W	45.45'
C5	9.01'	65.00'	007°56'45"	S36°29'04"E	9.01'
C6	98.09'	115.00'	048°52'10"	S56°56'47"E	95.14'
C7	17.12'	190.00'	005°09'48"	N78°47'58"W	17.12'
C8	82.48'	190.00'	024°52'16"	N83°46'56"W	81.83'
C9	27.46'	190.00'	008°16'50"	N47°12'23"W	27.44'
C10	61.67'	135.00'	028°10'22"	N58°09'09"W	61.13'
C11	28.61'	135.00'	012°08'32"	N75°18'36"W	28.56'
C12	58.44'	178.50'	018°58'18"	S71°53'43"E	58.17'
C13	61.23'	178.50'	019°52'31"	S52°28'20"E	60.92'
C14	53.23'	140.00'	021°47'08"	S53°25'30"E	52.91'
C15	41.69'	140.00'	017°03'39"	S72°51'02"E	41.53'

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

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

OZEL BAUTISTA REYNA, PE
TEXAS LICENSED PROFESSIONAL ENGINEER No. 144874

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(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 THESE DETERMINATIONS.

BY: _____ DATE _____
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: JICAME, LLC, CARLOS ALBERTO DEL VALLE & JUAN MANUEL GUERRA ELIZONDO	2000 S. MAIN STREET	MCALLEN, TX 78503	956.225.7595
ENGINEER: OZEL BAUTISTA REYNA, PE	913 N. MAIN STREET, #626	MCALLEN, TX 78501	956.651.3837
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TX 78542	956.567.2187

CERTIFICATE OF APPROVAL
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20____.

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

ATTEST: _____ SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC

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

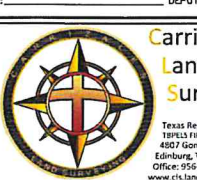
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



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

BY: _____ DEPUTY



DATE OF PREPARATION: 12.2.2024
PROJECT: 1042180

NO. DATE DESCRIPTION BY

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Carrizales
Land
Surveying, LLC

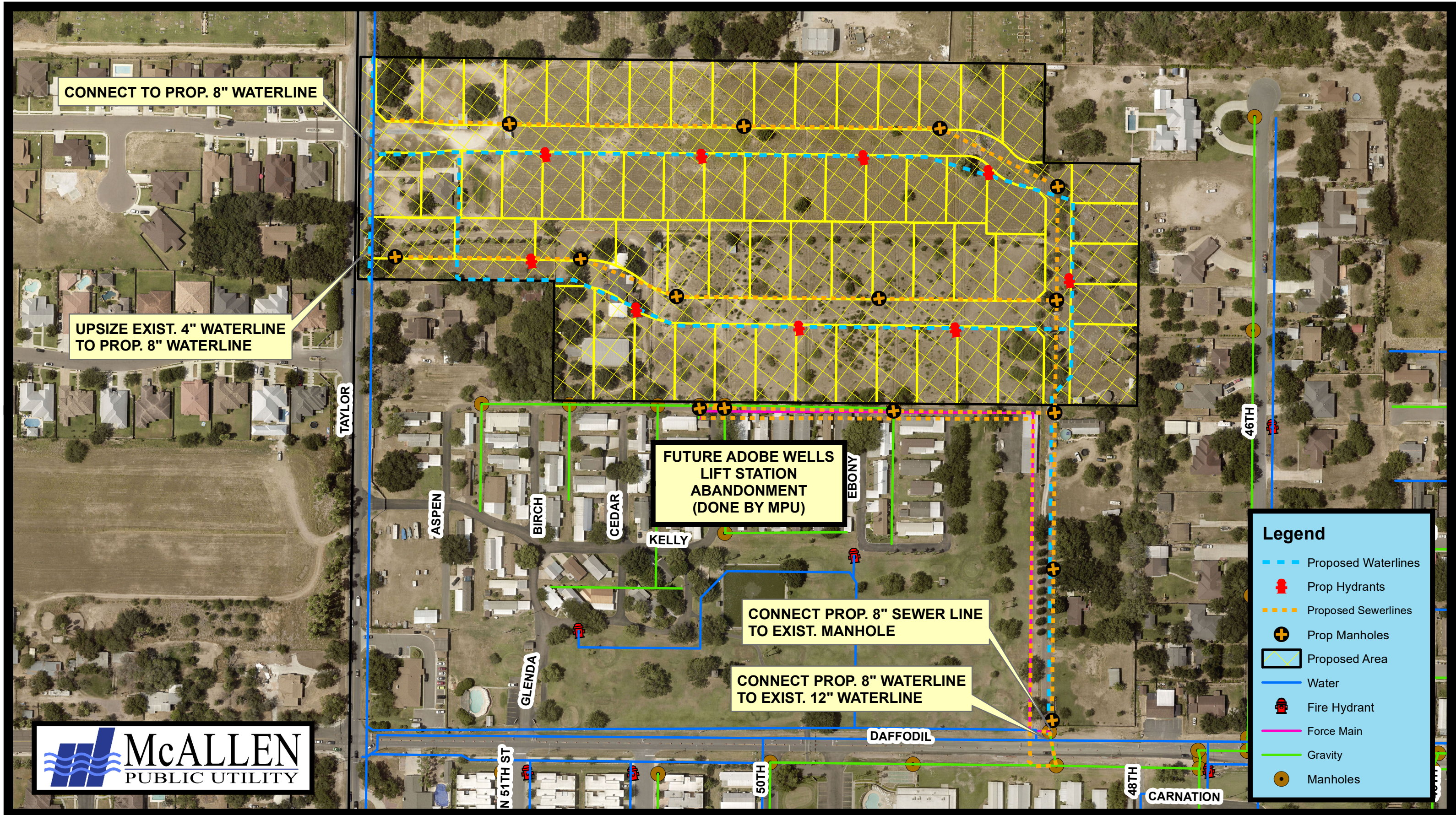
Texas Registered Surveying Firm
TPSLS 1904 No. 259417
4807 Gondola Avenue
Edinburg, TX 78542
Office: 956-567-2187
www.ctsland.com

McAllen, TX 78501
Mobile: 556-651-3637

BR
ENGINEERING



Los Encinos Subdivision





AGENDA ITEM 2.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED 03/18/2025

MEETING DATE 3/25/2025

1. Agenda Item: Approval for Sharyland Business Park - Project Circle Subdivision (1 Lot / Industrial)
2. Party Making Request: Leticia Puentes, Subdivision Coordinator/designer
3. Nature of Request: Request for 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:
Leticia Puentes Created/Initiated - 3/18/2025
7. Staff's Recommendation: Staff recommends approval of subdivision 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. Rodríguez, Asst. General Manager

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

FROM: Leticia Puentes, Designer/Subdivision Coordinator

DATE: March 14, 2025

SUBJECT: Sharyland Business Park – Project Circle Subdivision; Consideration and Approval

This property is located at the intersection of Tanya Ave & International Parkway on the northwest side, approximately 2,000 feet north of Military Highway. It is located within the McAllen City Limits and within MPU's Water and Wastewater CCN. The tract consists of 27.41 acres and is being proposed as one (1) lot of I-1, Industrial.

The subdivision application was originally filed with the City on January 15, 2025 and received preliminary P&Z approval on March 18, 2025. The information required from the developer's engineer for this agenda was received on March 14, 2025.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to extend a 12" waterline from the existing water line along the east side of International Parkway. The applicant will be connecting to the proposed waterline through the north side of the property, looping through the property with a combination of 8" and 12" water lines, and tying back in to the proposed 12" waterline on International Parkway. The applicant will also install a 12" stub at the northern end of the property along International Parkway for future connection. It is anticipated that the lot will utilize an 8" water service connection.
2. **Wastewater Service:** The applicant is proposing to tie in to an existing 10" sanitary sewer line located on to the south east of the property running along International Parkway. The applicant is proposing to extend said line through the east side of the property along International Parkway for approximately 750 feet. The applicant is proposing to install 8" sewer services to the lot.
3. The applicant is requesting for a Preliminary Reimbursement Certificate which will be requested at a future MPU Board meeting.

Staff recommend 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.

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



MEMORANDUM

To: Rafael Balderas, McAllen PUB

From: Mary Salmonsens, P.E.
Kimley-Horn and Associates, Inc.

Date: March 14, 2025

Subject: Vacating a portion of John H. Shary Subdivision to create plat of Sharyland Business Park

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

WATER - MPUB

There is an existing 12-inch water stub in the northwest corner of the intersection of International Parkway and Tanya Avenue, and an existing 8-inch water line along the south side of Tanya Avenue. The project proposes to connect to the 12-inch water stub at the intersection of International Parkway and Tanya Avenue and continue the 12-inch public main north underneath the proposed extension of International Parkway. The project will provide a 12-inch stub to the northern end of the proposed International Parkway right-of-way.

A proposed water loop of combined 8-inch and 12-inch lines will loop around the proposed building within a 10-foot-wide easement to provide services to the building and fire hydrants for the proposed lot. This onsite loop will be connected to the 12" water line proposed underneath the International Parkway extension.

SANITARY SEWER - MPUB

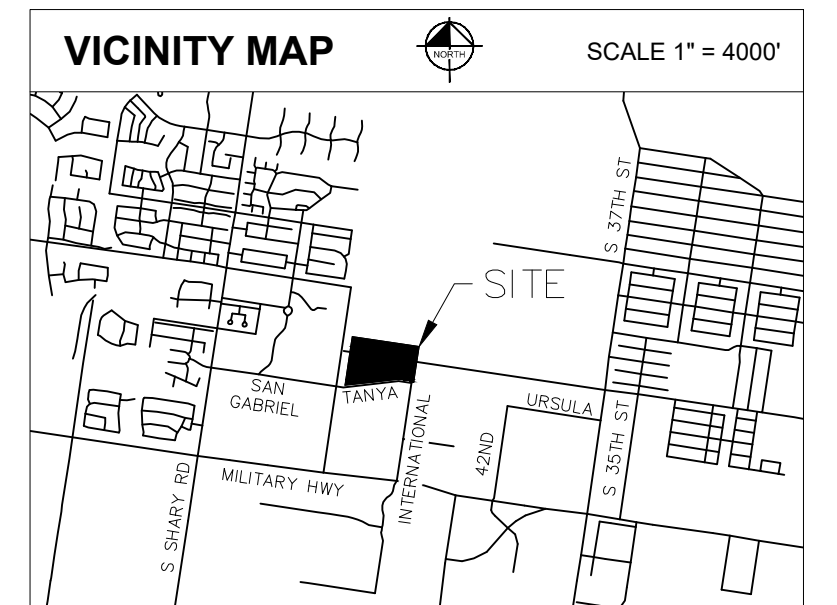
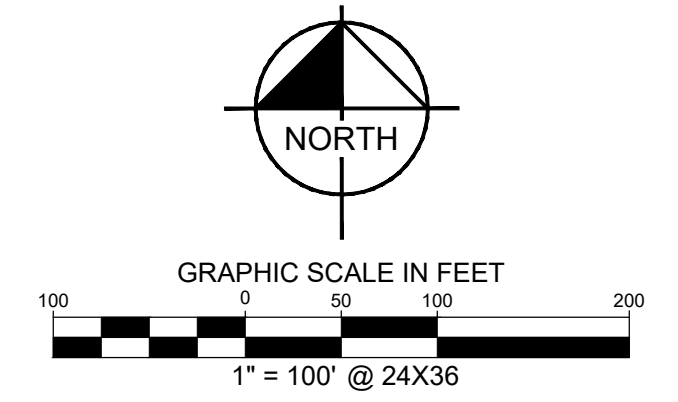
There is an existing sanitary sewer manhole and 10-inch stub at the northeast corner of the intersection of International Parkway and Tanya Avenue. A 10-inch sanitary sewer line will be extended to the northern end of the proposed International Parkway right-of-way where a manhole will be set. Manholes are spaced per TCEQ and do not exceed 500-foot spacing.

An 8-inch line will connect to the 10-inch extension and provide service to the proposed lot. A manhole will be installed onsite within the proposed 10-foot utility easement around the perimeter of the site as a demarcation point between the public sewer in the right-of-way and the private onsite sewer.

Respectfully,

Mary Salmonsens, P.E.

Kimley-Horn and Associates, Inc.



SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10101 REUNION PLACE, SUITE 400
 SAN ANTONIO, TEXAS 78216
 PH: (210) 541-9166
 CONTACT: JAMES L. JANISSE, R.P.L.S.
 TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 200 S. ORANGE AVENUE, SUITE 600
 ORLANDO, FLORIDA 32801
 PH: (407) 427-1683
 CONTACT: JESSICA LEE, P.E.
 TBPE FIRM REGISTRATION NO. 142708

OWNER:
 CHARCO LAND SALES, LLC
 P.O. BOX 499 LAREDO, TX 78042-0499

DEVELOPER:
 VANTRUST REAL ESTATE
 5844 JOHN HICKMAN PKWY., STE 150, FRISCO, TX 75034
 PH: (214) 886-3039
 CONTACT: KIRAN SHIVARAMU, LEED AP
 SENIOR DIRECTOR, DEVELOPMENT SERVICES

LINETYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE

LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/CAP
IRSC	1/2" IRON ROD W/ "KH" CAP SET
IPF	IRON PIPE FOUND
R.O.W.	RIGHT-OF-WAY
MRHC	MAP RECORDS OF HIDALGO COUNTY
PRHC	PUBLIC RECORDS OF HIDALGO COUNTY
OPRHC	OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY
F.F.	FINISHED FLOOR
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT

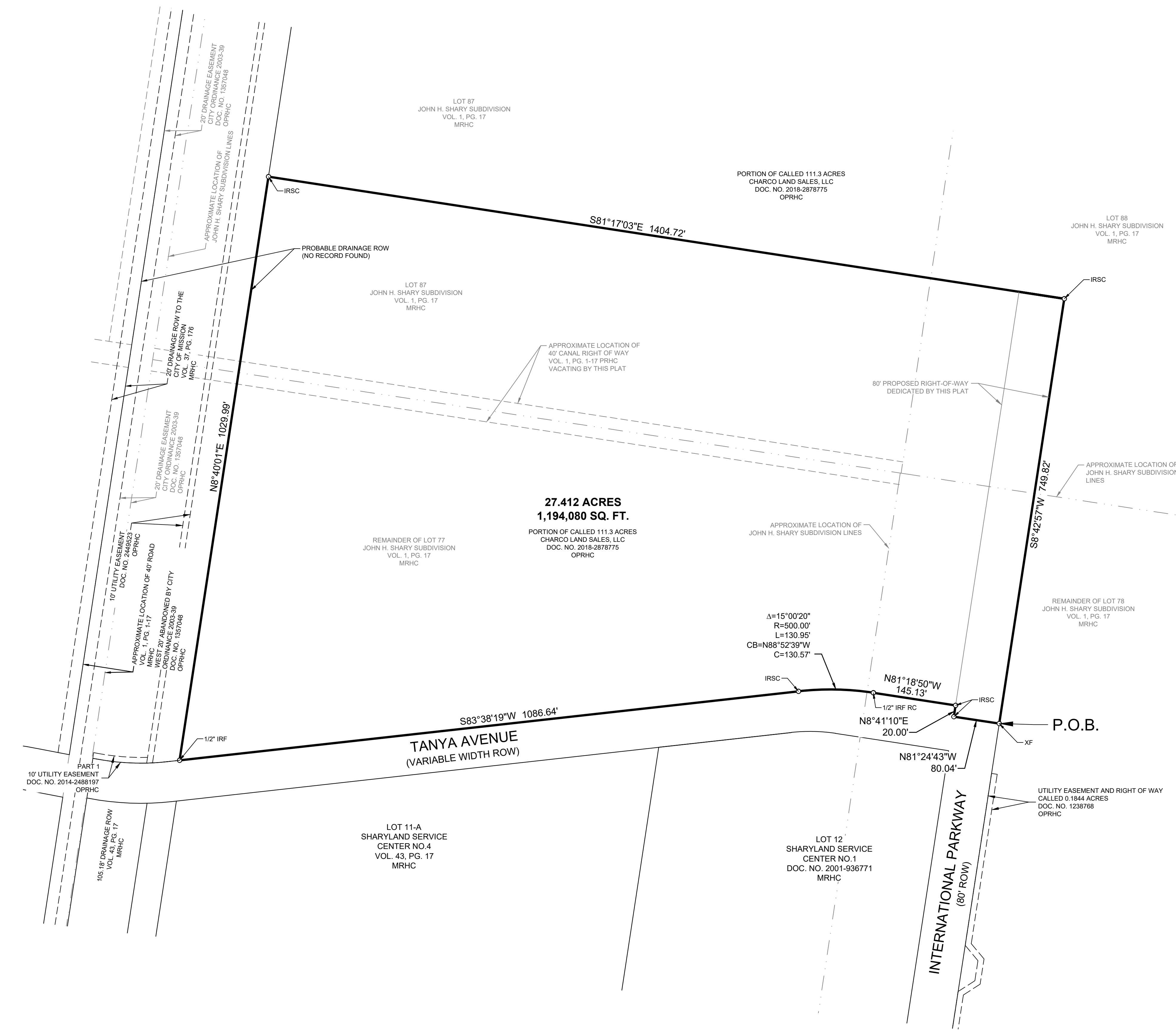
BENCH MARK LIST	
BM#100 - "X" CUT IN CONCRETE SET IN CONCRETE CURB AT THE INTERSECTION OF INTERNATIONAL PARKWAY AND TANYA AVENUE BEING APPROXIMATELY 286± FEET EAST OF A DRAINAGE MANHOLE ON AN INLET. ELEV. = 103.26'	
BM#101 - "X" CUT IN CONCRETE SET IN SIDEWALK ON THE SOUTH SIDE OF TANYA AVENUE AT THE STREET NAME CHANGE OF TANYA AVENUE AND SAN GABRIEL BEING APPROXIMATELY 390± FEET SOUTHWEST FROM A FIRE HYDRANT. ELEV. = 103.94'	

**SUBDIVISION PLAT OF
 SHARYLAND BUSINESS PARK**
 BEING A 27.412 ACRE TRACT OF LAND SITUATED IN THE
 YLDEFONSO QUIROGA SURVEY, ABSTRACT NO. 43,
 PORCION NO. 60
 CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AND
 A PORTION OF CALLED 111.3 ACRE TRACT DESCRIBED
 TO CHARCO LAND SALES, LLC, RECORDED IN
 DOCUMENT NO. 2018-2878775 OF THE OFFICIAL PUBLIC
 RECORDS OF HIDALGO COUNTY, TEXAS AND A
 REMAINDER OF LOTS 77, 78, 87 AND 88 OF THE JOHN H.
 SHARY SUBDIVISION RECORDED IN VOLUME 1, PAGE 17,
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

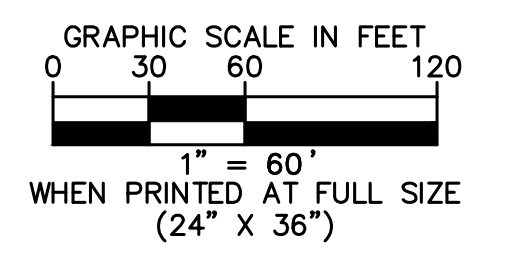
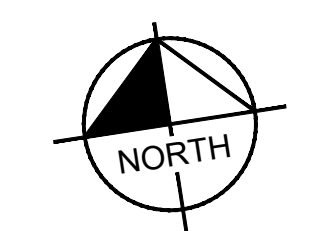
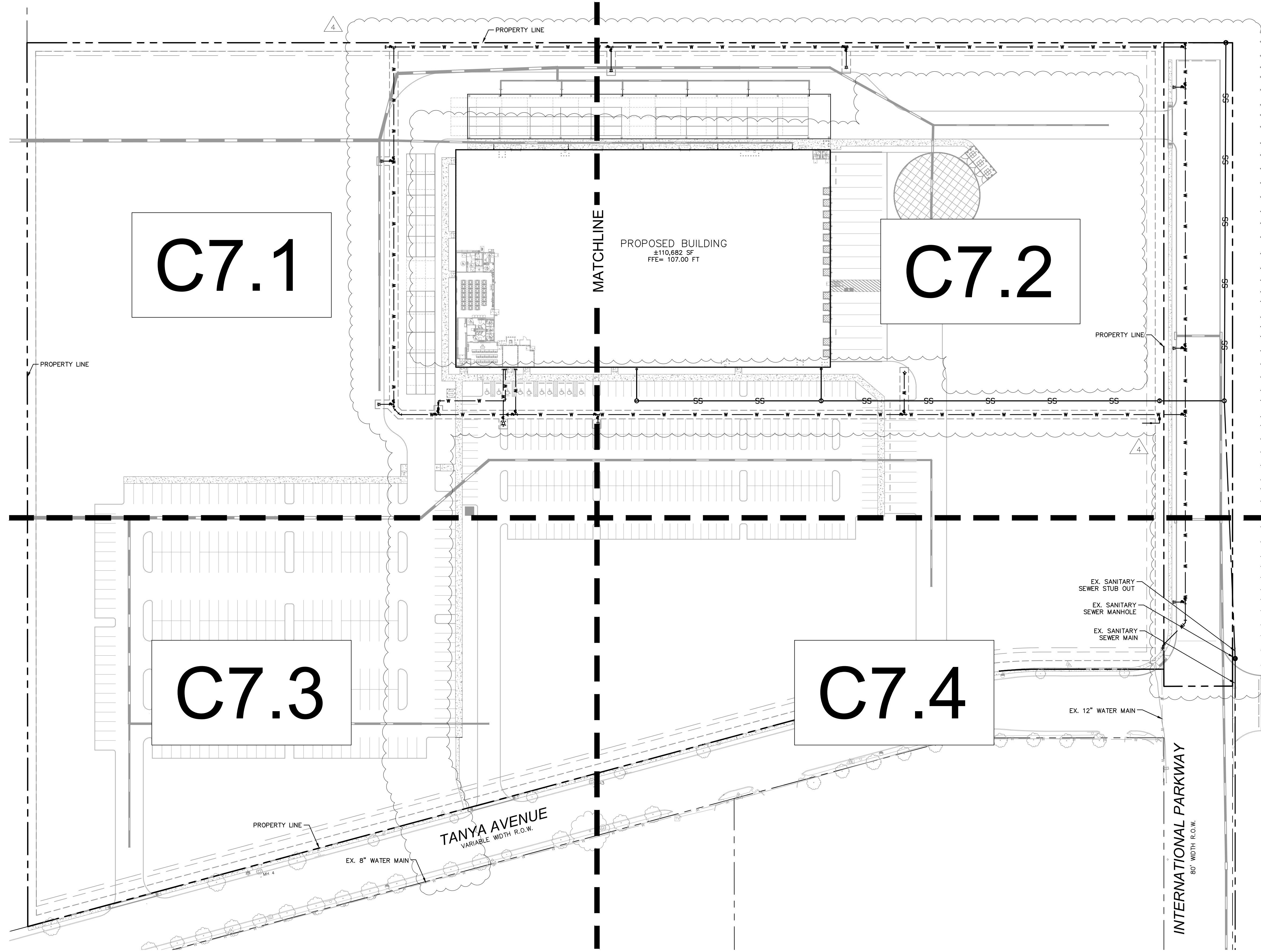
Kimley»Horn

10101 Reunion Place, Suite 400
 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SAB	JLJ	Jan 2025	249613000	1 OF 2



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and proper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



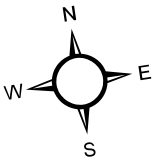
LEGEND	
	PROPERTY LINE
	BUILDING SETBACK
	LANDSCAPE BUFFER
	UTILITY EASEMENT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	PROPOSED WATER
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORMWATER PIPE
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT/FDC
	PROPOSED POTABLE WATER METER
	PROPOSED DDCV/RPZ
	PROPOSED WATER VALVE

- GENERAL NOTES**
1. THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. A TOPOGRAPHICAL AND UNDERGROUND SURVEY WILL BE REQUIRED TO DETERMINE THE FINAL LOCATION OF ALL EXISTING AND PROPOSED UTILITY ROUTINGS.
 2. COORDINATION WITH UTILITY PROVIDERS WILL BE REQUIRED TO DETERMINE FINAL LOCATION OF ALL PROPOSED CONNECTIONS TO PUBLIC MAIN LINES.
 3. ALL DRY AND WET UTILITY CROSSING SHALL HAVE MIN. 12" VERTICAL CLEARANCE.
 4. ALL PROPOSE WATER LINES ARE 3' BELOW FINISHED GRADE

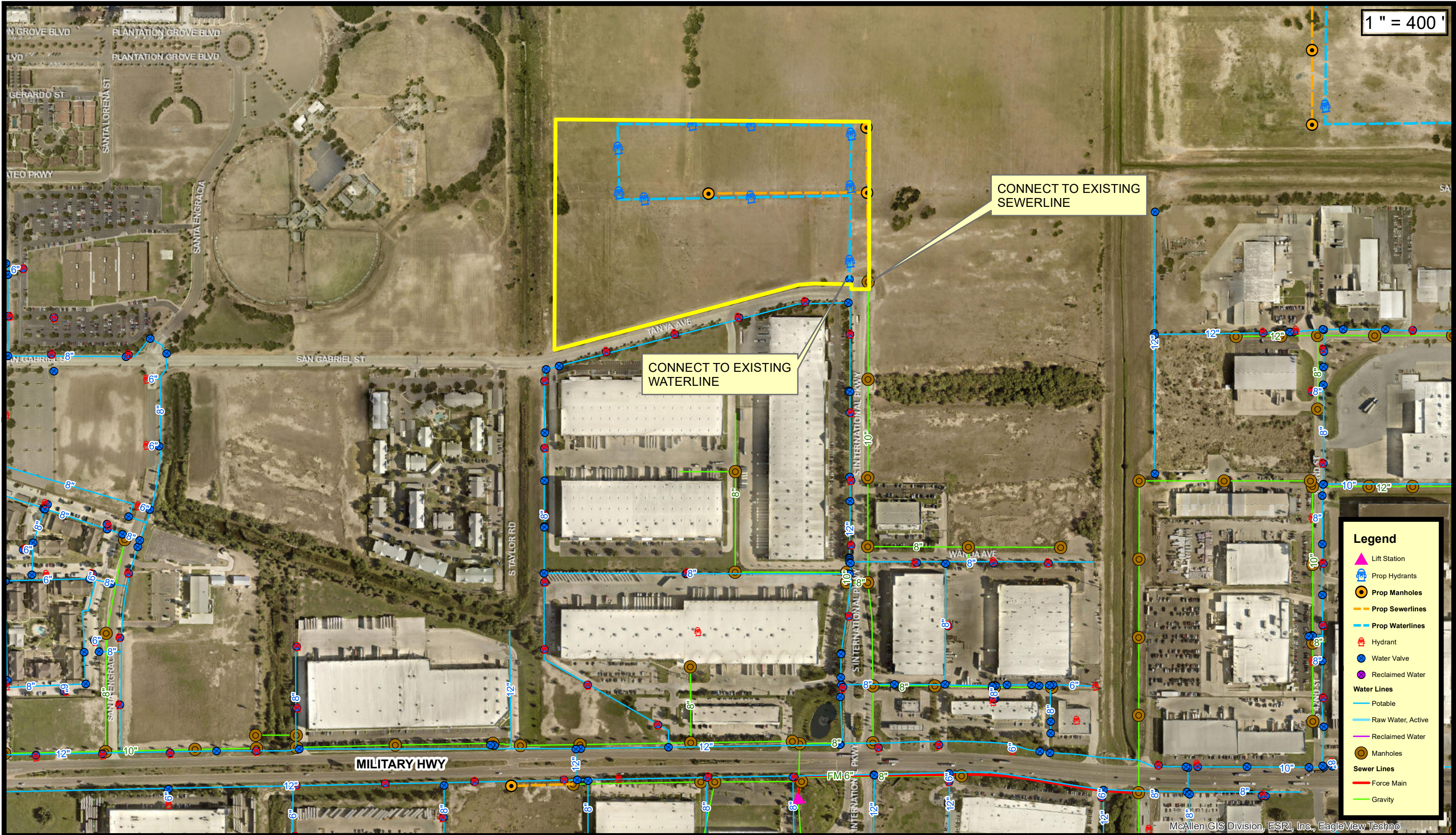
<p>Kimley»Horn <small>13455 NOBEL DR. RING CALLETA OFFICE TOWER, SUITE 200 DALLAS, TX 75240 ORLANDO, FL 32801 407-579-1511 WWW.KIMLEY-HORN.COM</small></p>	<p>OVERALL UTILITY PLAN</p>	<p>PROJECT CIRCLE</p>	<p>TEXAS</p>	<p>CITY OF MCALLEN</p>								
<p>01-08-25 JTL 01-23-25 JTL 02-21-25 JTL 03-14-25 ALV</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	REVISIONS	DATE	BY					<p>SHEET NUMBER</p> <p style="font-size: large;">C7.0</p>		
No.	REVISIONS	DATE	BY									



SHARYLAND BUSINESS PARK PROJECT CIRCLE



1" = 400'



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

3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

03/19/2025

MEETING DATE

3/25/2025

- 1. Agenda Item: Discussion and Possible Approval of the Interlocal Agreement with South Texas College on the South McColl Water Tower Improvements**
- 2. Party Making Request: Rafael Balderas Jr.**
- 3. Nature of Request: Request of MPU Board approval for the Interlocal Agreement from South Texas College.**
- 4. Budgeted:**

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
- 5. Reimbursement: N/A**
- 6. Routing:**
Rafael Balderas Jr. **Created/Initiated - 3/19/2025**
- 7. Staff's Recommendation: Staff recommends approval of the agreement.**
- 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, EIT, Asst. to the Utility Engineer

DATE: March 18, 2025

SUBJECT: Interlocal Agreement between South Texas College and MPU related to the requested South McColl Water Tower Improvements

South Texas College approached staff requesting MPU Board consideration of an Interlocal Agreement between South Texas College and MPU related to the requested improvements of the South McColl Water Tower.

The South McColl Water Tower was completed in 2012, originally having the “STC 2 UTPA” logo, along with the “Texas A&M Health Science Center” logo. Since then, Texas A&M has established a campus north at Tres Lagos, and now South Texas College is interested in updating the logos with the upgraded logo that has been established recently. The new logo will be shown on the tower with “South Texas College” lettering. (Exhibit provided)

The agreement has been approved by the STC Board and intel’s that South Texas College is willing to participate \$80,000 for the improvements of the new logo. With the agreement, MPU would assist with the procurement process and bidding/selecting the contractor, along with the inspection of the improvement work.

The collection of bids is still in process and will be presented in a future MPU Board Meeting.

Staff recommends approval of the interlocal agreement.

Staff will be available at MPUB Meeting to address comments and/or questions.

STATE OF TEXAS §

COUNTY OF HIDALGO §

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN THE MCALLEN PUBLIC UTILITY AND
SOUTH TEXAS COLLEGE**

This INTERLOCAL COOPERATION AGREEMENT between, **SOUTH TEXAS COLLEGE (STC)** and **MCALLEN PUBLIC UTILITY (MPU)**, is made pursuant to the provisions of the Texas Interlocal Cooperation Act, as follows:

WITNESSETH:

WHEREAS, this agreement pertains to an elevated water tower located at the South Texas College Dr. Ramiro R. Casso Nursing and Allied Health Campus, south of Ridge Road, between McColl Road and K Center Road;

WHEREAS, **MPU** is the Certificate of Convenience and Necessity (CCN) holder authorizing improvements to the subject elevated water tower;

WHEREAS, **STC** is requesting the redesign of an existing logo on subject tower with an updated logo;

WHEREAS, The **STC** Board has agreed to cost participate for an amount of \$80,000 for all relevant work on the elevated water tower;

NOW, THEREFORE, in consideration of the mutual covenants expressed herein, **MPU** and **STC** agree as follows:

1. **MPU** will utilize City of McAllen's Purchasing Department to coordinate all procurement steps necessary to comply with State and City of McAllen Procurement Requirements.
2. **MPU** will be responsible for the choosing of the proper company to do the work based on the bids received.
3. **STC** will be responsible for providing the new logo design and placement of mentioned logo for the elevated water tower.
4. **STC** will disburse the total amount of \$80,000 to MPU in two payments. The first payment of \$40,000 (50% of the total amount) will be issued within 45 days of this agreement's execution. The remaining \$40,000 (50% of the total amount) will be paid upon project completion. If the selection of a service provider and actual commencement of the project does not begin within 90 days of recipient of the initial \$40,000, the MPU shall refund the College the \$40,000 and this Agreement

will be automatically terminated, unless both parties agree to an extension of time in writing as an amendment to this Agreement.

5. **MPU** will commence procurement steps within 30 days of receipt of **STC's** payment of \$40,000 and new logo design.
6. **MPU** will be responsible for the inspection of the work to the elevated water tower performed pursuant to this agreement.
7. **NON-WAIVER OF SOVEREIGN IMMUNITY.** Nothing in this Agreement shall be deemed or construed as a waiver by any Party of any rights to sovereign or governmental immunity under the Constitution and laws of the State of Texas. Each Party retains all immunities and defenses provided by law with respect to any action based on this Agreement.
8. Each party agrees to conform to its own applicable laws, regulations, policies, and procedures with respect to the portion of the work under this Agreement performed by each party, to the extent that those laws, regulations, policies, and procedures will not constitute a breach of any obligation under the AFA.

EXECUTED IN DUPLICATE ORIGINALS and effective as of the _____ day of March, 2025.

South Texas College

Dr. Ricardo J. Solis, STC President

ATTEST:

BY: _____

MCALLEN PUBLIC UTILITIES

Mark A. Vega, P.E., MPU General Manager

ATTEST:

By: _____
Cynthia Salinas, Utility Board Secretary

APPROVED AS TO FORM:

By: _____

Benjamin Castillo
STC Legal Counsel

CITY OF MCALLEN ATTORNEY

By: _____

Austin Stevenson

NAHC S McColl Proposed Artwork



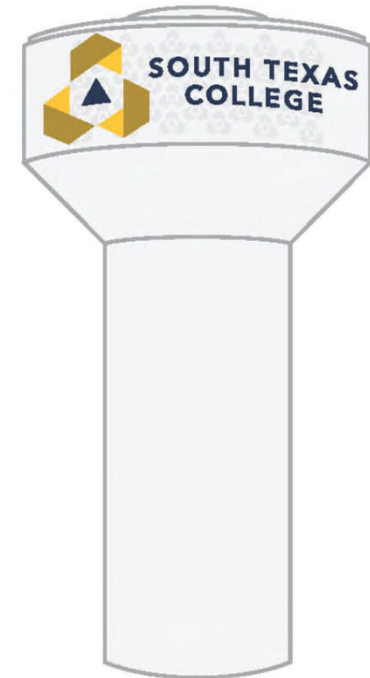
STC WATER TOWER - EAST AND WEST SIDE LOCATIONS - LOGO



West View



East View



Renderings provided by South Texas College Public Relations Department



	AGENDA ITEM	<u>5.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	03/19/2025
	MEETING DATE	3/25/2025

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 - 3/19/2025

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