



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

DATE: Tuesday, October 10, 2023

TIME: 4:00 P.M.

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

SUBJECT MATTER:

See Subsequent Agenda.

CERTIFICATION

I, the Undersigned authority, do hereby certify that the attached agenda of meeting of the McAllen Public Utility Board of Trustees is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the 6th day of October, 2023 at 3:00 P.M. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in blue ink, appearing to read "Clarissa Hernandez", is written over a horizontal line.

Clarissa Hernandez
Utility Board Secretary



**BOARD OF TRUSTEES MEETING
TUESDAY, OCTOBER 10, 2023 – 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

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held September 26, 2023.

2. CONSENT AGENDA:

- a) Approval of McAllen Oaks North Subdivision and Preliminary Reimbursement Certificate.
- b) Approval of Replat of Sharyland Business Park Lot 17A Subdivision
- c) Approval of the Villas on Northgate Subdivision
- d) Discussion and Approval of Extension Request for Existing Final Reimbursement Certificates

3. FUTURE AGENDA ITEMS

4. 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) Evaluation of General Manager (T.G.C. 551.074)
- b) Consultation with City Attorney regarding pending litigation. (Section 551.071, T.G.C.)
- c) Consultation with City Attorney regarding legal issues related to bond covenants (Section 551.071, T.G.C.)

ADJOURNMENT

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

THE NEXT REGULARLY SCHEDULED BOARD MEETING WILL BE HELD ON OCTOBER 24, 2023.



- | | AGENDA ITEM | <u>1.a.</u> |
|----------------------|----------------|-------------|
| PUBLIC UTILITY BOARD | DATE SUBMITTED | 10/04/2023 |
| | MEETING DATE | 10/10/2023 |
1. Agenda Item: Approval of the Minutes for the Regular Meeting held September 26, 2023.
 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 - 10/4/2023
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 7. Staff's Recommendation:
 8. City Attorney: Approve. IJT
 9. MPU General Manager: Approved - MAV
 10. Director of Finance for Utilities: Approved - JJR

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

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, September 26, 2023**, at 4:00 pm at in the City Commission Chambers at City Hall with the following present:

Absent:	Ernest Williams	Vice-Chairman
	Albert Cardenas	Trustee
	Ricardo Godinez	Trustee
	Charles Amos	Chairman
	Javier Villalobos	Ex-Officio/Mayor
Staff:	Marco A. Vega, P.E.	General Manager
	Isaac Tawil	City Attorney
	J.J. Rodriguez	Assistant General Manager
	Clarissa Hernandez	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Melba Carvajal	Director of Finance for Utilities
	Pablo Rodriguez	Assistant Director for Customer Relations
	Carlos Gonzalez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	David Garza	Director of Wastewater Systems
	Katia Sanchez	Water Education & Comm Coord
	Elvira I Alonzo	McAllen Public Works
	Marco Ramirez, P.E.	Utility Engineer
	Gerardo Noriega	Purchasing Director
	Juan Pedraza	Manager, Transmission & Dist.
	Rafael Balderas, EIT	Assistant Utility Engineer
	Juan Vallejo	Assistant Water Systems Director
	Danny Reyna	Water Plant Manager
	Lance Nelson	Water Plant Manager
	Janet Landeros	Grants & Contracts Coordinator
	Valeria Rios	Treasury Accountant
	Terri Uvalle	Assistant Director – Utility Billing
	Patrick Gray	GIS Coordinator
	Jim Bob Sides	Video Production Specialist
	Brittney Salinas	Assistant Water Lab Manager
	Christina Molano	Water Lab Manager
	Yesenia Tijerina	Senior Administrative Clerk

CALL TO ORDER:

Vice-Chairman Williams called the meeting to order at 4:07 p.m.

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

Vice-Chairman Williams recessed the meeting at 4:12 p.m. to go into Executive Session. Chairman Amos reconvened the meeting at 4:27 p.m.

No Action was made.

- a) Evaluation of General Manager (T.G.C. 551.074)
- b) Consultation with City Attorney regarding pending litigation. (Section 551.071, T.G.C.)

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held September 12, 2023.

Trustee Godinez moved to approve the minutes for the regular meeting held on September 12th, 2022. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA

Trustee Cardenas moved to approve items 2a through 2c. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

- a) Consider adopting of the Resolution of the Public Utility Board of Trustees of the City of McAllen, Texas Accepting the Resignation of Melba D. Carvajal and Designating Valeria Rios as an Investment Officer along with Sergio Villasana, Marco A. Vega, P.E., and Roel Rodriguez, P.E. for the McAllen Public Utility of the City of McAllen, Texas.
- b) Consider adopting of the Resolution of the Board of Trustees of the City of McAllen Public Utility, Hidalgo County, Texas, Amending Texpool Authorized Representatives and Providing and Effective Date.
- c) Consideration and Approval of the La Floresta Phase 3 Subdivision.

3. BIDS AND CONTRACTS:

- a) Consideration and Authorization to Declare MPU Vehicles & Property as Surplus.

Elvira Alonzo, Public Works Director, stated Public Works is requesting authorization to declare as surplus 4 city vehicles and equipment and 65 miscellaneous items that are inoperable, unusable, and obsolete. There are times

throughout the year that the city conducts auctions to dispose of property that is not cost efficient to repair or unsafe to operate. The proceeds go back to the corresponding funds. Staff recommends approval.

Trustee Cardenas moved to approve the authorization to declare MPU vehicles and property as surplus. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

b) Authorization to Purchase One (1) New ¾ Ton Crew Cab Pickup Truck through Cooperative Pricing.

Elvira Alonzo, Public Works Director, stated Public Works is seeking MPU Authorization to award a purchase contract with Randall Reed's Planet Ford 635, from Garland, TX for one new vehicle through a cooperative purchase for a total amount of \$47,621.50. In August 2023, fleet staff solicited quotes from various cooperatives, but only received one. The vehicle is over budget by a total of \$1,378.50. We are proposing a reallocation of funds for the next fiscal year be proposed. Due to the availability of funds, staff recommends approval.

Trustee Godinez moved to approve the purchase of one new ¾ ton crew cab pickup. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

c) Consideration and Approval of Material Purchase for Mile 6 Sewerline Project.

Carlos Gonzalez, Utility Engineer, P.E., stated that this is a material purchase contract related to Mile 6 Sewerline project. On September 14, a bid opening was conducted here at city hall for the purchase of materials, primarily for Sewerline PVC pipe and Fiberglass Manholes. Three bids were received from Southern Trenchless, Core & Main, and Aguaworks. Aguaworks was deemed unresponsive for missing a few key documents that were required. Southern Trenchless submitted a bid on manholes only for \$59,305. Core & Main submitted a bid for all the materials; \$67,371.63 for the manholes and \$197,971.74 for the remainder.

Staff is recommending 2 awards; one for the manholes to Southern Trenchless for the amount of \$59,305 and the second to Core & Main in the amount of \$197,971.74.

Trustee Cardenas moved to approve the award as per staff's recommendation. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

4. ORDERS:

- a) Roll call vote on Adoption of an Ordinance/Order – Approving and Adopting the City of McAllen Annual Budget for Fiscal Year 2023-2024, including the McAllen Public Utility Budget.

Trustee Cardenas motioned to approve and adopt the City of McAllen Annual Budget for Fiscal Year 2023-2024, including the McAllen Public Utility Budget. Trustee Godinez seconded the motion. The roll call vote on the motion carried as follows:

AYE: Vice-Chairman Ernest Williams, Trustee Albert Cardenas, Trustee Ricardo Godinez.

NAY: None

ABTAIN: None

ABSENT: Chairman Charles Amos, Mayor/Ex-Officio Javier Villalobos.

The motion passed.

5. RESOLUTION:

- a) Resolution approving the City’s Investment Policy and Strategy as presented.

Trustee Cardenas moved to approve the City’s Investment Policy and Strategy as presented. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

6. FUTURE AGENDA ITEMS

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:49 p.m.

Charles Amos, Chairman

Attest:

Clarissa Hernandez
Utility Board Secretary



AGENDA ITEM

2.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

10/04/2023

MEETING DATE

10/10/2023

1. Agenda Item: Approval of McAllen Oaks North Subdivision and Preliminary Reimbursement Certificate.

**2. Party Making Request:
Rafael Balderas Jr.**

3. Nature of Request: Request of MPU Board approval of the subdivision and preliminary reimbursement certificate from the developer of the proposed subdivision.

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement: Wastewater Reimbursement to MPU for the Alton Interceptor Wastewater project in the amount of \$11,080.31.

6. Routing:
Rafael Balderas Jr. Created/Initiated - 10/4/2023

7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - JJR

Memo

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

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

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

DATE: October 2, 2023

SUBJECT: **McAllen Oaks North Subdivision; Consideration & Approval of the Subdivision and Preliminary Reimbursement Certificate**

This property is located on the south side of State Highway 107 and approximately 180 feet east of 29th Street. It is located within the McAllen City Limits and is being proposed as R-3A residential. The tract consists of 19.587 acres and will be 51 lots for multi-family use. The property falls between both MPU's and SWSC water CCN's in which both would service the subdivision.

The subdivision application was originally filed with the City on January 23, 2023 and receive preliminary P&Z approval on February 21, 2023. The information required from the developer's engineer for this agenda was received on October 2, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is coordinating with SWSC on the water improvements that are within SWSC CCN. For MPU's portion, the applicant is proposing to install an 8-inch waterline to service the property, which would connect to an existing 8-inch waterline that runs along 29th Street. Staff recommends that the proposed waterline go to-and-through the property to the east property line.
2. **Wastewater Service:** The applicant is proposing to install an 8-inch wastewater line to service the property, which would connect to an existing 24-inch wastewater line that runs along 29th Street. Staff recommends that the proposed wastewater line go to-and-through the property to the east property line.
3. The developer has chosen to establish a Preliminary Reimbursement Certificate with a preliminary cost estimate and service area totaling to \$2,718.10 per acre. The break down and supporting documents are provided within the packet.
4. The property falls within the MPU: Alton Interceptor Wastewater reimbursement service area.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as recommended; 3.) Installation of individual water services for each suite/unit; 4.) Execution of a Waterline Access Agreement between the developer, SWSC, and the City; and 5.) Payment of a Wastewater Line Reimbursement to MPU for the Alton Interceptor Wastewater Project in the amount of \$11,080.31.

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



September 26, 2023

McAllen Public Utilities
1300 Houston Ave.
McAllen, TX 78505

Re: Proposed McAllen Oaks North Subdivision
Proposed Sanitary Sewer and Potable Water Narrative Letter

SANITARY SEWER: Developer proposes to install an 8" sanitary sewer line from the proposed subdivision 806FT west to an existing manhole on N. 29th St. This line will serve the proposed McAllen Oaks North Subdivision.

POTABLE WATER: Developer proposes to connect an 8" waterline from the existing waterline on the West side of N. 29th St. and run East a distance of 590ft to the proposed McAllen Oaks North Subdivision. This line will serve the portion of the McAllen Oaks North subdivision within the City of McAllen CCN (as shown on plans).

Should you have any questions or require any additional information, please do not hesitate to contact me at 956-650-6034.

Respectfully.

Mark D. Corbitt, P.E.

Mark D Corbitt, P.E.
MDC Engineering, PLLC
TBPELS Firm No. 21922
956-650-6034
mcorbitt@mdcengineeringtx.com



9/20/2023

RE: McAllen Oaks North Subdivision – SWSC Availability Letter
Being the west one half (W ½) of Lot Twelve (12), Section Two Hundred Eighty (280), Texas-Mexican Railway Company's Survey, Hidalgo County, Texas as per map or plat thereof recorded in Volume 24, Page 168, Deed Records of Hidalgo County, Texas.

To whom it may concern,

This letter is intended to serve as a utility (water) availability letter for the McAllen Oaks North Subdivision located at the City of McAllen Texas within the Sharyland Water Supply Corporation CCN. There is an existing 8-inch waterline on the intersection of State Hwy. 107 and Rooth Rd. The developer is responsible for extending an 8-inch waterline along the south side of State Highway 107 to and through the frontage of the property.



Sincerely,

Isidro Gutierrez

Isidro Gutierrez,

Graduate Engineer / Development Coordinator

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 Oaks North, LLC hereinafter called the DEVELOPER.

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

19.587AC Tract; being the west 1/2 of lot 12, section 280, Vol. 24 Pg. 168 (575ft East of 29th and SH107)

and proposes to extend a 8in Sanitary Sewer Line (Location) as shown on a plan designed by (Service)

MDC Engineering, PLLC, and proposes to construct Utilities Improvements, as approved by the (Engineering Firm)

MPUB on _____ (Approval date)

2. The Developer's Cost (\$ 2,718.10 /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

DEVELOPER

BY: _____
Address: P.O. Box 3609 McAllen, TX 78502

MCALLEN OAKS NORTH - OFF SITE SANITARY CONSTRUCTION COST ESTIMATE *Date of Estimate:* 9/27/2023

LINE	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
SANITARY SEWER					
1	SANITARY SEWER MANHOLE	EA	3.00	\$11,500.00	\$34,500.00
2	8 IN SANITARY SEWER LINE SDR-26 PVC	LF	806.00	\$32.00	\$25,792.00
3	16 IN STEEL CASING	LF	20.00	\$125.00	\$2,500.00
4	OPEN CUT & REPAIR	SY	15.00	\$200.00	\$3,000.00
5	TIE-IN TO EXIST. MANHOLE	EA	1.00	\$3,500.00	\$3,500.00
6	COMPACT AND BACKFILL AS PER CITY OF MCALLEN	LF	806.00	\$12.00	\$9,672.00
7	TRENCH SAFETY PROTECTION	LF	806.00	\$7.00	\$5,642.00

STORM WATER POLLUTION PREVENTION					
1	SILT CONTROL FENCE INSTALL AND REMOVE [FOR OFF SITE EXCAVATION]	LF	806.00	\$7.00	\$5,642.00
2	TEMPORARY EROSION CONTROL LOGS [S.H. 107]	LF	30.00	\$12.50	\$375.00
3	CONSTRUCTION ENTRANCE/EXIT	SY	400.00	\$40.00	\$16,000.00

TOTAL ESTIMATED CONSTRUCTION COST : \$106,623.00



THIS DOCUMENT IS NOT INTENDED
FOR CONSTRUCTION, BIDDING OR
PERMITTING PURPOSES.



PROPOSED MCALLEN OAKS NORTH SUBDIVISION - SANITARY SERVICE AREA



**SUBDIVISION REIMBURSEMENT WORKSHEET
MCALLEN OAKS NORTH SUBDIVISION**

WASTEWATER LINE REIMB. CALCULATIONS

SEWER:	MPU: ALTON INTERCEPTOR	
COST:	\$514.27 x 19.587 AC	\$10,073.01
10% ADMIN FEE <10 YEARS		1,007.30

WASTEWATER LINE REIMBURSEMENT

\$11,080.31

TOTAL REIMBURSEMENT DUE

\$11,080.31

Prepared By: RB Date: 9/20/2023 Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

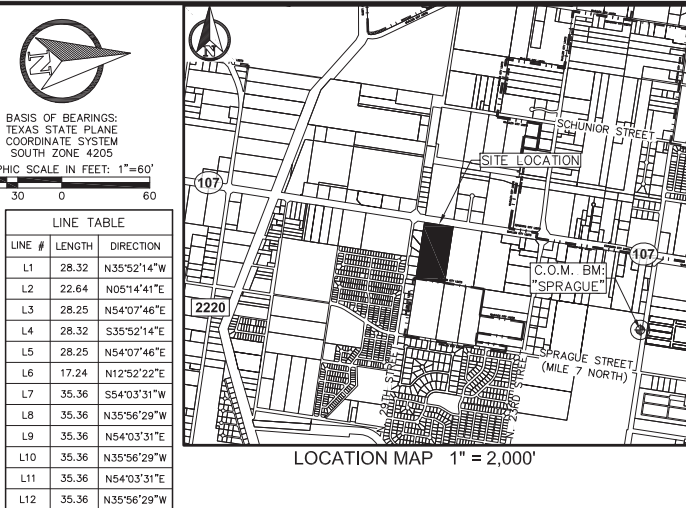
Signature: 

Print: MARK WILKINS



ALTON INTERCEPTOR SERVICE AREA





LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	28.32	N35°52'14"W
L2	22.64	N05°14'41"E
L3	28.25	N54°07'46"E
L4	28.32	S35°52'14"E
L5	28.25	N54°07'46"E
L6	17.24	N12°52'22"E
L7	35.36	S54°03'31"W
L8	35.36	N35°56'29"W
L9	35.36	N54°03'31"E
L10	35.36	N35°56'29"W
L11	35.36	N54°03'31"E
L12	35.36	N35°56'29"W

LEGEND	
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	LOT LINE
---	PROPERTY LINE
---	ROADWAY CENTERLINE
---	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'
Δ	CALCULATED POINT
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
ESMT.	EASEMENT
UTIL.	UTILITY
P.B.	POINT OF BEGINNING
NW	NORTHWEST
SW	SOUTHWEST
CNR.	CORNER
GWD.	GENERAL WARRANTY DEED
WD.	WARRANTY DEED
SWD.	SPECIAL WARRANTY DEED
WOL.	WARRANTY DEED W/VENDOR'S LIEN
GD.	GIFT DEED
WDFCL.	WARRANTY DEED IN LIEU OF FORECLOSURE
SWOL.	SPECIAL WARRANTY DEED W/VENDOR'S LIEN
O.R.H.C.T.	OFFICIAL RECORDS HIDALGO COUNTY TEXAS
M.R.H.C.T.	MAP RECORDS HIDALGO COUNTY TEXAS
D.R.H.C.T.	DEED RECORDS HIDALGO COUNTY TEXAS
H.C.I.D.	HIDALGO COUNTY IRRIGATION DISTRICT
S.W.S.C.	SHARPLYLAND WATER SUPPLY CO.

PLAT NOTES AND RESTRICTIONS:	
1.	FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING) DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN," COMMUNITY-PANEL NUMBER 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000
2.	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 SIDE (HWY 107): 30.00' OR GREATER FOR EASEMENTS OR SITE PLAN GARAGE: 18.00' EXCEPT WHEREVER GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
3.	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.
4.	NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
5.	REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 80,000 C.F. (2.02 AC.F.T.)
6.	BENCHMARK IS CITY OF McALLEN BENCHMARK "SPRAGUE" MONUMENT: STAINLESS STEEL, 3/8", COVERED WITH AN ALUMINUM LOGO CAP, LOCATED INSIDE THE WATER TREATMENT PLANT [SEE LOCATION MAP FOR APPROXIMATE LOCATION] PUBLISHED DATA: CITY OF McALLEN BENCHMARK "SPRAGUE" ELEVATION = 102.61 COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 SURVEY FEET GRID: NAD83/2002.03496 E=1076277.68322
7.	5 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG STATE HIGHWAY 107 AT TIME OF SUBDIVISION CONSTRUCTION.
8.	4 FT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AT TIME OF BUILDING STAGE.
9.	6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES, AND ALONG STATE HIGHWAY 107.
10.	ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
11.	ALL SHARPLYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARPLYLAND WATER SUPPLY CORPORATION.
12.	NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG STATE HIGHWAY 107.

**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



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

**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 McALLEN OAKS NORTH 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.

McALLEN OAKS NORTH, LLC
BY: MARK WILKINS
P.O. BOX 3609
McALLEN, TEXAS 78502
HIDALGO COUNTY

**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

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: McALLEN OAKS NORTH, LLC; MARK WILKINS	P.O. BOX 3609	McALLEN, TEXAS 78502	956
ENGINEER: CMD ENGINEERING, LLC; MARK D. CORBITT, PE	3149A CENTER POINT DR	EDINBURG, TX 78539	956.650.6034
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TX 78542	956.567.2167

**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.

**STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER**

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

MARK D. CORBITT, PE
TEXAS LICENSED PROFESSIONAL ENGINEER No. 10194417

METES AND BOUNDS DESCRIPTION:

A 19.587 ACRE [853,200.23 SQ.FT.] TRACT OF LAND, MORE OR LESS, BEING THE WEST ONE HALF (W 1/2) OF LOT TWELVE (12), SECTION TWO HUNDRED EIGHTY (280), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THAT PART LYING NORTH OF THE SOUTH RIGHT OF WAY LINE OF TEXAS STATE HIGHWAY 107, AS CONVEYED TO McALLEN OAKS NORTH, LLC, BY VIRTUE OF WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT 8435885, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 19.587 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A HALF (1/2)-INCH IRON ROD WITH A CAP [N:16638654.7283, E:1071376.3501] FOUND ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 107, BEING SOUTH 08 DEGREES 46 MINUTES 46 SECONDS WEST, A DISTANCE OF 45.57 FEET FROM THE NORTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 81 DEGREES 08 MINUTES 10 SECONDS EAST, WITH THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY 107, A DISTANCE OF 67.84 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 80 DEGREES 48 MINUTES 00 SECONDS EAST, WITH THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY 107, A DISTANCE OF 590.95 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED 'CLS RPLS#6388' SET FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 1,293.70 FEET TO A HALF (1/2)-INCH IRON ROD FOUND ON THE SOUTH LINE OF SAID LOT 12, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 80 DEGREES 56 MINUTES 29 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 559.43 FEET TO A CALCULATED POINT AT THE SOUTHWEST CORNER OF SAID LOT 12, FOR SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 46 MINUTES 46 SECONDS EAST, WITH THE WEST LINE OF SAID LOT 12, A DISTANCE OF 1,294.93 FEET TO THE POINT OF BEGINNING CONTAINING 19.587 ACRES [853,200.23 SQ. FT.] OF LAND, MORE OR LESS.

**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. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

**CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 1**

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE _____ DAY OF _____, 20____.

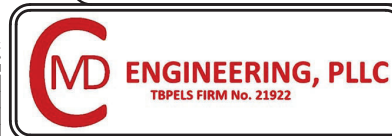
NOTE: HIDALGO COUNTY IRRIGATION DISTRICT No. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HOID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOID#1.

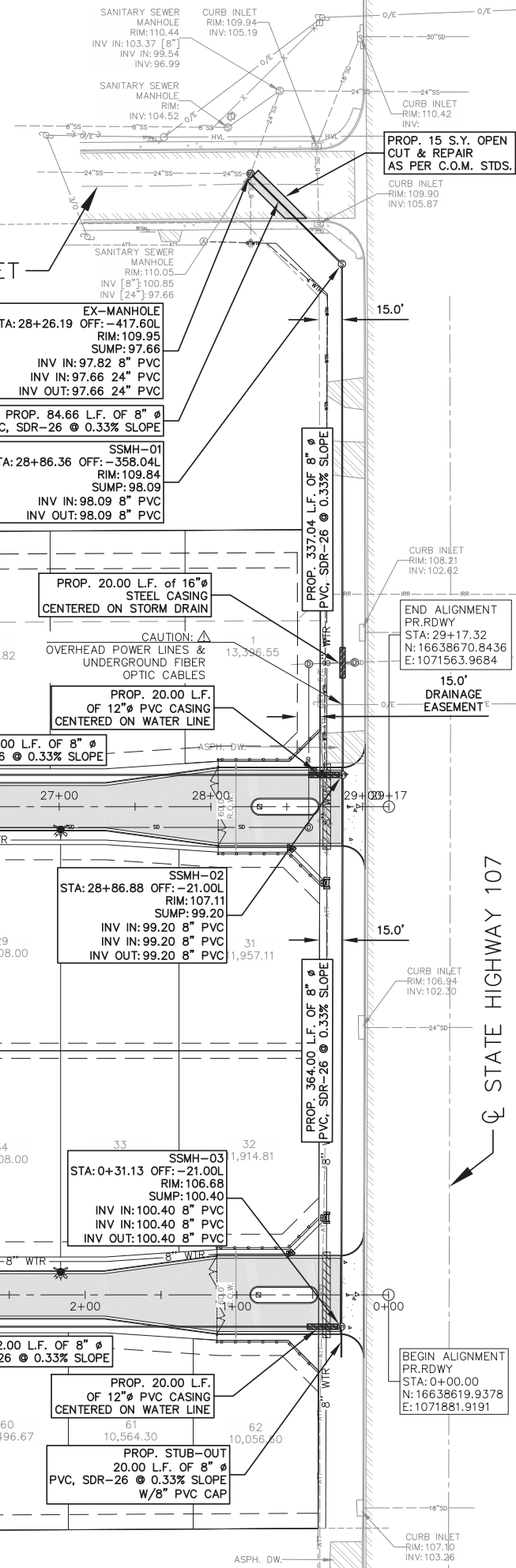
PRESIDENT SECRETARY

SHEET 01 OF 02
DATE OF PREPARATION: 9.6.2023
PROJECT NO: 22291

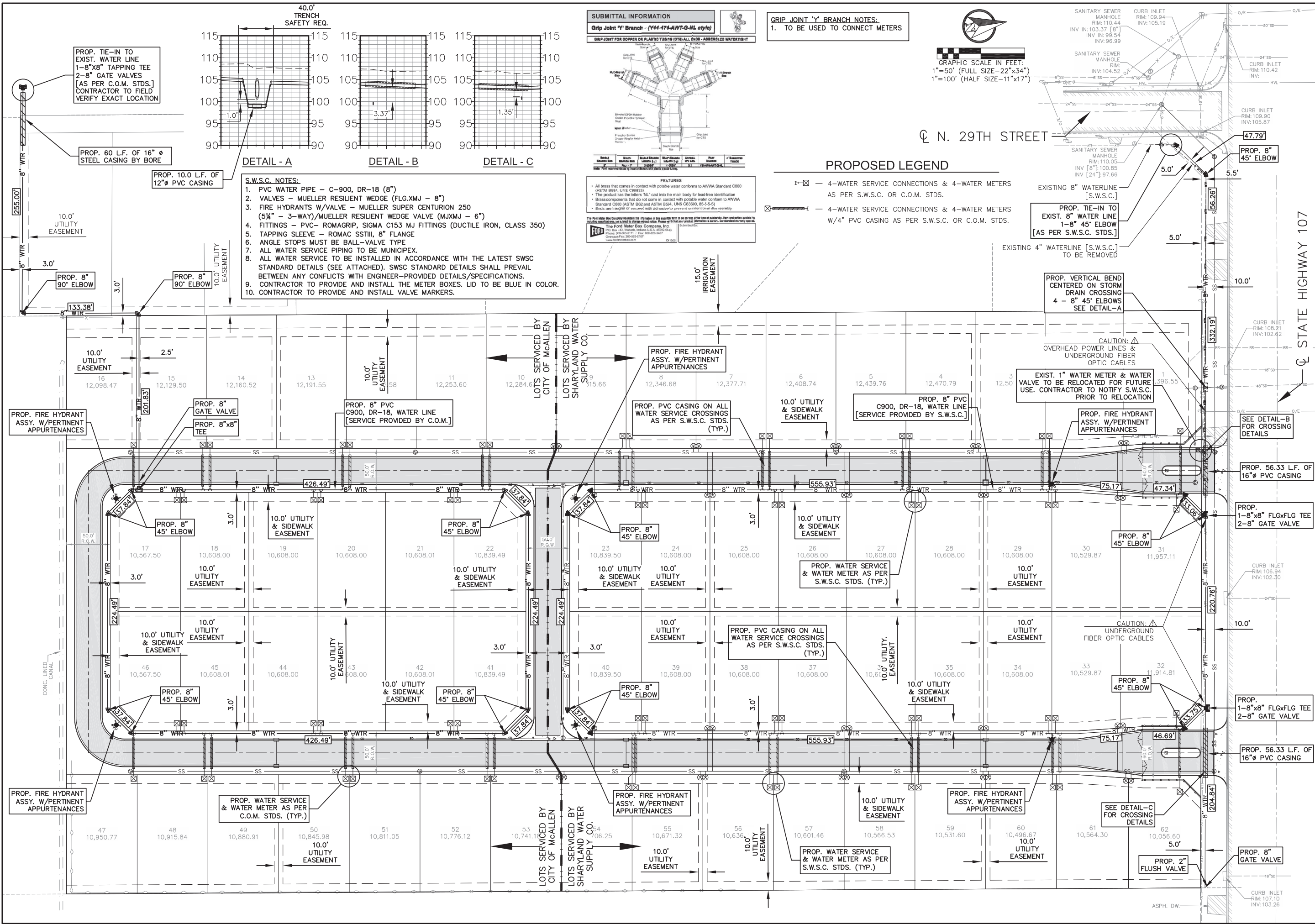
NO.	DATE	DESCRIPTION	BY



GRAPHIC SCALE IN FEET:
1"=50' (FULL SIZE-22"x34")
1"=100' (HALF SIZE-11"x17")



PROJECT:	09	MCALLEN OAKS NORTH SUBDIVISION CONSTRUCTION PLANS McALLEN, TEXAS	PROJ. NO.	22291
			DATE:	09/27/2023
SHEET NO.:		PROPOSED SANITARY SEWER IMPROVEMENTS	SCALE:	AS NOTED
			DRAWN BY:	J.C.
			CHECKED BY:	M.C.
			GENERAL	
			SHEET NAME:	



SUBMITTAL INFORMATION

GRIP JOINT 'Y' Branch - (Y44-474-AWT-G-AL style)

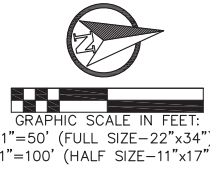
GRIP JOINT FOR COPPER OR PLASTIC TUBING (JTB) ALL ENDS - ASSEMBLED WATER TIGHT

FEATURES

- All brass that comes in contact with potable water conforms to AWWA Standard C800 (ASTM B684, UNS C80835).
- The product has the letters "NL" cast into the main body for lead-free identification.
- Brass components that do not come in contact with potable water conform to AWWA Standard C800 (ASTM B62 and ASTM B64, UNS C8090, 85-5-5).
- Elbows are integral or secured with set screws to prevent loosening at the elbow.

The Y-Joint Meter Box Company, Inc.
P.O. Box 243, Wadsworth, Indiana U.S.A. 46085-0243
Phone: 219-653-3711 Fax: 219-653-3807
Overseas Fax: 219-653-4181
www.yjointmeterbox.com

GRIP JOINT 'Y' BRANCH NOTES:
1. TO BE USED TO CONNECT METERS



- PROPOSED LEGEND**
- 4-WATER SERVICE CONNECTIONS & 4-WATER METERS AS PER S.W.S.C. OR C.O.M. STDS.
 - 4-WATER SERVICE CONNECTIONS & 4-WATER METERS W/4" PVC CASING AS PER S.W.S.C. OR C.O.M. STDS.

REVISIONS

NO.	DATE	BY	DESCRIPTION

Carrazales Land Surveying, LLC

Carrazales Land Surveying, LLC
10000 North Loop West, Suite 100
Houston, Texas 77037
Phone: 281-444-4444
Fax: 281-444-4445
www.carrazales.com

PROJECT: MCALLEN OAKS NORTH SUBDIVISION CONSTRUCTION PLANS MCALLEN, TEXAS

PROPOSED WATER IMPROVEMENTS

17

PROJ. NO. 22291

DATE: 09/27/2023

SCALE: AS NOTED

DRAWN BY: J.C.

CHECKED BY: M.C.

GENERAL

MCALLEN OAKS NORTH SUBDIVISION CONSTRUCTION PLANS MCALLEN, TEXAS

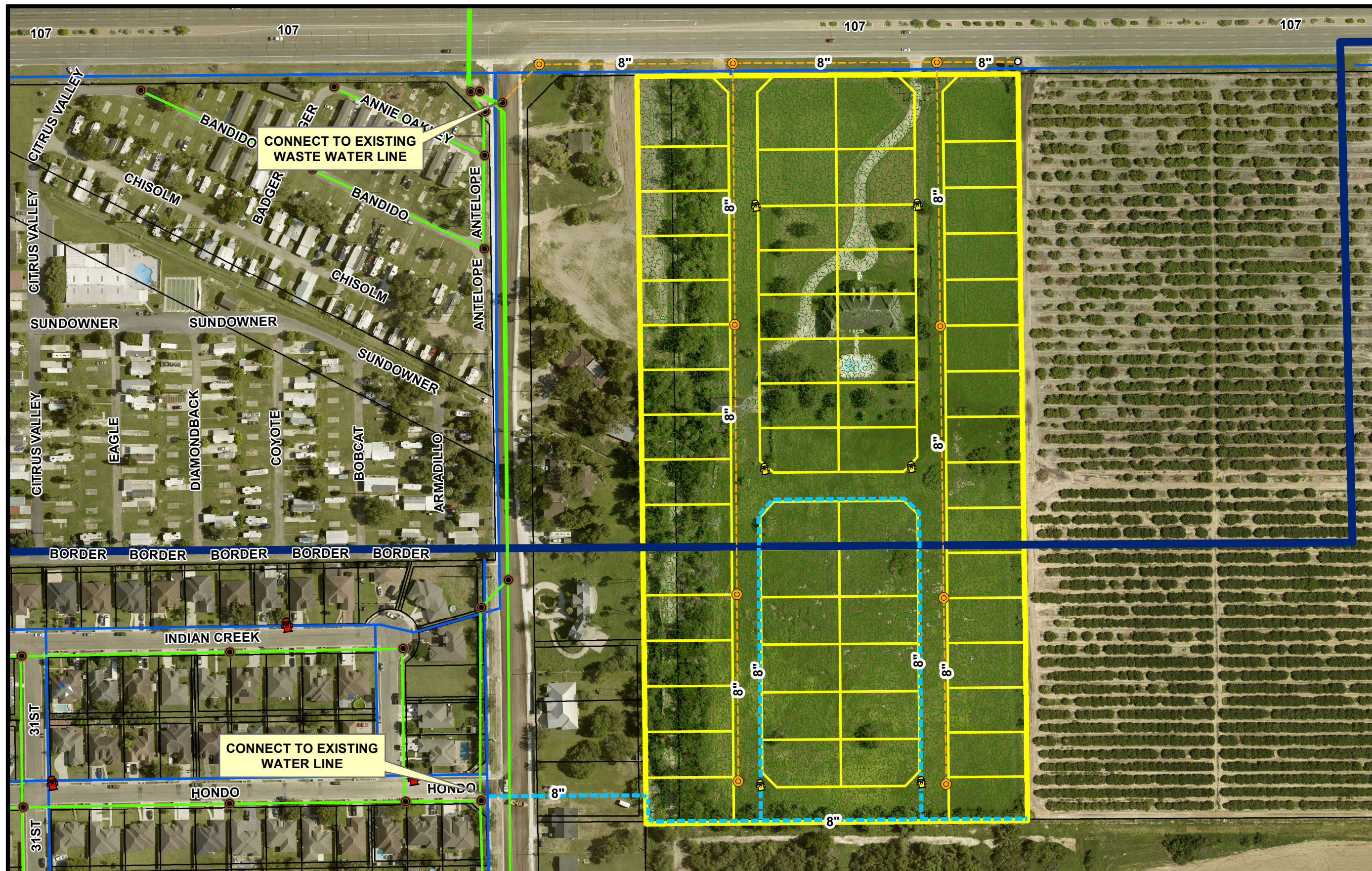
PROPOSED WATER IMPROVEMENTS

17












3400 N. MCCOLL RD., SUITE 26
MCALLEN, TX 78501
956-650-6034

MD ENGINEERING, PLLC
TBPELS F-21922

MCALLEN OAKS NORTH



1 inch = 164 feet

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



AGENDA ITEM

2.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

10/03/2023

MEETING DATE

10/10/2023

1. Agenda Item: Approval of Replat of Sharyland Business Park Lot 17A Subdivision
2. Party Making Request:
Erika Gomez, Developmental Activities
3. Nature of Request: Request of MPUB Approval from the developer of proposed subdivision.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement: N/A
6. Routing:
Erika Gomez Created/Initiated - 10/3/2023
7. Staff's Recommendation: Approval of subdivision as conditions set forth.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - JJR

Memo

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

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

FROM: Erika Gomez, E.I.T., Asst. to the Utility Engineer

DATE: October 2nd, 2023

**SUBJECT: Replat of Sharyland Business Park Lot 17A Subdivision;
Consideration & Approval of Subdivision**

This property consists of 4.413 acres, and it is located on Military Hwy and approx. 1,300 ft west of International Parkway. It is located within the McAllen City Limits and is being proposed as Industrial Use.

The subdivision application was originally filed with the City on May 4th, 2023, and received preliminary P&Z approval on May 16th, 2023. The information required from the developer's engineer for this agenda was received on September 29th, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 12-inch waterline running along the south ROW of Military Hwy. Applicant is proposing to install water services to each lot. There are three existing Fire Hydrants within the premises of proposed development.
2. **Sewer Service:** The applicant is proposing to connect to an existing Manhole located along Military HWY on the northeast corner of the development and extend an 8-inch sewerline west to service both lots. The applicant is proposing a 6" sewer service for each lot.
3. The developer has submitted a Reimbursement Waiver.

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

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

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 Tierra Tech USA Inc hereinafter called the DEVELOPER.

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

Replat of Sharyland Business Park Lot 17A and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by South Texas Infrastructure Group dated _____, hereinafter called the
(Engineering Firm)

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

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

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

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

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

ATTEST:

Board Secretary

DEVELOPER

BY: _____
Address: _____



UTILITY NARRATIVE REPLAT OF SHARYLAND BUSINESS PARK LOT 17A CITY OF MCALLEN

Replat of Sharyland Business Park Lot 17A Subdivision is a proposed 2 Industrial lots subdivision located within the City of McAllen. Being a 4.41-acre tract of land located at the South Right-of-way of W. Military Hwy (F.M. 1016) in McAllen, Texas.

WATER AND FIRE PROTECTION

A review of the City's Utility Map for this area shows that these lands are located within the CCN of the City of McAllen. There are three existing waterlines, a 12-inch running on the South Right-of-way of W. Military Hwy and two 8-inch waterlines running on the West and East of the property. This waterlines are owned by McAllen Public Utility.

The developer is proposing to connect into the 12-inch water line located along the south side of W. Military Hwy (F.M. 1016) for potable water service.

There are two existing fire hydrants located that the south side of W. Military Hwy, another fire hydrant is already in service on the west line of the property, in total there are three fire hydrants with in the premises of the project.

Regarding the water services, we are proposing to have one service per industrial lot, in order to have two water services in total.

SANITARY SEWER:

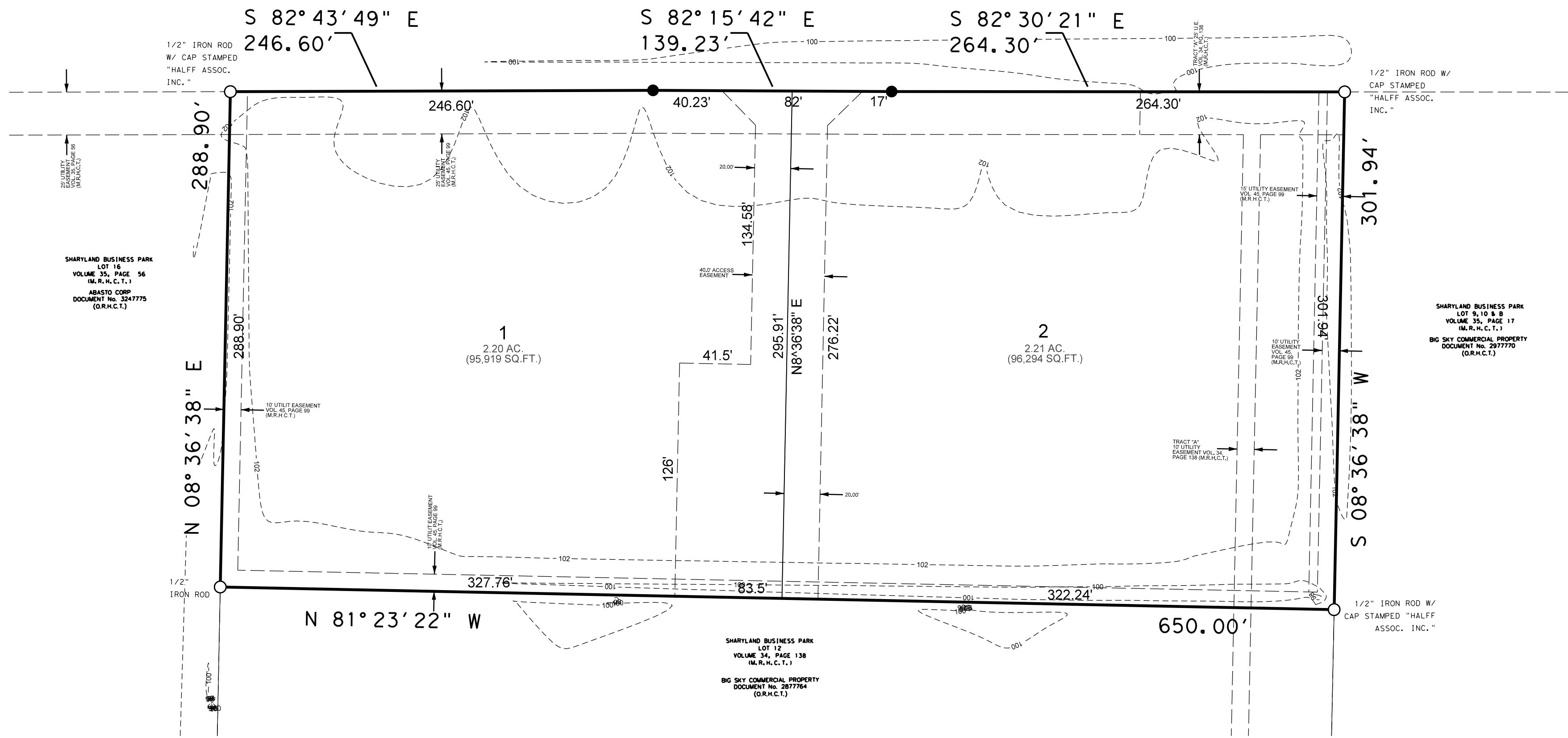
A review of the City's Utility Map shows that there is a an existing manhole located at the northeast corner of the project, which is connected by 8-inch sewer line running from East to West on the South side of W. Military Hwy (F.M. 1016).

The developer is proposing a Sewer System that will connect to the existing 8-inch sewer line that runs in the North side of the property, with a 8-inch sewer line that will run through the property.

Each industrial lot will have a 6-inch sewer service.

South Texas Infrastructure Group
900 S. Stewart, Suite 13
Mission, Texas 78572
Ph: (956) 424-3335
Fax: (956) 424-3132

W. MILITARY HWY (F.M. 1016)



STATE OF TEXAS
COUNTY OF HIDALGO

I(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE REPLAT OF SHARYLAND BUSINESS PARK LOT 17A SUBDIVISION OF 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.

TIERRA TECH USA INC
FERNANDO COBO DEL VALLE
6001 S. 35TH ST., SUITE D.
McALLEN TX 78503

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FERNANDO COBO DEL VALLE KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS 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 ____ DAY OF _____, _____

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER,
TEXAS LIC. NO. 128195

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

VICTOR H. TREVINO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6968

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAY AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1.

PRESIDENT

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. _____ DATE

CERTIFICATION BY THE CHAIRMAN OF THE 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:

CERTIFICATION OF THE MAYOR OF THE CITY OF McALLEN

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

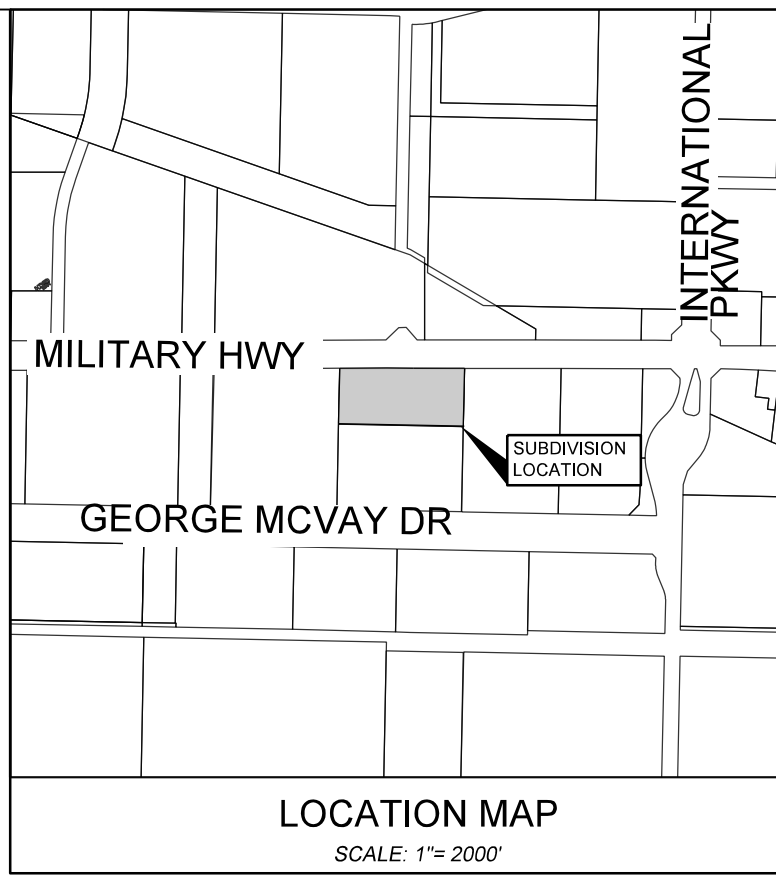
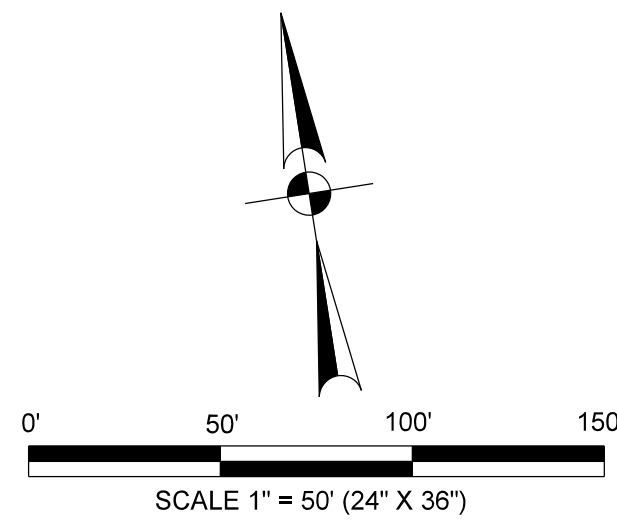
MAYOR, CITY OF McALLEN

DATE:

PRINCIPAL CONTACTS:					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TIERRA TECH USA, INC.	6001 S. 35TH ST., SUITE D	McALLEN, TX 78503		
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART, STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVINO, R.P.L.S.	900 S. STEWART, STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

LEGEND:

SET # 5/8" IRON ROD
WITH PLASTIC CAP STAMPED
"ROWSS PROP. COR."
FOUND IRON ROD



GENERAL NOTES:

1. FLOOD ZONE DESIGNATION: ZONE "B" ARE 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. COMMUNITY PANEL NO.: 480334 0400 C EFFECTIVE DATE: NOVEMBER 16, 1982.

2. SETBACK LINES TO BE AS PER CITY OF McALLEN ZONING ORDINANCE (I-1): FRONT: : IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.

REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.

SIDES: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.

CORNER: : IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.

3. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT OR 120.30 WHICHEVER IS GREATER.

4. CITY OF McALLEN BENCHMARK: "MC 71" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN OFFICE, PEDRO ON OCTOBER 21, 1999. BEING LOCATED AT THE NORTHEAST CONER OF THE INTERSECTION OF FM 495 AND 23RD ST. 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 118.72 FEET (NAVD88).

BM-1
SQUARE CUT LOCATED ON THE SIDEWALK OF QUINCE AVE SOUTH RIGHT-OF-WAY.
ELEV=118.02

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 22,929 CFT OR 0.53 ACRE-FT OF STORM WATER RUNOFF.

6. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT.

PREPARATION DATE:
03/23/2023

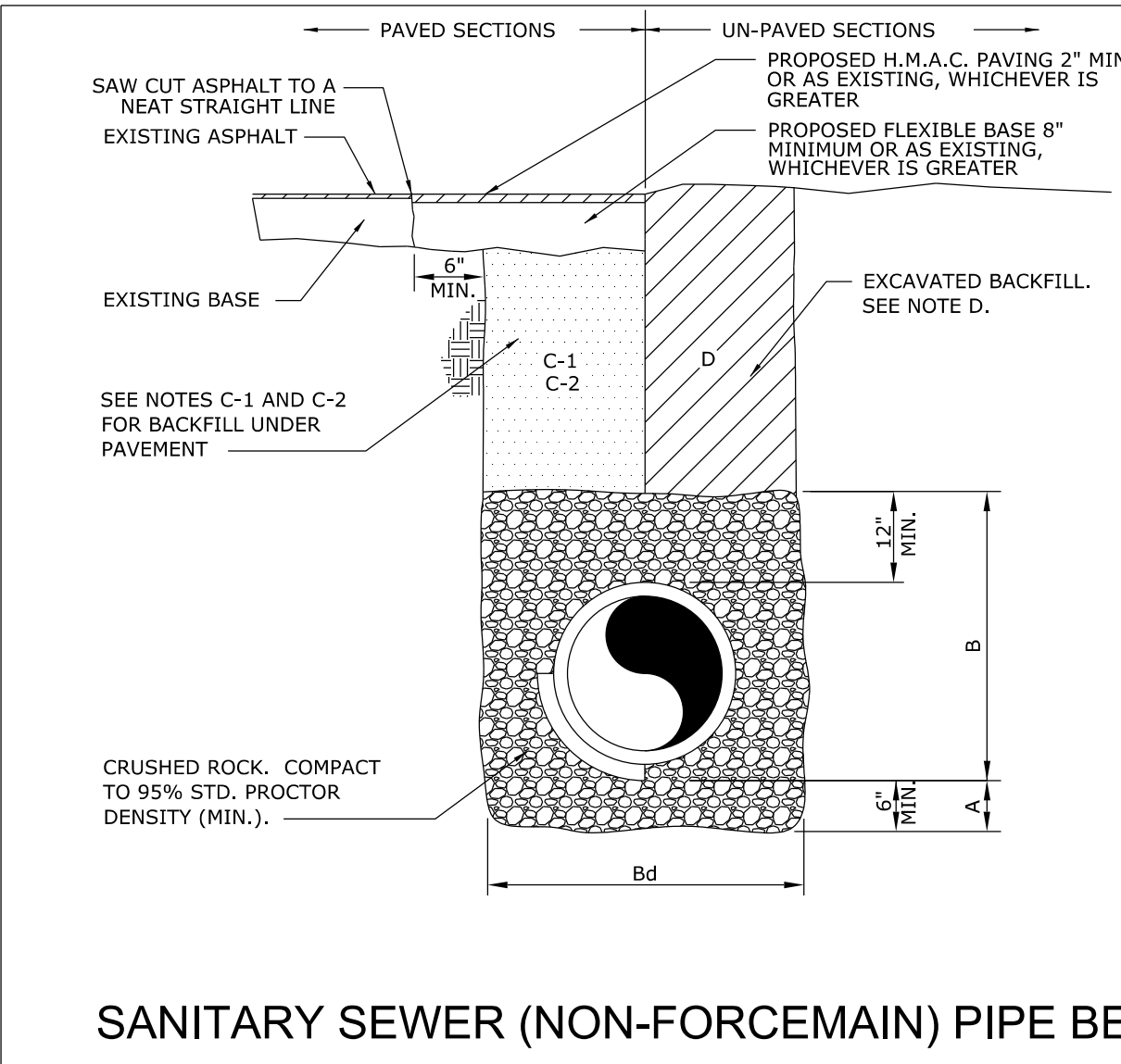
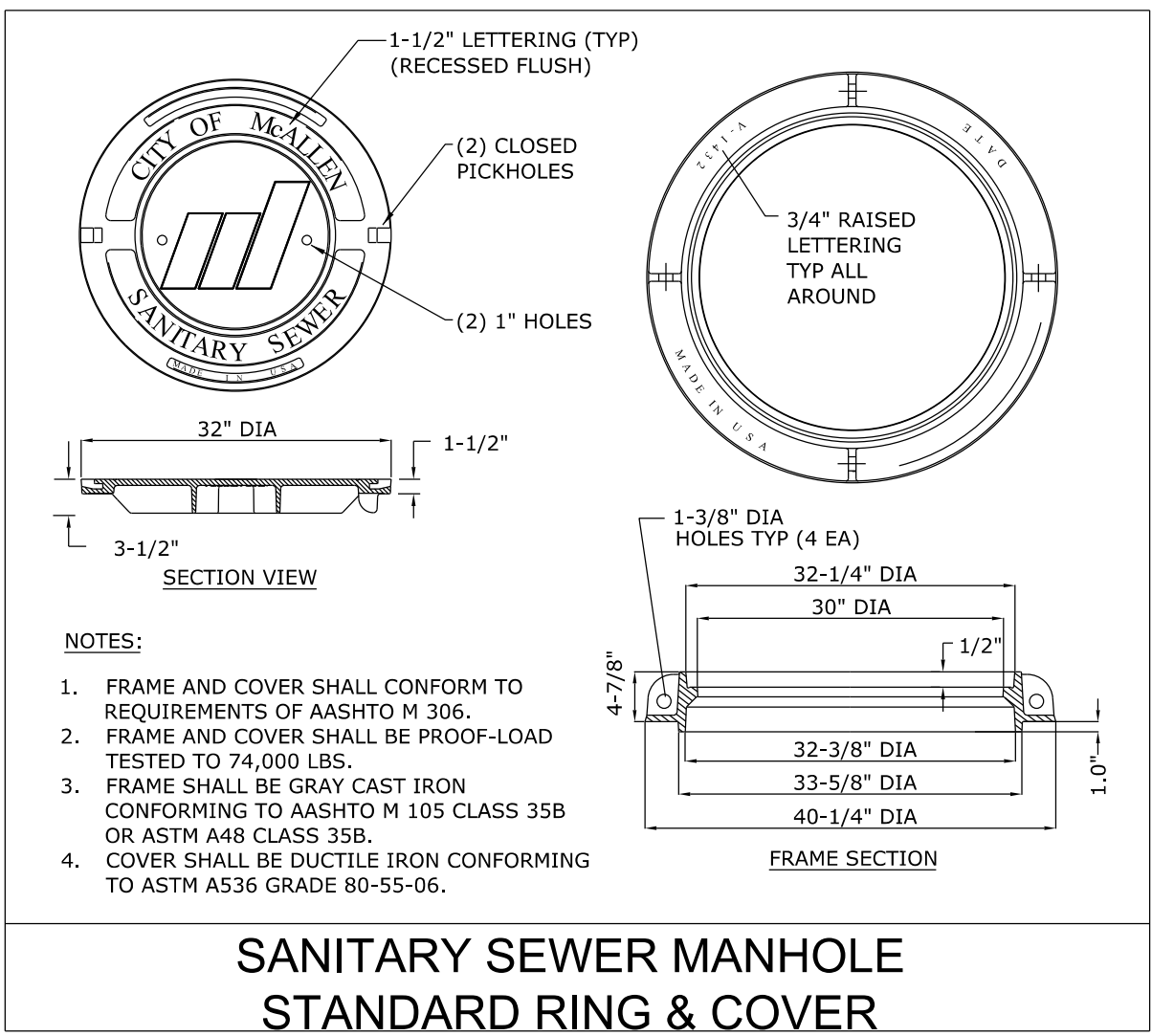
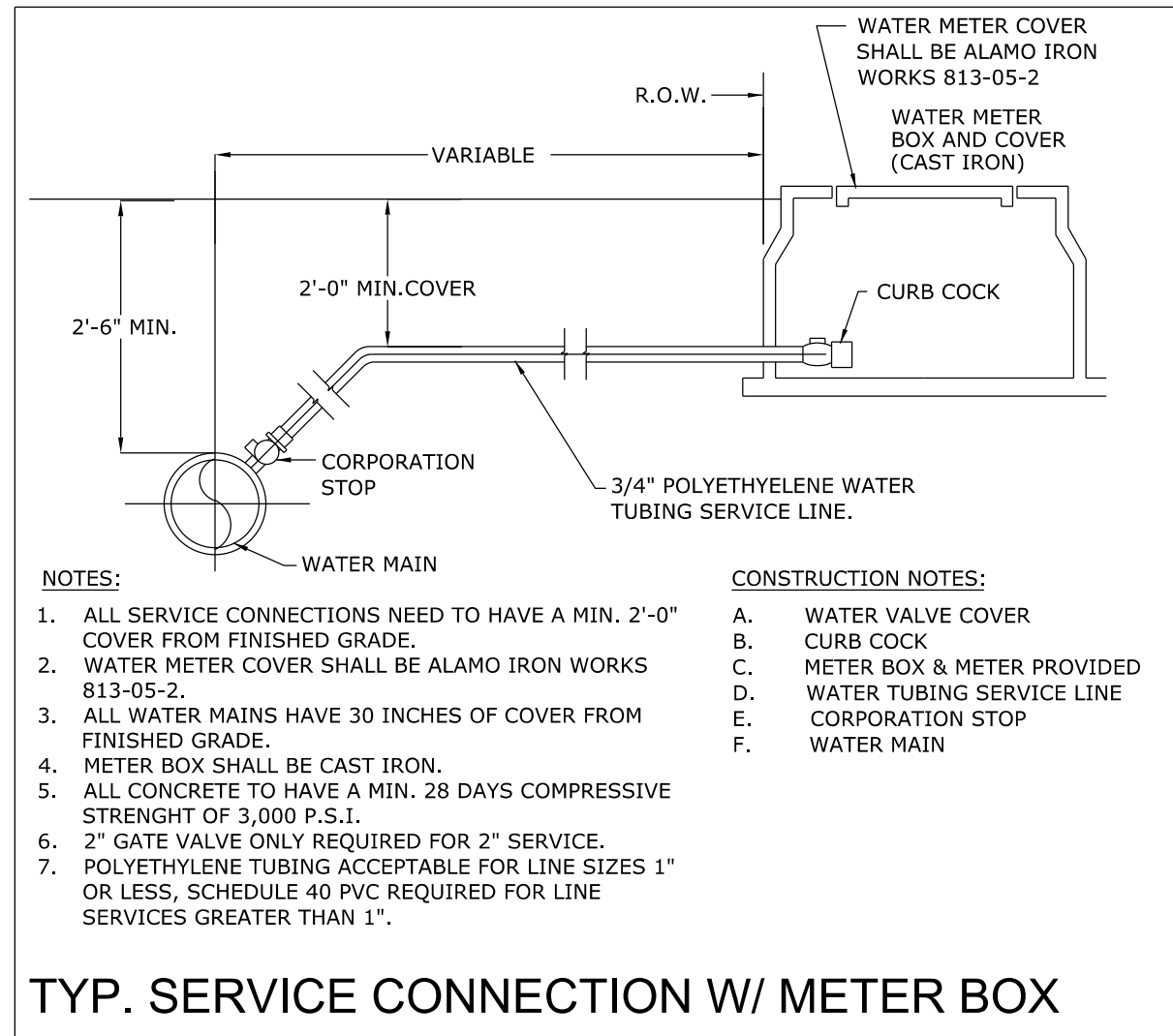
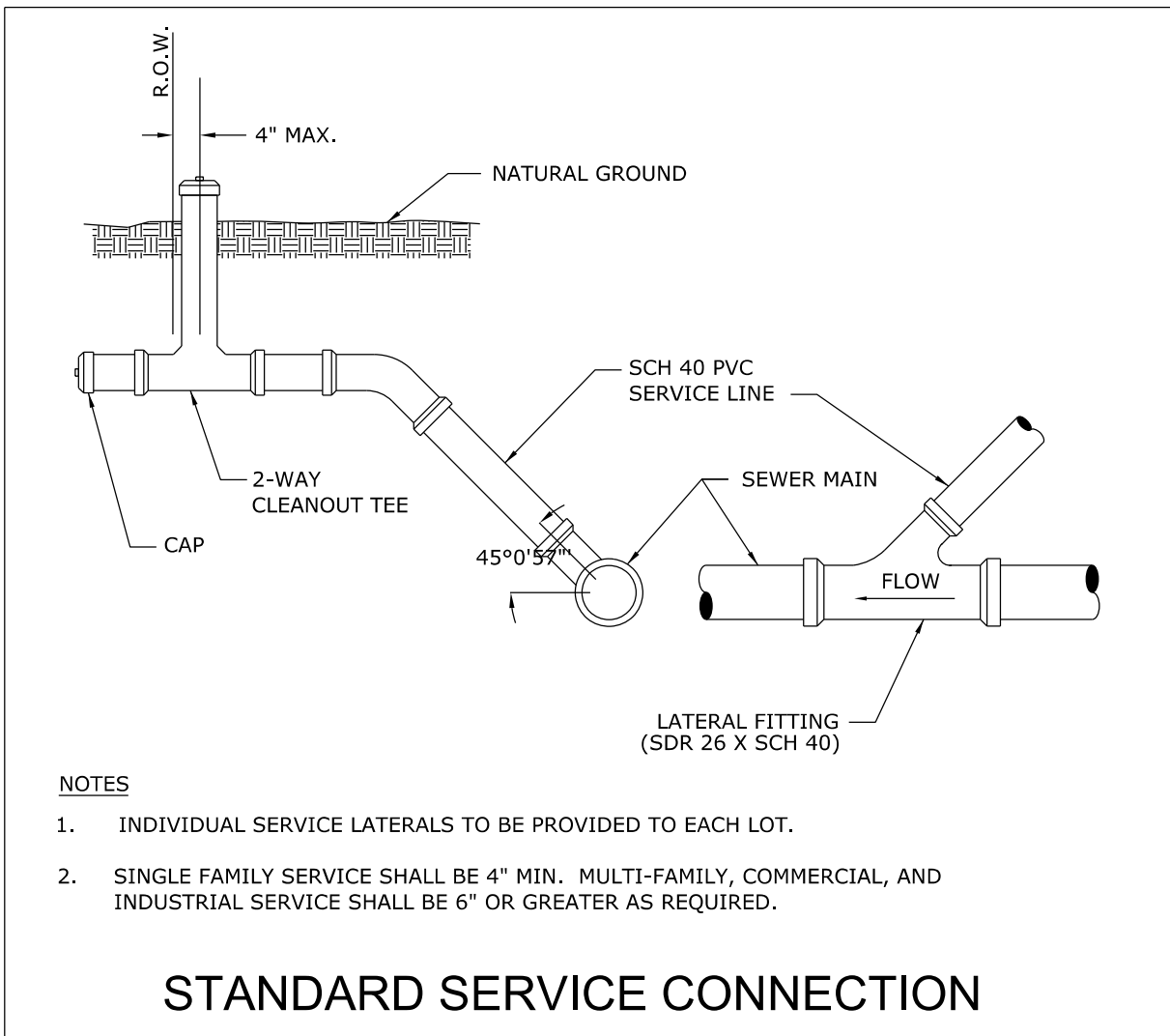
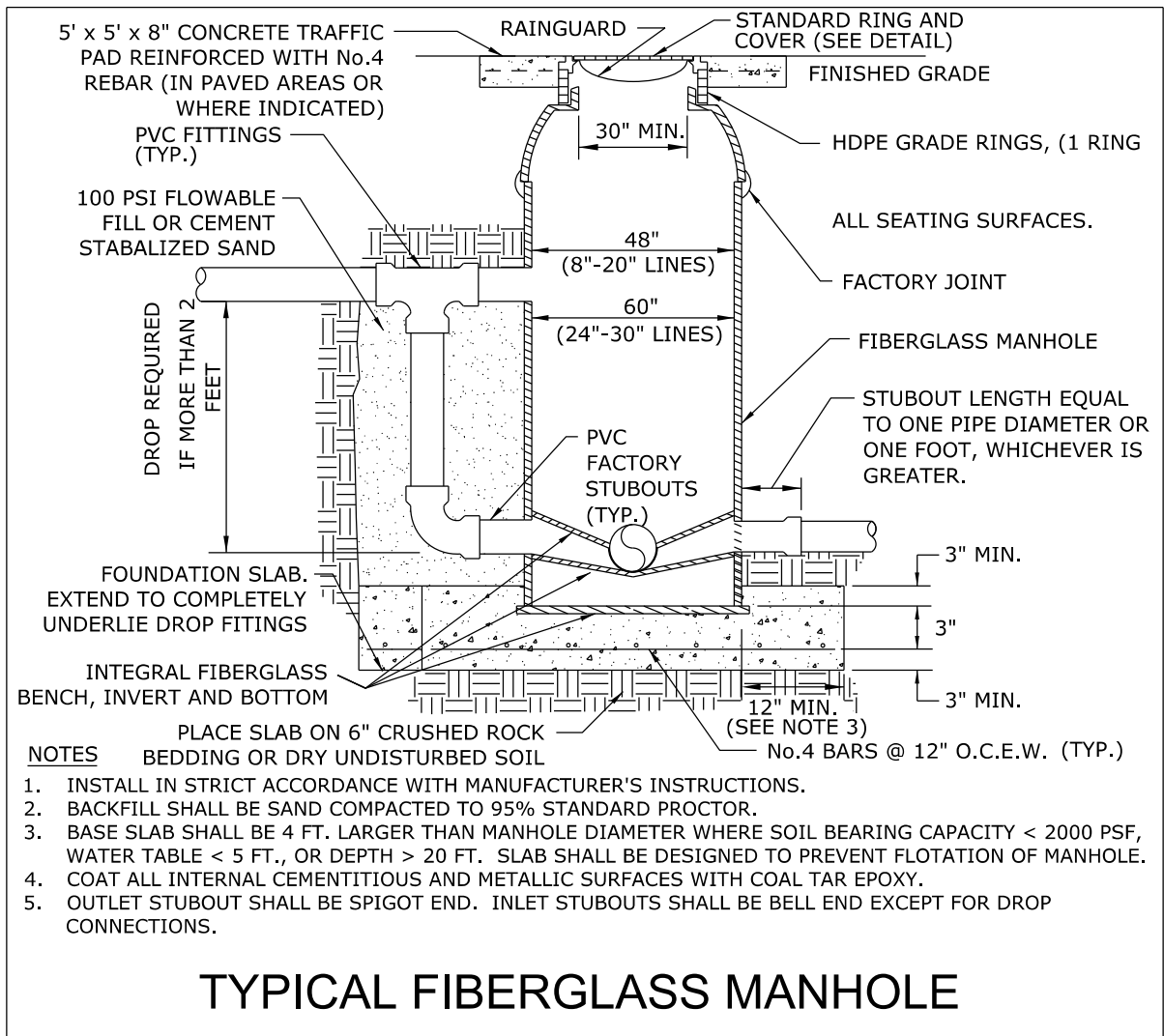
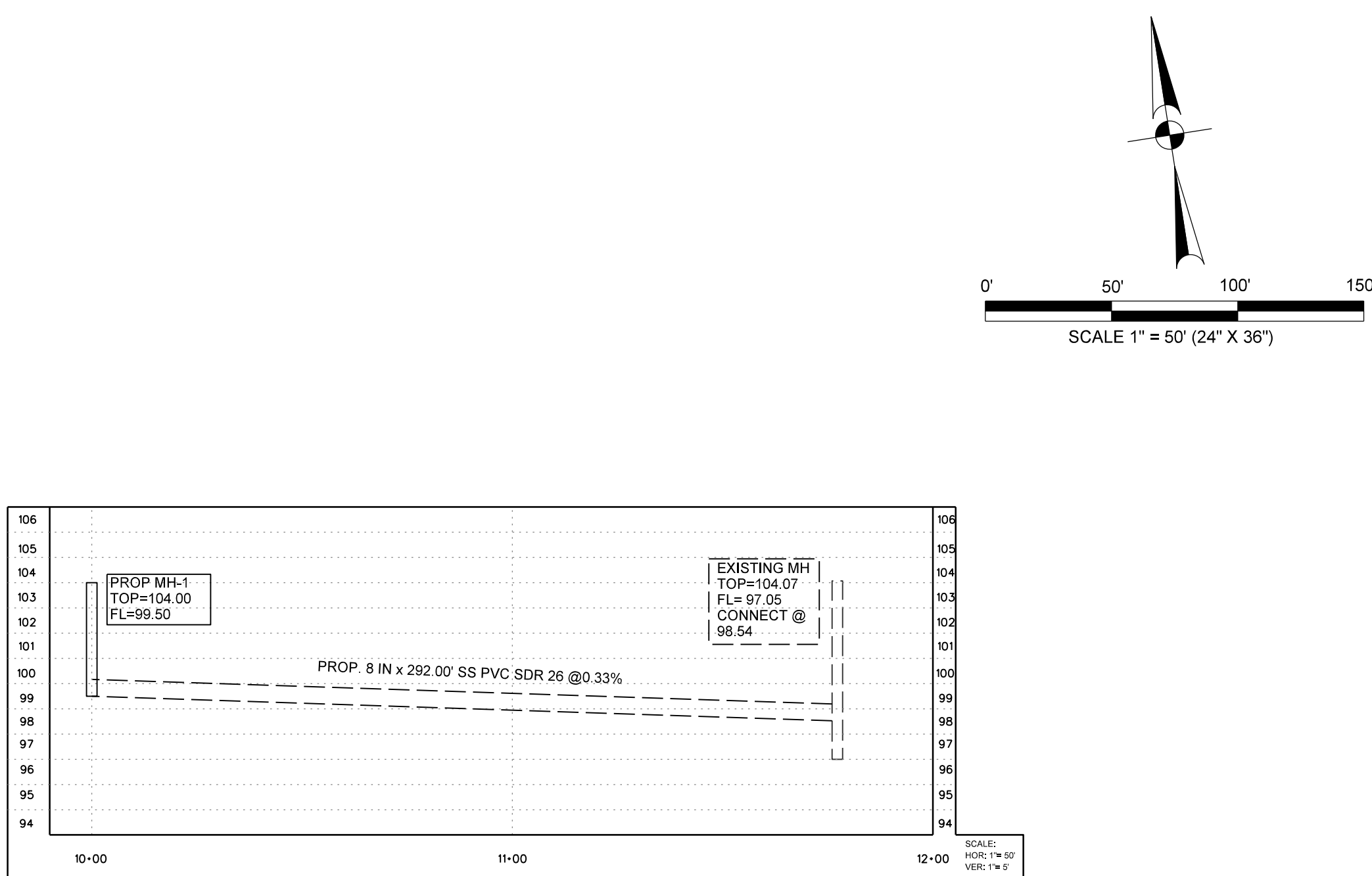
LOT LAYOUT REPLAT OF SHARYLAND BUSINESS PARK LOT 17A SUBDIVISION

BEING ALL OF LOT 17A OF SHARYLAND BUSINESS PARK LOT 17 A SUBDIVISION, AS PER MAP RECORDED IN DOCUMENT NUMBER 1745903, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO TIERRA TECH USA, INC., BY A "GENERAL WARRANTY DEED", AS DESCRIBED IN DOCUMENT NUMBER 3382223, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBPE REG. # 15000

SHEET 1



GENERAL NOTES:

- A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR 12" LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
- C. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. + 1.25 + 12" (FOR 18" PIPE AND LARGER)
- D. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- E. (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- F. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 5% PASSING A No. 4 SIEVE. MAXIMUM 3/4 SIZE FOR PIPE SIZE ≤ 15"; GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE-BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

END DETAIL

UTILITY LAYOUT	REPLAT OF SHARYLAND BUSINESS PARK LOT 17A SUBDIVISION
----------------	---

VICTOR H. TREVINO
P.E. 128195
09/29/2023
DATE

DATE: SEPTEMBER 29, 2023

SCALE: 1" = 50'

DESIGNED BY: VICTOR TREVING

DRAWN BY: DANIEL GARCIA

CHECKED BY: VICTOR TREVINO

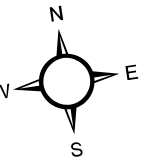
SHEET NUMBER: 3



**SOUTH TEXAS
INFRASTRUCTURE GROUP**
1000 S. STEWART, SUITE 1300
MISSION, TEXAS 78572
PH: (956) 424-3355
FAX: (956) 424-3132
BPE REG. # 15000

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

SHARYLAND BUSINESS PARK LOT 17A





AGENDA ITEM

2.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

10/03/2023

MEETING DATE

10/10/2023

1. Agenda Item: Consider and Approval of the Villas on Northgate Subdivision
2. Party Making Request:
Marco Ramirez, Utility Engineer P.E.
3. Nature of Request: The Consideration and Approval of the Villas on Northgate Subdivision.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Patrick Gray Created/Initiated - 10/3/2023
7. Staff's Recommendation: Staff recommends the MPUB Consideration and Approval of the Villas on Northgate Subdivision.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - JJR

Memo

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

J.J. Rodriguez, Asst. General Manager

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

Marco Ramirez, P.E., Utility Engineer

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

DATE: October 10, 2023

SUBJECT: Villas at Northgate Subdivision; Consideration & Approval of Subdivision

This property is located on the southwest corner of Northgate Lane. and Bicentennial Blvd. It is located within the McAllen City Limits and is being proposed as R-1 Residential. The tract consists of 4.74 acres and is proposing 13 single family home lots.

The subdivision application was originally filed with the City on August 9, 2023 and has received preliminary P&Z approval on September 13, 2023. The information required from the developer's engineer for this agenda was received on October 3, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 16" waterline running east and west located on the north side of Northgate Lane. The applicant is then proposing to remove and replace an existing 5" waterline running east and west on the south side of Northgate Lane with an 8" waterline. The improvement would only be from property line to property line and would tie into an existing 8" waterline on the southwest corner of Northgate Lane and Bicentennial Blvd. In addition to this, the applicant is proposing to install an 8" waterline to extend through the subdivision within the proposed utility easements and will have a stub-out at the south end of the property for future connections.
2. **Sewer Service:** The applicant is proposing to install an 8" sanitary sewer line that will tie into the existing 12" sanitary sewer line located in the middle of Northgate Lane. The applicant is also proposing to extend the 12" sewer line to-and-through with a cap at the west for future connections.
3. This property falls within the Northgate Water reimbursement service area.

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

- 1.) Dedication of a utility easement, possibly along the perimeter of the property.
- 2.) Installation of the proposed public utility infrastructure to be constructed as proposed.
- 3.) Payment of a Waterline Line Reimbursement to MPU in the amount of \$5,831.23 for the Northgate Waterline Project.

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

Thank you

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 Lourdes Gabriella Vela hereinafter called the DEVELOPER.
(Developer)

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

VILLAS AT NORTHGATE

And proposes to construct Utility Improvements as shown on a plan
designed by (Location) RIO DELTA ENGINEERING dated _____, hereinafter called the
IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.

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

ISSUED in duplicate originals this 15 day of September, 2023

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

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

ATTEST:

Board Secretary

DEVELOPER

BY:
NAME &
ADDRESS:



Lourdes Gabriella Vela
6703 N. 11TH STREET
EDINBURG, TEXAS 78504

**SUBDIVISION REIMBURSEMENT WORKSHEET
VILLAS AT NORTHGATE SUBDIVISION**

WATER LINE REIMB. CALCULATIONS

WATER:	MPU: NORTHGATE WATER BOND	
COST:	\$1,118.38 x 4.74 AC	\$5,301.12
10% ADMIN FEE <10 YEARS		530.11

WATER LINE REIMBURSEMENT	\$5,831.23
---------------------------------	-------------------

TOTAL REIMBURSEMENT DUE	\$5,831.23
--------------------------------	-------------------

Prepared By: 

Date: 9/11/23

Reviewed By: 

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: _____

Print: Lourdes Gabriella Vela

**UTILITY NARRATIVE
VILLAS AT NORTHGATE SUBDIVISION
McALLEN, TEXAS**

POTABLE WATER SERVICE

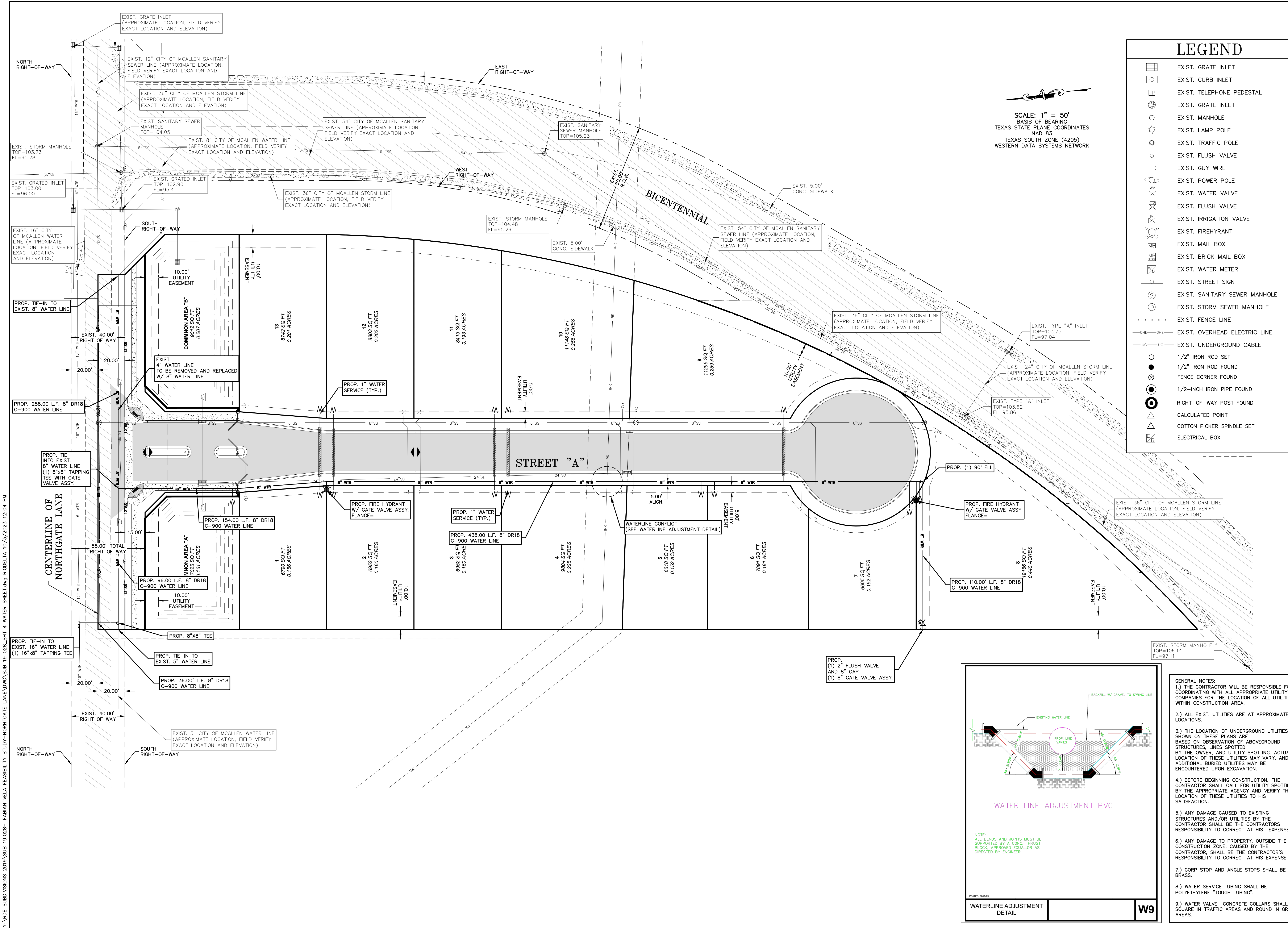
This property lies within City of McAllen's Certificate of Convenience and Necessity (CCN). The City of McAllen has an existing 5" water line located on the south side of Northgate Lane running east and west that connects to an existing 8" water line located north of the proposed subdivision, south of Northgate Lane. The subdivision will be served by an internal and off-site 8" water distribution system. The proposed 8" line will be connected to the existing 16" line located on the north side of Northgate Lane via a 16"x8" tapping tee. The existing 5" water line will be removed and replaced with an 8" water line and reconnected to the existing 5" water line west of the subdivision.

All lots will be provided with thirteen (13) 1" water services for future single family residential homes and one (1) irrigation water service. Two (2) fire hydrants will be installed for fire protection within the proposed subdivision.

SANITARY SEWER SERVICE

This property lies in the City of McAllen's sanitary sewer Certificate of Convenience and Necessity (CCN). The City of McAllen has an existing 12" sanitary sewer line in the middle of Northgate Lane. The 12" sewer line will be extended to-and-through the proposed property with a 12" cap at the end on the west side. A proposed 8" sewer line will be connected to the proposed 12" line and extended south to service the subdivision. A proposed clean out will be placed at the end of the subdivision for service if needed. All lots will be provided with thirteen (13) individual 4" sanitary sewer services.

Y: RDE SUBDIVISIONS 2019\SUB 19.028-- FABIAN VELA FEASIBILITY STUDY--NORTHGATE LANE\DWG\SUB 19.028_SHT 4. WATER SHEET.dwg RODELTA 10/3/2023 12:04 PM



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

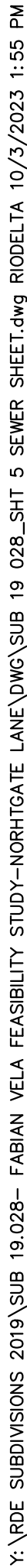
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF
IVAN GARCIA, P.E. 115662 ON JULY 07, 2023
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

WATER LAYOUT
VILLAS AT NORTHGATE
MCALLEN, TEXAS, TEXAS
HIDALGO COUNTY

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

IVAN GARCIA P.E. R.P.L.S.
IVAN GARCIA P.E. R.P.L.S.
IVAN GARCIA P.E. R.P.L.S.
G.F./Y.V.
1" = 30'
SEPTEMBER 15, 2023
SUB 019 028
SHT 4



ENGINEER:
JAN GARCIA P.E. R.P.L.S.
SURVEYOR:
JAN GARCIA P.E. R.P.L.S.
CHECKED:
JAN GARCIA P.E. R.P.L.S.
DRAWN:
G.F./Y.V.
SCALE:
1" = 30'
DATE: JULY 07, 2023
PROJECT: SUB 019 028
REVISIONS:
GE NO. SHT 5

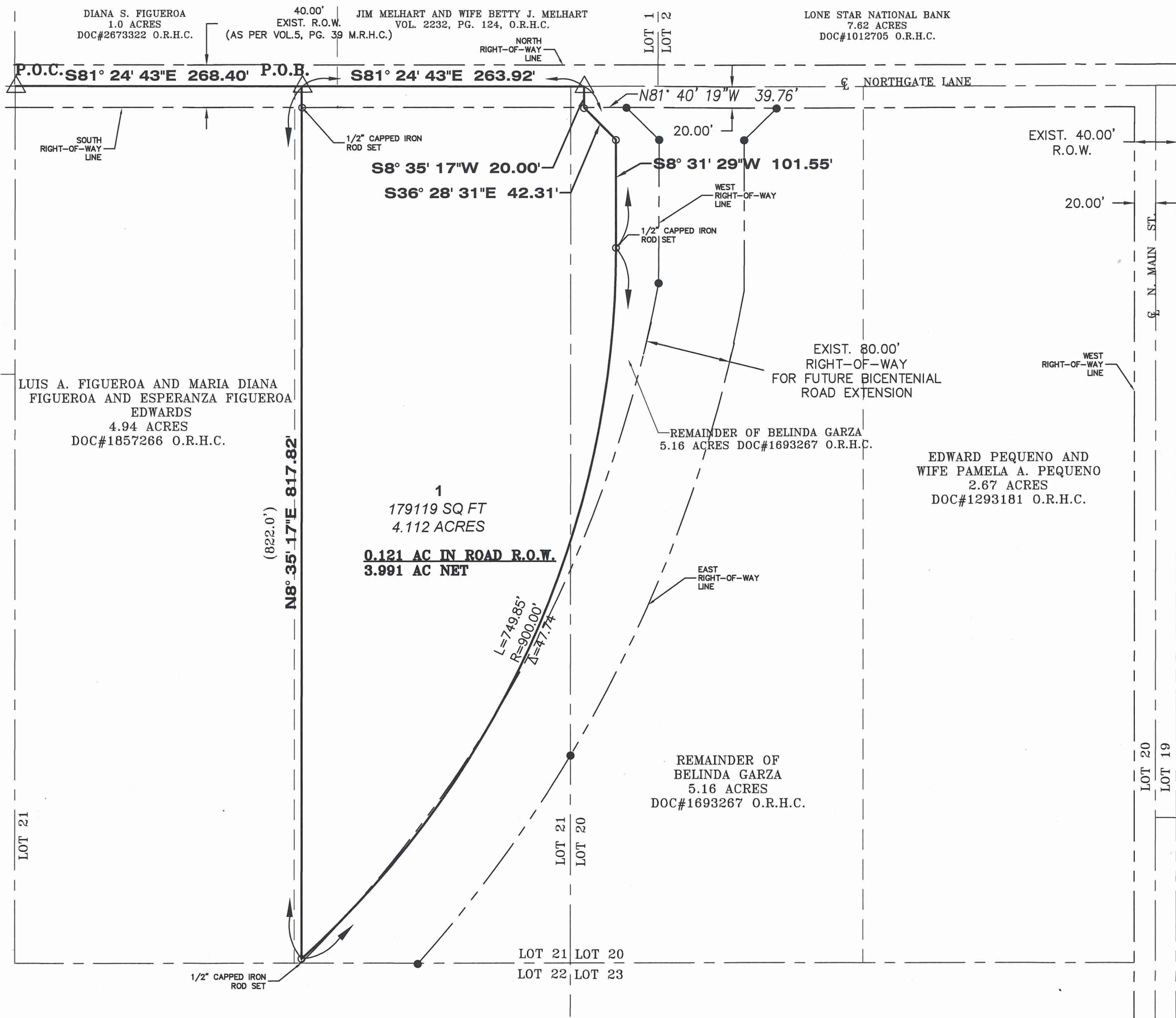


EXHIBIT "B"
TRACT 1 - 4.112 ACRES
OUT OF LOT 20 AND 21,
EBONY HEIGHTS CITRUS GROVES,
UNIT NO.1
VOL. 5, PG. 39 , M.R.H.C.
TO ACCOMPANY FIELD NOTES

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

LEGEND	
○	1/2 INCH CAPPED IRON ROD SET
●	IRON ROD FOUND
△	COTTON-PICKER-SPINDLE SET
⊙	IRON PIPE FOUND
(XXXX)	MAP CALL VOL.5 , PG.39 M.R.H.C.
XXXX	MEASURED

SURVEYOR'S NOTES:

- 1) SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2) NO ADDITIONAL RESEARCH WAS PERFORMED BY RIO DELTA ENGINEERING FOR ANY ADDITIONAL EASEMENT(S) OR BUILDINGS LINES WHICH MAY OR MAY NOT AFFECT THE SUBJECT TRACT.
- 3) THE PROPERTY SHOWN IS IN ZONE "X", AS PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0325 D, REVISED DATE JUNE 6, 2000.

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE, THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING JULY 2023, UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; THAT THE PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" AND THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA OR BOUNDARY LINES, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS OR VISIBLE OR APPARENT EASEMENTS, EXCEPT AS SHOWN.



[Signature]

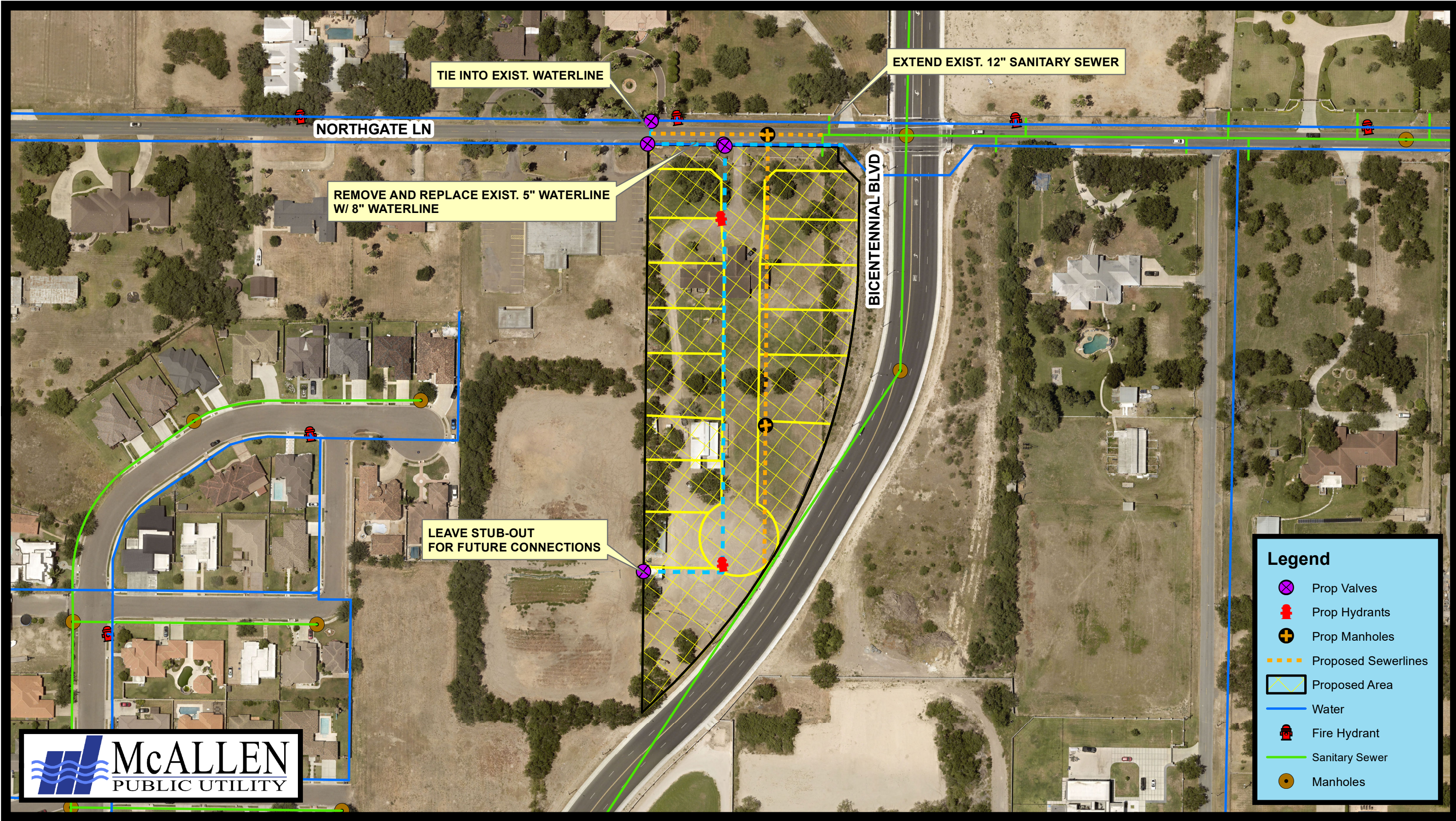
7/7/23

IVAN GARCIA
REG. PROFESSIONAL LAND
SURVEYOR NO. 6496

DATE



Villas at Northgate Subdivision





AGENDA ITEM

2.d.

PUBLIC UTILITY BOARD

DATE SUBMITTED

10/02/2023

MEETING DATE

10/10/2023

1. Agenda Item: Discussion and Approval of Extension Request for Existing Final Reimbursement Certificates
2. Party Making Request:
Erika Gomez, Developmental Activities
3. Nature of Request: Request for MPUB Approval of Extension Request for Existing Final Reimbursement Certificates
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:
Erika Gomez Created/Initiated - 10/2/2023
7. Staff's Recommendation: Approval of a 5-year extension of Final Reimbursement certificates.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - JJR

Memo



To: Marco A Vega, P.E., General Manager
From: Erika Gomez, E.I.T., Assistant Utility Engineer
Date: 09/30/2023
Re: **DISCUSSION AND APPROVAL OF EXTENSION REQUEST FOR FINAL REIMBURSEMENT CERTIFICATES**

The McAllen Public Utility Board approved the Fourth amended MPU Utility Reimbursement Policy on February 2nd, 2017. The approved amended Reimbursement Policy allows for developers to request an extension of an additional 5-year term after the final reimbursement certificate has completed the 15-year term.

At this time, three (3) subdivisions have filed an extension request for their Final Reimbursement Certificate.

<i>Developer's Name</i>	<i>Engineering Firm</i>	<i>Subdivision</i>	<i>Improvements</i>
Brush Country Investments III, LLC	Quintanilla, Headley & Associates	Dove's Crossing Ph I	Sanitary Sewer Line Improvements
Brush Country Investments III, LLC	Javier Hinojosa Engineering	Falcon's Crossing Ph I	Water & Sewer Line Improvements
Liman Ventures, LTD	Hinojosa Engineering	Tuscany Village	Sanitary Sewer Improvements

Staff recommends approval of the Final Reimbursement Certificate 5-year extension for above referenced Subdivisions.

ADDENDUM TO FINAL REIMBURSEMENT CERTIFICATE

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS ADDENDUM to the Original Final Reimbursement Certificate, issued by the McAllen Public Utility (MPUB) on May 28th, 2008, to **Dove's Crossing Phase I Subdivision** located on N 23rd St and Sprague, hereinafter called the DEVELOPER, incorporates the following new terms to the previously approved certificate:

1. The Final Reimbursement Certificate is granted a 5 year extension.

ISSUED in triplicate originals this _____ day of _____, 2023 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

DEVELOPER
BY: 
Mailing Address
Brush Country Investments
PO Box 4647
McAllen, TX 78502

ADDENDUM TO FINAL REIMBURSEMENT CERTIFICATE

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS ADDENDUM to the Original Final Reimbursement Certificate for water and sewer improvements, issued by the McAllen Public Utility (MPUB) on May 28th, 2008, to **Falcon's Crossing Phase I Subdivision** located on N 23rd St and Sprague, hereinafter called the DEVELOPER, incorporates the following new terms to the previously approved certificate:

1. The Final Reimbursement Certificate is granted a 5 year extension.

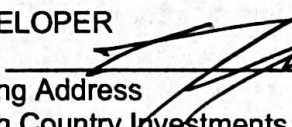
ISSUED in triplicate originals this _____ day of _____, 2023 and
to expire this _____ day of _____, 20_____.

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

DEVELOPER
BY: 
Mailing Address
Brush Country Investments
PO Box 4647
McAllen, TX 78502

ADDENDUM TO FINAL REIMBURSEMENT CERTIFICATE

STATE OF TEXAS X

COUNTY OF HIDALGO X

THIS ADDENDUM to the Original Final Reimbursement Certificate, issued by the McAllen Public Utility (MPUB) on September 23rd, 2008, to **Tuscany Village Unit 1 Subdivision** located Military Highway and 34th Street, hereinafter called the DEVELOPER, incorporates the following new terms to the previously approved certificate:

1. The Final Reimbursement Certificate is granted a 5 year extension.

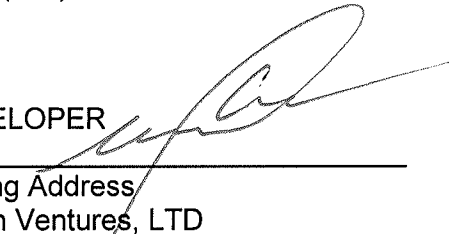
ISSUED in triplicate originals this _____ day of _____, 2023 and
to expire this _____ day of _____, 20_____.

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

DEVELOPER
BY: 
Mailing Address
Liman Ventures, LTD
1801 Mozelle Ave
Pharr, TX 78577



AGENDA ITEM

4.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

10/04/2023

MEETING DATE

10/10/2023

1. Agenda Item: Evaluation of General Manager (T.G.C. 551.074)

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement:

6. Routing:

Savannah Arredondo

Created/Initiated - 10/4/2023

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: None - MAV

10. Director of Finance for Utilities: None - JJR



AGENDA ITEM

4.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

10/04/2023

MEETING DATE

10/10/2023

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

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement:

6. Routing:
Savannah Arredondo

Created/Initiated - 10/4/2023

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: None - MAV

10. Director of Finance for Utilities: None - JJR



AGENDA ITEM

4.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

10/04/2023

MEETING DATE

10/10/2023

1. Agenda Item: Consultation with City Attorney regarding legal issues related to bond covenants (Section 551.071, T.G.C.)

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement:

6. Routing:

Savannah Arredondo

Created/Initiated - 10/4/2023

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: None - MAV

10. Director of Finance for Utilities: None - JJR