



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

**DATE:** Tuesday, April 23, 2024

**TIME:** 4:00 P.M.

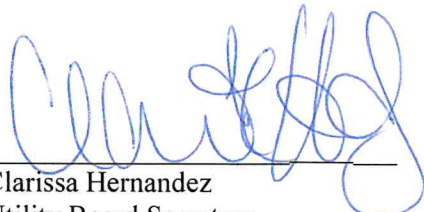
**PLACE:** McAllen City Hall  
Commission Chambers – 3<sup>rd</sup> Floor  
1300 Houston Avenue  
McAllen, Texas 78501

**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 19th day of April, 2024 at 3:00 P.M. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.



Clarissa Hernandez  
Utility Board Secretary



**BOARD OF TRUSTEES MEETING  
TUESDAY, APRIL 23, 2024 – 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 - JAIR OROPEZA - WATER SYSTEMS**

### **PRESENTATION OF PROCLAMATION FOR CDBG 50TH ANNIVERSARY CELEBRATION MONTH**

#### **1. MINUTES:**

- a) Approval of Special Meeting Minutes held April 4th.

#### **2. CONSENT AGENDA:**

- a) Approval of the District Ph. 2 Subdivision
- b) Approval of Anaqua at Tres Lagos Phase I Subdivision.
- c) Approval of McAllen Convention Center Lots 1B-1E Subdivision
- d) Approval of Havest Cove Phase II Subdivision
- e) Approval of i-Shine Car Wash- McAllen Subdivision

#### **3. BIDS AND CONTRACTS:**

- a) Consideration and Approval of the Manhole Rehabilitation Project 2024



**4. UTILITY LAYOUTS:**

- a) Discussion and Approval of the Final Reimbursement Certificate for the developer of Chaises de Jardin Subdivision.

**5. FUTURE AGENDA ITEMS**

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

- a) Consultation with City Attorney regarding pending litigation (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 MAY 14, 2024.**



**AGENDA ITEM**

**1.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**04/11/2024**

**MEETING DATE**

**4/23/2024**

**1. Agenda Item: Approval of Special Meeting Minutes held April 4th.**

**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 - 4/11/2024**

**7. Staff's Recommendation:**

**8. City Attorney: Approve. IJT**

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF MCALLEN

The McAllen Public Utility Board (MPUB) convened in a Special Meeting on **Thursday, April 4, 2024**, at 2:00 pm at in the City Commission Chambers at City Hall with the following present:

Absent:	Ernest Williams	Vice-Chairman
	Javier Villalobos	Ex-Officio Member/Mayor
	Albert Cardenas	Trustee
	Charles Amos	Chairman
	Ricardo Godinez	Trustee
Staff:	Marco A. Vega, P.E.	General Manager
	Austin Stevenson	Deputy City Attorney
	Isaac Tawil	City Attorney
	J.J. Rodriguez	Assistant General Manager
	Clarissa Hernandez	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Maria Chavero	Director of Finance for Utilities
	Carlos Gonzalez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	Erika Gomez, P.E.	Assistant Utility Engineer
	Marco Ramirez, P.E.	Utility Engineer
	Rafael Balderas, EIT	Assistant Utility Engineer
	Janet Landeros	Grants & Contracts Coordinator
	David Garza	Director of Wastewater Systems
	Patrick Gray	GIS Coordinator
	Rudy Salinas	Senior Buyer
	Jerry Noriega	Director Purchasing & Contract
	Josephine Ramirez	Assistant City Attorney

**CALL TO ORDER:**

Vice Chairman Williams called the meeting to order at 2:22 p.m.

**1. MINUTES:**

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

Trustee Cardenas moved to approve the minutes for the regular meeting held March 26, 2024. Mayor Villalobos seconded the motion. The motion carried unanimously by those present.

**2. CONSENT AGENDA**

- a) Approval of Trenton and 29<sup>th</sup> Plaza Subdivision.  
Mayor Villalobos moved to approve Trenton and 29<sup>th</sup> Plaza Subdivision. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

**3. BIDS AND CONTRACTS:**

- a) Award of Contract for Balboa Waterline Improvements Phase II (CDBG) PN: 02-24-C07-484

Mayor Villalobos moved to approve the award of contract for Balboa Waterline Improvements Phase II. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

b) 6 Mile Road Sanitary Sewerline: Change Order # 1

Mayor Villalobos moved to approve the 6 mile road sanitary sewerline: change order #1. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

**4. MANAGERS REPORT**

a) Review of Quarterly Investment Report for Quarter Ending December 31, 2023.

No Action Needed.

**5. FUTURE AGENDA ITEMS**

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

Did not recess into executive session

a) Consultation with City Attorney regarding pending litigation (Section 551.071, T.G.C)

**ADJOURNMENT**

There being no other business to come before the Board, the meeting was unanimously adjourned at 2:26 p.m.

\_\_\_\_\_  
Ernie Williams, Vice Chairman

Attest:

\_\_\_\_\_  
Clarissa Hernandez  
Utility Board Secretary



**AGENDA ITEM**

**2.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED  
MEETING DATE**

**04/12/2024  
4/23/2024**

- 1. Agenda Item: Approval of The District Ph. 2 Subdivision**
- 2. Party Making Request:  
Marco Ramirez, Utility Engineer P.E.**
- 3. Nature of Request: The approval of The District Ph. 2 Subdivision.**
- 4. Budgeted:**

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
- 5. Reimbursement:**
- 6. Routing:**

Patrick Gray		Created/Initiated - 4/12/2024
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- 7. Staff's Recommendation: Staff recommends the approval of The District Ph. 2 Subdivision.**
- 8. City Attorney: Approve. IJT**
- 9. MPU General Manager: Approved - MAV**
- 10. Director of Finance for Utilities: Approved - MSC**

# Memo

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

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

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

**DATE:** April 23, 2024

**SUBJECT:** **Approval of The District Ph. 2 Subdivision**

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This property is located approximately 975LF west of the intersection of 10<sup>th</sup> St. and Wisconsin Rd. The subdivision is located within the McAllen City Limits and is considered as R-3A with 7.728 acres for multi-family apartments.

The subdivision application was originally filed with the City on November 17, 2021 and received preliminary P&Z approval on January 17<sup>th</sup> 2023. The information required from the developer's engineer for this agenda was received on April 11, 2024.

Utility plan/availability is described as follows:

**1. Water:** The developer is proposing an internal loop system with an 8-inch waterline. The proposed waterline will connect to the existing 8-inch on the north of the property along Wisconsin Rd. The developer is also proposing eight (8) fire hydrants for fire protection.

**2. Sewer:** The developer is proposing an 8-inch sewer service that will serve the proposed apartment complexes. The 8-inch services will tie into the existing 12-inch sewer line along Wisconsin Rd.

**3.** The property falls within the North Park Village Water and Sewer reimbursement area to the developer and the Northgate Water reimbursement area to MPU.

**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 and Waterline Reimbursement to MPU and the Developer in the amount of \$12,268.07**

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

Thank you

# MEMORANDUM

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**Date:** February 04, 2022

**To:** Rafael Balderas, McAllen PUB

**CC:** Auriel Investments

**From:** Mario A. Reyna, P.E. 

**Subject:** DISTRICT PHASE II SUBDIVISION

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

**WATER - MPUB:**

The domestic water will be served by City of McAllen. There is an existing 8-inch waterline along the North side of Wisconsin Road. Connections will be made to the existing 8-inch waterlines with an 8-inch waterline running internally and looping it back to the existing 8-inch waterlines that will be installed during Phase I. The proposed 8-inch water line will run within the proposed easements dedicated by plat and provide all necessary services and fire protection to the lots within said The District Subdivision Phase II.

**SANITARY SEWER - MPUB:**

There is an existing 12-inch sanitary sewer line running north & west along Wisconsin Road and adjacent to North Park Village Phase I & II. A connection will be made to the existing 12-inch sanitary sewer line and the developer is extending a proposed 8-inch sanitary sewer line to service the interior service connections of this subdivision. All necessary sewer lines shall be extended within street right-of-way to service all lots with a single service connection.

Respectfully,



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



## REIMBURSEMENT WAIVER

STATE OF TEXAS                   X

COUNTY OF HIDALGO           X

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

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

THE DISTRICT PHASE II SUBDIVISION and proposes to construct Utility Improvements as shown on  
(Subdivision Name)  
a plan designed by Melden & Hunt, Inc. dated August 31, 2021, hereinafter called the IMPROVEMENTS,  
(Engineering Firm)  
as approved by the McAllen Public Utility Board on \_\_\_\_\_,  
(Approval date)

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

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF McALLEN BY THE  
McALLEN PUBLIC UTILITY

BY: \_\_\_\_\_

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

ATTEST:

\_\_\_\_\_  
Board Secretary

DEVELOPER/OWNER:

BY: \_\_\_\_\_

  
AURIEL INVESTMENTS  
100 East Nolana Avenue, Suite 130  
McAllen, Hidalgo County, TX 78502

**SUBDIVISION REIMBURSEMENT WORKSHEET  
THE DISTRICT PHASE II SUBDIVISION**

<b>WATER LINE REIMB. CALCULATIONS</b>				
WATER:	MPU: NORTHGATE WATER			
COST (OG):	\$1,118.38	x	7.589 AC	\$8,487.39
COST (REV):	\$1,119.38	x	7.728 AC	\$8,650.57
10% ADMIN FEE	<10 YEARS			848.74
10% ADMIN FEE	<10 YEARS			865.06
<b>WATER LINE REIMBURSEMENT</b>	<b>\$9,336.13</b>			
<b>WATER LINE REIMBURSEMENT</b>	<b>\$9,515.63</b>			

<b>WATER LINE REIMB. CALCULATIONS</b>				
WATER:	DEV. NORTH PARK VILLAGE - WATER			
COST (OG):	\$1,124.77	x	7.589 AC	\$8,535.88
COST (REV):	\$1,124.77	x	7.728 AC	\$8,692.22
10% ADMIN FEE	<10 YEARS			853.59
10% ADMIN FEE	<10 YEARS			869.22
<b>WATER LINE REIMBURSEMENT (OR)</b>	<b>\$9,389.47</b>			
<b>WATER LINE REIMBURSEMENT (REV)</b>	<b>\$9,561.44</b>			

<b>SEWER LINE REIMB. CALCULATIONS</b>				
SEWER:	DEV. NORTH PARK VILLAGE - SEWER			
COST (OG):	\$2,738.63	x	7.589 AC	\$20,783.46
COST (REV):	\$2,739.63	x	7.728 AC	\$21,171.86
10% ADMIN FEE	<10 YEARS			2,078.35
10% ADMIN FEE	<10 YEARS			2,117.19
<b>SEWER LINE REIMBURSEMENT</b>	<b>\$22,861.81</b>			
<b>SEWER LINE REIMBURSEMENT</b>	<b>\$23,289.05</b>			

**REIMBURSEMENT DUE (OG)** **\$41,587.41**  
**REIMBURSEMENT DUE (REV)** **\$42,366.12**

**SAME DEVELOPER** **\$29,319.34**

**TOTAL REIMBURSEMENT DUE (OG)** **\$12,268.07**  
**TOTAL REIMBURSEMENT DUE (REV)** **\$13,046.78**

**\*\*DEVELOPER WILL ONLY BE RESPONSIBLE FOR THE (OG) AMMOUNT AS  
THE DIFFERENCE HAS ALREADY BEEN PAID THROUGH THE REIMBURSEMENT OF PHASE 1.**

Prepared By: \_\_\_\_\_ Date: \_\_\_\_\_ Reviewed By: \_\_\_\_\_

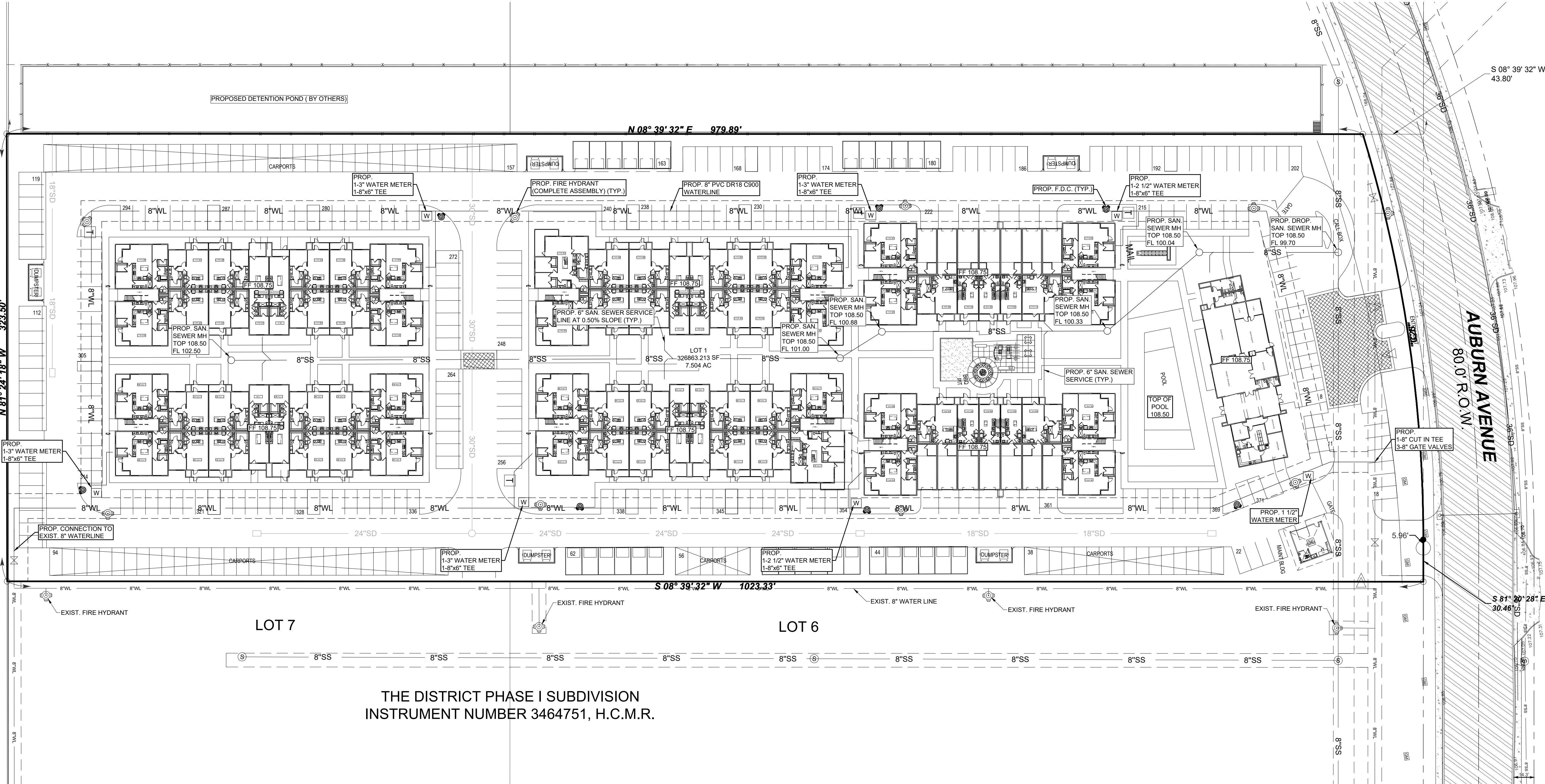
Escrows will be adjusted upon execution of Final Reimbursement Certificate

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: Shari Mahdani

PRIVATE DRAINAGE EASEMENT  
INSTRUMENT NO. 2244915, H.C.M.R.



BEARING BASED AS PER TEXAS  
COORDINATE SYSTEM OF 1983, TEXAS SOUTH  
ELEVATION DATUM AS PER NAVD 88 (GSD 2012B)  
SCALE: 1" = 40'

DOCUMENT NUMBER 2743745.  
H.C.O.R.

S 08° 39' 32" W  
43.80'

AUBURN AVENUE  
80.0' R.O.W.

S 81° 29' 28" E  
30.46'

- LEGEND
- FOUND No.4 REBAR
  - FOUND PIPE
  - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - POWER POLE
  - SERVICE POLE
  - GUY WIRE
  - FIRE HYDRANT
  - WATER VALVE
  - ABOVE GROUND VALVE
  - SANITARY SEWER MANHOLE
  - STORM SEWER MANHOLE
  - TYPE "A" INLET
  - IRRIGATION STAND PIPE (SIZE AS NOTED)
  - GAS VALVE
  - GAS MARKER
  - 108" SILO
  - TRAFFIC LIGHT POLE
  - 2" GAS PIPE
  - WROUGHT IRON FENCE
  - OH - OVERHEAD POWER LINE
  - 36" STORM SEWER LINE
  - 36" STORM SEWER LINE
  - ASPHALT AREA
  - CONCRETE AREA
  - BRICK PAVERS
  - B-B - BACK OF CURB TO BACK OF CURB
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - N.E. COR. - NORTHEAST CORNER

JOB No.  
23000.00

BY  
DATE

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

ENG. TECH. S.A. EM

PROJECT ENG. M.A.R.

T-BOOK: .PG.

1. RELEASE DATE:

2. RELEASE DATE:

3. RELEASE DATE:

SCALE:

AS SHOWN

THIS DOCUMENT IS RELEASED  
FOR THE PURPOSE OF INTEREST  
IN THE PROJECT OF THE  
RECORDING OF THE INSTRUMENT  
ON DECEMBER 18, 2023. IT IS NOT  
TO BE USED FOR CONSTRUCTION,  
BIDDING OR PERMIT PURPOSES.

**THE EMRY**  
**AT THE DISTRICT**  
McALLEN, HIDALGO  
COUNTY, TEXAS

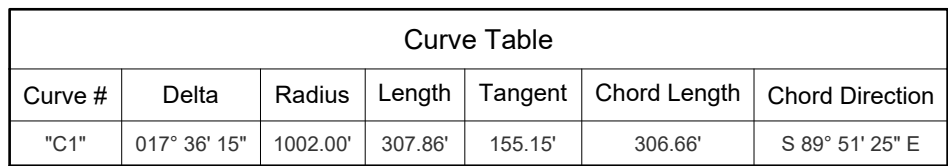
**WATER AND SEWER LAYOUT**

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File Name: 18083.04

SHEET FILE 4





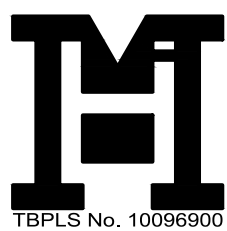
BEING A SUBDIVISION OF 7.728 ACRES OUT OF  
LOT 11, SECTION 13,  
HIDALGO CANAL COMPANY SUBDIVISION  
AND OUT OF LOTS 6 AND 7,  
THE DISTRICT PHASE I SUBDIVISION  
CITY OF McALLEN,  
HIDALGO COUNTY, TEXAS

[illegible]

## LEGEND

●	FOUND No.4 REBAR
●	FOUND PIPE
○	SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
R.O.W.	- RIGHT OF WAY
H.C.M.R.	- HIDALGO COUNTY MAP RECORDS
H.C.D.R.	- HIDALGO COUNTY DEED RECORDS
H.C.O.R.	- HIDALGO COUNTY OFFICIAL RECORDS
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCING
N.E. COR.	- NORTHEAST CORNER
⊙	- CENTER LINE

DRAWN BY: C.P./EM DATE 03-29-2024  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_



**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - [www.meldenandhunt.com](http://www.meldenandhunt.com)

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

\_\_\_\_\_  
MAYOR, CITY OF McALLEN

\_\_\_\_\_  
DATE

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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

O.E. BRAND JR., PRESIDENT

- THIS SUBDIVISION IS IN FLOOD ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480334 0425 CM MAP REVISED: NOVEMBER 16, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:  
FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.  
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
- CITY OF McALLEN BENCHMARK: NUMBER MC SO 1, TOP OF 3" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP OF THE WEST BOUND OF 10TH STREET, THE MONUMENT IS 188 FEET SOUTH OF THE CENTERLINE OF FULFERTOWN AVENUE AND 10 FEET WEST OF THE BACK OF 10TH PERMIT (GEOETIC C/P S TEXAS STATE PLANE GRID COORDINATE SYSTEM, MAD TEXAS SOUTH 4205 ELEVATION PER NAVD 83 (GEODIC 2011) IS=1662260.81559, E=1076787.99709, ELEV=106.511).
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 88,609 C.F. 2,034 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA. DETENTION WILL BE PROVIDED ON THE DISTRICT SUBDIVISION PHASE III
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
- NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON AUBURN AVENUE.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONINGS.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONINGS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOULD THIS PLAN BE IF IT IS DETERMINED. THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED ON THIS FLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLANT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- PARKLAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITIONS WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEE TO BE PAID UP FRONT PRIOR TO PLAN RECORDING, THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR THE DISTRICT PHASE II SUBDIVISION ARE \$154,200 BASED ON \$700 PER LOT/DWELLING UNIT FOR EACH OF THE PROPOSED 220 LOTS/DWELLING UNITS. \$77,000 TO BE PAID BEFORE PLAN RECORDING. THEREFORE THE PARK FEE AT THE RATE OF \$350.00 PER LOT/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE. THE REMAINING \$77,000 WILL BE PAID IN FULL. A VARIATION OF "FEES IN LIEU OF LAND DEDICATED" WAS APPROVED ON \_\_\_\_\_, WITH THE CONDITIONS LISTED.
- OWNER'S SEWER LINE SHALL BE PRIVATE AND MUST BE MAINTAINED BY THE DEVELOPER/HOMEOWNERS ASSOCIATED/ LANDLORD(S), THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN.
- COMMON DETENTION AREAS, ANY SERVICE DRIVE, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.
- MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE PROVIDED AS PART OF THE SITE PLAN REVIEW FOR THIS PROPERTY AND MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

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

DATE SURVEYED: 07/29/2021  
T-1127, PG. 21726.08  
SURVEYING JOB No. 21726.08



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

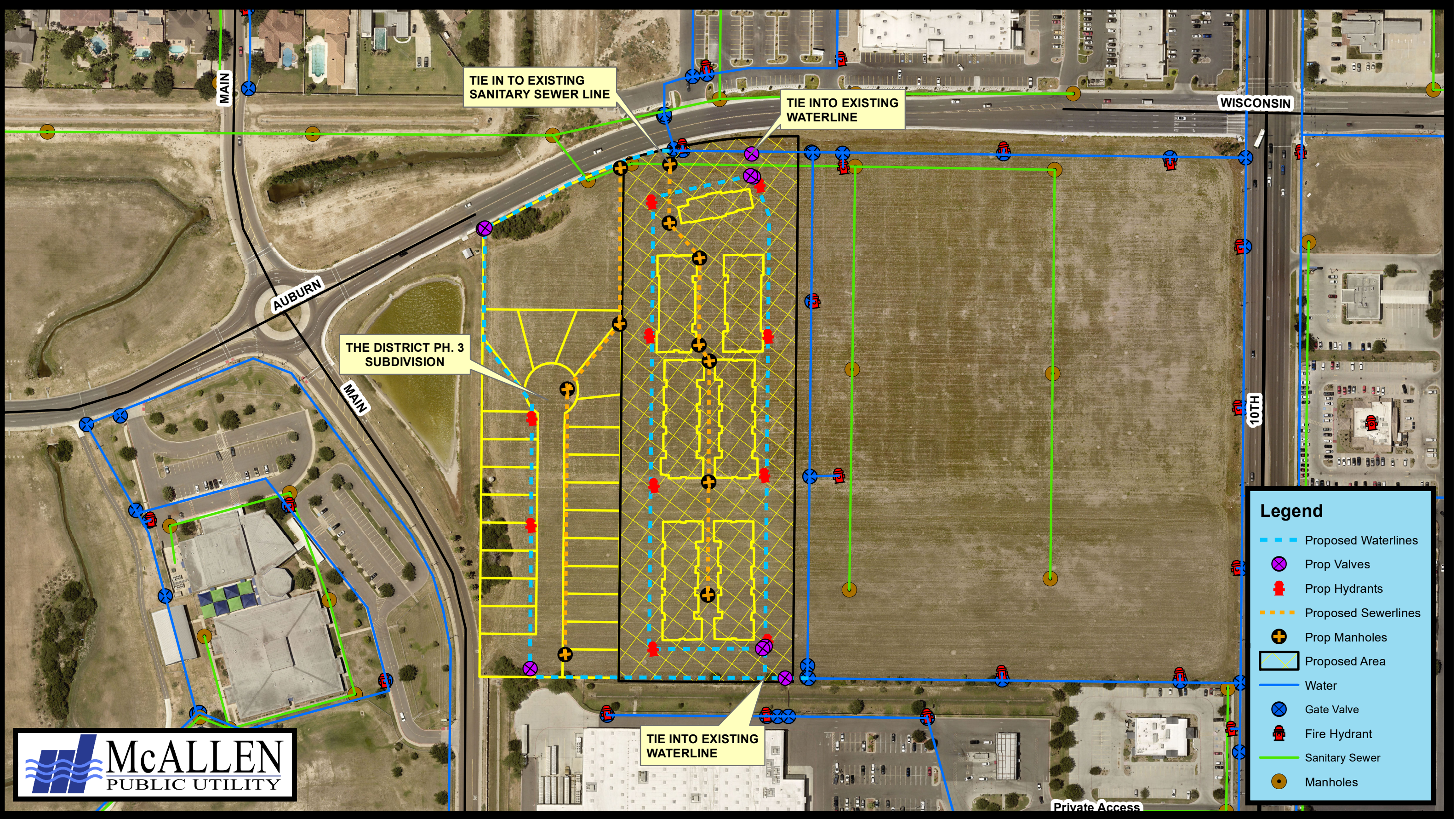
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_





# THE DISTRICT PH. 2 SUBDIVISION







**AGENDA ITEM**

**2.b.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**04/12/2024**

**MEETING DATE**

**4/23/2024**

**1. Agenda Item: Approval of Anaqua at Tres Lagos Phase I Subdivision.**

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

**3. Nature of Request:**

**4. Budgeted:**

**Bid Amount: \_\_\_\_\_**  
**Under Budget: \_\_\_\_\_**

**Budgeted Amount: \_\_\_\_\_**  
**Over Budget: \_\_\_\_\_**  
**Amount Remaining: \_\_\_\_\_**

**5. Reimbursement: Wastewater Reimbursement to the developer of El Pacifico for the El Pacifico Wastewater Project in the amount of \$21,644.80. Wastewater Reimbursement to MPU for participation to the El Pacifico Wastewater Project in the amount of \$6,381.78.**

**6. Routing:**  
**Rafael Balderas Jr. Created/Initiated - 4/12/2024**

**7. Staff's Recommendation: Staff recommends approval with the conditions set forth.**

**8. City Attorney: Approve. IJT**

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

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

# Memo

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

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

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

**DATE:** April 12, 2024

**SUBJECT:** **Anaqua at Tres Lagos Ph. I Subdivision; Consideration & Approval of the Subdivision**

---

This property is located on the west side of Tres Lagos Boulevard and on the south side of future Russell Road (9 Mile). It is located within the McAllen City Limits and is being proposed as R-1 residential. The tract consists of 33.249 acres and will be 137 lots for single family homes.

The subdivision application was originally filed with the City on September 28, 2023 and receive preliminary P&Z approval on October 17, 2023. The information required from the developer's engineer for this agenda was received on April 10, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** The property falls within the Sharyland Water Supply Corporation water CCN. The applicant will be asked to coordinate with SWSC on the water improvements. It is requested that the applicant follow the standard subdivision requirements pertaining to fire protection and will be asked to coordinate with the Fire department.
2. **Wastewater Service:** The applicant is proposing to extend a 15-inch wastewater trunk line along the future Russell Road that would connect to an existing manhole within Tres Lagos Boulevard. The internal wastewater lines within the subdivision will be 8-inch.
3. **Reclaimed Water Service:** The applicant is proposing to install 12-inch main reclaimed waterline along Russell Road and staff recommends an internal 8-inch reclaimed waterline to service the property, which would connect to the proposed reclaimed water line within Tres Lagos Boulevard.
4. This property falls within the El Pacifico Sewer reimbursement service area and will comply with the Sewer Capacity Reservation and Reimbursement Agreement, which was executed for the Tres Lagos Area.

**Staff recommends MPUB approval of the subdivision application as proposed subject to the following:** 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Execution of a Waterline Access Agreement between the developer, SWSC, and the City; 4.) Payment of a Sewer Line Reimbursement to the Developer of El Pacifico in the amount of \$21,644.80 for the El Pacifico Sewer Project; 5.) Payment of a Sewer Line Reimbursement to MPU in the amount of \$6,381.78 for participation to the El Pacifico Sewer Project.

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



# MEMORANDUM

**Date:** March 07, 2024  
**To:** Rafael Balderas, McAllen PUB  
**CC:** Rhodes Development Inc.  
**From:** Mario A. Reyna, P.E.  
**Subject:** ANAQUA AT TRES LAGOS PHASE I SUBDIVISION

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

## **WATER - SWSC**

There is an existing SWSC 12-inch water line along the east right-of-way line within Tres Lagos Boulevard as part of the Spine Infrastructure. An 8-inch waterline was extended west to the west right-of-way line within Tres Lagos Boulevard as part of the Spine Infrastructure. A proposed 8-inch water line will run west within the proposed north right-of-way Russell Road (9 Mile Road) or dedicated easements throughout Phase I with a stub out to the west for the second phase. The proposed 8-inch water line for Phase I will run within the proposed street right-of-way or dedicated easements and provide all necessary services and fire protection to the lots within said Anaqua at Tres Lagos Subdivision Phase I.

## **SANITARY SEWER- MPUB**

There is an existing 8-inch sanitary sewer stub out at the southwest corner of the intersection Tres Lagos Boulevard with Russell Road (9 Mile Road) this existing 8" sanitary sewer connects to an existing 15-inch sanitary sewer along the west side of Tres Lagos Boulevard and was installed as part of the Spine Infrastructure of Tres Lagos Boulevard. A proposed 8-inch sanitary sewer line will run west within the proposed south right-of-way Russell Road (9 Mile Road) or dedicated easements throughout Phase I with a stub out to the west for the second Phase. The 8-inch sanitary sewer line will be extended within the right-of-way or dedicated easements of interior streets and provide all necessary services to all lots within said Anaqua at Tres Lagos Subdivision Phase I.

## **RE-USE WATER LINE - MPUB**

There is an existing 12-inch re-use water line along the west right-of-way line within Tres Lagos Boulevard as part of the Spine Infrastructure. at the southwest corner of the intersection Tres Lagos Boulevard with Russell Road (9 Mile Road) there is an existing 12"x 8" cross. A proposed 12-inch re-use water line will run west within the proposed south right-of-way Russell Road (9 Mile Road) or dedicated easements throughout Phase I with a stub out to the west for the second phase. The 12-inch re-use water line will be extended within the right-of-way or dedicated easements of interior streets and provide all necessary services to all lots within said Anaqua at Tres Lagos Subdivision Phase I.

Respectfully,



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

**REIMBURSEMENT WAIVER**

STATE OF TEXAS           X

COUNTY OF HIDALGO     X

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

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

ANAQUA AT TRES LAGOS PH I SUBDIVISION and proposes to construct Utility Improvements as  
(Subdivision Name)  
shown on a plan designed by Melden & Hunt, Inc. dated \_\_\_\_\_, hereinafter called  
(Engineering Firm)  
the IMPROVEMENTS, as approved by the McAllen Public Utility Board on \_\_\_\_\_.  
(Approval date)

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

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF McALLEN BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

\_\_\_\_\_  
Board Secretary

DEVELOPER/OWNER:

BY:  \_\_\_\_\_  
RHODES DEVELOPMENT, INC.  
200 S. 10th St., Ste 1700  
McAllen, Hidalgo County, TX 78501

**SUBDIVISION REIMBURSEMENT WORKSHEET  
ANAQUA AT TRES LAGOS PH. ISUBDIVISION**

**SEWER LINE REIMB. CALCULATIONS**

SEWER: DEV. OF EL PACIFICO SUBDIVISION  
COST: \$591.81 x 33.249 AC \$19,677.09  
10% ADMIN FEE <10 YEARS 1,967.71

**SEWER LINE REIMBURSEMENT \$21,644.80**

**SEWER LINE REIMB. CALCULATIONS**

SEWER: MPU: EL PACIFICO PARTICIPATION  
COST: \$174.49 x 33.249 AC \$5,801.62  
10% ADMIN FEE <10 YEARS 580.16

**SEWER LINE REIMBURSEMENT \$6,381.78**

**TOTAL REIMBURSEMENT DUE \$28,026.58**

Prepared By: RB Date: 3/13/24 Reviewed By: \_\_\_\_\_

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: Agreement in place with City of McAllen

Print: \_\_\_\_\_



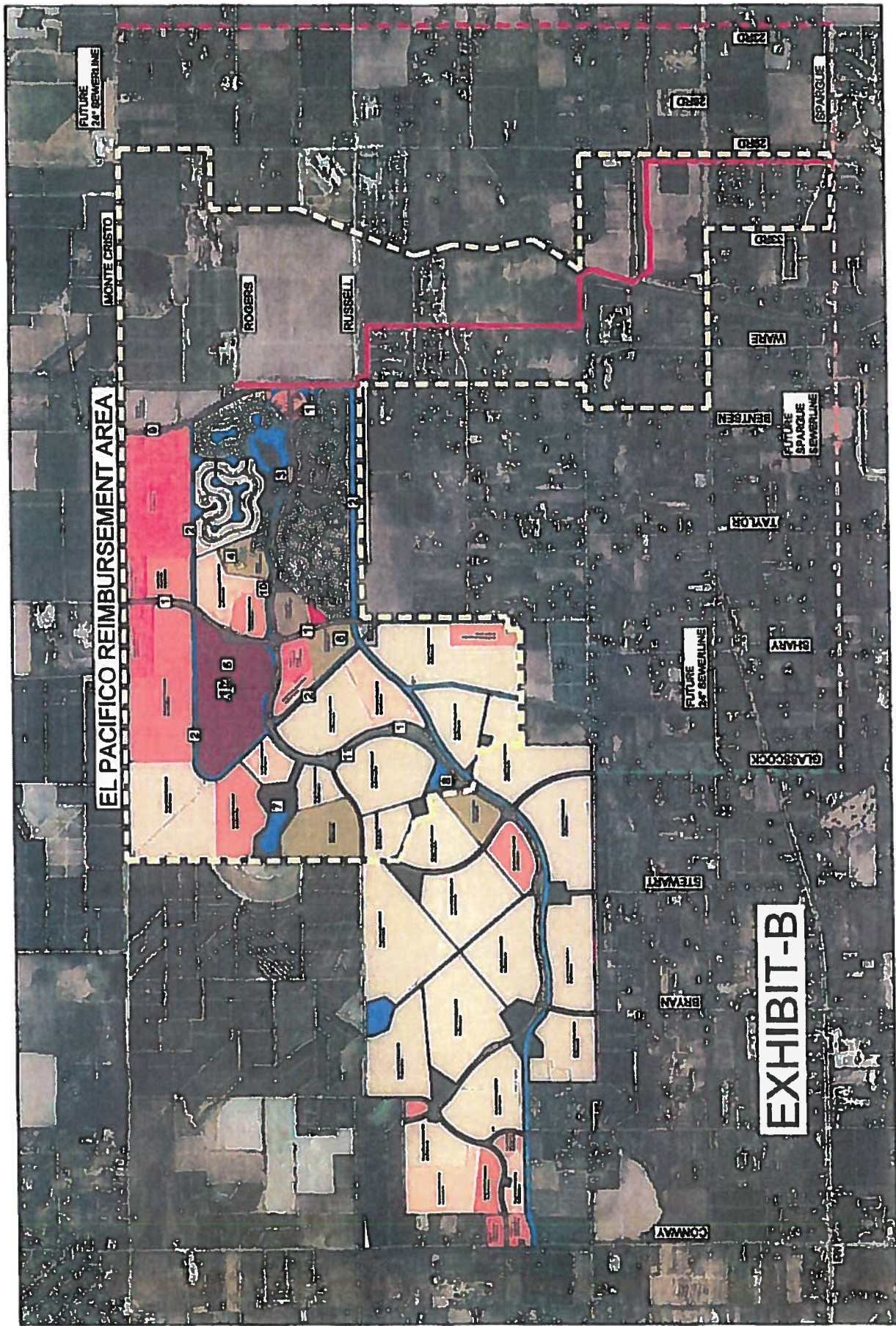
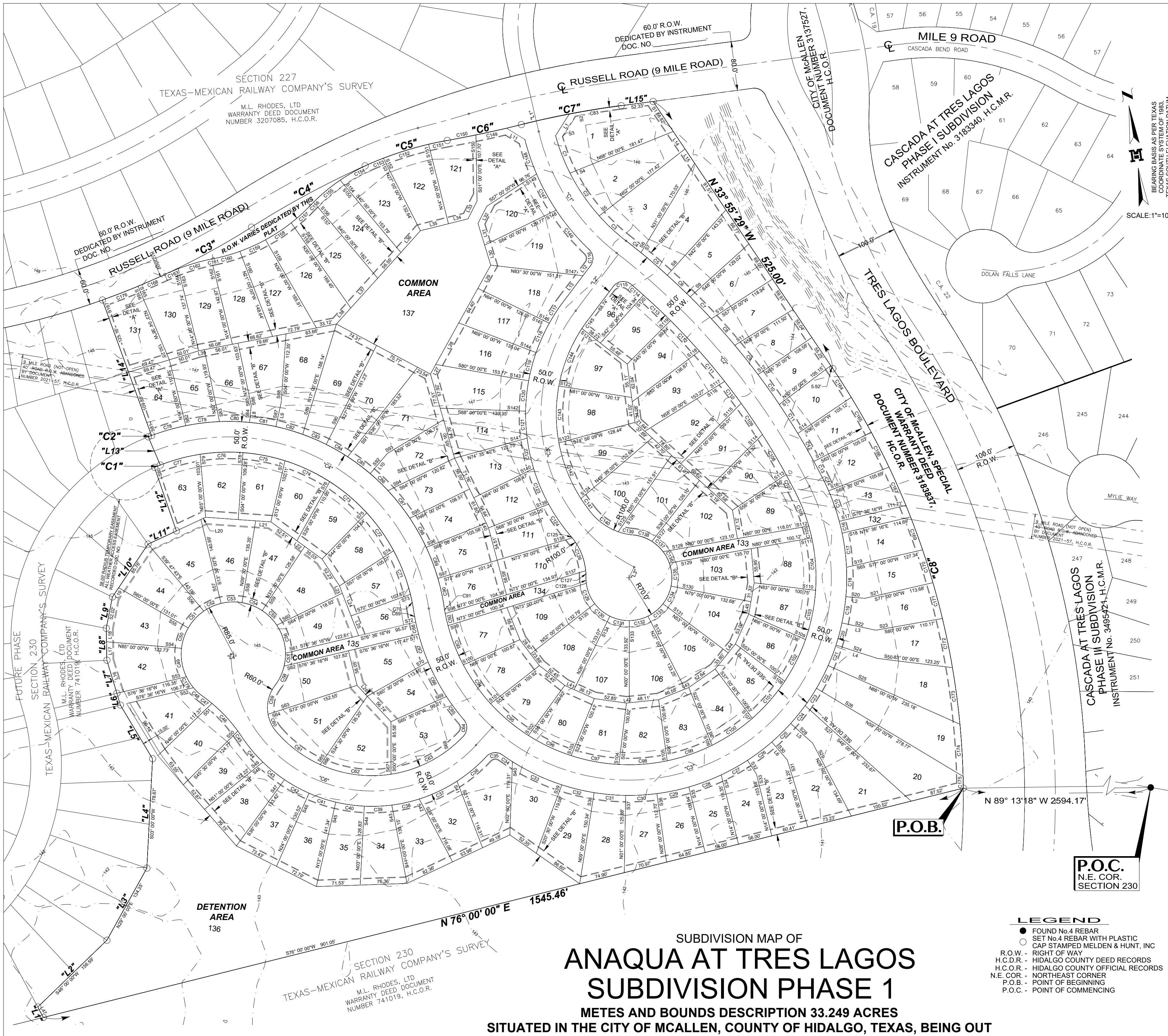


EXHIBIT-B

2

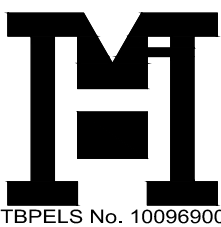




SUBDIVISION MAP OF  
**ANAQUA AT TRES LAGOS**  
SUBDIVISION PHASE 1  
METES AND BOUNDS DESCRIPTION 33.249 ACRES  
SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT  
OF SECTIONS 227 AND 230, TEXAS-MEXICAN RAILWAY COMPANY'S  
SURVEY ACCORDING TO THE PLAT THEREOF RECORDED  
IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS

LEGEND & ABBREVIATIONS

- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- R.O.W. - RIGHT-OF-WAY
- S.E. COR. - SOUTHEAST CORNER
- S.F. - SQUARE FEET
- U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
- U&W.E. - UTILITY & WALL EASEMENT DEDICATED BY THIS PLAT
- D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
- T.E. - TECHNOLOGY EASEMENT DEDICATED BY THIS PLAT
- E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
- FSBL & SW EASE. - FRONT SETBACK LINE & SIDEWALK EASE.
- N.T.S. - NOT TO SCALE-DETAILS
- \* - ROAD CENTER LINE
- ⤿ - CURVED SETBACK LINE
- ◊ - INDICATOR FOR BEGIN AND END CURVE



MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

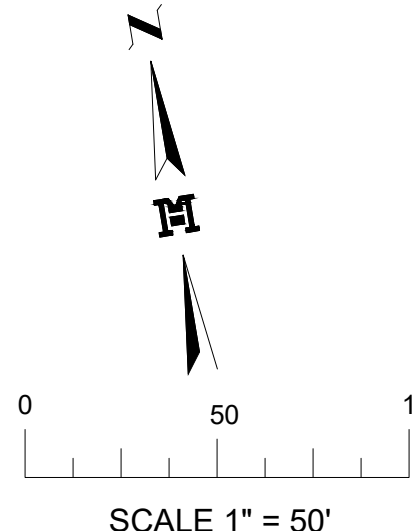
115 W. MCINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: C.P.I.R.D.J. DATE: 03-07-2024  
SURVEYED, CHECKED: DATE: \_\_\_\_\_  
FINAL CHECK: DATE: \_\_\_\_\_

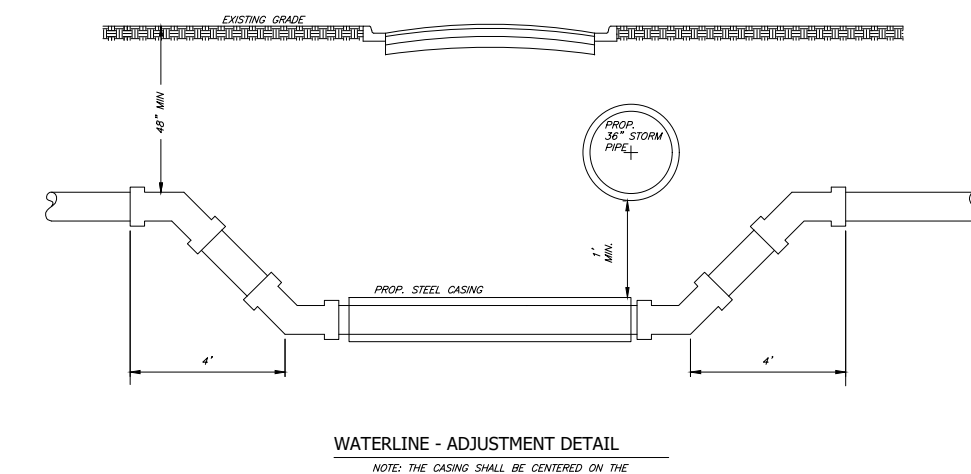
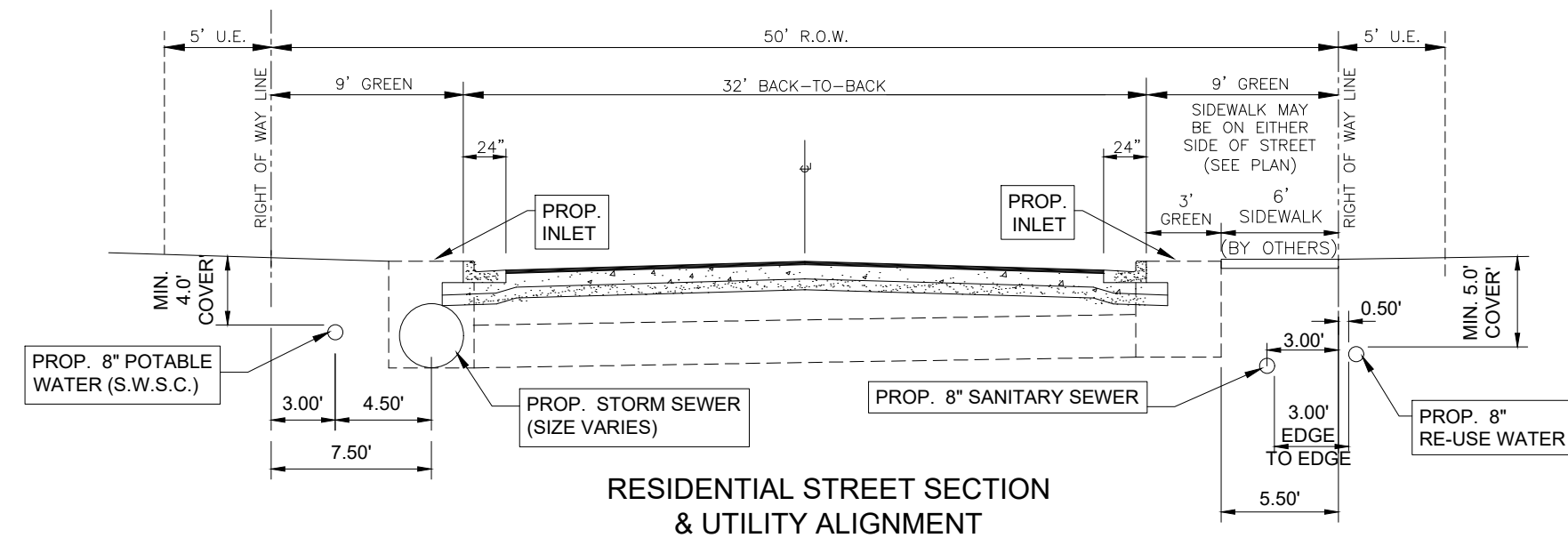
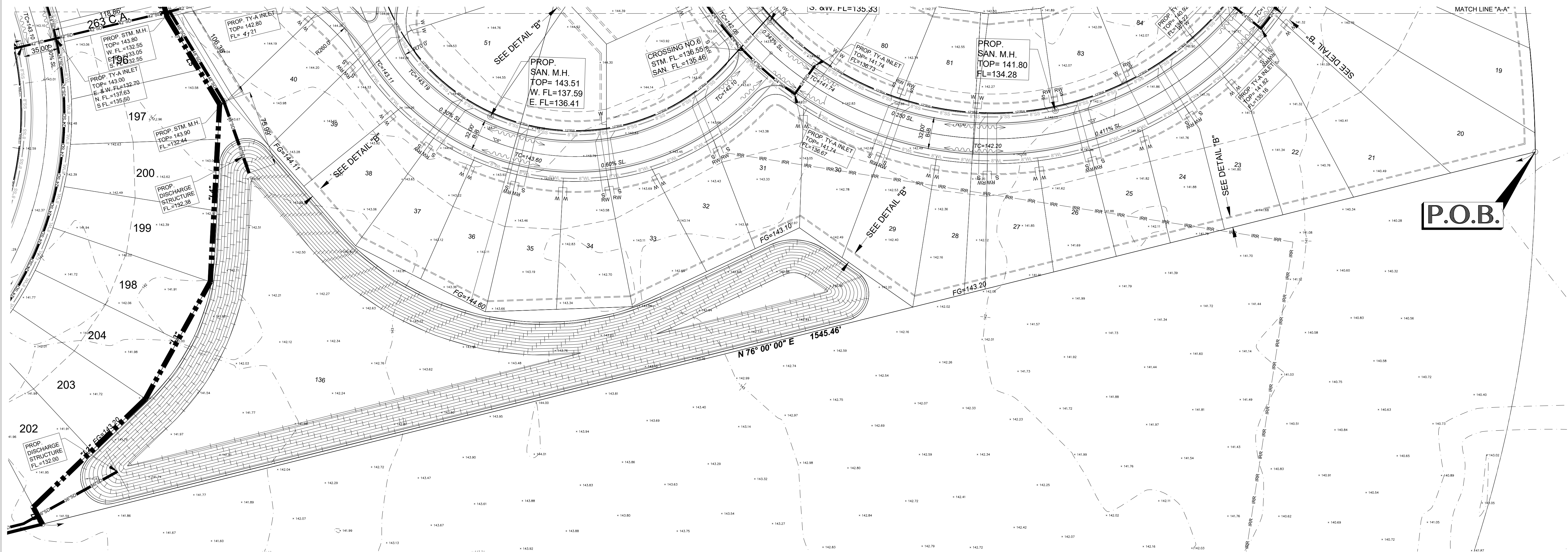
Lot Line Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.62	325.00	011° 34' 06"	S21° 03' 53"E	65.51
C2	84.77	325.00	011° 34' 06"	S34° 19' 16"E	84.53
C3	59.65	325.00	010° 31' 00"	S47° 03' 06"E	59.57
C4	31.21	1,145.00	001° 33' 42"	N51° 31' 45"W	31.21
C5	56.34	1,145.00	002° 49' 09"	N49° 20' 19"W	56.34
C6	51.30	1,145.00	002° 34' 02"	N48° 38' 43"W	51.30
C7	49.80	1,145.00	002° 29' 31"	N29° 06' 57"W	49.80
C8	57.61	1,145.00	002° 52' 58"	N41° 25' 42"W	57.61
C9	61.03	1,145.00	003° 03' 13"	N38° 27' 38"W	61.02
C10	59.84	1,145.00	002° 59' 41"	N35° 26' 09"W	59.84
C11	55.94	1,145.00	002° 47' 58"	N32° 32' 20"W	55.94
C12	52.75	1,145.00	002° 38' 22"	N29° 49' 10"W	52.74
C13	32.87	1,145.00	001° 38' 42"	N27° 40' 38"W	32.87
C14	20.75	355.00	003° 20' 55"	N25° 10' 49"W	20.74
C15	52.64	355.00	008° 29' 47"	N19° 15' 28"W	52.60
C16	20.00	355.00	003° 13' 42"	N13° 23' 44"W	20.00
C17	56.15	355.00	009° 03' 45"	N7° 15' 00"W	56.09
C18	47.82	355.00	007° 43' 08"	N1° 08' 26"E	47.79
C19	43.37	355.00	007° 00' 00"	N81° 30' 00"E	43.34
C20	37.18	355.00	006° 00' 00"	N15° 00' 00"E	37.16
C21	36.01	355.00	005° 48' 45"	N20° 54' 22"E	36.00
C22	41.56	355.00	006° 42' 30"	N27° 10' 00"E	41.54
C23	33.79	355.00	005° 27' 11"	N33° 14' 50"E	33.77
C24	37.34	355.00	006° 01' 34"	N38° 59' 13"E	37.32
C25	43.37	355.00	007° 00' 00"	N45° 30' 00"E	43.34
C26	49.57	355.00	008° 00' 00"	N53° 00' 00"E	49.53
C27	49.05	355.00	007° 54' 57"	N60° 57' 28"E	49.01
C28	56.43	355.00	009° 08' 25"	N69° 28' 09"E	56.37
C29	53.16	355.00	008° 34' 49"	N78° 18' 45"E	53.11
C30	51.11	355.00	008° 14' 57"	N86° 43' 38"E	51.07
C31	51.59	355.00	008° 19' 36"	S84° 59' 05"E	51.55
C32	54.32	355.00	008° 45' 59"	S78° 26' 18"E	54.26
C33	89.07	355.00	014° 22' 32"	S64° 52' 03"E	88.84
C34	19.74	355.00	003° 11' 09"	S59° 05' 12"E	19.74
C35	26.81	200.00	062° 31' 22"	S84° 14' 41"W	26.38
C36	62.41	255.00	014° 01' 25"	N49° 59' 43"E	62.26
C37	68.38	255.00	015° 21' 49"	N64° 41' 20"E	68.17
C38	45.95	255.00	010° 19' 32"	N77° 32' 00"E	45.89
C39	44.83	255.00	010° 04' 24"	N87° 43' 58"E	44.77
C40	46.98	255.00	010° 33' 06"	S81° 57' 17"E	46.89
C41	45.99	255.00	010° 20' 03"	S71° 30' 42"E	45.93
C42	45.81	255.00	010° 17' 39"	S61° 11' 51"E	45.75
C43	45.61	255.00	010° 14' 55"	S50° 55' 35"E	45.55
C44	54.54	255.00	012° 15' 14"	S39° 40' 30"E	54.43
C45	10.40	255.00	002° 23' 00"	N34° 44' 23"W	10.40
C46	62.06	250.00	014° 13' 26"	N43° 02' 36"W	61.90
C47	18.45	250.00	004° 13' 30"	N52° 16' 08"W	18.44
C48	21.15	85.00	014° 15' 32"	S47° 15' 12"E	21.10
C49	47.73	85.00	032° 10' 35"	S9° 41' 29"E	47.11
C50	35.14	85.00	023° 41' 15"	S18° 14' 26"W	34.89
C51	37.73	85.00	025° 25' 49"	S42° 47' 57"W	37.42
C52	30.97	85.00	020° 52' 37"	S65° 57' 10"W	30.80
C53	34.36	85.00	023° 09' 37"	S81° 58' 17"W	34.13
C54	35.59	85.00	023° 59' 14"	N68° 27' 17"W	35.33
C55	33.84	85.00	022° 48' 44"	N45° 03' 18"W	33.62
C56	48.42	85.00	032° 38' 16"	N17° 19' 49"W	47.77
C57	21.28	85.00	014° 20' 39"	N6° 09' 39"E	21.22
C58	36.30	85.00	023° 47' 35"	N25° 13' 45"E	35.04
C59	49.51	60.00	047° 16' 38"	S13° 29' 14"W	48.12
C60	31.83	60.00	030° 23' 59"	S25° 21' 05"E	31.46
C61	90.27	205.00	025° 13' 51"	S53° 10' 00"E	89.55
C62	117.85	205.00	032° 57' 57"	S82° 15' 54"E	116.33
C63	135.90	205.00	037° 59' 03"	N62° 15' 36"E	133.43
C64	29.31	20.00	083° 58' 35"	N1° 16' 47"E	28.76
C65	47.35	355.00	007° 38' 48"	S36° 53' 07"E	47.34
C66	63.93	355.00	010° 19' 03"	S27° 54' 12"E	63.84
C67	47.93	355.00	007° 44' 06"	S18° 52' 38"E	47.89
C68	20.00	355.00	003° 13' 42"	S13° 23' 44"E	20.00
C69	18.82	355.00	003° 02' 16"	S10° 15' 45"E	18.82
C70	27.47	355.00	005° 09' 37"	N11° 19' 25"W	27.46
C71	76.18	305.00	014° 18' 37"	N21° 03' 32"W	75.98
C72	76.03	305.00	014° 16' 59"	N35° 21' 20"W	75.84
C73	79.00	305.00	014° 59' 28"	N49° 55' 04"W	78.76
C74	80.89	305.00	015° 09' 26"	N54° 55' 01"W	80.45
C75	69.93	305.00	013° 08' 14"	N79° 03' 50"W	69.78
C76	69.94	305.00	013° 08' 22"	S87° 47' 52"W	69.79
C77	77.64	305.00	014° 35' 09"	S73° 56' 06"W	77.43
C78	58.12	355.00	009° 22' 48"	S73° 57' 02"W	58.05
C79	55.50	355.00	008° 57' 29"	S83° 07' 10"W	55.45
C80	46.95	355.00	007° 54' 05"	N88° 27' 02"W	46.92
C81	43.37	355.00	007° 00' 00"	N81° 00' 00"W	43.34
C82	45.48	355.00	007° 20' 23"	N73° 49' 49"W	45.44
C83	41.74	355.00	006° 44' 15"	N66° 47' 30"W	41.72
C83	85.81	1,460.00	003° 22' 03"	S80° 46' 53"W	85.80
C84	40.47	355.00	006° 31' 55"	N60° 09' 25"W	40.45
C85	45.79	355.00	007° 23' 28"	N53° 11' 44"W	45.76
C86	40.11	355.00	006° 28' 24"	N48° 15' 48"W	40.09
C87	57.40	355.00	009° 19' 50"	N39° 23' 40"W	57.34
C88	54.98	355.00	008° 48' 35"	N29° 21' 28"W	54.93

Lot Line Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C89	54.25	355.00	008° 45' 19"	N20° 34' 31"W	54.19	27.18
C90	46.19	355.00	007° 27' 15"	N12° 26' 14"W	46.15	23.13
C91	12.32	305.00	002° 16' 55"	S9° 54' 04"E	12.32	61.65
C92	20.05	305.00	003° 46' 02"	S12° 56' 32"E	20.05	10.03
C93	68.90	305.00	012° 56' 34"	S21° 17' 50"E	68.75	34.60
C94	77.55	305.00	014° 34' 04"	S35° 03' 09"E	77.34	38.98
C95	80.68	305.00	015° 09' 20"	S49° 54' 50"E	80.44	40.58
C96	77.51	305.00	014° 33' 40"	S64° 46' 20"E	77.30	39.83
C97	79.21	305.00	014° 52' 46"	S79° 29' 34"E	78.98	39.63
C98	79.18	305.00	014° 52' 30"	N85° 37' 49"E	78.96	39.82
C99	77.65	305.00	014° 35' 16"	N70° 53' 56"E	77.45	39.04
C100	79.24	305.00	014° 53' 06"	N56° 09' 44"E	79.01	39.84
C101	80.62	305.00	015° 08' 40"	N41° 08' 51"E	80.38	40.54
C102	75.94	305.00	014° 15' 54"	N26° 26' 34"E	75.74	38.17
C103	82.23	305.00	015° 26' 51"	N11° 35' 11"E	81.98	41.37
C104	85.92	305.00	016° 08' 25"	N4° 12' 27"W	85.64	43.25
C105	20.06	305.00	003° 46' 04"	N14° 09' 41"W	20.05	40.03
C106	57.54	305.00	010° 48' 34"	N21° 27' 00"W	57.48	28.86
C107	34.26	1,095.00	001° 47' 33"	N27° 45' 03"W	34.26	17.16
C108	75.80	1,095.00	003° 57' 59"	N30° 37' 49"W	75.79	37.92
C109	61.63	1,095.00	003° 13' 30"	N34° 13' 34"W	61.62	30.82
C110	44.65	1,095.00	002° 20' 10"	N37° 00' 24"W	44.65	22.33
C111	64.39	1,095.00	003° 22' 08"	N39° 51' 33"W	64.38	32.20
C112	68.37	1,095.00	003° 34' 40"	N43° 19' 57"W	68.36	34.10
C113	60.60	1,095.00	003° 10' 14"	N46° 42' 24"W	60.59	30.30
C114	26.72	1,095.00	001° 23' 52"	N48° 59' 27"W	26.71	13.31
C115	32.54	20.00	003° 19' 07"	S83° 42' 03"W	29.97	21.16
C116	29.19	20.00	083° 27' 30"	N4° 38' 16"W	28.62	17.84
C117	42.25	305.00	007° 56' 10"	S33° 07' 24"W	42.21	11.84
C118	52.63	305.00	009° 53' 14"	S24° 12' 43"W	52.57	26.85
C119	47.61	305.00	008° 56' 40"	S14° 47' 46"W	47.56	23.38
C120	49.80	305.00	009° 21' 19"	S5° 38' 47"W	49.74	24.96
C121	44.11	305.00	008° 17' 09"	S3° 10' 27"E	44.07	22.09
C122	50.74	305.00	009° 31' 51"	S12° 04' 57"E	50.68	25.43
C123	63.11	305.00	011° 51' 22"	S22° 46' 34"E	63.00	31.67
C124	64.34	305.00	012° 05' 10"	S34° 44' 49"E	64.22	32.29
C125	2.92	100.00	001° 40' 13"	N39° 57' 18"W	2.92	1.06
C126	98.53	100.00	033° 32' 05"	N22° 21' 08"W	97.70	30.13
C127	10.77	100.00	006° 10' 14"	N2° 29' 58"W	10.76	5.94
C128	9.86	70.00	008° 04' 16"	S3° 26' 59"E	9.85	4.39
C129	36.47	70.00	029° 51' 00"	S22° 24' 38"E	36.06	18.66
C130	32.19	70.00	026° 20' 59"	S50° 30' 37"E	31.91	16.38
C131	32.71	70.00	028° 46' 24"	S77° 04' 19"E	32.41	16.66
C132	31.66	70.00	025° 55' 04"	N76° 34' 57"E	31.40	16.33
C133	32.09	70.00	025° 19' 59"	N50° 29' 26"E	31.81	16.11
C134	31.74	70.00	025° 58' 44"	N24° 22' 04"E	31.47	16.15
C135	38.30	70.00	031° 20' 58"	N4° 17' 47"W	37.82	19.64
C136	21.19	70.00	017° 20' 34"	N28° 38' 33"W	21.11	10.68
C137	24.87	70.00	020° 21' 29"	N47° 29' 35"W	24.74	12.57
C138	32.99	70.00	027° 00' 00"	N71° 10' 20"W	32.68	18.81
C139	24.57	100.00	014° 04' 44"	S77° 37' 58"E	24.51	12.35
C140	55.55	100.00	031° 49' 34"	S54° 40' 50"E	54.84	28.51
C141	27.32	255.00	006° 08' 16"	S35° 41' 55"E	27.30	13.67
C142	98.43	255.00	022° 06' 57"	S21° 34' 18"E	97.82	49.83
C143	93.35	255.00	020° 58' 33"	S0° 01' 33"E	92.83	47.21
C144	101.44	255.00	022° 47' 32"	S21° 51' 29"W	100.77	51.40
C145	17.08	255.00	003° 50' 14"	S35° 10' 22"W	17.07	8.54
C146	83.85	375.00	012° 48' 43"	S39° 57' 40"E	83.68	42.10
C147	67.27	375.00	010° 16' 44"	S28° 24' 56"E	67.18	33.73
C148	59.30	375.00	009° 03' 38"	S18° 44' 45"E	59.24	29.71
C149	51.11	1,840.00	001° 35' 29"	N77° 34' 12"E	51.11	25.56
C164	55.52	1,250.00	002° 32' 42"	S39° 38' 06"W	55.52	27.77
C165	58.58	1,250.00	003° 00' 22"	N29° 52' 36"W	58.57	32.80
C166	63.74	1,250.00	002° 55' 18"	N26° 54' 46"W	63.73	31.88
C167	68.37	1,250.00	003° 06' 02"	N23° 53' 06"W	68.36	31.89
C169	57.04	1,250.00	002° 38' 53"	N20° 05' 02"W	57.04	28.53
C170	56.18	1,250.00	002° 34' 30"	N17° 29' 21"W	56.17	28.08
C171	60.34	1,250.00	002° 45' 57"	N14° 49' 07"W	60.34	30.19
C172	81.88	1,250.00	003° 45' 12"	N11° 33' 33"W	81.87	40.66
C173	93.16	1,250.00	004° 16' 16"	N7° 32' 49"W	93.16	46.91
C174	85.05	1,250.00	003° 53' 54"	S3° 27' 44"W	85.03	42.54
C175	19.19	1,250.00	000° 52' 49"	N1° 04' 24"W	19.19	9.59
C178	21.28	85.00	014° 20' 36"	S32° 57' 06"E	21.22	10.50





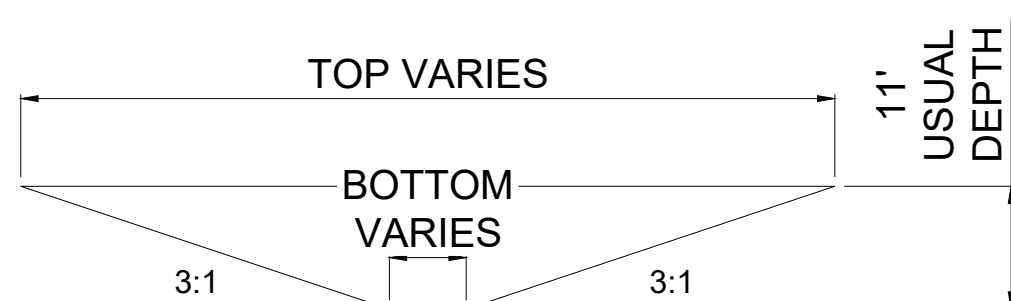




ELEV	STAGE STORAGE TABLE					
	AREA (sq. ft.)	DEPT H	INC. VOL.	AVG. ENO TOTAL VOL.	CONC. INC. VOL.	CONC. TOTAL VOL.
		N/A	N/A		N/A	
132.0	37.563	0.00	0.00	0.00	0.00	0.00
132.0	2,350.080	0.00	0.00	0.00	0.00	0.00
132.0	0.00	0.00	0.00	0.00	0.00	0.00
133.0	44,490.904	1.00	222,245.0	22,220.45	14820.30	14820.30
133.0	45,866.000	1.00	470,131.67	46932.82	27048.28	61999.53
133.0	35,011.060	1.00	523,854.54	112,616.46	52,035.96	114,465.54
133.0	66,429.157	1.00	577,020.11	179,527.57	73,668.91	171,894.45
137.0	65,973.122	1.00	613,814.34	246,556.71	87,919.12	235,657.67
137.0	66,429.157	1.00	678,213.37	271,527.57	96,819.12	262,727.72
139.0	77,333.948	1.00	743,855.38	306,976.92	126,740.80	378,143.52
140.0	83,017.446	1.00	801,215.70	345,959.35	80,101.30	405,032.21
141.0	86,890.890	1.00	859,974.17	351,559.52	83,674.40	414,868.65
142.0	89,860.000	1.00	898,800.00	369,400.00	89,860.00	439,050.00
143.0	10,260.100	1.00	57,878.28	24,515.12	3,937.60	28,745.72

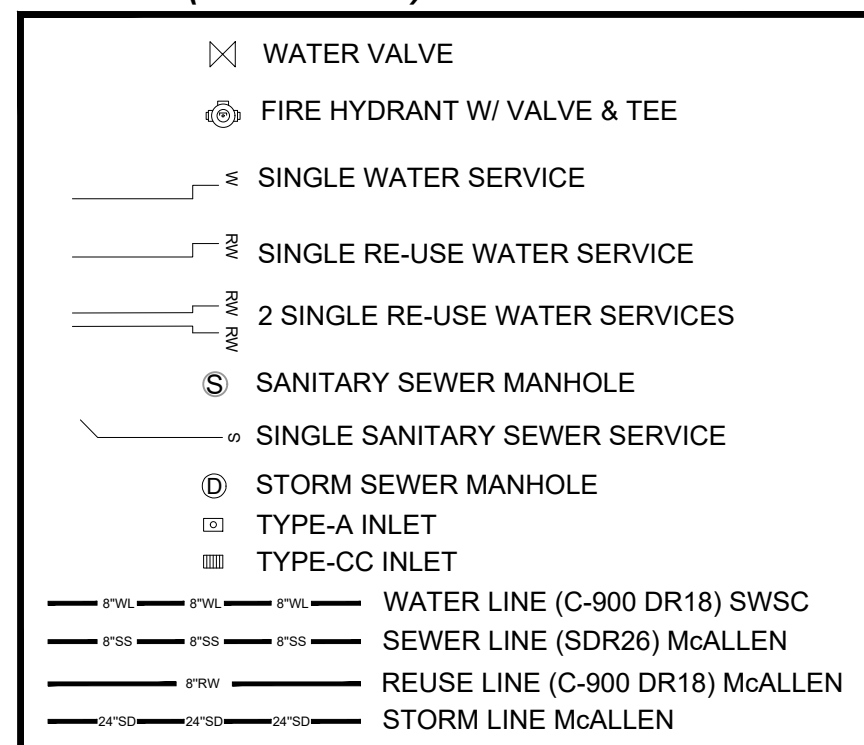
AT WATER SURFACE ELEVATION OF 138.86  
REQUIRED CAPACITY MET= 165,604 C.F.

PROPOSED DETENTION POND
721,245.0 C.F. CAPACITY AVAILABLE
375,368 C.F. CAPACITY REQUIRED

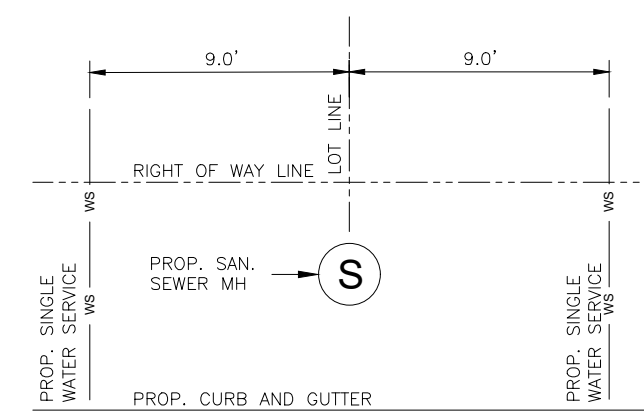


DETENTION POND X-SECTION  
(BT OTHERS)

- LEGEND (PROPOSED)**(PIPE SIZES AS PER PLANS)



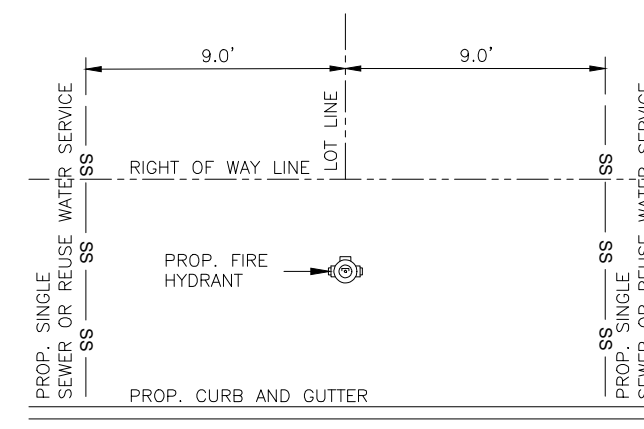
- LEGEND (Existing)**  
(PIPE SIZES AS PER PLANS)
- |        |        |        |                     |
|--------|--------|--------|---------------------|
| 8" WL  | 8" WL  | 8" WL  | POTABLE WATER LINE  |
| 12" SS | 12" SS | 12" SS | SANITARY SEWER LINE |
| 8" RW  |        |        | REUSE WATER LINE    |
| 24" SD | 24" SD | 24" SD | STORM DRAIN LINE    |
| GA5    | GA5    | GA5    | GAS LINE            |



CENTER OF ALL DOMESTIC WATER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF SANITARY SEWER MANHOLES AND CENTER OF SANITARY SEWER & REUSE WATER LINES & SERVICES.

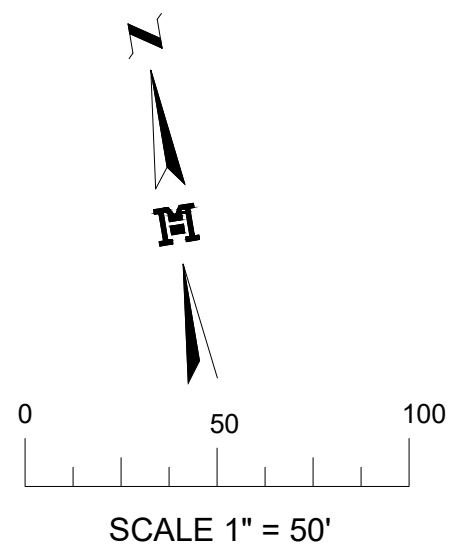
## WATER SERVICES AT SANITARY SEWER MANHOLE

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



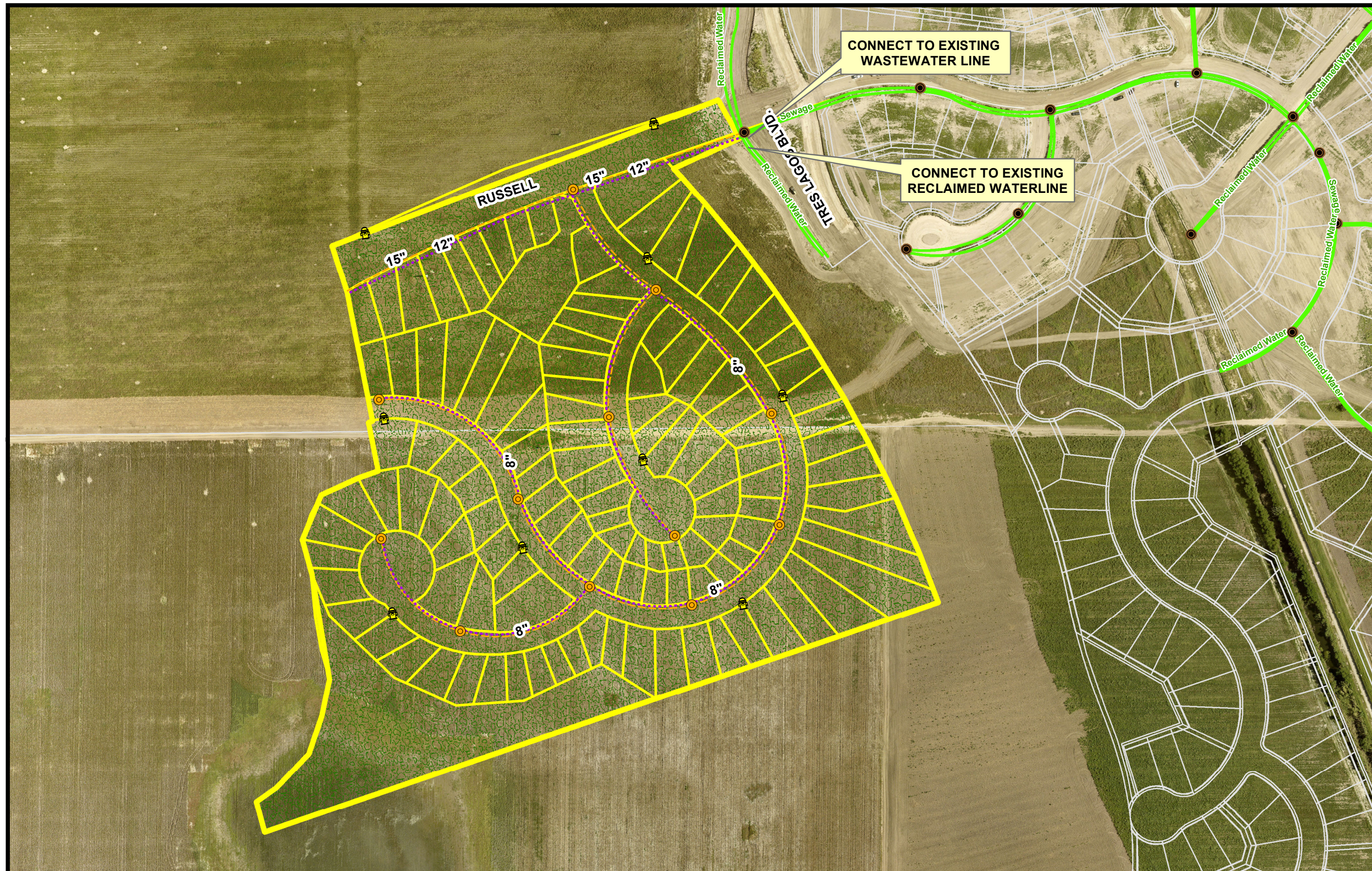
CENTER OF ALL SANITARY SEWER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF FIRE HYDRANTS AND CENTER OF WATER LINES & SERVICES.

## SEWER & REUSE WATER SERVICES AT FIRE HYDRANTS





# ANAQUA AT TRES LAGOS PH. I



1 inch = 206 feet

**Legend**

- Proposed Manholes
- Proposed Fire Hydrant
- Existing Manhole
- Proposed Re-Use Line
- Existing Wastewater Line
- Proposed Force Main
- Proposed Wastewater Line
- <all other values>

**Type of Main**

- Force Main
- Lots
- Proposed Area





**AGENDA ITEM**

**2.c.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**04/12/2024**

**MEETING DATE**

**4/23/2024**

**1. Agenda Item: Approval of McAllen Convention Center Lots 1B-1E Subdivision**

**2. Party Making Request:  
Erika Gomez, Developmental Activities**

**3. Nature of Request: Request of MPUB Approval from the developer of the proposed subdivision**

**4. Budgeted:**

**Bid Amount: \_\_\_\_\_**  
**Under Budget: \_\_\_\_\_**

**Budgeted Amount: \_\_\_\_\_**  
**Over Budget: \_\_\_\_\_**  
**Amount Remaining: \_\_\_\_\_**

**5. Reimbursement: N/A**

**6. Routing:**  
**Erika Gomez                      Created/Initiated - 4/12/2024**

**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 - MSC**

# Memo

**TO:** Marco A. Vega, P.E., General Manager  
**THRU:** Carlos Gonzalez, P.E., Utility Engineer  
**FROM:** Erika Gomez, E.I.T., Assistant Utility Engineer  
**DATE:** April 12<sup>th</sup>, 2024  
**SUBJECT: McAllen Convention Center Lots 1B-1E Subdivision; Consideration & Approval of Subdivision**

---

This property consists of 19.808 acres, and it is located on the northeast corner of Ware Rd and Expressway 83. It is located within the McAllen City Limits and is being proposed as C-3 commercial use.

The subdivision application was originally filed with the City on December 12<sup>th</sup>, 2023, and received preliminary P&Z approval on December 19<sup>th</sup>, 2023. The information required from the developer's engineer for this agenda was received on April 2<sup>nd</sup>, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** There is an existing 12-inch waterline surrounding the property and an 8-inch water line through the internal lots. This development is not proposing to install any public improvements at this time. The water services will be installed at the time of building permit.
2. **Sewer Service:** There are existing sanitary sewer lines surrounding the proposed subdivision that will provide service to the proposed site plan. Sewer services will be installed during building permit.
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; and 2.) Individual water and sewer services for each unit be installed at the time of building permit.**

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



## Memorandum

*To: City of McAllen*

*From: Marissa Volk, P.E.*

*Date: January 26, 2024*

*Subject: Utility Narrative*

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### **Project Description/Summary**

The purpose of the project is to subdivide Lot 1A of the McAllen Convention Center into four proposed lots. Each lot has access to City of McAllen public water and sewer. As such, the extension of utility improvements is not anticipated.

An exhibit showing the location of the existing water and sanitary sewer lines in this area is included in this submittal. Please note, there are no immediate plans to develop any of the proposed lots. This request is for a subdivision application only.

**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 Palms Crossing II, LLC, a Delaware limited liability company hereinafter called the DEVELOPER.

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

Lot 1A of the McAllen Convention Center

Location

2. By the execution of this certificate, the Developer hereby waives and disclaims the right to obtain Reimbursement, as defined in the McAllen Public Utility Board Reimbursement Policy, 5<sup>th</sup> Revision dated February 2017, from Intervening Developers in accordance with the MPUB's Reimbursement Policy as it relates to the Subdivision/Replat of Lot 1A of the McAllen Convention Center. Developer hereby reserves the right to seek reimbursement from Intervening Developers, the City of McAllen, The McAllen Public Utility Board and any other applicable parties for any matters in the future in accordance with the MPUB's Reimbursement Policy.

ISSUED in duplicate originals this 2nd day of April, 2024.

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:

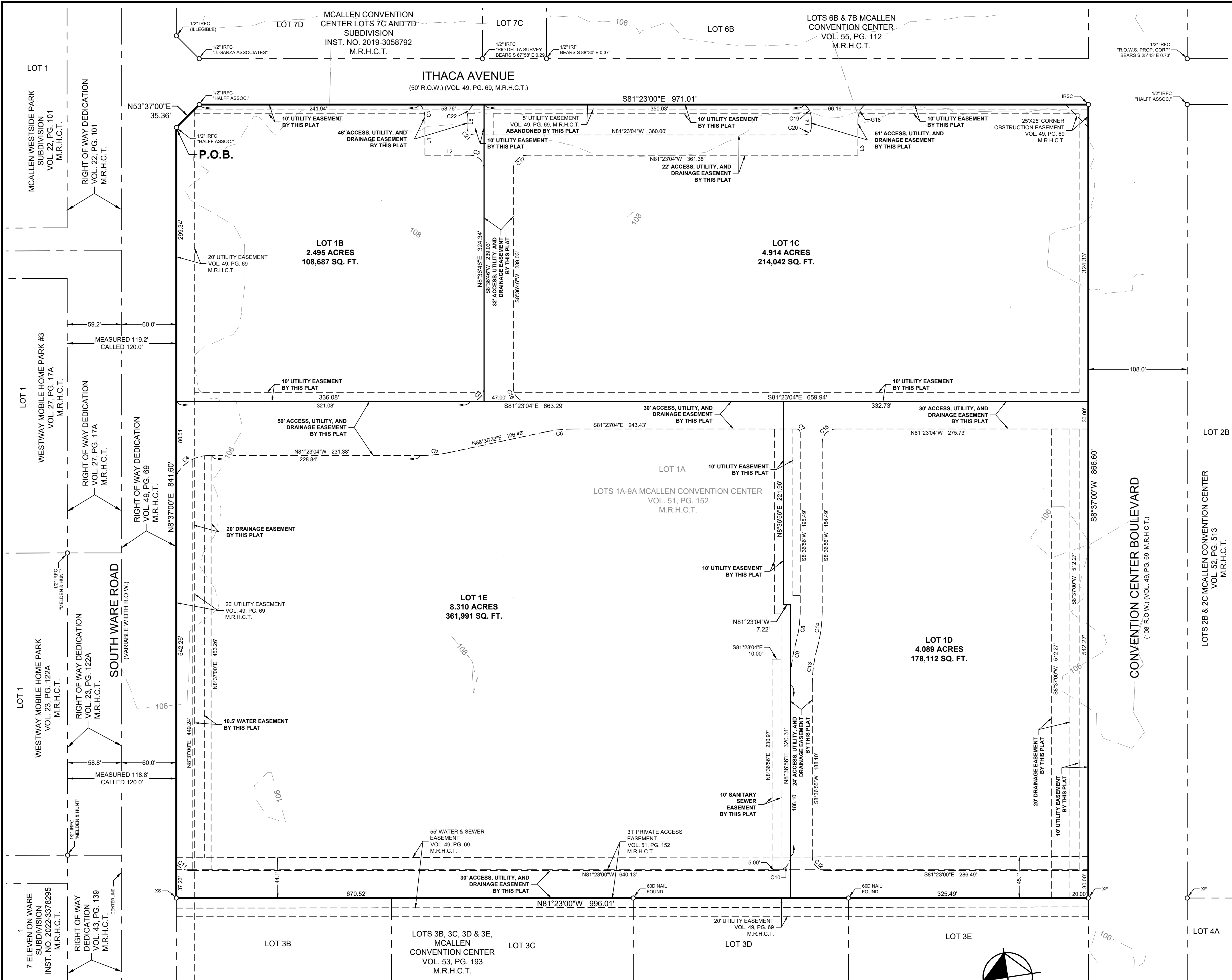
\_\_\_\_\_  
Board Secretary

DEVELOPER:

Palms Crossing II, LLC, a Delaware limited liability company

By: Arbor Walk Palms Crossing REIT, LLC,  
a Delaware limited liability company

By: Maria Manley-Dutton  
44DEDC26F6DE4DA  
Name: Maria Manley-Dutton  
Title: EVP, Chief Legal Officer & Secretary  
Address: 4900 E. Dublin Granville Rd., 4<sup>th</sup> Floor  
Columbus, Ohio 43081



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 Convention Center Subdivision, Lots 1B, 1C, 1D and 1E 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, at the same for the purposes therein expressed, either on the plat hereof or on the official minutes of the applicable authorities of the City of McAllen.

BY: PALMS CROSSING II, LLC, a Delaware limited liability company

By: Washington Prime Group, L.P., an Indiana limited partnership,  
its sole member

By: Washington Prime Group, Inc., an Indiana corporation,  
its general partner

BY: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of \_\_\_\_\_

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	43°05'59"	20.00'	15.04'	N12°55'59"W
C2	89°59'50"	15.00'	23.56'	N36°23'09"W
C3	90°00'10"	15.00'	23.56'	N53°36'51"E
C4	62°27'59"	40.00'	43.61'	S67°22'56"W
C5	12°06'24"	150.00'	31.70'	S87°26'16"E
C6	12°06'24"	150.00'	31.70'	N87°26'16"W
C7	90°00'00"	4.00'	6.28'	N36°23'04"W
C8	15°24'11"	126.00'	33.87'	N16°19'01"E
C9	15°24'11"	174.00'	46.78'	S16°19'01"W
C10	90°00'04"	15.00'	23.56'	N53°36'58"E
C11	50°19'08"	20.00'	17.56'	S56°13'28"E
C12	89°59'56"	15.00'	23.56'	S36°23'02"E
C13	15°24'12"	150.00'	40.33'	S16°19'01"W
C14	15°24'11"	150.00'	40.33'	N16°19'02"E
C15	90°00'00"	15.00'	23.56'	S53°36'56"W
C16	89°59'50"	15.00'	23.56'	S36°23'09"E
C17	90°00'10"	15.00'	23.56'	S53°36'51"W
C18	52°24'32"	20.00'	18.29'	S34°49'12"W
C19	50°48'16"	20.00'	17.73'	N16°47'12"W
C20	90°00'00"	8.00'	12.57'	N53°36'56"E
C21	90°00'00"	8.00'	12.57'	S36°23'04"E
C22	50°49'58"	20.00'	17.74'	S34°01'55"W

LINE TABLE		
NO.	BEARING	LENGTH
L1	S08°36'56"W	41.64'
L2	S81°23'04"E	49.62'
L3	S08°36'56"W	39.45'
L4	S08°36'56"W	9.80'
L5	N08°36'56"E	9.80'

METES AND BOUNDS DESCRIPTION:

BEING a 19.808 acre tract of land being all of Lot 1A of Lots 1A-9A McAllen Convention Center, Hidalgo County, Texas. Said 19.808 acre tract of land is being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with plastic cap stamped "Half Assoc." found for the southerly northwest corner of said Lot 1A, common to the south end of a corner clip at the intersection of the easterly right of way line of South Ware Road, a variable width right of way, with the southerly right of way line of Ithaca Avenue, a 50 foot wide right of way;

**THENCE** North 53°37'00" East, departing the easterly right of way line of said South Ware Road, along the northwesterly line of said Lot 1A and said corner clip, a distance of 35.36 feet to a 1/2 inch iron rod with plastic cap stamped "Half Assoc." found for the northerly northwest corner of said Lot 1A, common to the north end of said corner clip, being on the southerly right of way line of said Ithaca Avenue;

**THENCE** South 81°23'00" East, along the northeasterly line of said Lot 1A and the southerly right of way line of said Ithaca Avenue, a distance of 971.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 1A, and at the intersection of the southerly right of way line of said Ithaca Avenue with the westerly right of way line of Convention Center Boulevard, a 108 foot wide right of way;

**THENCE** South 08°37'00" West, departing the southerly right of way line of said Ithaca Avenue, along the easterly line of said Lot 1A and the westerly right of way line of said Convention Center Boulevard, a distance of 866.60 feet to an "X" cut in concrete set for the southeast corner of said Lot 1A, common to the northeast corner of Lots 3B, 3C, 3D & 3E, McAllen Convention Center, according to the plat thereof recorded in Volume 53, Page 193 of the Map Records of Hidalgo County, Texas;

**THENCE** North 81°23'00" West, departing the westerly right of way line of said Convention Center Boulevard, along the southwesterly line of said Lot 1A and the northeasterly line of said Lots 3B, 3C, 3D & 3E, McAllen Convention Center, a distance of 996.01 feet to an "X" cut in concrete set for the southwest corner of said Lot 1A, common to the northwest corner of said Lots 3B, 3C, 3D & 3E, being on the easterly right of way line of said South Ware Road;

**THENCE** North 08°37'00" East, along the westerly line of said Lot 1A and the easterly right of way line of said South Ware Road, a distance of 841.60 feet to the **POINT OF BEGINNING** and containing 19.808 acres (862,833 square feet) of land, more or less.

I, the undersigned, Mayor of the City of McAllen, hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required.

Mayor, City of McAllen

ATTESTED BY:

City Secretary

Date

I, the undersigned, Chairman of the Planning and Zoning Commission of the City of McAllen hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required.

Chairman, Planning Commission

Date

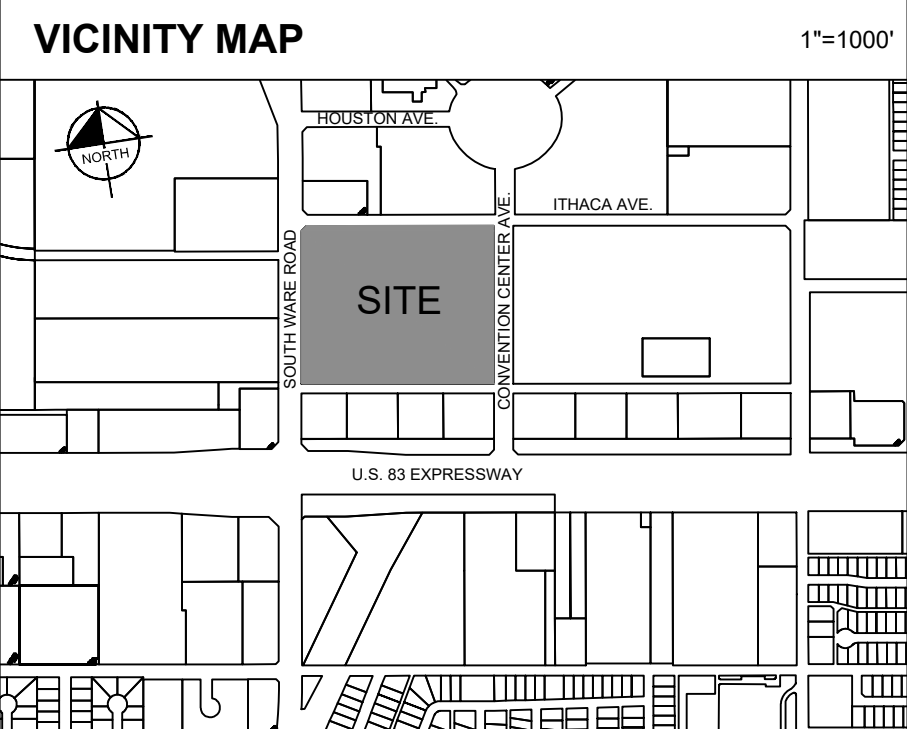
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION:

Hidalgo County Drainage District No. 1 hereby certifies that the drainage plans for this subdivision comply with the minimum standards of the district adopted under the 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

Chairman, Planning Commission

Date



NOTES:

- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 4803430010C for City of McAllen, Hidalgo County, Texas, dated November 2, 1982, this property is located within Zone B defined as "Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, South Zone (4205), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9999600015.
- Minimum permissible finish floor elevation shall be 18 inches above the front top of curb measured from the center of the lot.
- Setback as per city requirements or approved site plan.
- An engineered drainage detention plan, approved by City of McAllen Engineering Department, shall be required prior to issuance of building permit.

- The storm water detention required for this development is 3.49 acre-foot and has been provided within Lots 8A and 9A of the McAllen Convention Center Replat.
- A 4 foot sidewalk shall be required on S. Ware Road, Convention Center Boulevard, and all interior streets as per city requirements.
- Site Plan must be approved by city prior to building permit issuance.
- All streets shall have a 25'x25' corner obstruction sight easement.
- A 6' opaque buffer is required from adjacent/between residential zones/uses.
- Common areas to be maintained by the property owners.

LEGEND:

P.O.B. = POINT OF BEGINNING  
IRFC = IRON ROD W/CAP FOUND  
IRSC = 5/8" IRON ROD SET W/ "KHA" CAP  
IRF = IRON ROD FOUND  
XF = "X" CUT FOUND  
M.R.H.C.T. = MAP RECORDS OF HIDALGO COUNTY, TEXAS

OWNER  
PALMS CROSSING II, LLC  
4900 E. Dublin Granville Road  
4th floor  
Columbus, OH 43081  
614-621-9000 ext 5417  
kwalker@wpvgus.com

Sylviana Gunawan  
Registered Professional Land Surveyor No. 6461  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone 972-335-3580

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision on the ground.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Marissa Volk  
P.E. No. 128532  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Phone 972-335-3580

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, the undersigned, a registered professional engineer in the State of Texas, do hereby certify that the proper engineering consideration has been given to this plat.

PRELIMINARY

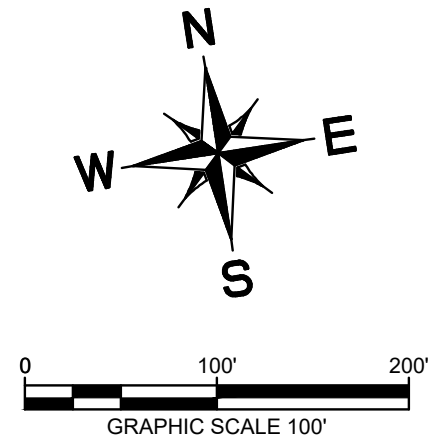
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

MAP OF  
McALLEN CONVENTION CENTER  
LOTS 1B - 1E SUBDIVISION  
A SUBDIVISION OF 19.808 ACRES AND  
BEING A REPLAT OF LOT 1A, LOTS 1A-9A  
McALLEN CONVENTION CENTER AS  
RECORDED IN VOLUME 51, PAGE 152  
HIDALGO COUNTY MAP RECORDS  
CITY OF McALLEN,  
HIDALGO COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210  
Frisco, Texas 75034  
FIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	Jan. 2024	067797409	1 OF 1



K:\FRI\_CIVIL\08797499-PALMS CROSSING\CAD\REFERENCES\UTIL-EXIST.DWG  
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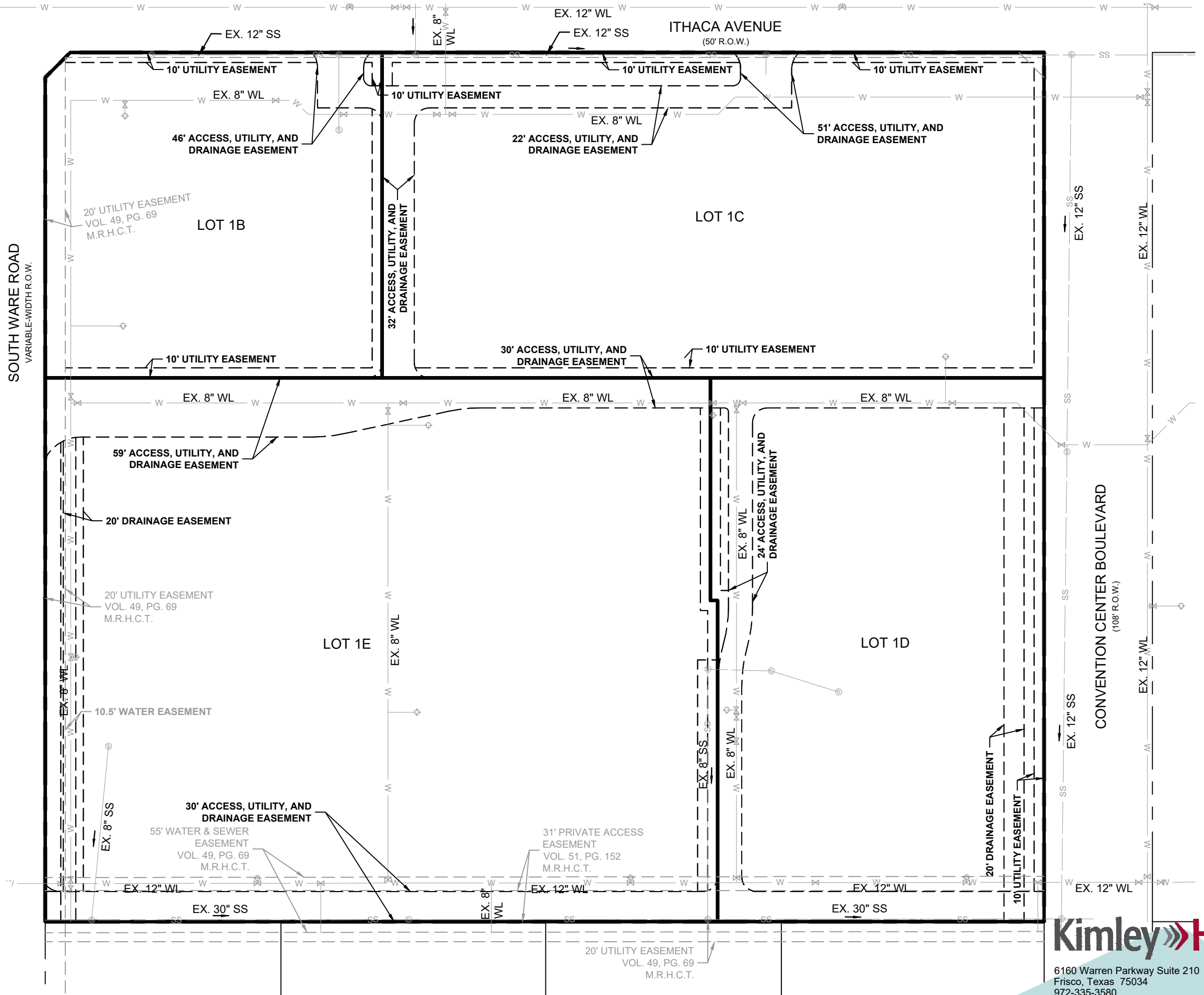
DWG NAME  
LAST SAVED

# EXISTING UTILITY EXHIBIT

McAllen Convention  
Center - Lots 1B- 1E  
January 2024

## UTILITY LEGEND

	PROPERTY LINE
	SANITARY SEWER FLOW DIRECTION
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	EXISTING SANITARY SEWER MANHOLE



**Kimley»Horn**

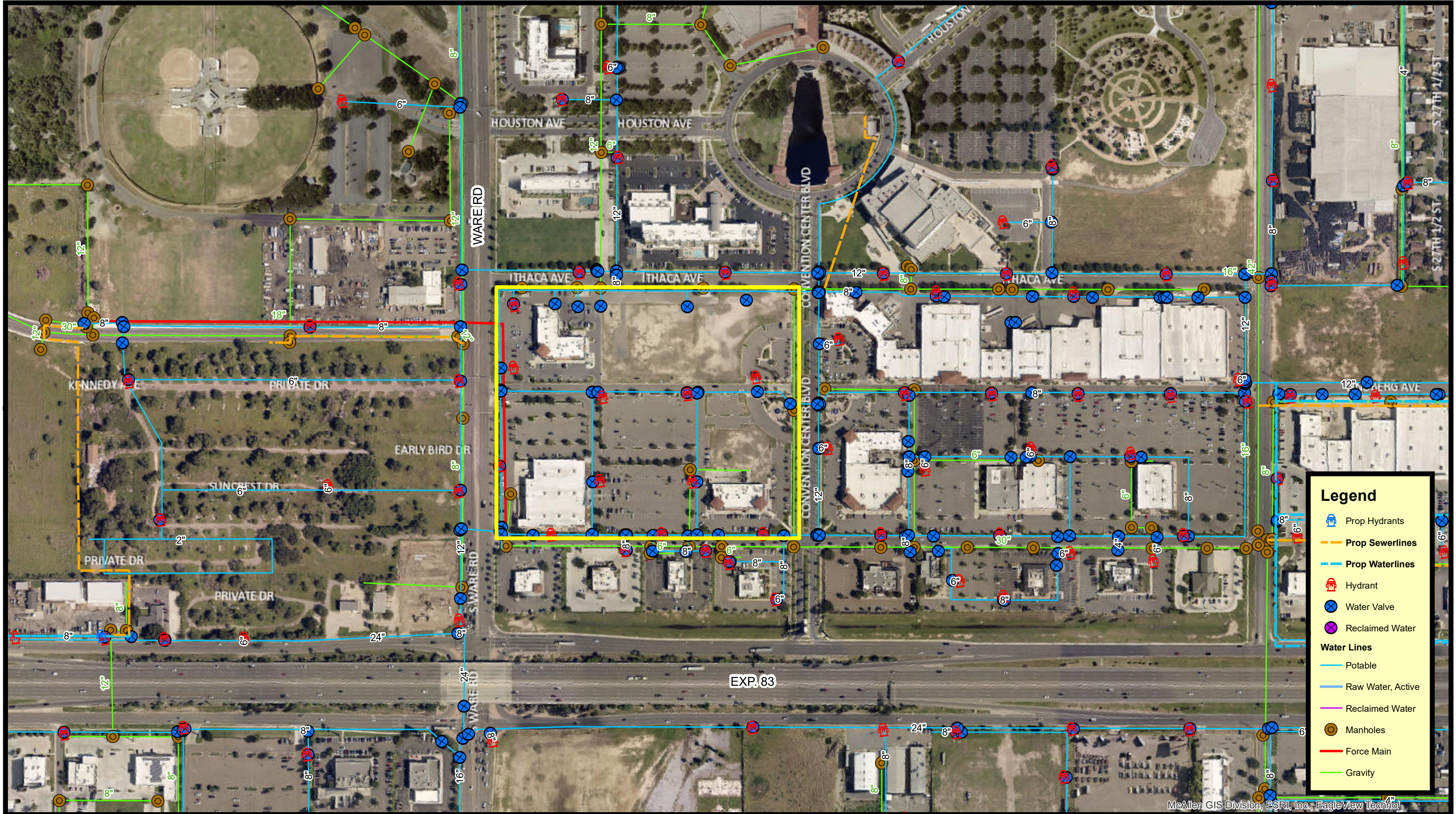
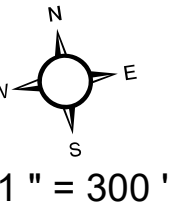
6160 Warren Parkway Suite 210  
Frisco, Texas 75034  
972-335-3580  
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



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

# McALLEN CONVENTION CENTER LOTS 1B - 1E



**Legend**

- Prop Hydrants
- Prop Sewerlines
- Prop Waterlines
- Hydrant
- Water Valve
- Reclaimed Water

**Water Lines**

- Potable
- Raw Water, Active
- Reclaimed Water
- Manholes
- Force Main
- Gravity





**AGENDA ITEM**

**2.d.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED  
MEETING DATE**

**04/12/2024  
4/23/2024**

1. Agenda Item: Approval of Harvest Cove Phase II Subdivision
2. Party Making Request:  
Erika Gomez, Developmental Activities
3. Nature of Request: Request of MPUB Approval from the developer of the proposed subdivision
4. Budgeted:  

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: Water and Sewer line reimbursements to MPU for the Bentsen Rd Project in the total amount of \$45,919.88.
6. Routing:  
Erika Gomez                      Created/Initiated - 4/12/2024
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 - MSC

# Memo

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

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

**FROM:** Erika Gomez, E.I.T., Assistant Utility Engineer

**DATE:** April 12<sup>th</sup>, 2024

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

---

This property consists of 17.438 acres, and it is located on Northwest corner of North Ware Rd and Vine Ave. It is located within the McAllen City Limits and is being proposed as R-1 residential.

The subdivision application was originally filed with the City on January 22<sup>nd</sup>, 2024, and received preliminary P&Z approval on February 6<sup>th</sup>, 2024. The information required from the developer's engineer for this agenda was received on March 15<sup>th</sup>, 2024.

Utility plan/availability is described as follows:


1. **Water Service:** The applicant is proposing to connect to an existing 8-inch waterline running along the south side of Westway Ave that runs east that is being installed as part of Harvest Cove Phase I. A proposed 8-inch waterline connection will be made at this point to service this development. There is also an existing 8-inch waterline along the east side of N. 43<sup>rd</sup> street that runs North-South which will serve as a second source connection to loop the waterlines. Individual water services will be installed, and fire hydrants for fire protection.
2. **Sewer Service:** The applicant is proposing to connect to an existing 8-inch sewerline along the north side of Westway Avenue that runs east. There is also an existing 8-inch sewerline along the west side of N. 43<sup>rd</sup> street that runs North-South to serve this development. Applicant is proposing individual services to serve each lot.
3. The developer has submitted a Reimbursement Waiver.
4. Property falls under the Bentsen Rd water and sewer Reimbursement Area.

**Staff recommends MPUB approval of subdivision application as proposed subject to the following: 1.) Dedication of a minimum of 10ft. utility easement along the perimeter of the property and/or ROW for future public Utility improvements; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; and 3.) Individual water and sewer services for each unit be installed; 4) Payment to MPU for the Bentsen Rd water and sewer projects for total amount of \$45,919.88.**

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

# MEMORANDUM

---

**Date:** March 14, 2024  
**To:** Erika Gomez, McAllen PUB  
**CC:** Escanaba, LLC  
**From:** Mario A. Reyna, P.E.   
**Subject:** HARVEST COVE PHASE 2 SUBDIVISION

---

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

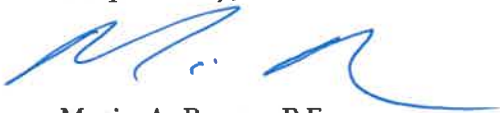
## **WATER - MPUB**

The domestic water will be served by the City of McAllen. There is an existing 8-inch waterline along the south side of Westway Avenue that runs East that was installed under Harvest Cove Phase 1 Water improvement. A proposed 8-inch waterline connection will be made at this point that will service the Harvest Cove Phase 2 development. There is also an existing 8-inch City of McAllen waterline along the East side of N. 43<sup>rd</sup> Street that runs North-South, that was installed with Harvest Creek at Ware Phase I Subdivision. A second point of connection with a proposed 8-inch waterline will loop and service the development.

## **SEWER:**

The sanitary sewer will be served by the City of McAllen. There is an existing 8-inch City of McAllen Sanitary sewer line along the North side of Westway Avenue that runs East that was installed under Harvest Cove Phase 1 Sanitary improvements. There is also an existing 8-inch City of McAllen Sanitary sewer line along the West side of N. 43<sup>rd</sup> Street that runs North-South, that was installed with Harvest Creek at Ware Phase I Subdivision. A connection will be made at this point with a proposed 8" sanitary sewer line that will serve the Harvest Cove Phase 2 development.

Respectfully,



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

## REIMBURSEMENT WAIVER

STATE OF TEXAS                   X

COUNTY OF HIDALGO           X

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

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

HARVEST COVE PH II SUBDIVISION and proposes to construct Utility Improvements as shown on a  
(Subdivision Name)  
Plan designed by Melden & Hunt, Inc. dated \_\_\_\_\_, hereinafter called the  
(Engineering Firm)  
IMPROVEMENTS, as approved by the McAllen Public Utility Board on \_\_\_\_\_.  
(Approval date)

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

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CITY OF McALLEN BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

\_\_\_\_\_  
Board Secretary

DEVELOPER/OWNER:

BY: \_\_\_\_\_  
Jeffery Erickson, Manager  
ESCANABA, LLC  
3520 Buddy Owens Avenue  
McAllen, Texas 78504

BY: \_\_\_\_\_  
Rene Salinas Ramirez, Manager  
ESCANABA, LLC  
3520 Buddy Owens Avenue  
McAllen, Texas 78504

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

SEWER LINE REIMB. CALCULATIONS			<i>*See note</i>
SEWER:	MPU: WEST CENTRAL SEWER IMPROVEMENTS		
COST:	\$617.92 x 17.438 AC	\$10,775.29	
10% ADMIN FEE	<10 YEARS	1,077.53	
<b>SEWER LINE REIMBURSEMENT</b>			<b>\$11,852.82</b>

WATER LINE REIMB. CALCULATIONS			<i>*See note</i>
WATER:	MPU: WARE RD WATER RELOCATION		
COST:	\$1,161.00 x 17.438 AC	\$20,245.52	
10% ADMIN FEE	<10 YEARS	2,024.55	
<b>WATER LINE REIMBURSEMENT</b>			<b>\$22,270.07</b>

SEWER LINE REIMB. CALCULATIONS			
SEWER:	MPU: BENTSEN RD SEWER		
COST:	\$2,092.81 x 17.438 AC	\$36,494.42	
10% ADMIN FEE	<10 YEARS	3,649.44	
<b>SEWER LINE REIMBURSEMENT</b>			<b>\$40,143.86</b>

WATER LINE REIMB. CALCULATIONS			
WATER:	MPU: BENTSEN RD WATER		
COST:	\$301.12 x 17.438 AC	\$5,250.93	
10% ADMIN FEE	<10 YEARS	525.09	
<b>WATER LINE REIMBURSEMENT</b>			<b>\$5,776.02</b>

<b>REIMBURSEMENTS DUE</b>	<b>\$80,042.77</b>
<i>*Note: Credit issue based on Doc. 175828 regarding reimbursement assessed for the lines being constructed at the time.</i>	<b><u>- \$34,122.89</u></b>
<b>TOTAL REIMBURSEMENTS DUE</b>	<b><u>\$45,919.88</u></b>

Prepared By: Erika Yonag Date: 2/7/2024 Reviewed By: \_\_\_\_\_

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: 

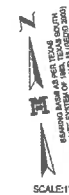
Print: Jeff Erickson





SUBDIVISION MAP OF  
PRIVATE  
HARVEST COVE  
SUBDIVISION PHASE 2

BEING A SUBDIVISION OF A 17.438 ACRES OF  
LAND SITUATED IN THE CITY OF McALLEN,  
HIDALGO COUNTY, TEXAS, BEING A PORTION  
OF LOT 138 AND OUT OF LOT 137, LA LOMITA  
IRRIGATION & CONSTRUCTION COMPANY  
SUBDIVISION, ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 24, PAGES  
67, HIDALGO COUNTY DEED RECORDS.



CENTERLINE

Line #	Direction	Length
L1	N 22° 50' 00" W	3.72

CENTERLINE - CURVE TABLES

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C11	10.78	320.00	001° 55' 34"	S16° 20' 41"E	10.78	5.36
C12	600.80	320.00	107° 32' 15"	N89° 09' 01"W	518.25	438.72
C13	183.81	320.00	032° 52' 28"	S40° 35' 37"W	161.10	94.41
C14	411.25	200.00	117° 48' 48"	N83° 06' 47"E	342.53	331.63
C15	186.77	220.00	043° 25' 58"	N59° 41' 46"W	182.80	87.62
C16	16.34	46.00	020° 21' 18"	S88° 24' 38"W	16.26	8.28
C17	94.26	90.00	090° 00' 00"	S53° 35' 16"W	84.85	80.00
C18	87.05	350.00	014° 15' 00"	N74° 17' 14"W	88.82	43.75
C19	157.29	300.00	030° 02' 25"	S82° 10' 56"E	155.50	80.50
C20	258.05	230.00	054° 17' 00"	N65° 03' 39"W	244.73	144.51

BOUNDARY LINE

Line #	Direction	Length
L135	S 80° 00' 00" E	60.00
L136	N 53° 35' 16" E	42.42
L137	N 27° 30' 00" E	41.66
L138	N 42° 00' 00" E	48.78
L139	N 55° 52' 28" E	15.05
L140	N 71° 30' 00" E	41.83
L141	N 84° 30' 00" E	41.92
L142	S 83° 30' 00" E	41.74
L143	S 84° 30' 00" E	83.84
L144	S 24° 30' 00" E	83.85
L145	S 60° 36' 51" E	35.48
L146	S 62° 30' 00" E	25.96
L147	N 78° 00' 00" E	92.67
L148	N 73° 51' 55" E	92.01
L149	N 72° 30' 00" E	103.92
L150	S 88° 00' 00" W	42.86
L151	N 08° 36' 18" E	115.07
L152	S 69° 30' 00" E	42.80

LOT LINE

Line #	Direction	Length
L16	N 81° 24' 44" W	15.76
L17	N 38° 00' 00" E	41.88
L18	N 30° 00' 00" E	28.21
L19	N 21° 00' 00" W	36.62
L20	N 81° 24' 44" W	9.10
L21	S 08° 35' 16" W	6.47
L22	N 81° 24' 44" W	27.09
L23	S 88° 00' 00" E	29.36
L24	S 89° 00' 00" W	7.53
L25	S 88° 00' 00" W	14.85
L26	N 52° 00' 00" W	15.79
L27	N 53° 35' 16" E	42.42
L28	S 48° 00' 00" W	40.73
L29	S 38° 00' 00" W	24.02
L30	N 18° 30' 00" E	22.12
L31	S 82° 30' 00" E	25.96

LOT AREA TABLES

Lot #	Area	Lot #	Area	Lot #	Area
102	5602.82	136	7967.90	170	4882.76
103	7218.06	137	5812.85	171	4882.76
104	8467.83	138	5812.85	172	4882.76
105	11836.09	139	10949.28	173	4882.76
106	10006.34	140	6793.78	174	4882.76
107	8753.13	141	4984.04	175	4882.76
108	8828.25	142	4999.58	176	8002.61
109	5703.71	143	5015.38	177	10680.21
110	5228.63	144	5030.75	178	8855.87
111	4923.91	145	5044.94	179	5812.85
112	4938.90	146	5310.11	180	5192.25
113	5251.24	147	5463.61	181	4968.92
114	5675.00	148	5610.74	182	5492.35
115	6475.32	149	6618.30	183	6632.93
116	8080.75	150	8618.53	184	7656.22
117	8633.00	151	7231.13	185	10320.71
118	5533.00	152	8723.09	186	9327.20
119	5015.07	153	6540.18	187	7030.81
120	4910.38	154	5805.80	188	5551.79
121	5203.69	155	6440.88	189	5627.54
122	5658.80	156	7236.02	190	5789.95
123	5784.36	157	7531.45	191	5887.02
124	5660.31	158	7590.91	192	5577.09
125	5124.48	159	7193.03	193	5566.01
126	4906.07	160	6883.64	194	5578.66
127	4882.76	161	6740.95	195	5634.75
128	4882.76	162	6119.04	196	5823.37
129	4882.76	163	5505.01	197	5860.56
130	4882.76	164	4973.00	198	5644.71
131	4882.76	165	4984.80	199	5832.71
132	5029.52	166	4988.16	200	1568.24
133	5901.54	167	5014.12		
134	9545.78	168	6805.65		
135	12634.22	169	6353.22		

- LEGEND
- FOUND NO. 4 REBAR
  - FOUND "X" MARK ON CONCRETE
  - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET NAIL
  - FOUND PK NAIL
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
  - N.E. COR. - NORTH-EAST CORNER
  - P.O.B. - POINT OF BEGINNING
  - U.E. - UTILITY EASEMENT
  - E.E. - ELECTRICAL EASEMENT
  - S.W.E. - SIDEWALK EASEMENT
  - L - LOT LINE

LOCATION MAP  
SCALE: 1"=1000'



LOT - CURVE TABLES

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C133	10.43	295.00	002° 01' 32"	S16° 23' 40"E	10.43	5.21
C134	51.73	345.00	008° 35' 29"	N19° 40' 38"W	51.68	25.91
C135	44.41	345.00	007° 22' 34"	N27° 38' 40"W	44.38	22.24
C136	35.18	345.00	005° 50' 33"	N34° 18' 14"W	35.16	17.61
C137	30.84	345.00	005° 07' 21"	N39° 45' 11"W	30.82	15.43
C138	37.12	345.00	006° 09' 52"	N43° 23' 47"W	37.10	18.58
C139	33.25	345.00	005° 31' 17"	N51° 14' 22"W	33.21	16.64
C140	36.13	345.00	006° 00' 00"	N57° 00' 00"W	36.11	18.08
C141	37.59	345.00	006° 14' 39"	N63° 07' 18"W	37.56	18.61
C142	47.24	345.00	007° 50' 45"	N70° 09' 56"W	47.21	23.69
C143	46.85	345.00	007° 44' 51"	N71° 07' 47"W	46.77	23.38
C144	48.63	345.00	007° 44' 40"	N85° 42' 32"W	48.59	23.35
C145	47.49	345.00	007° 53' 15"	S86° 28' 30"W	47.46	23.78
C146	49.38	345.00	008° 12' 11"	S78° 25' 47"W	49.35	24.74
C147	32.06	345.00	006° 19' 41"	S71° 39' 51"W	32.07	16.05
C148	31.75	345.00	006° 16' 22"	S66° 21' 48"W	31.74	16.86
C149	28.28	20.00	075° 14' 12"	S78° 39' 17"E	28.42	15.41
C150	18.58	255.00	003° 43' 28"	N42° 53' 55"W	18.57	9.29
C151	54.42	255.00	012° 13' 42"	N50° 52' 30"W	54.32	27.32
C152	49.38	255.00	011° 05' 56"	N82° 32' 18"W	49.32	24.78
C153	47.10	255.00	010° 34' 57"	N73° 22' 44"W	47.03	23.82
C154	46.59	255.00	010° 28' 08"	N85° 54' 15"W	46.53	23.36
C155	35.89	255.00	008° 03' 50"	S88° 49' 47"W	35.86	17.07

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C156	11.67	275.00	002° 25' 59"	N84° 00' 47"E	11.67	5.83
C157	47.00	275.00	009° 47' 32"	S89° 52' 32"E	46.94	23.58
C158	46.58	275.00	009° 42' 18"	S80° 07' 37"E	46.52	23.35
C159	38.94	275.00	008° 08' 44"	S71° 13' 08"E	38.90	19.50
C160	8.54	375.00	001° 18' 13"	N67° 04' 53"W	8.54	4.27
C161	47.24	375.00	007° 13' 03"	N72° 04' 54"W	47.21	23.65
C162	37.45	375.00	005° 43' 38"	N78° 32' 54"W	37.47	18.76
C163	34.20	85.00	023° 03' 18"	S87° 03' 37"W	33.97	17.34
C164	35.07	85.00	023° 38' 13"	S83° 42' 46"W	34.82	17.79
C165	31.35	85.00	021° 07' 52"	S41° 19' 43"W	31.17	15.85
C166	32.90	85.00	022° 10' 31"	S19° 40' 32"W	32.88	16.69
C168	54.90	35.00	080° 00' 00"	S33° 35' 16"W	46.50	35.00
C169	22.51	325.00	003° 58' 06"	N79° 25' 41"W	22.51	11.28
C170	53.13	325.00	009° 21' 57"	N72° 45' 39"W	53.07	26.62
C171	5.19	325.00	000° 04' 57"	N67° 31' 12"W	5.19	2.60
C172	39.85	325.00	007° 01' 17"	S70° 40' 22"E	39.80	19.94
C173	43.14	325.00	007° 36' 22"	S77° 59' 11"E	43.11	21.60
C174	42.49	325.00	007° 29' 30"	S65° 32' 07"E	42.46	21.28
C175	44.93	325.00	007° 55' 17"	N85° 45' 30"E	44.90	22.50
C176	12.05	205.00	003° 22' 06"	S84° 28' 54"W	12.05	6.03
C177	175.55	205.00	048° 03' 58"	N69° 18' 04"W	170.24	97.57
C178	32.88	20.00	064° 08' 35"	N2° 16' 13"E	29.29	21.50
C179	36.71	345.00	006° 08' 48"	S48° 19' 36"W	36.69	18.37

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C180	45.51	345.00	007° 33' 29"	S39° 29' 57"W	45.48	22.79
C181	44.13	345.00	007° 18' 44"	S32° 03' 21"W	44.10	22.09
C182	25.20	345.00	004° 11' 08"	S26° 17' 56"W	25.19	12.81
C183	42.38	175.00	013° 52' 31"	N31° 08' 38"E	42.28	21.29
C184	78.72	175.00	066° 06' 00"	N51° 07' 55"E	79.03	40.56
C185	89.97	175.00	026° 27' 16"	N78° 54' 36"E	88.96	46.00
C186	88.06	175.00	028° 49' 57"	S71° 55' 47"E	87.14	44.59
C187	59.71	175.00	019° 33' 00"	S47° 45' 18"E	58.42	30.15
C188	3.88	245.00	000° 54' 24"	N38° 26' 00"W	3.82	1.94
C189	43.98	245.00	010° 17' 10"	N44° 01' 47"W	43.80	22.05
C190	33.55	245.00	007° 50' 46"	N53° 05' 45"W	33.51	16.80
C191	41.08	245.00	009° 38' 28"	N61° 49' 21"W	41.03	20.59
C192	43.22	245.00	010° 06' 31"	N71° 43' 49"W	43.18	21.87
C193	20.00	245.00	004° 40' 38"	N79° 04' 24"W	20.00	10.01
C194	54.98	35.00	090° 00' 00"	S38° 24' 44"E	49.50	35.00
C195	31.42	20.00	090° 00' 00"	S53° 35' 16"E	28.28	20.00
C196	70.58	165.00	020° 43' 54"	N71° 03' 04"W	70.17	35.67
C197	77.27	165.00	022° 42' 19"	N49° 19' 56"W	76.77	38.15
C198	15.79	225.00	004° 01' 12"	S39° 59' 24"E	15.78	7.90
C199	39.27	225.00	010° 00' 00"	S47° 00' 00"E	39.22	19.58
C200	38.24	225.00	008° 44' 11"	S56° 52' 06"E	37.10	19.16
C201	47.85	225.00	012° 11' 00"	S87° 48' 42"E	47.78	24.91
C202	46.00	225.00	011° 42' 51"	S79° 48' 39"E	45.92	23.08

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C203	43.38	225.00	011° 02' 51"	N85° 50' 30"E	43.32	21.78
C204	38.41	225.00	008° 48' 50"	N78° 25' 36"E	38.37	19.25
C205	35.32	225.00	008° 59' 38"	N69° 02' 19"E	35.24	17.70
C206	35.89	225.00	009° 08' 19"	N59° 58' 21"E	35.85	17.98
C207	26.37	225.00	007° 13' 39"	N51° 47' 26"E	26.35	14.21
C208	33.75	225.00	006° 35' 38"	N43° 52' 53"E	33.71	17.30
C209	54.15	225.00	013° 51' 51"	N02° 38' 28"E	54.27	28.94
C210	5.98	225.00	001° 31' 25"	N24° 58' 05"E	5.98	2.99
C211	50.45	295.00	013° 32' 48"	S23° 58' 47"W	59.36	29.83
C212	68.40	295.00	013° 28' 48"	S42° 29' 33"W	69.24	34.86
C213	15.00	295.00	002° 54' 49"	S59° 41' 21"W	15.00	7.50
C214	69.21	295.00	013° 26' 34"	S58° 52' 02"W	69.05	34.77
C215	68.69	295.00	012° 33' 49"	S71° 52' 14"W	64.86	32.47
C216	64.65	295.00	012° 33' 23"	S84° 25' 50"W	90.53	32.45
C217	85.32	295.00	012° 41' 41"	N82° 56' 53"W	91.00	37.49
C218	64.82	295.00	012° 33' 05"	N70° 19' 45"W	90.51	32.44
C219	84.84	295.00	012° 33' 14"	N57° 48' 35"W	90.52	32.45
C220	85.36	295.00	012° 41' 39"	N45° 09' 05"W	95.33	32.81
C221	84.71	295.00	012° 34' 07"	N32° 31' 15"W	90.57	32.49
C222	55.89	295.00	010° 51' 51"	N20° 48' 33"W	84.54	28.03
C223	11.09	345.00	001° 50' 28"	S18° 18' 08"E	84.45	5.54

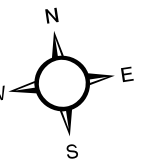




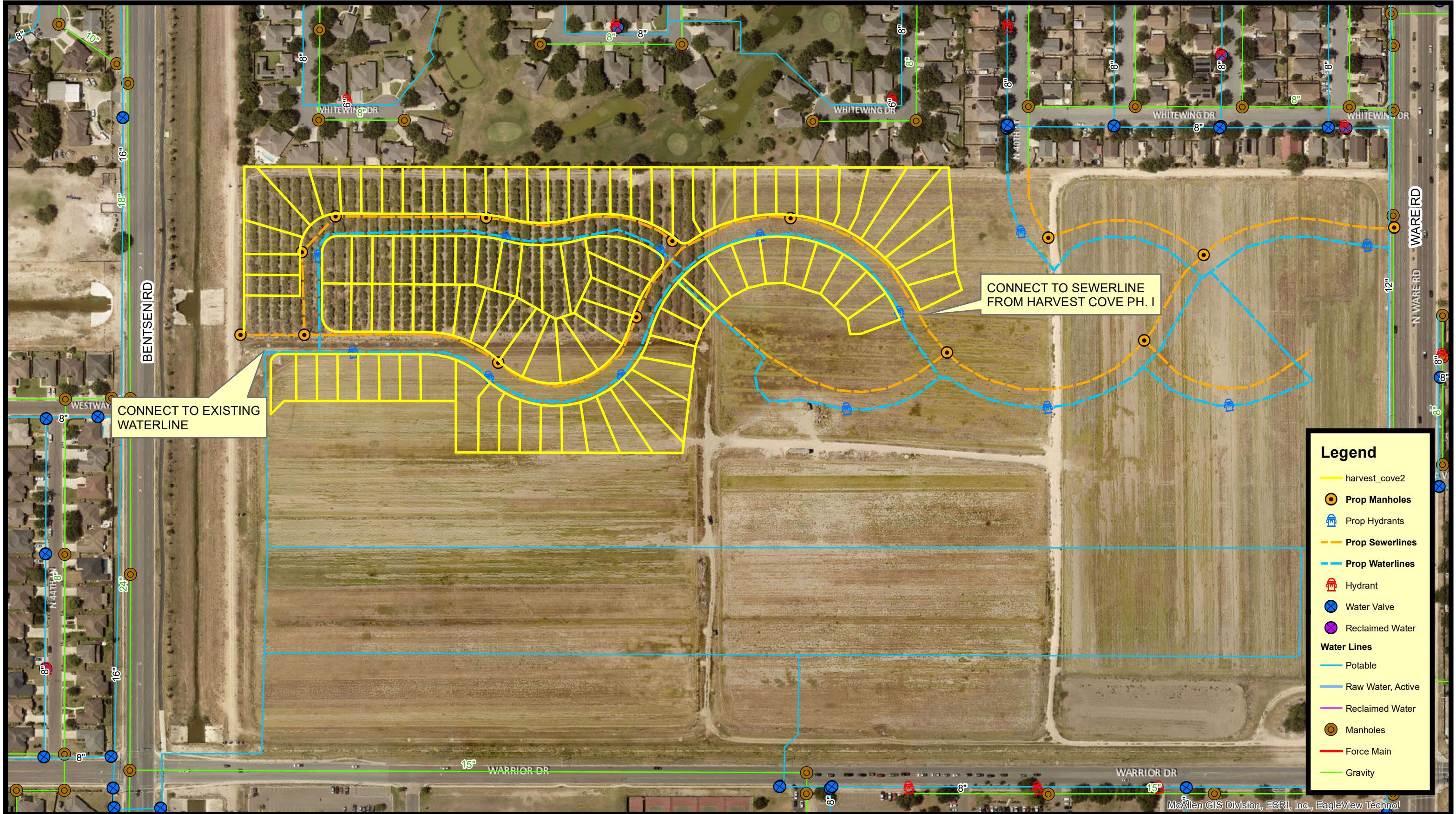


\*UTILITIES SHOWN ARE FOR GENERAL INFORMATION ONLY AND MAY NOT BE 100% ACCURATE. UTILITIES SHOULD BE FIELD VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

# HARVEST COVE SUBDIVISION PHASE 2



1" = 200'







**AGENDA ITEM**

**2.e.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**04/12/2024**

**MEETING DATE**

**4/23/2024**

1. Agenda Item: Approval of i-Shine Car Wash- Mcallen Subdivision
2. Party Making Request:  
Erika Gomez, Developmental Activities
3. Nature of Request: Request of MPUB Approval from the developer of the proposed subdivision
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement: N/A
6. Routing:  
Erika Gomez                      Created/Initiated - 4/12/2024
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 - MSC

# Memo

**TO:** Marco A. Vega, P.E., General Manager  
**THRU:** Carlos Gonzalez, P.E., Utility Engineer  
**FROM:** Erika Gomez, E.I.T., Assistant Utility Engineer  
**DATE:** April 12<sup>th</sup>, 2024  
**SUBJECT: i-Shine Car Wash-McAllen Subdivision; Consideration & Approval of Subdivision**

---

This property consists of 1.2 acres, and it is located approximately 1,300 ft west of Jackson Rd along Highway 83. It is located within the McAllen City Limits and is being proposed as C-3 commercial use.

The subdivision application was originally filed with the City on March 11<sup>th</sup>, 2024, and received preliminary P&Z approval on April 2<sup>nd</sup>, 2024. The information required from the developer's engineer for this agenda was received on April 12<sup>th</sup>, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** There is an existing 8-inch waterline that runs east-west on the south side of the property within the existing 15ft utility easement. Applicant is proposing a 2-inch water service for this development. Existing fire hydrants are within the surrounding area for fire protection.
2. **Sewer Service:** Applicant is proposing to connect to an existing 8-inch sewerline on the northeast corner of the property. This development will be serve with a 6-inch sewer service.
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; and 2.) Individual water and sewer services for each unit be installed at the time of building permit.**

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



**iShine Car Wash McAllen SUBDIVISION**

**Utility Narrative:**

A 1.20-acre tract of land, more or less out of Lot 9, Jackson Commerce Development Subdivision, Phase IV Hidalgo County, Texas, according to the map or plat recorded in Volume 33, page 34 of the Hidalgo County Map Records. This is one proposed commercial lot proposed in the subdivision.

**Water**

Lot will be serviced by a proposed 2" service line that will connect to an existing 8" waterline that runs east to west on the south side of the property. This existing water line is located just north of the Missouri Pacific Railroad ROW on an existing 15' Utility Easement. There is an existing at the southwest corner of the property.

**Sewer**

The sanitary sewer system for the proposed lot will be collected and sent through a 6" PVC sanitary sewer service line. The 6" service line will connect to an existing manhole that is located on the northeast corner of the lot.

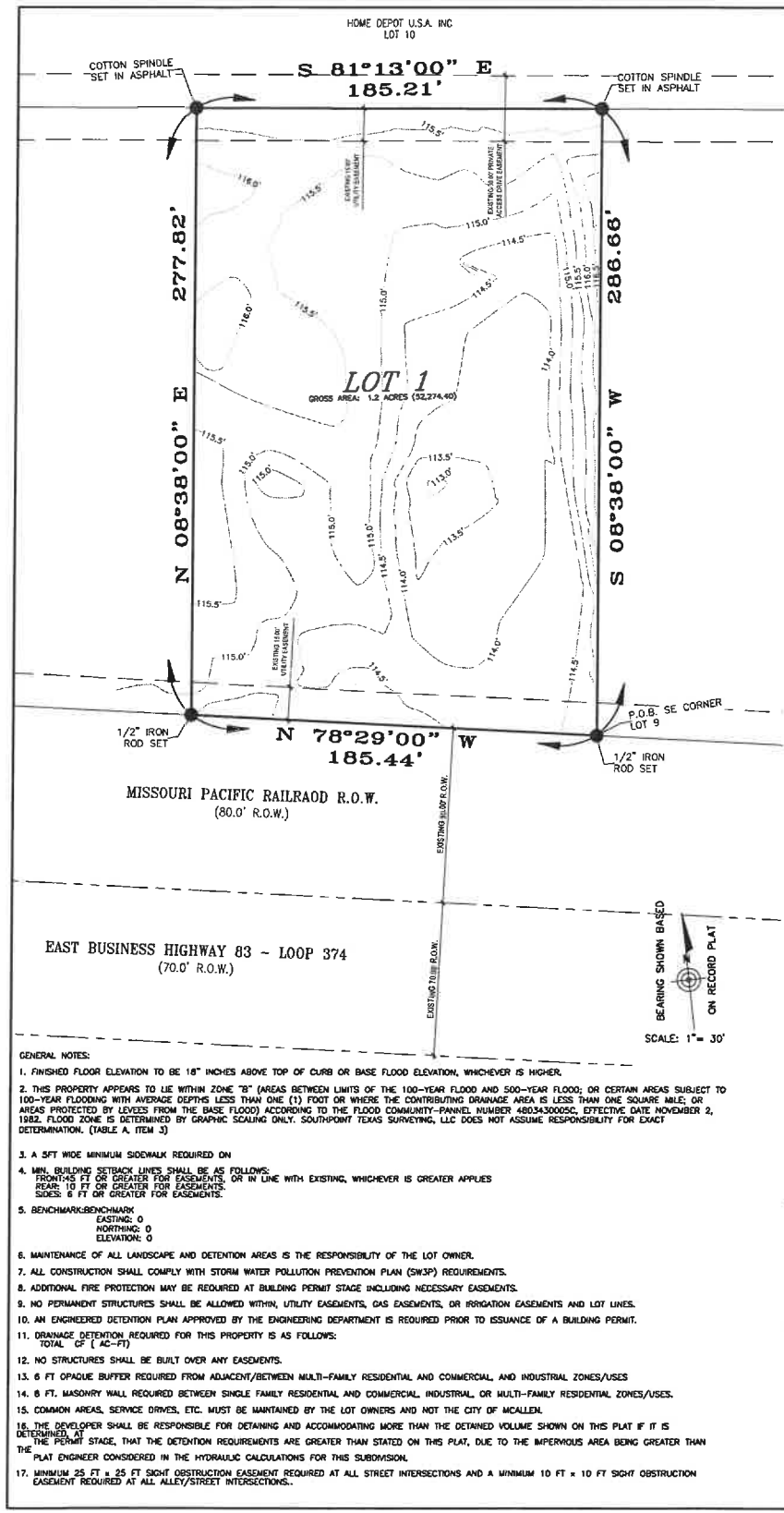
4-12-24



*C. Hinojosa, Jr.*

ADDRESS: McAllen iShine 21, LLC  
Thomas Vuong  
294 County Rd 436A  
Yoakum, Texas 77995  
Lavaca County, Texas





# SUBDIVISION PLAT OF ISHINE CAR WASH MCALLEN SUBDIVISION

ALTA/NSPS LAND TITLE SURVEY 1.20 ACRE TRACT OF LAND, MORE OR LESS  
OUT OF LOT 9 JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV  
VOLUME 33, PAGE 34, MAP RECORDS HIDALGO COUNTY, TEXAS

- NOTES:
1. ALL PROPERTY CORNERS FOUND OR SET AS SHOWN ON SURVEY. (TABLE A, ITEM 1)
  2. PROPERTY ADDRESS: 1021 E HWY 83, MCALLEN TX (TABLE A, ITEM 2)
  3. THIS PROPERTY APPEARS TO LIE WITHIN ZONE "B" (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) ACCORDING TO THE FLOOD COMMUNITY-PANEL NUMBER 480343000SC, EFFECTIVE DATE NOVEMBER 2, 1982. FLOOD ZONE IS DETERMINED BY GRAPHIC SCALING ONLY. SOUTHPONT TEXAS SURVEYING, LLC DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. (TABLE A, ITEM 3)
  4. ZONED L-1 (LIGHT INDUSTRIAL) AS PER CITY OF MCALLEN ZONING MAP. (TABLE A, ITEM 6)  
AS PER NOTE 1 ON SUBDIVISION PLAT: MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE OR EASEMENT LINES, OR APPROVED SITE PLAN WHICHEVER REQUIRES THE GREATER SETBACK.
  5. BEARINGS ARE BASED ON THE RECORDED PLAT OF JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV, VERTICAL DATUM = NAVD83 (GEOID 128) AS ESTABLISHED BY GPS OBSERVATIONS. (TABLE A, ITEM 5)
  6. NO EXISTING BUILDING ON SITE AT TIME OF SURVEY (TABLE A, ITEM 7a)
  7. NO EXISTING PARKING ON SITE AT TIME OF SURVEY (TABLE A, ITEM 9)
  8. ALL UNDERGROUND UTILITIES SHOWN AS PER UTILITY LOCATES BY TEXAS811 TICKET NUMBER 2268948559. (TABLE A, ITEM 11b)
  9. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS AT THE TIME OF SURVEY. (TABLE A, ITEM 16)
  10. THIS SURVEY WAS PREPARED WITH TITLE RESOURCES GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE OF NO. 944623, EFFECTIVE DATE JUNE 10, 2022. (TABLE A, ITEM 18)
  11. ORIGINAL SURVEYS ARE SIGNED AND SEALED IN BLUE INK. ALL OTHER COPIES ARE NULL AND VOID.

- DEED NO. 844623 SCHEDULE B, ITEM 10
- 10m) EASEMENT DATED DECEMBER 4, 1930, RECORDED IN VOLUME 329, PAGE 915, DEED RECORDS, HIDALGO COUNTY, TEXAS AND AS RESTRICTED BY INSTRUMENT RECORDED IN VOLUME 1638, PAGE 881, DEED RECORDS, HIDALGO COUNTY, TEXAS AND BY INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 478741, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
  - 10n) EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN UNTITLED INSTRUMENT DATED NOVEMBER 7, 1950, RECORDED IN VOLUME 705, PAGE 88, DEED RECORDS, HIDALGO COUNTY, TEXAS.
  - 10o) EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN UNTITLED INSTRUMENT DATED DECEMBER 7, 1950, RECORDED IN VOLUME 709, PAGE 33, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ASSIGNED IN VOLUME 733, PAGE 60, DEED RECORDS, HIDALGO COUNTY, TEXAS.
  - 10p) EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN UNTITLED INSTRUMENT DATED DECEMBER 7, 1950, RECORDED IN VOLUME 709, PAGE 34, DEED RECORDS, HIDALGO COUNTY, TEXAS.
  - 10q) RIGHT OF WAY CONTRACT DATED OCTOBER 10, 1951, RECORDED IN VOLUME 731, PAGE 158, DEED RECORDS, HIDALGO COUNTY, TEXAS.
  - 10r) RIGHT OF WAY CONTRACT DATED OCTOBER 8, 1951, RECORDED IN VOLUME 731, PAGE 159, DEED RECORDS, HIDALGO COUNTY, TEXAS.
  - 10s) RIGHT OF WAY CONTRACT DATED DECEMBER 22, 1951, RECORDED IN VOLUME 731, PAGE 594, DEED RECORDS, HIDALGO COUNTY, TEXAS.
  - 10t) EASEMENT AND RIGHT OF WAY DATED NOVEMBER 14, 1961, RECORDED IN VOLUME 1022, PAGE 339, DEED RECORDS, HIDALGO COUNTY, TEXAS.
  - 10u) EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN UNTITLED INSTRUMENT DATED AUGUST 6, 1984, RECORDED IN VOLUME 1095, PAGE 213, DEED RECORDS, AND AS AMENDED AND PARTIALLY RELEASED BY INSTRUMENT DATED APRIL 13, 1998, RECORDED ON JUNE 26, 1998, UNDER CLERK'S FILE NO. 688912, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
  - 10v) EASEMENT AND/OR OTHER RIGHTS, IF ANY, AS SET FORTH IN UNTITLED INSTRUMENT DATED SEPTEMBER 21, 1984, RECORDED IN VOLUME 1097, PAGE 592, DEED RECORDS, AND AS AMENDED AND PARTIALLY RELEASED BY INSTRUMENT DATED APRIL 13, 1998, RECORDED ON JUNE 26, 1998, UNDER CLERK'S FILE NO. 688911, OFFICIAL RECORDS, AND DATED APRIL 13, 1998, RECORDED ON FEBRUARY 24, 2000, UNDER CLERK'S FILE NO. 849226, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
  - 10w) EASEMENT FOR DRAINAGE DITCH AMENDED TO HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 IN FINAL JUDGMENT FILED JANUARY 23, 1987, STYLED HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 VS. JOHN R. FRIELAND AND WIFE, JAYNE FRIELAND, CONDOMINIUM CHASE #410 AND #414, UNDER CIVIL SUIT NO. 02-4329 RECORDED IN VOLUME 15, PAGE 105, CIVIL MINUTES, HIDALGO COUNTY, TEXAS AND AS AMENDED AND PARTIALLY RELEASED BY INSTRUMENT DATED APRIL 13, 1998, RECORDED UNDER CLERK'S FILE NO. 688913, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND PARTIALLY RELEASED BY INSTRUMENT DATED APRIL 13, 1998, RECORDED ON FEBRUARY 24, 2000, UNDER CLERK'S FILE NO. 849228, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
  - 10x) FIRST AMENDED AND RE-STATEMENT OF DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS, RECORDED UNDER CLERK'S FILE NO. 688930, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.
  - 10yc) ACCESS EASEMENT DATED JUNE 25, 1998, RECORDED UNDER CLERK'S FILE NO. 681909, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
  - 10zd) MINIMUM FLOOR ELEVATION, 162'-FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH EASEMENT; 15.00'-FOOT UTILITY EASEMENTS, AND 15.00'-FOOT PRIVATE ACCESS DRIVE, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 33, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES & BOUNDS:

FIELD NOTES OF A 1.200 ACRE TRACT OUT OF LOT 9, JACKSON COMMERCE SUBDIVISION, PHASE IV, AS DEPICTED AND RECORDED IN VOLUME 33, PAGE 34, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.200 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD SET WITH A SURVEYOR'S CAP STAMPED "SOUTHPOINT 5974" ON THE NORTH LINE OF THE MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY (80.0' RIGHT-OF-WAY WIDTH) AT THE SOUTHEAST CORNER OF SAID LOT 9, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT

THENCE, NORTH 78°29'00" WEST, ALONG THE NORTH LINE OF THE MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, A DISTANCE OF 185.44 FEET, TO A 1/2 INCH IRON ROD SET WITH A SURVEYOR'S CAP STAMPED "SOUTHPOINT 5974", FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°38'00" EAST, OVER AND ACROSS SAID LOT 9, A DISTANCE OF 277.82 FEET, TO COTTON SPINDLE SET IN ASPHALT ON THE NORTH BOUNDARY LINE OF LOT 9, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°13'00" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 9, A DISTANCE OF 185.21 FEET, COTTON SPINDLE SET IN ASPHALT AT THE NORTHEAST CORNER OF LOT 9, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°38'00" WEST, ALONG THE EAST BOUNDARY LINE OF SAID LOT 9, A DISTANCE OF 286.66 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, SAID TRACT CONTAINS 1.200 ACRES, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "ISHINE CAR WASH MCALLEN" 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, 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.

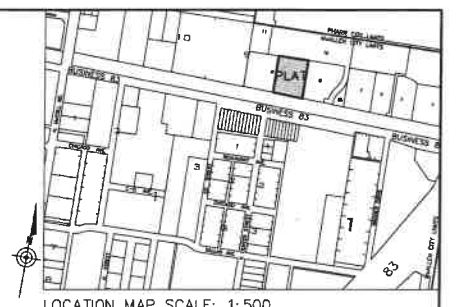
ISHINE CAR WASH  
DIRECTOR: \_\_\_\_\_ DATE \_\_\_\_\_

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 PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
\_\_\_\_\_  
HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER: ISHINE CAR WASH	0	0	
ENGINEER: CHLH ENGINEERING, LLC	CLOROMIRO HINOJOSA, JR.	701 S. 15TH STREET, MCALLEN, TX 78501	(956) 687-5560
SURVEYOR: SOUTHPONT TEXAS SURVEYING, LLC	R. MICHAEL WOOD	1409 N. STUART PLACE RD. SUITE A, HANLINGTON, TEXAS 78530	(956) 245-1937



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

DATE: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

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

MAYOR, CITY OF MCALLEN \_\_\_\_\_ DATE: \_\_\_\_\_

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

CHAIRMAN, PLANNING AND ZONING  
COMMISSION, CITY OF MCALLEN \_\_\_\_\_ DATE: \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENTS DISTRICT NO. 1 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

C.E. BRAND, JR., PRESIDENT \_\_\_\_\_ MARK FRIELAND, 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 49.21(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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SEAR, P.E., C.E.M.  
GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

REGISTERED PROFESSIONAL SURVEYOR (SEAL)  
MARIO GONZALEZ  
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 5571  
24593 FM 88, MONTE ALTO, TEXAS 78538  
(956) 380-5154

No. \_\_\_\_\_ STATE OF TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

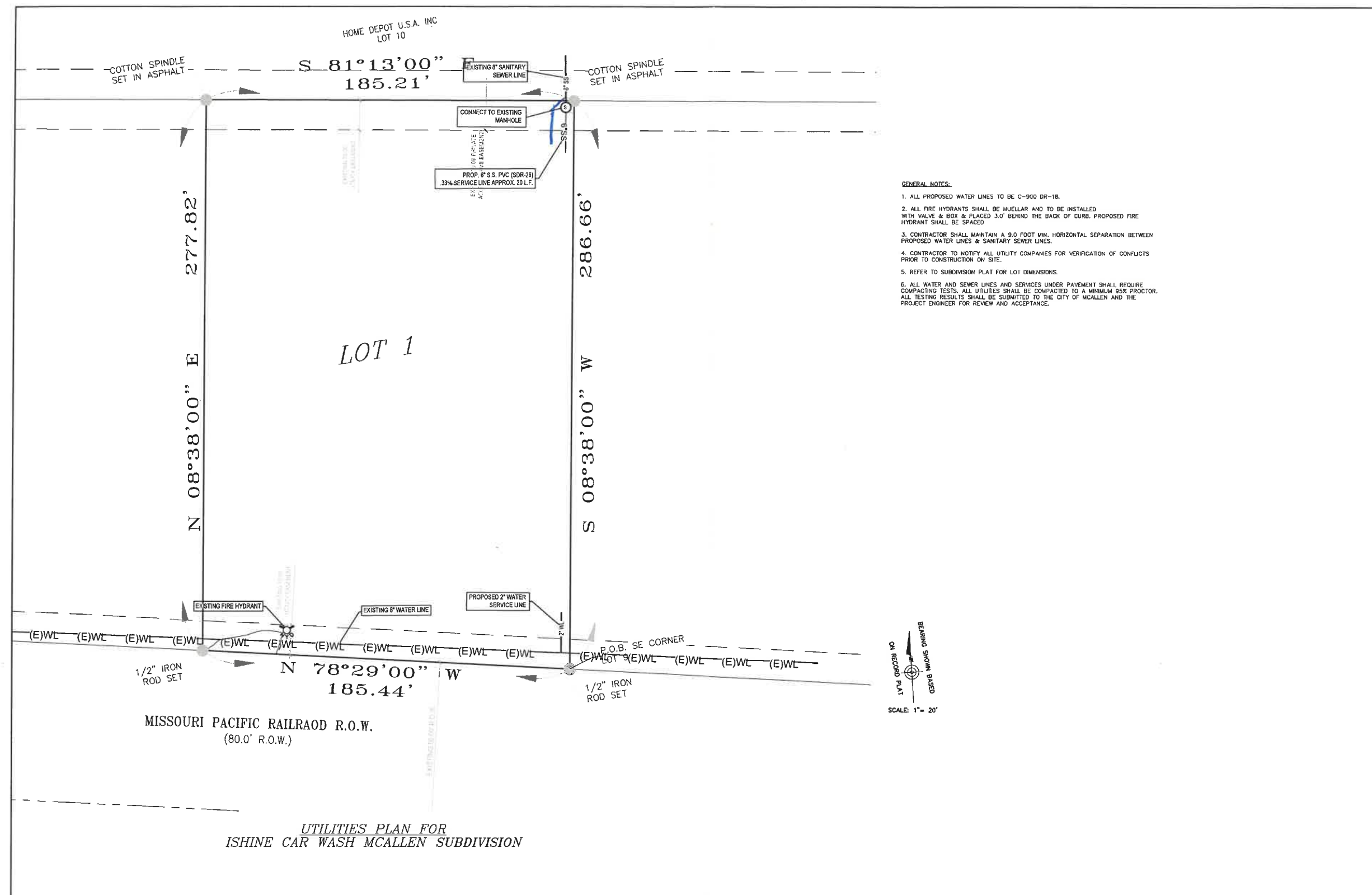
REGISTERED PROFESSIONAL ENGINEER (SEAL)  
CLOROMIRO HINOJOSA, JR.  
CHLH ENGINEERING, LLC  
701 S. 15TH STREET, MCALLEN, TX 78501  
(TEL) 956-687-5560 (FAX) 956-687-5561

No. \_\_\_\_\_ STATE OF TEXAS.

**CHLH**  
ENGINEERING, LLC

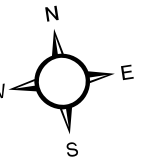
1876 FROM No. 1-8719  
701 S. 15TH STREET MCALLEN, TX 78501  
(956) 687-5560 (956) 687-5561 FAX

DATE OF PREPARATION: MARCH 11, 2024

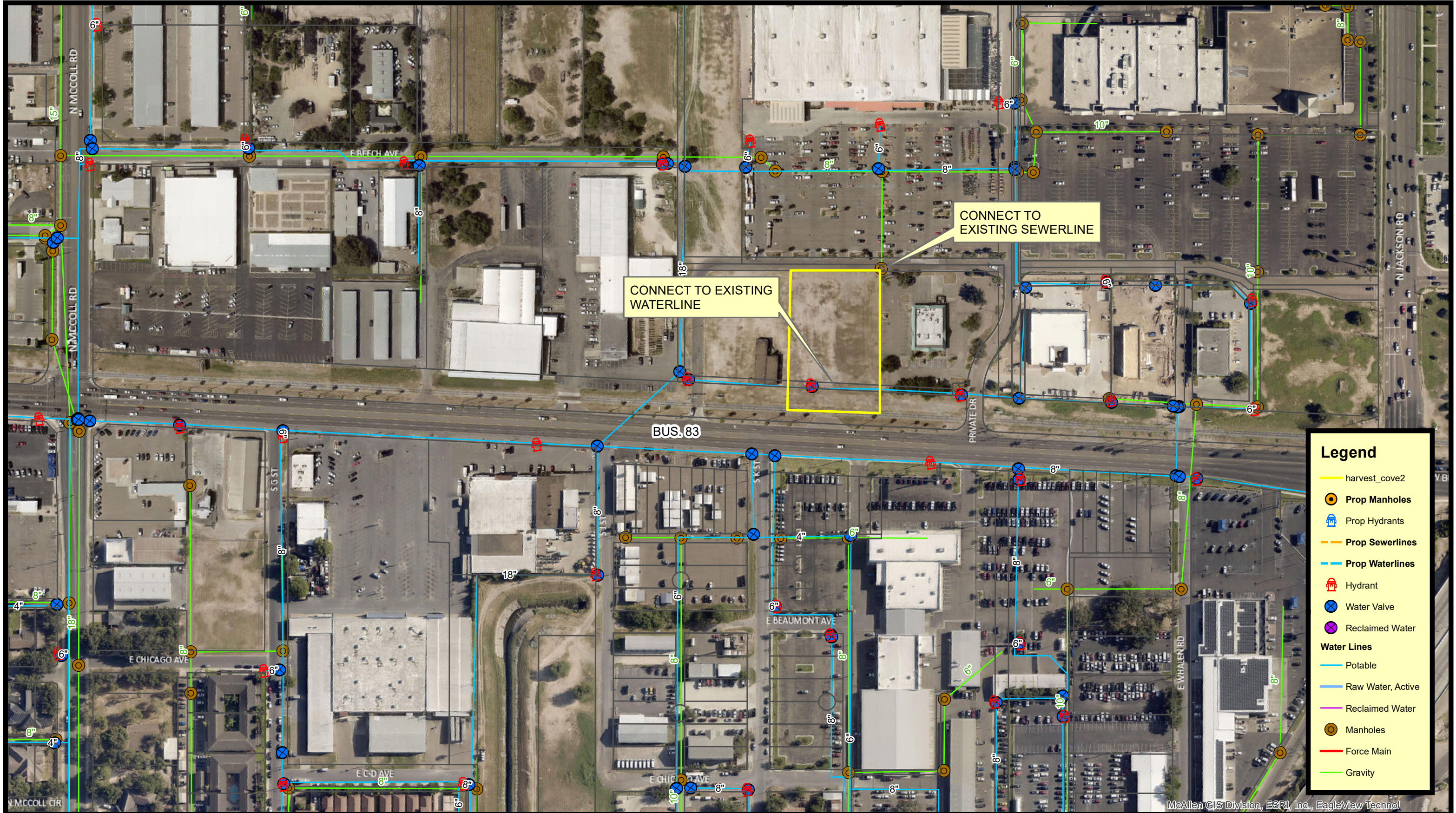




# ISHINE CARWASH McALLEN SUBDIVISION



1" = 200'







**AGENDA ITEM**

**3.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**04/12/2024**

**MEETING DATE**

**4/23/2024**

1. Agenda Item: Consideration and Approval of the Manhole Rehabilitation Project 2024
2. Party Making Request:  
Marco Ramirez, Utility Engineer P.E.
3. Nature of Request: The Consideration and Approval of the Manhole Rehabilitation Project 2024.
4. Budgeted:  

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement:
6. Routing:  
Patrick Gray                      Created/Initiated - 4/12/2024
7. Staff's Recommendation: Staff recommends the Consideration and Approval of the Manhole Rehabilitation Project 2024.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC



# Memo

**To:** Mark Vega, P.E., General Manager  
**Thru:** Marco Ramirez, P.E., Utility Engineer  
**From:** Patrick R. Gray, E.I.T, GIS Coordinator  
**Date:** April 23, 2024  
**Re:** Consideration and Approval of BuyBoard Proposal for Manhole Rehabilitation Project 2024

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For this fiscal year's sanitary sewer manhole rehabilitation plan, staff is requesting McAllen Public Utility Board consideration of a proposal for the rehabilitation of sewer manholes that have been deemed in need of repair or replacement. A budget of \$600,000 for manhole rehabilitation has been established for the 2023-2024 Fiscal Year.

The scope of this project consists of the rehabilitation of 93 sewer manholes. The rehabilitation includes cover replacement, structural repair (cement / epoxy), and bench repair.

Staff has obtained a proposal of \$438,368.00 from Southern Trenchless Solutions for this phase of manhole rehabilitation. Attached is a copy of the proposed quote.

Staff recommends approval of the BuyBoard proposal for the rehabilitation of the 81 sanitary sewer manholes.

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

Thank You



Quote Issued 4/12/2024

Quote # 24-268-468

Invoice Issued: \_\_\_\_\_

Invoice: \_\_\_\_\_

Purchase Order #: \_\_\_\_\_

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

### BuyBoard # 730-24

Project: City of McAllen  
Manhole Rehab Ph 6

Line	Item	Description	Qty	Unit	Unit Price	Total
1	231	Mobilization / Demobilization	1	EA	3,750.00	3,750.00
2	90	Premium manhole frame and cover (Composite Manhole Cover)	75	EA	850.00	63,750.00
3	95	Manhole Rehabilitation - cementitious	8,450	SF	20.00	169,000.00
4	98	Manhole Rehabilitation - epoxy	8,450	SF	20.00	169,000.00
5	104	Manhole Bench Reconstruction	12	EA	999.00	11,988.00
6	95	Manhole Rehabilitation - cementitious (if fiberglass mh chimney or bench)	245	SF	32.00	7,840.00
7	98	Manhole Rehabilitation - epoxy (if fiberglass mh chimney or bench)	245	SF	32.00	7,840.00
8	95	Manhole Rehabilitation - cementitious (For Lift Station Install)	130	SF	20.00	2,600.00
9	98	Manhole Rehabilitation - epoxy (For Lift Station Install)	130	SF	20.00	2,600.00

### Total

#### Exclusions:

1. Does Not Include ByPass or Point Repairs
2. Water to be Provided by the City at no charge to Southern Trenchless, LLC.
3. Waste to be disposed of at City Wastewater Facility at no charge to Southern Trenchless Solutions, LLC
4. Manhole mortar an epoxy can be swapped out for a geo polymer coating at no additional cost to city.

#### Instructions

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

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

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

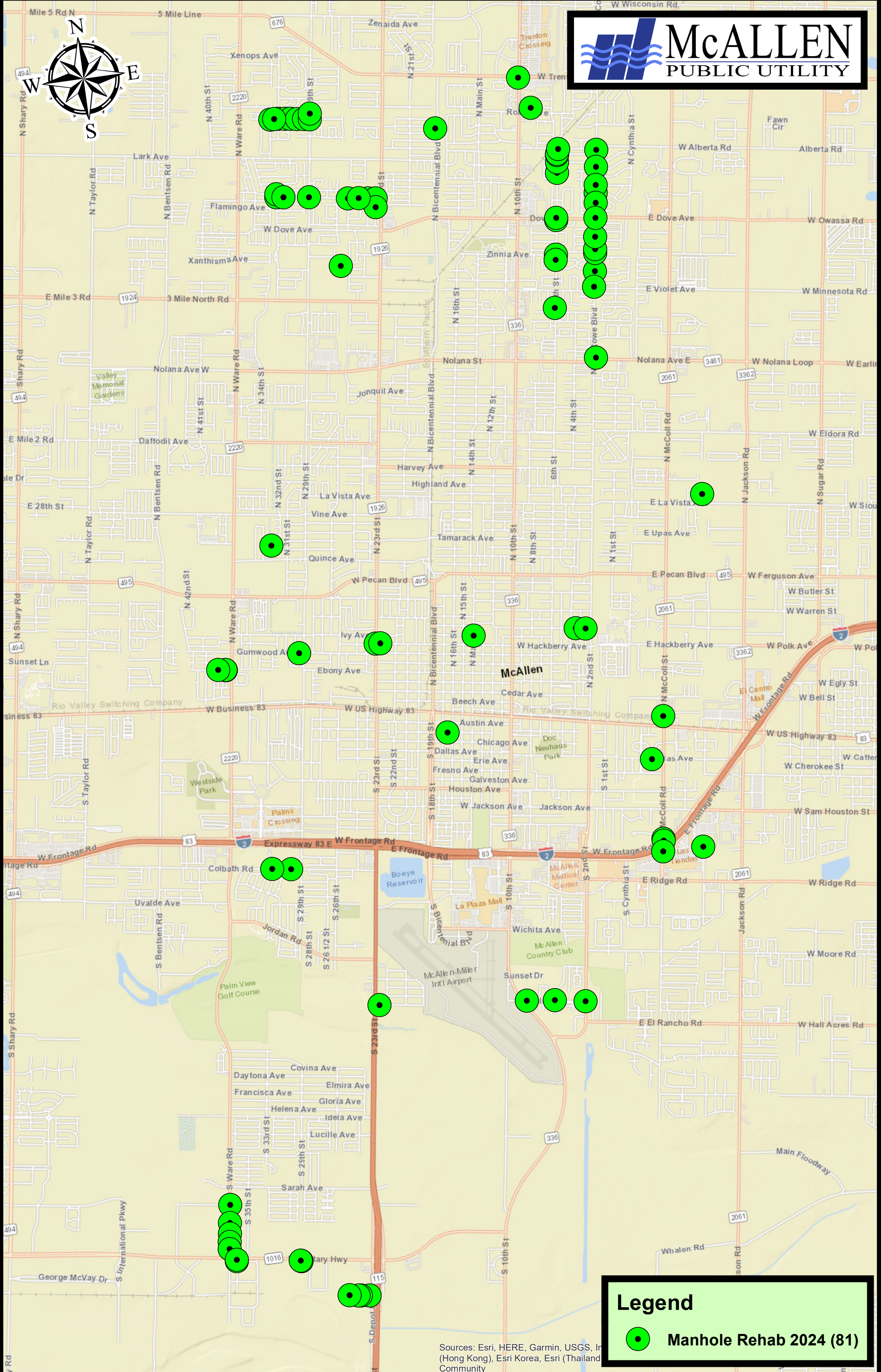


*We Appreciate Your Business!!!*









## Manhole Rehab 2024 (81)

Sources: Esri, HERE, Garmin, USGS, In  
(Hong Kong), Esri Korea, Esri (Thailand)  
Community





**AGENDA ITEM**

**4.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**04/12/2024**

**MEETING DATE**

**4/23/2024**

1. Agenda Item: Discussion and Approval of the Final Reimbursement Certificate for the developer of Chaises de Jardin Subdivision.
2. Party Making Request:  
Rafael Balderas Jr.
3. Nature of Request: Request of a Final Reimbursement Certificate from the developer of Chaises de Jardin Subdivision.
4. Budgeted:  

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement: N/A
6. Routing:  
Rafael Balderas Jr.                      Created/Initiated - 4/12/2024
7. Staff's Recommendation: Staff recommends approval.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

# Memo

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

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

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

**DATE:** April 12, 2024

**SUBJECT: Request for the Final Reimbursement Certificate for the Chaises de Jardin Subdivision**

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On September 1, 2022 the proposed Chaises de Jardin Subdivision was approved by the MPU Board. The applicant is now requesting approval for a Final Reimbursement Certificate as all improvements have been installed. The subdivision is a 10 acre tract that is located on the south side of Russell Road, between Rooth Road and Depot Road.

The installed wastewater improvements consist of a 12-inch wastewater line with a few manholes which have connected to an existing manhole near the La Puerta Lift Station. The installed 12-inch wastewater line consists of 486 LF.

The applicant has proposed to establish a reimbursement service area totaling 118 acres, which includes the area east of this subdivision.

	Acres Served	Cost	Cost per acre
Sewer Improvements	118	\$98,243.40	\$832.57

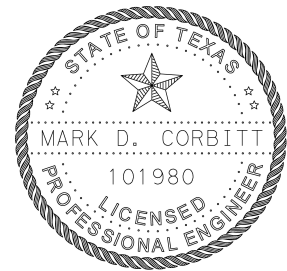
With the review of the proposed request, staff recommends approval as proposed by the developer.

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



## PROJECT COSTS FOR: Chaises De Jardin Subdivision - Sanitary Sewer

12" PVC SDR-26 (17.32' - 14.64' DEPTH)	LF	486.00	\$48.50	\$23,571.00
SANITARY SEWER MANHOLE (17.32' - 14.64' DEPTH)	EA	3.00	\$18,500.00	\$55,500.00
CONNECT TO EXISTING MANHOLE	EA	1.00	\$7,800.00	\$7,800.00
TRENCH SAFETY PROTECTION (17.32' - 14.64' DEPTH)	LF	486.00	\$9.00	\$4,374.00
COMPACT BACKFILL AS PER COM	LF	486.00	\$14.40	\$6,998.40
			<b>TOTAL :</b>	\$98,243.40
			<b>ACRES :</b>	118
			<b>\$/AC :</b>	<b>\$832.57</b>



4-12-24

*Mark D. Corbitt, P.E.*

MDC Engineering  
TBPELS Firm No. 21922

## FINAL 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, Lawn Chair Adventures, LLC hereinafter called the DEVELOPER.

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

Tex-Mex Survey W348.65'-

N1250' Lot 3 Sec 233

10.00AC GR 9.84 AC Net and proposes to extend a 12" San. Sewer Line as shown on a plan designed by  
(Location) (Service)

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

09-01-2022.  
(Approval date)

2. The Developer's Cost (\$ 832.57 p/Ac.), the Pro Rata Share to be reimbursed to the Developer by the Intervening Developers, in accordance with the presently existing MPUB's Reimbursement Policy, is shown on Exhibit "A" attached hereto and made a part hereof.

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

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

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

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_ 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

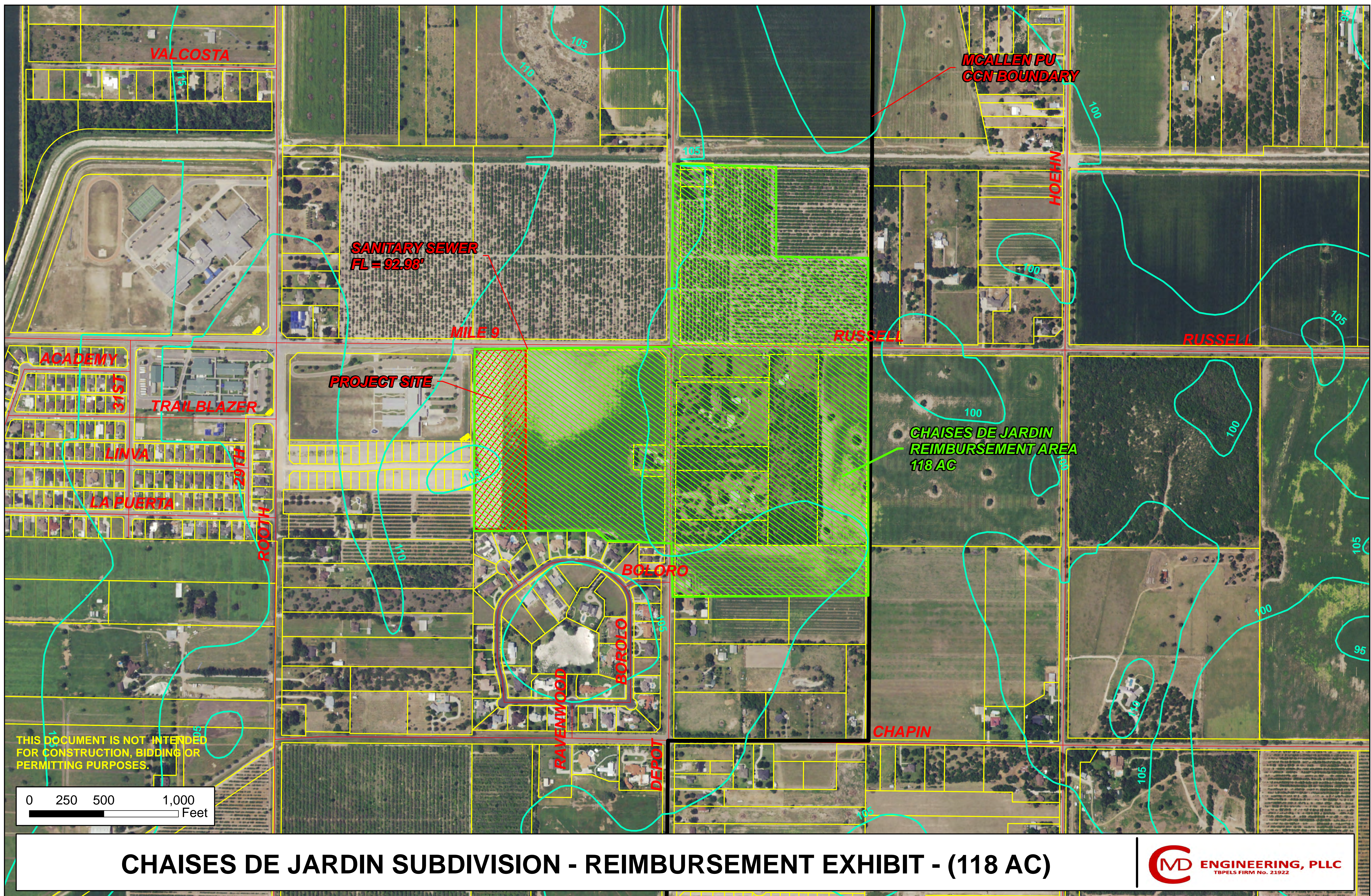
ATTEST:

\_\_\_\_\_  
Board Secretary

DEVELOPER

BY: \_\_\_\_\_









**AGENDA ITEM**

**6.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**04/12/2024**

**MEETING DATE**

**4/23/2024**

**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 - 4/12/2024**

**7. Staff's Recommendation:**

**8. City Attorney: Approve. IJT**

**9. MPU General Manager: N/A - MAV**

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