



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

DATE: Tuesday, February 13, 2024

TIME: 4:00 P.M.

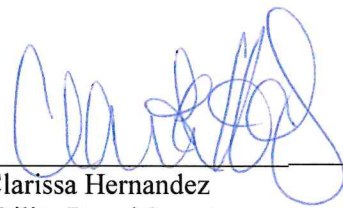
PLACE: McAllen City Hall
Commission Chambers – 3rd Floor
1300 Houston Avenue
McAllen, Texas 78501

SUBJECT MATTER:

See Subsequent Agenda.

CERTIFICATION

I, the Undersigned authority, do hereby certify that the attached agenda of meeting of the McAllen Public Utility Board of Trustees is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the **9th** day of **February, 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, FEBRUARY 13, 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

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held January 23, 2024.

2. CONSENT AGENDA:

- a) Approval of Barton Subdivision
- b) Approval of Habitat at Ware Subdivision
- c) Approval of La Casita Deli Subdivision
- d) Approval of STC 30 Acres Subdivision
- e) Approval of Red Square Dental and Orthodontics Plaza Subdivision
- f) Approval of Wellness on Wheelz Subdivision
- g) Approval of ZOHO Subdivision and Preliminary Reimbursement Certificate

3. BIDS AND CONTRACTS:

- a) Consideration and Approval of Change order No. 2-Final for the 19.5 St and Newport Waterline Improvements Project - Project No. 02-23-C19-428 (CDBG Funded)

- b) Consideration and Approval of Second Amendment to Elevated Water Tank Use Agreement for New Cingular Wireless PCS, LLC at Trade Zone Water Tower.
- c) Consideration and Approval of Emergency Repair and Replacement of Transmission Water Lines

4. UTILITY LAYOUTS:

- a) Barton Subdivision: Consideration & Approval of MPU Participation for Water Public Improvements
- b) Discussion and Approval of Huerta Subdivision and Septic Tank Variance.
- c) Barton Subdivision: Consideration & Approval of Preliminary Reimbursement Certificate to the Developer

5. MANAGER'S REPORT:

- a) Review of Quarterly Investment Report for Quarter Ending September 30, 2023.
- b) Review of Unaudited Results of Financial Operations as of September 30, 2023.

6. FUTURE AGENDA ITEMS

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

- a) Consultation with City Attorney regarding pending litigation (Section 551.071, T.G.C)
- b) Consideration of economic development matters (Section 551.087, 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 FEBRUARY 27, 2024.

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

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, January 23, 2024**, at 4:00 pm at in the City Commission Chambers at City Hall with the following present:

	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Ricardo Godinez	Trustee
	Albert Cardenas	Trustee
Absent:	Javier Villalobos	Mayor/Ex-Officio
Staff:	Marco A. Vega, P.E.	General Manager
	Isaac Tawil	City Attorney
	J.J. Rodriguez	Assistant General Manager
	Clarissa Hernandez	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Maria Chavero	Director of Finance for Utilities
	Carlos Gonzalez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	David Garza	Director of Wastewater Systems
	Marco Ramirez, P.E.	Utility Engineer
	Janet Landeros	Grants & Contracts Coordinator
	Valeria Rios	Treasury Accountant
	Rafael Balderas	Assistant to the Utility Engineer
	Jim Bob Sides	Video Production Specialist
	Katia Sanchez	Education & Communications Cord.
	Thomas Denton	Intern
	Juan Vallejo	Assistant Director of Water Systems
	Jerry Noriega	Director of Purchasing & Contracts
	Erika Gomez	Assistant to the Utility Engineer

CALL TO ORDER:

Chairman Amos called the meeting to order at 4:00 p.m.

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held January 9, 2024.

Trustee Godinez moved to approve the minutes for the regular meeting held on January 9th, 2024. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA

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

- a) Approval of Bright Woods Subdivision
- b) Approval of 6400 Industrial Center Subdivision
- c) Approval of Replat Lot 2, Sharyland Business Park No. 11 Subdivision.

3. BIDS AND CONTRACTS:

- a) Consideration and action to purchase membrane cartridges from Kubota Membrane USA Corporation.

Vice-Chairman Williams moved to approve the purchase membrane cartridges from Kubota Membrane USA Corporation. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

4. UTILITY LAYOUTS:

- a) Discussion and Possible Approval of MPU Board participation for the North Park on 107 Subdivision.

Mr. Rafael Balderas, EIT, stated this subdivision was presented and approved by the MPU Board on February 15, 2022. The property is located on the south side of State Highway 107 and approximately 800 feet west of 23rd Street. It is located within the McAllen City Limits and is being proposed as R-3A residential. The tract consists of 19.67 acres and will be 50 lots for multi-family use. The subdivision was approved with an offsite 8-inch wastewater line along the south side of the property going east across 23rd street, until within the wastewater plant, then goes south to connect to the existing wastewater line on Sprague Rd. There is also an 8-inch waterline extending offsite along State Highway 107 and also along the southside of the property to 23rd Street. The developer is requesting Board participation for the off-site wastewater and water line. In addition to that the developer is willing to install an 18-inch wastewater line within his property, following MPU's master plan to connect to the existing trunk line on Sprague Road and eventually will extend north of 107. The developer's contractor will install the 18-inch line with the cost of \$159,500. The developer requests that MPU participate for this line as well as it is not necessary for the development.

After much discussion Trustee Godinez moved to approve on staff recommendations. Trustee Cardenas seconded the motion. The motion carried unanimously.

5. MANAGER'S REPORT:

- a) Discussion of Upgrades to Specified Water Towers.

Mr. Rafael Balderas, EIT, stated there has been some interest on behalf of South Texas College on the possibility of upgrading the water towers in which their logos have been established. Those water towers include the south McColl water tower, located between McColl and K Center, south of Ridge, and also the Trenton water tower, located east of 10th Street and south of Trenton Road. Meetings have been established with staff and STC representatives discussing the requested upgrades to a new logo, which is still in the process of being approved by their Board. We were notified that STC does have a budget set for the upgrade and wishes to have that happen this fiscal year. MPU's fiscal year 23-24 budget did not include any water tower rehabilitation or upgrades. STC is aware of that and they are willing to participate to possibly upgrade at least one of the water towers. The McColl water tower would be a good candidate as there is a lesser chance of a rehabilitation needed than the Trenton. Presentations to the STC Board are still ongoing internally, and once the new logo is approved, a formal letter will be given for the request.

Item is for information purposes only.

6. FUTURE AGENDA ITEMS

Mr. Marco Vega, P.E., General Manager stated the Board Retreat will be held on March 7, 2024, at the South Wastewater Treatment Plant.

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

Chairman Amos recessed the meeting at 4:02 p.m. to go into Executive Session. Chairman Amos reconvened the meeting at 4:24 p.m.

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

No action was taken.

- b) Discussion and possible lease, sale or purchase of Real Property, Tract 1 (Section 551.072, T.G.C)

City Attorney, Isaac Tawil stated his recommendation is for the board to consider a motion authorizing the general manager and city attorney to negotiate the sale of property on the terms described during executive session.

Trustee Cardenas moved to approve on City Attorney recommendation. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:44 p.m.

Charles Amos, Chairman

Attest:

Clarissa Hernandez
Utility Board Secretary



	AGENDA ITEM	<u>2.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	02/06/2024
	MEETING DATE	2/13/2024

1. Agenda Item: Approval of Barton Subdivision

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

3. Nature of Request: The approval of Barton Subdivision

4. Budgeted:

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

5. Reimbursement:

6. Routing:
Patrick Gray Created/Initiated - 2/6/2024

7. Staff's Recommendation: Staff recommends the approval of Barton Subdivision.

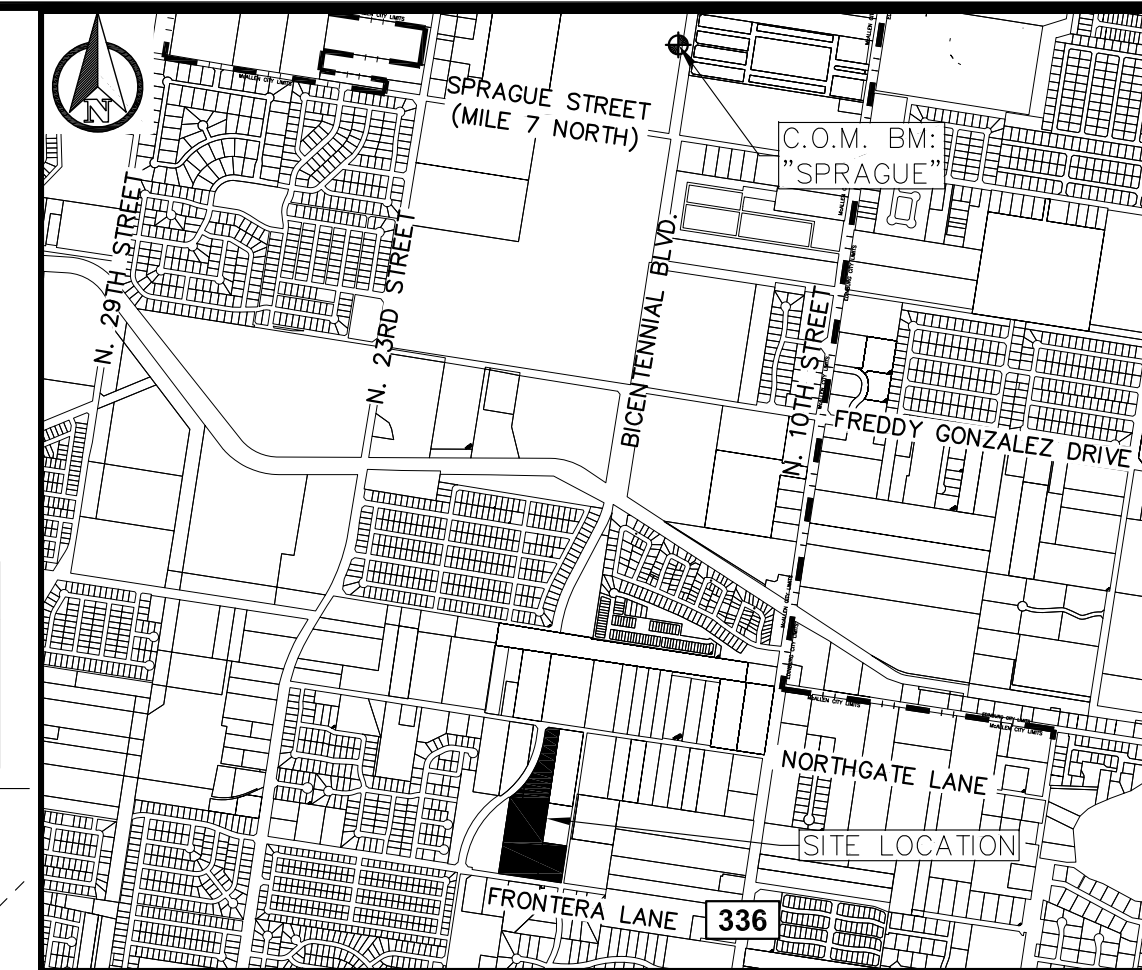
8. City Attorney: Approve. IJT

9. MPU General Manager: Approved- MAV

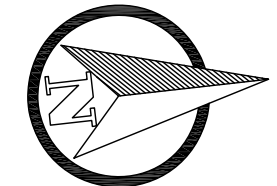
10. Director of Finance for Utilities: Approved - MSC

MAP OF BARTON SUBDIVISION

A 12.798 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING PART OR PORTION OF LOTS 20, 21, 22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT No. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LOCATION MAP 1" = 2,000'



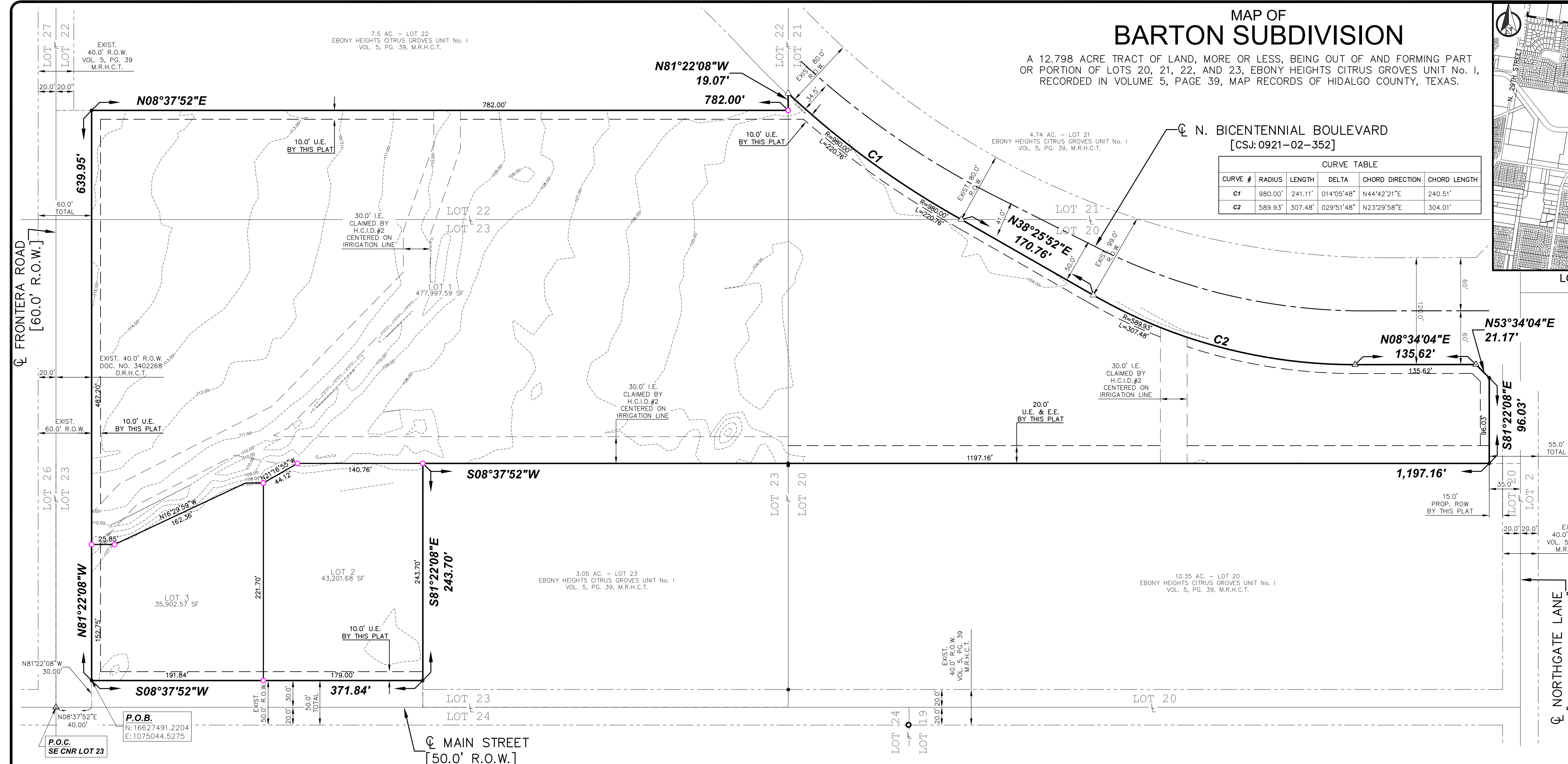
BASIS OF BEARINGS:
TEXAS STATE PLANE
COORDINATE SYSTEM
SOUTH ZONE 4205

GRAPHIC SCALE IN FEET: 1"=60'

LEGEND

- - - - - BOUNDARY LINE
- - - - - RIGHT OF WAY LINE
- - - - - ROADWAY CENTERLINE
- - - - - EASEMENT LINE
- - - - - LOT LINE
- - - - - PROPERTY LINE
- - - - - CONTOUR LINE WITH ELEVATION
- FOUND 1/2" IRON ROD OR AS NOTED
- FOUND 1/2" IRON PIPE
- SET 1/2" IRON ROD W/PINK CAP STAMPED "C.L.S. RPLS #6388"
- CALCULATED POINT
- IRRIGATION STAND PIPE
- RIGHT OF WAY
- VOLUME
- PAGE
- DOCUMENT
- UTILITY EASEMENT
- IRRIGATION EASEMENT
- ELECTRICAL EASEMENT
- POINT OF BEGINNING
- NORTHWEST
- SOUTHWEST
- CORNER
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- MAP RECORDS HIDALGO COUNTY TEXAS
- DEED RECORDS HIDALGO COUNTY TEXAS
- HIDALGO COUNTY IRRIGATION DISTRICT

CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	980.00'	241.11'	014°05'48"	N44°42'21"E	240.51'
C2	589.93'	307.48'	029°51'48"	N23°29'58"E	304.01'



METES AND BOUNDS DESCRIPTION:
BEING A 12.798 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING PART OR PORTION OF LOTS 20, 21, 22, AND 23, EBONY HEIGHTS CITRUS GROVES UNIT No. 1, RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 12.798 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A CALCULATED POINT AT THE INTERSECTION OF FRONTIERA ROAD AND MAIN STREET FOR THE SOUTHEAST CORNER OF SAID LOT 23; THENCE NORTH 08 DEGREES 37 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 23, A DISTANCE OF 40.00 FEET TO A CALCULATED POINT; THENCE NORTH 81 DEGREES 22 MINUTES 08 SECONDS WEST A DISTANCE OF 30.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" FOUND [N:16627491.2204, E:1075044.5275] AT THE INTERSECTING POINT OF THE WEST RIGHT OF WAY LINE OF SAID MAIN STREET AND THE NORTH RIGHT OF WAY LINE OF SAID FRONTIERA ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;
THENCE NORTH 81°22'08" WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 23 AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID FRONTIERA ROAD A DISTANCE OF 639.95 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
THENCE NORTH 08°37'52" EAST, PARALLEL TO THE EAST LINE OF SAID LOT 22, A DISTANCE OF 782.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE NORTH LINE OF SAID LOT 22, FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
THENCE NORTH 81°22'08" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 19.07 FEET TO A CALCULATED POINT ON THE EAST RIGHT OF WAY LINE OF BICENTENNIAL BOULEVARD, FOR THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 980.00 FEET, AND AN EXTERIOR;
THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD AND SAID CURVE AN ARC DISTANCE OF 241.11 FEET, THROUGH A CENTRAL ANGLE OF 14°05'48", CHORD DIRECTION BEARS NORTH 44°42'21" EAST A DISTANCE OF 240.51 FEET, TO A CALCULATED POINT OF TANGENCY AND AN EXTERIOR CORNER OF THIS TRACT OF LAND;
THENCE NORTH 38°25'52" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 170.76 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 589.93 FEET, FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;
THENCE NORTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD AND SAID CURVE AN ARC DISTANCE OF 307.48 FEET, THROUGH A CENTRAL ANGLE OF 29°51'48", CHORD DIRECTION BEARS NORTH 23°29'58" EAST A DISTANCE OF 304.01 FEET, TO A CALCULATED POINT TO A POINT OF TANGENCY AND AN EXTERIOR CORNER OF THIS TRACT OF LAND;
THENCE NORTH 08°34'04" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 135.62 FEET TO A CALCULATED POINT FOR THE MOST WESTERLY NORTHWEST CORNER OF THIS TRACT OF LAND;
THENCE NORTH 53°34'04" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID BICENTENNIAL BOULEVARD, A DISTANCE OF 21.17 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" FOUND ON THE SOUTH RIGHT OF WAY LINE OF NORTHGATE LANE, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 81°22'08" EAST, PARALLEL TO THE NORTH LINE OF SAID LOT 20 AND ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NORTHGATE LANE, A DISTANCE OF 96.03 FEET TO A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;
THENCE SOUTH 81°22'08" EAST, PARALLEL TO THE SOUTH LINE OF SAID LOT 20 AND ALONG THE WEST RIGHT OF WAY LINE OF SAID MAIN STREET, A DISTANCE OF 371.84 FEET TO THE POINT OF BEGINNING, CONTAINING 12.798 ACRES OF LAND [557,101.11 SQ. FT.] MORE OR LESS.

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO
WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS BARTON SUBDIVISION AN ADDITION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE 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.

ANTONIO ESPARZA 900 W. SAM HOUSTON, SUITE 1 PHARR, TEXAS 78577
BARBARA JO GUERRA 900 W. SAM HOUSTON, SUITE 1 PHARR, TEXAS 78577

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

NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION DATE
GENERAL MANAGER

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

MAYOR, CITY OF McALLEN DATE
CITY SECRETARY DATE

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

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

MANUEL CARRIZALES
TEXAS R.P.L.S. No. 6388
TEXAS REG. SURVEYING FIRM No. 101194417

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER
I, THE UNDERSIGNED, ROBERTO SALINAS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

ROBERTO SALINAS, PE
TEXAS LICENSED PROFESSIONAL ENGINEER No. 122063
TBPELS FIRM No. 21737

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" [NO SHADING] DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN", COMMUNITY-PANEL NUMBER 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000
- MINIMUM BUILDING SETBACK LINES AS PER CITY OF McALLEN ORDINANCE.
FRONT: 25' OR GREATER FOR EASEMENTS
REAR: 10' OR GREATER FOR EASEMENTS
INTERIOR SIDES: 6' OR GREATER FOR EASEMENTS
SIDE CORNER: 10' OR GREATER FOR EASEMENTS
GARAGE: 18' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT OR 18 INCHES ABOVE THE HIGHEST ADJACENT GRADE, WHICHEVER IS GREATER.
- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: _____ C.F. (____ AC.FT.) TO BE PROVIDED WITHIN DESIGNATED DETENTION AREAS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- PRIVATE DRAINAGE SYSTEM/DETENTION AREAS TO BE MAINTAINED BY PROPERTY OWNER.
- BENCHMARK IS CITY OF McALLEN BENCHMARK "SPRAGUE" MONUMENT: STAINLESS STEEL 3/8", COVERED WITH AN ALUMINUM LOGO CAP. LOCATED INSIDE THE WATER TREATMENT PLANT [SEE LOCATION MAP FOR APPROXIMATE LOCATION]
PUBLISHED DATA: CITY OF McALLEN BENCHMARK "SPRAGUE"
ELEVATION = 102.61
COORDINATES: TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88.
US SURVEY FEET
GRID: N=16636202.03496 E=1076277.68322
- 4 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG N. BICENTENNIAL BLVD., FRONTIERA RD., NORTHGATE LANE, N. MAIN ST., AND BOTH SIDES OF INTERNAL STREETS
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG N. BICENTENNIAL BOULEVARD AND FRONTIERA ROAD.
- 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. BICENTENNIAL BLVD. AND FRONTIERA ROAD.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
- 25 X 25 FT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ECT. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ANTONIO ESPARZA & BARBARA JO GUERRA	900 W. SAM HOUSTON, SUITE 1	PHARR, TX 78577	956-_____
ENGINEER: TURBO ENGINEERS, PLLC	1203 ERIE AVENUE, SUITE F	McALLEN, TX 78501	956.598.2940
SURVEYOR: MANUEL CARRIZALES, R.P.L.S.	4807 GONDOLA AVENUE	EDINBURG, TX 78542	956.567.2167



TURBO ENGINEERS, PLLC
1203 ERIE AVENUE, SUITE F
McALLEN, TEXAS 78501
956.598.2940
roberto@turboengineers.net

Texas Registered Surveying Firm
TBPELS FIRM No. 10194417
4807 Gondola Avenue,
Edinburg, TX 78542
Office: 956-567-2167
www.cls.tdlnr.com

TBPE FIRM #21737

NO.	DATE	DESCRIPTION	BY

PRELIMINARY REIMBURSEMENT CERTIFICATE

STATE OF TEXAS X
COUNTY OF HIDALGO X

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

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

Barton Subdivision located at the Northwest corner of Frontera Rd and Main St

(Location)

and proposes to extend a 8 inch wastewater main line as shown on a plan designed by
(Service)

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

MPUB on Jan 23, 2024
(Approval date)

2. The Developer's Cost (\$ 2,684.74 /Ac.), the Pro Rata Share to be reimbursed to the Developer by the Intervening Developers, in accordance with the presently existing MPUB's Reimbursement Policy, is shown on Exhibit "A" attached hereto and made a part hereof.

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

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

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

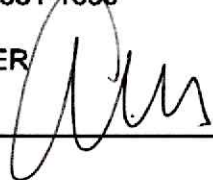
ISSUED in triplicate originals this _____ day of _____, 20____ and
to expire this ____ day of _____, 20____.

CITY OF McAllen BY THE
McALLEN PUBLIC UTILITY

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

ATTEST:

Board Secretary

DEVELOPER
BY: 
Address: _____

**SUBDIVISION REIMBURSEMENT WORKSHEET
BARTON SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS			
SEWER:	DEV:	NORTHGATE REIMBURSEMENT	
COST:	\$452.94 x	3.5 AC	\$1,585.29
10% ADMIN FEE	<10 YEARS		158.53
SEWER LINE REIMBURSEMENT			\$1,743.82

SEWER LINE REIMB. CALCULATIONS			
SEWER:	MPU:	NORTHGATE SEWER BOND	
COST:	\$2,355.26 x	1 AC	\$2,355.26
10% ADMIN FEE	<10 YEARS		235.53
SEWER LINE REIMBURSEMENT			\$2,590.79

WATER LINE REIMB. CALCULATIONS			
WATER:	MPU:	NORTHGATE WATER BOND	
COST:	\$1,118.38 x	3 AC	\$3,355.14
10% ADMIN FEE	<10 YEARS		335.51
WATER LINE REIMBURSEMENT			\$3,690.65

TOTAL REIMBURSEMENT DUE **\$8,025.26**

Prepared By:  Date: 2/1/23 Reviewed By: 

Escrows will be adjusted upon execution of Final Reimbursement Certificate

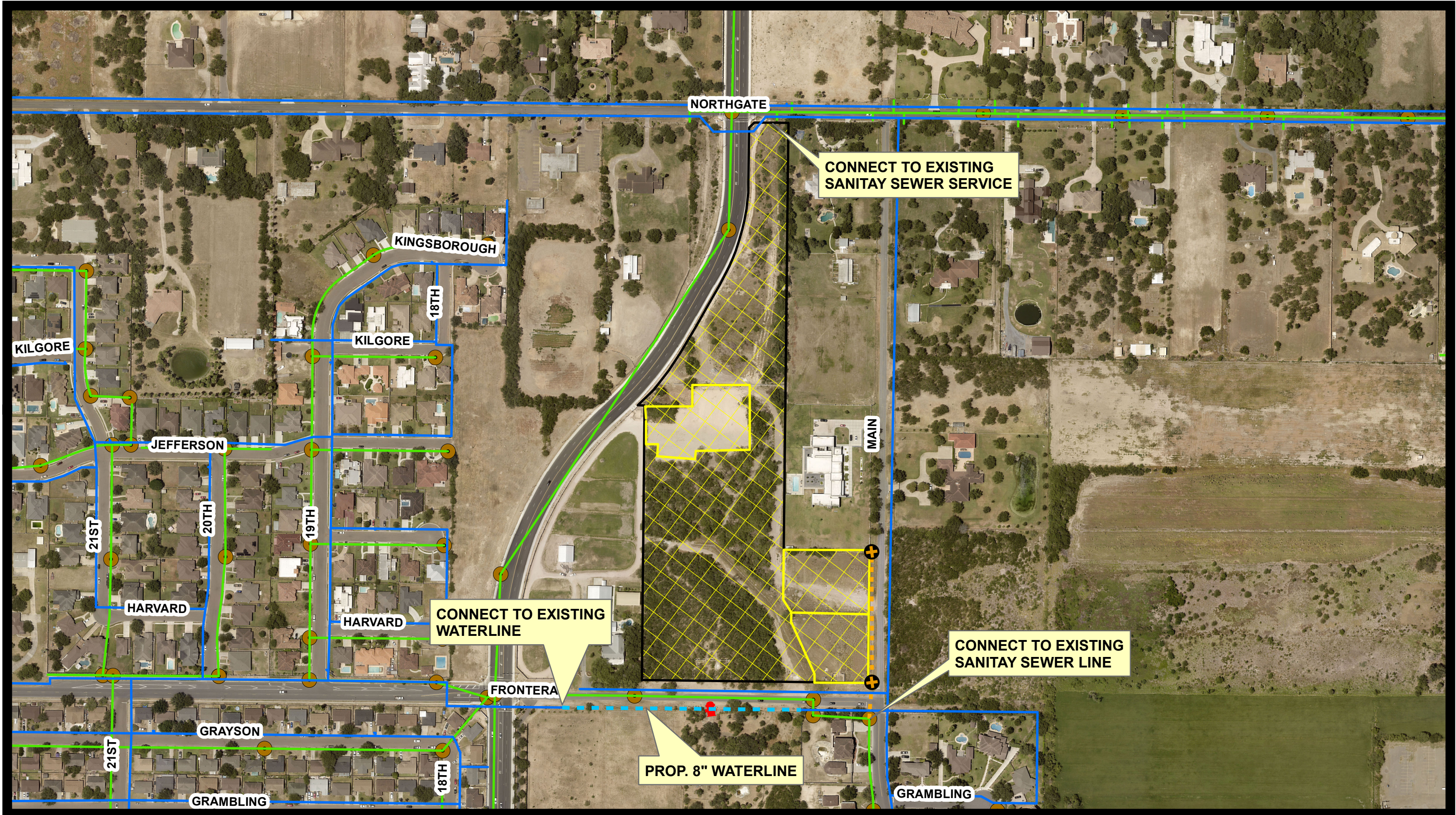
I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: 

Print: Antonio Esparza



Barton Subdivision



Memo

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

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

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

DATE: February 13, 2024

SUBJECT: Approval of Barton Subdivision

This property is located between Northgate Ln and Frontera Rd. on the east side of Bicentennial Blvd. The subdivision is located within the McAllen City Limits and is being proposed as R-1 Residential. The tract consists of 12.798 acres and will consist of three (3) single family homes.

The subdivision application was originally filed with the City on August 4, 2023 and has received preliminary P&Z approval on January 10, 2024. The information required from the developer's engineer for this agenda was received on February 5, 2024.

Utility plan/availability is described as follows:

Water Service: The property is served by an existing 5" waterline along Northgate Ln and an 8" waterline along Main St. The lot along side Bicentennial Blvd. will be served with a 1" single service off the waterline from Northgate and the other two lots will be served with a 1" single service off the waterline from Main St. The developer is proposing to install an 8" waterline along Frontera Rd. to complete the loop to the south. The developer is also proposing one (1) fire hydrant to tie into the proposed 8" waterline.

Sewer Service: The property along Bicentennial Blvd. will be served by extending an existing 4" sewer service clean out from Northgate Ln. The developer is proposing an 8" sanitary sewer line that will tie into the sewer main on Frontera Rd. The proposed 8" sanitary sewer line will run approximately 450LF north from the intersection of Frontera Rd. and Main St. to serve the lower two lots. The developer is also proposing to leave stub outs from the proposed manholes for future connections.

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

- 1.) **Dedication of a utility easement, possibly along the perimeter of the property.**
- 2.) **Installation of the proposed public utility infrastructure to be constructed as proposed.**
- 3.) **Payment of a Waterline and Sewer Line Reimbursement to MPU and the Developer in the amount of \$8,025.26 for the Northgate Waterline and Sewer Line Project.**

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

Thank you

TURBO

ENGINEERS, PLLC

Engineering Firm Reg # 21737
4013 Zion Ave McAllen, TX 78501
Phone: (956) 598-2940 roberto@turboengineers.net

UTILITY NARRATIVE

Barton Subdivision:

A 12.798-acre tract of land, more or less, being out of and forming part or portion of lots 20, 21, 22, and 23, ebony heights citrus groves unit No. 1, recorded in volume 5, page 39, map records of Hidalgo County, Texas.

Water Supply: Description:

Barton Subdivision is provided with potable water by the City of McAllen Public Utility Board. The City of McAllen Public Utility Board has an existing 8 in waterline along the East ROW of Main Street; and an existing 8 in waterline on the southeast corner of N. Bicentennial Blvd and Northgate Lane intersection. A new 8 in line will be installed along the south ROW of Frontera Rd for 640 linear feet serving as connection between existing 8 in waterlines located at Main St and N. Bicentennial Blvd.

The Water Systems for Barton Subdivision consist of connecting to the existing 8 in waterline along the East ROW of Main Street to service Lots 2 & 3; and connect to the existing 8 in waterline at the southeast corner of the intersection of N. Bicentennial Blvd and Northgate Lane to service Lot 1. A fire hydrant assembly will be installed along Main Steet and Frontera Road. Service connections will be installed along Northgate Lane and Main Street.

Sewage Facilities: Description:

Barton Subdivision Lots 2 & 3 will be served by a sanitary sewer collection system running along the south ROW of Frontera Road owned by the City of McAllen Public Utility Board. There is an existing sanitary service connection along the south ROW of Northgate Lane that will serve Lot 1.

The proposed sanitary collection system for Barton Subdivision Lots 2 & 3 consists of an 8 in sanitary sewer line that will run south within the Right-of-Way of Mains Street for 372 ft, then enters the ROW of Frontera Road and crosses under the pavement terminating at the existing manhole with a drop connection at the southeast corner of Frontera Rd and Main St.

Certification:

By my signature below, I certify that the water and sewage service facilities described above are in compliance with the model rules adopted under section 16.343, water code. I certify that the estimated costs to install water and sanitary sewer collection facilities, discussed above, are as follows:

Water Facilities – these facilities are to be constructed before final approval of the subdivision and have an anticipated cost of \$56,806.00.

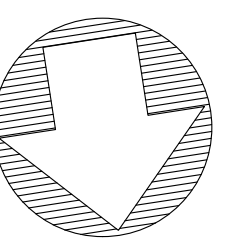
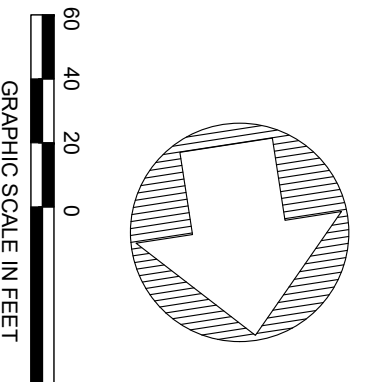
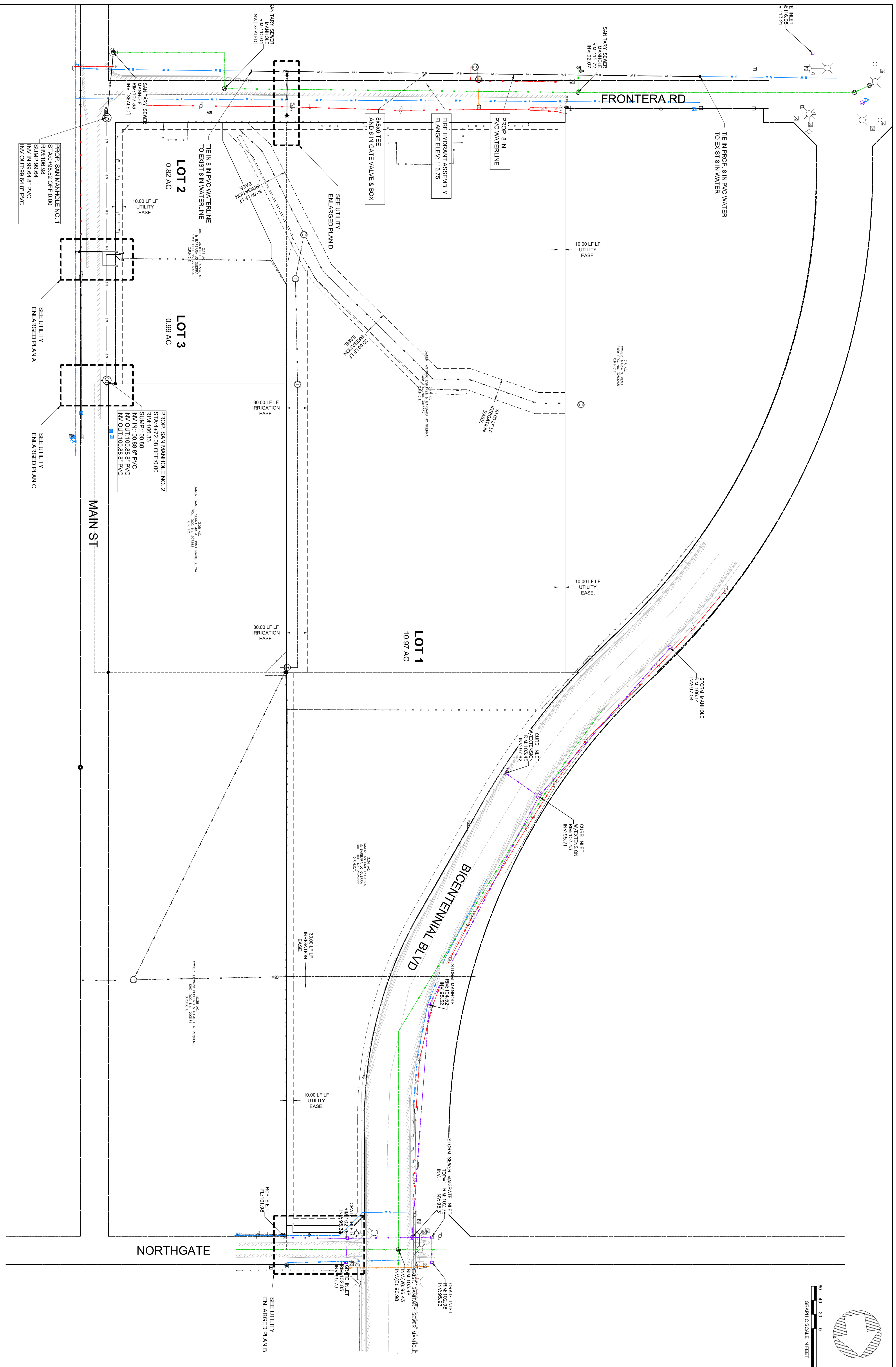
Sanitary Sewer Collection facilities – these facilities are to be constructed before final approval of the subdivision and have an anticipated cost of \$93,268.00.



A handwritten signature in black ink that reads "Roberto Salinas, P.E." The signature is written in a cursive style.

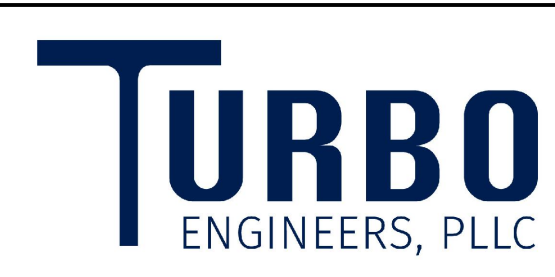
01/16/24

Roberto Salinas, P.E.
Texas Professional Engineer No. 122063
TBPELS Firm No. 21737



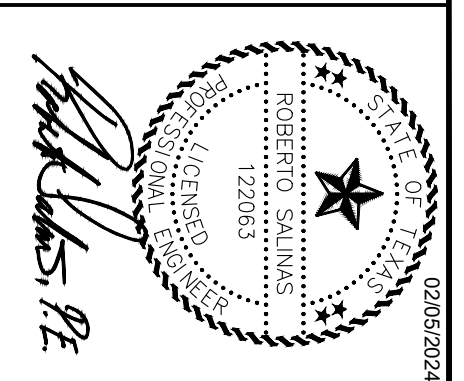
BARTON SUBDIVISION

McALLEN, TX 78504



1203 ERIE AVE STE F
McALLEN, TX 78501
956.598.2940
roberto@turboengineers.net

TBPE FIRM # 21737

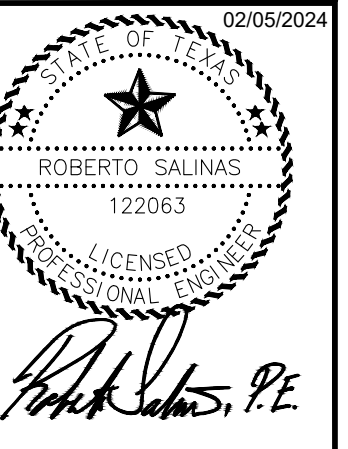


REV.	DESCRIPTION	DATE

PROJ. NO. 2325
DATE: JUNE 21, 2023
SHEET NAME:

UTILITY LAYOUT

SHEET NUMBER



1203 ERIE AVE STE F
 McALLEN, TX 78501
 956.598.2940
 roberto@turboengineers.net

TURBO
 ENGINEERS, PLLC

TBPE FIRM # 21737

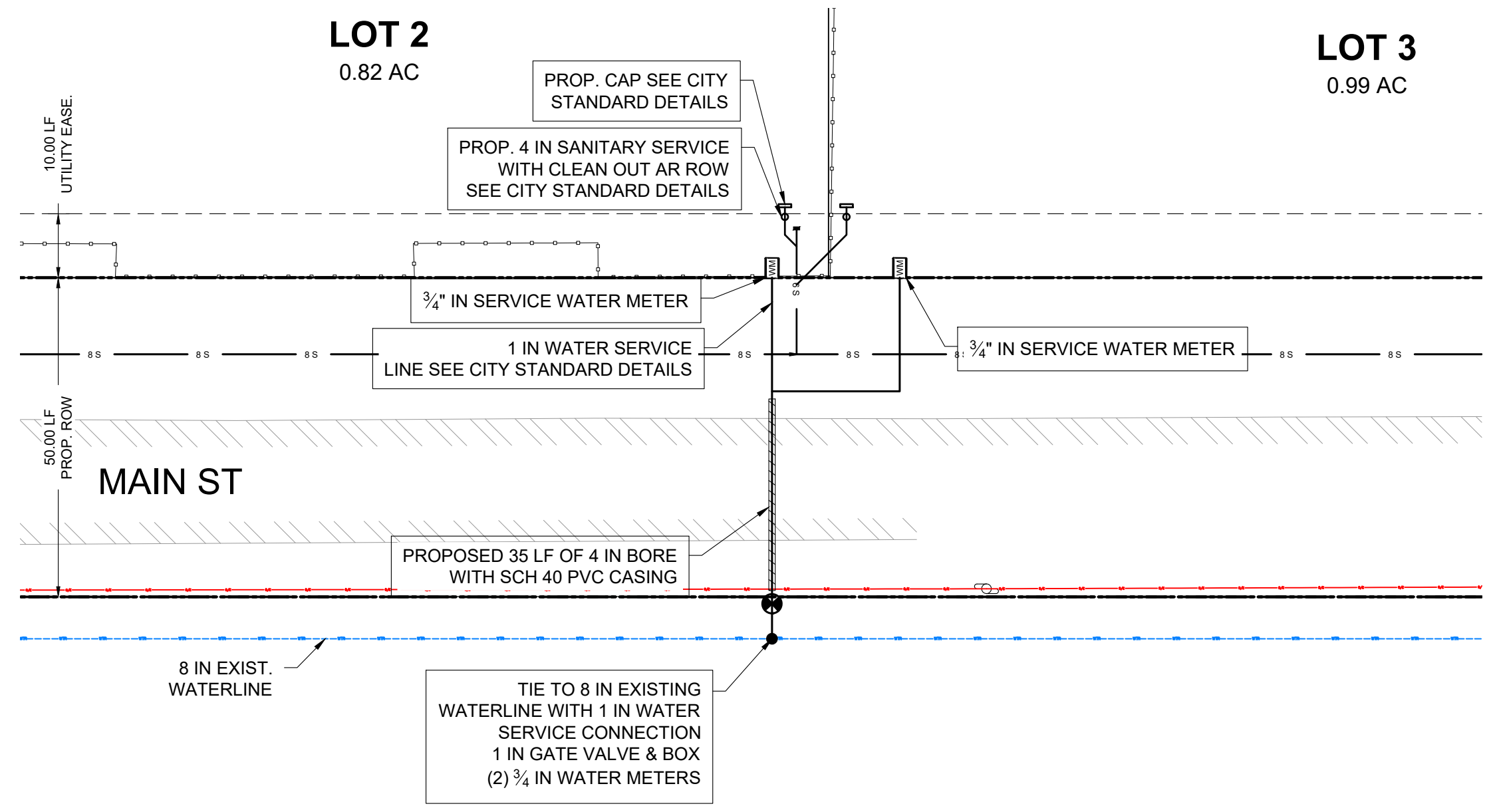
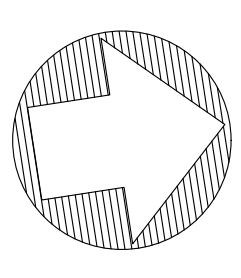
BARTON SUBDIVISION

McALLEN, TX 78504

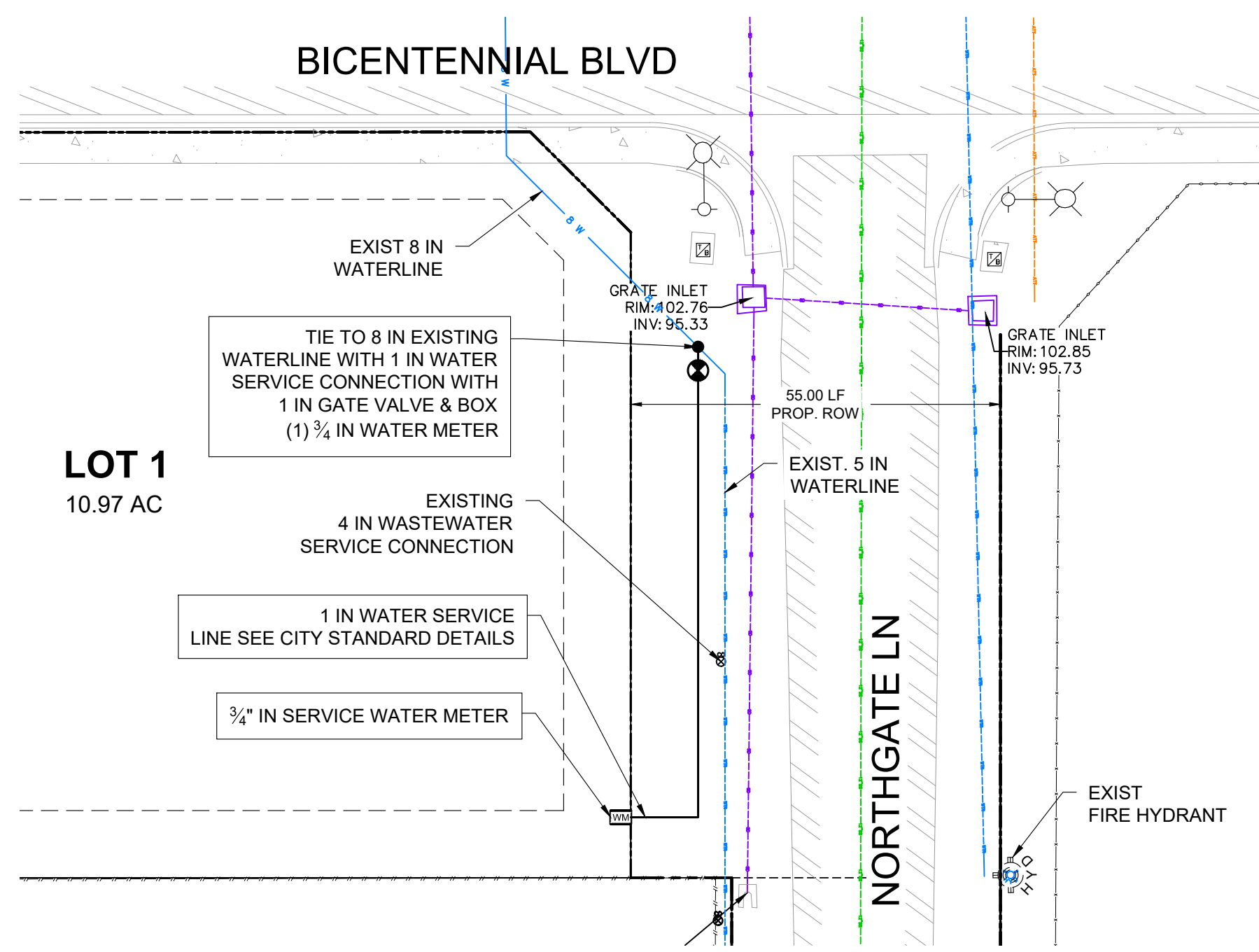
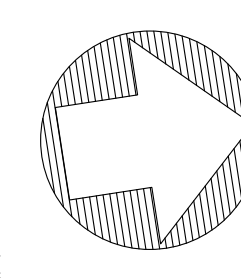
REVISIONS		
REV.	DESCRIPTION	DATE

PROJ. NO. 2325
 DATE: JUNE 21, 2023
 SHEET NAME:
UTILITY ENLARGED PLAN

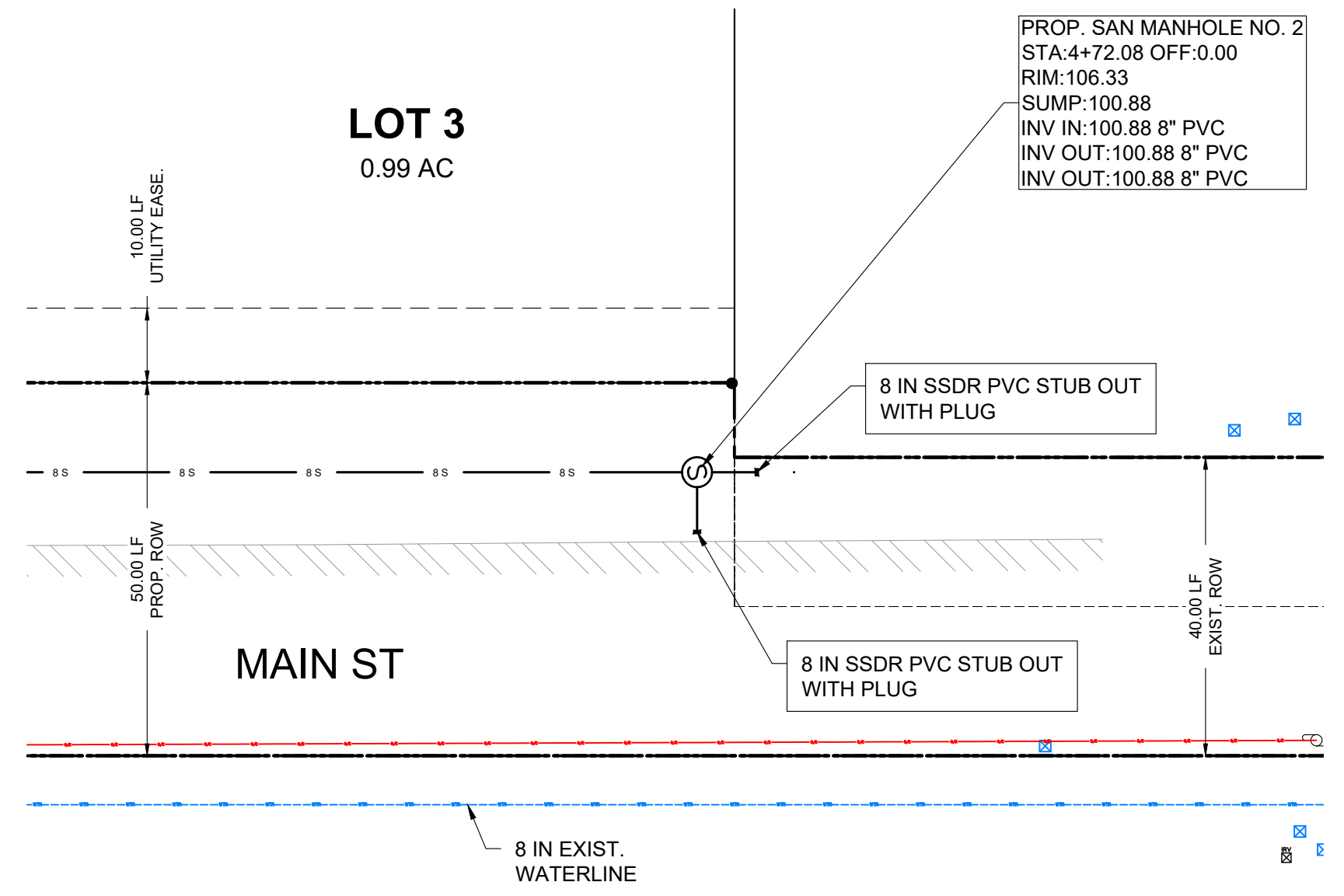
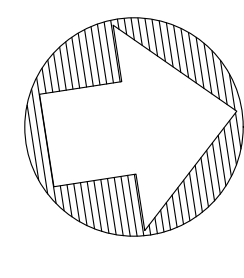
SHEET NUMBER:



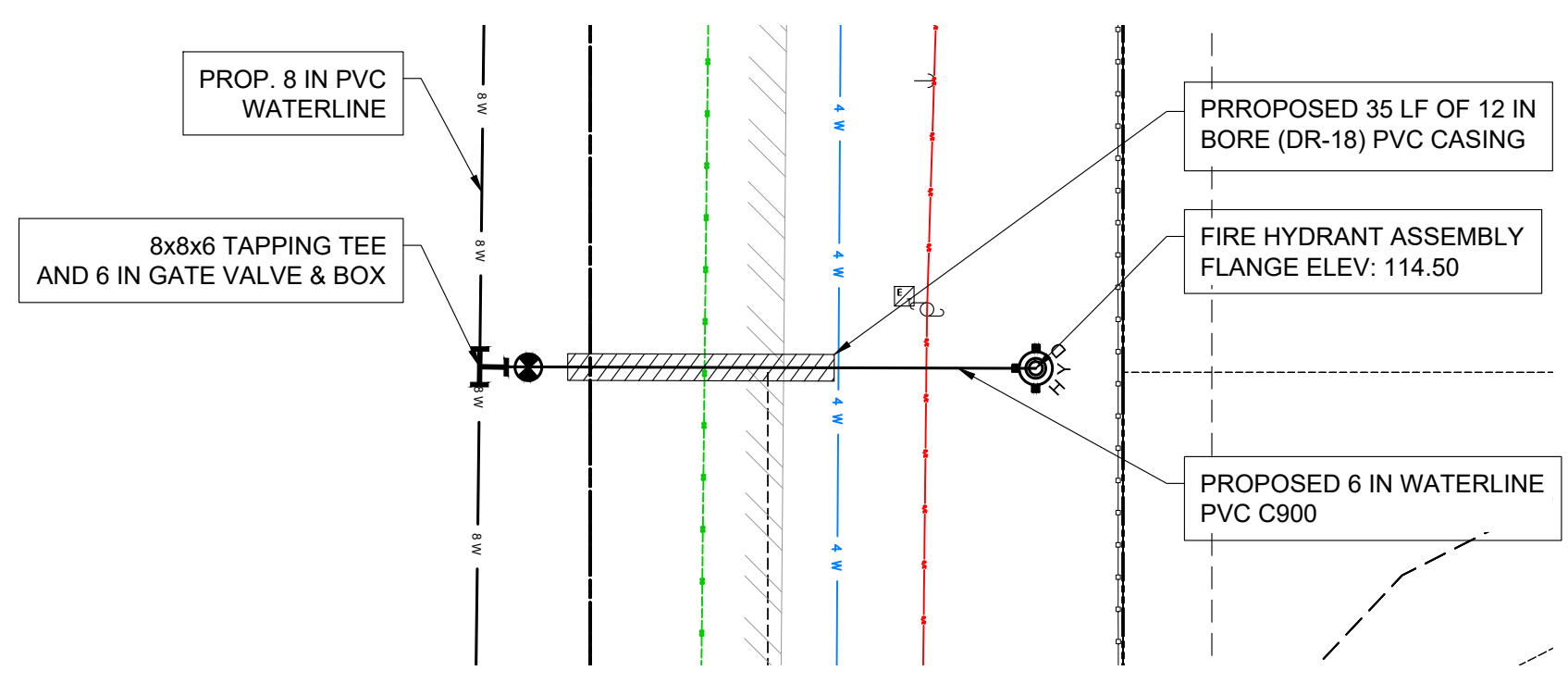
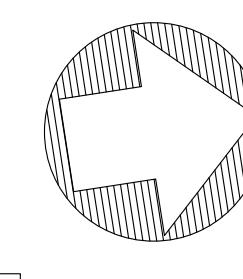
ENLARGED PLAN A
 SCALE: 1" = 20'



ENLARGED PLAN B
 SCALE: 1" = 20'



ENLARGED PLAN C
 SCALE: 1" = 20'



ENLARGED PLAN D
 SCALE: 1" = 20'

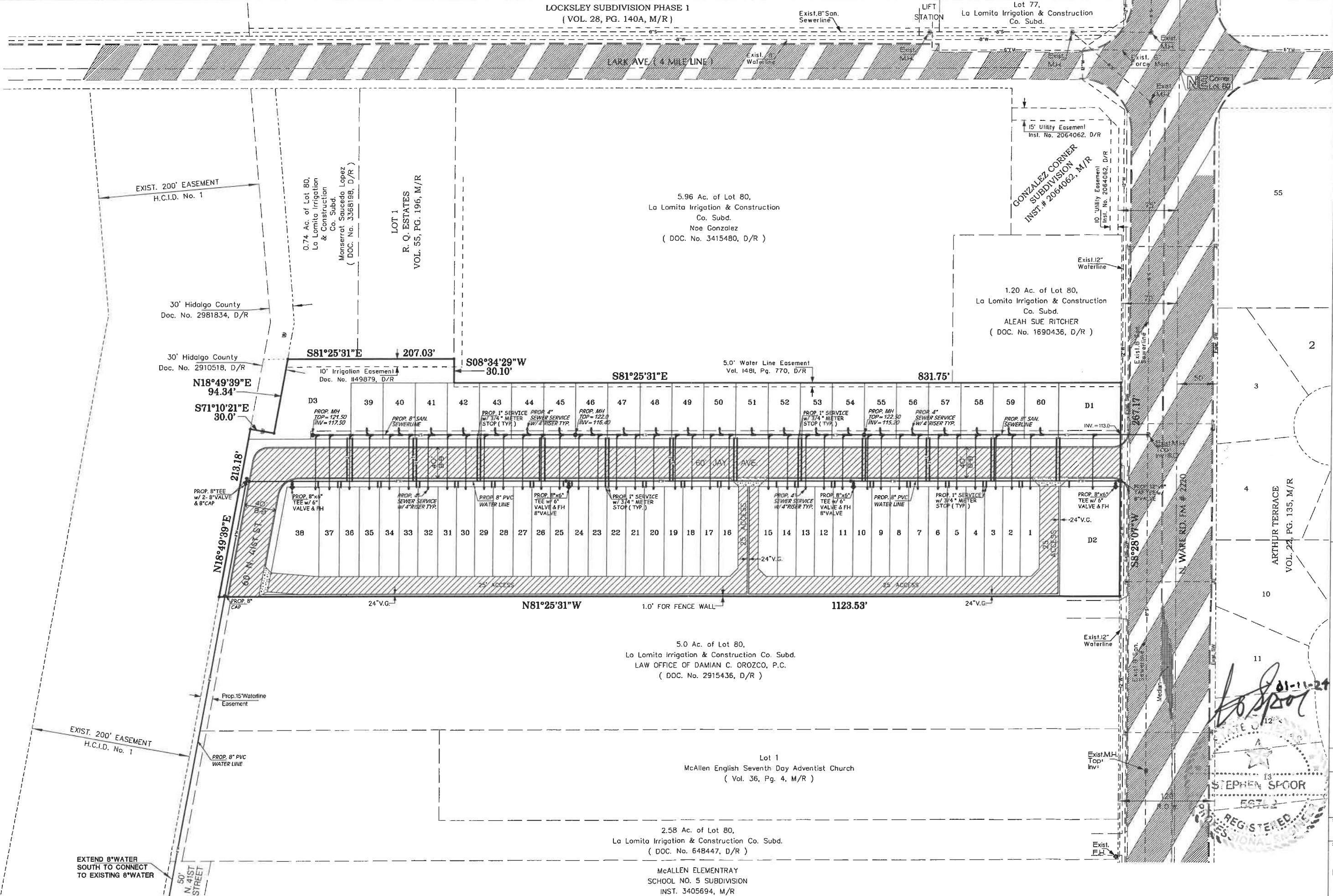


	AGENDA ITEM	<u>2.b.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	02/06/2024
	MEETING DATE	2/13/2024

1. Agenda Item: Approval of Habitat at Ware Subdivision
2. Party Making Request:
Marco Ramirez, Utility Engineer P.E.
3. Nature of Request: The approval of Habitat at Ware Subdivision
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
Patrick Gray Created/Initiated - 2/6/2024
7. Staff's Recommendation: Staff Recommends the approval of Habitat at Ware Subdivision.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved- MAV
10. Director of Finance for Utilities: Approved - MSC

LOCKSLEY SUBDIVISION PHASE 1
(VOL. 28, PG. 140A, M/R)



Prepared by: **Spoor Engineering Consultants, Inc.**
 Consulting Engineers - Civil Land Planning
 FIRM # 4-603
 297 South 4th Street McAllen, Texas 78501
 SEC@spooreng.com (956) 683 1000

HABITAT AT WARE
 WATERLINE PLAN

DATE: July 11, 2023

SCALE: 1" = 50'

SHEET: C-2

REGISTERED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 No. 13572
 Stephen Spoor



Habitat at Ware Subdivision



Memo

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

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

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

DATE: February 13, 2024

SUBJECT: **Approval of Habitat at Ware Subdivision**

This property is located approximately 400LF south of Lark Avenue (Mile 4 Rd.) on the west side of Ware Rd. The subdivision is located within the McAllen City Limits and is being proposed as R-3T Residential. The tract consists of 6.84 acres and will consist of 64 single family homes.

The subdivision application was originally filed with the City on January 5, 2024 and has received preliminary P&Z approval on January 24, 2024. The information required from the developer's engineer for this agenda was received on January 11, 2024.

Utility plan/availability is described as follows:

Water Service: The property is served by an existing 12-inch looped waterline along the west side of Ware Rd. Proposed is an 8-inch water line extension from Ware Rd. to 41st Street. The developer is also proposing 4 fire hydrants and 1" water services for each lot. The proposed 8-inch water line be extended west and south, at the rear of the property and offsite to connect to an existing waterline to complete the loop.

Sewer Service: The developer is proposing an 8-inch sanitary sewer line that will be installed on the proposed Jay Avenue. The proposed 8-inch sanitary sewer line will tie into an existing sewer network on Ware Rd. The developer is also proposing 4-inch sewer services for each lot.

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.**

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

Thank you

Utility Narrative

January 10, 2024

for
Habitat at Ware Subdivision
McAllen, Texas

Legal Description

A 6.84 ACRE TRACT OF LAND OUT OF LOT 80, LA LOMITA IRRIGATION AND CONSTRUCTION CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS

Location

This proposed 63 lot subdivision, comprising 6.84 net acres, is located on the west side of Ware Road, approximately 400 feet south of Lark Avenue (Mile 4 Road). This development is located in the City Limits of McAllen and will be served by the City of McAllen for potable water and sanitary sewer service.

Usage

Presently, this site is vacant, expected use of the property is residential townhomes.

Water Service

The property is served by an existing 12 inch looped waterline along the west side of Ware Road. Proposed is an 8 inch water line extension from Ware Road to 41st Street, and includes 4 fire hydrants, and 1" water services for each residential lot. Also proposed are 1 inch water services for landscape in the ROW areas, detention areas, and common areas. The proposed 8 inch line will be extended west and south, at the rear of the property, and offsite, to connect to an existing waterline at N. 41st Street.

Sanitary Sewer Service

The property is served by an existing 8 inch gravity sewer line in N. Ware Road. A new 8 inch line will be installed on proposed Jay Avenue. Each lot will have an individual 4 inch sewer service according to typical MPU standards, typically located at the middle-front of the lots.



REIMBURSEMENT WAIVER

STATE OF TEXAS §

COUNTY OF HIDALGO §

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

1. The DEVELOPER is the developer of the following described property: **HABITAT AT WARE SUBDIVISION**, and proposes to construct Utility Improvements as shown on a plan designed by **Spoor Engineering Consultants, Inc.**, dated **JANUARY 11, 2024**, hereinafter called IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.
2. By the execution of this the Developer certificate hereby waives and disclaims the right to obtain reimbursement from Intervening Developers in accordance with the MPUB's Reimbursement Policy.

ISSUED in triplicate originals this _____ day of _____ 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

MPUB Secretary

DEVELOPER:
Habitat Development Group, LLC
A Texas limited liability company



Ricardo Daniel Martinez, Managing Member
302 S. 10th Street
McAllen, Texas 78501

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: February 5, 2024

SUBJECT: **La Casita Deli Subdivision; Consideration & Approval of the Subdivision**

This property is located on the north side of Fir Avenue and approximately 725 feet east of McColl Road. It is located within the McAllen City Limits and is being proposed as C-4 commercial. The tract consists of 1.23 acres and will be a single lot for commercial use.

The subdivision application was originally filed with the City on July 13, 2023 and receive preliminary P&Z approval on August 8, 2023. The information required from the developer's engineer for this agenda was received on February 6, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install an 8-inch waterline to service the property which would connect to an existing waterline along Fir Avenue, as well as a connection to an existing waterline to the neighboring property to the west. Staff recommends that the proposed waterline go to-and-through the property.
2. **Wastewater Service:** The applicant is proposing to install an 8-inch wastewater line to service the property, which would connect to an existing wastewater line that runs along Fir Avenue. Staff recommends that the proposed wastewater line go to-and-through the property.
3. The property does not fall within any reimbursement service areas.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as recommended; 3.) Installation of individual water services for each suite/unit.

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

February 07, 2024

Mr. Rafael A. Balderas, E.I.T.
McAllen Public Utility
Utility Administration

RE: Proposed La Casita Deli Subdivision
901 E. Fir Avenue

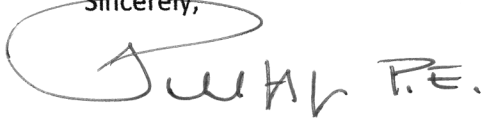
Mr. Balderas,

We are in the process of platting La Casita Deli Subdivision. This subdivision is a 1-Lot subdivision in Zone C4 and will have 3 commercial buildings on the property. The subdivision is in need of water and sanitary sewer services.

For sanitary sewer services, we are proposing a new 8 inch sanitary sewer line to be connected to an existing SS Manhole located at the Southeast corner of Lot 13A, VCI Subdivision No. 2 as per map recorded in Volume 27, Page 159B, M.R.H.C., Texas. From that manhole we propose to extend eastwardly for 50 feet to a new SS Manhole to be installed. Then the proposed 8 inch sanitary sewer line will continue Northerly for approximately 250 feet to a new SS Manhole to be installed and end. The commercial buildings will connect to the 8 inch sanitary sewer with 6 inch sewer service lines.

For water service, we will tie in to an existing 8 inch waterline located at the Southwest corner of this proposed subdivision and will be extended Easterly for approximately 80 feet to a new 8" tee with water valve, then extend Northerly for approximately 250 feet to a 90 degree elbow, then Westerly for approximately 100 feet and tie in to the existing 8 inch waterline running along the East line of Lot 13A, VCI Subdivision No. 2 adjacent to our development creating a loop. One fire hydrant will be provided and will be located South of the 90 degree elbow. This new waterline will provide service to 3 commercial buildings with three (3) 1 inch water meters.

Sincerely,



Pablo Soto, Jr., P.E.

PABLO SOTO, JR. P.E.

CIVIL ENGINEER & LAND SURVEYOR

1208 S. IRONWOOD, PHARR, TEXAS - 78577
(TEL) 956-460-1605 (FAX) 956-782-8277

T.B.P.E.
FIRM No. F-20208

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 BERNARDO FLORES hereinafter called the DEVELOPER.

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

LA CASITA DELI SUBDIVISION and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by PABLO SOTO JR. P.E. dated 2/02/24, hereinafter called the
(Engineering Firm)

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

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

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

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

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

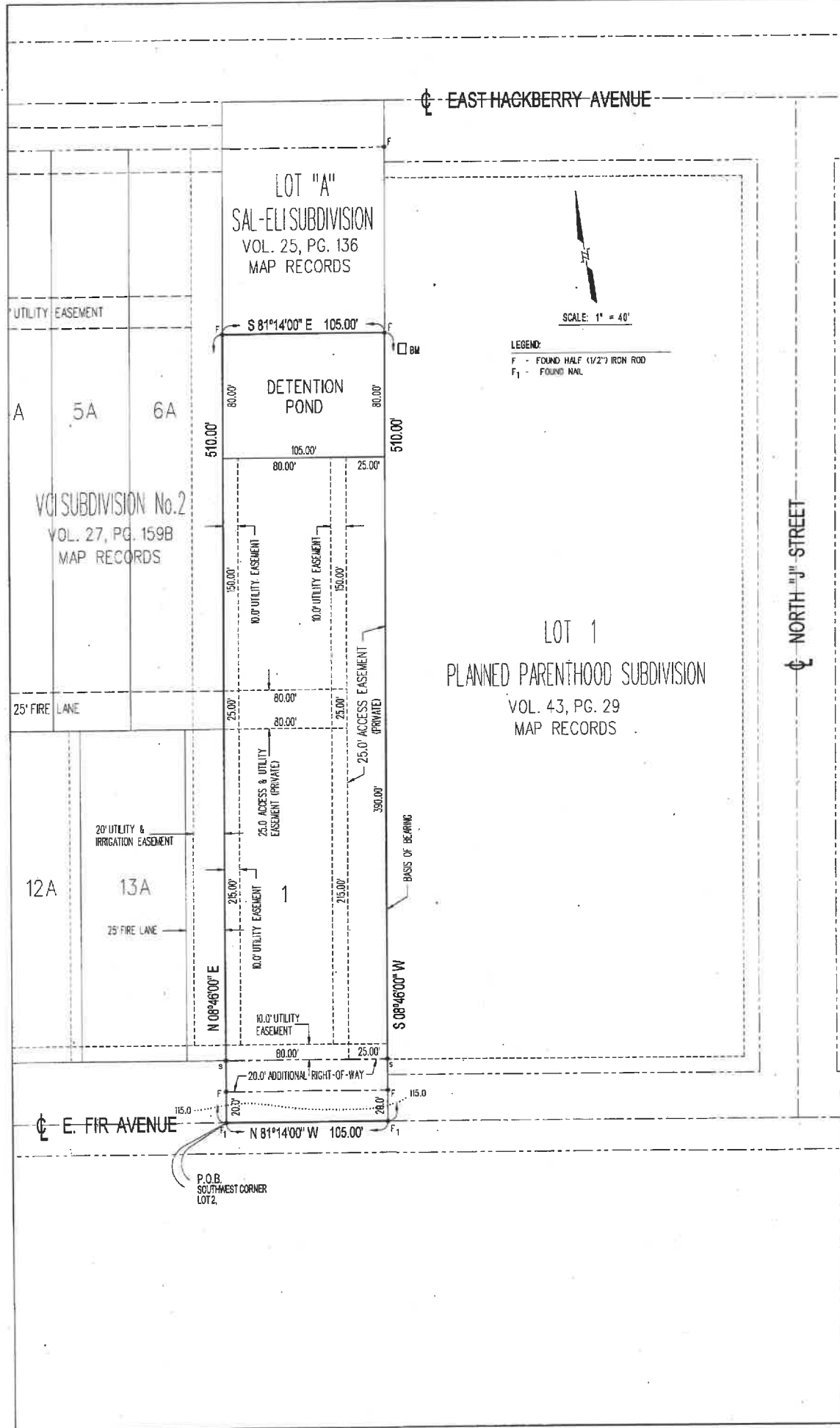
ATTEST:

Board Secretary

DEVELOPER

BY: _____
Address:

824 E. HACKBERRY AVE.
STE 140
McALLEN, TX. 78501



PLAT OF LA CASITA DELI SUBDIVISION

A 1.23 ACRE TRACT OF LAND BEING THE SOUTH 510.00 FEET OF THE WEST 105.00 FEET OF LOT 2, RANCHO DE LA FRUTA SUBDIVISION No. 2, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1, PAGE 34, MAP RECORDS HIDALGO COUNTY, TEXAS.

PREPARED BY: PABLO SOTO JR. P.E. DATE OF PREPARATION: MARCH 28, 2023

- GENERAL SUBDIVISION PLAT NOTES:**
- FLOOD ZONE STATEMENT: FLOOD ZONE "B" COMMUNITY-PANEL NO. 480343 0005 C. MAP REVISED: NOVEMBER 02, 1982. 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, (MEDIUM SHADING).
 - MINIMUM BLDG. SETBACK: AS PER CITY OF McALLEN ORDINANCE
 - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB.
 - TEMPORARY BENCH MARK (TBM) INFORMATION: A SQUARE WITH AN "X" CUT ON TOP OF SIDEWALK LOCATED ON THE NORTHEAST CORNER OF PROPERTY SHOWN HEREON. ELEVATION - 114.97 FEET ABOVE SEA LEVEL (NAVOD88), AND BEING REFERENCED TO A 30 INCH ALUMINUM PIPE WITH A 3/4 INCH BRASS MONUMENT CAP ON TOP WITH A MARK STAMPED "CM73" FROM THE CITY OF McALLEN GPS REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATES IN OCTOBER, 1999. ELEVATION - 115.87 FEET ABOVE MEAN SEA LEVEL (NAVOD88), AND WERE DETERMINED AS A RESULT OF A SURVEY COMPLETED ON JANUARY 24, 2012.
 - NO STRUCTURE OR BUILDING SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES NATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH YELLOW CAP STAMPED RPLS 4541, OR AS NOTED.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP) REQUIREMENTS REQUIRED BY TCEQ.
 - OWNER TO MAINTAIN DETENTION/RETENTION AREA.
 - OWNER TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
 - ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 - EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES)
 - LOT 4 SHALL SERVE AS A DETENTION EASEMENT AND TURN-AROUND. NO BUILDING PERMIT WILL BE ISSUED TO LOT 4.

METES AND BOUNDS:

A 1.23 acre tract of land being the South 510.00 feet of the West 105.00 feet of Lot 2, Rancho De La Fruta Subdivision No. 2, Hidalgo County, Texas, as per map recorded in Volume 1, Page 34, Map Records of Hidalgo County, Texas, said 1.23 acre tract of land being more particularly described by metes and bounds as follows:

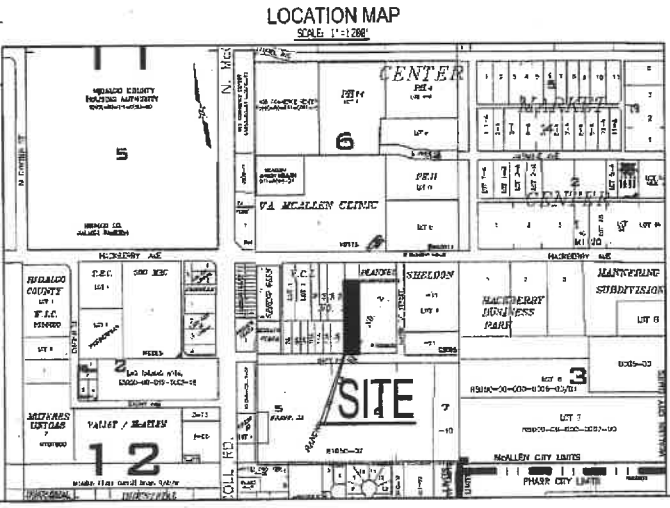
COMMENCING at a pin-nail found at the Southwest corner of Lot 2 for the Southwest corner of this tract of land and the POINT OF BEGINNING;

THENCE North 08 degrees 46 minutes 00 seconds East, with the West line of said Lot 2, at 20.00 feet pass a half (1/2) inch iron rod found at the North right of way line of E. Fir Avenue, at 510.00 feet in all to a half (1/2) inch iron rod found at the Southwest corner of Lot "A", Sal-Eli Subdivision as per map recorded in Volume 25, Page 136, Map Records for the Northwest corner of this tract of land;

THENCE South 81 degrees 14 minutes 00 seconds East, with the South line of said Lot "A", a distance of 105.00 feet to a half (1/2) inch iron rod found at the Southeast corner of said Lot "A" for the Northeast corner of this tract of land;

THENCE South 08 degrees 46 minutes 00 seconds West, with the West line of Lot 1, Planned Parenthood Subdivision as per map recorded in Volume 43, Page 29, Map Records, at 490.00 feet pass a half (1/2) inch iron rod found at the North right of way line of said E. Fir Avenue, at 510.00 feet to a pin-nail found at the South line of said Lot 2 for the Southeast corner of this tract of land;

THENCE North 81 degrees 14 minutes 00 seconds West, with the South line of said Lot 2, a distance of 510.00 feet to the POINT OF BEGINNING, containing 1.23 acres, more or less.



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

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

BY: _____ DEPUTY

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, BERNARDO FLORES, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HERE AS LA CASITA DELI SUBDIVISION, SUBDIVISION AN ADDITION OF THE CITY OF McALLEN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

LA CASITA DELI LLC.
BERNARDO FLORES
824 E. HACKBERRY AVE., STE 140
McALLEN, TEXAS 78501

THE STATE OF TEXAS - COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED BERNARDO FLORES WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 2023.

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATIONS, TREES, FENCES AND BUILDINGS SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT OF WAY OR EASEMENTS.

PRESIDENT: _____ SECRETARY: _____

THE STATE OF TEXAS - COUNTY OF HIDALGO
CITY OF McALLEN PLAT APPROVAL CERTIFICATE

UNDER LOCAL GOVERNMENT CODE 212.0115(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF E. FIR AVENUE HOME PARK WAS REVIEWED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF McALLEN.

ATTEST: CITY SECRETARY, DATE

MAYOR, DATE

APPROVAL BY PLANNING AND ZONING COMMISSION:

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

CHAIRMAN PLANNING AND ZONING COMMISSION DATE: _____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 DATE: _____
RUIB SESIN, P.E., C.F.M. (GENERAL MANAGER)

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, PABLO SOTO JR., A REGISTERED PROFESSIONAL ENGINEER AND PUBLIC SURVEYOR, AN AUTHORIZED UNDER THE LAWS OF THE STATES OF TEXAS TO PRACTICE THE PROFESSIONS OF ENGINEERING AND SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION, AND CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF PHARR SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEY.



REGISTERED PROFESSIONAL ENGINEER No. 66278



REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541

T.B.P.E. FIRM No. 20208

PABLO SOTO JR. P.E.
1288 S. IRONWOOD STREET TEL: (956) 458-1685
PHARR, TEXAS 78577

JOB NO.:
 DATE:
 REVISION:
 SCALE:
 DRAWN BY:
 SHEET:

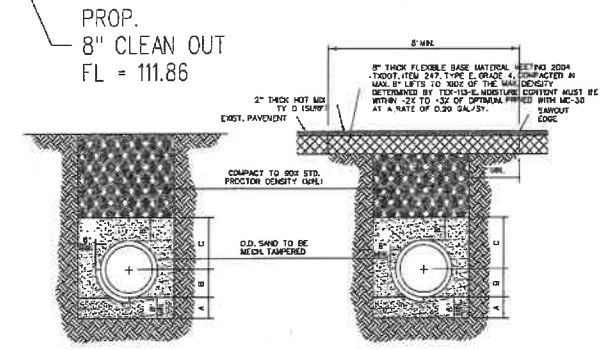
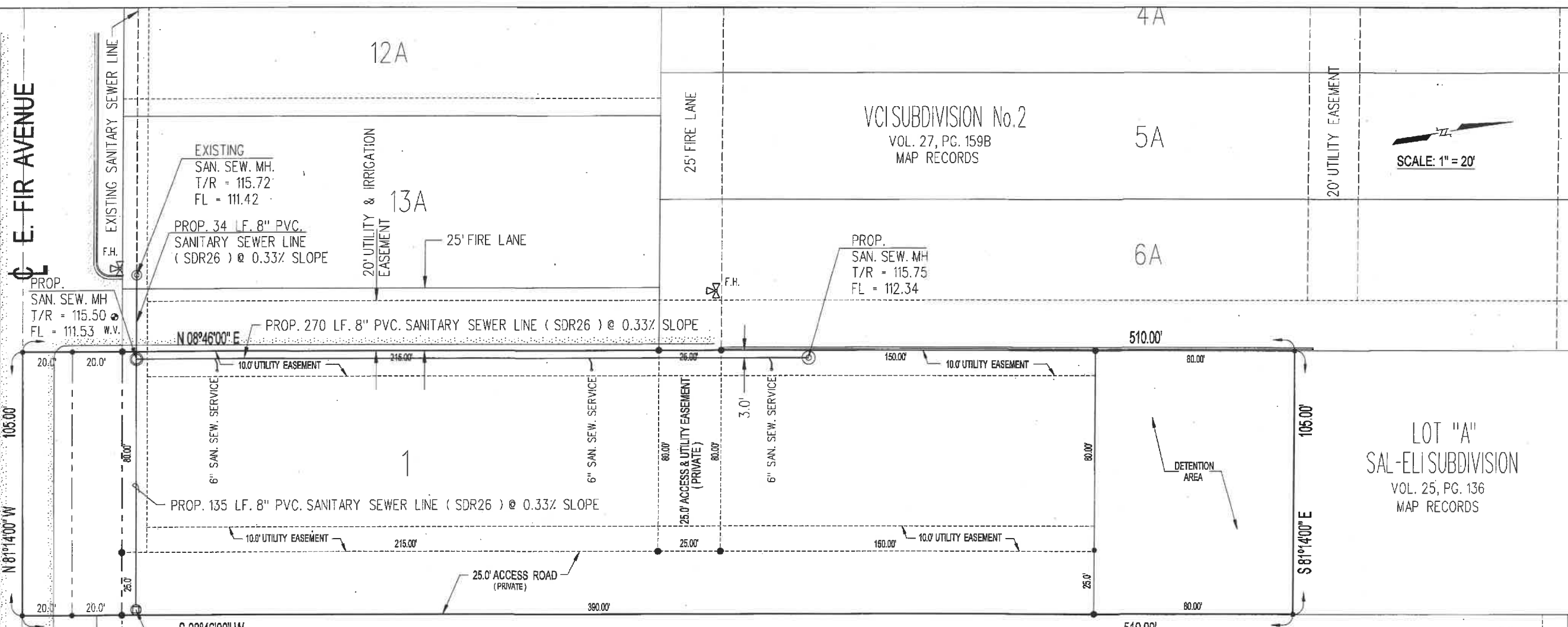
**LA CASITA DELI SUBDIVISION
 SANITARY SEWER LAYOUT PLAN**

SCALE: 1" = 20'

VC1 SUBDIVISION No.2
 VOL. 27, PG. 159B
 MAP RECORDS

LOT "A"
 SAL-ELI SUBDIVISION
 VOL. 25, PG. 136
 MAP RECORDS

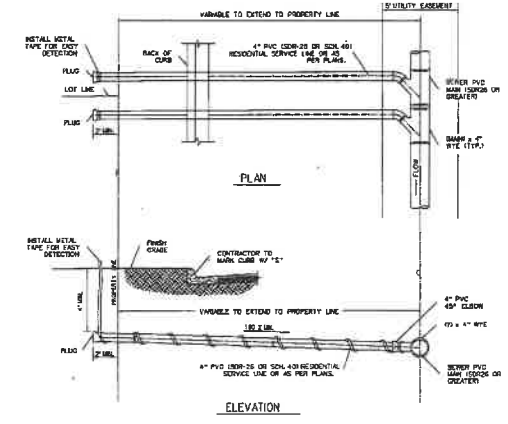
LOT 1
 PLANNED PARENTHOOD SUBDIVISION
 VOL. 4.3, PG. 29, MAP RECORDS



STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)
 APPLICABLE BENEATH FUTURE/PAVED STREETS

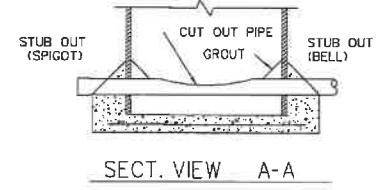
STANDARD PIPE BEDDING (MAIN ONLY)
 SPWALL WITHIN EXIST. STREET

NOTE: ALL DISTINGUISHIVE STREET CROSSINGS SHALL REQUIRE SAND BEDDING OF ENTIRE TRENCH (SEE DETAIL S-9)

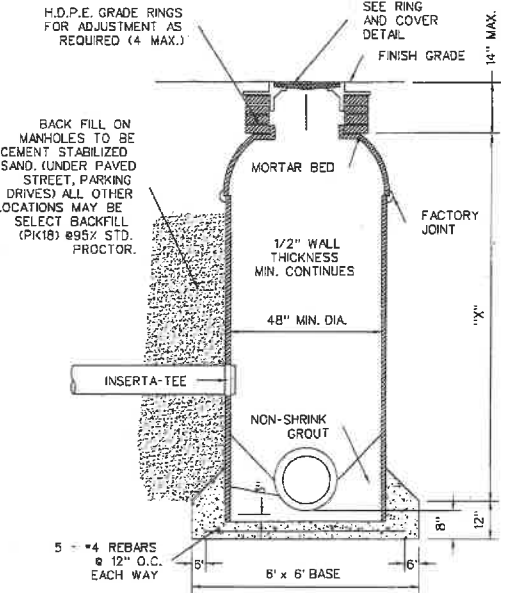


TYPICAL RESIDENTIAL SEWER SERVICE DETAIL
 (RESIDENTIAL AND DUPLEX ONLY)

NOTE: SEE DETAIL S-9 FOR BACKFILL REQUIREMENTS.

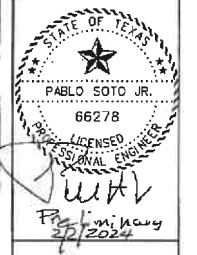


- CUT PIPE TO LENGTH 7' FOR 4' M.H.
- LAY PIPE
- EXCAVATE UNDER PIPE FOR M.H. BASE MIN. 6"
- PLACE REBAR MAT
- PLACE CONCRETE
- IMMEDIATELY PLACE FIBERGLASS M.H. PIPE
- GROUT INSIDE WALLS OF M.H. AROUND PIPE
- CUT OUT PIPE
- NO PIPE-CAST BASES PERMITTED.



TYPICAL FIBERGLASS MANHOLE

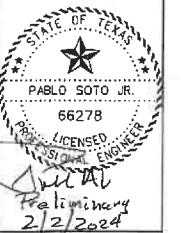
NOTE: ALL DROP CONNECTIONS TO M.H. SHALL USE INSERT-A-TEE



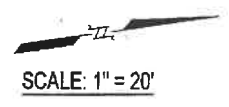
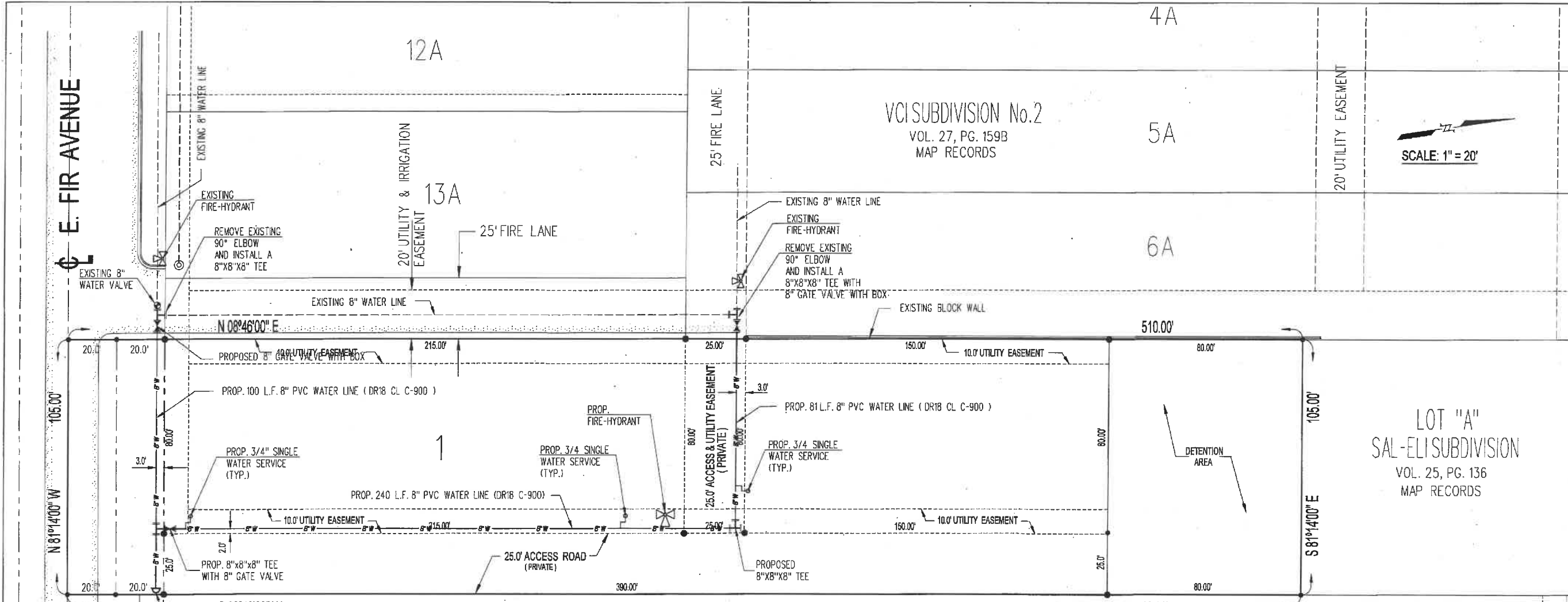
PABLO SOTO JR. P.E.
 1208 S. IRONWOOD STREET
 PHARR, TEXAS 78877
 TEL: (956) 460-1605

JOB NO.:
 DATE:
 REVISION:
 SCALE:
 DRAWN BY:
 SHEET:

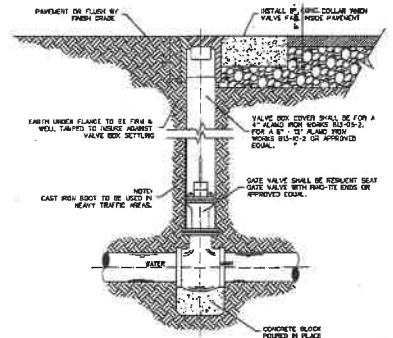
**LA CASITA DELI SUBDIVISION
 WATER LAYOUT PLAN**



PABLO SOTO JR. P.E.
 1208 S. IRONWOOD STREET
 PHARR, TEXAS 78577
 TEL: (956) 460-1605



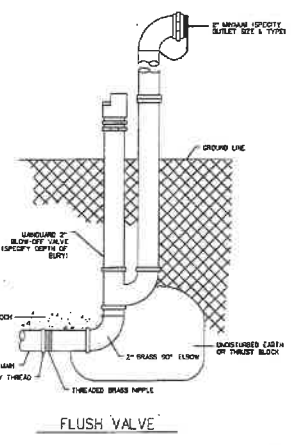
**LOT 1
 PLANNED PARENTHOOD SUBDIVISION
 VOL. 43, PG. 29, MAP RECORDS**



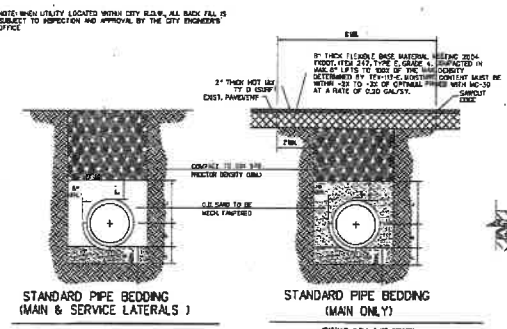
TYPICAL VALVE AND VALVE BOX
 INSTALLATION ON MAIN LINE

THRUST BLOCK SIZE				
DIAMETER OF PIPE	SURFACE AREA, SQ. FT.	THICKNESS, INCHES	WEIGHT, LBS.	WEIGHT AT 45 DEGREE ANGLE, LBS.
22-24\"/>				

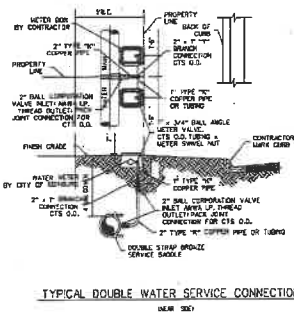
THRUST BLOCKS DETAILS				
DIAMETER OF PIPE	THICKNESS, INCHES	WEIGHT, LBS.	WEIGHT AT 45 DEGREE ANGLE, LBS.	WEIGHT AT 30 DEGREE ANGLE, LBS.
22-24\"/>				



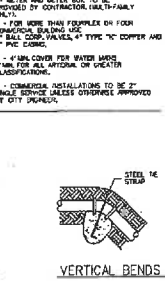
FLUSH VALVE



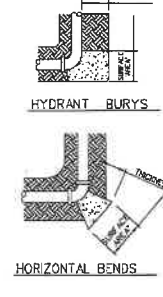
STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)
 STANDARD PIPE BEDDING (MAIN ONLY)



TYPICAL DOUBLE WATER SERVICE CONNECTION



VERTICAL BENDS



HORIZONTAL BENDS

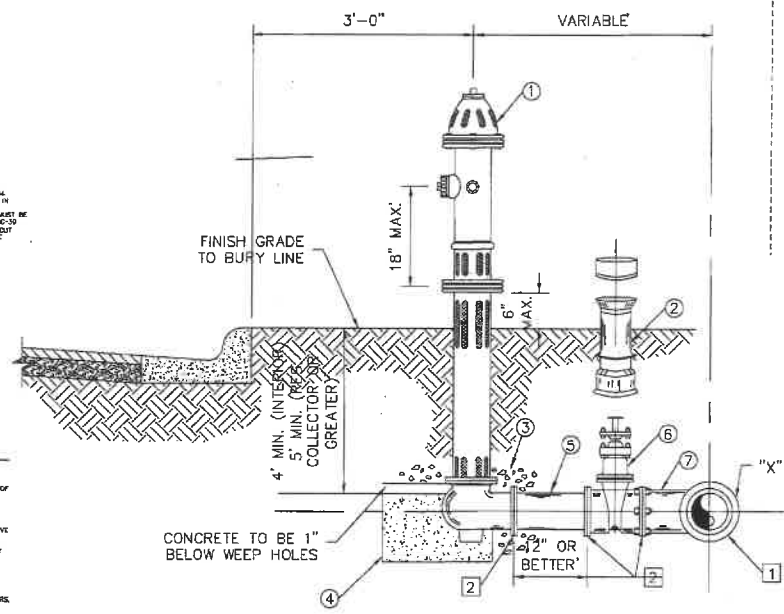


TEES & DEAD ENDS

NOTE: WHEN UTILITY LOCATED WITHIN CITY R.O.W., ALL BACK FILL IS SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER'S OFFICE.

NOTE: ALL VALVES SHOWN ARE 1/2\"/>

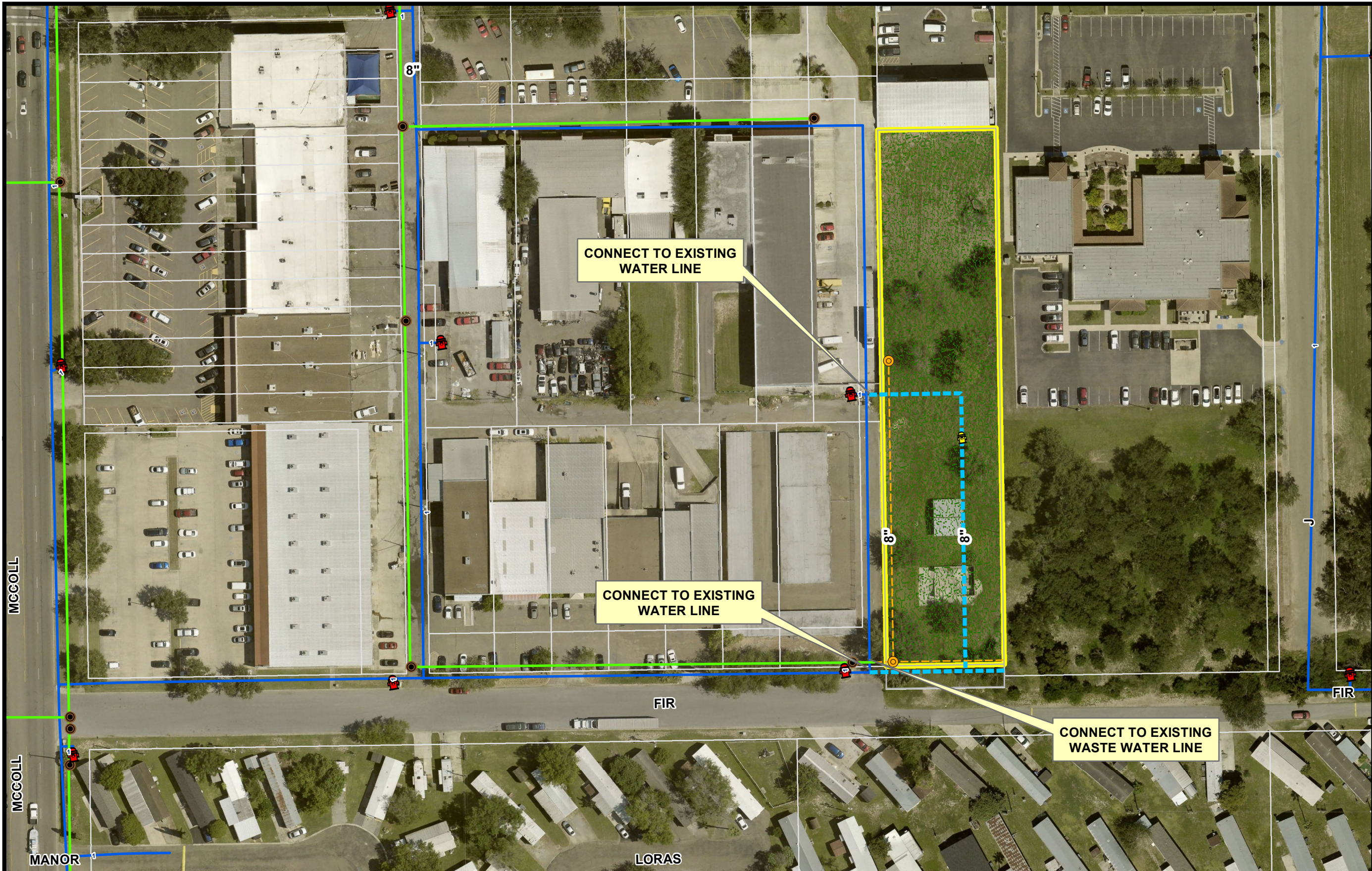
NOTE: ALL EXISTING/ACTIVE STREET CROSSINGS SHALL REQUIRE SAND BACKFILL OF EXISTING TRENCH SIZE DETAIL 5-81



STANDARD FIRE HYDRANT INSTALLATION














NOTE: FIRE HYDRANT TO BE PAINTED RED.
 MULLER(SUPER CENTURION 250 A-423) OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY

LA CASITA DELI



1 inch = 83 feet

Legend

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



	AGENDA ITEM	<u>2.d.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	02/06/2024
	MEETING DATE	2/13/2024

1. Agenda Item: Approval of STC 30 Acres 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: Payment to MPU for the Bentsen Rd water and sewer project for total amount of \$78,999.69
6. Routing:
Erika Gomez Created/Initiated - 2/6/2024
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., Asst. to the Utility Engineer
DATE: January 29th, 2024
SUBJECT: STC West 30 Acres Subdivision; Consideration & Approval of Subdivision

This property consists of 31.71 acres, and it is located approx. 600 ft west of Ware Rd and Pecan Blvd. 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 September 7th, 2023, and received preliminary P&Z approval on September 19th, 2023. The information required from the developer's engineer for this agenda was received on January 26th, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** There is an existing 12-inch waterline along Pecan Ave and an existing 8-inch waterline along N. Ware Rd. This development is proposing to install public utility improvements during site plan/building permit phase since the site plan is still being finalized. A master plan concept has been submitted. Additional fire hydrants will be required and 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. There is a 10-inch sanitary sewer line along the South ROW of Pecan Blvd and a 12-inch sanitary sewer on the eastern boundary of the proposed development. Sewer services will be installed during building permit.
3. The developer has submitted a Reimbursement Waiver.
4. Property falls under the Bentsen 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 project for total amount of \$78,999.69.

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

WATER AND SANITARY SEWER SERVICE NARRATIVE REPORT STC WEST 30 ACRES SUBDIVISION Mc ALLEN, TEXAS

GENERAL DESCRIPTION OF PROPERTY:

LEGAL DESCRIPTION: A 31.71 Acre Tract of Lot 8, Block 2 of the C. E. Hammond Subdivision, an addition to the City of McAllen according to the map recorded in Volume 1 page 8 of the Map Records of Hidalgo County, Texas.

LOCATION:

The Subject Tract is located on the Southwest corner of Ware Road and Pecan Blvd. in McAllen, Texas. (See attached Utility Layout)

LAND USE:

- Existing Land use is Open Agricultural.
- Proposed Land use is intended as Institutional Classrooms.

WATER AND WASTEWATER SERVICE:

Water Service shall be provided by the City of McAllen.

Wastewater (Sanitary Sewer) Service shall be provided by the City of McAllen.

WATER:

There are existing water lines surrounding the proposed subdivision as follows:

- 12" Water Line along the north side of Pecan Blvd.
- 8" Water Line along the East ROW of N. Ware Road

Fire Protection:

There are three existing Fire Hydrants in the perimeter of the site. Additional fire hydrants may need to be installed as required from the existing 8-inch water lines. A 6" fire line service tap will be required for the proposed building(s) fire suppression system.

Domestic Water Service:

Domestic water service connections for the property shall be obtained from an existing 8" perimeter water line (location and size diameter to be determined) as well as any required internal water line extensions as required by the future planned development.

Proposed Water line Improvements:

Additional water line system improvements may be required to provide domestic, fire, and fire suppression uses.

SANITARY SEWER:

There are existing sanitary sewer lines surrounding the proposed subdivision as follows:

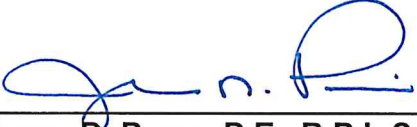
- 10" sanitary sewer line along the south ROW of Pecan Blvd.
- 12" sanitary sewer line generally on the internal eastern portion of the proposed subdivision.

Sanitary Sewer Service will be provided from the existing 8" sanitary sewer line.

Proposed Sanitary Sewer Improvements:

No additional sanitary sewer main improvements are anticipated other than provisions for service connections from existing sanitary sewer lines.

PREPARED BY:



Jorge D. Perez, P.E., R.P.L.S. 10/19/23 Date
PCE - PEREZ CONSULTING ENGINEERS
808 Dallas Avenue
McAllen, Texas 78501
TBPE FIRM # 2158



ATTACHMENTS:

- Utility Layout
- Conceptual Master Plan

**SUBDIVISION REIMBURSEMENT WORKSHEET
STC WEST 30 ACRES SUBDIVISION**

WATER LINE REIMB. CALCULATIONS			
WASTEWATER:	MPU: BENTSEN RD WATER LINE		
COST:	\$301.12 x	30 AC	\$9,033.60
10% ADMIN FEE	<10 YEARS		903.36
WASTEWATER LINE REIMBURSEMENT			\$9,936.96

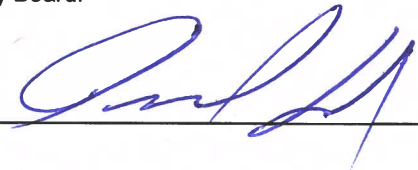
WASTEWATER LINE REIMB. CALCULATIONS			
WASTEWATER:	MPU: BENTSEN RD WASTEWATER LINE		
COST:	\$2,092.81 x	30 AC	\$62,784.30
10% ADMIN FEE	<10 YEARS		6,278.43
WASTEWATER LINE REIMBURSEMENT			\$69,062.73

TOTAL DUE **\$78,999.69**

Prepared By: Erika Yancy Date: 11/1/2023 Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: 

Print: DR. RICARDO J. SOLIS

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 South Texas College hereinafter called the DEVELOPER.

(Developer)

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

1101 N. Ware Road And proposes to construct Utility Improvements as shown on a plan
(Location)
designed by Perez Consulting Engineers dated _____, hereinafter called the
IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.

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

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


CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

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

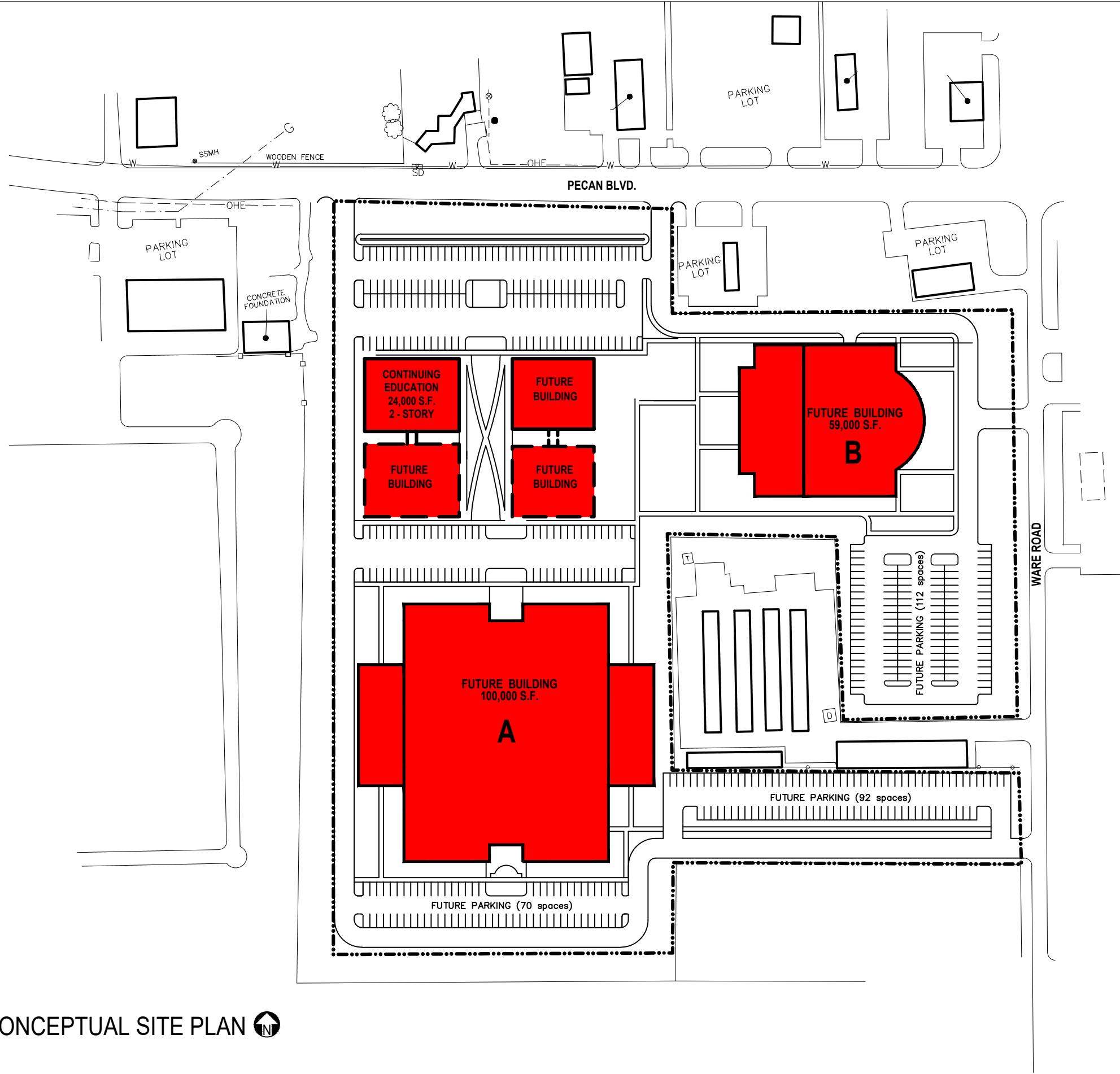
ATTEST:

Board Secretary

DEVELOPER

BY: 
NAME & ADDRESS: South Texas College
Dr. Ricardo J. Solis, STC President
PO Box 9701
McAllen, Texas 78501

CONCEPTUAL SITE PLAN 

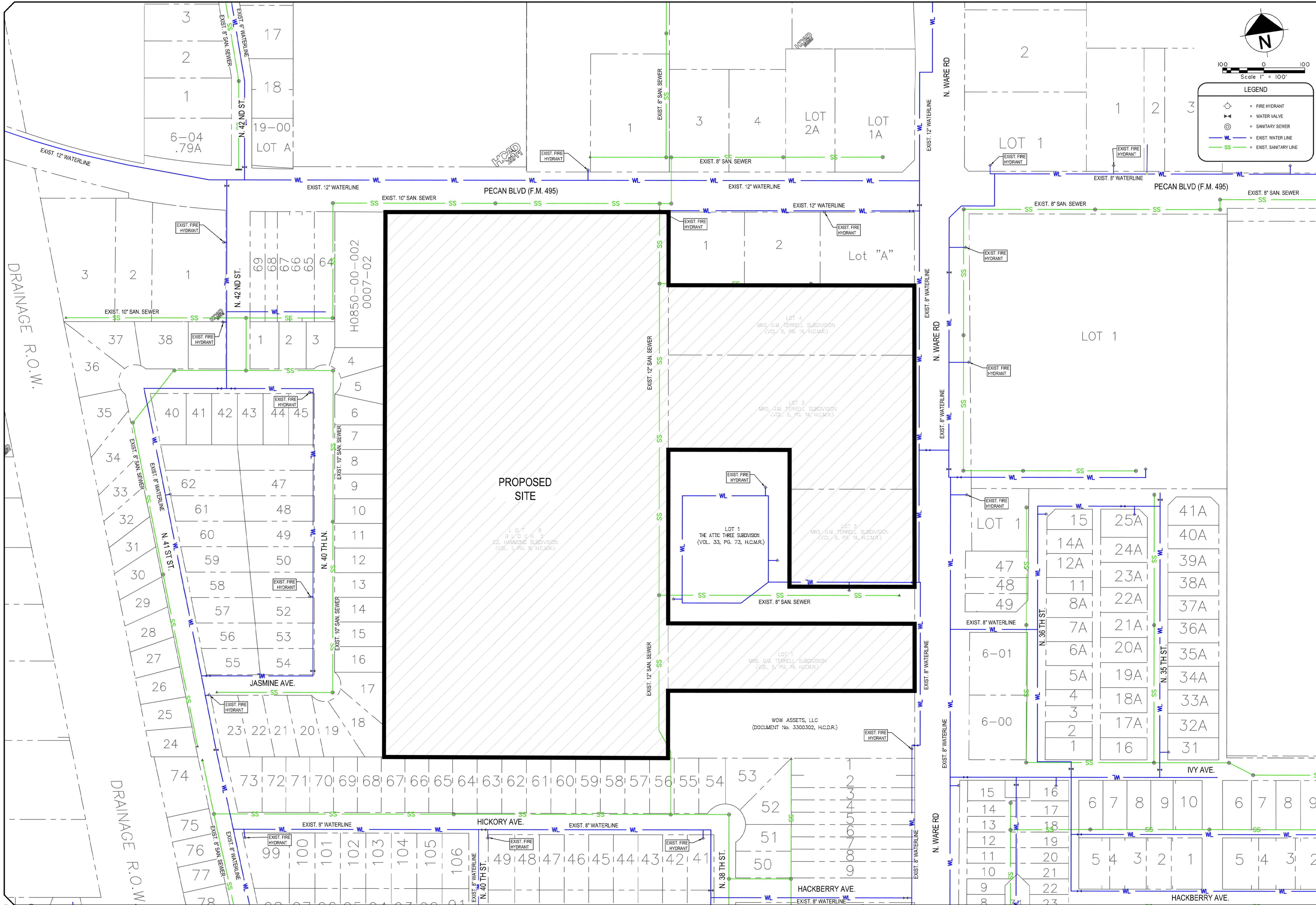


FACILITIES, PLANNING
&
CONSTRUCTION DEPARTMENT
PHONE (958) 872-3737
FAX (958) 872-3747

SOUTH TEXAS
COLLEGE

LOCATION: Pecan West
PROJECT: West Expansion
DRAWING: Proposed Site Plan

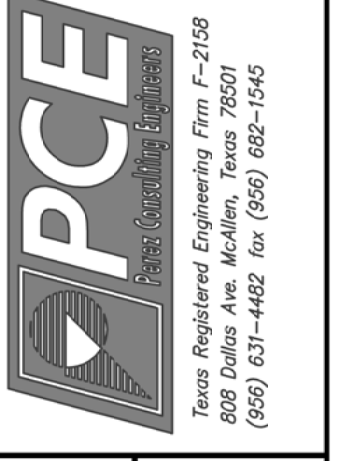
Acad Ref 24-3s ILMS Tech User: jh
Oct 18, 2023 4:20PM LTA PSLT:20
P:\S\123103-31C Pecan\DESIGN\DWG\02_S123103_UTILITY_LAYOUT.dwg Lvt: Layout1



Scale 1" = 100'

LEGEND

- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER
- EXIST. WATER LINE
- EXIST. SANITARY LINE



SOUTH TEXAS COLLEGE - PECAN
McALLEN, TEXAS
UTILITY LAYOUT

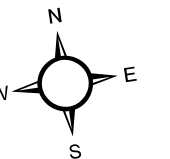
NO.	REVISION	BY	DATE	PCE JOB NO.	FILE	DATE	DESIGNED	DRAWN	REVISOR	CHECKED
01				STC2303	STC2303	10/17/2023	JDP	JH		

VERIFY SCALE: Bar is one inch on original drawing. If not one inch on this sheet, adjust scale.

SHEET **C100**

STC WEST 30 ACRES SUBDIVISION

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



1" = 200'



Legend

- Hydrant
- Water Valve
- Reclaimed Water

Water Lines

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

Memo

TO: Marco A. Vega, P.E., General Manager
THRU: Carlos Gonzalez, P.E., Utility Engineer
FROM: Erika Gomez, E.I.T., Asst. to the Utility Engineer
DATE: February 2nd, 2024
**SUBJECT: Red Square Dental and Orthodontics Plaza Subdivision;
Consideration & Approval of Subdivision**

This property consists of 1.909 acres, and it is located on the south side of Pecan Blvd and approximately 680 feet east of Taylor Road. It is located within the McAllen City Limits and is being proposed as C-3 commercial.

The subdivision application was originally filed with the City on April 14th, 2023, and received preliminary P&Z approval on May 2nd, 2023. The information required from the developer's engineer for this agenda was received on February 1st, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** There is an existing 12-inch waterline running along the south ROW of Pecan Blvd. A fire hydrant for fire protection is in place along Pecan Blvd. A water service is connected to the existing 12-inch waterline and will serve this one lot subdivision.
2. **Sewer Service:** There is an existing 12-inch sewer line running north-south within an existing 15-ft utility easement along the west boundary of this property. A 6-inch sewer service is available for this development.
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 \$5,027.01.

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

MEMORANDUM

Date: January 31, 2024
To: Erika Gomez, McAllen PUB
CC: Red Square Dental and Orthodontics Plaza Subdivision
From: Mario A. Reyna, P.E. *ma*
Subject: RED SQUARE DENTAL AND ORTHODONTICS PLAZA SUBDIVISION

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

WATER:

The domestic water will be served by the city of McAllen. There is an existing 12-inch waterline along the south right-of-way of Pecan Boulevard - F.M. 495. An existing water meter is connected to the existing 12-inch waterline and will serve lot 1.

SEWER:

There is an existing 12-inch sanitary sewer line running North-South within an existing 15-foot Utility Easement along the west property line of this property. An existing 6-inch sanitary sewer service line tied-in to the existing 12-inch sanitary sewer line to serve the proposed building.

Respectfully,



Mario A. Reyna, P.E.
President

**SUBDIVISION REIMBURSEMENT WORKSHEET
FOR
RED SQUARE DENTAL AND ORTHODONTICS PLAZA SUBDIVISION**

WATERLINE REIMB. CALCULATIONS			
WATER:	MPU: BENTSEN RD. WATER		
COST:	\$301.12 x 1.909 AC	\$574.84	
10% ADMIN FEE	<10 YEARS	57.48	
WATERLINE REIMBURSEMENT			\$632.32

SEWER LINE REIMB. CALCULATIONS			
SEWER:	MPU: BENTSEN RD. SEWER		
COST:	\$2,092.81 x 1.909 AC	\$3,995.17	
10% ADMIN FEE	<10 YEARS	399.52	
SEWER LINE REIMBURSEMENT			\$4,394.69

TOTAL REIMBURSEMENT DUE **\$5,027.01**

Prepared By: Erika Yancy Date: 1/29/24 Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: 

Print: Vladislav Loshkarev

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 HORS DE PRIX, LLC hereinafter called the DEVELOPER.

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

RED SQUARE DENTAL AND ORTHODONTICS PLAZA SUBDIVISION and proposes to construct
Utility Improvements
(Subdivision Name)

as 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 _____, 202 _.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY


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

ATTEST:

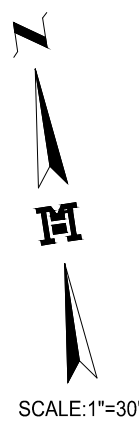
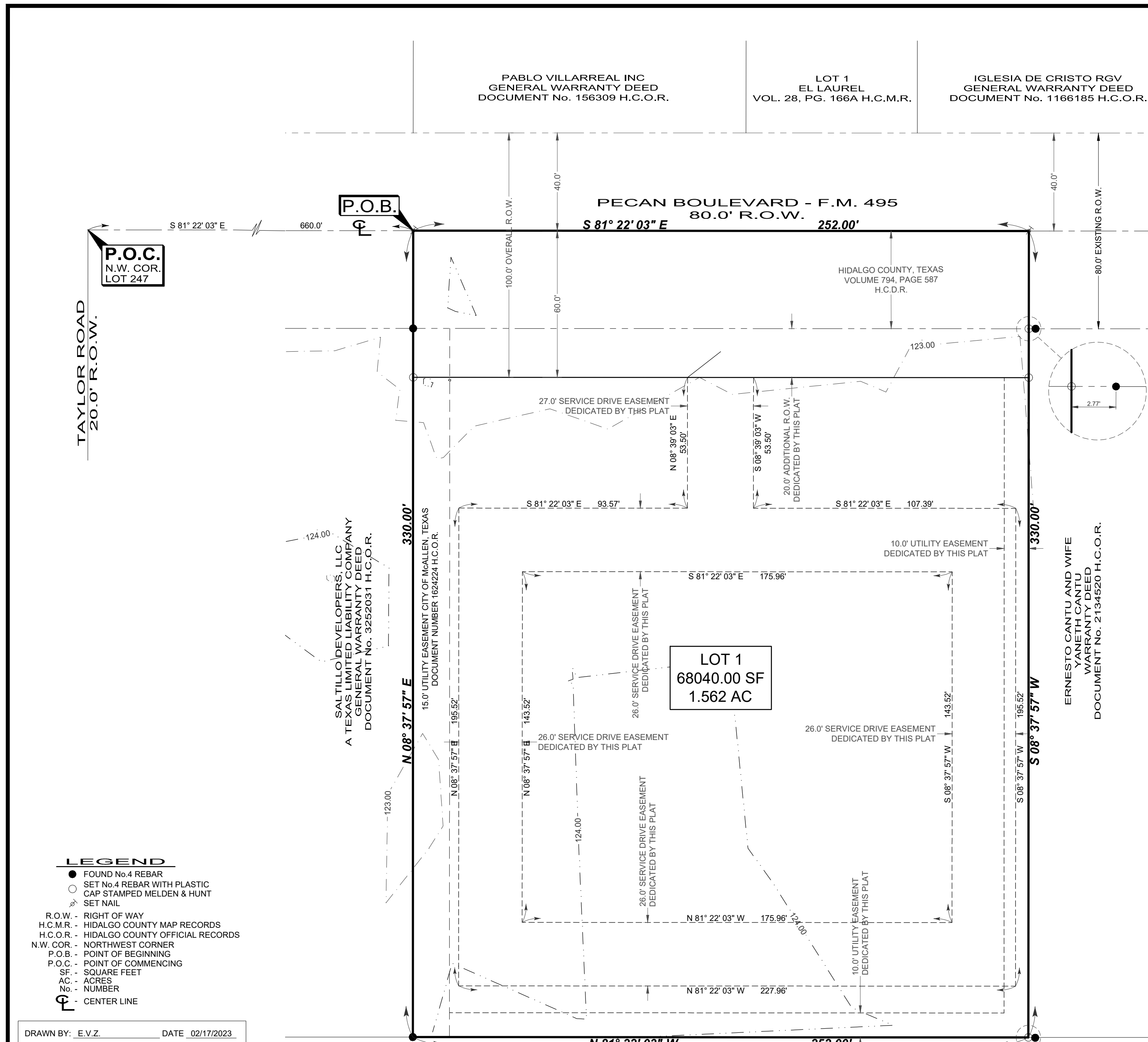
Board Secretary

DEVELOPER:

HORS DE PRIX, LLC
A TEXAS LIMITED LIABILITY COMPANY
VLADISLAV V LOSHKAREV, SOLE MEMBER

BY: 

Address: 5712 N Cynthia Court
Mission, Texas 78573



LEGEND

- FOUND No. 4 REBAR
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT SET NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- SF - SQUARE FEET
- AC - ACRES
- No. - NUMBER
- CL - CENTER LINE

DRAWN BY: E.V.Z. DATE: 02/17/2023
 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



GOTU DEVELOPMENT, L.L.C.
 A TEXAS LIMITED LIABILITY COMPANY
 GENERAL WARRANTY DEED
 DOCUMENT No. 3247322 H.C.O.R.

PLAT OF
**RED SQUARE DENTAL AND
 ORTHODONTICS PLAZA
 SUBDIVISION**

BEING A SUBDIVISION OF 1.909 ACRES
 SITUATED IN THE CITY OF MCALEN, HIDALGO COUNTY, TEXAS,
 BEING A OUT OF LOT 247, JOHN H. SHARY SUBDIVISION,
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17,
 HIDALGO COUNTY MAP RECORDS

GENERAL NOTES :

- THIS SUBDIVISION IS IN FLOOD ZONE "C". FLOOD ZONE "C" ARE AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 02, 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 MCALEN ZONING CODE: FRONT - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS REAR - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS SIDES - EAST SIDE: 5 FT MINIMUM AND SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS, WEST SIDE: 4 FT MINIMUM AND SUBJECT TO COMPLIANCE WITH BUILDING CODE REQUIREMENTS.
- REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 15,300 C.F. (0.351 AC.-FT.) TO BE PROVIDED WITH GREEN AREAS OF THIS PLAT. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- BENCHMARK INFORMATION: -CITY OF MCALEN BENCHMARK: "MC 70" FROM THE CITY OF MCALEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK & LINN ON OCTOBER 6, 1999, BEING LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF F.M. 495 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION = 123.59 (TEXAS SOUTH 4205) N=1665505.27474 E=1057905.50189, LATITUDE 13° 09' 43.73" N, LONGITUDE 098° 15' 31.01744" W.
- 5.00 FEET WIDE MINIMUM SIDEWALK REQUIRED ON PECAN BOULEVARD.
- 6.00 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- 8.00 FEET MANSORY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- PRIVATE SERVICE DRIVE EASEMENT FOR CITY SERVICES WILL BE EXTENDED EAST AND WEST WHEN ADJACENT PROPERTIES DEVELOP AND MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALEN.
- UNITED IRRIGATION DISTRICT NOTES:
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
 - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- UID BLANKET RESERVATION PER 08/31/1914 DOC. #1914-450421

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 1.909 ACRES SITUATED IN THE CITY OF MCALEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 247, JOHN H. SHARY SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, WHICH SAID 1.909 ACRES CONSIST OF TRACT 1, 0.909 OF ONE ACRE AND TRACT 2, 1.000 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO SANTIAGO GARCIA MORALES AND JULIO H. GARCIA MORALES, BY VIRTUE OF A GENERAL WARRANTY GIFT DEED RECORDED UNDER DOCUMENT NUMBERS 1784766 AND 1784767, HIDALGO COUNTY OFFICIAL RECORDS, SAID 1.909 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT THE NORTHWEST CORNER OF SAID LOT 247;

THENCE, S 81° 22' 03" E, ALONG THE NORTH LINE OF SAID LOT 247, AND WITHIN THE EXISTING RIGHT-OF-WAY OF PECAN BOULEVARD - F.M. 495, A DISTANCE OF 660.00 FEET TO A NAIL SET, FOR THE POINT OF BEGINNING, AND THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 81° 22' 03" E, ALONG THE NORTH LINE OF SAID LOT 247, AT A DISTANCE OF 120.00 FEET PASS A NAIL SET AT THE NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHWEST CORNER OF SAID TRACT 2, CONTINUING A TOTAL DISTANCE OF 252.00 FEET TO A NAIL SET AT THE NORTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO ERNESTO CANTU AND WIFE YANETH CANTU BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2134520, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 37' 57" W, ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO ERNESTO CANTU AND WIFE YANETH CANTU, AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY OF PECAN BOULEVARD - F.M. 495, FROM WHICH A NO. 4 REBAR FOUND BEARS S 81° 12' 03" E, A DISTANCE OF 2.77 FEET, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID CERTAIN TRACT CONVEYED TO ERNESTO CANTU AND WIFE YANETH CANTU, AND THE NORTH LINE OF A CERTAIN TRACT CONVEYED TO GOTU DEVELOPMENT, L.L.C. A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3247322, HIDALGO COUNTY OFFICIAL RECORDS, FROM WHICH A NO. 4 REBAR FOUND BEARS S 78° 27' 20" E, A DISTANCE OF 2.77 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 81° 22' 03" W, ALONG THE NORTH LINE OF SAID CERTAIN TRACT CONVEYED TO GOTU DEVELOPMENT, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, AT A DISTANCE OF 32.00 FEET PASS A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID TRACT 2 AND THE SOUTHEAST CORNER OF SAID TRACT 1, FROM WHICH A NO. 4 REBAR BEARS N 13° 03' 35" E, A DISTANCE OF 0.68 FEET, CONTINUING A TOTAL DISTANCE OF 252.00 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO SALTILLO DEVELOPMENT, L.L.C. A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3252031, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 37' 57" E, ALONG THE EAST LINE OF SAID CERTAIN TRACT CONVEYED TO SALTILLO DEVELOPMENT, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, AT A DISTANCE OF 290.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY OF PECAN BOULEVARD - F.M. 495, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.909 ACRES OF WHICH 0.231 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF PECAN BOULEVARD - F.M. 495, LEAVING A NET OF 1.678 ACRES OF LAND, MORE OR LESS.

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALEN, 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 MCALEN DATE
 ATTEST BY: DATE
 CITY SECRETARY DATE

STATE OF TEXAS §
 COUNTY OF HIDALGO §

(WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE RED SQUARE DENTAL AND ORTHODONTICS PLAZA SUBDIVISION, TO THE CITY OF MCALEN, 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 MCALEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALEN.

HORS DE PRIX, L.L.C. A TEXAS LIMITED LIABILITY COMPANY

VLADISLAV V. LOSHKARAV, COLE MEMBER DATE
 5712 N. CYNTHIA COURT
 MISSION, TEXAS 78573

STATE OF TEXAS §
 COUNTY OF HIDALGO §

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

THIS THE ____ DAY OF _____, 20__

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

THE STATE OF TEXAS §
 COUNTY OF HIDALGO §

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

DATED THIS THE ____ DAY OF _____, 20__

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

DATE PREPARED: 02-22-2023
 ENGINEERING JOB NO. 22189



THE STATE OF TEXAS §
 COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND BY ME OR UNDER MY SUPERVISION.

DATED THIS THE ____ DAY OF _____, 20__

ROBERTO N. TAMEZ R.P.L.S. # 6238
 STATE OF TEXAS

DATE SURVEYED: 09-13-2022
 T-1156, PG. 72
 SURVEYING JOB NO. 22688.08



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

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

ATTEST: PRESIDENT SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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



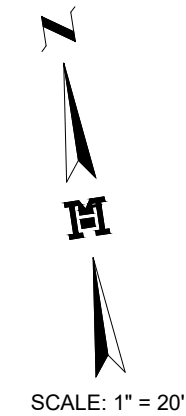
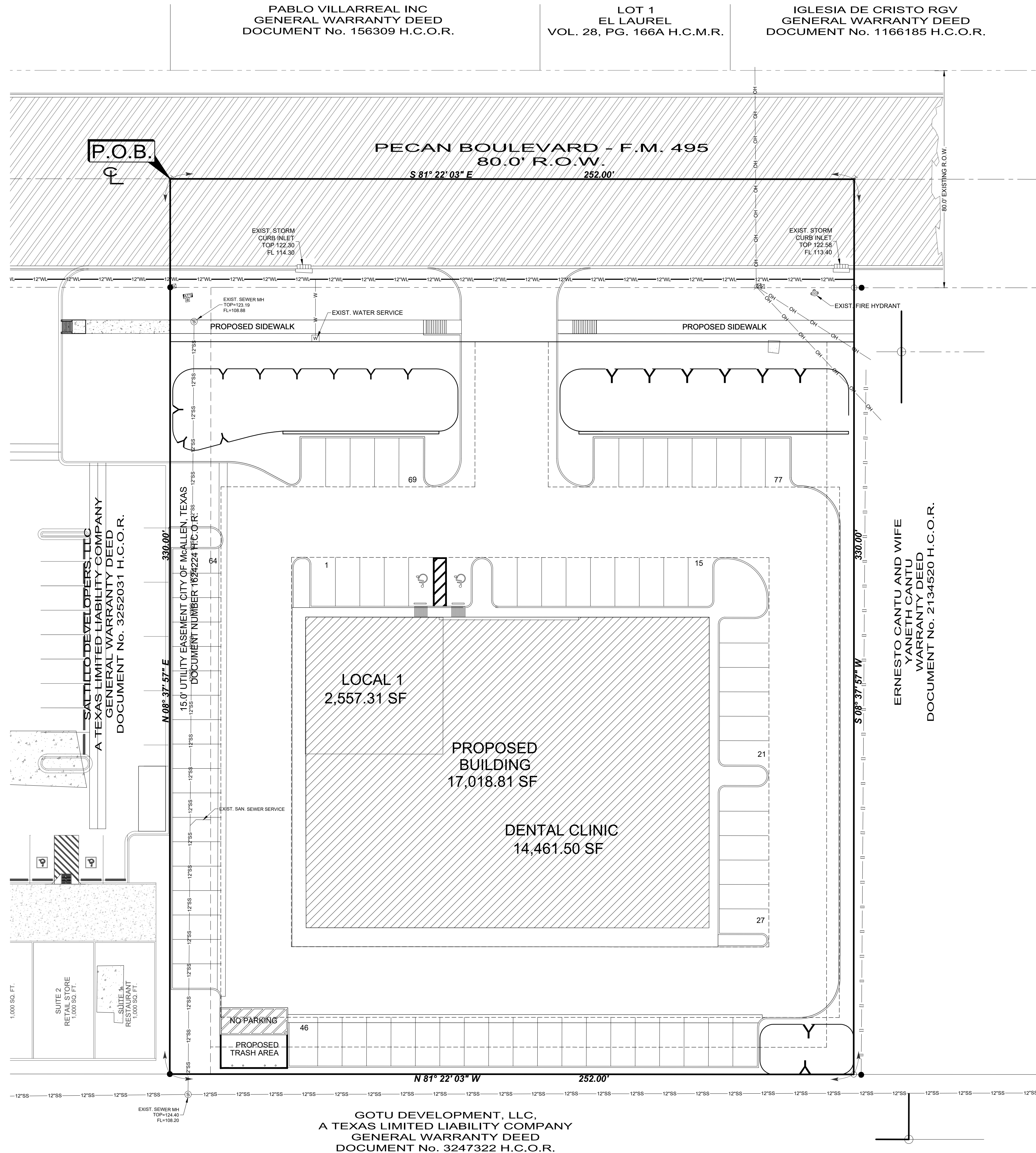
FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



JOB No. 22189.00

REVISION	DATE	BY
MELDEN & HUNT INC		
CONSULTANTS • ENGINEERS • SURVEYORS		
1115 W. McINTYRE - EDINBURG, TX 76541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com		

ENG. TECH. EM	PROJECT ENG. M.A.R.
T-BOOK	P.G.
1. RELEASE DATE	
2. RELEASE DATE	
3. RELEASE DATE	
SCALE	1" = 50'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM BIDDING ONLY. IT IS NOT TO BE USED FOR FINAL BIDDING OR PERMIT PURPOSES.

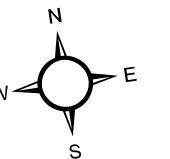
RED SQUARE DENTAL
MCALLEN, TEXAS
HIDALGO COUNTY

WATER AND SEWER LAYOUT

© Copyright 2023 Melden & Hunt, Inc.
All Rights Reserved.

File Name: XXXXXXXXXX

RED SQUARE DENTAL AND ORTHODONTICS PLAZA SUBDIVISION



1" = 100'



Legend

- Prop Waterlines
- Hydrant
- Water Valve
- Reclaimed Water
- Water Lines**
- Potable
- Raw Water, Active
- Reclaimed Water
- Manholes
- Force Main
- Gravity



	AGENDA ITEM	<u>2.f.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	02/06/2024
	MEETING DATE	2/13/2024

1. Agenda Item: Approval of Wellness on Wheelz Subdivision
2. Party Making Request:
Erika Gomez, Developmental Activities
3. Nature of Request: Request of MPUB approval from the developer of proposed subdivision
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: Payment to MPU for the Bentsen Rd water and sewer projects for total amount of \$4,779.48.
6. Routing:
Erika Gomez Created/Initiated - 2/6/2024
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., Asst. to the Utility Engineer
DATE: February 2nd, 2024
SUBJECT: Wellness on Wheelz Subdivision; Consideration & Approval of Subdivision

This property consists of 1.815 acres, and it is located on Northwest corner of Ware Rd and Ivy Avenue. It is located within the McAllen City Limits and is being proposed as C-3 commercial.

The subdivision application was originally filed with the City on March 15th, 2023, and received preliminary P&Z approval on April 4th, 2023. The information required from the developer's engineer for this agenda was received on February 1st, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** There is an existing 16-inch waterline running along the west ROW of Ware Rd. The applicant is proposing to connect to this line to service the property and loop towards an existing 8-inch waterline along Hackberry Ave. Applicant is proposing a water service for this lot. The proposed development will have fire hydrants for fire protection.
2. **Sewer Service:** There is an existing 12-inch sewer line running north-south along the west side of the property. Applicant is proposing to extend the sewerline towards the east to service the 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 \$4,779.48.

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



January 23, 2024

Mr. Rafael Balderas
McAllen Public Utilities
311 N. 15th Street
McAllen, Texas 78501

Re: Wellness on Wheelz Subdivision – Utility Narrative

As a 1-lot subdivision, this property includes 1.815 acres. It is located on 901 N. Ware Road, approximately 1,150 feet south of the N Ware Road/Pecan Blvd intersection within the city limits of McAllen, Texas.

Water Service:

An existing City of McAllen 16-inch waterline runs north/south along the west side of the N Ware Road Right-of-Way (ROW). The proposed 1-lot will connect to this water line to service the property and loop towards and existing 8-inch waterline on W Hackberry Ave. The proposed development will have fire hydrants for fire protection.

Sewer Service:

An existing City of McAllen 12-inch sewer line run north/south along the rear of the property. The proposed 1-lot will connect and extend the sewer line towards the east side of the property to service the commercial building.

We look forward to hearing from you at your earliest convenience and would like to thank you for your assistance with the subdivision. Please call if you have any questions or require additional information.

Respectfully,
M2 Engineering, PLLC

**SUBDIVISION REIMBURSEMENT WORKSHEET
FOR
WELLNESS ON WHEELZ SUBDIVISION**

WATERLINE REIMB. CALCULATIONS			
WATER:	MPU: BENTSEN RD. WATER		
COST:	\$301.12 x 1.815 AC		\$546.53
10% ADMIN FEE	<10 YEARS		54.65
WATERLINE REIMBURSEMENT			\$601.18

SEWER LINE REIMB. CALCULATIONS			
SEWER:	MPU: BENTSEN RD. SEWER		
COST:	\$2,092.81 x 1.815 AC		\$3,798.45
10% ADMIN FEE	<10 YEARS		379.85
SEWER LINE REIMBURSEMENT			\$4,178.30

TOTAL REIMBURSEMENT DUE

\$4,779.48

Prepared By: Erika Lopez Date: 1/31/24 Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: 

Print: Justin Valverde

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 WOW Assets, LLC hereinafter called the DEVELOPER.

(Developer)

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

Wellness on Wheelz

And proposes to construct Utility Improvements as shown on a plan

designed by M2 Engineering, PLLC (Location) dated 1/22/2024, hereinafter called the

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

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

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

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

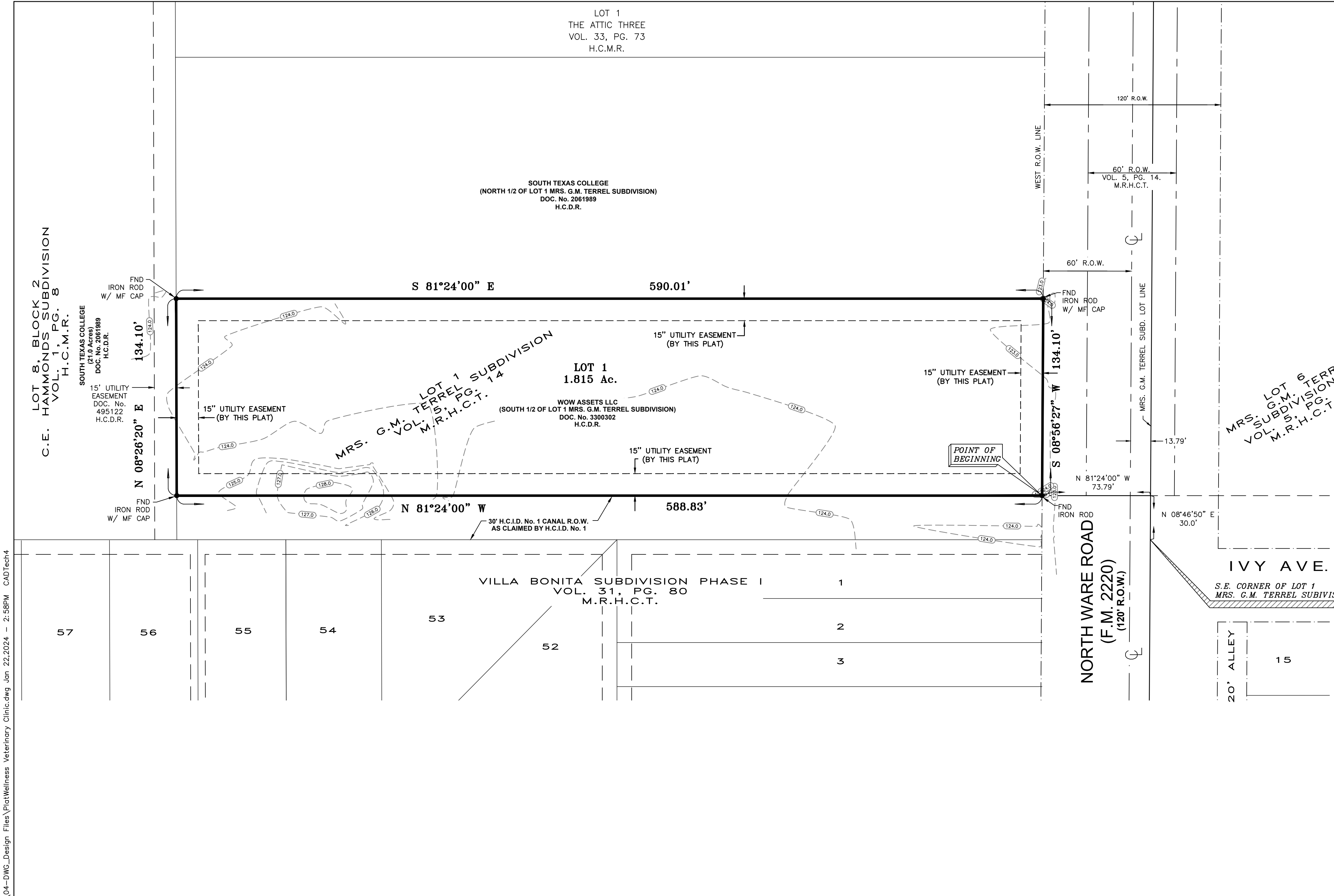
BY: _____
Marco A Vega, P.E.
General Manager
McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

Board Secretary

DEVELOPER

BY: _____
NAME &
ADDRESS: Justin Valinski
3843 S. 19th St.
Grand Forks, ND 58201



METS. AND BOUNDS

BEGINNING, at an iron rod found at the intersection of the West right-of-way line of 120-foot wide North Ware Road (F.M. 2220), with the north line of 30-foot canal right-of-way as claimed by Hidalgo County Irrigation District No. 1, for the Southeast corner of the following described tract of land, said point located North 08° 26' 20" East, 30 feet and North 81° 24' 00" West, 73.79 feet from the Southeast corner of Lot 1;

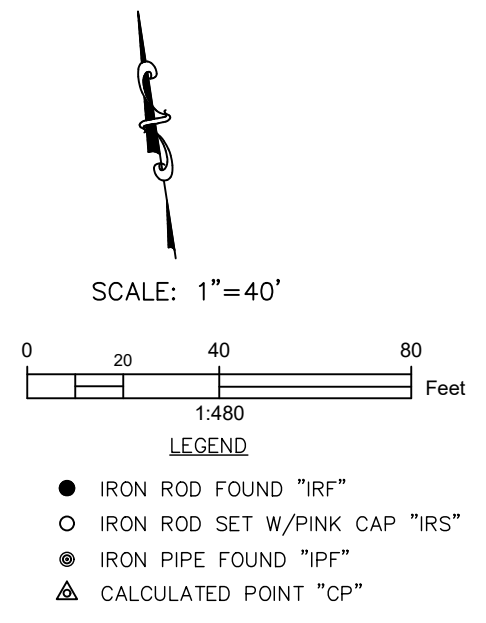
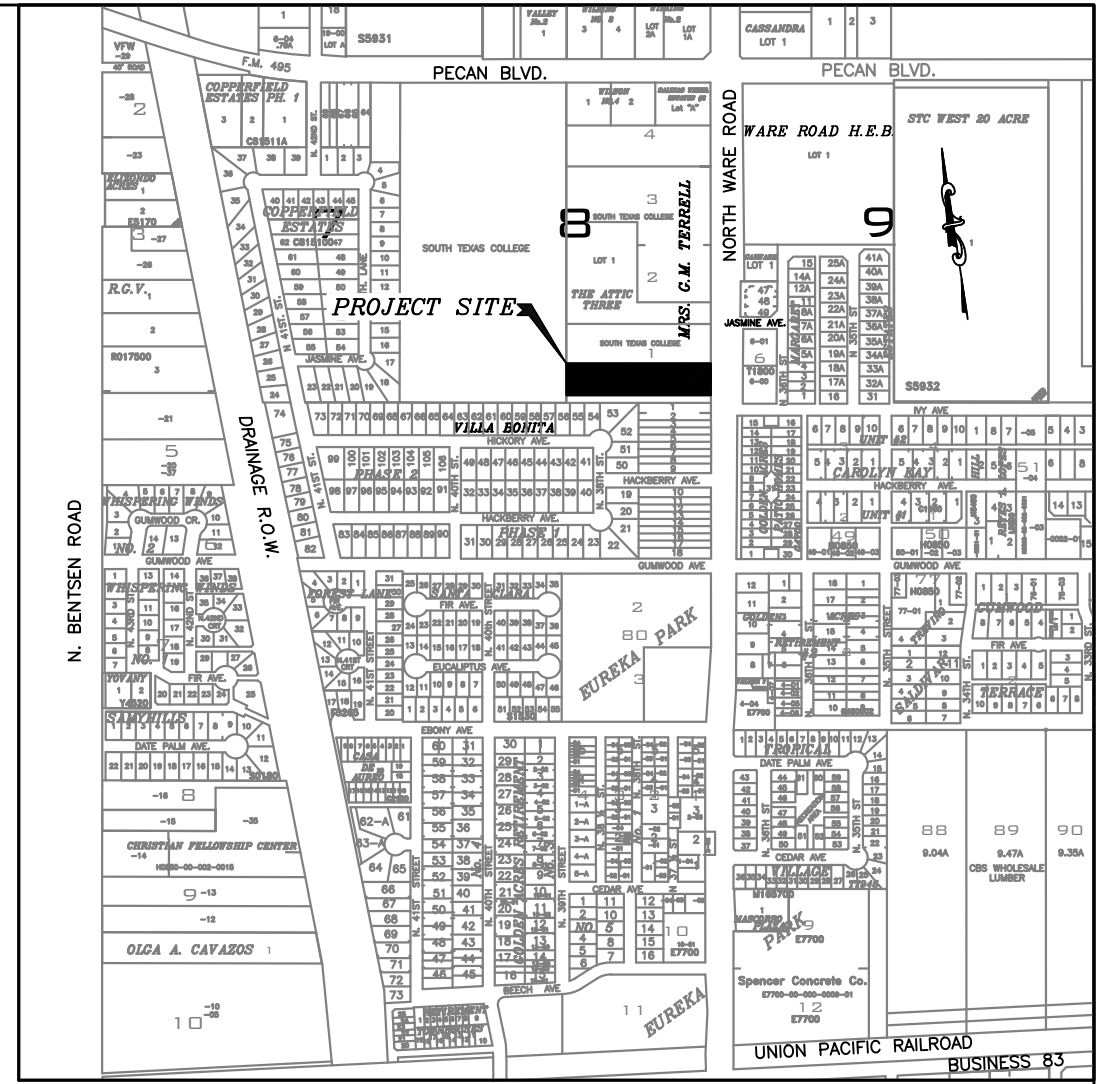
THENCE, with the North line of said Hidalgo County Irrigation District No. 1 canal right-of-way, parallel to the South line of Lot 1 North 81° 24' 00" West, 588.83 feet to an iron rod with MF cap found at the intersection with the West line of Lot 1, for the Southwest corner hereof;

THENCE, with the west line of Lot 1, North 08° 26' East, 134.10 feet to an iron rod with MF cap found at the Northwest corner of the South 1/2 of Lot 1, for the northwest corner hereof, said point also being the Southwest corner of the North 1/2 of said Lot 1;

THENCE, with the North line of said South 1/2 of Lot 1, and south line of the North 1/2 of said lot, South 81° 24' 00" East, 590.01 feet to an iron rod with MF cap found at the intersection with the West right-of-way line of 120-foot wide North Ware Road (F.M. 2220), for the Northeast corner hereof;

THENCE, with the West right-of-way line of 120-foot wide North Ware Road (F.M. 2220), South 08° 26' 20" West, 134.10 feet to the POINT OF BEGINNING Containing 1.815 acres of land more or less.

- GENERAL NOTES:**
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
ZONE "C" AREAS: AREAS OF MINIMAL FLOODING (NO SHADING), ACCORDING TO COMMUNITY-PANEL NO. 480343 0005 C, MAP REVISED: NOVEMBER 2, 1982.
 - SETBACKS:
FRONT: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAT OR EASEMENT OR IN LINE WITH EXISTING STRUCTURES, WHICH EVER IS GREATER.
REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAT OR EASEMENT, WHICHEVER IS GREATER APPLIES.
SIDE: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAT OR EASEMENT, WHICHEVER IS GREATER APPLIES.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF NORTH WARE ROAD AND NO LOWER THAN THE HIGHEST FINISH FLOOR IN THE SURROUNDING NEIGHBORING PROPERTY, WHICHEVER IS GREATER.
 - BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLAN SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
TOP OF FIRE HYDRANT ELEV=126.12
EASTING = 1062827.96 NORTHING = 16603999.18
 - IN ACCORDANCE WITH THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 23,694 CUBIC-Feet OR 0.54 ACRE-Feet OF STORM WATER RUNOFF.
 - A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON NORTH WARE ROAD.
 - A 6 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
 - 8-FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS OR FLOWERS), AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
 - LANDSCAPING AS PER CITY OF McALLEN UNIFIED DEVELOPMENT CODE.
 - ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL AREAS.
 - PROPOSED DETENTION AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
 - ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE LOT OWNER.
 - A MINIMUM LANDSCAPE RATIO FOR THIS LOT IS 15% OF THE TOTAL SITE AREA.
 - PROPOSED FENCE SHALL BE APPROVED AND PERMITTED BY THE CITY OF McALLEN PRIOR TO INSTALLMENT.



STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, WOV ASSETS LLC, AS OWNER(S) OF THE 1.815 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED WELLNESS ON WHEELZ, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (a)(5) OF THE SUBDIVISION ORDINANCE, THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

OWNER _____ DATE: _____
ADDRESS _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUSTIN VALINSKI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 2024

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

DATE MY COMMISSION EXPIRES _____

STATE OF TEXAS
CITY OF McALLEN
PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THIS WELLNESS ON WHEELZ SUBDIVISION PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS ____ DAY OF _____ 2024

CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF McALLEN
MAYOR APPROVAL

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

MAYOR, CITY OF McALLEN _____ DATE: _____
ATTESTED BY: _____

CITY SECRETARY _____ DATE: _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE ____ DAY OF _____ 20____ SUBJECT TO RIGHTS OF WAY/EASEMENTS AS PER RECORD(S) IN VOLUME _____, PAGE _____, MAP RECORDS, HIDALGO COUNTY, TEXAS

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #1 RIGHTS OF WAYS OR EASEMENTS.

ATTEST _____
PRESIDENT _____ SECRETARY _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, EMIGDIO "MILO" SALINAS, P.E., A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT

FOR PRELIMINARY REVIEW ONLY

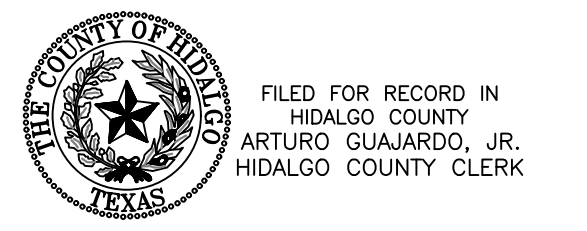
EMIGDIO "MILO" SALINAS, P.E. _____ DATE _____
LICENSED PROFESSIONAL ENGINEER No. 107703
FIRM REGISTERED No. F-19545

STATE OF TEXAS
COUNTY OF HIDALGO

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

FOR PRELIMINARY REVIEW ONLY

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791 _____ DATE _____

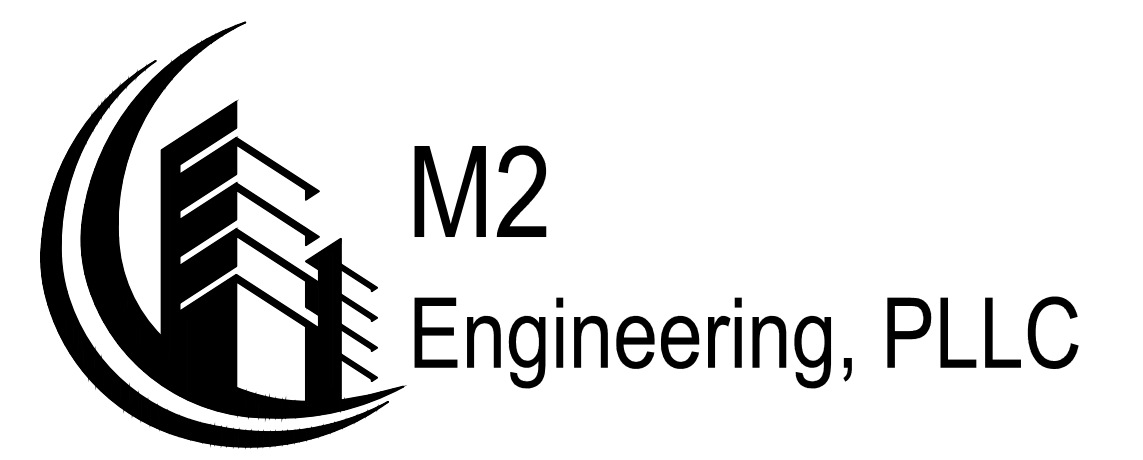


ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____ OF _____

THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



TBPELS FIRM REGISTRATION F-19545

1810 E. GRIFFIN PARKWAY
MISSION TX 78572
956-600-8628

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: WOV ASSETS LLC	3483 S. 19th ST.	GRAND FORK, ND 58201	(---) ---
ENGINEER: EMIGDIO "MILO" SALINAS, P.E.	1810 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 600-8628
SURVEYOR: HOMERO LUIS GUTIERREZ, R.P.L.S.	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

WELLNESS ON WHEELZ

BEING A 1.815 ACRE TRACT OF LAND OUT OF LOT 1, MRS. G.M. TERRELL SUBDIVISION, AS RECORDED IN VOLUME 5, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS.

\\server\m2_engineering\m2_engineering (Server)\S Projects\Hidalgo\McAllen\VP-147 Wellness on Wheelz\Subdivision\04-DWG_Design Files\PlotWellness Veterinary Clinic.dwg Jan 22,2024 - 2:58PM CADTech4

\\server\w2_engineering\W2_Engineering (Server)\S_Projects\Hidalgo\McAllen\P-147_Wellness on Wheels_Subdivision\04-DWG_Design_Files\Plot+Wellness_Veterinary_Clinic.dwg, Jan 24, 2024 - 9:44AM CADTch4

LOT 8, BLOCK 2
C.E. HAMMONDS SUBDIVISION
VOL. 1, PG. 8
H.C.M.R.

SOUTH TEXAS COLLEGE
(21.0 Acres)
DOC. No. 2061989
H.C.D.R.

15' UTILITY
EASEMENT
DOC. No.
495122
H.C.D.R.

FND
IRON ROD
W/ MF CAP

EXIST 12" SAN. SEWER
APPROX. LOCATION

FND
IRON ROD
W/ MF CAP

57

56

55

54

53

52

51

50

49

48

47

46

45

44

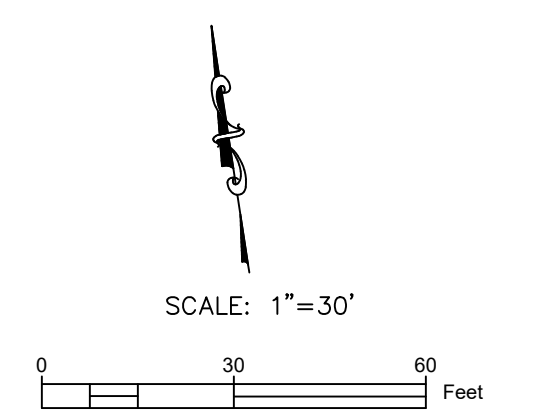
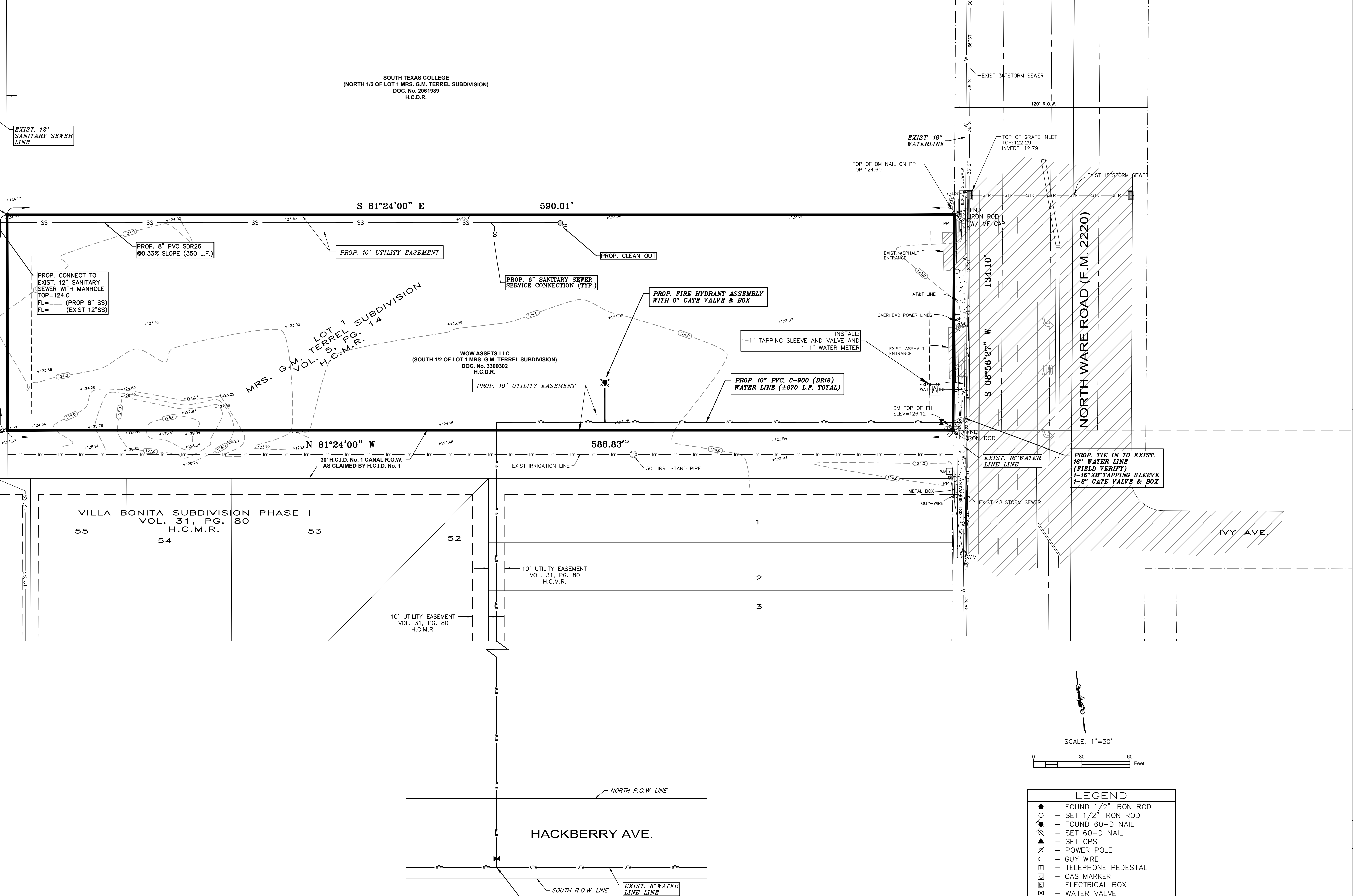
43

42

41

GENERAL NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVE GROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
2. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION. (1-800-DIG-TESS)
3. ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
4. ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

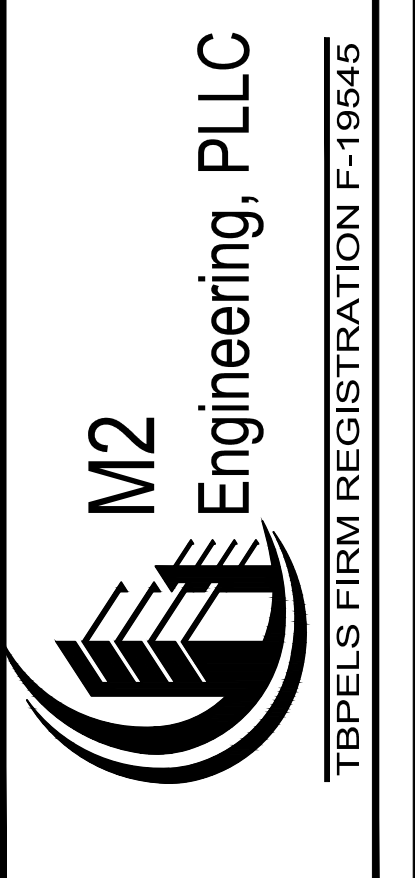


LEGEND	
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
●	FOUND 60-D NAIL
○	SET 60-D NAIL
▲	SET CPS
○	POWER POLE
○	GUY WIRE
□	TELEPHONE PEDESTAL
□	GAS MARKER
□	ELECTRICAL BOX
□	WATER VALVE
□	WATER METER
□	FIRE HYDRANT
□	SANITARY SEWER MANHOLE
□	STORM DRAIN MANHOLE
□	STORM DRAIN INLET
□	STORM DRAIN GRATED INLET
□	IRRIGATION STAND PIPE
□	IRRIGATION GATE VALVE
□	SIGN
□	FENCE
□	DRAINAGE NATURAL FLOW
ELEVATIONS	
○	NATURAL GROUND
○	EDGE OF PAVEMENT (TOP)
○	TOP OF ASPHALT

BENCHMARKS	
TBM#1: TOP OF BM NAIL ON PP. N: 16604030.00 E: 1062849.76	ELEV. 124.60
BM#2: BM TOP OF FH N: 16603899.18 E: 1062827.96	ELEV. 126.12

PROP. TIE IN TO EXIST.
8" WATER LINE
(FIELD VERIFY)
1-8" X 8" TEE
1-8" GATE VALVE & BOX

1810 E. GRIGGIN PARKWAY
MISSION TX 78573
956.600.8628
www.m2engineers.com
FIRM REGISTRATION # F-19545



PROPOSED UTILITY PLAN
**WELLNESS ON WHEELZ
MCALLEN, TEXAS**

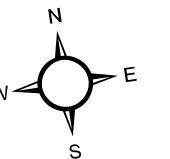
REVIEW SET

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF EMIGDIO "MILO" SALINAS P.E. 107703 ON 01/24/24
IT IS NOT TO BE USED FOR CONSTRUCTION.

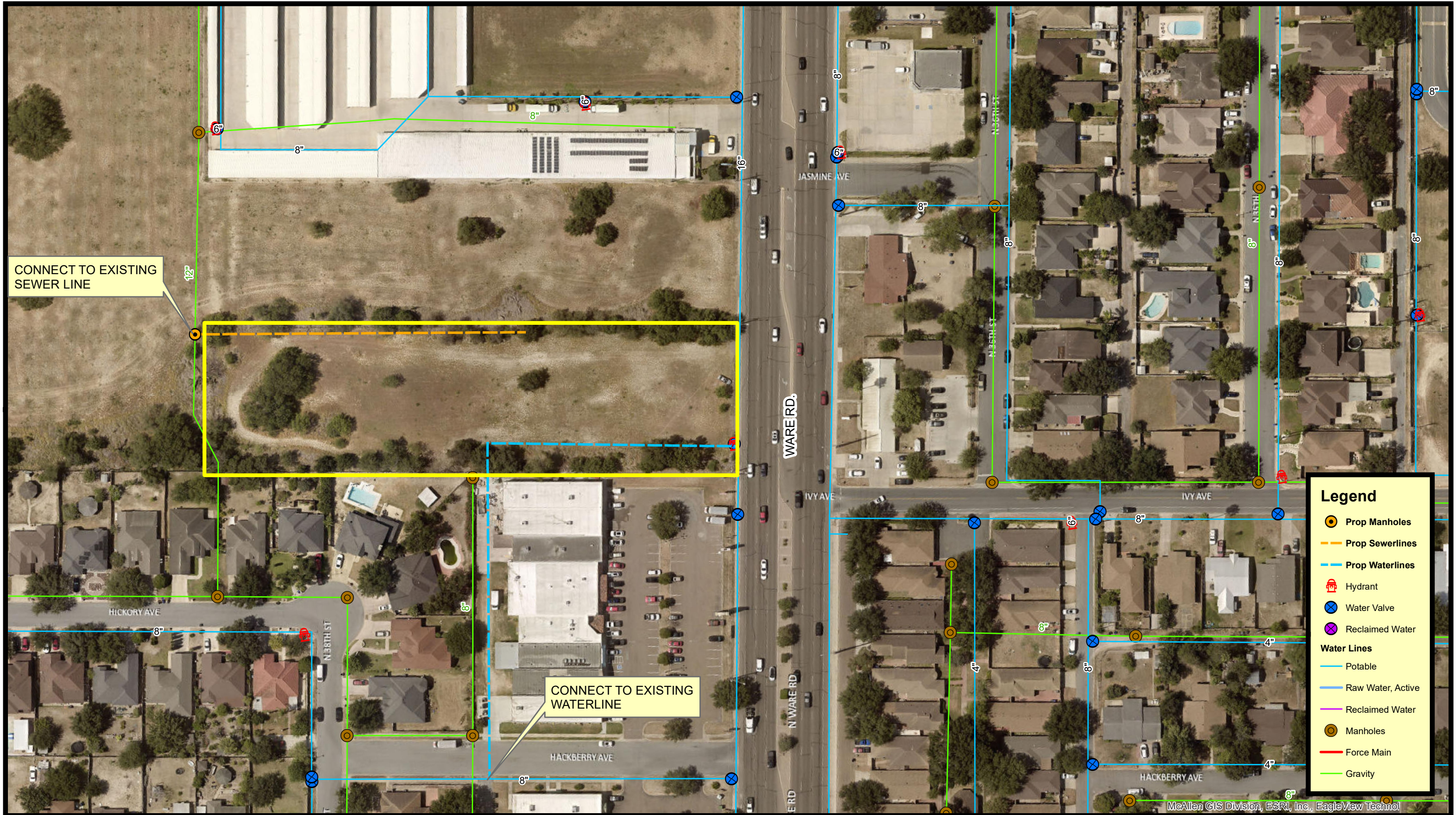
SCALE:
DRAWN BY: DI
CHECKED BY: MS
SURVEYED BY:
SHEET: 1 OF -

WELLNESS ON WHEELZ SUBDIVISION

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



1" = 100'



CONNECT TO EXISTING SEWER LINE

CONNECT TO EXISTING WATERLINE

Legend

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

Water Lines

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



	AGENDA ITEM	<u>2.g.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	02/07/2024
	MEETING DATE	2/13/2024

1. Agenda Item: Approval ZOHO Subdivision and Preliminary Reimbursement Certificate

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 - 2/7/2024

7. Staff's Recommendation: Approval of the 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., Asst. to the Utility Engineer
DATE: February 2nd, 2024
SUBJECT: Zoho Subdivision; Discussion & Approval of Subdivision and Preliminary Reimbursement Certificate

This property consists of 97.97 acres, and it is located on the southwest corner of Ware Rd and Neuhaus Drive. It is located within the McAllen City Limits. This development is a two lot for proposed mixed use, one lot is being proposed as C-1 office and lot 2 as I-1 for light Industrial.

The subdivision application was originally filed with the City on July 26, 2023, and received preliminary P&Z approval on August 22nd, 2023. The information required from the developer's engineer for this agenda was received on February 1st, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** There is an existing 16-inch waterline within the McAllen Champions Golf Course and an 8-inch waterline along Neuhaus Drive. Applicant is proposing to connect to the existing 16-inch Waterline boring under Ware Rd and extend a 12-inch waterline to and thru the development. A second source loop will be a connection to the 8-inch Waterline along Neuhaus Dr. Proposed fire hydrants will be installed for fire protection.
2. **Sewer Service:** There is an no sanitary sewer readily available to this property. Applicant is proposing to extend a 12-inch sewerline along the west property line connecting to a receiving manhole at the main Lift station of the South wastewater treatment plant and extend north to reach the proposed development.
3. The developer has chosen to establish a Preliminary Reimbursement Certificate for the 12-inch off-site sewerline improvements. The preliminary cost estimate and service area has totaled a reimbursement **per acre** in the amount of **\$3,777.87**. The breakdown and supporting documents are provided within the packet.

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

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

MEMORANDUM

TO: Erika Gomez, E.I.T.
Assistant Utility Engineer

FROM: Ronnie Cruz, P.E., CFM

DATE: February 1, 2024

RE: ZOHO Corporation Subdivision
Utility Narrative

Legal:

ZOHO Corporation Subdivision is a 2 Lot, 97.97 Acres of Subdivision out of Lot 8, McAllen First Suburban Citrus Groves Subdivision as recorded in Volume 5, Page 20 Map Records of Hidalgo County, Texas and also being out of Lots 185 and 188, La Lomita Irrigation and Construction Company Subdivision as Recorded in Volume 24, Pages 67-68 Deed Records and out of Lot 5 Block 1, and all of Lot 6 Block 1, Rio Bravo Plantation Company Subdivision as Recorded in Volume "W" Pg. 197 Deed Records of Hidalgo County, Texas.

Location:

ZOHO Corporation Subdivision is a 2 Lot 97.97 Acre Subdivision located on South Ware Road. The Subdivision is west side of Ware Road across the street from the Champions Golf Course. Proposed zoning is for Lot 1: C-1 (Office Building) District and Lot 2: I-1 (Light Industrial) District.

Water:

There are two existing water lines in the area of this subdivision. An 8" water line runs along Neuhaus Drive from Ware Road to Bentsen Road. A 16" water line is within the McAllen Champions Golf Course running north to south. Proposed is to tie into both of these lines for this development. We will tie into the 8" along Neuhaus Drive at the northwest corner of Lot 1, then extend an 8" south along the west property line of Lot 1 then east along the south line of Lot 1 to Ware Road. The 8" water line will then run south along the west side of Ware Road and loop around Lot 2 on the west, north, and east side of Lot 2. The McAllen PUB has requested we bore Ware Road, from Lot 2, east crossing Ware Road and tying into an existing 16" water line. This line will be a 12" waterline and will run along the south side of the development west through this development to a location identified by McAllen PUB. This extension will be for future developments west and southwest of ZOHO Subdivision.

Sanitary Sewer:

There are no Sanitary Sewer lines in this area. Proposed is to extend a 12" sanitary sewer line along the west property lines of both lots. The 12" line will run south, along an existing drainage easement owned by The City of McAllen to the existing McAllen Sanitary Sewer Plant. The line will tie into the receiving manhole of the main Lift Station at the south area of the Plant.

Ronnie Cruz, P.E., CFM



CRUZ - HOGAN
ENGINEERS | PLANNERS



PRELIMINARY REIMBURSEMENT CERTIFICATE

STATE OF TEXAS X

COUNTY OF HIDALGO X

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

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

Lot 5, Block 1 & all of Lot 6, Block 1 on Ware Road and proposes to extend a 12" Sanitary Sewer Line as shown on a plan designed by
(Location) (Service)

Cruz-Hogan Consultants, Inc., and proposes to construct Utilities Improvements, as approved by the MPUB on
(Engineering Firm)

(Approval date)

2. The Developer's Cost (\$ 3,777.87 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 _____, 20____ and to expire this ____ day of _____, 20____.

CITY OF McAllen BY THE
McALLEN PUBLIC UTILITY

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

ATTEST:

Board Secretary

DEVELOPER

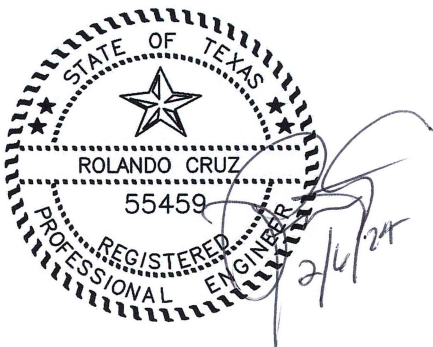
BY: ZOHO Corporation 3600 Formosa Ave. McAllen, TX 78503
NAME &
ADDRESS

Zoho Corporation Subdivision
Off-Site 12" Sanitary Sewer Line
Opinion of Probable Construction Cost
February 6, 2024

Item	Description	Unit	Estimated Quantity	Unit Price	Line Item Total
CONSTRUCTION ITEMS:					
1.	12" Sanitary Sewer Line, PVC, SDR26	LF	3,700	\$150.00	\$555,000.00
2.	60" Fiberglass Manhole, 10'-25' Deep	EA	7	\$20,000.00	\$140,000.00
3.	Trench Safety System for Trenches	LF	3,700	\$10.00	\$37,000.00
4.	Tie Into Existing Receiving Manhole	LS	1	\$10,000.00	\$10,000.00
5.	Ditch Crossings	LS	1	\$30,000.00	\$30,000.00
SUBTOTAL CONSTRUCTION ITEMS					\$772,000.00
Subtotal Construction Cost					\$772,000.00
15% Construction Contingency					\$115,800.00
Subtotal Estimated Construction Cost					\$887,800.00
Surveying					\$6,000.00
Geotechnical Testing (For Budget Purposes)					\$10,000.00
Total Estimated Construction Cost					\$903,800.00

Total Service Area = 335 Ac.
Reasonable Development Expectation Ratio (70%) = 235 Ac.

$$\frac{\$887,800.00}{235 \text{ Ac.}} = \$3,777.87/\text{Ac.}$$



CRUZ - HOGAN

ENGINEERS | PLANNERS

McAllen | Harlingen | Weslaco

TBPE FIRM REGISTRATION No: F - 4860



ZOHO CORPORATION SUBDIVISION
OFF-SITE 12" SANITARY SEWER LINE



**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, _____ IS THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **ZOHO CORPORATION SUBDIVISION**. AN ADDITION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, EASEMENTS, FIRE HYDRANTS, AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I WILL CAUSE 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 OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

DATE _____

MCALLEN, TEXAS 78501

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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.

JAVIER VILLALOBOS
MAYOR, CITY OF MCALLEN

DATE _____

CITY CLERK

DATE _____

PLANNING AND ZONING:

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

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, JESUS A. GARZA, 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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MCALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

JESUS A. GARZA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 10172800
3319 N WARE RD, STE "A", TEXAS 78501

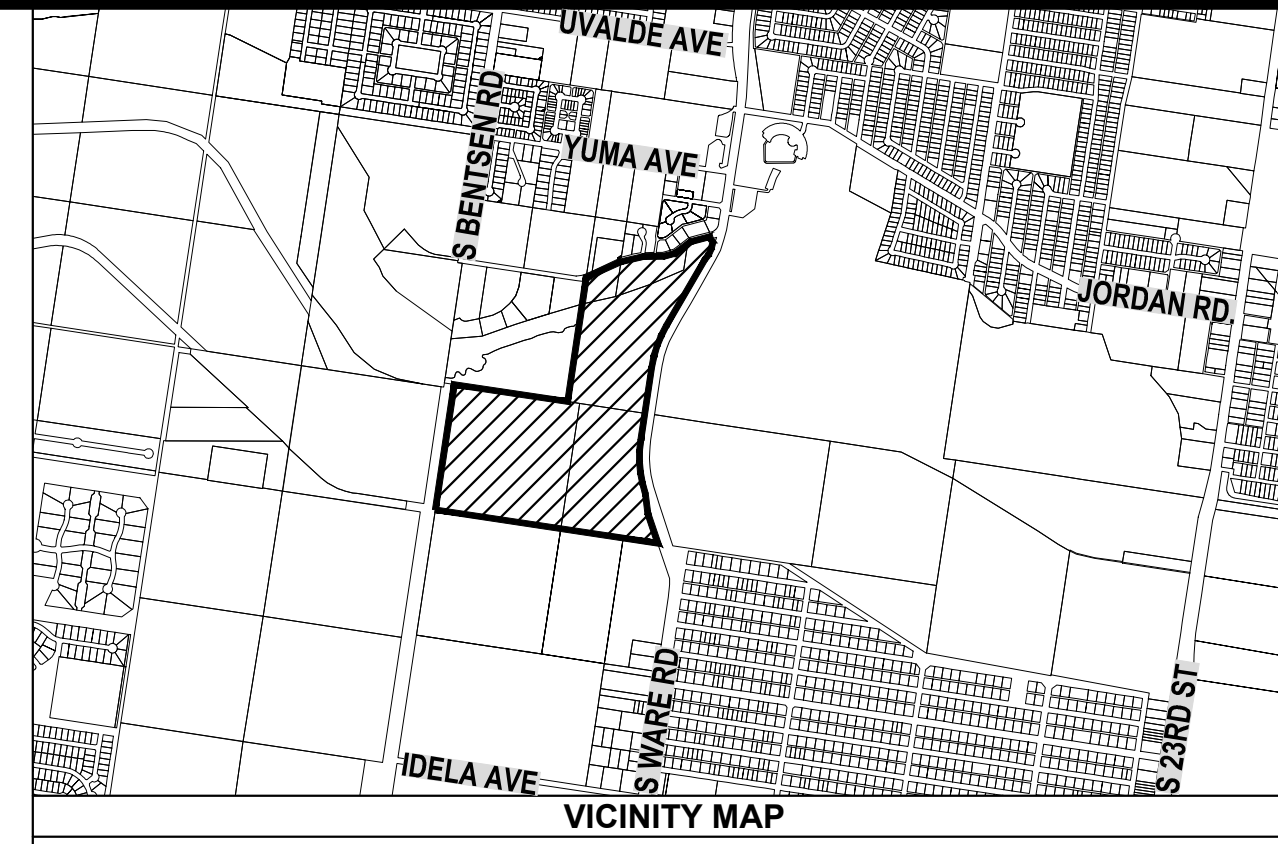
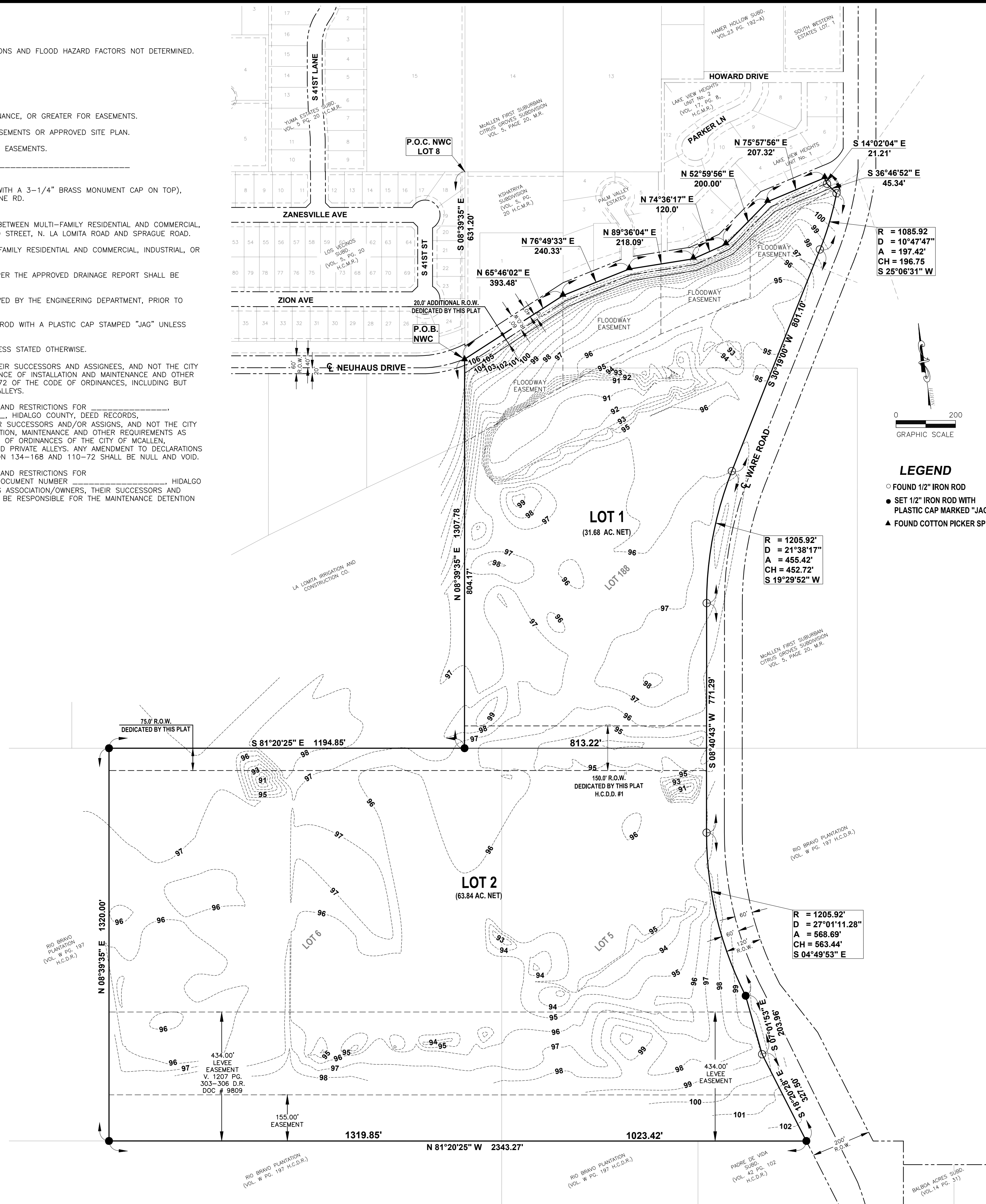
**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, ROLANDO CRUZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MCALLEN SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

ROLANDO CRUZ, P.E. CFM
REGISTERED PROFESSIONAL ENGINEER
NO. 55459
MCALLEN, TEXAS 78504

GENERAL NOTES:

- FLOOD ZONE "A" AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. COMMUNITY-PANEL NO. 430343 0010 C EFFECTIVE DATE: NOVEMBER 2, 1987
- MINIMUM BUILDING SETBACKS
FRONT : _____
REAR : IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
- NO STRUCTURES SHOULD BE CONSTRUCTED ON ANY EASEMENTS.
- FINISHED FLOOR ELEVATION SHALL BE _____
- BENCHMARK:
CITY OF MCALLEN B.M. #86 (30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP), LOCATED INSIDE _____ AT A DRAIN DITCH BY 7 MILE LINE RD. ELEVATION = 118.16 FEET (NAVD 88)
- 6-FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. 33RD STREET, N. LA LOMITA ROAD AND SPRAGUE ROAD.
8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE _____ CUBIC/FEET OR _____ AC.-FT.
- AN ENGINEERING DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.
- ALL LOT CORNERS ARE MARKED WITH A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "JAG" UNLESS OTHERWISE NOTED ON THIS PLAT.
- ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
- DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTIONS 134-168 AND 110-72 OF THE CODE OF ORDINANCES, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE ALLEYS.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR _____ RECORDED AS DOCUMENT NUMBER _____, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 AND 110-72 OF THE CODE OF ORDINANCES OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE ALLEYS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 AND 110-72 SHALL BE NULL AND VOID.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR _____ RECORDED AS DOCUMENT NUMBER _____, HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE DETENTION AREA).



METES & BOUNDS

BEING A 97.97 ACRES OF LAND MORE OR LESS OUT OF LOT 8, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION AS RECORDED IN VOLUME 5, PAGE 20 MAP RECORDS OF HIDALGO COUNTY, TEXAS AND ALSO BEING OUT OF LOTS 185 AND 188, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION AS RECORDED IN VOLUME 24, PAGES 67-68 DEED RECORDS AND OUT OF LOT 5, BLOCK 1, AND ALL OF LOT 6 BLOCK 1, RIO BRAVO PLANTATION COMPANY SUBDIVISION AS RECORDED IN VOLUME "W" PAGE, 197, DEED RECORDS OF HIDALGO COUNTY, TEXAS; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF LOT 8, THENCE S 08°39'35"W, WITH AND ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 631.20 FEET TO A FOUND COTTON PICKER SPINDLE FOR THE NORTHWEST CORNER OF THIS DESCRIPTION FOR THE POINT OF BEGINNING;

THENCE, N 65°46'02"E, (N 65°17'00"E REC.), WITH AND ALONG THE CENTERLINE OF NEUHAUS DRIVE A DISTANCE OF 393.48 FEET (395.40 REC.) TO A FOUND COTTON PICKER SPINDLE FOR CORNER;

THENCE, N 76°49'33"E, (N 78°17'00"E REC.) WITH AND ALONG THE CENTERLINE OF NEUHAUS DRIVE, A DISTANCE OF 240.33 (240.00 REC) FEET TO A FOUND COTTON PICKER SPINDLE FOR CORNER;

THENCE, N 89°36'04"E, (N 89°27'00"E REC.) WITH AND ALONG THE CENTERLINE OF NEUHAUS DRIVE, A DISTANCE OF 218.09 (218.00 REC.) FEET TO A FOUND COTTON PICKER SPINDLE FOR CORNER;

THENCE, N 74° 36'17"E, (N 74°27'00"E REC.) WITH AND ALONG THE CENTERLINE OF NEUHAUS DRIVE, A DISTANCE OF 120.00 FEET TO A FOUND COTTON PICKER SPINDLE FOR CORNER;

THENCE, N 52° 59'56"E, (N 52°52'00"E REC.) WITH AND ALONG THE CENTERLINE OF NEUHAUS DRIVE, A DISTANCE OF 200.00 FEET TO A FOUND COTTON PICKER SPINDLE FOR CORNER;

THENCE, N 75°57'56"E, (N 75°50'00"E REC.) WITH AND ALONG THE CENTERLINE OF NEUHAUS DRIVE, DISTANCE OF 207.32 FEET TO A FOUND COTTON PICKER SPINDLE FOR CORNER;

THENCE, S 14°02'04"E, A DISTANCE OF 21.21 FEET TO A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER AND ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF WARE ROAD;

THENCE, S 36°46'52"E, A DISTANCE OF 45.34 FEET TO A FOUND 1/2" IRON ROD FOR CORNER AND THE POINT OF CURVATURE;

THENCE, WITH AND ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD AND A CURVE TO THE RIGHT HAVING A RADIUS OF 1085.92 FEET, AN ARC LENGTH OF 197.42 A CHORD BEARING OF S 25°06'31"W TO A FOUND 1/2" IRON ROD FOR CORNER AND THE POINT OF TANGENCY;

THENCE, S 30°19'00"W, CONTINUING WITH THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD, A DISTANCE OF 801.10 FEET TO A FOUND 1/2" IRON ROD FOR CORNER AND ALSO BEING THE POINT OF CURVATURE;

THENCE, WITH A CURVE TO THE LEFT, AND THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD HAVING A RADIUS OF 1205.92 FEET AN ARC LENGTH OF 455.42 AND A CHORD BEARING; S 19°29'52"W TO A FOUND 1/2" IRON ROD FOR CORNER AND THE POINT OF TANGENCY;

THENCE, S 08°40'43"W, WITH AND ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD A DISTANCE OF 771.29 FEET TO A FOUND 1/2" IRON ROD FOR CORNER, AND THE POINT OF CURVATURE;

THENCE, CONTINUING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD AND WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1205.92 FEET, AN ARC LENGTH OF 568.69 FEET A CHORD BEARING OF S 04°49'53"E TO A SET 1/2" IRON ROD WITH CAP (JAG) FOR CORNER AND THE POINT OF TANGENCY;

THENCE, S 07°01'53"E, WITH AND ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD, A DISTANCE OF 203.96 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE, S 18°20'28"E, WITH AND ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF WARE ROAD, A DISTANCE OF 327.50 FEET TO A SET 1/2" IRON ROD WITH CAP (JAG) FOR THE SOUTHEAST CORNER ON ALSO BEING A POINT ON THE SOUTH LINE OF SAID LOT 5;

THENCE, N 81°20'25"W, WITH AND ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 1023.42 FEET PASSING A SET 1/2" IRON ROD WITH CAP (JAG) FOR THE SOUTHWEST CORNER OF SAID LOT 5, AND A TOTAL DISTANCE OF 2343.27 TO A SET 1/2" IRON ROD WITH CAP (JAG) FOR THE SOUTHWEST CORNER AND ALSO BEING THE SOUTHWEST CORNER OF LOT 6, BLOCK 1;

THENCE, N 08°39'35"E, WITH AND ALONG THE WEST LINE OF SAID LOT 6, BLOCK 1 A DISTANCE OF 1320.00 FEET TO A SET 1/2" IRON ROD WITH CAP (JAG) FOR THE NORTHWEST CORNER AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 1;

THENCE, S 81°20'25"E, WITH AND ALONG THE NORTH LINE OF SAID LOT 6, BLOCK 1 AND THE SOUTH LINE OF LOT 187, A DISTANCE OF 1194.85 FEET A SET 1/2" IRON ROD WITH CAP (JAG) FOR CORNER;

THENCE, N 08°39'35"E, WITH AND ALONG THE WEST LINE OF LOT 188, A DISTANCE OF 1307.78 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINING 97.87 ACRE GROSS MORE OR LESS. BASIS OF BEARING: FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER LOT 190, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY AND FOUND 1/2" IRON ROD AT THE NORTHEAST CORNER, LOT 57, MCALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION

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

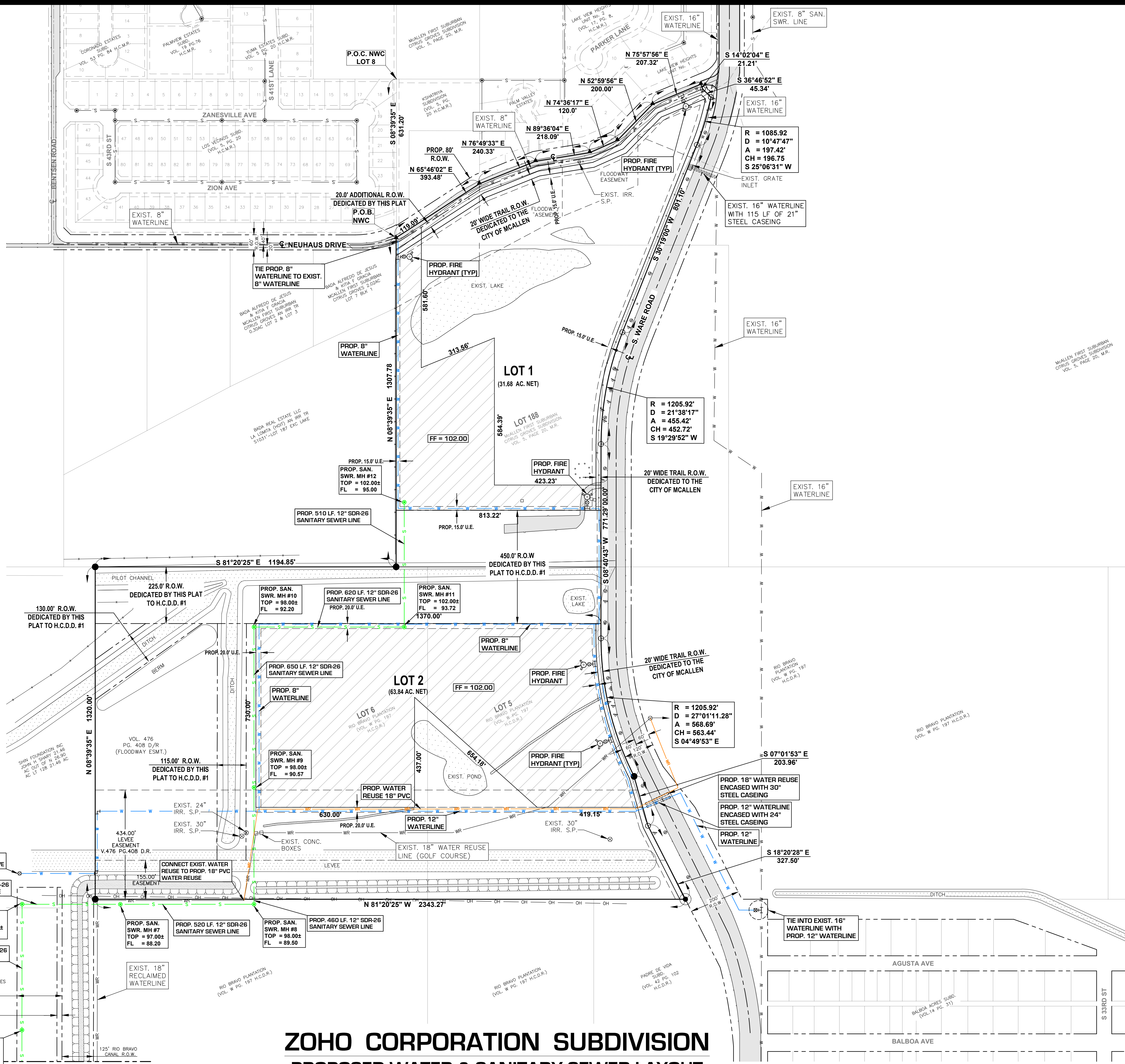
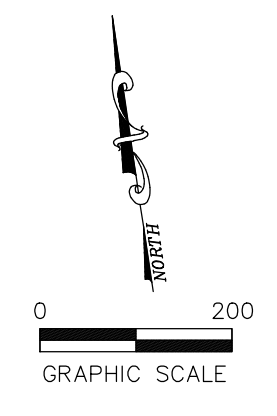
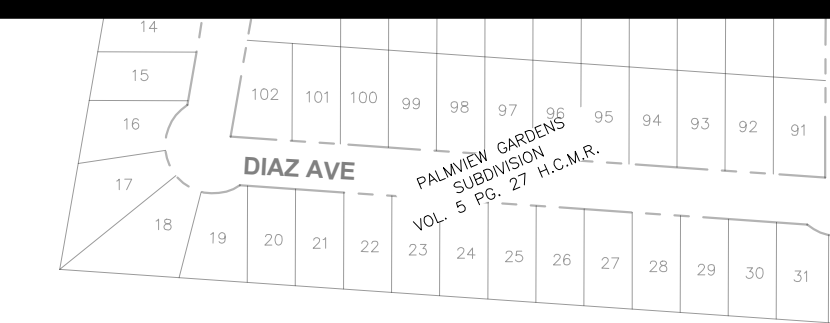
ZOHO CORPORATION SUBDIVISION

97.97 ACRES OF LAND MORE OR LESS OUT OF LOT 8, MCALLEN FIRST SUBURBAN CITRUS GROVES SUBDIVISION AS RECORDED IN VOLUME 5, PAGE 20 MAP RECORDS OF HIDALGO COUNTY, TEXAS AND ALSO BEING OUT OF LOTS 185 AND 188, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY SUBDIVISION AS RECORDED IN VOLUME 24, PAGES 67-68 DEED RECORDS AND OUT OF LOT 5, BLOCK 1, AND ALL OF LOT 6 BLOCK 1, RIO BRAVO PLANTATION COMPANY SUBDIVISION AS RECORDED IN VOLUME "W" PG. 197 DEED RECORDS 1W HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ZOHO CORPORATION				
ENGINEER: ROLANDO CRUZ, PE	605 E. VIOLET AVE. STE. 1	MCALLEN, TX. 78504	(956) 682-5022	(956) 682-5089
SURVEYOR: JESUS A. GARZA	3319 N WARE RD STE "A"	MCALLEN, TX 78501	(956) 687-8677	(956) 687-8641

ZOHO CORPORATION SUBDIVISION
DATE OF PREPARATION: MAY 15, 2023



ZOHO CORPORATION SUBDIVISION PROPOSED WATER & SANITARY SEWER LAYOUT

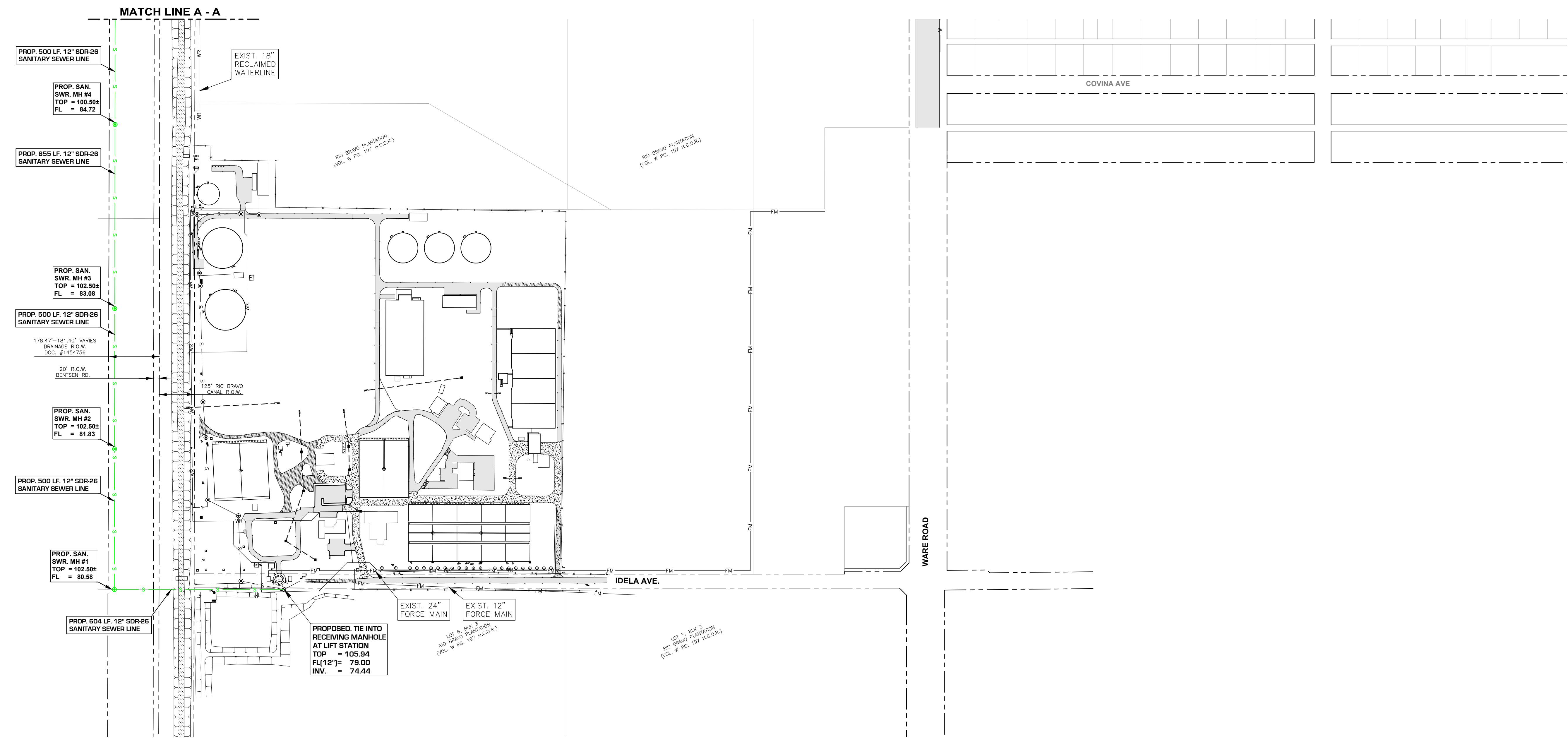
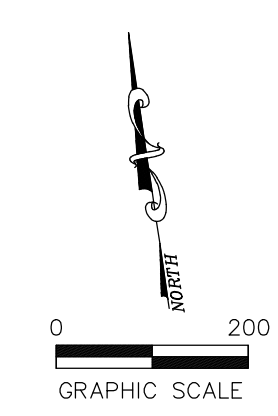
LEGEND

○	FOUND 1/2" IRON ROD	—S—S	SANITARY SEWER
●	SET 1/2" IRON ROD WITH PLASTIC CAP MARKED "JAG"	—W—W	WATER LINE (PROPOSED)
▲	FOUND COTTON PICKER SPINDLE	—WR—WR	WATER REUSE LINE
⊗	SIGN	—W—W	WATER LINE (PROPOSED)
⊗	IRRIGATION STAND PIPE	—X—X	CHAIN LINK FENCE
⊗	POWER POLE	—	EDGE OF PAVEMENT FENCE
⊗	LIGHT POLE	—	DITCH HIGH BANK
⊗	MANHOLE	—OH—OH	OVERHEAD POWER LINE
⊗	FIRE HYDRANT		

THIS DOCUMENT IS PRELIMINARY AND IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP ONLY UNDER THE AUTHORITY OF ROLANDO CRUZ, P.E. No. 55459 ON DECEMBER, 2023.



ZOHO CORPORATION SUBDIVISION					
PROPOSED WATER & SANITARY SEWER LAYOUT - 1 OF 2					
DESIGN	DRAWN	PROJECT NO.	DATE	FILE	SHEET NO.
R. C.	C. B.	107-11-22	JAN 23, 2024	MCALLEN	1



**ZOHO CORPORATION SUBDIVISION
PROPOSED WATER & SANITARY SEWER LAYOUT**

LEGEND	
○	FOUND 1/2" IRON ROD
●	SET 1/2" IRON ROD WITH PLASTIC CAP MARKED "JAG"
▲	FOUND COTTON PICKER SPINDLE
⊙	SIGN
⊗	IRRIGATION STAND PIPE
⊕	POWER POLE
⊖	LIGHT POLE
⊙	MANHOLE
⊕	FIRE HYDRANT
— S —	SANITARY SEWER
— W —	WATER LINE
— X —	CHAIN LINK FENCE
—	EDGE OF PAVEMENT FENCE
—	DITCH HIGH BANK
—	OVERHEAD POWER LINE
— WR —	WATER REUSE LINE

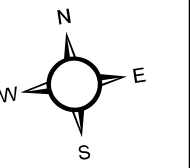
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ZOHO CORPORATION SUBDIVISION					
PROPOSED WATER & SANITARY SEWER LAYOUT - 2 OF 2					
DESIGN	DRAWN	PROJECT NO.	DATE	FILE	SHEET NO.
R. C.	C.B.	107-11-22	JAN 23, 2024	MCALLEN	2

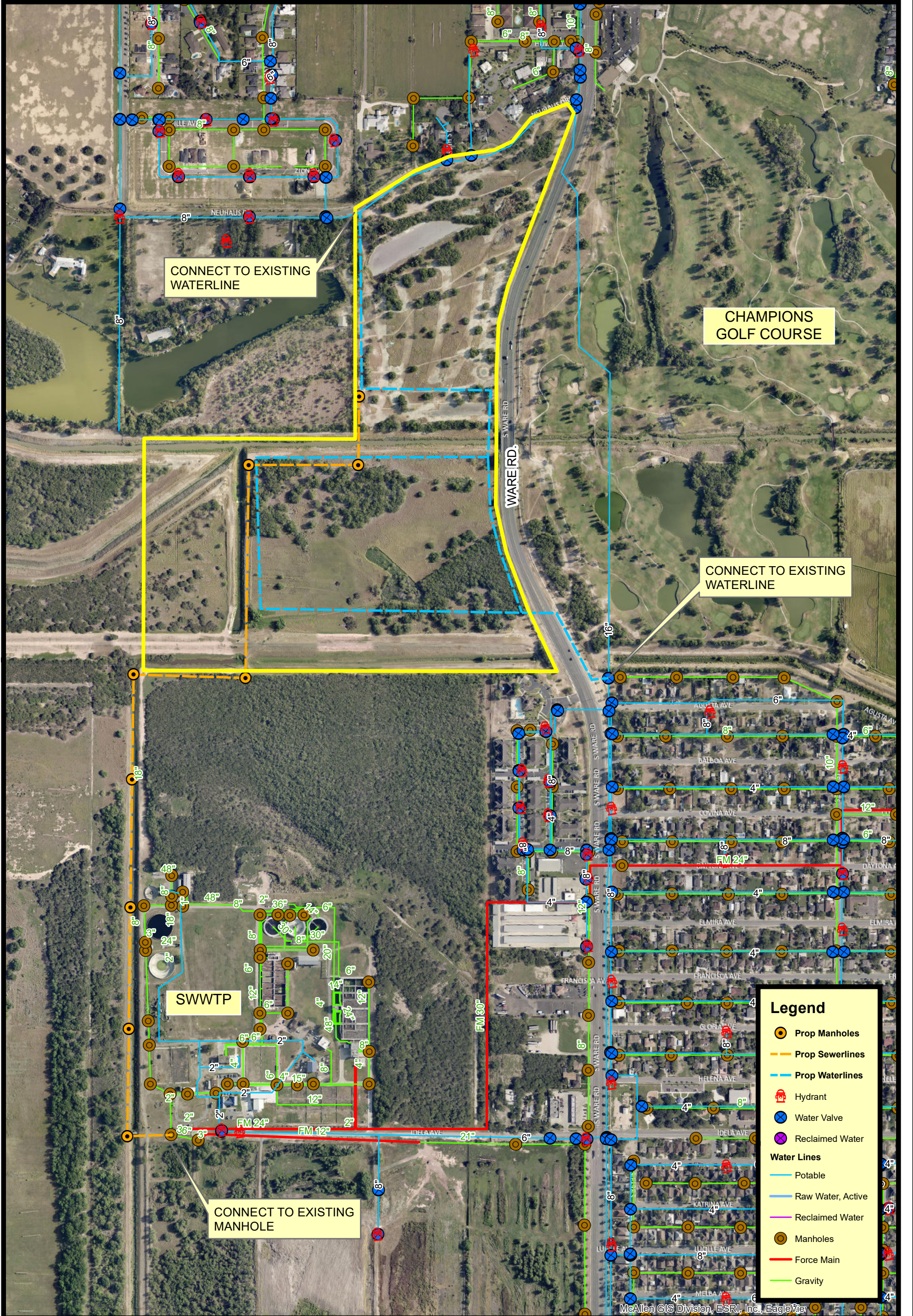
McAllen Harlingen Weslaco
TBE FIRM REGISTRATION No: F-4860

ZOHO CORPORATION SUBDIVISION



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

1" = 500'



CHAMPIONS
GOLF COURSE

CONNECT TO EXISTING
WATERLINE

CONNECT TO EXISTING
WATERLINE

SWWTP

CONNECT TO EXISTING
MANHOLE

Legend

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

Water Lines

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



AGENDA ITEM 3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 02/07/2024

MEETING DATE 2/13/2024

1. Agenda Item: Consideration and Approval of Change order No. 2-Final for the 19.5 St and Newport Waterline Improvements Project - Project No. 02-23-C19-428 (CDBG Funded)
2. Party Making Request: Erika Gomez, Developmental Activities
3. Nature of Request: Consideration and Approval of Change order No. 2 for the 19.5 and Newport Waterline project (CDBG Funded)
4. Budgeted: Budget reclass will be forthcoming. Project is funded in partnership with CDBG. Please see attached memo for breakdown of accounts.

Bid Amount:	\$600,401.00	Budgeted Amount:	\$0.00
Under Budget:	\$0.00	Over Budget:	\$2,009.00
		Amount Remaining:	\$602,410.00
5. Reimbursement:
6. Routing:

Erika Gomez	Created/Initiated - 2/7/2024
Julia Lash	Approved - 2/7/2024
Gerardo Noriega	Final Approval - 2/7/2024
7. Staff's Recommendation: Approval of Change Order 2-Final
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: Marco Ramirez, P.E., Utility Engineer
FROM: Erika Gomez, E.I.T., Assistant Utility Engineer
DATE: February 5th, 2024
SUBJECT: **Consideration and Approval of Change order No. 2-Final for the 19.5 St and Newport Waterline Improvements Project - Project No. 02-23-C19-428 (CDBG Funded)**

The Project area is generally located along 19.5 street and Newport Ave and is substantially completed. Staff is proposing Change Order # 2 to address a reconciliation of quantities and two extra water service relocations needed to completely abandon a waterline that was in the alley.

The Scope changes result in an increase of contract amount by **\$2,009.00**. This project is jointly funded by both CDBG Grant as well as MPU's Water Depreciation Fund.

This Change Order will also add 20 days to contract time to address weather days.

A table summarizing funding contributions is shown below.

	CDBG Grant	MPU Dep. Fund	Revised Contract Amount	MPU MATCH Depreciation Fund Change Order #1	Revised Total WL Improvements
Newport Phase I Waterline Improvements	132,358.00	112,932.00	245,290.00	0	\$245,290.00
19.5 Oakland Waterline Improvements	104,695.80	145,174.20	249,870.00	0	\$249,870.00
Newport Phase II Waterline Improvements	0	105,241.00	105,241.00	2,009.00	107,250.00
Total Contract Amount	\$237,053.80	\$363,347.20	\$ 600,401.00	\$2,009.00	\$ 602,410.00

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

Staff recommends approval of Change order No. 2-Final in the increased amount of 2,009.00 for a new total contract amount of **\$602,410.00** and approval of the addition of calendar days as shown in Change Order form.

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

CHANGE ORDER

NO. 2

PROJECT: 19 1/2 St. & Newport Waterline Improvements (CDBG Funded)

DATE OF ISSUANCE: February 5, 2024

OWNER: McAllen Public Utility
ADDRESS: P.O. Box 220
McAllen, Texas 78505-0220

OWNER'S PROJECT NO.: 02-23-C19-428

CONTRACTOR: RDH Site and Concrete LLC
ADDRESS: 3809 Clavel Street
Palmview, TX 78572

ENGINEER: MPU In-House

The terms of the Agreement, dated June 21, 2023 between Owner and Contractor are amended as follows:

Attachments: Change Order Tabulation

Table with 2 columns: CHANGE IN CONTRACT PRICE and CHANGE IN CONTRACT TIME. Rows include Original Contract Price (\$604,877.50), Previous Change Order No. 1 (\$4,476.50), Contract Price prior to this Change Order (\$600,401.00), Net Increase (Decrease) of this Change Order (2,009.00), and Contract Price with all approved Change Orders (602,410.00). Corresponding contract times are 90, 70, 160, 20, and 180 calendar days.

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

APPROVED: Contractor
Teresa Puente
RDH Site and Concrete, LLC

RECOMMENDED: MPU Utility Engineer
Marco Ramirez, P.E., Utility Engineer

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

Director of Grants Administration
Julia Lash



CITY OF McALLEN NEWPORT AVE & 19.5 ST WATERLINE IMPROVEMENT

To:
Erika Gomez

Description	Unit of Measure	Quantity	Price	Total Amount
ALTERNATE BID: NEWPORT WATERLINE IMPROVEMENTS PHASE II				\$ -
20th PLUMBING YARDLINE: Water plumbing Yardline installation required for relocation of meter from rear of property to front of property; complete & installed in accordance to plans and 2018 IBC.	EA	-2	\$ 3,000.00	\$ (6,000.00)
Install 8 inch Dia. Waterline, PVC - C-900, DR-18 complete and in- place	LF	-140	\$ 55.00	\$ (7,700.00)
Pavement Cut & Restore, Match Existing Pavement Section (Min 2-in HMA & 8" Base), Complete in Place	SY	-78	\$ 34.50	\$ (2,691.00)
Trench Safety System As Per OSHA Requirements	LF	-140	\$ 2.50	\$ (350.00)
Installation of 8 inch Tee, complete and in-place	EA	-2	\$ 1,100.00	\$ (2,200.00)
Installation of 8 inch x 6 inch reducer, complete and in-place	EA	-4	\$ 550.00	\$ (2,200.00)
Installation of 8 inch x 12 inch reducers, complete and in-place	EA	2	\$ 1,250.00	\$ 2,500.00
Installation of 8 inch 45 degree bend complete and in-place	EA	1	\$ 900.00	\$ 900.00
Installation of a Fire Hydrant Assembly, replace and Complete and in-place	EA	1	\$ 4,500.00	\$ 4,500.00
*Labor				
Connect Prop. 8 inch WL to existing 12 inch WL; includes all related fittings and appurtenances necessary for connection to existing Water Line (couplings included and removal of existing fittings)	LS	3	\$ 2,500.00	\$ 7,500.00
2" waterline tap in	LS	1	\$ 1,000.00	\$ 1,000.00
2" Connection to 4" line (include a 4" coupling) Labor only	LS	1	\$ 500.00	\$ 500.00
Installation of 1" Water Service, SDR-9, HDPE, Complete and in- place. Includes angle stop at end of service line and reconnection to existing meter	EA	4	\$ 1,500.00	\$ 6,000.00
ITEM 207 Installation of 8 inch x 12 inch reducers, complete and in-place	EA	-1	\$ 1,250.00	\$ (1,250.00)
ITEM 209 Connect Prop. 8 inch WL to existing 12 inch WL; includes all related fittings and appurtenances necessary for connection to existing Water Line (couplings included and removal of existing fittings)	EA	-1	\$ 3,000.00	\$ (3,000.00)
Installation of 1" Water Service, SDR-9, HDPE, Complete and in- place. Includes angle stop at end of service line and reconnection to existing meter Lindberg	EA	1	\$ 1,500.00	\$ 1,500.00
Water plumbing Yardline installation required for relocation of meter from rear of property to front of property; complete & installed in accordance to plans and 2018 IBC. Lindberg	EA	1	\$ 3,000.00	\$ 3,000.00
10 extra days to complete project	10 days			
10 weather days (11/10,11/11,11/12,11/13,11/23,11/24,11/25,1/6,1/7,and 1/8	10 days			
				\$ -
				\$ -
Total Lump Sum Amount	Total items: 19			\$ 2,009.00

Comments:

Sales Tax Rate: 0%

\$ -
Total \$ 2,009.00

The final change order to complete Phase II and also remove any items that to zero out the pay app

If you have any

Dianaly De Hoyos-
General Manager
RDH SITE AND CONCRETE, LLC
3809 Clavel St., Ste D
Palmview, Tx 78572
Ph: 361-302-3420
Fax: 361-475-8847

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: February 5th, 2024
SUBJECT: **Consideration and Approval of 2nd Amendment to Elevated Water Tank Use Agreement (Trade Zone Contract STX 5475 7570)**

New Cingular Wireless currently holds an Elevated Water Tank Use Agreement for the Trade Zone water tower, which was extended until August 2024 through a first amendment. The company has now submitted a Second Amendment to the Use Agreement, seeking an extension to the term of the Agreement for another five (5) years along with an option to extend an additional five (5) year term if the company chooses to. All the terms and conditions of the original agreement remain unchanged. The City of McAllen's Legal Department has reviewed this amendment, and a copy of the Second Amendment for execution is attached for further proceedings.

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

Market: S. TX
Cell Site Number: SX2051
Cell Site Name: Trade Zone
Fixed Asset Number: 10012901

SECOND AMENDMENT TO ELEVATED WATER TANK USE AGREEMENT

THIS SECOND AMENDMENT TO ELEVATED WATER TANK USE AGREEMENT (“Second Amendment”) is entered into on January 8, 2024 (“Effective Date”) by and between City of McAllen, a municipal corporation of Hidalgo County, Texas, acting by and through the McAllen Public Utility, having a mailing address at P.O. Box 220, McAllen, TX 78505-0220 (“City”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address at 1025 Lenox Park Blvd. NE, 3rd Floor, Atlanta, GA 30319 (“Company”) with each referred to as a “Party” and collectively referred to as “Parties.”

WHEREAS, City and Company entered into an Elevated Water Tank Use Agreement dated September 1, 2014, as amended by First Amendment to Elevated Water Tank Use Agreement dated March 31, 2022, whereby City leased to Company certain Premises, therein described, that are a portion of the Property located at 6401 South Ware Road, McAllen, TX 78503 (collectively, the “Agreement”); and

WHEREAS, the term of the Agreement will expire on August 31, 2024, and the parties mutually desire to renew the Agreement, memorialize such renewal period and modify the Agreement in certain other respects, all on the terms and conditions contained herein; and

WHEREAS, City and Company desire to amend the Agreement to extend the term of the Agreement; and

WHEREAS, City and Company desire to adjust the Base Fee in conjunction with the modifications to the Agreement contained herein; and

WHEREAS, City and Company desire to amend the Agreement to modify the notice section; and

WHEREAS, City and Company wish to amend the Agreement in certain other respects as set forth below; and

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Company agree as follows:

1. **Term.** The term of the Agreement shall be amended to provide that the current term, which commenced on September 1, 2019, shall expire on August 31, 2024 (“**Current Term**”), and commencing on September 1, 2024, shall automatically be extended under the same terms and conditions of the Agreement for one (1) additional five (5) year term (“**Extension Term**”) which shall expire on August 31, 2029, unless sooner terminated as provided in the Agreement. The Company may have the right and option to further extend the Extension Term, provided Company is not in default of any of the obligations imposed by the Agreement, under the same terms and conditions for one (1) additional five (5) year term commencing on September 1, 2029 and automatically expire on August 31, 2034, unless sooner terminated as provided in the Agreement, by notifying the City in writing of its desire to do so no later than ninety (90) days prior to the expiration of the Extension Term for review and consideration.

2. **Base Fee/Annual Escalation.** Commencing on September 1, 2023 (“Commencement Date”), the current Base Fee payable under the Agreement shall remain to be Forty-Eight Thousand Seven Hundred Fifty-Four and 34/100 Dollars (\$48,754.34). The Base Fee shall be increased beginning September 1, 2024 and payable annually effective as of each calendar year anniversary date from the Commencement Date by an amount equal to five (5%) of the previous year Base Fee as follows:

Year	Base Fee with 5% Annual Escalation
2024	\$51,192.06
2025	\$53,751.66
2026	\$56,439.24
2027	\$59,261.20
2028	\$62,224.26
	Renewal Term
2029	\$65,335.47
2030	\$68,602.24
2031	\$72,032.35
2032	\$75,633.97
2033	\$79,415.67

3. **Relationship of the Parties.** Nothing contained in the Agreement, or this Second Amendment shall be interpreted or construed as creating a partnership, joint venture, or fiduciary relationship of principal and agent between the Parties; it being understood that the sole relationship created is one of landlord and tenant. The Parties shall not have any right, power, or authority to act or create any obligation, expressed or implied, on behalf of the other Party.

4. **Governing Law and Venue.** This Agreement is made and performed in Hidalgo County, Texas. Any matter arising out of or that relates to the Agreement, shall be governed by, construed, and interpreted in accordance with the laws of the State of Texas, without giving effect to any choice of law or conflict of laws provisions or rule (whether of the State of Texas or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Texas. Company irrevocably consents to the exclusive jurisdiction of any federal or state court having jurisdiction in Hidalgo County, Texas. Company waives any objection to any such jurisdiction and venue, including any objection under the theory of forum non convenienc (inconvenient forum).

5. **Ambiguities.** The Parties acknowledge and agree that each Party has been represented by an attorney or have had the opportunity to retain counsel of its choice and have participated jointly in negotiating, contributing, and preparing the terms and conditions in this Agreement. In any controversy, dispute or contest over the meaning, interpretation, validity, or enforceability of this Agreement, or of any of its terms and conditions, there shall be no inference, presumption, or conclusion drawn whatsoever against any Party by virtue of that Party having prepared the document or any portion thereof. The Parties acknowledge and agree that any rule, law, opinion, or decision which interprets the rule of construction that ambiguities are resolved against the drafting Party shall have no application and is expressly waived by each Party. This Agreement shall be interpreted to its fair meaning with no presumption or burden of proof arising strictly in favor or against either Party.

6. **No Boycott.** If this Agreement has a value of \$100,000 or more that is to be paid wholly or partly from public funds of city, and if Company is a company, other than a sole proprietorship, with ten (10) or more full-time employees, then pursuant to Texas Government Code Chapter 2271, Company affirmatively states that it does not boycott Israel and will not boycott Israel during the term of this Agreement. In this paragraph, the terms “company” and “boycott Israel” shall have the meanings described in Texas Government Code §808.001.

7. **Texas Government Code §2274.002.** If this Agreement has a value of \$100,000 or more to be paid wholly or partly from public funds of city, and if Company is a company, other than a sole proprietorship, with ten (10) or more fulltime employees, then pursuant to Texas Government Code §2274.002, Company affirmatively states it does not boycott energy companies and will not boycott energy companies during the term of this Agreement. In this paragraph, the terms “company” and “boycott energy companies” shall have the meanings described in Texas Government Code §809.001, and Company verifies that: (1) it does not, and will not for the duration of the Agreement, have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association or (2) the verification required by Section 2274.002 of the Texas Government

Code does not apply to the contract. If circumstances relevant to this provision change during the course of the Agreement, Company shall immediately notify the City.

8. **Notices.** All required notices, requests, and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows:

If to City:

City of McAllen Public Utility
c/o Mark Vega, P.E.
General Manager
P.O. Box 220
McAllen, TX 78505-0220

With a copy to:

City of McAllen
c/o Isaac Tawil
City Attorney
P.O. Box 220
McAllen, TX 78505-0220

If to Company:

New Cingular Wireless PCS, LLC
Attn: TAG – LA
Re: Cell Site #: SX2051
Cell Site Name: Trade Zone (TX)
Fixed Asset #: 10012901
1025 Lenox Park Blvd. NE
3rd Floor
Atlanta, GA 30319

With a copy to:

New Cingular Wireless PCS, LLC
Attn: Legal Department
Re: Cell Site #: SX2051
Cell Site Name: Trade Zone (TX)
Fixed Asset #: 10012901
208 S. Akard Street
Dallas, TX 75202

The copy sent to the Legal Department and the City Attorney is an administrative step which alone does not constitute legal notice. Either Party may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

- 9. **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Agreement and this Second Amendment, the terms of this Second Amendment shall control. Except as expressly set forth in this Second Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Second Amendment.

IN WITNESS WHEREOF, the Parties have caused this Second Amendment to Elevated Water Tank Use Agreement to be effective as of the date first written above.

City:

City of McAllen, a municipal corporation of Hidalgo County, Texas, acting by and through the McAllen Public Utility

Company:

New Cingular Wireless PCS, LLC, a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____
Marco A. Vega, P.E.
Its: General Manager

By: _____
 Print Name: DocuSigned by: Maria Valenzuela

 Its: Assoc Director Network Eng

Approved as to Form Only:

Isaac J. Tawil, City Attorney



	AGENDA ITEM	<u>3.c.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	02/08/2024
	MEETING DATE	2/13/2024

1. Agenda Item: Consideration and Approval of Emergency Repair and Replacement of Transmission Water Lines

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

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

5. Reimbursement:

6. Routing:

Edward Gonzalez
Gerardo Noriega

Created/Initiated - 2/8/2024
Final Approval - 2/8/2024

7. Staff's Recommendation:

8. City Attorney: Approved - IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

Memo

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

From: Juan M. Vallejo, Assistant Director of Water Systems 

Thru: Edward Gonzalez, Director of Water Systems 

Date: 02/06/2024

Re: Emergency Repair and Replacement of Transmission Water Lines

The purpose of this memo is to inform you that Transmission & Distribution Department recently addressed an urgent situation involving a waterline break, necessitating immediate attention. This emergency involved repairing a leak in the existing 20" Concrete Steel Cylinder Pipe in the vicinity of 23rd & Ithaca Ave. We retained Rangeline Utilities due to their specialized proficiency in handling this specific type of material. Given the active of the leak, it was imperative to complete the repairs promptly, which the necessary work was successfully completed on February 2, 2024.

The department has once more encountered a segment of 30" Concrete Steel Cylinder Pipe that has been determined to be vulnerable, at a high risk of failure, and in need of replacement. This segment is along the south and west boundary of the South Water Treatment Plant, under Colbath Street & 26th Street. In response to this concern, the department has taken proactive efforts by actively seeking and acquiring a quotation for the essential repairs, aiming to proactively replace this vulnerable section of water pipe. The critical condition is due to over 50 years of service.

The 30" transmission water line under Colbath Street & 26th Street is a crucial component of the water delivery exiting the South Water Treatment Plant. Emergency quotes from Rangeline Utilities provided a quote for the emergency work for a total of \$159,970.50.

REQUEST FOR AVAILABILITY OF FUNDS

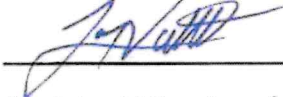
CONSTRUCTION PURCHASE

PURCHASE & INSTALLATION

SERVICE SUPPLY

DEPARTMENT SUBMITTING REQUEST:

TYPE/PRINT NAME: Juan M. Vallejo

SIGNATURE: 

TITLE: Assistant Director of Water Systems

DEPARTMENT: Transmission & Distribution / Water Systems

DATE: 02/08/2024

PROJECT NAME AND DESCRIPTION (indicate special funding requirements):

Emergency Repair and Replacement of Transmission Water Lines

STATE/FEDERAL FUNDING (SPECIFY AGENCY(IES)):

STATE/FEDERAL GRANTS (SPECIFY AGENCY(IES)):

ACCOUNT NUMBER/PROJECT ID: 410-4030-446-66-30 ESTIMATED COST: \$159,970.50

ACCOUNT NUMBER/PROJECT ID: _____ ESTIMATED COST: _____

BUDGET INFORMATION:

BUDGETED NOT BUDGETED

FUND NAME: Water Depreciation Fund

ACCOUNT NUMBER(S): 410-4030-446-66-30

INCLUDE PROJ.ID(S): _____

AMOUNT: \$159,970.50

SIGNATURE: 

TITLE: Director of Finance for Utilities

DATE: 2/8/24

A. Please specify if there are any Buy America Requirements for this project?
If yes, Please attach/include specific requirements?

N/A

Yes _____ No: _____

B. Please specify if a Disadvantage Business Enterprise Goal is required to be met with this procurement?
If yes, Please attach/include specific requirements/ goals to be included with project?

N/A

Yes _____ No: _____

C. Please specify if there are any special advertising requirements for this procurement?
If yes, please include the websites or additional circulars where notice of procurement must be advertised.

N/A

Yes _____ No: _____

D. Please verify if an environmental assessment has been completed on this project?
Please provide release of funds date if applicable: _____

N/A

E. Please specify if an asbestos assesment is required Prior to Initiating Procurement?

N/A

Yes _____ No: _____

F. Please specify if a lead assessment is required Prior to Initiating Procurement

N/A


Yes _____ No: _____

G. Please specify if there are any other type of forms/ and or requirements for this procurement?
Please attach documents if necessary.

N/A

CITY MANAGER'S AUTHORIZATION TO SOLICIT BIDS:

APPROVED:

SIGNATURE: 

DATE: 02/08/24

DISAPPROVED:

SIGNATURE: _____

DATE: _____



Civil Construction Proposal

Project Name: **CSC Pipeline Replacement Project**
 Address:
 Bid Date/Time: **ASAP**
 Quoted To: **McAllen Public Utility**
 Att: **Patrick Ryan Gray**
 Phone: **956-566-9056**
 Fax:
 Email: **pgray@mcallen.net**

DATE: **02/07/2024**
 Quote # **RUTS 2024-260**
 REV 1

Drawings **N/A**
 Dated: **N/A**
 Addendum **N/A**

RUTS, LLC Proposes to Furnish and Install Complete in Place per Scope of Work below for the Following Price:
\$159,970.50

Item	Unit	Qty	Unit Item Bid	Line Item
<i>Site Work</i>				
<i>Scope 1</i>				
Mobilization	EA	1	\$ 8,794.00	\$ 8,794.00
<i>Labor</i>				
Skilled Labor	LS	1	\$ 37,800.00	\$ 37,800.00
<i>24" Material</i>				
24" x 18" Material and Welding Services	EA	1	\$ 17,745.00	\$ 17,745.00
18" 45 Degree Bends	EA	1	\$ 1,453.00	\$ 1,453.00
18" Mega Lug Kits DI	EA	2	\$ 786.00	\$ 1,572.00
18" Mega Lug Kits PVC	EA	5	\$ 629.00	\$ 3,145.00
18" Solid Sleeve	EA	2	\$ 1,166.00	\$ 2,332.00
<i>30" Material</i>				
30" Material and Welding Services	EA	1	\$ 13,662.00	\$ 13,662.00
30" Solid Sleeve	EA	2	\$ 3,876.00	\$ 7,752.00
30" Mega Lug Kit PVC	EA	3	\$ 2,358.00	\$ 7,074.00
30" Mega Lug Kit DI	EA	1	\$ 2,030.00	\$ 2,030.00
<i>36" Material</i>				
36" Material and Welding Services	EA	1	\$ 14,999.00	\$ 14,999.00
36" Solid Sleeve	EA	2	\$ 5,442.00	\$ 10,884.00
36" Mega Lug Kit PVC	EA	3	\$ 2,876.00	\$ 8,628.00
36" Mega Lug Kit DI	EA	1	\$ 2,586.00	\$ 2,586.00
<i>Equipment</i>				
Excavator	EA	1	\$ 3,500.00	\$ 3,500.00
<i>Scope 1 Total:</i>			\$	143,956.00
<i>Scope 2</i>				
20" Leak Repair	LS	1	\$ 16,014.50	\$ 16,014.50
<i>Scope 2 Total:</i>			\$	16,014.50
Total Quote For Both Scopes :			\$	159,970.50

- Project Inclusions:**
 Provide labor, material and welding services
 Provide Equipment to break pipe and lift
 Work in original scope
- Project Exclusions:**
 Any Permit or Impact Fees
 Any Traffic Control or Trench Safety
 Any Excavation
 Sodding or seeding
 Erosion Control Plan or BMP's
 Liquidated Damages
 Bonding (Add 4%)
 De-Mobilization/Re-Mobilization
 Work not proposed on original scope

Total Quote For Scope 1: **\$143,956.00**
 Total Quote For Scope 2: **\$16,014.50**
 Total Quote for Both Scopes: **\$159,970.50**

Quotation is valid for 31 days.
 Rangeline Utility Services LLC.
 Main Office (682) 250-2153



AGENDA ITEM 4.a.

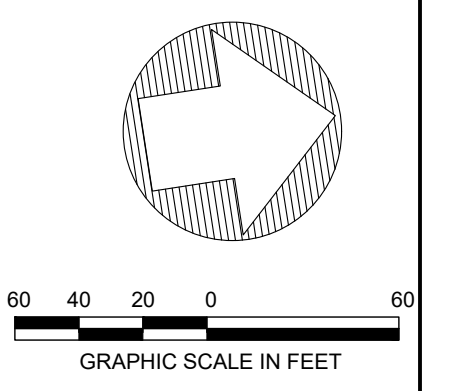
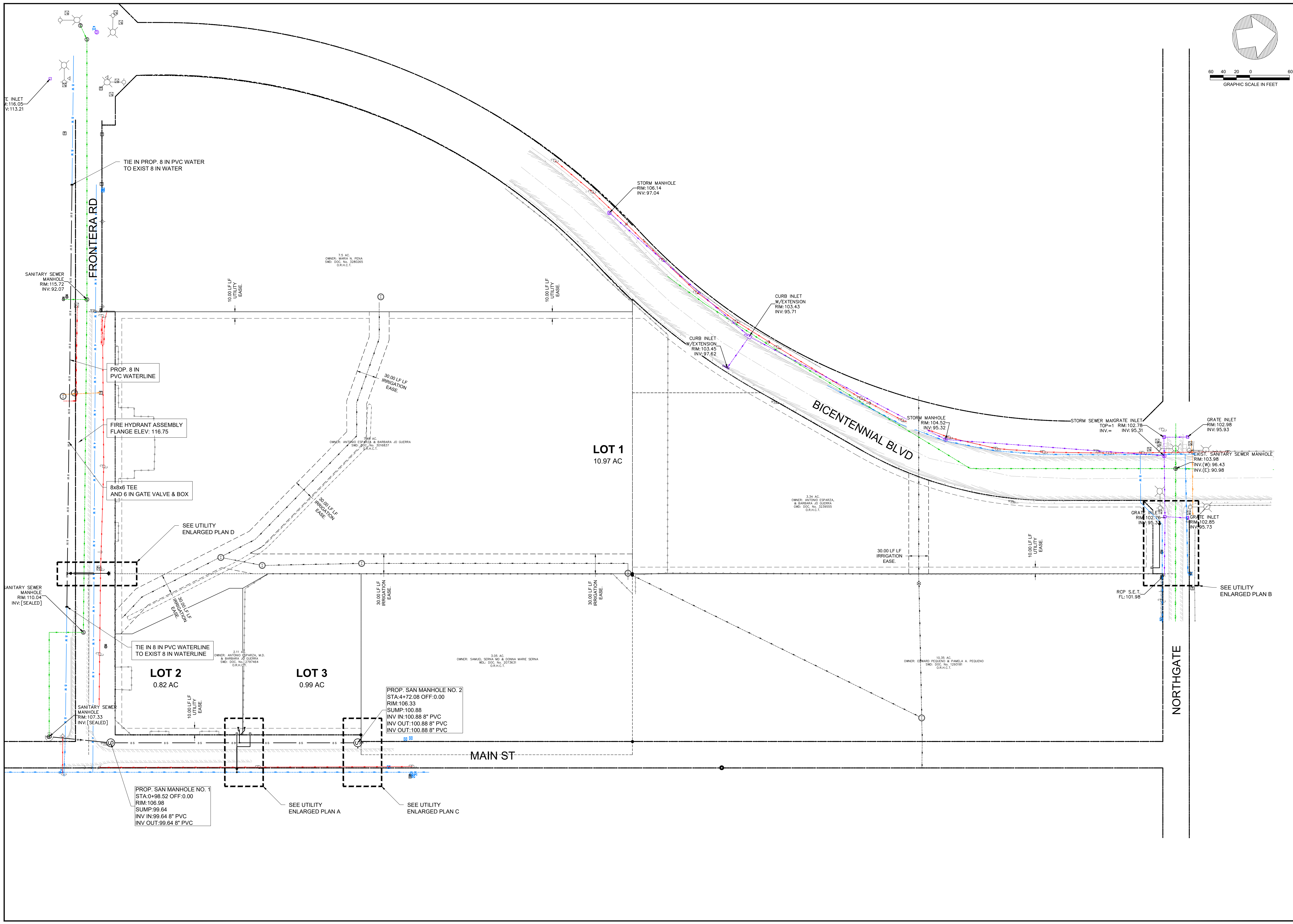
PUBLIC UTILITY BOARD

DATE SUBMITTED 02/06/2024

MEETING DATE 2/13/2024

1. Agenda Item: Barton Subdivision: Consideration & Approval of MPU Participation for Water Public Improvements
2. Party Making Request: Marco Ramirez, Utility Engineer P.E.
3. Nature of Request: Consideration & Approval of MPU Participation for Water Public Improvements for Barton Subdivision
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
Patrick Gray Created/Initiated - 2/6/2024
7. Staff's Recommendation: Staff recommends the approval of MPU Participation for Water Public Improvements for Barton Subdivision.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved- MAV
10. Director of Finance for Utilities: Approved - MSC



1203 ERIE AVE STE F
 McALLEN, TX 78501
 956.598.2940
 roberto@turboengineers.net

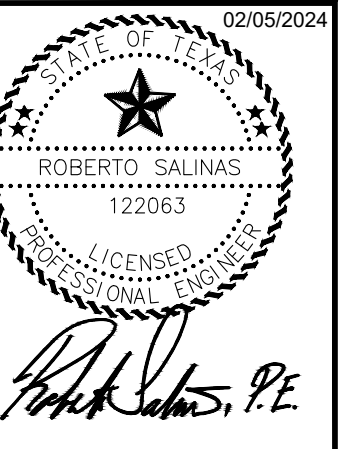
TURBO
 ENGINEERS, PLLC
 TBPE FIRM # 21737

BARTON SUBDIVISION
 McALLEN, TX 78504

REVISIONS

REV.	DESCRIPTION	DATE

PROJ. NO. 2325
 DATE: JUNE 21, 2023
 SHEET NAME:
UTILITY LAYOUT
 SHEET NUMBER:



1203 ERIE AVE STE F
 McALLEN, TX 78501
 956.598.2940
 roberto@turboengineers.net

TURBO
 ENGINEERS, PLLC

TBPE FIRM # 21737

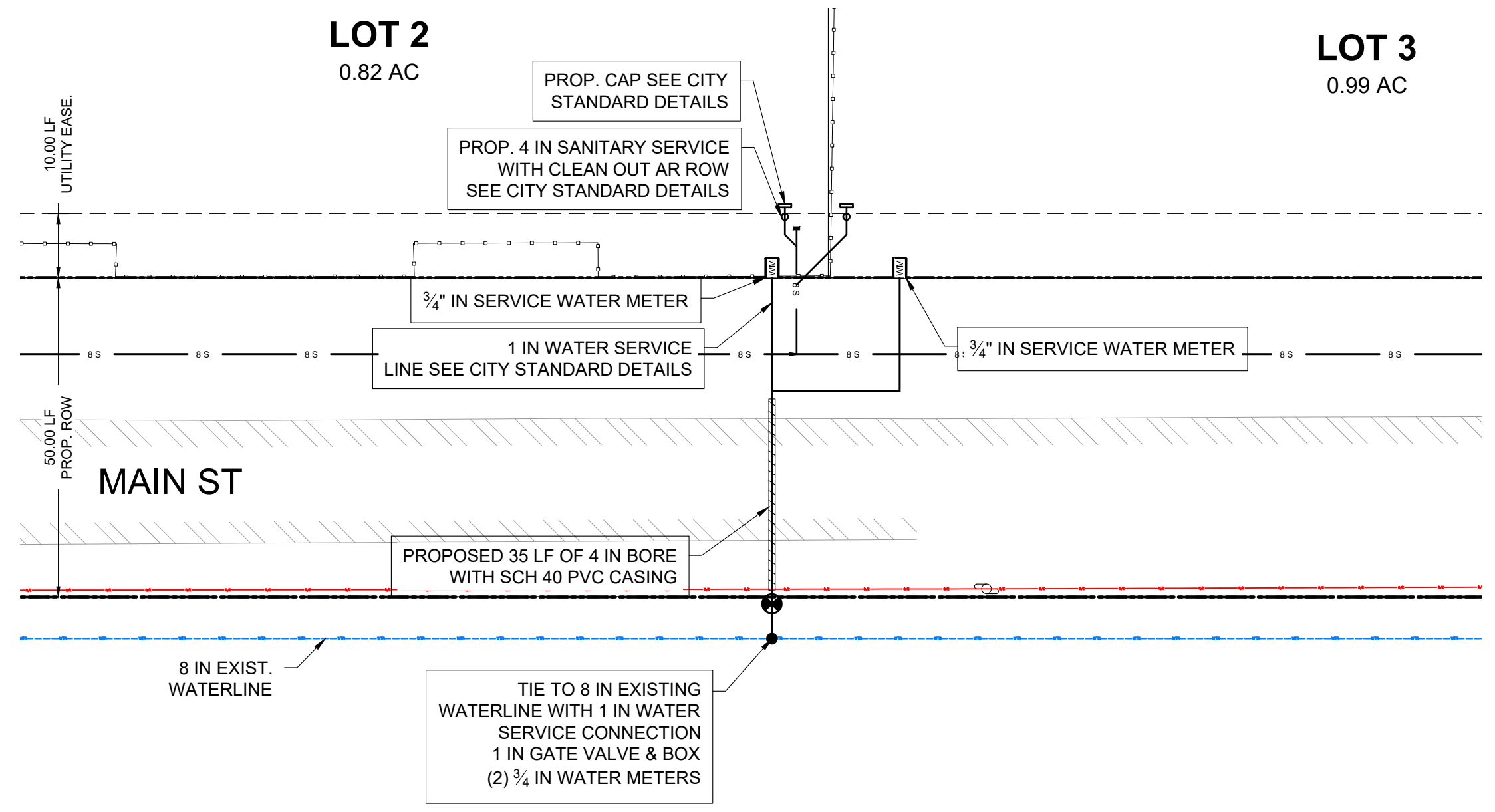
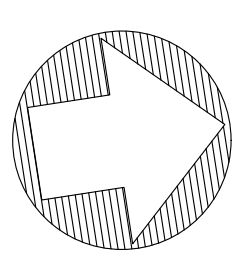
BARTON SUBDIVISION

McALLEN, TX 78504

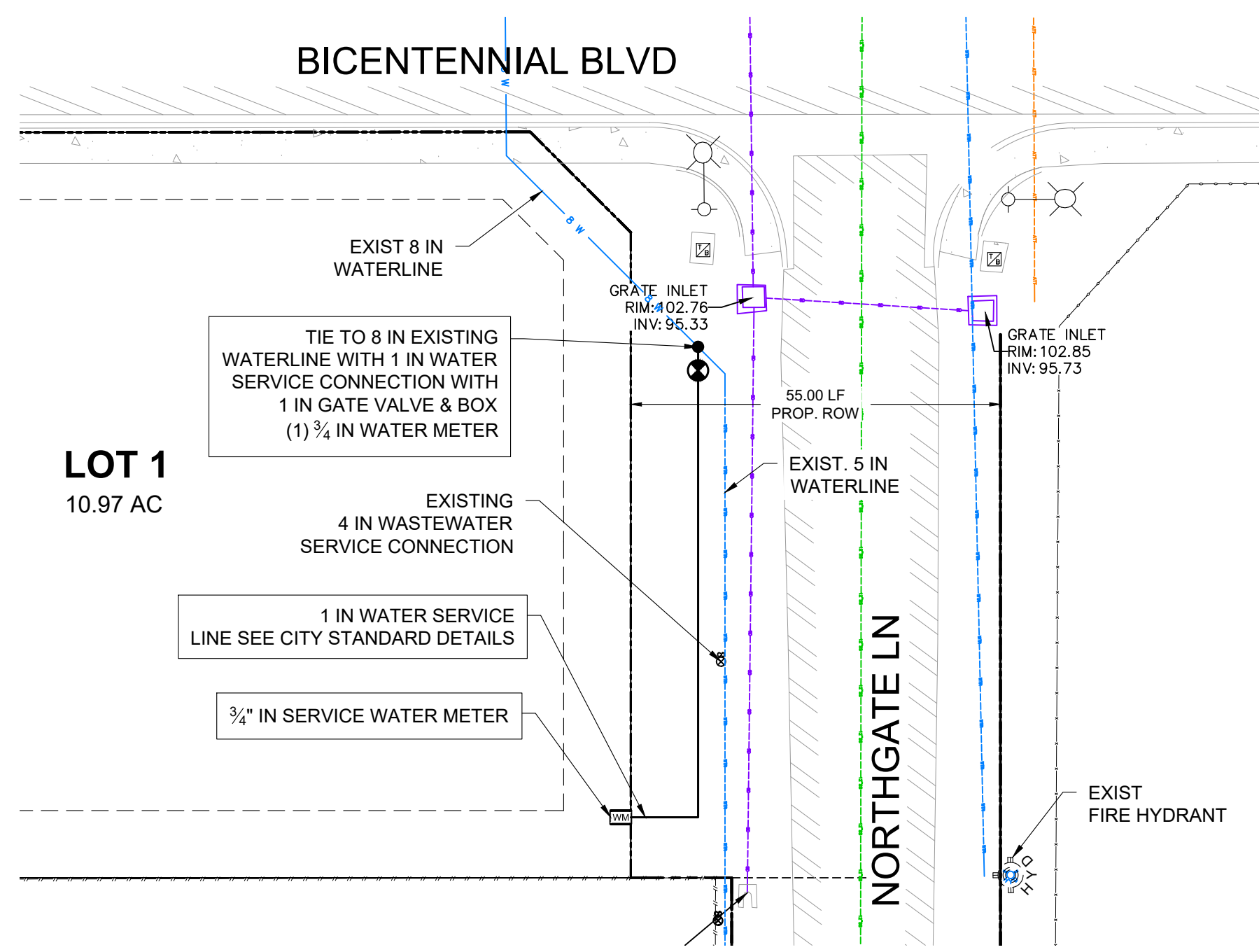
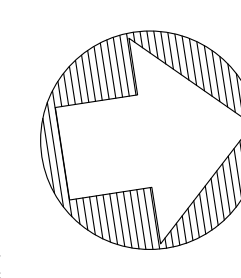
REVISIONS		
REV.	DESCRIPTION	DATE

PROJ. NO. 2325
 DATE: JUNE 21, 2023
 SHEET NAME:
UTILITY ENLARGED PLAN

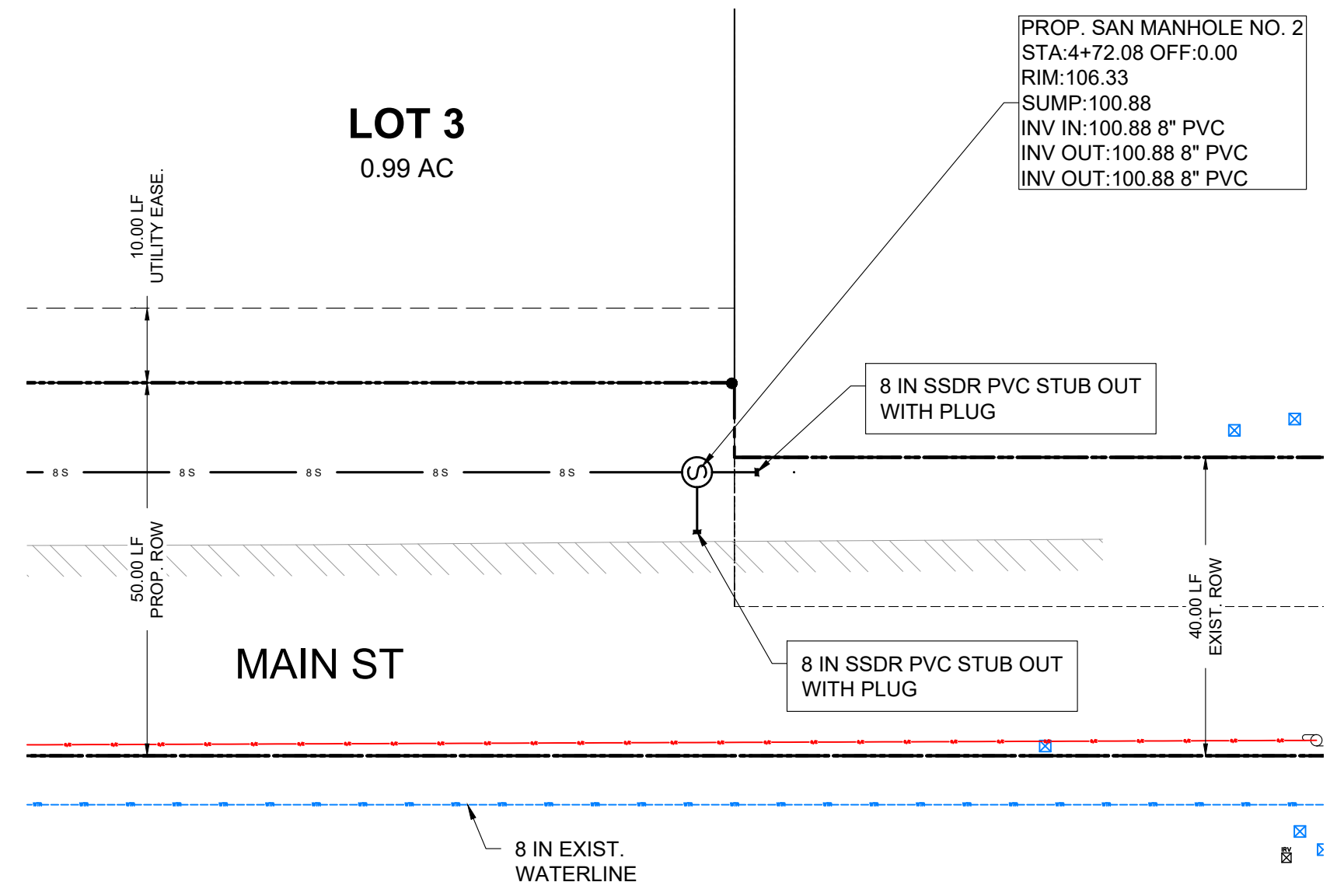
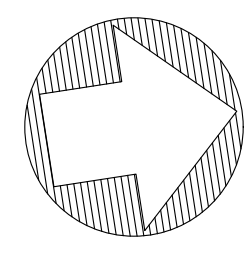
SHEET NUMBER:



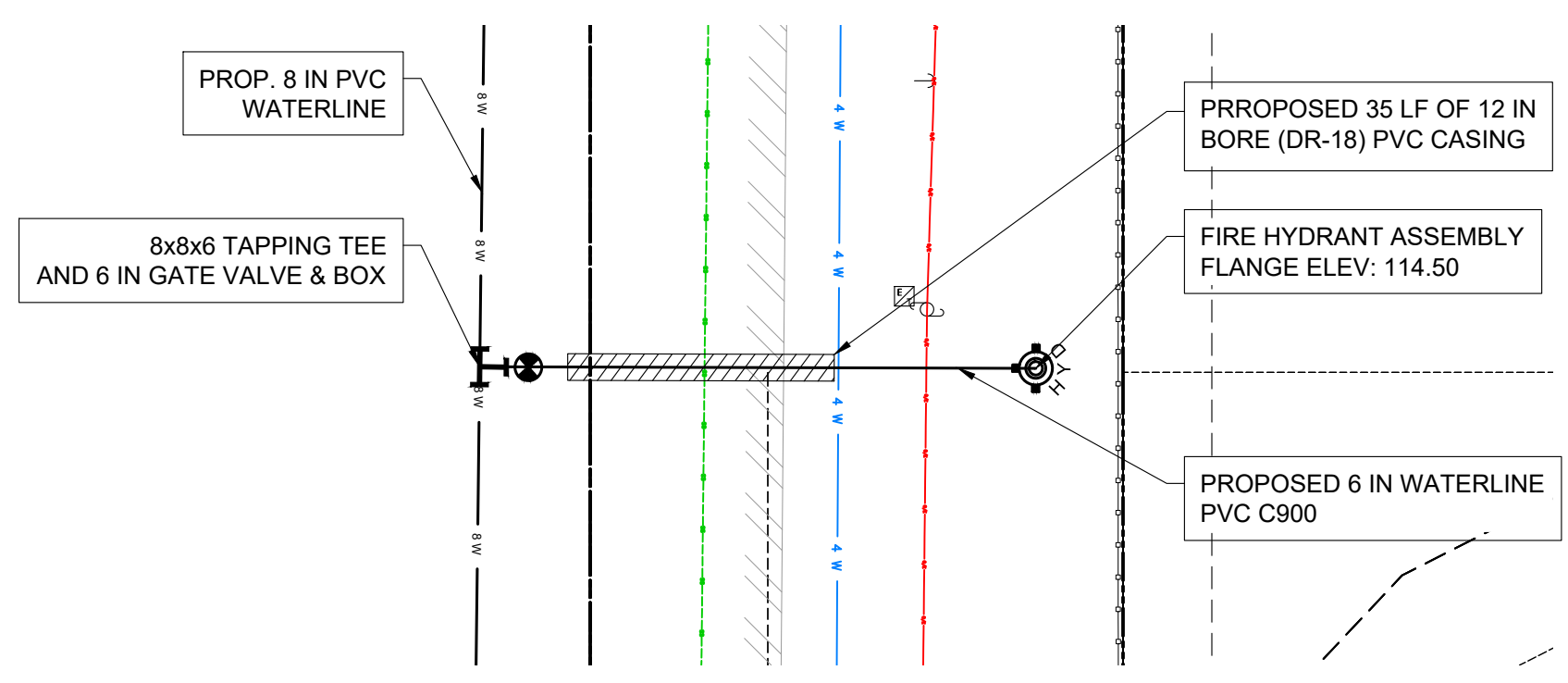
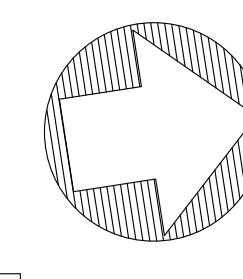
ENLARGED PLAN A
 SCALE: 1" = 20'



ENLARGED PLAN B
 SCALE: 1" = 20'



ENLARGED PLAN C
 SCALE: 1" = 20'



ENLARGED PLAN D
 SCALE: 1" = 20'

LINE	ITEM	QTY	UNIT	PRICE	TOTAL
WASTEWATER					
1	8 IN SDR 26 PVC	467	LF	\$ 70.00	\$ 32,690.00
2	48 IN DIA FIBERGLASS MANHOLE	2	EA	\$ 5,960.00	\$ 11,920.00
3	4 IN PVC WASTEWATER SERVICE LATERAL	750	LF	\$ 8.00	\$ 6,000.00
4	DROP CONNECTION TO EXIST MANHOLE	1	EA	\$10,000.00	\$ 10,000.00
5	8 IN SDR 26 PVC PLUG	2	EA	\$ 500.00	\$ 1,000.00
6	TRENCH EXCAVATION PROTECTION	467	LF	\$ 8.00	\$ 3,736.00
				SUBTOTAL	\$ 65,346.00
WATER					
<i>Frontera Rd and Main St</i>					
7	8 IN PVC WATER	640	LF	\$ 60.00	\$ 38,400.00
8	FIRE HYDRANT ASSEMBLY	1	EA	\$ 6,000.00	\$ 6,000.00
9	TRAFFIC BUTTON TY B (BLUE)	1	EA	\$ 3.00	\$ 3.00
10	TIE IN TO EXIST WATERLINE	2	EA	\$ 3,500.00	\$ 7,000.00
11	1 IN LONG SERVICE LATERAL (NEW SERVICE)	2	EA	\$ 4,000.00	\$ 8,000.00
12	METER BOX (NEW SERVICE)	2	EA	\$ 1,000.00	\$ 2,000.00
13	1 IN SHORT SERVICE RECONNECT	3	EA	\$ 2,000.00	\$ 6,000.00
14	1 IN LONG SERVICE RECONNECT	1	EA	\$ 4,000.00	\$ 4,000.00
15	METER BOX (RECONNECT)	4	EA	\$ 1,000.00	\$ 4,000.00
				SUBTOTAL	\$ 75,403.00
16	1 IN LONG SERVICE LATERAL (NEW SERVICE)	1	EA	\$ 4,000.00	\$ 4,000.00
17	METER BOX (NEW SERVICE)	1	EA	\$ 1,000.00	\$ 1,000.00
				SUBTOTAL	\$ 5,000.00
STORM WATER					
<i>SUBDIVISION ON-SITE IMPROVEMENTS</i>					
18	8 IN HDPE PIPE	100	LF	\$ 35.00	\$ 3,500.00
19	CHANNEL EXCAVATION (DETENTION PONDS)	2000	CY	\$ 10.50	\$ 21,000.00
				SUBTOTAL	\$ 24,500.00
SW3P					
20	TEMP SEDMT CONT FENCE INSTALL AND REMOVE	1000	LF	\$ 4.25	\$ 4,250.00
21	BIO EROSION CONTROL LOGS INSTALL AND REMOVE	500	LF	\$ 5.25	\$ 2,625.00
				SUBTOTAL	\$ 6,875.00
STREET					
22	4 FT SIDEWALK	700	LF	\$ 27.00	\$ 18,900.00
				SUBTOTAL	\$ 18,900.00

SUB-TOTAL \$ 196,024.00

10% CONTINGENCY \$ 19,602.40

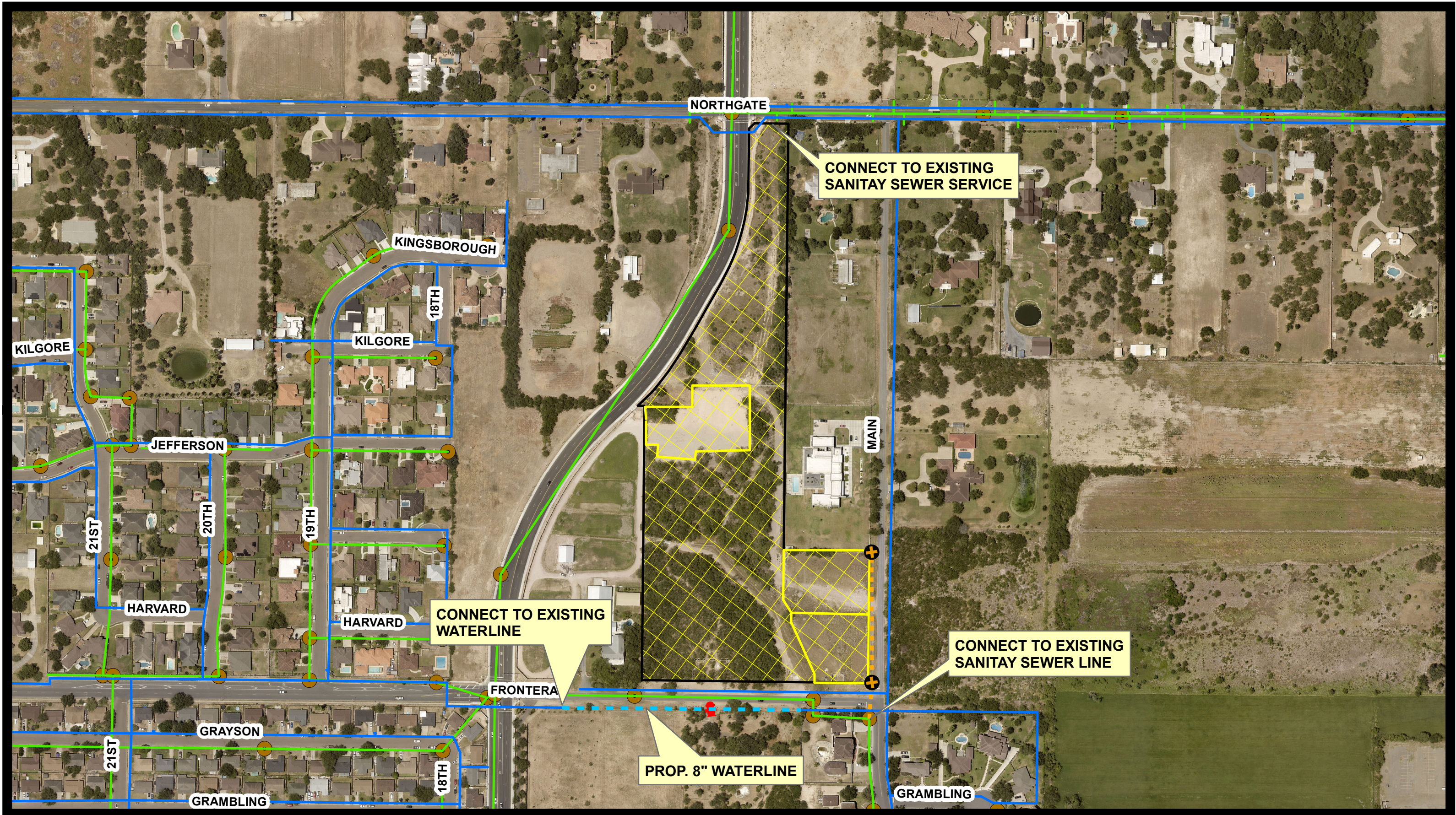
TOTAL	\$ 215,626.40
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Roberto Salinas, P.E.
Turbo Engineers, PLLC
TBPELS Firm No. 21737



Barton Subdivision



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: February 13, 2024

SUBJECT: Barton Subdivision; Consideration & Approval of MPU Participation for Water Public Improvement

With the approval of Barton Subdivision, the developer is requesting MPUB Participation for the Water Public Improvements. The improvements for this area include the installation of an 8" waterline that will complete the loop along Frontera Rd. and allow a fire hydrant to be installed in an area that previously did not have a fire hydrant. The fire hydrant would also serve as the main fire protection for the three (3) lots the developer is developing. The improvements also include the reconnection of four (4) services along Frontera Rd. to the proposed 8" waterline and the proposed sidewalk the developer will also be installing.

The following table provides a summary of the Water Public Improvements:

Barton Subdivision Water Cost Estimate					
LINE	ITEM	QTY	UNIT	PRICE	TOTAL
1	8IN PVC	640	LF	\$ 60.00	\$ 38,400.00
2	Fire Hydrant Assembly	1	EA	\$ 6,000.00	\$ 6,000.00
3	Traffic Button	1	LF	\$ 3.00	\$ 3.00
4	8IN Tie in Connections	2	EA	\$ 3,500.00	\$ 7,000.00
5	1IN Long Service	1	EA	\$ 4,000.00	\$ 4,000.00
6	1IN Short Service	3	LF	\$ 2,000.00	\$ 6,000.00
				SUBTOTAL	\$ 61,403.00
Proposed MPU Participation Percent:			30%		
Proposed MPU Participation Cost:			\$18,420.90		

In reference to the State Statute on Procurement, it is understood the maximum allowed participation by McAllen Public Utility cannot exceed 30% of the total improvement cost.

Staff is recommending MPUB participation for the full 30% of the Water Public Improvements that total to \$18,420.90.

Staff will be available for further discussion/questions.

Thank you

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: February 5, 2024

SUBJECT: Huerta Subdivision; Consideration & Approval of the Subdivision and Septic Tank Variance

This property is located on the west side of Bryan Road and approximately 1,800 feet north of State Highway 107. It is located outside of the McAllen City Limits, but within the City's ETJ and Wastewater CCN. The tract consists of 1.08 acres and will be a single lot for residential use.

The subdivision application was originally filed with the City on August 3, 2023 and receive preliminary P&Z approval on October 3, 2023. The information required from the developer's engineer for this agenda was received on February 5, 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 requesting the approval for the use of a septic tank to service the property. The property follows the required criteria needed for the installation of a septic tank, having more than one acre. Should the Board approve, execution of a contractual agreement will be required. Staff recommends that a service line be prepared from the septic tank to the ROW. It is also requested that the applicant coordinate with the County for inspection of the septic tank.
3. The property does not fall within any reimbursement service areas.

Staff recommends MPUB approval of the subdivision application and variance request as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as recommended; 3.) Should the MPU Board approve the variance, execution of a Contractual Agreement be done for a future wastewater connection; 4.) Should the Fire Department require a fire hydrant, execution of a Waterline Access Agreement be done between the developer, SWSC, and the City.

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

UTILITY NARRATIVE

HUERTA SUBDIVISION, MCALLEN ETJ

Proposed Arca Subdivision is a one lot residential subdivision located approximately ¼ mile north of S.H. 107 along the west side of N. Bryan Road in the ETG of the City of McAllen. The site has 1.08 Gross acres (0.81 Net acres after dedication) with 187.50 feet of frontage along N. Bryan Road. This plat is within the water CCN of the Sharyland WSC and sewer CCN for the City of McAllen.

WATER:

As per SWSC utility maps there is an existing 4" water line along the east side of N. Bryan Road. It is being proposed that the subdivider provide for one single service under N. Bryan Road to the west side for potable water service. Typically being a 1" by ¾" water service.

There are no fire hydrants along N. Bryan Road. A variance to not provide fire protection at this time is being requested and in lieu a request will be made for the provision of one fire hydrant via contractual agreement. Hence, at this time no fire protection is being proposed.

SANITARY SEWER:

There are no city sanitary sewer services that can service this one lot plat. Hence, a variance will be provided to request the use of a septic tank system and not provide conventional sewer service to the lot.

As has been customary one 4" sanitary sewer service connection stub out shall be provided from the location of the proposed building to the newly dedicated west right-of-way line of N. Bryan Road.

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

N:\subdivisionplats\huerta.sub\utilitynarrative.013124

VARIANCES
TO MCALLEN PUB
HUERTA SUBDIVISION, MCALLEN ETJ

Proposed Arca Subdivision is a one lot residential subdivision located approximately ¼ mile north of S.H. 107 along the west side of N. Bryan Road in the ETG of the City of McAllen. 1.08 Gross acres with 187.50 feet of frontage along N. Bryan Road. This plat is within the water CCN of the Sharyland WSC and sewer CCN for the City of McAllen.

WATER:

As per SWSC utility maps there is an existing 4" water line along the east side of N. Bryan Road. It is being proposed that the subdivider provide for one single service under N. Bryan Road to the west side for potable water service. Typically being a 1" by ¾" water service.

There are no fire hydrants along N. Bryan Road. A variance to not provide fire protection at this time is being requested and in lieu a request will be made for the provision of one fire hydrant via contractual agreement. Hence, at this time no fire protection is being proposed.

A VARIANCE IS BEING REQUESTED TO NOT PROVIDE A FIRE HYDRANT AT THIS TIME AND INSTEAD PETITION THE CITY TO PERMIT THE INSTALLATION OF A FUTURE FIRE HYDRANT VIA CONTRACTUAL AGREEMENT.

SANITARY SEWER:

There are no city sanitary sewer services that can service this one lot plat. Hence, a variance will be provided to request the use of a septic tank system and not provide conventional sewer service to the lot.

As has been customary one 4" sanitary sewer service connection stub out shall be provided from the location of the proposed building to the newly dedicated west right-of-way line of N. Bryan Road.

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

A VARIANCE IS BEING REQUESTED AT THIS TIME TO NOT REQUIRE THIS SUBDIVISION TO TIE INTO CITY OF MCALLEN SANITARY SEWER, AND, INSTEAD PERMIT THE USE OF A SEPTIC TANK ON THE 0.81 NET ACRE TRACT (1.08 ACRES GROSS).

REIMBURSEMENT WAIVER

STATE OF TEXAS **X**

COUNTY OF HIDALGO **X**

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

1. The DEVELOPER is the developer of the following described property: **Huerta Subdivision**, and, proposes to construct Utility improvements as shown on a plan designed by **Salinas Engineering & Associates** dated **January 31, 2024**, hereinafter called the **IMPROVEMENTS**, as approved by the McAllen Public Utility Board on _____.

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

ISSUED in duplicate originals this _____ day of _____, 2024

**CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITIES**

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

ATTEST:

MPUB Secretary

DEVELOPER

BY: Luis Robalo H.

Luis R. Huerta
Address: 415 E. Thomas, Apt. 605, Pharr, Texas,
78577

P.O.C.
N.E.C.
LOT 50-10

SCALE: 1" = 50'

LEGEND

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

ADJOINER:
OWNER: I. REYES FAMILY LP
PROPERTY I.D. NO.: 319022
WEST ADDN TO SHARYLAND S495-N660' LOT
50-10 15.0AC GR 14.77AC NET
DOCUMENT NO. 2718167, H.C.D.R.

ADJOINER:
OWNER: PEREZ ARCHI & JOANN
PROPERTY I.D. NO.: 319027
WEST ADDN TO SHARYLAND
W222.64'-S135'-N660' LOT 50-11 0.69AC NET
DOCUMENT NO. 1305702, H.C.D.R.

ADJOINER:
OWNER: RODRIGUEZ JORGE LUIS & JUANA D
PROPERTY I.D. NO.: 319025
WEST ADDN. TO SHARYLAND AN IRI
N330-S660'-LOT 50-11 EXC W272.25'-
8.12AC GR 8.04AC NET
DOCUMENT NO. 3093558, H.C.D.R.

ADJOINER:
OWNER: QUINTERO ROSALINDA
PROPERTY I.D. NO.: 319026
WEST ADDN TO SHARYLAND
N160'-S490'-W272.25' LOT 50-11 1.00AC GR
0.92AC NET
DOCUMENT NO. 3068171, H.C.D.R.

REVISION NOTES

Table with 4 columns: NO., SHEET, REVISION, DATE, APPROVED

GENERAL PLAT NOTES:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X".
ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
COMMUNITY PANEL NUMBER: 480334 0295 D
EFFECTIVE DATE: JUNE 6, 2000.
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
2. MINIMUM SETBACKS:
FRONT: 45.00 FEET, OR GREATER FOR EASEMENTS, OR, IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER.
REAR: 15 FT. OR GREATER FOR EASEMENTS
INTERIOR SIDES: 6.0 FEET OR GREATER FOR EASEMENTS
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
4. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF N. BRYAN ROAD.
5. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
DESCRIPTION: BM#1 CITY OF McALLEN BENCHMARK "ESTEBAN" LOCATED AT THE SOUTHEAST CORNER OF F.M. 681 (MILE 7 NORTH ROAD) AND N. CONWAY BLVD. INTERSECTION. ELEV. = 161.02. N.A.V.D. 88
BM#2 IS A FOUND ROD LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF F.M. 681 (MILE 7 NORTH ROAD), BEING THE SOUTHWEST CORNER OF PROPOSED LOT 1. ELEV. = 170.23.
6. DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,289.82 CUBIC-FEET OR 0.03 ACRE-FEET OF STORM WATER RUNOFF.
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
8. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
9. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.
10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
12. UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOTS ARE MONUMENTED BY 1/2" IRON RODS.
13. THIS SUBDIVISION WAS DESIGNED FOR 50-YEAR STORM EVENT WITH NO DETENTION.
14. A FOUR (4.0) FOOT SIDEWALK IS REQUIRED ALONG N. BRYAN ROAD.
15. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
16. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
17. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE IRRIGATION DISTRICT.
18. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT.
19. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE.
20. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE, AS PER CITY OF McALLEN SUBDIVISION REQUIREMENTS.
21. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
22. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT.
23. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
24. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

STATE OF TEXAS UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____ 20__

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

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE IRRIGATION DISTRICT.
NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT.
DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

ATTEST:

PRESIDENT
SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

I, LUIS R. HUERTA, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS HUERTA SUBDIVISION HIDALGO COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, WATERWAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN FOR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: LUIS R. HUERTA
M-415 E. THOMAS, APT 605
PHAR, TEXAS 78577

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS COUNTY OF HIDALGO

I, LUIS R. HUERTA, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HUERTA SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY CERTIFY TO THE USE OF THE PUBLIC ALL STREETS, WATERWAYS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC UTILITIES WHICH ARE INSTALLED OR WHICH I WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: LUIS R. HUERTA
M-415 E. THOMAS, APT 605
PHAR, TEXAS 78577

STATE OF TEXAS COUNTY OF HIDALGO

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

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

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

STATE OF TEXAS COUNTY OF HIDALGO

MAYOR'S CERTIFICATION

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

MAYOR, CITY OF McALLEN DATE

STATE OF TEXAS COUNTY OF McALLEN

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

CHAIRMAN PLANNING AND ZONING COMMISSION

DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE 232.028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF HUERTA SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____ 2023.

HIDALGO COUNTY JUDGE DATE

ATTEST:

HIDALGO COUNTY CLERK DATE

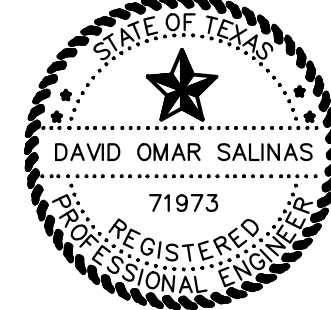
HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF HUERTA SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO

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



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

STATE OF TEXAS COUNTY OF HIDALGO

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



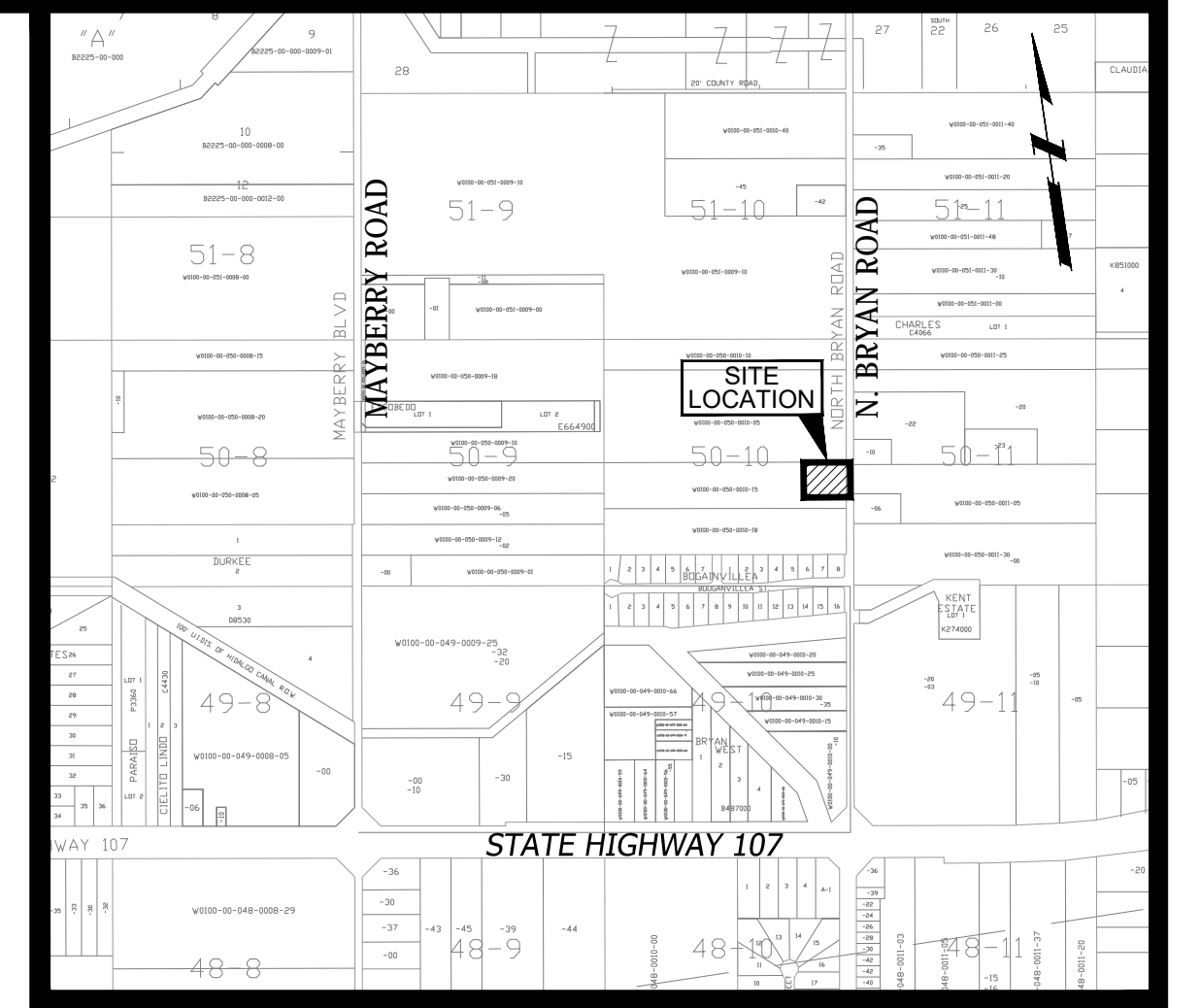
DAVID OMAR SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

SHARYLAND APPROVAL

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

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

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION



LOCATION MAP SCALE: 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 1.08 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 50-10, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND, BEING A PART OF THOSE LANDS AS DESCRIBED BY METES AND BOUNDS IN A WARRANTY DEED WITH VENDOR'S LIEN FROM ALMA DELIA GARCIA, FKA ALMA D. MORIN TO LUIS ROBERTO HUERTA, DEED DATED NOVEMBER 09, 2021, RECORDED IN DOCUMENT NO. 3290242, H.C.D.R., HEREIN AFTER REFERRED TO AS THE "HUERTA TRACT"; SAID 1.08 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 50-10 LOCATED IN THE CENTER OF BRYAN ROAD; THENCE, AS FOLLOWS:

- SOUTH 08 DEGREES 38 MINUTES 55 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 50-10, A DISTANCE OF 660.0 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF SAID HUERTA TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
(1) THENCE, SOUTH 08 DEGREES 38 MINUTES 55 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 50-10 SAME BEING THE EAST LINE OF SAID HUERTA TRACT, A DISTANCE OF 188.0 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
(2) THENCE, NORTH 81 DEGREES 21 MINUTES 05 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID HUERTA TRACT, A DISTANCE OF 20.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID BRYAN ROAD, AT A DISTANCE OF 250.0 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
(3) THENCE, NORTH 08 DEGREES 38 MINUTES 55 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID HUERTA TRACT, A DISTANCE OF 188.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE NORTH LINE OF SAID HUERTA TRACT FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
(4) THENCE, SOUTH 81 DEGREES 21 MINUTES 05 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID HUERTA TRACT, A DISTANCE OF 230.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID BRYAN ROAD, AT A DISTANCE OF 250.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 1.08 GROSS ACRES OF LAND, MORE OR LESS, OF WHICH THE EAST 20.0 FEET (OR 0.22 ACRES, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID BRYAN ROAD, LEAVING 0.86 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: SAID WARRANTY DEED WITH VENDOR'S LIEN N:\SUBDIVISIONPLATS\LUISHUERTA.SUB\1.08.080123

McALLEN SUBDIVISION

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

BEING A 1.08 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 50-10, WEST ADDITION TO SHARYLAND, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 01, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS

Table with 6 columns: NAME, ADDRESS, CITY & ZIP, PHONE, FAX. Includes contact info for Luis R. Huerta, David O. Salinas, and Carlos Lima.

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

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

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF McALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON FEBRUARY 1, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

McALLEN SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
DATE OF PREPARATION: FEBRUARY 1, 2024.
JOB NUMBER: SP-23-26030
OWNER: LUIS R. HUERTA
M-415 E. THOMAS, APT 605
PHAR, TEXAS 78577



SALINAS ENGINEERING & ASSOCIATES
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5265

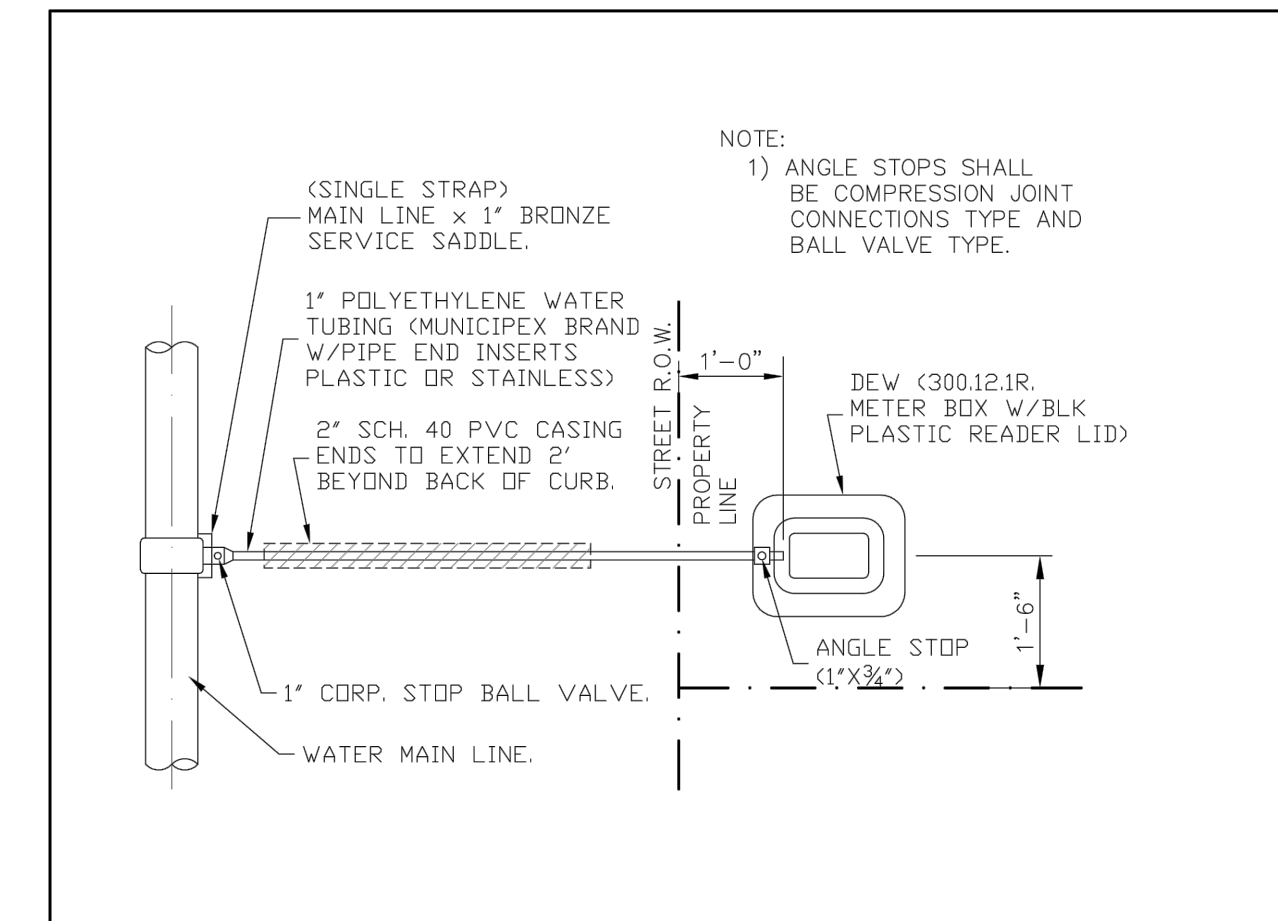
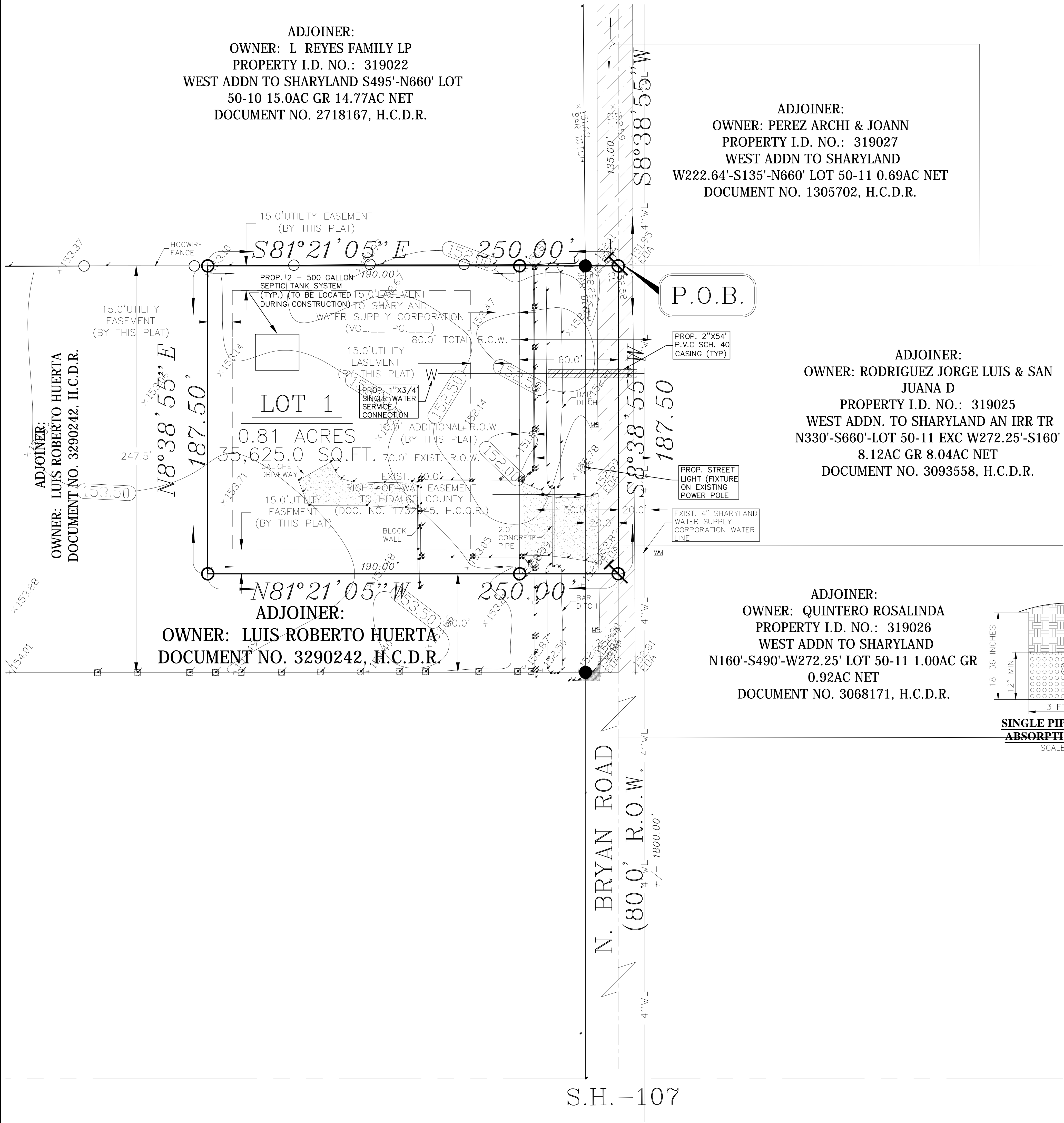
ADJOINER:
 OWNER: L REYES FAMILY LP
 PROPERTY I.D. NO.: 319022
 WEST ADDN TO SHARYLAND S495'-N660' LOT
 50-10 15.0AC GR 14.77AC NET
 DOCUMENT NO. 2718167, H.C.D.R.

ADJOINER:
 OWNER: PEREZ ARCHI & JOANN
 PROPERTY I.D. NO.: 319027
 WEST ADDN TO SHARYLAND
 W222.64'-S135'-N660' LOT 50-11 0.69AC NET
 DOCUMENT NO. 1305702, H.C.D.R.

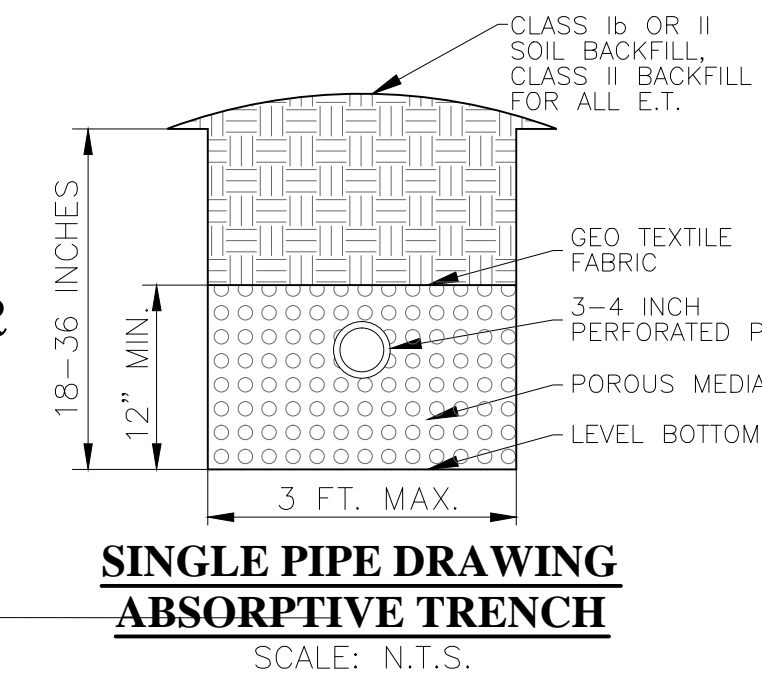
ADJOINER:
 OWNER: RODRIGUEZ JORGE LUIS & SAN
 JUANA D
 PROPERTY I.D. NO.: 319025
 WEST ADDN. TO SHARYLAND AN IRR TR
 N330'-S660'-LOT 50-11 EXC W272.25'-S160'
 8.12AC GR 8.04AC NET
 DOCUMENT NO. 3093558, H.C.D.R.

ADJOINER:
 OWNER: QUINTERO ROSALINDA
 PROPERTY I.D. NO.: 319026
 WEST ADDN TO SHARYLAND
 N160'-S490'-W272.25' LOT 50-11 1.00AC GR
 0.92AC NET
 DOCUMENT NO. 3068171, H.C.D.R.

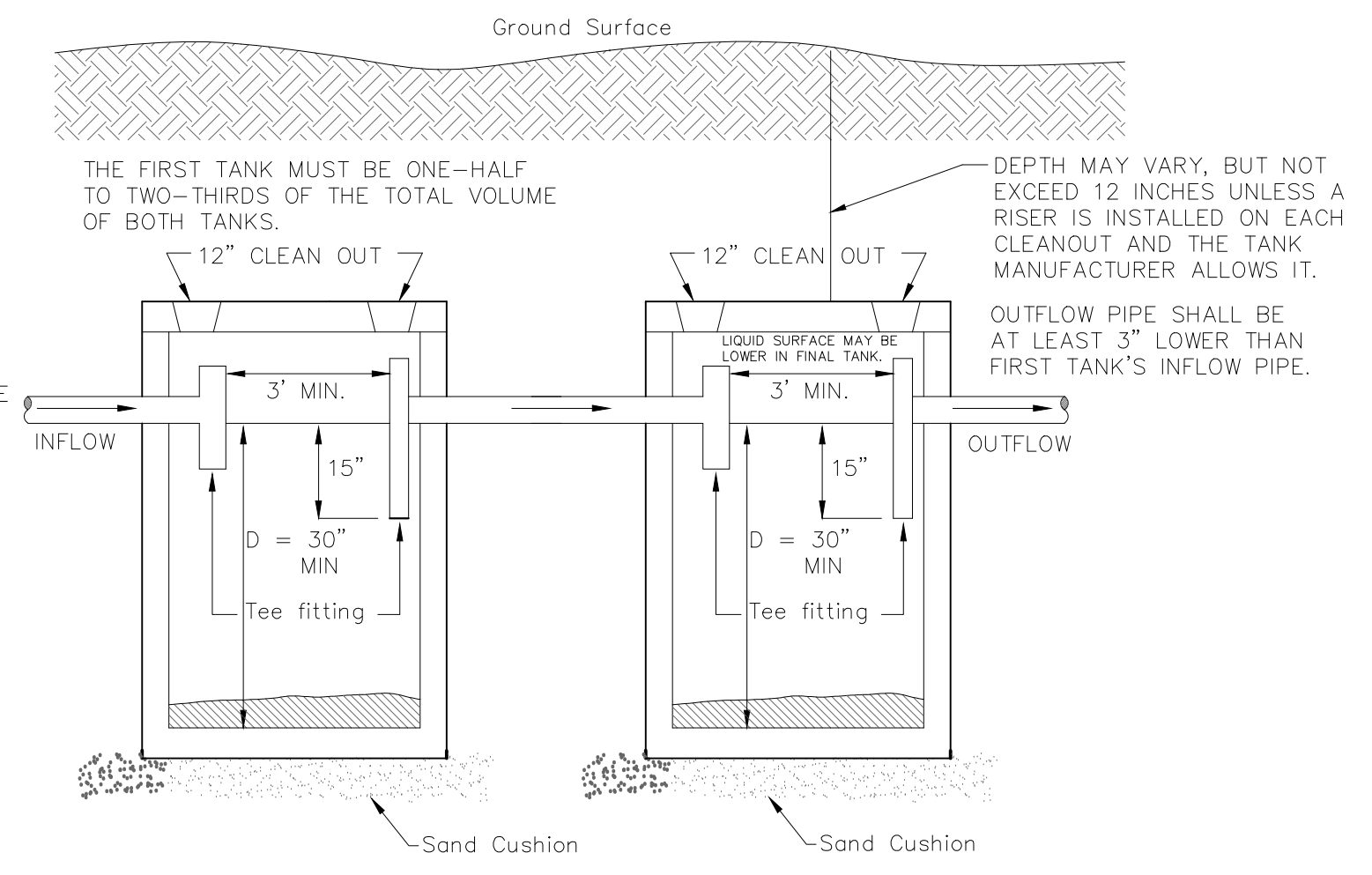
ADJOINER:
 OWNER: LUIS ROBERTO HUERTA
 DOCUMENT NO. 3290242, H.C.D.R.



W-1 RESIDENTIAL SINGLE WATER SERVICE CONNECTION
 SINGLE WATER SERVICE CONNECTION DETAIL
 SCALE: N.T.S.



SINGLE PIPE DRAWING ABSORPTIVE TRENCH
 SCALE: N.T.S.

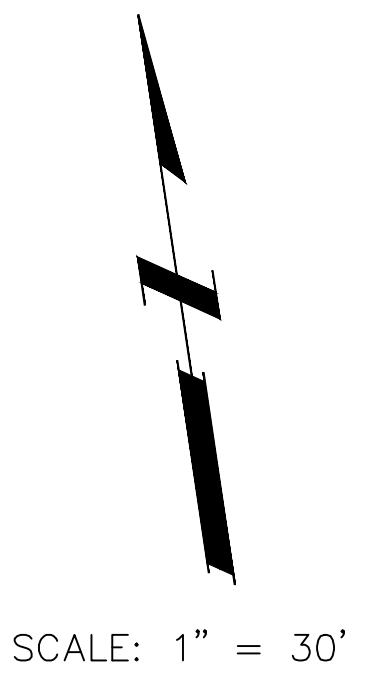


TWO 500-GALLON SEPTIC TANKS IN SERIES
 SCALE: N.T.S.

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF PALMVIEW ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON FEBRUARY 1, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

LEGEND

	FOUND 1" IRON PIPE
	FOUND NAIL
	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
	WATER METER
	MAIL BOX
	POWER POLE
	IRON POST 0.25" (COLUMN)
R.O.W. RIGHT OF WAY	
P.O.C. POINT OF COMMENCEMENT	
P.O.B. POINT OF BEGINNING	
H.C.D.R. HIDALGO COUNTY DEED RECORDS	
H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS	
H.C.M.R. HIDALGO COUNTY MAP RECORDS	



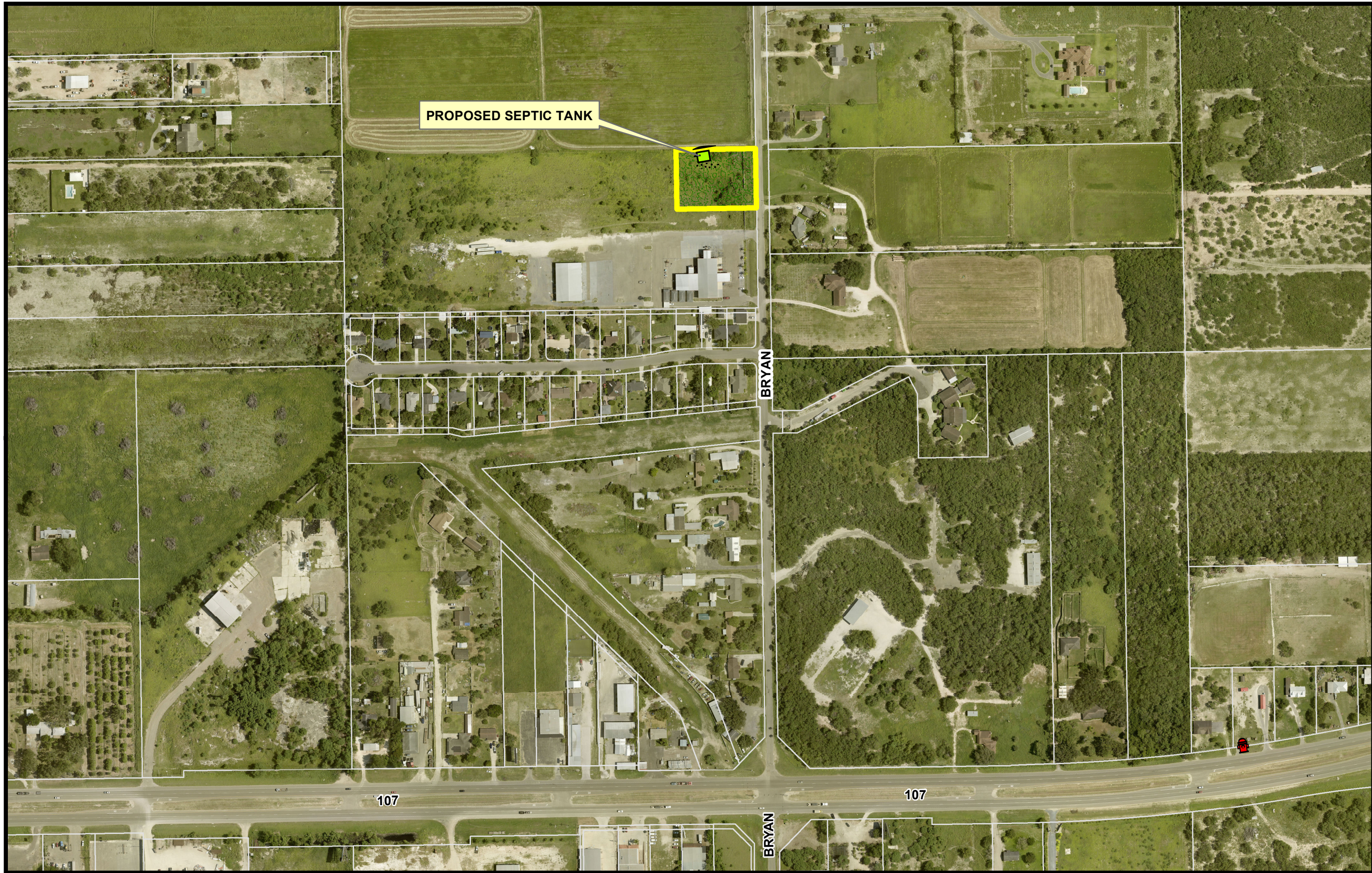
SEA
 SALINAS ENGINEERING & ASSOCIATES
 (P-6878) (THEPLS-10065700)
 CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL - McALEEN, TEXAS 78501
 (956) 682-9081 (956) 686-1489 (FAX)
 7813 FIDEL PARK, SUITE 150, MC-250, AUSTIN, TEXAS 78753 (512) 238-5593

Sheet Title:
TOPOGRAPHY & UTILITY PLAN

Project:
HUERTA SUBDIVISION

David Omar Salinas
 Registered Professional Engineer # 71973
 Date: 02/01/24
 Scale: 1"=30'
 Designed By: D.O.S.
 Drawn By: A.E.
 Checked By: D.O.S.
 Approved By: D.O.S.
 Project No: SP-23-26030
 Drawing No: SP-23-26030
 Sheet 2 of 2












S.H. - 107



PROPOSED SEPTIC TANK

1 inch = 298 feet

Legend

-  Proposed Septic Tank
-  Existing Manhole
-  Proposed Clean-Out
-  Proposed Manholes
-  Proposed Fire Hydrant
-  Existing Fire Hydrants
-  Existing Wastewater Line
-  Proposed Wastewater Line
-  Proposed Water Line
-  Sewer CCN
-  Water CCN
- Lots
- Existing Waterline
- Proposed Area



AGENDA ITEM 4.c.

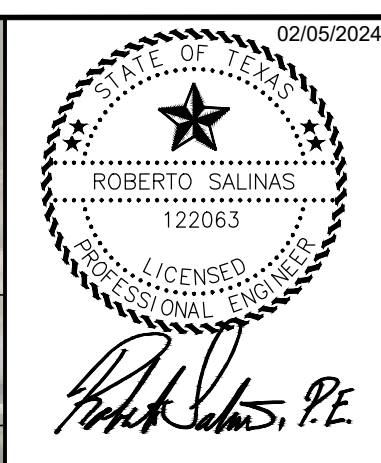
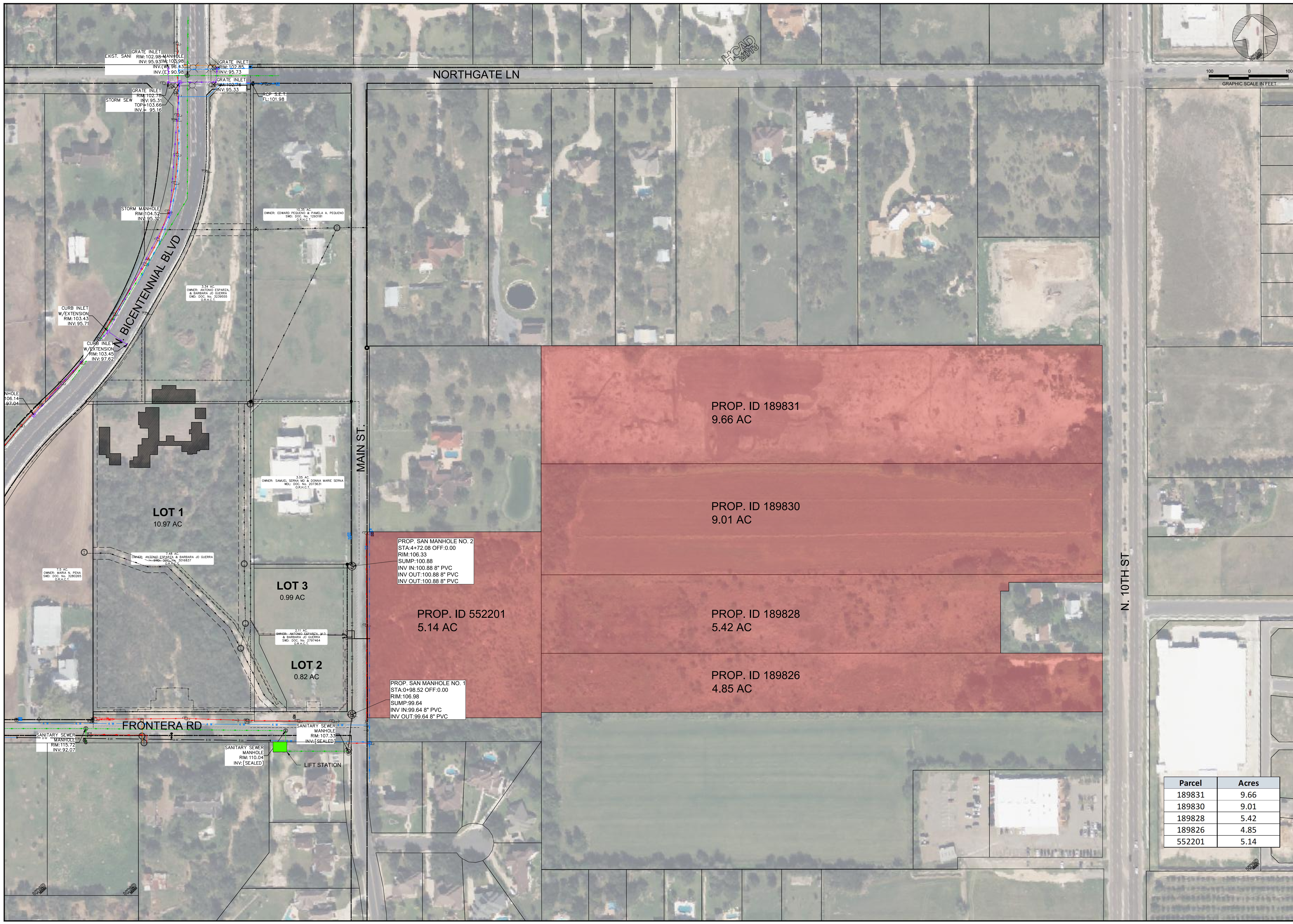
PUBLIC UTILITY BOARD

DATE SUBMITTED 02/06/2024

MEETING DATE 2/13/2024

1. Agenda Item: Barton Subdivision: Consideration & Approval of Preliminary Reimbursement Certificate to the Developer
2. Party Making Request:
Marco Ramirez, Utility Engineer P.E.
3. Nature of Request: Consideration & Approval of Preliminary Reimbursement Certificate to the Developer for Barton Subdivision
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:
Patrick Gray Created/Initiated - 2/6/2024
7. Staff's Recommendation: Staff recommends the approval of the Preliminary Reimbursement Certificate to the Developer of Barton Subdivision
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved- MAV
10. Director of Finance for Utilities: Approved - MSC



1203 ERIE AVE STE F
 McALLEN, TX 78501
 956.598.2940
 roberto@turboengineers.net

TURBO
 ENGINEERS, PLLC
 TBPE FIRM # 21737

BARTON SUBDIVISION
 McALLEN, TX 78504

Parcel	Acres
189831	9.66
189830	9.01
189828	5.42
189826	4.85
552201	5.14

REVISIONS		
REV.	DESCRIPTION	DATE

PROJ. NO. 2325
 DATE: JUNE 21, 2023
 SHEET NAME:
EXHIBIT
 SHEET NUMBER:

NORTHGATE LN

N. BICENTENNIAL BLVD

MAIN ST.

N. 10TH ST

FRONTERA RD

LOT 1
10.97 AC

LOT 3
0.99 AC

LOT 2
0.82 AC

PROP. ID 189831
9.66 AC

PROP. ID 189830
9.01 AC

PROP. ID 552201
5.14 AC

PROP. ID 189828
5.42 AC

PROP. ID 189826
4.85 AC

PROP. SAN MANHOLE NO. 2
 STA: 4+72.08 OFF: 0.00
 RIM: 106.33
 SUMP: 100.88
 INV IN: 100.88 8" PVC
 INV OUT: 100.88 8" PVC

PROP. SAN MANHOLE NO. 1
 STA: 0+98.52 OFF: 0.00
 RIM: 106.98
 SUMP: 99.64
 INV IN: 99.64 8" PVC
 INV OUT: 99.64 8" PVC

16.35 AC
 OWNER: EDUARDO PEQUEÑO & PAMELA A. PEQUEÑO
 SMO: DOC. NO. 3293781
 O.R.H.C.T.

3.54 AC
 OWNER: ANTONIO ESPARZA & BARBARA JO GUERRA
 SMO: DOC. NO. 3236950
 O.R.H.C.T.

3.05 AC
 OWNER: SAMUEL SERNA MD & DONNA MARE SERNA
 SMO: DOC. NO. 2070651
 O.R.H.C.T.

2.11 AC
 OWNER: ANTONIO GUARDIA, M.D. & BARBARA JO GUERRA
 SMO: DOC. NO. 2791464
 O.R.H.C.T.

2.48 AC
 OWNER: ANTONIO ESPARZA & BARBARA JO GUERRA
 SMO: DOC. NO. 3016837
 O.R.H.C.T.

7.5 AC
 OWNER: MARIA N. PINA
 SMO: DOC. NO. 3280265
 O.R.H.C.T.

Parcel	Acres
189831	9.66
189830	9.01
189828	5.42
189826	4.85
552201	5.14

34.08 Total Acres (See Attached Exhibit)

\$ 65,346.00 Estimated Cost of Wastewater (See OPCC dated Feb 5, 2024)

\$ 1,917.43 Reimbursement/Acre

PRELIMINARY REIMBURSEMENT CERTIFICATE

STATE OF TEXAS X
COUNTY OF HIDALGO X

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

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

Barton Subdivision located at the Northwest corner of Frontera Rd and Main St

(Location)

and proposes to extend a 8 inch wastewater main line as shown on a plan designed by

(Service)

Turbo Engineers, PLLC

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

MPUB on _____
(Approval date)

2. The Developer's Cost (\$ 1,917.43 /Ac.), the Pro Rata Share to be reimbursed to the Developer by the Intervening Developers, in accordance with the presently existing MPUB's Reimbursement Policy, is shown on Exhibit "A" attached hereto and made a part hereof.

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

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

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

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

CITY OF McAllen BY THE
McALLEN PUBLIC UTILITY

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

ATTEST:

Board Secretary

DEVELOPER

BY: _____
Address: _____



	AGENDA ITEM	<u>5.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	02/05/2024
	MEETING DATE	2/13/2024

- 1. Agenda Item: Review of Quarterly Investment Report for Quarter Ending September 30, 2023.**
- 2. Party Making Request:**
Roel Rodriguez, P.E. City Manager
Mark Vega, General Manager
Maria Chavero, Director of Finance for Utilites
Sergio Villasana, Finance Director
- 3. Nature of Request: Review and approval of the Quarterly Investment Report for the Quarter Ending September 30, 2023. The Audit and Investment Committee met on January 25, 2024 and recommended approval of the report.**
- 4. Budgeted:**

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

Yvonne Pena	Created/Initiated - 2/5/2024
Sergio Villasana	Final Approval - 2/5/2024
- 7. Staff's Recommendation: The Audit and Investment Committee recommends the report be accepted.**
- 8. City Attorney: None. IJT**
- 9. MPU General Manager: N/A- MAV**
- 10. Director of Finance for Utilities: N/A - MSC**



ANNUAL INVESTMENT REPORT

City of McAllen

SEPTEMBER 30, 2023



MEEDER

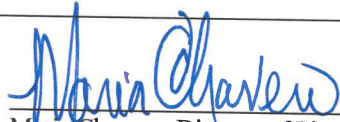
PUBLIC FUNDS

City of McAllen, Texas
 Annual Investment Report
 October 1, 2022 – September 30, 2023

Portfolio Summary Management Report

This report and investment portfolio of the City is in compliance with the City's investment strategy as expressed in the City's investment policy and relevant provisions of the Government Code, Chapter 2256, the Public Funds Investment Act.

<u>Portfolio as of 09/30/22:</u>		<u>Portfolio as of 09/30/23:</u>	
Beginning Book Value	\$ 472,995,412	Ending Book Value	\$ 503,953,385
Beginning Market Value	\$ 465,566,898	Ending Market Value	\$ 499,480,139
		Investment Income for the period	\$ 18,436,655
		Investment Income for Fiscal Year To Date	\$ 18,436,655
		Unrealized Gain/Loss	\$ (4,473,246)
WAM at Beginning Period Date ¹	256 days	WAM at Ending Period Date ¹	178 days
		Change in Market Value ²	\$ 33,913,241
		Average Yield to Maturity for period	3.663%
		Average Yield 2-Year Treasury Bill for period	4.480%
		Average Yield 3-Year Treasury Note for period	4.220%



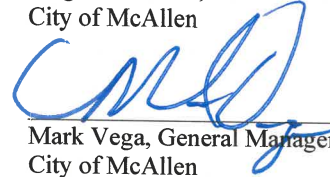
Maria Chavero, Director of Finance for Utilities
 City of McAllen



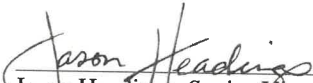
Sergio Villasana, Finance Director
 City of McAllen



Roel Roy Rodriguez, City Manager
 City of McAllen



Mark Vega, General Manager
 City of McAllen



Jason Headings, Senior Vice President
 Meeder Public Funds

¹ WAM – weighted average maturity


² “Change in Market Value” is required data, but will primarily reflect the receipt and expenditure of the City’s funds from month to month. Meeder Public Funds has assisted in the preparation of this consolidated investment report, with additional input provided by the City of McAllen.

City of McAllen, Texas
 Quarterly Investment Report
 July 1, 2023 – September 30, 2023

Portfolio Summary Management Report

This report and investment portfolio of the City is in compliance with the City's investment strategy as expressed in the City's investment policy and relevant provisions of the Government Code, Chapter 2256, the Public Funds Investment Act.

<u>Portfolio as of 06/30/23:</u>		<u>Portfolio as of 09/30/23:</u>	
Beginning Book Value	\$ 513,868,463	Ending Book Value	\$ 503,953,385
Beginning Market Value	\$ 508,315,849	Ending Market Value	\$ 499,480,139
		Investment Income for quarter	\$ 5,429,481
		Unrealized Gain/Loss	\$ (4,473,246)
WAM at Beginning Period Date ¹	123 days	WAM at Ending Period Date ¹	178 days
		Change in Market Value ²	\$ (8,835,710)
	Average Yield to Maturity for period		4.253%
	Average Yield 2-Year Treasury Bill for period		4.920%
	Average Yield 3-Year Treasury Note for period		4.600%


 Maria Chavero, Director of Finance for Utilities
 City of McAllen


 Sergio Villasana, Finance Director
 City of McAllen


 Roel Roy Rodriguez, City Manager
 City of McAllen


 Mark Vega, General Manager
 City of McAllen


 Jason Headings, Senior Vice President
 Meeder Public Funds

¹ WAM – weighted average maturity

² “Change in Market Value” is required data, but will primarily reflect the receipt and expenditure of the City’s funds from month to month. Meeder Public Funds has assisted in the preparation of this consolidated investment report, with additional input provided by the City of McAllen.



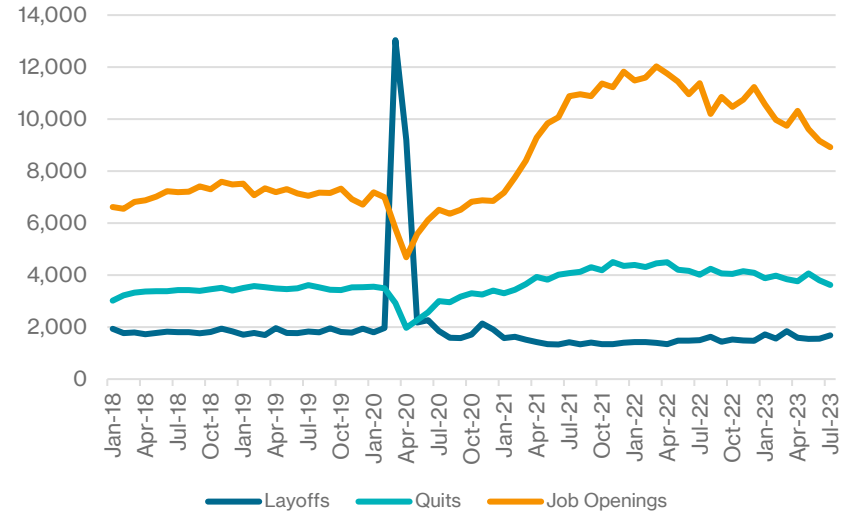
Loosening Labor Market & Inflation Rate Trending Lower

Following a quiet August, September saw economic data surprise to the upside. Both inflation and jobs data showed that the economy is still on solid ground albeit growing at a slower pace than in 2022. While coming in above expectations, the data was not strong enough to get the Fed to increase its target for the federal funds rate. However, the September meeting saw the Fed update its Statement of Economic Projections, including the keenly watched dot plot. The updated dot plot showed policymakers still see another 0.25% hike in 2023, and only 0.50% of rate cuts in 2024; the prior dot plot projected a full 1.00% of rate cuts in 2024. Chairman Powell used the press conference following the September meeting to communicate the Fed's commitment to the 2% inflation target. Markets extrapolated the updated economic projections to rates being "higher for longer", with treasury yields moving higher on the day and throughout September. Powell cautioned that the risks of tightening too much versus too little are both present and that the Fed is "in a position to proceed carefully".

The August US Employment report showed that the labor market continued to loosen. Nonfarm payrolls increased by 187,000. However, the prior two months of job gains were revised down by 110,000. Likewise, the unemployment rate increased to 3.8% as the participation rate increased, signaling more workers returned to the labor market. Wage growth slowed to 4.2% on the year and just 0.2% for the month. The combination of slowing job creation, higher participation, and slower wage growth is exactly the job market the Federal Reserve wants to see as it shows that a soft landing, where the job market slows but unemployment stays controlled, is still possible.

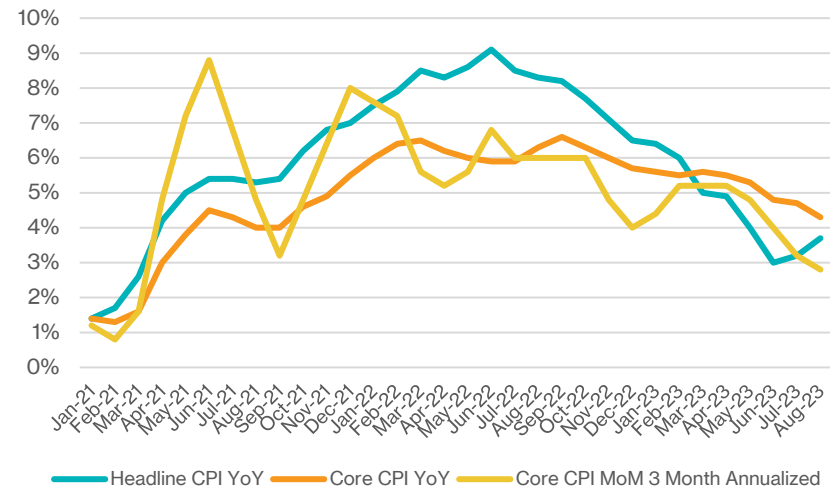
The Consumer Price Index (CPI) report from August showed that, while inflation data was not as soft as data from June and July, inflation is trending in the right direction. Headline CPI increased 0.6% in August, due mostly to an increase in energy prices. Specifically, gasoline prices increased 10.6% during the month, compared to a 0.2% increase in July. Core CPI increased 0.3% in August, following two consecutive monthly increases of 0.2%. Core CPI strips out volatile energy and food prices and is generally thought to be more reflective of price increases. Taking a step back, the 12-month change in core CPI ticked down to 4.3% from 4.7% last month and was the lowest 12-month increase since September 2021. Additionally, annualizing the last three months of core CPI readings points to core inflation of 2.4%, indicating more recent data is pointing to inflation trending close to the Federal Reserve's target of 2%.

Labor Market Loosening



SOURCE: BLOOMBERG

Inflation Trending Lower



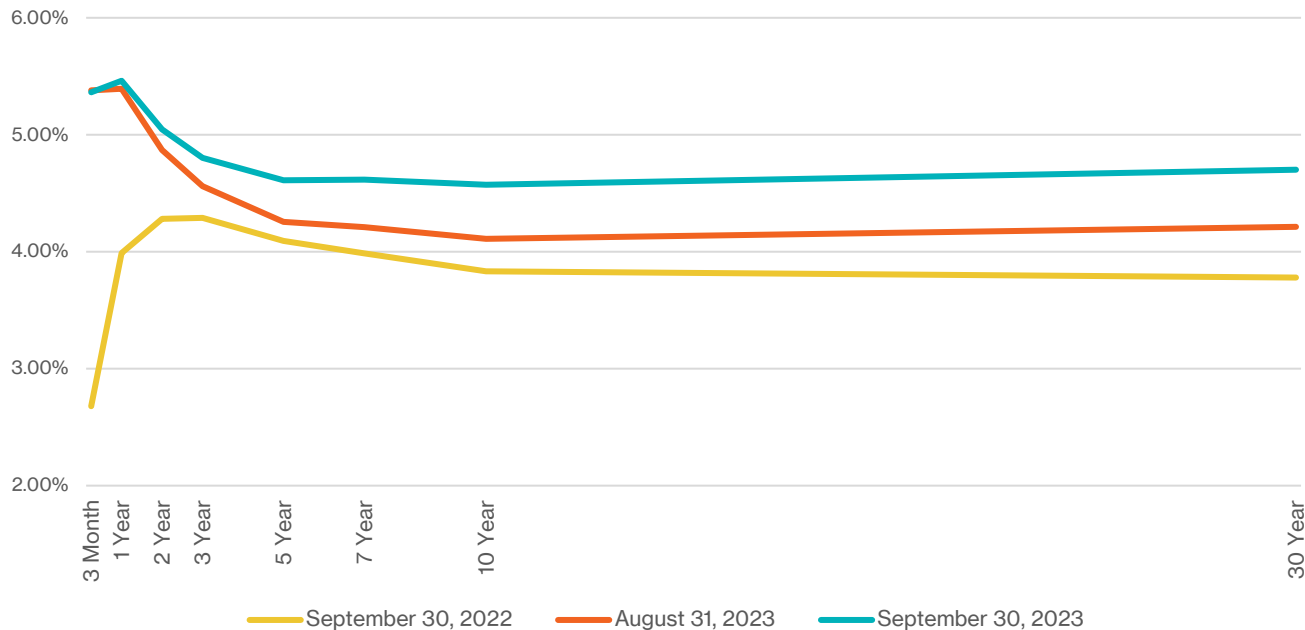
SOURCE: BLOOMBERG

Rates Move Higher

The combination of economic data, combined with the updated economic projections from the Federal Reserve led to more bear steepening. The 2-year US Treasury yield increased 0.18% to 5.05%, reflecting the lower odds of rate cuts in 2024. Likewise, long-term bond yields also increased, reflecting positive economic data. The 5-year US Treasury yield increased by 0.35% to 4.61%, and the 10-year US Treasury yield increased by 0.46% to 4.57%. Through September, the spread between the 2-year and 10-year treasury yield increased to -0.48%, well above the low of -1.08% in March 2023. Market pricing for rate hikes ended the month exactly where they began, pricing in a 40% chance of a 0.25% hike sometime in 2024. However, the market spent the month pricing cuts out. The implied federal funds rate in December 2024 increased from 4.23% to 4.62%, evidencing the market's belief that the Fed will not need to be as aggressive at cutting rates in 2024.

Credit product spreads remained contained in September. The more positive economic outlook combined with lower corporate and municipal bond issuance continues to keep a lid on spreads. Spreads on agency bonds tightened in September, remaining near long-term averages. We will continue to look to add value by picking up incremental yield on high-quality bonds. Rates are at historic levels not seen since 2007, making this a very attractive time to buy duration and lock in yields.

US Treasury Yield Curve



Your Portfolio

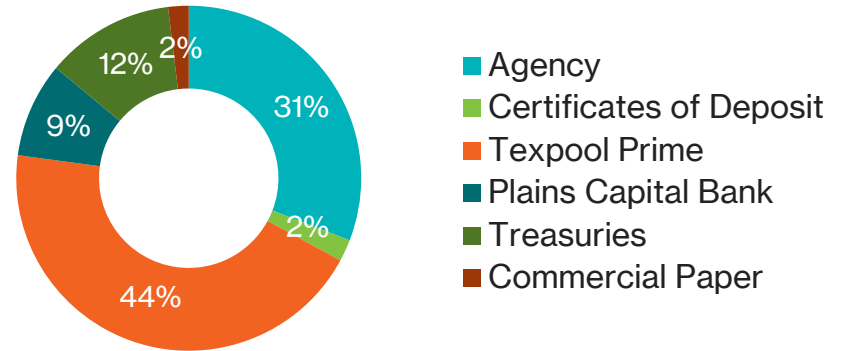
As of September 30, 2023

Your Portfolio Statistics

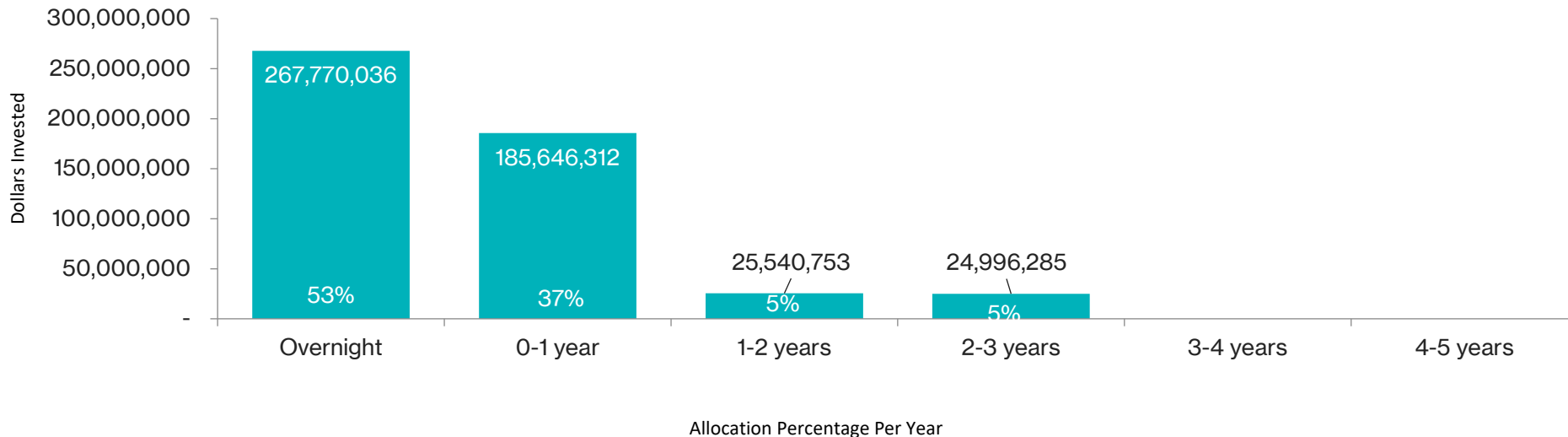
Weighted Average Maturity 0.49 years

Weighted Average Yield (All Funds) 4.37%

Your Asset Allocation



Your Maturity Distribution



City of McAllen, Texas
Summary by Type
September 30, 2023
Grouped by Fund

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: Bond Con, Reserve & Cont Funds						
Plains Capital Bank Demand	1	21,120.84	21,120.84	0.00	0.000	1
Treasury Discounts -Amortizing	2	20,000,000.00	19,389,050.83	3.85	5.539	210
Treasury Coupon Securities	1	7,270,000.00	7,212,188.90	1.43	4.136	75
Texpool Prime	1	58,659,296.46	58,659,296.46	11.64	5.551	1
CD's interest paid mo/qtrly	2	2,058,608.10	2,058,608.10	0.41	4.820	88
Subtotal	7	88,009,025.40	87,340,265.13	17.33	5.413	56
Fund: Capital Improvement Funds						
Federal Agency Coupon Securities	16	58,500,000.00	58,480,307.24	11.60	2.480	437
Commercial Paper Disc. -Amortizing	2	10,000,000.00	9,675,161.11	1.92	5.924	208
Plains Capital Bank Demand	1	1,603,458.41	1,603,458.41	0.32	0.000	1
Plains Capital Bank ICS Sweep	1	21,071,976.55	21,071,976.55	4.18	5.260	1
Treasury Discounts -Amortizing	3	30,000,000.00	28,904,503.61	5.74	5.520	253
Treasury Coupon Securities	1	3,755,500.00	3,629,375.20	0.72	4.061	350
Texpool Prime	1	67,522,000.29	67,522,000.29	13.40	5.551	1
CD's interest paid mo/qtrly	2	4,632,131.64	4,632,131.64	0.92	4.820	88
Subtotal	27	197,085,066.89	195,518,914.05	38.80	4.524	188
Fund: Debt Service Funds						
Plains Capital Bank Demand	1	53,511.84	53,511.84	0.01	0.000	1
Texpool Prime	1	12,135,537.77	12,135,537.77	2.41	5.551	1
Subtotal	2	12,189,049.61	12,189,049.61	2.42	5.527	1
Fund: Grant Funds						
Plains Capital Bank Demand	1	831,855.80	831,855.80	0.17	0.000	1
Texpool Prime	1	3,868,868.14	3,868,868.14	0.77	5.551	1
Subtotal	2	4,700,723.94	4,700,723.94	0.94	4.569	1
Fund: Operating Funds						
Federal Agency Coupon Securities	19	97,050,000.00	97,044,275.17	19.26	2.346	486

City of McAllen, Texas
Summary by Type
September 30, 2023
Grouped by Fund

Security Type	Number of Investments	Par Value	Book Value	% of Portfolio	Average YTM 365	Average Days to Maturity
Fund: Operating Funds						
Plains Capital Bank Demand	1	8,462,254.24	8,462,254.24	1.68	0.000	1
Plains Capital Bank ICS Sweep	1	10,653,698.83	10,653,698.83	2.11	5.260	1
Treasury Coupon Securities	1	1,609,500.00	1,555,446.51	0.31	4.061	350
Texpool Prime	1	70,841,993.93	70,841,993.93	14.06	5.551	1
CD's interest paid mo/qtrly	2	3,087,912.19	3,087,912.19	0.61	4.820	88
Subtotal	25	191,705,359.19	191,645,580.87	38.03	3.643	251
Fund: Other Funds						
Plains Capital Bank Demand	1	2,169,635.59	2,169,635.59	0.43	0.000	1
Texpool Prime	1	9,874,826.93	9,874,826.93	1.96	5.551	1
CD's interest paid mo/qtrly	1	514,388.72	514,388.72	0.10	4.820	88
Subtotal	3	12,558,851.24	12,558,851.24	2.49	4.562	5
Total and Average	66	506,248,076.27	503,953,384.84	100.00	4.369	178



City of McAllen, Texas
Fund BOND - Bond Con, Reserve & Cont Funds
Investments by Fund
September 30, 2023

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
 -

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Treasury Coupon Securities											
91282CBA8	10093	T Note	09/23/2022	7,212,188.90	7,270,000.00	7,193,324.18	0.125	4.079	4.135	12/15/2023	75
Subtotal and Average				7,212,188.90	7,270,000.00	7,193,324.18		4.079	4.136		75
Treasury Discounts -Amortizing											
912797GX9	10099	T Bill	09/19/2023	9,757,477.50	10,000,000.00	9,758,213.90	5.291	5.508	5.584	03/14/2024	165
912797FS1	10101	T Bill	09/19/2023	9,631,573.33	10,000,000.00	9,629,919.40	5.181	5.416	5.492	06/13/2024	256
Subtotal and Average				19,389,050.83	20,000,000.00	19,388,133.30		5.463	5.539		210
CD's interest paid mo/qtrly											
9009004695B	10023	Veritex Community Bank	08/24/2021	1,028,777.42	1,028,777.42	1,028,777.42	4.820	4.753	4.820	12/28/2023	88
9009004696B	10026	Veritex Community Bank	08/24/2021	1,029,830.68	1,029,830.68	1,029,830.68	4.820	4.753	4.820	12/28/2023	88
Subtotal and Average				2,058,608.10	2,058,608.10	2,058,608.10		4.754	4.820		88
Plains Capital Bank Demand											
99996	10049	Plains Capital Bank Demand	08/01/2021	21,120.84	21,120.84	21,120.84					1
Subtotal and Average				21,120.84	21,120.84	21,120.84		0.000	0.000		1
Texpool Prime											
108286	10043	Texpool Prime	08/01/2021	58,659,296.46	58,659,296.46	58,659,296.46	5.551	5.475	5.551		1
Subtotal and Average				58,659,296.46	58,659,296.46	58,659,296.46		5.475	5.551		1
Total Investments and Average				87,340,265.13	88,009,025.40	87,320,482.88		5.339	5.413		55

Fund CAPIMP - Capital Improvement Funds
Investments by Fund
September 30, 2023

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Commercial Paper Disc. -Amortizing											
53948ACB5	10102	Lloyds Bank CP	09/19/2023	4,873,775.00	5,000,000.00	4,873,240.00		5.766	5.846	03/11/2024	162
62479LFB6	10094	MUFG Bank CP	09/18/2023	4,801,386.11	5,000,000.00	4,799,605.00		5.920	6.003	06/11/2024	254
Subtotal and Average				9,675,161.11	10,000,000.00	9,672,845.00		5.843	5.924		207
Federal Agency Coupon Securities											
3133EPVY8	10104	FFCB Note	09/19/2023	4,491,677.36	4,500,000.00	4,490,961.97	5.000	5.030	5.100	09/15/2025	715
3133ENUS7	10080	FFCB Call Note	04/26/2022	7,993,359.55	8,000,000.00	7,870,406.00	2.580	2.699	2.736	04/18/2024	200
3130AXAF5	10096	FHLB Note	09/18/2023	4,496,261.07	4,500,000.00	4,494,572.14	5.375	5.389	5.464	09/18/2024	353
3130ANTH3	10052	FHLB Call Note	09/15/2021	4,500,000.00	4,500,000.00	4,395,362.94	0.340	0.335	0.340	03/15/2024	166
3130AMQQ8	10053	FHLB Call Note	06/23/2021	4,000,000.00	4,000,000.00	3,884,698.20	0.350	0.404	0.410	04/23/2024	205
3130AMEP3	10055	FHLB Call Note	05/24/2021	4,500,000.00	4,500,000.00	4,352,342.94	0.400	0.397	0.403	05/24/2024	236
3130AMZ88	10056	FHLB Call Note	07/12/2021	4,000,000.00	4,000,000.00	3,845,809.68	0.520	0.512	0.520	07/12/2024	285
3130ANTJ9	10057	FHLB Call Note	09/16/2021	4,500,000.00	4,500,000.00	4,287,879.59	0.510	0.503	0.510	09/16/2024	351
3130AQRX3	10061	FHLB Call Note	02/18/2022	5,000,000.00	5,000,000.00	4,612,315.75	1.750	1.726	1.750	02/18/2026	871
3130AQS4	10063	FHLB Call Note	02/25/2022	3,500,000.00	3,500,000.00	3,316,886.37	1.625	1.602	1.625	02/25/2025	513
3130AQX40	10066	FHLB Call Note	02/28/2022	2,500,000.00	2,500,000.00	2,460,452.75	1.500	1.479	1.500	02/23/2024	145
3130ARJ44	10076	FHLB Call Note	04/22/2022	500,000.00	500,000.00	491,263.67	2.400	2.367	2.400	04/22/2024	204
3130ARJ69	10078	FHLB Call Note	04/22/2022	500,000.00	500,000.00	487,873.46	2.500	2.466	2.500	07/22/2024	295
3130AXAV0	10106	FHLB Call Note	09/20/2023	2,000,000.00	2,000,000.00	2,001,213.58	5.630	5.556	5.633	08/13/2025	682
3130AXAP3	10108	FHLB Call Note	09/21/2023	3,999,009.26	4,000,000.00	3,999,377.20	5.750	5.680	5.759	09/21/2026	1,086
3130AXAU2	10110	FHLB Call Note	09/27/2023	2,000,000.00	2,000,000.00	1,999,338.72	5.680	5.605	5.683	08/13/2025	682
Subtotal and Average				58,480,307.24	58,500,000.00	56,990,754.96		2.446	2.480		437
Treasury Coupon Securities											
91282CCX7	10091	T Note	09/23/2022	3,629,375.20	3,755,500.00	3,578,874.14	0.375	4.005	4.060	09/15/2024	350
Subtotal and Average				3,629,375.20	3,755,500.00	3,578,874.14		4.005	4.061		350
Treasury Discounts -Amortizing											
912797GL5	10097	T Bill	09/19/2023	9,515,452.78	10,000,000.00	9,512,075.40		5.406	5.481	09/05/2024	340
912797GX9	10098	T Bill	09/19/2023	9,757,477.50	10,000,000.00	9,758,213.90		5.508	5.584	03/14/2024	165
912797FS1	10100	T Bill	09/19/2023	9,631,573.33	10,000,000.00	9,629,919.40		5.416	5.492	06/13/2024	256
Subtotal and Average				28,904,503.61	30,000,000.00	28,900,208.70		5.444	5.520		252
CD's interest paid mo/qtrly											
9009004695A	10022	Veritex Community Bank	08/24/2021	2,057,554.87	2,057,554.87	2,057,554.87	4.820	4.753	4.820	12/28/2023	88

Fund CAPIMP - Capital Improvement Funds
Investments by Fund
September 30, 2023

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
CD's interest paid mo/qtrly											
9009004696A	10025	Veritex Community Bank	08/24/2021	2,574,576.77	2,574,576.77	2,574,576.77	4.820	4.753	4.820	12/28/2023	88
Subtotal and Average				4,632,131.64	4,632,131.64	4,632,131.64		4.754	4.820		88
Plains Capital Bank Demand											
99993	10046	Plains Capital Bank Demand	08/01/2021	1,603,458.41	1,603,458.41	1,603,458.41					1
Subtotal and Average				1,603,458.41	1,603,458.41	1,603,458.41		0.000	0.000		1
Texpool Prime											
108283	10040	Texpool Prime	08/01/2021	67,522,000.29	67,522,000.29	67,522,000.29	5.551	5.475	5.551		1
Subtotal and Average				67,522,000.29	67,522,000.29	67,522,000.29		5.475	5.551		1
Plains Capital Bank ICS Sweep											
5700	10068	Plains Capital Bank ICS Sweep	02/17/2022	21,071,976.55	21,071,976.55	21,071,976.55	5.260	5.187	5.260		1
Subtotal and Average				21,071,976.55	21,071,976.55	21,071,976.55		5.188	5.260		1
Total Investments and Average				195,518,914.05	197,085,066.89	193,972,249.69		4.462	4.524		187

**Fund DS - Debt Service Funds
Investments by Fund
September 30, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Plains Capital Bank Demand										
99992	10045	Plains Capital Bank Demand	08/01/2021	53,511.84	53,511.84	53,511.84				1
Subtotal and Average				53,511.84	53,511.84	53,511.84		0.000	0.000	1
Texpool Prime										
108282	10039	Texpool Prime	08/01/2021	12,135,537.77	12,135,537.77	12,135,537.77	5.551	5.475	5.551	1
Subtotal and Average				12,135,537.77	12,135,537.77	12,135,537.77		5.475	5.551	1
Total Investments and Average				12,189,049.61	12,189,049.61	12,189,049.61		5.451	5.527	1

**Fund GRANT - Grant Funds
Investments by Fund
September 30, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Plains Capital Bank Demand										
99994	10047	Plains Capital Bank Demand	08/01/2021	831,855.80	831,855.80	831,855.80				1
Subtotal and Average				831,855.80	831,855.80	831,855.80		0.000	0.000	1
Texpool Prime										
108284	10041	Texpool Prime	08/01/2021	3,868,868.14	3,868,868.14	3,868,868.14	5.551	5.475	5.551	1
Subtotal and Average				3,868,868.14	3,868,868.14	3,868,868.14		5.475	5.551	1
Total Investments and Average				4,700,723.94	4,700,723.94	4,700,723.94		4.506	4.569	1

**Fund OPER - Operating Funds
Investments by Fund
September 30, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
Federal Agency Coupon Securities											
3133EPVY8	10103	FFCB Note	09/19/2023	499,075.26	500,000.00	498,995.78	5.000	5.030	5.100	09/15/2025	715
3133ENUS7	10079	FFCB Call Note	04/26/2022	1,998,339.89	2,000,000.00	1,967,601.50	2.580	2.699	2.736	04/18/2024	200
3130AXAF5	10095	FHLB Note	09/18/2023	499,584.56	500,000.00	499,396.91	5.375	5.389	5.464	09/18/2024	353
3130AMQQ8	10002	FHLB Call Note	06/23/2021	6,000,000.00	6,000,000.00	5,827,047.30	0.350	0.404	0.410	04/23/2024	205
3130AMZ88	10003	FHLB Call Note	07/12/2021	6,000,000.00	6,000,000.00	5,768,714.52	0.520	0.512	0.520	07/12/2024	285
3130ANTH3	10004	FHLB Call Note	09/15/2021	5,500,000.00	5,500,000.00	5,372,110.26	0.340	0.335	0.340	03/15/2024	166
3130ANTJ9	10005	FHLB Call Note	09/16/2021	5,500,000.00	5,500,000.00	5,240,741.72	0.510	0.503	0.510	09/16/2024	351
3130AMEP3	10054	FHLB Call Note	05/24/2021	5,500,000.00	5,500,000.00	5,319,530.26	0.400	0.397	0.403	05/24/2024	236
3130AQRX3	10060	FHLB Call Note	02/18/2022	5,000,000.00	5,000,000.00	4,612,315.75	1.750	1.726	1.750	02/18/2026	871
3130AQSX4	10062	FHLB Call Note	02/25/2022	1,500,000.00	1,500,000.00	1,421,522.73	1.625	1.602	1.625	02/25/2025	513
3130AQT52	10064	FHLB Call Note	02/28/2022	5,000,000.00	5,000,000.00	4,912,644.80	1.250	1.232	1.250	02/28/2024	150
3130AQX40	10065	FHLB Call Note	02/28/2022	2,500,000.00	2,500,000.00	2,460,452.75	1.500	1.479	1.500	02/23/2024	145
3130AQWU3	10067	FHLB Call Note	02/28/2022	10,000,000.00	10,000,000.00	9,272,931.90	2.000	1.972	2.000	02/27/2026	880
3130ARJ44	10075	FHLB Call Note	04/22/2022	9,500,000.00	9,500,000.00	9,334,009.73	2.400	2.367	2.400	04/22/2024	204
3130ARJ69	10077	FHLB Call Note	04/22/2022	9,500,000.00	9,500,000.00	9,269,595.65	2.500	2.466	2.500	07/22/2024	295
3130ARVV0	10081	FHLB Call Note	05/19/2022	5,550,000.00	5,550,000.00	5,382,392.22	3.500	3.452	3.500	05/19/2025	596
3130AXAV0	10105	FHLB Call Note	09/20/2023	3,000,000.00	3,000,000.00	3,001,820.37	5.630	5.556	5.633	08/13/2025	682
3130AXAP3	10107	FHLB Call Note	09/21/2023	10,997,275.46	11,000,000.00	10,998,287.30	5.750	5.680	5.759	09/21/2026	1,086
3130AXAU2	10109	FHLB Call Note	09/27/2023	3,000,000.00	3,000,000.00	2,999,008.08	5.680	5.605	5.683	08/13/2025	682
Subtotal and Average				97,044,275.17	97,050,000.00	94,159,119.53		2.314	2.346		485
Treasury Coupon Securities											
91282CCX7	10090	T Note	09/23/2022	1,555,446.51	1,609,500.00	1,533,803.20	0.375	4.005	4.060	09/15/2024	350
Subtotal and Average				1,555,446.51	1,609,500.00	1,533,803.20		4.005	4.061		350
CD's interest paid mo/qtrly											
9009004695	10015	Veritex Community Bank	08/24/2021	1,543,166.15	1,543,166.15	1,543,166.15	4.820	4.753	4.820	12/28/2023	88
9009004696	10016	Veritex Community Bank	08/24/2021	1,544,746.04	1,544,746.04	1,544,746.04	4.820	4.753	4.820	12/28/2023	88
Subtotal and Average				3,087,912.19	3,087,912.19	3,087,912.19		4.754	4.820		88
Plains Capital Bank Demand											
99991	10044	Plains Capital Bank Demand	08/01/2021	8,462,254.24	8,462,254.24	8,462,254.24					1
Subtotal and Average				8,462,254.24	8,462,254.24	8,462,254.24		0.000	0.000		1

**Fund OPER - Operating Funds
Investments by Fund
September 30, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Days To Date Maturity
Texpool Prime										
108281	10038	Texpool Prime	08/01/2021	70,841,993.93	70,841,993.93	70,841,993.93	5.551	5.475	5.551	1
Subtotal and Average				70,841,993.93	70,841,993.93	70,841,993.93		5.475	5.551	1
Plains Capital Bank ICS Sweep										
4902	10037	Plains Capital Bank ICS Sweep	08/23/2021	10,653,698.83	10,653,698.83	10,653,698.83	5.260	5.187	5.260	1
Subtotal and Average				10,653,698.83	10,653,698.83	10,653,698.83		5.188	5.260	1
Total Investments and Average				191,645,580.87	191,705,359.19	188,738,781.92		3.593	3.643	250

**Fund OTHER - Other Funds
Investments by Fund
September 30, 2023**

CUSIP	Investment #	Issuer	Purchase Date	Book Value	Par Value	Market Value	Current Rate	YTM 360	YTM 365	Maturity Date	Days To Maturity
CD's interest paid mo/qtrly											
9009004695C	10024	Veritex Community Bank	08/24/2021	514,388.72	514,388.72	514,388.72	4.820	4.753	4.820	12/28/2023	88
Subtotal and Average				514,388.72	514,388.72	514,388.72		4.754	4.820		88
Plains Capital Bank Demand											
99995	10048	Plains Capital Bank Demand	08/01/2021	2,169,635.59	2,169,635.59	2,169,635.59					1
Subtotal and Average				2,169,635.59	2,169,635.59	2,169,635.59		0.000	0.000		1
Texpool Prime											
108285	10042	Texpool Prime	08/01/2021	9,874,826.93	9,874,826.93	9,874,826.93	5.551	5.475	5.551		1
Subtotal and Average				9,874,826.93	9,874,826.93	9,874,826.93		5.475	5.551		1
Total Investments and Average				12,558,851.24	12,558,851.24	12,558,851.24		4.500	4.562		4



City of McAllen, Texas
Purchases Report
Sorted by Fund - Issuer
October 1, 2022 - September 30, 2023

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
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CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment Periods	Principal Purchased	Accrued Interest at Purchase	Rate at Purchase	Maturity Date	YTM	Ending Book Value
Bond Con, Reserve & Cont Funds													
912797GX9	10099	BOND	ATD	TBILL	10,000,000.00	09/19/2023	03/14 - At Maturity	9,739,839.50		5.291	03/14/2024	5.508	9,757,477.50
912797FS1	10101	BOND	ATD	TBILL	10,000,000.00	09/19/2023	06/13 - At Maturity	9,614,303.33		5.181	06/13/2024	5.417	9,631,573.33
Subtotal					20,000,000.00			19,354,142.83	0.00				19,389,050.83
Capital Improvement Funds													
3133EPVY8	10104	CAPIMP	FAC	FFCB	4,500,000.00	09/19/2023	03/15 - 09/15	4,491,535.50	2,500.00	5.000	09/15/2025	5.100	4,491,677.36
3130AXAF5	10096	CAPIMP	FAC	FHLB	4,500,000.00	09/18/2023	03/18 - 09/18	4,496,121.00		5.375	09/18/2024	5.465	4,496,261.07
3130AXAV0	10106	CAPIMP	FAC	FHLBC	2,000,000.00	09/20/2023	03/20 - 09/20	2,000,000.00		5.630	08/13/2025	5.633	2,000,000.00
3130AXAP3	10108	CAPIMP	FAC	FHLBC	4,000,000.00	09/21/2023	03/21 - 09/21	3,999,000.00		5.750	09/21/2026	5.759	3,999,009.26
3130AXAU2	10110	CAPIMP	FAC	FHLBC	2,000,000.00	09/27/2023	03/27 - 09/27	2,000,000.00		5.680	08/13/2025	5.684	2,000,000.00
53948ACB5	10102	CAPIMP	ACP	LLOYDS	5,000,000.00	09/19/2023	03/11 - At Maturity	4,864,425.00			03/11/2024	5.766	4,873,775.00
62479LFB6	10094	CAPIMP	ACP	MUFGBK	5,000,000.00	09/18/2023	06/11 - At Maturity	4,791,220.83			06/11/2024	5.921	4,801,386.11
912797GL5	10097	CAPIMP	ATD	TBILL	10,000,000.00	09/19/2023	09/05 - At Maturity	9,498,351.11			09/05/2024	5.406	9,515,452.78
912797GX9	10098	CAPIMP	ATD	TBILL	10,000,000.00	09/19/2023	03/14 - At Maturity	9,739,839.50			03/14/2024	5.508	9,757,477.50
912797FS1	10100	CAPIMP	ATD	TBILL	10,000,000.00	09/19/2023	06/13 - At Maturity	9,614,303.33			06/13/2024	5.417	9,631,573.33
Subtotal					57,000,000.00			55,494,796.27	2,500.00				55,566,612.41
Operating Funds													
3133EPVY8	10103	OPER	FAC	FFCB	500,000.00	09/19/2023	03/15 - 09/15	499,059.50	277.78	5.000	09/15/2025	5.100	499,075.26
3130AXAF5	10095	OPER	FAC	FHLB	500,000.00	09/18/2023	03/18 - 09/18	499,569.00		5.375	09/18/2024	5.465	499,584.56
3130AXAV0	10105	OPER	FAC	FHLBC	3,000,000.00	09/20/2023	03/20 - 09/20	3,000,000.00		5.630	08/13/2025	5.633	3,000,000.00
3130AXAP3	10107	OPER	FAC	FHLBC	11,000,000.00	09/21/2023	03/21 - 09/21	10,997,250.00		5.750	09/21/2026	5.759	10,997,275.46
3130AXAU2	10109	OPER	FAC	FHLBC	3,000,000.00	09/27/2023	03/27 - 09/27	3,000,000.00		5.680	08/13/2025	5.684	3,000,000.00
Subtotal					18,000,000.00			17,995,878.50	277.78				17,995,935.28
Total Purchases					95,000,000.00			92,844,817.60	2,777.78				92,951,598.52



**City of McAllen, Texas
Maturity Report
Sorted by Maturity Date**

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
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Amounts due during October 1, 2022 - September 30, 2023

CUSIP	Investment #	Fund	Sec. Type	Issuer	Par Value	Maturity Date	Purchase Date	Rate at Maturity	Book Value at Maturity	Interest	Maturity Proceeds	Net Income
19424JKU9	10058	OPER	ACP	COLLCP	2,500,000.00	10/28/2022	02/03/2022		2,500,000.00	0.00	2,500,000.00	0.00
19424JKU9	10059	CAPIMP	ACP	COLLCP	2,500,000.00	10/28/2022	02/03/2022	0.820	2,500,000.00	0.00	2,500,000.00	0.00
324889	10012	OPER	RRP	TRB	5,515,822.02	10/29/2022	04/29/2021	0.230	5,515,822.02	0.00	5,515,822.02	0.00
324889A	10033	CAPIMP	RRP	TRB	3,510,068.54	10/29/2022	04/29/2021	0.230	3,510,068.54	0.00	3,510,068.54	0.00
324889B	10034	BOND	RRP	TRB	1,002,876.74	10/29/2022	04/29/2021	0.230	1,002,876.74	0.00	1,002,876.74	0.00
63873KLM7	10069	OPER	ACP	NATICP	2,000,000.00	11/21/2022	03/28/2022		2,000,000.00	0.00	2,000,000.00	0.00
63873KLM7	10070	CAPIMP	ACP	NATICP	3,000,000.00	11/21/2022	03/28/2022	1.680	3,000,000.00	0.00	3,000,000.00	0.00
63873KML8	10071	OPER	ACP	NATICP	3,500,000.00	12/20/2022	03/28/2022		3,500,000.00	0.00	3,500,000.00	0.00
63873KML8	10072	CAPIMP	ACP	NATICP	1,500,000.00	12/20/2022	03/28/2022	1.810	1,500,000.00	0.00	1,500,000.00	0.00
912796U31	10084	OPER	ATD	TBILL	2,545,000.00	03/23/2023	09/23/2022		2,545,000.00	0.00	2,545,000.00	0.00
912796U31	10085	CAPIMP	ATD	TBILL	2,545,000.00	03/23/2023	09/23/2022		2,545,000.00	0.00	2,545,000.00	0.00
912796U31	10086	BOND	ATD	TBILL	12,830,000.00	03/23/2023	09/23/2022		12,830,000.00	0.00	12,830,000.00	0.00
3130ARHK0	10073	OPER	FAC	FHLBS	7,500,000.00	03/30/2023	03/30/2022	2.125 V	7,500,000.00	79,687.50	7,579,687.50	79,687.50
3130ARHK0	10074	CAPIMP	FAC	FHLBS	2,500,000.00	03/30/2023	03/30/2022	2.125 V	2,500,000.00	26,562.50	2,526,562.50	26,562.50
912828ZU7	10092	BOND	TRC	TNOTE	19,380,000.00	06/15/2023	09/23/2022	0.250	19,380,000.00	24,225.00	19,404,225.00	24,225.00
325472	10014	OPER	RRP	TRB	7,024,507.93	06/23/2023	06/23/2021	0.200	7,024,507.93	0.00	7,024,507.93	0.00
325472A	10035	CAPIMP	RRP	TRB	2,007,002.28	06/23/2023	06/23/2021	0.200	2,007,002.28	0.00	2,007,002.28	0.00
325472B	10036	BOND	RRP	TRB	1,003,501.12	06/23/2023	06/23/2021	0.200	1,003,501.12	0.00	1,003,501.12	0.00
3133EMJ94	10050	OPER	FAC	FFCBC	5,500,000.00	09/15/2023	06/22/2021	0.160	5,500,000.00	4,400.00	5,504,400.00	4,400.00
3133EMJ94	10051	CAPIMP	FAC	FFCBC	4,500,000.00	09/15/2023	06/22/2021	0.160	4,500,000.00	3,600.00	4,503,600.00	3,600.00
91282CAK7	10087	OPER	TRC	TNOTE	3,114,000.00	09/15/2023	09/23/2022	0.125	3,114,000.00	1,946.25	3,115,946.25	1,946.25
91282CAK7	10088	CAPIMP	TRC	TNOTE	2,076,000.00	09/15/2023	09/23/2022	0.125	2,076,000.00	1,297.50	2,077,297.50	1,297.50
91282CAK7	10089	BOND	TRC	TNOTE	15,050,000.00	09/15/2023	09/23/2022	0.125	15,050,000.00	9,406.25	15,059,406.25	9,406.25
Total Maturities					112,603,778.63				112,603,778.63	151,125.00	112,754,903.63	151,125.00

V - Security with variable rate change.



City of McAllen, Texas
Interest Earnings
Sorted by Fund - Fund
October 1, 2022 - September 30, 2023
Yield on Beginning Book Value

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
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CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings			
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings	
Fund: Bond Con, Reserve & Cont Funds													
9009004695B	10023	BOND	RRP	1,028,777.42	1,001,801.22	1,028,777.42	12/28/2023	4.820	3.189	31,950.96	0.00	31,950.96	
9009004696B	10026	BOND	RRP	1,029,830.68	1,002,502.33	1,029,830.68	12/28/2023	4.820	3.215	32,235.20	0.00	32,235.20	
324889B	10034	BOND	RRP	0.00	1,002,876.74	0.00	10/29/2022	0.230	0.235	180.79	0.00	180.79	
325472B	10036	BOND	RRP	0.00	1,002,506.61	0.00	06/23/2023	0.200	0.200	1,456.44	0.00	1,456.44	
108286	10043	BOND	RR3	58,659,296.46	28,952,930.41	58,659,296.46		5.551	7.842	2,270,475.65	0.00	2,270,475.65	
99996	10049	BOND	RR2	21,120.84	1,062,892.80	21,120.84				0.00	0.00	0.00	
912796U31	10086	BOND	ATD	0.00	12,600,025.81	0.00	03/23/2023		3.851	0.00	229,974.19	229,974.19	
91282CAK7	10089	BOND	TRC	0.00	14,497,122.63	0.00	09/15/2023	0.125	4.118	17,981.01	552,877.37	570,858.38	
912828ZU7	10092	BOND	TRC	0.00	18,891,037.80	0.00	06/15/2023	0.250	3.933	34,153.28	488,962.20	523,115.48	
91282CBA8	10093	BOND	TRC	7,270,000.00	6,930,841.52	7,212,188.90	12/15/2023	0.125	4.190	9,087.50	281,347.38	290,434.88	
912797GX9	10099	BOND	ATD	10,000,000.00	0.00	9,757,477.50	03/14/2024	5.291	5.508	0.00	17,638.00	17,638.00	
912797FS1	10101	BOND	ATD	10,000,000.00	0.00	9,631,573.33	06/13/2024	5.181	5.464	0.00	17,270.00	17,270.00	
Subtotal				88,009,025.40	86,944,537.87	87,340,265.13				5.421	2,397,520.83	1,588,069.14	3,985,589.97
Fund: Capital Improvement Funds													
9009004695A	10022	CAPIMP	RRP	2,057,554.87	2,003,602.43	2,057,554.87	12/28/2023	4.820	3.189	63,901.95	0.00	63,901.95	
9009004696A	10025	CAPIMP	RRP	2,574,576.77	2,506,255.87	2,574,576.77	12/28/2023	4.820	3.215	80,588.02	0.00	80,588.02	
324889A	10033	CAPIMP	RRP	0.00	3,510,068.54	0.00	10/29/2022	0.230	0.235	632.78	0.00	632.78	
325472A	10035	CAPIMP	RRP	0.00	2,005,013.25	0.00	06/23/2023	0.200	0.200	2,912.89	0.00	2,912.89	
108283	10040	CAPIMP	RR3	67,522,000.29	71,287,849.49	67,522,000.29		5.551	6.696	4,773,762.57	0.00	4,773,762.57	
99993	10046	CAPIMP	RR2	1,603,458.41	1,051,151.51	1,603,458.41				0.00	0.00	0.00	
3133EMJ94	10051	CAPIMP	FAC	0.00	4,500,000.00	0.00	09/15/2023	0.160	0.160	6,880.00	0.00	6,880.00	
3130ANTH3	10052	CAPIMP	FAC	4,500,000.00	4,500,000.00	4,500,000.00	03/15/2024	0.340	0.340	15,300.00	0.00	15,300.00	
3130AMQQ8	10053	CAPIMP	FAC	4,000,000.00	4,000,000.00	4,000,000.00	04/23/2024	0.350	0.350	14,000.00	0.00	14,000.00	
3130AMEP3	10055	CAPIMP	FAC	4,500,000.00	4,500,000.00	4,500,000.00	05/24/2024	0.400	0.400	18,000.00	0.00	18,000.00	
3130AMZ88	10056	CAPIMP	FAC	4,000,000.00	4,000,000.00	4,000,000.00	07/12/2024	0.520	0.520	20,800.00	0.00	20,800.00	
3130ANTJ9	10057	CAPIMP	FAC	4,500,000.00	4,500,000.00	4,500,000.00	09/16/2024	0.510	0.510	22,950.00	0.00	22,950.00	
19424JKU9	10059	CAPIMP	ACP	0.00	2,498,462.50	0.00	10/28/2022	0.820	0.832	0.00	1,537.50	1,537.50	
3130AQRX3	10061	CAPIMP	FAC	5,000,000.00	5,000,000.00	5,000,000.00	02/18/2026	1.750	1.750	87,500.00	0.00	87,500.00	

Portfolio MCCL
 AP
 IE (PRF_IE) 7.2.0
 Report Ver. 7.3.6.1

City of McAllen, Texas
Interest Earnings
October 1, 2022 - September 30, 2023

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Capital Improvement Funds												
3130AQS4	10063	CAPIMP	FAC	3,500,000.00	3,500,000.00	3,500,000.00	02/25/2025	1.625	1.625	56,875.00	0.00	56,875.00
3130AQX40	10066	CAPIMP	FAC	2,500,000.00	2,500,000.00	2,500,000.00	02/23/2024	1.500	1.500	37,500.00	0.00	37,500.00
5700	10068	CAPIMP	RR4	21,071,976.55	20,144,959.60	21,071,976.55		5.260	4.602	927,016.95	0.00	927,016.95
63873KLM7	10070	CAPIMP	ACP	0.00	2,992,860.00	0.00	11/21/2022	1.680	1.707	0.00	7,140.00	7,140.00
63873KML8	10072	CAPIMP	ACP	0.00	1,493,966.67	0.00	12/20/2022	1.810	1.843	0.00	6,033.33	6,033.33
3130ARHK0	10074	CAPIMP	FAC	0.00	2,500,000.00	0.00	03/30/2023	2.125	2.143	26,414.93	0.00	26,414.93
3130ARJ44	10076	CAPIMP	FAC	500,000.00	500,000.00	500,000.00	04/22/2024	2.400	2.400	12,000.00	0.00	12,000.00
3130ARJ69	10078	CAPIMP	FAC	500,000.00	500,000.00	500,000.00	07/22/2024	2.500	2.500	12,500.00	0.00	12,500.00
3133ENUS7	10080	CAPIMP	FAC	8,000,000.00	7,981,224.72	7,993,359.55	04/18/2024	2.580	2.738	206,400.00	12,134.83	218,534.83
912796U31	10085	CAPIMP	ATD	0.00	2,499,381.58	0.00	03/23/2023		3.851	0.00	45,618.42	45,618.42
91282CAK7	10088	CAPIMP	TRC	0.00	1,999,735.98	0.00	09/15/2023	0.125	4.118	2,480.30	76,264.02	78,744.32
91282CCX7	10091	CAPIMP	TRC	3,755,500.00	3,497,845.04	3,629,375.20	09/15/2024	0.375	4.163	14,079.70	131,530.16	145,609.86
62479LFB6	10094	CAPIMP	ACP	5,000,000.00	0.00	4,801,386.11	06/11/2024		5.957	0.00	10,165.28	10,165.28
3130AXAF5	10096	CAPIMP	FAC	4,500,000.00	0.00	4,496,261.07	09/18/2024	5.375	5.542	8,734.37	140.07	8,874.44
912797GL5	10097	CAPIMP	ATD	10,000,000.00	0.00	9,515,452.78	09/05/2024		5.476	0.00	17,101.67	17,101.67
912797GX9	10098	CAPIMP	ATD	10,000,000.00	0.00	9,757,477.50	03/14/2024		5.508	0.00	17,638.00	17,638.00
912797FS1	10100	CAPIMP	ATD	10,000,000.00	0.00	9,631,573.33	06/13/2024		5.464	0.00	17,270.00	17,270.00
53948ACB5	10102	CAPIMP	ACP	5,000,000.00	0.00	4,873,775.00	03/11/2024		5.846	0.00	9,350.00	9,350.00
3133EPVY8	10104	CAPIMP	FAC	4,500,000.00	0.00	4,491,677.36	09/15/2025	5.000	5.175	7,500.00	141.86	7,641.86
3130AXAV0	10106	CAPIMP	FAC	2,000,000.00	0.00	2,000,000.00	08/13/2025	5.630	5.708	3,440.56	0.00	3,440.56
3130AXAP3	10108	CAPIMP	FAC	4,000,000.00	0.00	3,999,009.26	09/21/2026	5.750	5.840	6,388.89	9.26	6,398.15
3130AXAU2	10110	CAPIMP	FAC	2,000,000.00	0.00	2,000,000.00	08/13/2025	5.680	5.759	1,262.22	0.00	1,262.22
			Subtotal	197,085,066.89	165,972,377.18	195,518,914.05			4.374	6,429,821.13	352,074.40	6,781,895.53
Fund: Debt Service Funds												
108282	10039	DS	RR3	12,135,537.77	10,627,531.01	12,135,537.77		5.551	5.622	597,523.03	0.00	597,523.03
99992	10045	DS	RR2	53,511.84	126,435.84	53,511.84				0.00	0.00	0.00
			Subtotal	12,189,049.61	10,753,966.85	12,189,049.61			5.556	597,523.03	0.00	597,523.03
Fund: Grant Funds												
108284	10041	GRANT	RR3	3,868,868.14	14,393,404.50	3,868,868.14		5.551	4.150	597,288.28	0.00	597,288.28
99994	10047	GRANT	RR2	831,855.80	361,189.83	831,855.80				0.00	0.00	0.00
			Subtotal	4,700,723.94	14,754,594.33	4,700,723.94			4.048	597,288.28	0.00	597,288.28
Fund: Operating Funds												
3130AMQQ8	10002	OPER	FAC	6,000,000.00	6,000,000.00	6,000,000.00	04/23/2024	0.350	0.350	21,000.00	0.00	21,000.00
3130AMZ88	10003	OPER	FAC	6,000,000.00	6,000,000.00	6,000,000.00	07/12/2024	0.520	0.520	31,200.00	0.00	31,200.00

City of McAllen, Texas
Interest Earnings
October 1, 2022 - September 30, 2023

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Annualized Yield	Adjusted Interest Earnings		
										Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Operating Funds												
3130ANTH3	10004	OPER	FAC	5,500,000.00	5,500,000.00	5,500,000.00	03/15/2024	0.340	0.340	18,700.00	0.00	18,700.00
3130ANTJ9	10005	OPER	FAC	5,500,000.00	5,500,000.00	5,500,000.00	09/16/2024	0.510	0.510	28,050.00	0.00	28,050.00
324889	10012	OPER	RRP	0.00	5,515,822.02	0.00	10/29/2022	0.230	0.235	994.37	0.00	994.37
325472	10014	OPER	RRP	0.00	7,017,546.34	0.00	06/23/2023	0.200	0.200	10,195.09	0.00	10,195.09
9009004695	10015	OPER	RRP	1,543,166.15	1,502,701.83	1,543,166.15	12/28/2023	4.820	3.189	47,926.45	0.00	47,926.45
9009004696	10016	OPER	RRP	1,544,746.04	1,503,753.52	1,544,746.04	12/28/2023	4.820	3.215	48,352.79	0.00	48,352.79
108281	10038	OPER	RR3	70,841,993.93	44,585,972.19	70,841,993.93		5.551	8.589	3,829,582.59	0.00	3,829,582.59
99991	10044	OPER	RR2	8,462,254.24	6,589,176.43	8,462,254.24				0.00	0.00	0.00
3133EMJ94	10050	OPER	FAC	0.00	5,500,000.00	0.00	09/15/2023	0.160	0.160	8,408.89	0.00	8,408.89
3130AMEP3	10054	OPER	FAC	5,500,000.00	5,500,000.00	5,500,000.00	05/24/2024	0.400	0.400	22,000.00	0.00	22,000.00
4902	10037	OPER	RR4	10,653,698.83	10,185,011.67	10,653,698.83		5.260	4.602	468,687.16	0.00	468,687.16
19424JKU9	10058	OPER	ACP	0.00	2,498,462.50	0.00	10/28/2022		0.832	0.00	1,537.50	1,537.50
3130AQRX3	10060	OPER	FAC	5,000,000.00	5,000,000.00	5,000,000.00	02/18/2026	1.750	1.750	87,500.00	0.00	87,500.00
3130AQSN4	10062	OPER	FAC	1,500,000.00	1,500,000.00	1,500,000.00	02/25/2025	1.625	1.625	24,375.00	0.00	24,375.00
3130AQT52	10064	OPER	FAC	5,000,000.00	5,000,000.00	5,000,000.00	02/28/2024	1.250	1.250	62,500.00	0.00	62,500.00
3130AQX40	10065	OPER	FAC	2,500,000.00	2,500,000.00	2,500,000.00	02/23/2024	1.500	1.500	37,500.00	0.00	37,500.00
3130AQWU3	10067	OPER	FAC	10,000,000.00	10,000,000.00	10,000,000.00	02/27/2026	2.000	2.000	200,000.00	0.00	200,000.00
63873KLM7	10069	OPER	ACP	0.00	1,995,240.00	0.00	11/21/2022		1.707	0.00	4,760.00	4,760.00
63873KML8	10071	OPER	ACP	0.00	3,485,922.22	0.00	12/20/2022		1.843	0.00	14,077.78	14,077.78
3130ARHK0	10073	OPER	FAC	0.00	7,500,000.00	0.00	03/30/2023	2.125	2.143	79,244.79	0.00	79,244.79
3130ARJ44	10075	OPER	FAC	9,500,000.00	9,500,000.00	9,500,000.00	04/22/2024	2.400	2.400	228,000.00	0.00	228,000.00
3130ARJ69	10077	OPER	FAC	9,500,000.00	9,500,000.00	9,500,000.00	07/22/2024	2.500	2.500	237,500.00	0.00	237,500.00
3133ENUS7	10079	OPER	FAC	2,000,000.00	1,995,306.18	1,998,339.89	04/18/2024	2.580	2.738	51,600.00	3,033.71	54,633.71
3130ARVV0	10081	OPER	FAC	5,550,000.00	5,550,000.00	5,550,000.00	05/19/2025	3.500	3.500	194,250.00	0.00	194,250.00
912796U31	10084	OPER	ATD	0.00	2,499,381.58	0.00	03/23/2023		3.851	0.00	45,618.42	45,618.42
91282CAK7	10087	OPER	TRC	0.00	2,999,603.98	0.00	09/15/2023	0.125	4.118	3,720.46	114,396.02	118,116.48
91282CCX7	10090	OPER	TRC	1,609,500.00	1,499,076.45	1,555,446.51	09/15/2024	0.375	4.163	6,034.15	56,370.06	62,404.21
3130AXAF5	10095	OPER	FAC	500,000.00	0.00	499,584.56	09/18/2024	5.375	5.542	970.49	15.56	986.05
3133EPVY8	10103	OPER	FAC	500,000.00	0.00	499,075.26	09/15/2025	5.000	5.175	833.33	15.76	849.09
3130AXAV0	10105	OPER	FAC	3,000,000.00	0.00	3,000,000.00	08/13/2025	5.630	5.708	5,160.83	0.00	5,160.83
3130AXAP3	10107	OPER	FAC	11,000,000.00	0.00	10,997,275.46	09/21/2026	5.750	5.840	17,569.44	25.46	17,594.90
3130AXAU2	10109	OPER	FAC	3,000,000.00	0.00	3,000,000.00	08/13/2025	5.680	5.759	1,893.33	0.00	1,893.33
Subtotal				191,705,359.19	183,922,976.91	191,645,580.87			3.642	5,773,749.16	239,850.27	6,013,599.43
Fund: Other Funds												
9009004695C	10024	OTHER	RRP	514,388.72	500,900.60	514,388.72	12/28/2023	4.820	3.189	15,975.49	0.00	15,975.49
108285	10042	OTHER	RR3	9,874,826.93	8,206,375.21	9,874,826.93		5.551	5.420	444,783.02	0.00	444,783.02

City of McAllen, Texas
Interest Earnings
October 1, 2022 - September 30, 2023

CUSIP	Investment #	Fund	Security Type	Ending Par Value	Beginning Book Value	Ending Book Value	Maturity Date	Current Rate	Adjusted Interest Earnings			
									Annualized Yield	Interest Earned	Amortization/ Accretion	Adjusted Interest Earnings
Fund: Other Funds												
99995	10048	OTHER	RR2	2,169,635.59	1,939,683.12	2,169,635.59			0.00	0.00	0.00	
			Subtotal	12,558,851.24	10,646,958.93	12,558,851.24			4.328	460,758.51	0.00	460,758.51
			Total	506,248,076.27	472,995,412.07	503,953,384.84			4.289	16,256,660.94	2,179,993.81	18,436,654.75



**City of McAllen, Texas
Accrued Interest
Sorted by Fund - Fund**

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746

October 1, 2022 - September 30, 2023

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Bond Con, Reserve & Cont Funds										
91282CAK7	10089	TRC	0.00	09/15/2023	0.125	415.74	0.00	17,981.01	18,396.75	0.00
912828ZU7	10092	TRC	0.00	06/15/2023	0.250	1,059.02	0.00	34,153.28	35,212.30	0.00
91282CBA8	10093	TRC	7,270,000.00	12/15/2023	0.125	198.64	0.00	9,087.50	6,604.58	2,681.56
324889B	10034	RRP	0.00	10/29/2022	0.230	413.25	0.00	180.79	594.04	0.00
325472B	10036	RRP	0.00	06/23/2023	0.200	43.95	0.00	1,456.44	1,500.39	0.00
9009004695B	10023	RRP	1,028,777.42	12/28/2023	4.820	187.73	0.00	31,950.96	26,976.20	5,162.49
9009004696B	10026	RRP	1,029,830.68	12/28/2023	4.820	260.92	0.00	32,235.20	27,328.35	5,167.77
108286	10043	RR3	58,659,296.46		5.551	0.00	0.00	2,270,475.65	2,270,475.65	0.00
	Subtotal		67,987,904.56			2,579.25	0.00	2,397,520.83	2,387,088.26	13,011.82
Capital Improvement Funds										
3133EPVY8	10104	FAC	4,500,000.00	09/15/2025	5.000	0.00	0.00	7,500.00	0.00	7,500.00
3133EMJ94	10051	FAC	0.00	09/15/2023	0.160	320.00	0.00	6,880.00	7,200.00	0.00
3133ENUS7	10080	FAC	8,000,000.00	04/18/2024	2.580	88,866.66	0.00	206,400.00	201,813.33	93,453.33
3130AXAF5	10096	FAC	4,500,000.00	09/18/2024	5.375	0.00	0.00	8,734.37	0.00	8,734.37
3130ANTH3	10052	FAC	4,500,000.00	03/15/2024	0.340	680.00	0.00	15,300.00	15,300.00	680.00
3130AMQQ8	10053	FAC	4,000,000.00	04/23/2024	0.350	3,811.11	0.00	14,000.00	14,000.00	3,811.11
3130AMEP3	10055	FAC	4,500,000.00	05/24/2024	0.400	6,350.00	0.00	18,000.00	18,000.00	6,350.00
3130AMZ88	10056	FAC	4,000,000.00	07/12/2024	0.520	4,564.44	0.00	20,800.00	20,800.00	4,564.44
3130ANTJ9	10057	FAC	4,500,000.00	09/16/2024	0.510	956.25	0.00	22,950.00	22,950.00	956.25
3130AQRX3	10061	FAC	5,000,000.00	02/18/2026	1.750	10,451.39	0.00	87,500.00	87,500.00	10,451.39
3130AQSN4	10063	FAC	3,500,000.00	02/25/2025	1.625	5,687.50	0.00	56,875.00	56,875.00	5,687.50
3130AQX40	10066	FAC	2,500,000.00	02/23/2024	1.500	3,958.33	0.00	37,500.00	37,500.00	3,958.33
3130ARJ44	10076	FAC	500,000.00	04/22/2024	2.400	5,300.00	0.00	12,000.00	12,000.00	5,300.00
3130ARJ69	10078	FAC	500,000.00	07/22/2024	2.500	5,520.83	0.00	12,500.00	12,500.00	5,520.83
3130AXAV0	10106	FAC	2,000,000.00	08/13/2025	5.630	0.00	0.00	3,440.56	0.00	3,440.56
3130AXAP3	10108	FAC	4,000,000.00	09/21/2026	5.750	0.00	0.00	6,388.89	0.00	6,388.89
3130AXAU2	10110	FAC	2,000,000.00	08/13/2025	5.680	0.00	0.00	1,262.22	0.00	1,262.22
3130ARHK0	10074	FAC	0.00	03/30/2023	2.125	147.57	0.00	26,414.93	26,562.50	0.00
91282CAK7	10088	TRC	0.00	09/15/2023	0.125	57.35	0.00	2,480.30	2,537.65	0.00
91282CCX7	10091	TRC	3,755,500.00	09/15/2024	0.375	311.23	0.00	14,079.70	13,771.89	619.04
324889A	10033	RRP	0.00	10/29/2022	0.230	1,446.36	0.00	632.78	2,079.14	0.00
325472A	10035	RRP	0.00	06/23/2023	0.200	87.89	0.00	2,912.89	3,000.78	0.00
9009004695A	10022	RRP	2,057,554.87	12/28/2023	4.820	375.47	0.00	63,901.95	53,952.44	10,324.98
9009004696A	10025	RRP	2,574,576.77	12/28/2023	4.820	652.32	0.00	80,588.02	68,320.90	12,919.44

* Beginning Accrued may not include investments that redeemed in the previous month that had outstanding accrued interest.

**City of McAllen, Texas
Accrued Interest
Sorted by Fund - Fund**

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Capital Improvement Funds										
108283	10040	RR3	67,522,000.29		5.551	0.00	0.00	4,773,762.57	4,773,762.57	0.00
5700	10068	RR4	21,071,976.55		5.260	0.00	0.00	927,016.95	927,016.95	0.00
		Subtotal	155,481,608.48			139,544.70	0.00	6,429,821.13	6,377,443.15	191,922.68
Debt Service Funds										
108282	10039	RR3	12,135,537.77		5.551	0.00	0.00	597,523.03	597,523.03	0.00
		Subtotal	12,135,537.77			0.00	0.00	597,523.03	597,523.03	0.00
Grant Funds										
108284	10041	RR3	3,868,868.14		5.551	0.00	0.00	597,288.28	597,288.28	0.00
		Subtotal	3,868,868.14			0.00	0.00	597,288.28	597,288.28	0.00
Operating Funds										
3133EPVY8	10103	FAC	500,000.00	09/15/2025	5.000	0.00	0.00	833.33	0.00	833.33
3133EMJ94	10050	FAC	0.00	09/15/2023	0.160	391.11	0.00	8,408.89	8,800.00	0.00
3133ENUS7	10079	FAC	2,000,000.00	04/18/2024	2.580	22,216.66	0.00	51,600.00	50,453.33	23,363.33
3130AXAF5	10095	FAC	500,000.00	09/18/2024	5.375	0.00	0.00	970.49	0.00	970.49
3130AMQQ8	10002	FAC	6,000,000.00	04/23/2024	0.350	5,716.67	0.00	21,000.00	21,000.00	5,716.67
3130AMZ88	10003	FAC	6,000,000.00	07/12/2024	0.520	6,846.67	0.00	31,200.00	31,200.00	6,846.67
3130ANTH3	10004	FAC	5,500,000.00	03/15/2024	0.340	831.11	0.00	18,700.00	18,700.00	831.11
3130ANTJ9	10005	FAC	5,500,000.00	09/16/2024	0.510	1,168.75	0.00	28,050.00	28,050.00	1,168.75
3130AMEP3	10054	FAC	5,500,000.00	05/24/2024	0.400	7,761.11	0.00	22,000.00	22,000.00	7,761.11
3130AQRX3	10060	FAC	5,000,000.00	02/18/2026	1.750	10,451.39	0.00	87,500.00	87,500.00	10,451.39
3130AQSN4	10062	FAC	1,500,000.00	02/25/2025	1.625	2,437.50	0.00	24,375.00	24,375.00	2,437.50
3130AQT52	10064	FAC	5,000,000.00	02/28/2024	1.250	5,729.17	0.00	62,500.00	62,500.00	5,729.17
3130AQX40	10065	FAC	2,500,000.00	02/23/2024	1.500	3,958.33	0.00	37,500.00	37,500.00	3,958.33
3130AQWU3	10067	FAC	10,000,000.00	02/27/2026	2.000	18,888.89	0.00	200,000.00	200,000.00	18,888.89
3130ARJ44	10075	FAC	9,500,000.00	04/22/2024	2.400	100,700.00	0.00	228,000.00	228,000.00	100,700.00
3130ARJ69	10077	FAC	9,500,000.00	07/22/2024	2.500	104,895.83	0.00	237,500.00	237,500.00	104,895.83
3130ARVV0	10081	FAC	5,550,000.00	05/19/2025	3.500	71,225.00	0.00	194,250.00	194,250.00	71,225.00
3130AXAV0	10105	FAC	3,000,000.00	08/13/2025	5.630	0.00	0.00	5,160.83	0.00	5,160.83
3130AXAP3	10107	FAC	11,000,000.00	09/21/2026	5.750	0.00	0.00	17,569.44	0.00	17,569.44
3130AXAU2	10109	FAC	3,000,000.00	08/13/2025	5.680	0.00	0.00	1,893.33	0.00	1,893.33
3130ARHK0	10073	FAC	0.00	03/30/2023	2.125	442.71	0.00	79,244.79	79,687.50	0.00
91282CAK7	10087	TRC	0.00	09/15/2023	0.125	86.02	0.00	3,720.46	3,806.48	0.00
91282CCX7	10090	TRC	1,609,500.00	09/15/2024	0.375	133.39	0.00	6,034.15	5,902.24	265.30
324889	10012	RRP	0.00	10/29/2022	0.230	2,272.85	0.00	994.37	3,267.22	0.00
325472	10014	RRP	0.00	06/23/2023	0.200	307.62	0.00	10,195.09	10,502.71	0.00
9009004695	10015	RRP	1,543,166.15	12/28/2023	4.820	281.60	0.00	47,926.45	40,464.32	7,743.73

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**City of McAllen, Texas
Accrued Interest
Sorted by Fund - Fund**

CUSIP	Investment #	Security Type	Par Value	Maturity Date	Current Rate	* Beginning Accrued Interest	Adjusted Acc'd Int. at Purchase During Period	Interest Earned	Interest Received	* Ending Accrued Interest
Operating Funds										
9009004696	10016	RRP	1,544,746.04	12/28/2023	4.820	391.39	0.00	48,352.79	40,992.52	7,751.66
108281	10038	RR3	70,841,993.93		5.551	0.00	0.00	3,829,582.59	3,829,582.59	0.00
4902	10037	RR4	10,653,698.83		5.260	0.00	0.00	468,687.16	468,687.16	0.00
		Subtotal	183,243,104.95			367,133.77	0.00	5,773,749.16	5,734,721.07	406,161.86
Other Funds										
9009004695C	10024	RRP	514,388.72	12/28/2023	4.820	93.87	0.00	15,975.49	13,488.12	2,581.24
108285	10042	RR3	9,874,826.93		5.551	0.00	0.00	444,783.02	444,783.02	0.00
		Subtotal	10,389,215.65			93.87	0.00	460,758.51	458,271.14	2,581.24
		Total	433,106,239.55			509,351.59	0.00	16,256,660.94	16,152,334.93	613,677.60

* Beginning Accrued may not include investments that redeemed in the previous month that had outstanding accrued interest.



**City of McAllen, Texas
Amortization Schedule
October 1, 2022 - September 30, 2023
Sorted By Fund - Fund**

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

Investment #	Maturity Date	Beginning Par Value				Amounts Amortized	Amount Amortized	Amt Amortized	Amount Unamortized	
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 10/01/2022	This Period Through 09/30/2023	Through 09/30/2023	
Bond Con, Reserve & Cont Funds										
10086 T Bill	BOND	03/23/2023	12,830,000.00	12,589,391.17	-240,608.83	0.00	10,634.64 -229,974.19	229,974.19	240,608.83	0.00
10099 T Bill	BOND	03/14/2024	10,000,000.00 5.291	9,739,839.50	-260,160.50	9,757,477.50	0.00 -260,160.50	17,638.00	17,638.00	-242,522.50
10101 T Bill	BOND	06/13/2024	10,000,000.00 5.181	9,614,303.33	-385,696.67	9,631,573.33	0.00 -385,696.67	17,270.00	17,270.00	-368,426.67
10089 T Note	BOND	09/15/2023	15,050,000.00 0.125	14,484,449.22	-565,550.78	0.00	12,673.41 -552,877.37	552,877.37	565,550.78	0.00
10092 T Note	BOND	06/15/2023	19,380,000.00 0.250	18,875,817.19	-504,182.81	0.00	15,220.61 -488,962.20	488,962.20	504,182.81	0.00
10093 T Note	BOND	12/15/2023	7,270,000.00 0.125	6,924,675.00	-345,325.00	7,212,188.90	6,166.52 -339,158.48	281,347.38	287,513.90	-57,811.10
			Subtotal	72,228,475.41	-2,301,524.59	26,601,239.73	44,695.18 -2,256,829.41	1,588,069.14	1,632,764.32	-668,760.27
Capital Improvement Funds										
10059 Collateralized CP V	CAPIMP	10/28/2022	2,500,000.00 0.820	2,484,795.83	-15,204.17	0.00	13,666.67 -1,537.50	1,537.50	15,204.17	0.00
10104 FFCB Note	CAPIMP	09/15/2025	4,500,000.00 5.000	4,491,535.50	-8,464.50	4,491,677.36	0.00 -8,464.50	141.86	141.86	-8,322.64
10051 FFCB Call Note	CAPIMP	09/15/2023 09/15/2021	4,500,000.00 0.160	4,488,300.00	-11,700.00	0.00	11,700.00 0.00	0.00	11,700.00	0.00
10080 FFCB Call Note	CAPIMP	04/18/2024	8,000,000.00 2.580	7,976,000.00	-24,000.00	7,993,359.55	5,224.72 -18,775.28	12,134.83	17,359.55	-6,640.45
10096 FHLB Note	CAPIMP	09/18/2024	4,500,000.00 5.375	4,496,121.00	-3,879.00	4,496,261.07	0.00 -3,879.00	140.07	140.07	-3,738.93
10053 FHLB Call Note	CAPIMP	04/23/2024 12/23/2021	4,000,000.00 0.350	3,993,200.00	-6,800.00	4,000,000.00	6,800.00 0.00	0.00	6,800.00	0.00
10055 FHLB Call Note	CAPIMP	05/24/2024 08/24/2021	4,500,000.00 0.400	4,499,550.00	-450.00	4,500,000.00	450.00 0.00	0.00	450.00	0.00
10108 FHLB Call Note	CAPIMP	09/21/2026	4,000,000.00 5.750	3,999,000.00	-1,000.00	3,999,009.26	0.00 -1,000.00	9.26	9.26	-990.74
10102 Lloyds Bank CP	CAPIMP	03/11/2024	5,000,000.00	4,864,425.00	-135,575.00	4,873,775.00	0.00 -135,575.00	9,350.00	9,350.00	-126,225.00

City of McAllen, Texas
Amortization Schedule
October 1, 2022 - September 30, 2023

Investment #	Maturity Date	Beginning Par Value				Amounts Amortized				
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 10/01/2022	Amount Amortized This Period	Amt Amortized Through 09/30/2023	Amount Unamortized Through 09/30/2023
Capital Improvement Funds										
10094	CAPIMP	06/11/2024	5,000,000.00	4,791,220.83	-208,779.17	4,801,386.11	0.00	10,165.28	10,165.28	-198,613.89
MUFG Bank CP							-208,779.17			
10070	CAPIMP	11/21/2022	3,000,000.00	2,966,680.00	-33,320.00	0.00	26,180.00	7,140.00	33,320.00	0.00
Natixis NY CP			1.680				-7,140.00			
10072	CAPIMP	12/20/2022	1,500,000.00	1,479,863.75	-20,136.25	0.00	14,102.92	6,033.33	20,136.25	0.00
Natixis NY CP			1.810				-6,033.33			
10085	CAPIMP	03/23/2023	2,545,000.00	2,497,272.06	-47,727.94	0.00	2,109.52	45,618.42	47,727.94	0.00
T Bill							-45,618.42			
10097	CAPIMP	09/05/2024	10,000,000.00	9,498,351.11	-501,648.89	9,515,452.78	0.00	17,101.67	17,101.67	-484,547.22
T Bill							-501,648.89			
10098	CAPIMP	03/14/2024	10,000,000.00	9,739,839.50	-260,160.50	9,757,477.50	0.00	17,638.00	17,638.00	-242,522.50
T Bill							-260,160.50			
10100	CAPIMP	06/13/2024	10,000,000.00	9,614,303.33	-385,696.67	9,631,573.33	0.00	17,270.00	17,270.00	-368,426.67
T Bill							-385,696.67			
10088	CAPIMP	09/15/2023	2,076,000.00	1,997,987.81	-78,012.19	0.00	1,748.17	76,264.02	78,012.19	0.00
T Note			0.125				-76,264.02			
10091	CAPIMP	09/15/2024	3,755,500.00	3,494,962.19	-260,537.81	3,629,375.20	2,882.85	131,530.16	134,413.01	-126,124.80
T Note			0.375				-257,654.96			
			Subtotal	87,373,407.91	-2,003,092.09	71,689,347.16	84,864.85	352,074.40	436,939.25	-1,566,152.84
							-1,918,227.24			
Operating Funds										
10058	OPER	10/28/2022	2,500,000.00	2,484,795.83	-15,204.17	0.00	13,666.67	1,537.50	15,204.17	0.00
Collateralized CP V							-1,537.50			
10103	OPER	09/15/2025	500,000.00	499,059.50	-940.50	499,075.26	0.00	15.76	15.76	-924.74
FFCB Note			5.000				-940.50			
10050	OPER	09/15/2023	5,500,000.00	5,485,700.00	-14,300.00	0.00	14,300.00	0.00	14,300.00	0.00
FFCB Call Note		09/15/2021	0.160				0.00			
10079	OPER	04/18/2024	2,000,000.00	1,994,000.00	-6,000.00	1,998,339.89	1,306.18	3,033.71	4,339.89	-1,660.11
FFCB Call Note			2.580				-4,693.82			
10095	OPER	09/18/2024	500,000.00	499,569.00	-431.00	499,584.56	0.00	15.56	15.56	-415.44
FHLB Note			5.375				-431.00			
10002	OPER	04/23/2024	6,000,000.00	5,989,800.00	-10,200.00	6,000,000.00	10,200.00	0.00	10,200.00	0.00
FHLB Call Note		12/23/2021	0.350				0.00			
10054	OPER	05/24/2024	5,500,000.00	5,499,450.00	-550.00	5,500,000.00	550.00	0.00	550.00	0.00
FHLB Call Note		08/24/2021	0.400				0.00			
10107	OPER	09/21/2026	11,000,000.00	10,997,250.00	-2,750.00	10,997,275.46	0.00	25.46	25.46	-2,724.54
FHLB Call Note			5.750				-2,750.00			

City of McAllen, Texas
Amortization Schedule
October 1, 2022 - September 30, 2023

Investment #	Maturity Date	Beginning Par Value				Amounts Amortized				
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 10/01/2022	Amount Amortized This Period	Amt Amortized Through 09/30/2023	Amount Unamortized Through 09/30/2023
Operating Funds										
10069 Natixis NY CP	OPER	11/21/2022	2,000,000.00	1,977,786.67	-22,213.33	0.00	17,453.33 -4,760.00	4,760.00	22,213.33	0.00
10071 Natixis NY CP	OPER	12/20/2022	3,500,000.00	3,453,015.42	-46,984.58	0.00	32,906.80 -14,077.78	14,077.78	46,984.58	0.00
10084 T Bill	OPER	03/23/2023	2,545,000.00	2,497,272.06	-47,727.94	0.00	2,109.52 -45,618.42	45,618.42	47,727.94	0.00
10087 T Note	OPER	09/15/2023	3,114,000.00 0.125	2,996,981.72	-117,018.28	0.00	2,622.26 -114,396.02	114,396.02	117,018.28	0.00
10090 T Note	OPER	09/15/2024	1,609,500.00 0.375	1,497,840.94	-111,659.06	1,555,446.51	1,235.51 -110,423.55	56,370.06	57,605.57	-54,053.49
			Subtotal	45,872,521.14	-395,978.86	27,049,721.68	96,350.27 -299,628.59	239,850.27	336,200.54	-59,778.32
			Total	205,474,404.46	-4,700,595.54	125,340,308.57	225,910.30 -4,474,685.24	2,179,993.81	2,405,904.11	-2,294,691.43



City of McAllen, Texas
Texas Compliance Change in Val Report
Sorted by Fund
October 1, 2022 - September 30, 2023

Meeder Public Funds
 901 S. MoPac
 Suite 300
 Austin, TX 78746
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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
Fund: Bond Con, Reserve &									
10023	VERIBK	BOND	08/24/2021	31,950.96	1,001,801.22	26,976.20	0.00	26,976.20	1,028,777.42
9009004695B	1,028,777.42	4.820	12/28/2023	26,976.20	1,001,801.22	26,976.20	0.00	26,976.20	1,028,777.42
10026	VERIBK	BOND	08/24/2021	32,235.20	1,002,502.33	27,328.35	0.00	27,328.35	1,029,830.68
9009004696B	1,029,830.68	4.820	12/28/2023	27,328.35	1,002,502.33	27,328.35	0.00	27,328.35	1,029,830.68
10034	TRB	BOND	04/29/2021	180.79	1,002,876.74	594.04	1,003,470.78	-1,002,876.74	0.00
324889B	0.00	0.000	10/29/2022	594.04	1,002,876.74	594.04	1,003,470.78	-1,002,876.74	0.00
10036	TRB	BOND	06/23/2021	1,456.44	1,002,506.61	1,500.39	1,004,007.00	-1,002,506.61	0.00
325472B	0.00	0.000	06/23/2023	1,500.39	1,002,506.61	1,500.39	1,004,007.00	-1,002,506.61	0.00
10043	TXPRIM	BOND	08/01/2021	2,270,475.65	28,952,930.41	47,504,967.63	17,798,601.58	29,706,366.05	58,659,296.46
108286	58,659,296.46	5.551	/ /	2,270,475.65	28,952,930.41	47,504,967.63	17,798,601.58	29,706,366.05	58,659,296.46
10049	PCBDM	BOND	08/01/2021	0.00	1,062,892.80	1,654,966.82	2,696,738.78	-1,041,771.96	21,120.84
99996	21,120.84	0.000	/ /	0.00	1,062,892.80	1,654,966.82	2,696,738.78	-1,041,771.96	21,120.84
10086	TBILL	BOND	09/23/2022	0.00	12,600,025.81	0.00	12,830,000.00	-12,600,025.81	0.00
912796U31	0.00	0.000	03/23/2023	0.00	12,606,847.81	0.00	12,830,000.00	-12,606,847.81	0.00
10089	TNOTE	BOND	09/23/2022	17,981.01	14,497,122.63	0.00	15,050,000.00	-14,497,122.63	0.00
91282CAK7	0.00	0.000	09/15/2023	18,396.75	14,476,805.70	0.00	15,050,000.00	-14,476,805.70	0.00
10092	TNOTE	BOND	09/23/2022	34,153.28	18,891,037.80	0.00	19,380,000.00	-18,891,037.80	0.00
912828ZU7	0.00	0.000	06/15/2023	35,212.30	18,863,697.42	0.00	19,380,000.00	-18,863,697.42	0.00
10093	TNOTE	BOND	09/23/2022	9,087.50	6,930,841.52	0.00	0.00	281,347.38	7,212,188.90
91282CBA8	7,270,000.00	4.135	12/15/2023	6,604.58	6,919,280.66	0.00	0.00	274,043.52	7,193,324.18
10099	TBILL	BOND	09/19/2023	0.00	0.00	9,739,839.50	0.00	9,757,477.50	9,757,477.50
912797GX9	10,000,000.00	5.508	03/14/2024	0.00	0.00	9,739,839.50	0.00	9,758,213.90	9,758,213.90

Portfolio MCCL

City of McAllen, Texas
Texas Compliance Change in Val Report
October 1, 2022 - September 30, 2023

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
10101	TBILL	BOND	09/19/2023	0.00	0.00	9,614,303.33	0.00	9,631,573.33	9,631,573.33
912797FS1	10,000,000.00	5.416	06/13/2024	0.00	0.00	9,614,303.33	0.00	9,629,919.40	9,629,919.40
Sub Totals For: Fund: Bond Con, Reserve &				2,397,520.83	86,944,537.87	68,570,476.26	69,762,818.14	395,727.26	87,340,265.13
				2,387,088.26	86,892,141.70	68,570,476.26	69,762,818.14	428,341.18	87,320,482.88
Fund: Capital Improvement									
10022	VERIBK	CAPIMP	08/24/2021	63,901.95	2,003,602.43	53,952.44	0.00	53,952.44	2,057,554.87
9009004695A	2,057,554.87	4.820	12/28/2023	53,952.44	2,003,602.43	53,952.44	0.00	53,952.44	2,057,554.87
10025	VERIBK	CAPIMP	08/24/2021	80,588.02	2,506,255.87	68,320.90	0.00	68,320.90	2,574,576.77
9009004696A	2,574,576.77	4.820	12/28/2023	68,320.90	2,506,255.87	68,320.90	0.00	68,320.90	2,574,576.77
10033	TRB	CAPIMP	04/29/2021	632.78	3,510,068.54	2,079.14	3,512,147.68	-3,510,068.54	0.00
324889A	0.00	0.000	10/29/2022	2,079.14	3,510,068.54	2,079.14	3,512,147.68	-3,510,068.54	0.00
10035	TRB	CAPIMP	06/23/2021	2,912.89	2,005,013.25	3,000.78	2,008,014.03	-2,005,013.25	0.00
325472A	0.00	0.000	06/23/2023	3,000.78	2,005,013.25	3,000.78	2,008,014.03	-2,005,013.25	0.00
10040	TXPRIM	CAPIMP	08/01/2021	4,773,762.57	71,287,849.49	46,782,750.80	50,548,600.00	-3,765,849.20	67,522,000.29
108283	67,522,000.29	5.551	/ /	4,773,762.57	71,287,849.49	46,782,750.80	50,548,600.00	-3,765,849.20	67,522,000.29
10046	PCBDM	CAPIMP	08/01/2021	0.00	1,051,151.51	9,728,021.11	9,175,714.21	552,306.90	1,603,458.41
99993	1,603,458.41	0.000	/ /	0.00	1,051,151.51	9,728,021.11	9,175,714.21	552,306.90	1,603,458.41
10051	FFCBC	CAPIMP	06/22/2021	6,880.00	4,500,000.00	0.00	4,500,000.00	-4,500,000.00	0.00
3133EMJ94	0.00	0.000	09/15/2023	7,200.00	4,319,252.41	0.00	4,500,000.00	-4,319,252.41	0.00
10052	FHLBC	CAPIMP	09/15/2021	15,300.00	4,500,000.00	0.00	0.00	0.00	4,500,000.00
3130ANTH3	4,500,000.00	0.340	03/15/2024	15,300.00	4,233,573.22	0.00	0.00	161,789.72	4,395,362.94
10053	FHLBC	CAPIMP	06/23/2021	14,000.00	4,000,000.00	0.00	0.00	0.00	4,000,000.00
3130AMQQ8	4,000,000.00	0.410	04/23/2024	14,000.00	3,747,103.80	0.00	0.00	137,594.40	3,884,698.20
10055	FHLBC	CAPIMP	05/24/2021	18,000.00	4,500,000.00	0.00	0.00	0.00	4,500,000.00
3130AMEP3	4,500,000.00	0.403	05/24/2024	18,000.00	4,204,197.90	0.00	0.00	148,145.04	4,352,342.94

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10056	FHLBC	CAPIMP	07/12/2021	20,800.00	4,000,000.00	0.00	0.00	0.00	4,000,000.00
3130AMZ88	4,000,000.00	0.520	07/12/2024	20,800.00	3,724,990.88	0.00	0.00	120,818.80	3,845,809.68
10057	FHLBC	CAPIMP	09/16/2021	22,950.00	4,500,000.00	0.00	0.00	0.00	4,500,000.00
3130ANTJ9	4,500,000.00	0.510	09/16/2024	22,950.00	4,160,348.60	0.00	0.00	127,530.99	4,287,879.59
10059	COLLCP	CAPIMP	02/03/2022	0.00	2,498,462.50	0.00	2,500,000.00	-2,498,462.50	0.00
19424JKU9	0.00	0.000	10/28/2022	0.00	2,493,920.00	0.00	2,500,000.00	-2,493,920.00	0.00
10061	FHLBC	CAPIMP	02/18/2022	87,500.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130AQRX3	5,000,000.00	1.750	02/18/2026	87,500.00	4,578,300.70	0.00	0.00	34,015.05	4,612,315.75
10063	FHLBC	CAPIMP	02/25/2022	56,875.00	3,500,000.00	0.00	0.00	0.00	3,500,000.00
3130AQSNA	3,500,000.00	1.625	02/25/2025	56,875.00	3,266,878.27	0.00	0.00	50,008.10	3,316,886.37
10066	FHLBC	CAPIMP	02/28/2022	37,500.00	2,500,000.00	0.00	0.00	0.00	2,500,000.00
3130AQX40	2,500,000.00	1.500	02/23/2024	37,500.00	2,396,122.45	0.00	0.00	64,330.30	2,460,452.75
10068	PCBICS	CAPIMP	02/17/2022	927,016.95	20,144,959.60	927,016.95	0.00	927,016.95	21,071,976.55
5700	21,071,976.55	5.260	/ /	927,016.95	20,144,959.60	927,016.95	0.00	927,016.95	21,071,976.55
10070	NATICP	CAPIMP	03/28/2022	0.00	2,992,860.00	0.00	3,000,000.00	-2,992,860.00	0.00
63873KLM7	0.00	0.000	11/21/2022	0.00	2,986,002.00	0.00	3,000,000.00	-2,986,002.00	0.00
10072	NATICP	CAPIMP	03/28/2022	0.00	1,493,966.67	0.00	1,500,000.00	-1,493,966.67	0.00
63873KML8	0.00	0.000	12/20/2022	0.00	1,488,325.50	0.00	1,500,000.00	-1,488,325.50	0.00
10074	FHLBS	CAPIMP	03/30/2022	26,414.93	2,500,000.00	0.00	2,500,000.00	-2,500,000.00	0.00
3130ARHK0	0.00	0.000	03/30/2023	26,562.50	2,474,689.22	0.00	2,500,000.00	-2,474,689.22	0.00
10076	FHLBC	CAPIMP	04/22/2022	12,000.00	500,000.00	0.00	0.00	0.00	500,000.00
3130ARJ44	500,000.00	2.400	04/22/2024	12,000.00	483,607.97	0.00	0.00	7,655.70	491,263.67
10078	FHLBC	CAPIMP	04/22/2022	12,500.00	500,000.00	0.00	0.00	0.00	500,000.00
3130ARJ69	500,000.00	2.500	07/22/2024	12,500.00	481,968.60	0.00	0.00	5,904.86	487,873.46

City of McAllen, Texas
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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10080	FFCBC	CAPIMP	04/26/2022	206,400.00	7,981,224.72	0.00	0.00	12,134.83	7,993,359.55
3133ENUS7	8,000,000.00	2.736	04/18/2024	201,813.33	7,810,145.04	0.00	0.00	60,260.96	7,870,406.00
10085	TBILL	CAPIMP	09/23/2022	0.00	2,499,381.58	0.00	2,545,000.00	-2,499,381.58	0.00
912796U31	0.00	0.000	03/23/2023	0.00	2,500,734.82	0.00	2,545,000.00	-2,500,734.82	0.00
10088	TNOTE	CAPIMP	09/23/2022	2,480.30	1,999,735.98	0.00	2,076,000.00	-1,999,735.98	0.00
91282CAK7	0.00	0.000	09/15/2023	2,537.65	1,996,933.46	0.00	2,076,000.00	-1,996,933.46	0.00
10091	TNOTE	CAPIMP	09/23/2022	14,079.70	3,497,845.04	0.00	0.00	131,530.16	3,629,375.20
91282CCX7	3,755,500.00	4.060	09/15/2024	13,771.89	3,484,987.58	0.00	0.00	93,886.56	3,578,874.14
10094	MUFGBK	CAPIMP	09/18/2023	0.00	0.00	4,791,220.83	0.00	4,801,386.11	4,801,386.11
62479LFB6	5,000,000.00	5.920	06/11/2024	0.00	0.00	4,791,220.83	0.00	4,799,605.00	4,799,605.00
10096	FHLB	CAPIMP	09/18/2023	8,734.37	0.00	4,496,121.00	0.00	4,496,261.07	4,496,261.07
3130AXAF5	4,500,000.00	5.464	09/18/2024	0.00	0.00	4,496,121.00	0.00	4,494,572.14	4,494,572.14
10097	TBILL	CAPIMP	09/19/2023	0.00	0.00	9,498,351.11	0.00	9,515,452.78	9,515,452.78
912797GL5	10,000,000.00	5.406	09/05/2024	0.00	0.00	9,498,351.11	0.00	9,512,075.40	9,512,075.40
10098	TBILL	CAPIMP	09/19/2023	0.00	0.00	9,739,839.50	0.00	9,757,477.50	9,757,477.50
912797GX9	10,000,000.00	5.508	03/14/2024	0.00	0.00	9,739,839.50	0.00	9,758,213.90	9,758,213.90
10100	TBILL	CAPIMP	09/19/2023	0.00	0.00	9,614,303.33	0.00	9,631,573.33	9,631,573.33
912797FS1	10,000,000.00	5.416	06/13/2024	0.00	0.00	9,614,303.33	0.00	9,629,919.40	9,629,919.40
10102	LLOYDS	CAPIMP	09/19/2023	0.00	0.00	4,864,425.00	0.00	4,873,775.00	4,873,775.00
53948ACB5	5,000,000.00	5.766	03/11/2024	0.00	0.00	4,864,425.00	0.00	4,873,240.00	4,873,240.00
10104	FFCB	CAPIMP	09/19/2023	7,500.00	0.00	4,491,535.50	0.00	4,491,677.36	4,491,677.36
3133EPVY8	4,500,000.00	5.100	09/15/2025	0.00	0.00	4,491,535.50	0.00	4,490,961.97	4,490,961.97
10106	FHLBC	CAPIMP	09/20/2023	3,440.56	0.00	2,000,000.00	0.00	2,000,000.00	2,000,000.00
3130AXAV0	2,000,000.00	5.633	08/13/2025	0.00	0.00	2,000,000.00	0.00	2,001,213.58	2,001,213.58

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
10108	FHLBC	CAPIMP	09/21/2023	6,388.89	0.00	3,999,000.00	0.00	3,999,009.26	3,999,009.26
3130AXAP3	4,000,000.00	5.759	09/21/2026	0.00	0.00	3,999,000.00	0.00	3,999,377.20	3,999,377.20
10110	FHLBC	CAPIMP	09/27/2023	1,262.22	0.00	2,000,000.00	0.00	2,000,000.00	2,000,000.00
3130AXAU2	2,000,000.00	5.683	08/13/2025	0.00	0.00	2,000,000.00	0.00	1,999,338.72	1,999,338.72
Sub Totals For: Fund: Capital Improvement				6,429,821.13	165,972,377.18	113,059,938.39	83,865,475.92	29,546,536.87	195,518,914.05
				6,377,443.15	163,340,983.11	113,059,938.39	83,865,475.92	30,631,266.58	193,972,249.69
Fund: Debt Service Funds									
10039	TXPRIM	DS	08/01/2021	597,523.03	10,627,531.01	13,527,084.11	12,019,077.35	1,508,006.76	12,135,537.77
108282	12,135,537.77	5.551	/ /	597,523.03	10,627,531.01	13,527,084.11	12,019,077.35	1,508,006.76	12,135,537.77
10045	PCBDM	DS	08/01/2021	0.00	126,435.84	1,023,062.34	1,095,986.34	-72,924.00	53,511.84
99992	53,511.84	0.000	/ /	0.00	126,435.84	1,023,062.34	1,095,986.34	-72,924.00	53,511.84
Sub Totals For: Fund: Debt Service Funds				597,523.03	10,753,966.85	14,550,146.45	13,115,063.69	1,435,082.76	12,189,049.61
				597,523.03	10,753,966.85	14,550,146.45	13,115,063.69	1,435,082.76	12,189,049.61
Fund: Grant Funds									
10041	TXPRIM	GRANT	08/01/2021	597,288.28	14,393,404.50	7,078,786.51	17,603,322.87	-10,524,536.36	3,868,868.14
108284	3,868,868.14	5.551	/ /	597,288.28	14,393,404.50	7,078,786.51	17,603,322.87	-10,524,536.36	3,868,868.14
10047	PCBDM	GRANT	08/01/2021	0.00	361,189.83	11,619,825.83	11,149,159.86	470,665.97	831,855.80
99994	831,855.80	0.000	/ /	0.00	361,189.83	11,619,825.83	11,149,159.86	470,665.97	831,855.80
Sub Totals For: Fund: Grant Funds				597,288.28	14,754,594.33	18,698,612.34	28,752,482.73	-10,053,870.39	4,700,723.94
				597,288.28	14,754,594.33	18,698,612.34	28,752,482.73	-10,053,870.39	4,700,723.94
Fund: Operating Funds									
10002	FHLBC	OPER	06/23/2021	21,000.00	6,000,000.00	0.00	0.00	0.00	6,000,000.00
3130AMQQ8	6,000,000.00	0.410	04/23/2024	21,000.00	5,620,655.70	0.00	0.00	206,391.60	5,827,047.30
10003	FHLBC	OPER	07/12/2021	31,200.00	6,000,000.00	0.00	0.00	0.00	6,000,000.00
3130AMZ88	6,000,000.00	0.520	07/12/2024	31,200.00	5,587,486.32	0.00	0.00	181,228.20	5,768,714.52

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10004	FHLBC	OPER	09/15/2021	18,700.00	5,500,000.00	0.00	0.00	0.00	5,500,000.00
3130ANTH3	5,500,000.00	0.340	03/15/2024	18,700.00	5,174,367.27	0.00	0.00	197,742.99	5,372,110.26
10005	FHLBC	OPER	09/16/2021	28,050.00	5,500,000.00	0.00	0.00	0.00	5,500,000.00
3130ANTJ9	5,500,000.00	0.510	09/16/2024	28,050.00	5,084,870.51	0.00	0.00	155,871.21	5,240,741.72
10012	TRB	OPER	04/29/2021	994.37	5,515,822.02	3,267.22	5,519,089.24	-5,515,822.02	0.00
324889	0.00	0.000	10/29/2022	3,267.22	5,515,822.02	3,267.22	5,519,089.24	-5,515,822.02	0.00
10014	TRB	OPER	06/23/2021	10,195.09	7,017,546.34	10,502.71	7,028,049.05	-7,017,546.34	0.00
325472	0.00	0.000	06/23/2023	10,502.71	7,017,546.34	10,502.71	7,028,049.05	-7,017,546.34	0.00
10015	VERIBK	OPER	08/24/2021	47,926.45	1,502,701.83	40,464.32	0.00	40,464.32	1,543,166.15
9009004695	1,543,166.15	4.820	12/28/2023	40,464.32	1,502,701.83	40,464.32	0.00	40,464.32	1,543,166.15
10016	VERIBK	OPER	08/24/2021	48,352.79	1,503,753.52	40,992.52	0.00	40,992.52	1,544,746.04
9009004696	1,544,746.04	4.820	12/28/2023	40,992.52	1,503,753.52	40,992.52	0.00	40,992.52	1,544,746.04
10037	PCBICS	OPER	08/23/2021	468,687.16	10,185,011.67	468,687.16	0.00	468,687.16	10,653,698.83
4902	10,653,698.83	5.260	/ /	468,687.16	10,185,011.67	468,687.16	0.00	468,687.16	10,653,698.83
10038	TXPRIM	OPER	08/01/2021	3,829,582.59	44,585,972.19	57,419,573.24	31,163,551.50	26,256,021.74	70,841,993.93
108281	70,841,993.93	5.551	/ /	3,829,582.59	44,585,972.19	57,419,573.24	31,163,551.50	26,256,021.74	70,841,993.93
10044	PCBDM	OPER	08/01/2021	0.00	6,589,176.43	12,583,690.35	10,710,612.54	1,873,077.81	8,462,254.24
99991	8,462,254.24	0.000	/ /	0.00	6,589,176.43	12,583,690.35	10,710,612.54	1,873,077.81	8,462,254.24
10050	FFCBC	OPER	06/22/2021	8,408.89	5,500,000.00	0.00	5,500,000.00	-5,500,000.00	0.00
3133EMJ94	0.00	0.000	09/15/2023	8,800.00	5,279,086.28	0.00	5,500,000.00	-5,279,086.28	0.00
10054	FHLBC	OPER	05/24/2021	22,000.00	5,500,000.00	0.00	0.00	0.00	5,500,000.00
3130AMEP3	5,500,000.00	0.403	05/24/2024	22,000.00	5,138,464.10	0.00	0.00	181,066.16	5,319,530.26
10058	COLLCP	OPER	02/03/2022	0.00	2,498,462.50	0.00	2,500,000.00	-2,498,462.50	0.00
19424JKU9	0.00	0.000	10/28/2022	0.00	2,493,920.00	0.00	2,500,000.00	-2,493,920.00	0.00

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10060	FHLBC	OPER	02/18/2022	87,500.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130AQRX3	5,000,000.00	1.750	02/18/2026	87,500.00	4,578,300.70	0.00	0.00	34,015.05	4,612,315.75
10062	FHLBC	OPER	02/25/2022	24,375.00	1,500,000.00	0.00	0.00	0.00	1,500,000.00
3130AQSNA	1,500,000.00	1.625	02/25/2025	24,375.00	1,400,090.69	0.00	0.00	21,432.04	1,421,522.73
10064	FHLBC	OPER	02/28/2022	62,500.00	5,000,000.00	0.00	0.00	0.00	5,000,000.00
3130AQT52	5,000,000.00	1.250	02/28/2024	62,500.00	4,773,415.55	0.00	0.00	139,229.25	4,912,644.80
10065	FHLBC	OPER	02/28/2022	37,500.00	2,500,000.00	0.00	0.00	0.00	2,500,000.00
3130AQX40	2,500,000.00	1.500	02/23/2024	37,500.00	2,396,122.45	0.00	0.00	64,330.30	2,460,452.75
10067	FHLBC	OPER	02/28/2022	200,000.00	10,000,000.00	0.00	0.00	0.00	10,000,000.00
3130AQWU3	10,000,000.00	2.000	02/27/2026	200,000.00	9,196,433.70	0.00	0.00	76,498.20	9,272,931.90
10069	NATICP	OPER	03/28/2022	0.00	1,995,240.00	0.00	2,000,000.00	-1,995,240.00	0.00
63873KLM7	0.00	0.000	11/21/2022	0.00	1,990,668.00	0.00	2,000,000.00	-1,990,668.00	0.00
10071	NATICP	OPER	03/28/2022	0.00	3,485,922.22	0.00	3,500,000.00	-3,485,922.22	0.00
63873KML8	0.00	0.000	12/20/2022	0.00	3,472,759.50	0.00	3,500,000.00	-3,472,759.50	0.00
10073	FHLBS	OPER	03/30/2022	79,244.79	7,500,000.00	0.00	7,500,000.00	-7,500,000.00	0.00
3130ARHK0	0.00	0.000	03/30/2023	79,687.50	7,424,067.68	0.00	7,500,000.00	-7,424,067.68	0.00
10075	FHLBC	OPER	04/22/2022	228,000.00	9,500,000.00	0.00	0.00	0.00	9,500,000.00
3130ARJ44	9,500,000.00	2.400	04/22/2024	228,000.00	9,188,551.43	0.00	0.00	145,458.30	9,334,009.73
10077	FHLBC	OPER	04/22/2022	237,500.00	9,500,000.00	0.00	0.00	0.00	9,500,000.00
3130ARJ69	9,500,000.00	2.500	07/22/2024	237,500.00	9,157,403.31	0.00	0.00	112,192.34	9,269,595.65
10079	FFCBC	OPER	04/26/2022	51,600.00	1,995,306.18	0.00	0.00	3,033.71	1,998,339.89
3133ENUS7	2,000,000.00	2.736	04/18/2024	50,453.33	1,952,536.26	0.00	0.00	15,065.24	1,967,601.50
10081	FHLBC	OPER	05/19/2022	194,250.00	5,550,000.00	0.00	0.00	0.00	5,550,000.00
3130ARVVO	5,550,000.00	3.500	05/19/2025	194,250.00	5,379,368.91	0.00	0.00	3,023.31	5,382,392.22

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10084	TBILL	OPER	09/23/2022	0.00	2,499,381.58	0.00	2,545,000.00	-2,499,381.58	0.00
912796U31	0.00	0.000	03/23/2023	0.00	2,500,734.82	0.00	2,545,000.00	-2,500,734.82	0.00
10087	TNOTE	OPER	09/23/2022	3,720.46	2,999,603.98	0.00	3,114,000.00	-2,999,603.98	0.00
91282CAK7	0.00	0.000	09/15/2023	3,806.48	2,995,400.20	0.00	3,114,000.00	-2,995,400.20	0.00
10090	TNOTE	OPER	09/23/2022	6,034.15	1,499,076.45	0.00	0.00	56,370.06	1,555,446.51
91282CCX7	1,609,500.00	4.060	09/15/2024	5,902.24	1,493,566.11	0.00	0.00	40,237.09	1,533,803.20
10095	FHLB	OPER	09/18/2023	970.49	0.00	499,569.00	0.00	499,584.56	499,584.56
3130AXAF5	500,000.00	5.464	09/18/2024	0.00	0.00	499,569.00	0.00	499,396.91	499,396.91
10103	FFCB	OPER	09/19/2023	833.33	0.00	499,059.50	0.00	499,075.26	499,075.26
3133EPVY8	500,000.00	5.100	09/15/2025	0.00	0.00	499,059.50	0.00	498,995.78	498,995.78
10105	FHLBC	OPER	09/20/2023	5,160.83	0.00	3,000,000.00	0.00	3,000,000.00	3,000,000.00
3130AXAV0	3,000,000.00	5.633	08/13/2025	0.00	0.00	3,000,000.00	0.00	3,001,820.37	3,001,820.37
10107	FHLBC	OPER	09/21/2023	17,569.44	0.00	10,997,250.00	0.00	10,997,275.46	10,997,275.46
3130AXAP3	11,000,000.00	5.759	09/21/2026	0.00	0.00	10,997,250.00	0.00	10,998,287.30	10,998,287.30
10109	FHLBC	OPER	09/27/2023	1,893.33	0.00	3,000,000.00	0.00	3,000,000.00	3,000,000.00
3130AXAU2	3,000,000.00	5.683	08/13/2025	0.00	0.00	3,000,000.00	0.00	2,999,008.08	2,999,008.08
Sub Totals For: Fund: Operating Funds				5,773,749.16	183,922,976.91	88,563,056.02	81,080,302.33	7,722,603.96	191,645,580.87
				5,734,721.07	179,178,253.49	88,563,056.02	81,080,302.33	9,560,528.43	188,738,781.92
Fund: Other Funds									
10024	VERIBK	OTHER	08/24/2021	15,975.49	500,900.60	13,488.12	0.00	13,488.12	514,388.72
9009004695C	514,388.72	4.820	12/28/2023	13,488.12	500,900.60	13,488.12	0.00	13,488.12	514,388.72
10042	TXPRIM	OTHER	08/01/2021	444,783.02	8,206,375.21	2,339,783.02	671,331.30	1,668,451.72	9,874,826.93
108285	9,874,826.93	5.551	/ /	444,783.02	8,206,375.21	2,339,783.02	671,331.30	1,668,451.72	9,874,826.93
10048	PCBDM	OTHER	08/01/2021	0.00	1,939,683.12	1,990,359.55	1,760,407.08	229,952.47	2,169,635.59
99995	2,169,635.59	0.000	/ /	0.00	1,939,683.12	1,990,359.55	1,760,407.08	229,952.47	2,169,635.59

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: Other Funds				460,758.51	10,646,958.93	4,343,630.69	2,431,738.38	1,911,892.31	12,558,851.24
				458,271.14	10,646,958.93	4,343,630.69	2,431,738.38	1,911,892.31	12,558,851.24
Report Grand Totals:				16,256,660.94	472,995,412.07	307,785,860.15	279,007,881.19	30,957,972.77	503,953,384.84
				16,152,334.93	465,566,898.41	307,785,860.15	279,007,881.19	33,913,240.87	499,480,139.28

CITY OF McALLEN / McALLEN PUBLIC UTILITY / BRIDGE
INVESTMENT MATURITIES REPORT
09/30/23

	FUND NAME	DEMAND	INSURED CASH SWEEP (ICS)	CDs	TEXPOOL PRIME	GOV'T SECURITIES	COMMERCIAL PAPER	TOTAL HOLDINGS	CDs				COMMERCIAL PAPER
									91 Days - 1 Yr	0-1 YR	2+ YRS	3+ YRS	
11	General Fund	4,789,647	10,653,699	0	15,101,011	45,464,646	0	76,009,004	0	25,810,101	5,382,392	14,272,153	0
100	Hotel Occupancy Fund	77,503	0	0	4	0	0	77,507					
102	Hotel Venue Project Fund	1,103,169	0	0	3,141	0	0	1,106,310					
103	Marketing & Advertising Fund	65,788	0	0	395,517	0	0	461,305					
109	City Special Events Fund	20,346	0	0	0	0	0	20,346					
110	Development Corp Fund	64,954	0	1,034,051	5,746,022	17,069,930	0	23,914,956	1,034,051	9,763,582	2,500,580	4,805,769	0
112	Dev Corp Fund - Debt Service	0	0	0	1,248	0	0	1,248					
113	Christmas Parade Fund	11,343	0	0	842,867	0	0	854,210					
115	Texas A&M Const Fd - Series 2017	0	0	0	0	0	0	0					
116	TIRZ#1	0	0	0	0	0	0	0					
118	Texas A&M Rev Bonds - Series 2017	750	0	0	0	0	0	750					
119	TIRZ Debt Service	806	0	0	943,748	0	0	944,555					
120	McAllen EB-5	12,932	0	0	110,947	0	0	123,879					
121	Park Land Zone #1	9,872	0	0	468,886	488,374	0	967,132		488,374	0	0	
122	Park Land Zone #2	28,735	0	0	329,789	0	0	358,524					
123	Park Land Zone #3	87,838	0	0	995,702	0	0	1,083,540					
124	TIRZ #2	4,715	0	0	4,506,163	0	0	4,510,878					
126	PEG Fund	88,944	0	0	1,289,646	0	0	1,378,589					
128	Friends of Quinta	98,861	0	0	427,441	0	0	526,302					
128	Ron Smith Preservation Fund - QM	0	0	0	423	0	0	423					
129	Performing and Cultural Arts Foundation	62,479	0	0	0	0	0	62,479					
160	Downtown Services Parking	28,747	0	0	84,015	0	0	112,762					
132	Community Development	0	0	0	0	0	0	0					
140	Misc Gov't Grants	831,856	0	0	3,824,787	0	0	4,656,643					
141	American Rescue Plan Act Fund	0	0	0	44,079	0	0	44,079					
152	Texas TransNational Intel Center	0	0	0	0	0	0	0					
154	PD Seized Funds	445,988	0	516,769	817,843	0	0	1,780,600	516,769				
156	Texas Anti-Gang Fund	0	0	0	2	0	0	2					
157	COPS Grant Fund	0	0	0	0	0	0	0					
170	Drainage Fee Fund	38,202	0	1,034,051	1,385,152	2,474,456	0	4,931,860	1,034,051	1,975,460	498,996	0	
290	Debt Service	51,762	0	0	5,272,011	0	0	5,323,773					
295	Hotel Venue Debt SVC	194	0	0	4	0	0	198					
300	Capital Improvement	196,246	0	0	3,877,783	6,801,303	0	10,875,332	0	4,432,162	1,446,678	922,463	0
302	Quinta - Ctr for Urban Ecology	88	0	0	6,832,034	9,677,071	0	16,509,193		9,677,071	0	0	
305	City Hall Expansion Project	259	0	0	2,437,251	9,619,095	9,655,646	21,712,251		9,619,095	0	0	9,655,646
310	Drainage Bond	0	0	0	0	0	0	0					
318	Traffic Imp & Drainage Const - Ser 2018	2,062	0	1,034,051	9,441,364	0	0	10,477,477	1,034,051				
320	Parks Facility & Fire Station #2 Const	11	0	1,034,051	362,915	0	0	1,396,977	1,034,051				
321	Infrastructure and Improvements Fund	34,541	21,071,977	0	4,571,807	9,556,327	0	35,234,652		9,556,327	0	0	
322	Street Improvement Construction	2,627	0	0	256,098	0	0	258,725					
326	Sports Facility Construction	1,736	0	0	0	0	0	1,736					
340	Information Technology	6,518	0	0	58,153	0	0	64,671					
400	Water Fund	216,885	0	0	4,425,119	3,905,526	0	8,547,530		3,406,531	498,996	0	
400	Water Bond Reserve	0	0	0	1,343,571	0	0	1,343,571					
410	Water Depreciation	29,472	0	0	2,682,283	3,462,481	0	6,174,236		2,462,256	500,303	499,922	
420	Water Debt Service	0	0	0	601,043	0	0	601,043					
425	Water Debt Service TWDB	0	0	0	898,195	0	0	898,195					
430	Water Capital Improvement	71,901	0	0	2,674,193	2,946,045	0	5,692,138		1,945,819	500,303	499,922	
441	Water Rev Bonds	(68,129)	0	0	0	0	0	(68,129)					
442	TWDB Construction FD-Series 2021	28,760	0	0	15,943,243	0	0	15,972,003					
450	Wastewater Fund	254,063	0	0	1,972,217	491,900	0	2,718,180		491,900	0	0	
450	Wastewater Bond Reserve**	0	0	0	3,150,162	0	0	3,150,162					
460	Wastewater Depreciation	783	0	0	5,933,561	13,167,475	0	19,101,819	0	7,299,599	3,445,646	2,422,230	0
470	Wastewater Debt Service	0	0	0	608,494	0	0	608,494					
475	Wastewater Debt Service 2010 - TWDB	0	0	0	2,474,390	0	0	2,474,390					
480	Wastewater Capital Improvement	15,473	0	0	3,334,459	3,425,643	0	6,775,574		2,425,886	499,835	499,922	
491	Wastewater Rev Bonds	0	0	0	0	0	0	0					
492	TWDB Construction FD-Series 2012	(9,568)	0	0	22,274	0	0	12,706					
494	TWDB Construction FD-Series 2015	59,255	0	0	0	0	0	59,255					
500	Sanitation	24,943	0	0	6,226,097	8,208,911	0	14,459,950		5,339,009	1,447,517	1,422,385	0
502	Sanitation Depreciation	4,412	0	1,034,051	3,181,937	8,191,226	0	12,411,625	1,034,051	5,321,324	1,447,517	1,422,385	0
520	Palm View Golf Course	57,076	0	0	1,494,260	999,757	0	2,551,092		0	499,835	499,922	
522	Palm View GC Depreciation	4,439	0	0	708,180	0	0	712,619					
540	McAllen Civic Center	0	0	0	0	0	0	0					0
541	Convention Center	65,839	0	0	3,752,257	5,838,960	0	9,657,057		2,916,515	1,000,138	1,922,307	
544	Convention Center Depreciation	4,761	0	517,282	1,169,178	1,490,465	0	3,181,687	517,282	991,469	498,996	0	
546	Performing Arts Center	173,217	0	0	2,757,598	999,757	0	3,930,572		0	499,835	499,922	
547	Performing Arts Center Depreciation	75,497	0	0	851,918	491,900	0	1,419,314		491,900	0	0	
550	McAllen Internat'l Airport	564,850	0	2,068,101	7,028,091	8,824,981	0	18,486,023	2,068,101	6,824,530	1,000,607	999,844	
552	PFC Airport	160,817	0	517,282	5,968,196	1,000,226	0	7,646,521	517,282	0	500,303	499,922	
553	Airport Debt Service	0	0	0	318,779	0	0	318,779					
554	Airport CIP	0	0	0	0	0	0	0					
556	McAllen Express Transit	87,352	0	0	746,961	0	0	834,313					
558	Transit System	194,883	0	0	563,888	0	0	758,772					
560	McAllen Internat'l Toll Bridge	76,261	0	0	8,761,703	0	0	8,837,964					
566	Bridge CIP	137,582	0	0	4,453,219	0	0	4,590,802					
580	Anzalduas Bridge Int'l Crossing	112,158	0	0	5,583,557	0	0	5,695,714					
582	Anzalduas Bridge Debt Svc (\$26M)	0	0	0	723,092	0	0	723,092					
583	Anzalduas Bridge Debt Svc (\$14M)	0	0	0	46,493	0	0	46,493					
584	Anzalduas Debt Svc NADB Srs 2022	0	0	0	248,039	0	0	248,039					
586	Anzalduas CIP	128,118	0	0	1,142,220	0	0	1,270,338					
587	Anzalduas Construction NADB Srs 2022	4,365	0	0	28,139,670	26,547,467	0	54,691,503		26,547,467	0	0	
670	Fleet/Mat Mgt Fund *	85,764	0	0	0	0	0	85,764					
678	General Depreciation	36,670	0	1,034,051	6,535,502	11,681,364	0	19,287,586	1,034,051	8,838,446	997,992	1,844,926	
680	Health Insurance	0	0	0	14,279	0	0	14,279					
685	Retiree Health Insurance	0	0	0	245,366	0	0	245,366					
690	Risk Management	234,749	0	0	5,098,025	3,888,726	0	9,221,500		2,953,654	473,841	461,232	
692	Property & Casualty	238,480	0	0	0	0	0	238,480					
700	Firemen's Relief/Ret Fund	11,510	0	0	0	0	0	11,510					
710	RGV Radio Communications	11,789	0	0	7,228,528	0	0	7,240,317					
720	Neighborhood Association	20,685	0	0	0	0	0	20,685					
725	Tres Lagos PID Assessment Collections	4,139	0	0	0	0	0	4,139					
780	Payroll Fund	1,326,546	0	0	0	0	0	1,326,546					
730	Developer's Fund	526,521	0	516,769	3,424,437	4,950,220	0	9,417,946	516,769	3,478,388	1,471,832	0	
	Total	13,141,837	31,725,675	10,340,505	222,902,524	211,664,234	9,655,646	499,430,420	10,340,505	153,056,866	25,112,140	33,495,228	9,655,646
	Percentage of Total	2.63%	6.35%	2.07%	44.63%	42.38%	1.93%	100.00%					
	Interest Accrual			(47,465)				(47,465)					
	Fair Market Value Adjustment					3,944,416		3,944,416					
	Fully Amortized Discounts / Premiums - Matured					(1,290,764)		(1,290,764)					
	Amortizing Discounts / Premiums					1,897,262	19,515	1,916,777					
	Cost Basis	13,141,837	31,725,675	10,293,041	222,902,524	216,215,148	9,675,161	503,953,385					
	Money Market Mutual Funds							4,935,474					

* Pending receipt of grant/loan/interfund reimbursement

CITY OF McALLEN / McALLEN PUBLIC UTILITIES / BRIDGE
INVESTMENT MATURITIES REPORT
 09/30/23

	FUND NAME	DEMAND	INSURED		TEXPOOL	GOV'T	COMMERCIAL	TOTAL	CDs	GOV'T SECURITIES			COMMERCIAL PAPER
			CASH SWEEP	CDs						PRIME	SECURITIES	PAPER	
OPERATING FUNDS:													
11	General Fund	4,789,647	10,653,699	0	15,101,011	45,464,646	0	76,009,004	0	25,810,101	5,382,392	14,272,153	0
100	Hotel Occupancy Fund	77,503	0	0	4	0	0	77,507	0	0	0	0	0
102	Hotel Project Venue	1,103,169	0	0	3,141	0	0	1,106,310	0	0	0	0	0
103	Marketing & Advertising Fund	65,788	0	0	395,517	0	0	461,305	0	0	0	0	0
109	City Special Events Fund	20,346	0	0	0	0	0	20,346	0	0	0	0	0
110	Development Corp Fund	64,954	0	1,034,051	5,746,022	17,069,930	0	23,914,956	1,034,051	9,763,582	2,500,580	4,805,769	0
113	Christmas Parade Fund	11,343	0	0	842,867	0	0	854,210	0	0	0	0	0
160	Downtown Services Parking	28,747	0	0	84,015	0	0	112,762	0	0	0	0	0
400	Water Fund	216,885	0	0	4,425,119	3,905,526	0	8,547,530	0	3,406,531	498,996	0	0
450	Wastewater Fund	254,063	0	0	1,972,217	491,900	0	2,718,180	0	491,900	0	0	0
500	Sanitation	24,943	0	0	6,226,097	8,208,911	0	14,459,950	0	5,339,009	1,447,517	1,422,385	0
520	Palm View Golf Course	57,076	0	0	1,494,260	999,757	0	2,551,092	0	0	499,835	499,922	0
540	McAllen Civic Center	0	0	0	0	0	0	0	0	0	0	0	0
541	Convention Center	65,839	0	0	3,752,257	5,838,960	0	9,657,057	0	2,916,515	1,000,138	1,922,307	0
546	Performing Arts Center	173,217	0	0	2,757,598	999,757	0	3,930,572	0	0	499,835	499,922	0
550	McAllen Internat'l Airport	564,850	0	2,068,101	7,028,091	8,824,981	0	18,486,023	2,068,101	6,824,530	1,000,607	999,844	0
556	McAllen Express Transit	87,352	0	0	746,961	0	0	834,313	0	0	0	0	0
558	Transit System	194,883	0	0	563,888	0	0	758,772	0	0	0	0	0
560	McAllen Internat'l Toll Bridge	76,261	0	0	8,761,703	0	0	8,837,964	0	0	0	0	0
580	Anzaldua's Bridge M&O	112,158	0	0	5,583,557	0	0	5,695,714	0	0	0	0	0
680	Health Insurance	0	0	0	14,279	0	0	14,279	0	0	0	0	0
685	Retiree Health Insurance	0	0	0	245,366	0	0	245,366	0	0	0	0	0
690	Risk Management	234,749	0	0	5,098,025	3,888,726	0	9,221,500	0	2,953,654	473,841	461,232	0
692	Property & Casualty	238,480	0	0	0	0	0	238,480	0	0	0	0	0
	TOTAL OPERATING FUNDS	8,462,254	10,653,699	3,102,151	70,841,994	95,693,095	0	188,753,193	3,102,151	57,505,821	13,303,739	24,883,535	0
	PERCENTAGE OF TOTAL	4.48%	5.64%	1.64%	37.83%	50.70%	0.00%	100.00%					
DEBT SERVICE FUNDS:													
112	Dev Corp Fund - Debt Service	0	0	0	1,248	0	0	1,248	0	0	0	0	0
118	Texas A&M Rev Bonds - Series 2017	750	0	0	0	0	0	750	0	0	0	0	0
119	TIRZ Debt Service	806	0	0	943,748	0	0	944,556	0	0	0	0	0
290	Debt Service	51,762	0	0	5,272,011	0	0	5,323,773	0	0	0	0	0
295	Hotel Venue Debt Service Fund	194	0	0	4	0	0	198	0	0	0	0	0
420	Water Debt Service	0	0	0	601,043	0	0	601,043	0	0	0	0	0
425	Water Debt Service TWDB	0	0	0	898,195	0	0	898,195	0	0	0	0	0
470	Wastewater Debt Service	0	0	0	608,494	0	0	608,494	0	0	0	0	0
475	Wastewater Debt Service 2010-TWDB	0	0	0	2,474,390	0	0	2,474,390	0	0	0	0	0
553	Airport Debt Service	0	0	0	318,779	0	0	318,779	0	0	0	0	0
562	McAllen Toll Bridge - Debt Svc	0	0	0	0	0	0	0	0	0	0	0	0
582	Anzalduas Bridge Debt Svc (\$26M)	0	0	0	723,092	0	0	723,092	0	0	0	0	0
583	Anzalduas Bridge Debt Svc (\$14M)	0	0	0	46,493	0	0	46,493	0	0	0	0	0
584	Anzalduas Debt Svc NADB Srs 2022	0	0	0	248,039	0	0	248,039	0	0	0	0	0
	TOTAL DEBT SERVICE FUNDS	53,512	0	0	12,135,538	0	0	12,189,050	0	0	0	0	0
	PERCENTAGE OF TOTAL	0.44%	0.00%	0.00%	99.56%	0.00%	0.00%	100.00%					
CAPITAL IMPROVEMENT FUNDS:													
116	TIRZ #1	0	0	0	0	0	0	0	0	0	0	0	0
121	Park Land Zone #1	9,872	0	0	468,886	488,374	0	967,132	0	488,374	0	0	0
122	Park Land Zone #2	28,735	0	0	329,789	0	0	358,524	0	0	0	0	0
123	Park Land Zone #3	87,838	0	0	995,702	0	0	1,083,540	0	0	0	0	0
124	TIRZ #2	4,715	0	0	4,506,163	0	0	4,510,878	0	0	0	0	0
170	Drainage Fee Fund	38,202	0	1,034,051	1,385,152	2,474,456	0	4,931,860	1,034,051	1,975,460	498,996	0	0
300	Capital Improvement	196,246	0	0	3,877,783	6,801,303	0	10,875,332	0	4,432,162	1,446,678	922,463	0
302	Quinta - Ctr for Urban Ecology	88	0	0	6,832,034	9,677,071	0	16,509,193	0	9,677,071	0	0	0
305	City Hall Expansion Project	259	0	0	2,437,351	9,619,095	9,655,646	21,712,251	0	9,619,095	0	0	9,655,646
321	Infrastructure and Improvements Fund	34,541	21,071,977	0	4,571,807	9,556,327	0	35,233,652	0	9,556,327	0	0	0
340	Information Technology	6,518	0	0	68,153	0	0	74,671	0	0	0	0	0
410	Water Depreciation	29,472	0	0	2,682,283	3,462,481	0	6,174,236	0	2,462,256	500,303	499,922	0
430	Water Capital Improvement	71,901	0	0	2,674,193	2,946,045	0	5,698,138	0	1,945,819	500,303	499,922	0
460	Wastewater Depreciation	783	0	0	5,933,561	13,167,475	0	19,101,819	0	7,299,599	3,445,646	2,422,230	0
480	Wastewater Capital Improvement	15,473	0	0	3,334,459	3,425,643	0	6,775,574	0	2,425,886	499,835	499,922	0
502	Sanitation Depreciation	4,412	0	1,034,051	3,181,937	8,191,226	0	12,411,625	1,034,051	5,321,324	1,447,517	1,422,385	0
522	Palm View Golf Course Deprec	4,439	0	0	708,180	0	0	712,619	0	0	0	0	0
543	Convention Center	0	0	0	0	0	0	0	0	0	0	0	0
544	Convention Center Depreciation	4,761	0	517,282	1,169,178	1,490,465	0	3,181,687	517,282	991,469	498,996	0	0
547	Performing Arts Center Depreciation	75,497	0	0	851,918	491,900	0	1,419,314	0	491,900	0	0	0
551	Airport Construction Fund	0	0	0	0	0	0	0	0	0	0	0	0
552	PFC Airport	160,817	0	517,282	5,968,196	1,000,226	0	7,646,521	517,282	0	500,303	499,922	0
554	Airport CIP	0	0	0	0	0	0	0	0	0	0	0	0
566	Bridge CIP	137,582	0	0	4,453,219	0	0	4,590,802	0	0	0	0	0
586	Anzalduas CIP	128,118	0	0	1,142,220	0	0	1,270,338	0	0	0	0	0
678	General Depreciation	36,870	0	1,034,051	6,335,502	11,681,364	0	19,287,586	1,034,051	8,838,446	997,992	1,844,926	0
730	Developer's Fund	526,521	0	516,769	3,424,437	4,950,220	0	9,417,946	516,769	3,478,388	1,471,832	0	0
	TOTAL CAPITAL IMPROVEMENT FUNDS	1,603,458	21,071,977	4,653,484	67,522,000	89,423,672	9,655,646	193,930,237	4,653,484	69,003,578	11,808,401	8,611,693	9,655,646
	PERCENTAGE OF TOTAL	0.83%	10.87%	2.40%	34.82%	46.11%	4.98%	100.00%					
GRANT FUNDS:													
132	Community Development	0	0	0	0	0	0	0	0	0	0	0	0
140	Misc Gov'l Grants	831,856	0	0	3,824,787	0	0	4,656,643	0	0	0	0	0
141	American Rescue Plan adt Fund	0	0	0	44,079	0	0	44,079	0	0	0	0	0
152	Texas TransNational Intel Center	0	0	0	0	0	0	0	0	0	0	0	0
156	Texas Anti-Gang Fund	0	0	0	2	0	0	2	0	0	0	0	0
157	COPS Grant Fund	0	0	0	0	0	0	0	0	0	0	0	0
	TOTAL GRANT FUNDS	831,856	0	0	3,868,868	0	0	4,700,724	0	0	0	0	0
	PERCENTAGE OF TOTAL	17.00%	0.00%	0.00%	82.30%	0.00%	0.00%	100.00%					
OTHER FUNDS:													
120	McAllen EB-5	12,932	0	0	110,947	0	0	123,879	0	0	0	0	0
126	PEG Funds	88,944	0	0	1,289,646	0	0	1,378,589	0	0	0	0	0
128	Friends of Quinta	98,861	0	0	427,441	0	0	526,302	0	0	0	0	0
128	Ron Smith Preservation Fund - QM	0	0	0	423	0	0	423	0	0	0	0	0
129	Performing and Cultural Arts Foundation	62,479	0	0	0	0	0	62,479	0	0	0	0	0
154	PD Seized Funds	445,988	0	516,769</									

Disclosures



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Meeder Public Funds

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FINANCIAL STATEMENTS

For the Fiscal Year Ended September 30, 2023

(Unaudited)

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



EXECUTIVE SUMMARY

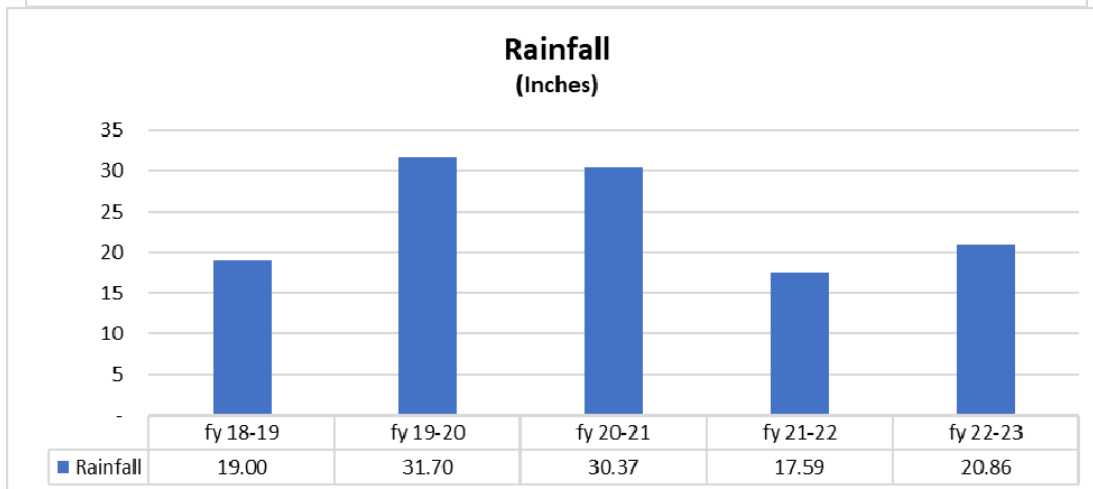
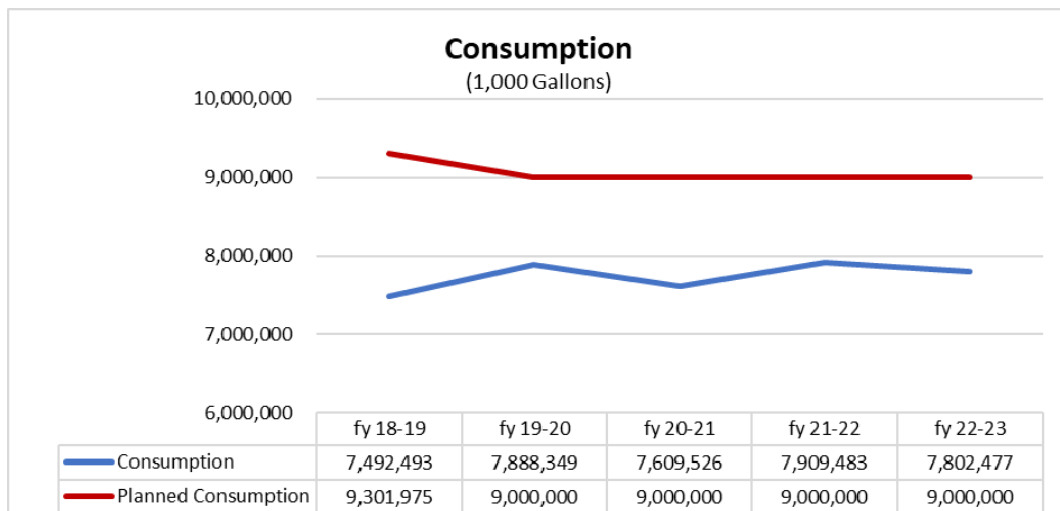
Review of the Financial Statements For the Fiscal Year Ending September 30, 2023 (Unaudited)

General Comments

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

Consumption

Water consumption decreased by 1% from the previous year and was 13% under planned consumption of 9,000,000,000 gallons. Fluctuations in consumption are normally directly impacted by the amounts of rainfall reported each year. Drought conditions drove implementation of Stage 2 Water Conservation from August 1, 2022 through February 2, 2023, and then was implemented again on September 5, 2023. During the year, approximately 21 inches of rain were reported compared to the 18 inches reported last year, below the City average of 22 inches per year. Historical consumption and the amount of rainfall reported, over the last five years, are presented in the following charts:



Rates

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

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

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

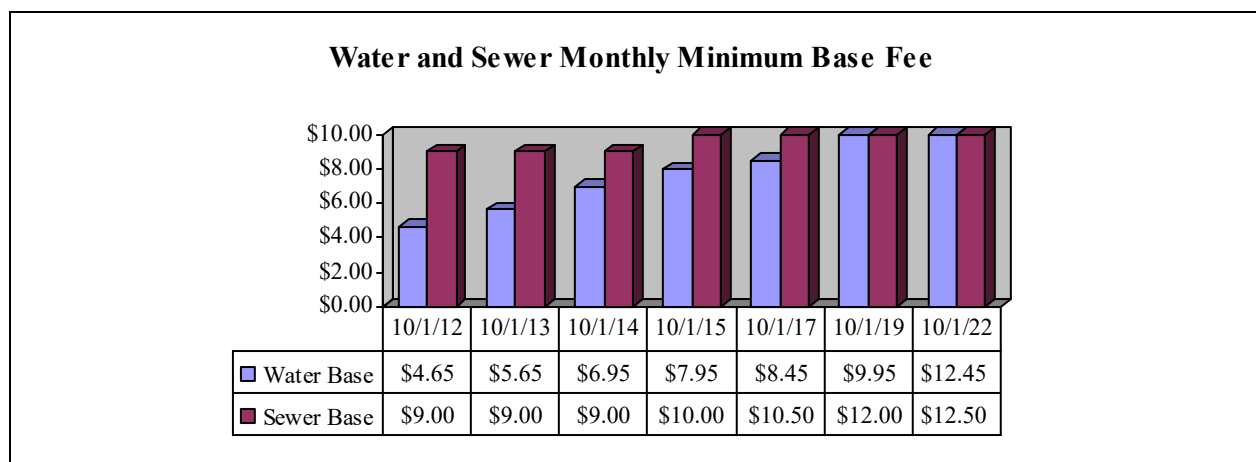
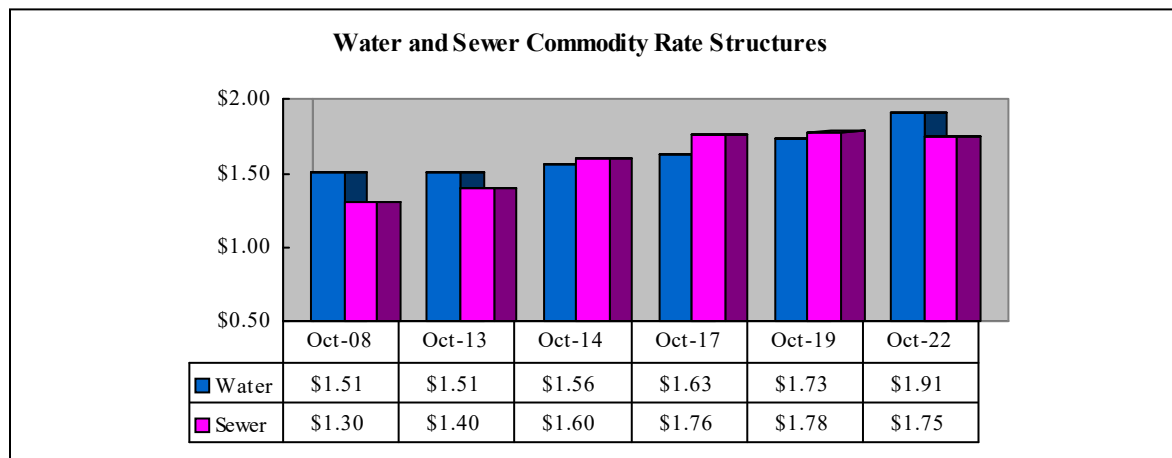
Tier 1	0-7,999 gallons	\$1.45/1,000 gallons
Tier 2	8,000-12,999 gallons	\$1.75/1,000 gallons
Tier 3	13,000-17,999 gallons	\$1.95/1,000 gallons
Tier 4	Over 18,000 gallons	\$2.05/1,000 gallons

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

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

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

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



Growth in Customer Base

The number of water accounts this year grew by 618 or 1%, increasing the customer base from 50,357 to 50,975. The number of wastewater accounts grew by 645, a 1% increase, resulting in a customer base of 45,259 from 44,614. The number of reclaimed water accounts steadily increased during the year to 750 from 603 at the end of the prior fiscal year.

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

Water Fund

Overall

Revenues are reported at \$25,520,868, an increase of \$3,980,702, 18.5% over the prior year and 5% under budget. Operating expenses are reported at \$22,921,147, an increase of \$1,038,074 or 5%, over the prior year and 10% under budget. This resulted in revenues over expenses, inclusive of depreciation, of \$2,599,721 before the required transfers-out to fund the principal portion of debt service, and capital replacements and improvements.

Water Sales

Water sales of \$22,425,013 increased 17% from the prior year and were 10% under budget.

Tap Fees

Tap fees at \$392,500 decreased 18% from the prior year and were 13% under the annual budgeted amount of \$450,000.

Connect & Reconnect Fees

Connect and reconnect fees came in at \$388,375, a 2% increase from the prior year and 5% over budget.

Other Operating Revenues

Other operating revenues, at \$502,451 increased 6% from the prior year. These revenues primarily represent a 5% late fee charged to delinquent accounts that commenced October 1, 2014.

Reimbursements

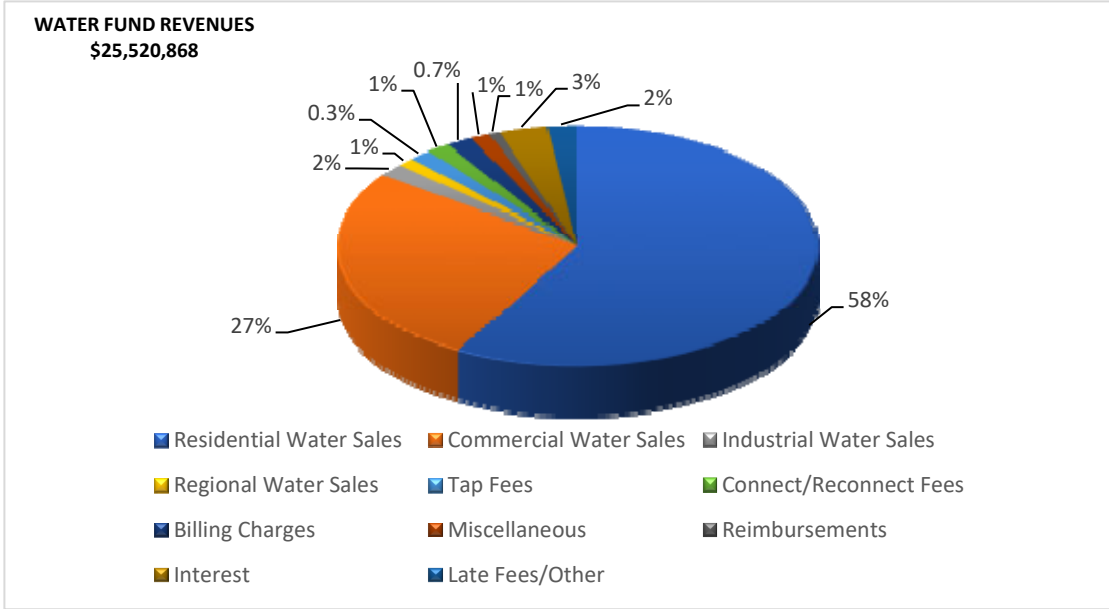
Reimbursements at \$184,337 came in \$6,661 over the prior year, exceeding the annual budget amount of \$35,500.

Miscellaneous Non-operating Revenue

Miscellaneous non-operating revenues represent the following revenues: cash over (short), recovery of prior year expenses, charge-offs, returned check charges, and miscellaneous non-operating revenues (i.e., water tower leases, p-card rebates, homeowner association dues administrative fees). These revenues at \$327,444 decreased 37% from the prior year and exceeded the \$235,000 annual budget.

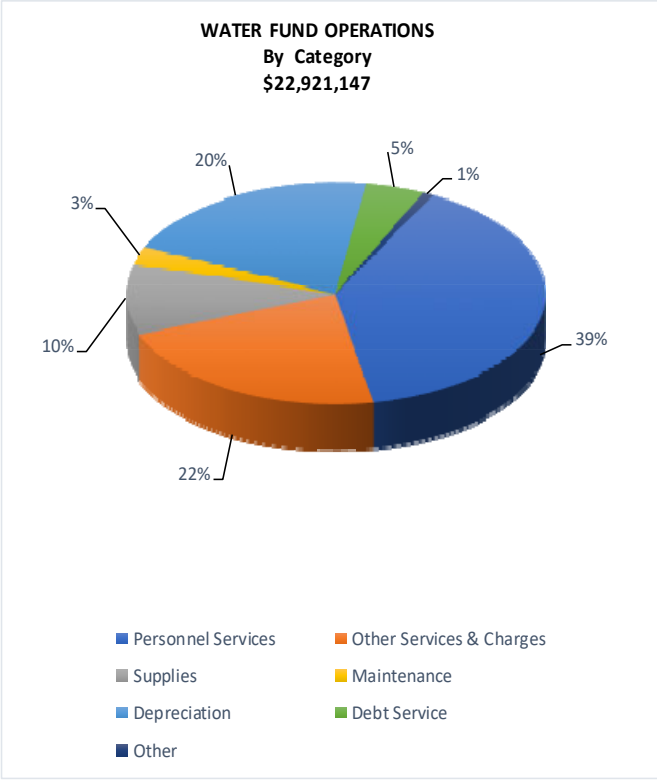
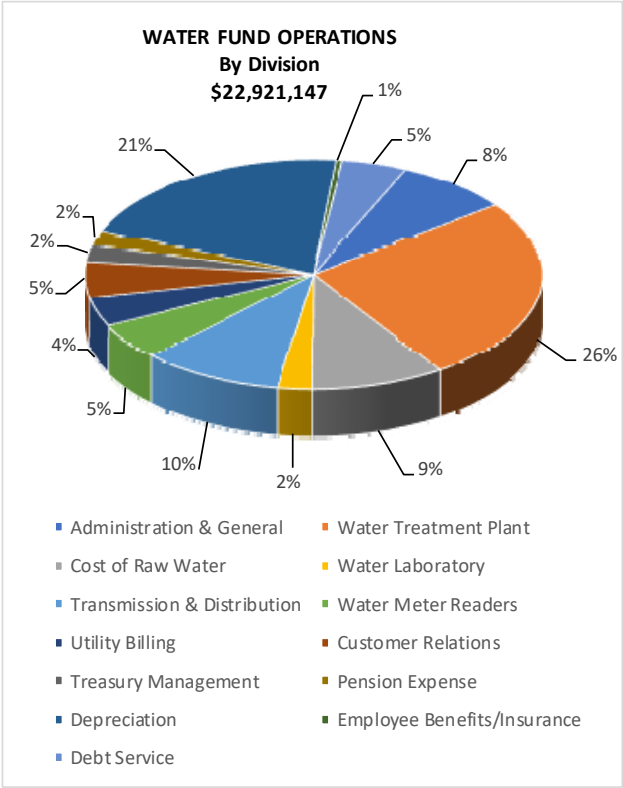
Interest income

Interest earnings came in significantly over prior year and budget. As shown on page 12 of this report, based upon the current portfolio, the M&O portion of the Water Fund's investment holdings of \$39,335,316 are earning a weighted-average yield of 3.75%; the fund as a whole, 4.74%. The blended yield on investments, excluding non-interest-bearing cash and TexPool Prime is 2.66%.



Expenses

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



Net Revenues under Expenses

As a result of the factors previously discussed, the Water Fund ended the year with net revenues over expenses of \$2,599,721.

Working Capital

The results of this year's operations resulted in working capital of \$7,488,274, which represents 150 days of operating expenses exclusive of depreciation—up 28 days from last year's 122 days. This level is above MPUB's 120-day policy.

Bond Coverage Ratio

Net revenues generated a bond coverage ratio of 2.36x Water Fund-related debt service.

Wastewater Fund

Overall

Revenues are reported at \$21,263,976, 6% over the prior year—10% under budget. Operating expenses are reported at \$21,488,995, an increase of \$1,573,503 or 8% over the prior year, 3% under budget. This resulted in net revenues under expenses of \$225,019 before the required transfers-out to fund the principal portion of debt service and capital replacements and improvements.

Wastewater Sales

Wastewater sales of \$18,610,827 increased 3% from last year and were 13% under budget.

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

Calpine/Duke Reuse Charges

Charges for effluent delivered to the Calpine power plants totaling \$893,213, decreased slightly by 0.6% from the prior year due to a 5% decrease in the effluent delivered.

Reuse Water Sales

This fiscal year MPU saw billed growth in accounts using reclaimed water for irrigation purposes in the northwest section of the City. Reuse revenues totaled \$378,027 with 750 reuse accounts serviced compared to 603 the prior year.

Industrial Waste Surcharge

Industrial waste surcharges, at \$1,169,058, are 6% over the prior year, 6% under budget.

Reimbursements

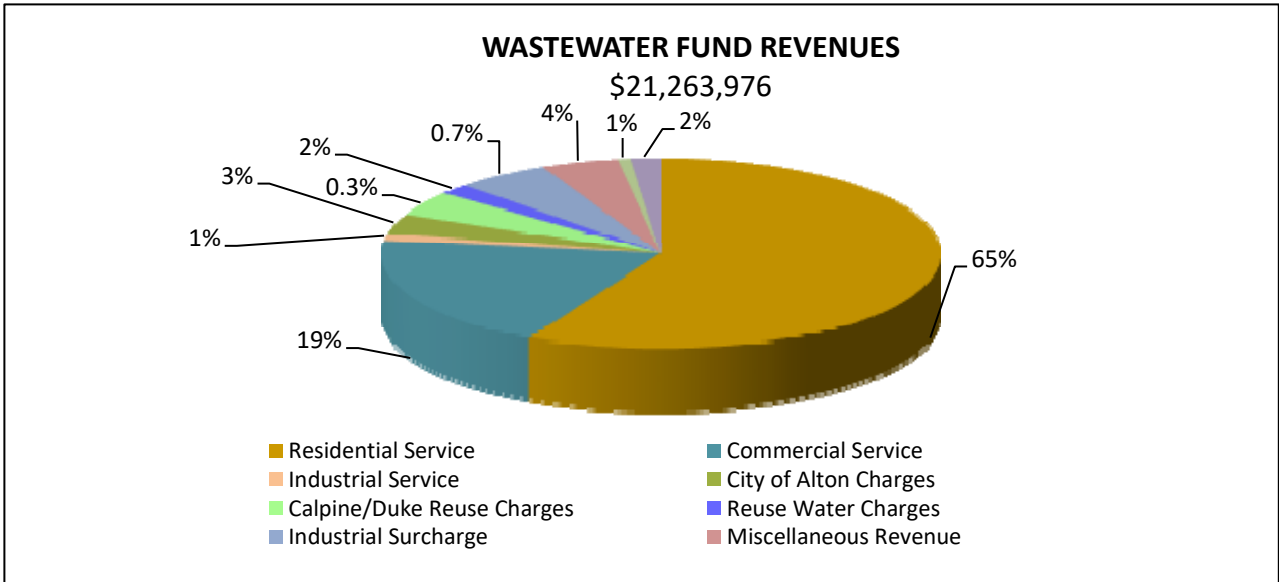
Reimbursements at \$160,466 were \$3,172 less than the prior year, while still significantly exceeding budget.

Miscellaneous

Miscellaneous revenues at \$1,030,723 came in \$224,546 more than the prior year, well over the budgeted amount of \$738,500 and include prior year expense recoveries, insurance recoveries, septic tank hauler fees and amounts billed and collected by the City of Mission and Sharyland Water Supply Corp. in our sewer CCN.

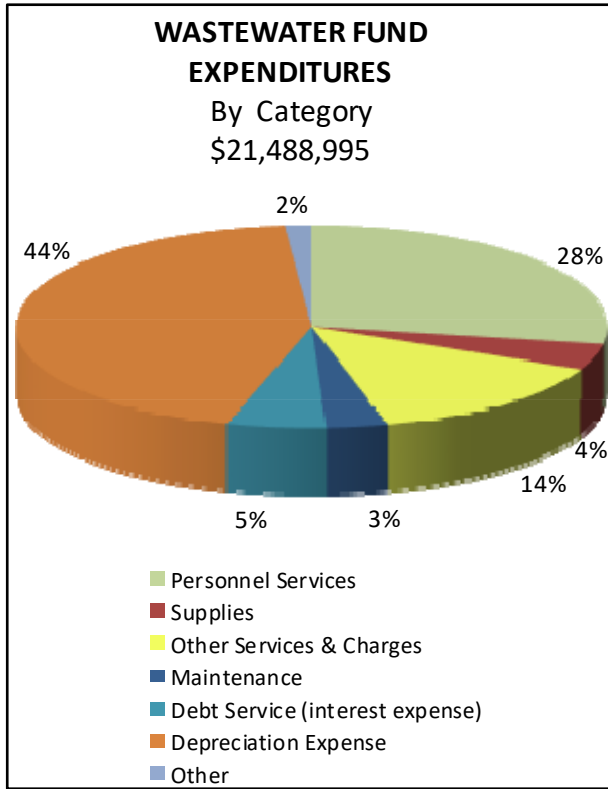
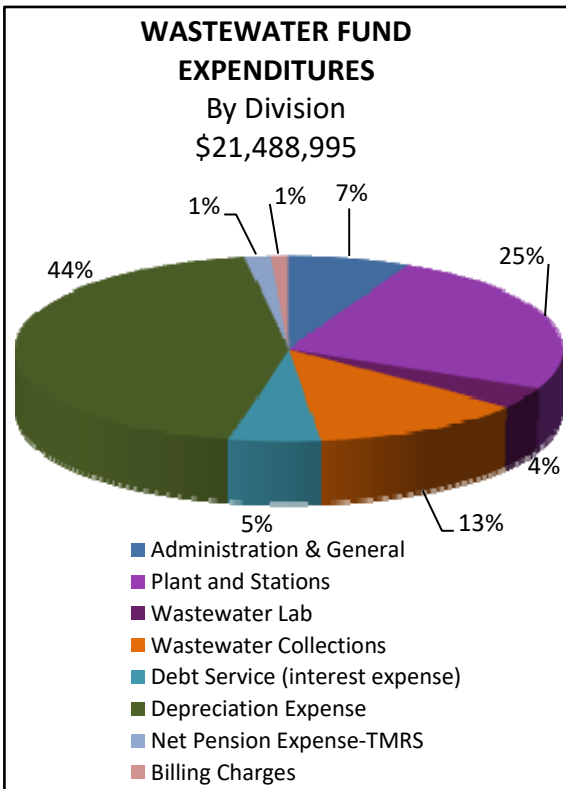
Interest income

Interest earnings over-performed prior year and came in over budget. As shown on page 12 of this report, based upon the current portfolio the M&O portion of the Wastewater Fund's investment holdings are earning a weighted-average yield of 4.52%; the fund as a whole, 4.10%. The blended yield on investments, excluding non-interest-bearing cash and TexPool Prime is 2.72%.



Expenses

Expenses as a whole were well under control, coming in at 4% under budget in total. The more significant fluctuations between the year-to-date expenses compared to that of the prior year are discussed on page 6 of the reports.



Net Revenues over Expenses

As a result of the factors previously discussed, the Wastewater Fund ended the year with net revenues under expenses of \$225,019.

Working Capital

Working capital at year end amounted to \$3,882,300 which represents 118 days of operating expenses exclusive of depreciation—down 27 days from last year’s 145 days. This level is slightly under MPU’s 120-day policy.

Combined working capital results in 137 days of operating expenses.

Bond Coverage Ratio

Net revenues generated a bond coverage ratio of 1.70x Wastewater Fund-related debt service.

Compliance with Bond Ordinance

MPU is in compliance with the provisions of all revenue bond ordinances when combining both the Water and Wastewater fund financial results. Combined debt coverage ratio is 1.95x total debt service which exceeds the 1.25x required under the bond covenant. The balance in the debt service funds exceeds that required under the ordinance.

Cash and Investments Water & Wastewater Funds Combined

A summary of the portfolio for the Water and Wastewater Funds is presented on page 12 of this report. Overall, the portfolio is allocated with \$598,895 in demand deposit accounts, which earned 0.00% in September; \$27,978,466 in government securities, earning a blended rate of 2.70%; and \$46,063,202 in TexPool Prime, which earned 5.55% in September. The blended yield of non-interest-bearing cash, TexPool Prime and investment holdings is 4.44%. The overall blended yield of investments held on 9/30/23 is presented as 2.70%.

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

For the Fiscal Year Ended September 30, 2023

(Unaudited)

	<u>Water Fund</u>	<u>Wastewater Fund</u>	<u>Combined</u>
OPERATING REVENUES			
Residential Charges	\$ 14,851,817	\$ 12,297,819	\$ 27,149,637
Commercial Charges	6,830,250	4,096,911	10,927,161
Industrial Charges	447,878	255,692	703,570
City of Alton User Charges	-	689,165	689,165
Calpine/Duke Reuse Charges	-	893,213	893,213
Reuse-Water Charges	-	378,027	378,027
Regional Water Sales	295,068	-	295,068
Industrial Waste Surcharge	-	1,169,058	1,169,058
Reimbursements	184,337	160,466	344,803
Billing Charges	460,000	-	460,000
Connects/Reconnects	388,375	-	388,375
Tap Fees	392,500	-	392,500
Other Charges	829,895	1,085,673	1,915,568
Total Operating Revenues	24,680,119	21,026,025	45,706,144
NON-OPERATING REVENUES			
Sale of Property	763	(130,233)	(129,470)
Interest	839,986	368,184	1,208,171
Total Non-Operating Revenues	840,749	237,951	1,078,701
TOTAL REVENUES	25,520,868	21,263,976	46,784,845
EXPENSES			
Plants	5,945,530	5,293,778	11,239,309
Cost of Raw Water	2,158,394	-	2,158,394
Labs	558,952	753,931	1,312,883
Distribution & Collections	2,292,370	2,723,807	5,016,177
Meter Readers	1,198,190	-	1,198,190
Utility Billing	940,912	-	940,912
Customer Relations	1,105,207	-	1,105,207
Treasury Management	551,733	-	551,733
General & Administration	1,845,281	1,487,058	3,332,338
Employee Benefits	36,786	-	36,786
Insurance	72,408	78,838	151,246
Pension Expense-TMRS (GASB 68)	1,025,516	688,140	1,713,655
TMRS Benefits-Contra (GASB 68)	(561,578)	(366,143)	(927,720)
Debt Service	1,053,393	1,170,131	2,223,525
Billing Charges	-	230,000	230,000
Depreciation*	4,698,053	9,429,454	14,127,507
TOTAL EXPENSES	22,921,147	21,488,995	44,410,142
INCOME (LOSS) PRIOR TO CONTRIBUTIONS & TRANSFERS			
	\$ 2,599,721	\$ (225,019)	\$ 2,374,702
Contributions - Acquired Assets	2,176,638	2,994,336	5,170,975
Change in net assets	\$ 4,776,359	\$ 2,769,318	\$ 7,545,677
<i>Transfer to Capital Improvement Fund</i>	<i>\$ 1,018,790</i>	<i>\$ 1,301,007</i>	<i>\$ 2,319,797</i>
<i>Transfer to Depreciation Fund</i>	<i>1,587,811</i>	<i>3,755,939</i>	<i>5,343,750</i>
<i>Transfer to TWDB Construction-Loan Reimbursement</i>	<i>1,574,691</i>	<i>-</i>	<i>1,574,691</i>
<i>Reserve For Water Rights</i>	<i>16,203,335</i>	<i>-</i>	<i>16,203,335</i>
<i>Rebatable Arbitrage</i>	<i>-</i>	<i>55,428</i>	<i>55,428</i>
<i>Transfer in from General Fund</i>	<i>-</i>	<i>(137,850)</i>	<i>(137,850)</i>
<i>Bond Refunding Costs</i>	<i>52,829</i>	<i>(488,252)</i>	<i>(435,424)</i>
<i>Health Insurance Fund</i>	<i>131,581</i>	<i>101,216</i>	<i>232,797</i>

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

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

For the Fiscal Year Ended September 30, 2023
(Unaudited)

	Budget	Year-To-Date				100.00%
		Current	Prior	Variance	Inc/Dec	Completed Actual % to Budget
REVENUES						
1 Residential Charges	\$ 16,494,615	\$ 14,851,817	\$ 12,463,993	\$ 2,387,824	19.16%	90.04%
2 Commercial Charges	7,449,642	6,830,250	6,092,590	737,660	12.11%	91.69%
3 Industrial Charges	614,225	447,878	412,142	35,735	8.67%	72.92%
4 Backflow Testing Charges	-	-	-	-	0.00%	0.00%
5 Regional Water Usage	340,000	295,068	176,067	119,000	67.59%	86.78%
Total users' charges	24,898,482	22,425,013	19,144,793	3,280,220	17.13%	90.07%
6 Tap Fees	450,000	392,500	476,575	(84,075)	-17.64%	87.22%
7 Connects & Reconnects	370,000	388,375	380,975	7,400	1.94%	104.97%
8 Other Operating Revenues	400,000	502,451	474,410	28,041	5.91%	125.61%
9 Other Revenues - Sale of Property	-	763	11,405	(10,641)	-93.31%	0.00%
11 Reimbursements - Sharyland #2	-	-	-	-	0.00%	0.00%
16 Reimbursements - Other	35,500	184,337	177,676	6,661	3.75%	519.26%
17 Miscellaneous	235,000	327,444	519,021	(191,577)	-36.91%	139.34%
18 Interest Earned	29,345	839,986	(104,689)	944,675	902%	2862.45%
19 Revenues before billing charges	26,418,327	25,060,868	21,080,166	3,980,702	18.88%	94.86%
20 Billing Charges	460,000	460,000	460,000	-	0.00%	100.00%
21 TOTAL REVENUES	26,878,327	25,520,868	21,540,166	3,980,702	18.48%	94.95%
EXPENSES						
22 Water Plants	6,564,329	5,945,530	5,334,061	D 611,469	11.46%	90.57%
23 Cost of Raw Water	2,478,577	2,158,394	2,505,301	E (346,907)	-13.85%	87.08%
24 Water Lab	609,307	558,952	503,171	F 55,780	11.09%	91.74%
25 Trans & Distribution	2,954,721	2,292,370	2,444,893	G (152,523)	-6.24%	77.58%
26 Meter Readers	1,411,229	1,198,190	1,155,709	H 42,481	3.68%	84.90%
27 Utility Billing	1,010,593	940,912	863,880	I 77,032	8.92%	93.10%
28 Customer Relations	1,238,241	1,105,207	1,071,078	J 34,129	3.19%	89.26%
29 Treasury Management	547,008	551,733	530,976	K 20,757	3.91%	100.86%
30 General & Admin	2,379,015	1,845,281	2,208,334	L (363,054)	-16.44%	77.56%
31 Non-recurring Expense	-	-	-	-	0.00%	0.00%
32 Employee Benefits	57,158	36,786	35,000	1,786	5.10%	64.36%
33 Insurance	72,408	72,408	41,741	30,667	73.47%	100.00%
34 Pension Expense-TMRS (GASB 68)	-	1,025,516	(160,721)	1,186,237	0.00%	0.00%
35 TMRS Benefits-Contra (GASB 68)	-	(561,578)	(460,651)	(100,927)	0.00%	0.00%
36 Sub-Total Expenses	19,322,586	17,169,701	16,072,773	1,096,928	6.82%	88.86%
37 Debt Service	1,065,496	1,053,393	1,102,870	(49,477)	-4.49%	98.86%
38 Depreciation *	5,051,543	4,698,053	4,707,431	(9,378)	-0.20%	93.00%
39 TOTAL EXPENSES	25,439,625	22,921,147	21,883,074	1,038,074	4.74%	90.10%
40 Revenues Over (Under) Expenses	1,438,702	2,599,721	(342,908)			
41 Contributions - Acquired assets	-	2,176,638	1,027,305			
42 Change in Net Assets		<u>4,776,359</u>	<u>684,397</u>			
NON-OPERATING EXPENSES						
43 Capital Outlay	-	-	-	-		
44 Transfer to Capital Improvements	1,018,790	1,018,790	941,469	77,321		
45 Transfer to Misc. Gov't Grants	-	-	-	-		
46 Transfer to Depreciation	1,768,040	1,587,811	1,609,101	(21,290)		
47 Transfer to TWDB Construction-Loan Reimbursement	-	1,574,691	1,062,535	512,156		
48 Transfer to TWDB Construction-AMI Project	-	16,203,335	-	16,203,335		
49 Rebatable Arbitrage	-	-	-	-		
50 Capitalized Interest	-	-	-	-		
51 Bond Refunding Costs	-	52,829	143,319	(90,490)		
52 Health Insurance Fund	131,581	131,581	80,729	50,852		

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

McALLEN PUBLIC UTILITY
WATER FUND REFERENCE NOTES
For the Fiscal Year Ended September 30, 2023
(Unaudited)

Ref	Description	Month Ending				Fiscal Year-to-Date			% Inc (Dec)	
		CONSUMPTION	30-Sep-23	30-Sep-22	Inc(Dec)	% Inc(Dec)	30-Sep-23	30-Sep-22		Inc(Dec)
A	Residential *		493,438,200	388,039,900	105,398,300	27.16%	4,381,941,500	4,487,603,200	(105,661,700)	-2.35%
B	Commercial		343,702,000	268,849,700	74,852,300	27.84%	3,180,020,500	3,173,137,700	6,882,800	0.22%
C	Industrial		25,346,500	25,340,400	6,100	0.02%	240,515,300	248,741,900	(8,226,600)	-3.31%
	Total		862,486,700	682,230,000	180,256,700	26.42%	7,802,477,300	7,909,482,800	(107,005,500)	-1.35%

NUMBER OF WATER ACCOUNTS

A	Residential	**	42,784	42,299	485	1.15%
B	Commercial		8,037	7,906	131	1.66%
C	Industrial		154	152	2	1.32%
	Total		50,975	50,357	618	1.23%

* Gallons year-to-date for Sharyland accounts = 59,822,600
** Number of Sharyland accounts = 269

Growth in number of new accounts for the current fiscal year:			Growth in number of new accounts prior year:		
Number of accounts at	9/30/2023	50,975	9/30/2022	50,357	
Number of accounts at	9/30/2022	50,357	9/30/2021	49,331	
Increase/(Decrease) in accounts		618		1,026	

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

	Wages/Benefits	Supplies & Chemicals	Other Services & Charges	Maintenance	Non-capitalized Capital Outlay	Net Change
D Water Plants	\$ 69,264	\$ 473,127	\$ 58,311	\$ (6,721)	\$ 17,489	\$ 611,469
E Cost of Raw Water	-	-	(346,907)	-	-	(346,907)
F Water Lab	3,197	22,181	20,902	2,721	6,780	55,780
G Trans & Distribution	111,615	(2,669)	9,357	(244,193)	(26,633)	(152,523)
H Meter Readers	4,812	3,323	(798)	28,649	6,496	42,481
I Utility Billing	33,123	(3,854)	50,659	122	(3,017)	77,032
J Customer Relations	14,567	(2,733)	19,364	2,825	105	34,129
K Treasury Management	27,313	(249)	(15,507)	6,435	2,766	20,757
L General & Admin	(73,352)	3,082	(298,912)	2,671	3,457	(363,054)
	\$ 190,538	\$ 492,207	\$ (503,531)	\$ (207,492)	\$ 7,444	\$ (20,834)

ANALYSIS OF ACTUAL TO BUDGETED CONSUMPTION & REVENUES

Budgeted Consumption for fy 2022-23 (gals.)		9,000,000,000		Monthly Planned Consumption	
* 45% of planned consumption		4,050,000,000		October	675,000,000
* 55% of planned consumption		4,950,000,000		November	675,000,000
				December	675,000,000
Planned consumption at 9/30/2023		9,000,000,000		January	675,000,000
Actual consumption at 9/30/2023		7,802,477,300		February	675,000,000
Excess/(deficiency) to planned		(1,197,522,700)	-13.31%	March	675,000,000
				April	825,000,000
Budgeted User Charge Revenues for fy 2022-23		\$ 24,898,482		May	825,000,000
* 45% of planned revenues		11,204,317		June	825,000,000
* 55% of planned revenues		13,694,165		July	825,000,000
				August	825,000,000
Planned revenues at 9/30/2023		24,898,482		September	825,000,000
Actual revenues at 9/30/2023		22,425,013		Total	9,000,000,000
Excess/(deficiency) to planned		\$ (2,473,469)	-9.93%		

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

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

For the Fiscal Year Ended September 30, 2023
(Unaudited)

	Water Depreciation				Water Capital Improvement			
	Budget	YTD Budget	YTD	% to YTD Budget *	Budget	YTD Budget	YTD	% to YTD Budget *
Sources								
Interest Revenue	\$ 24,000	\$ 24,000	\$ 278,837	1161.82%	\$ 22,902	\$ 22,902	\$ 218,416	953.70%
Miscellaneous	-	-	481,462	0.00%	-	-	260,725	0.00%
Transfers In	1,768,040	1,768,040	1,587,811	89.81%	1,018,790	1,018,790	1,018,790	100.00%
Total Sources	\$ 1,792,040	\$ 1,792,040	\$ 2,348,109	131.03%	1,041,692	1,041,692	1,497,931	143.80%
Uses								
Replacement (Infrastructure)	5,543,880	5,543,880	3,206,396	57.84%	2,508,790	2,508,790	284,326	11.33%
Capital Outlay	372,760	372,760	192,537	51.65%	60,500	60,500	34,553	57.11%
Transfers Out	-	-	-	0.00%	-	-	-	0.00%
Total Uses	\$ 5,916,640	\$ 5,916,640	\$ 3,398,933	57.45%	\$ 2,569,290	\$ 2,569,290	\$ 318,879	12.41%
Sources Over/ (Under) Uses	\$ (4,124,600)	\$ (4,124,600)	\$ (1,050,823)		\$ (1,527,598)	\$ (1,527,598)	\$ 1,179,052	

Percentage of year completed **100%**

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

For the Fiscal Year Ended September 30, 2023
(Unaudited)

	Budget	Year-To-Date				100.00%
		Current	Prior Year	Variance	Inc/Dec	Year-To-Date Actual % To Budget
REVENUES						
1 Residential Charges	\$ 13,656,628	\$ 12,297,819	\$ 11,995,055	A \$ 302,764	2.52%	90.05%
2 Commercial Charges	5,559,722	4,096,911	4,101,769	A (4,858)	-0.12%	73.69%
3 Industrial Charges	403,733	255,692	262,058	A (6,366)	-2.43%	63.33%
4 City of Alton User Charges	750,000	689,165	585,775	A 103,390	17.65%	91.89%
5 Calpine/Duke Reuse Charges	900,000	893,213	898,650	A (5,437)	-0.61%	99.25%
6 Reuse-Water Charges	240,000	378,027	279,416	A 98,610	35.29%	157.51%
Total users' charges	21,510,083	18,610,827	18,122,724	488,103	2.69%	86.52%
7 Ind. Waste Surcharge	1,240,000	1,169,058	1,104,573	64,485	5.84%	94.28%
8 Other Operating Revenues	20,000	54,950	57,725	(2,775)	-4.81%	0.00%
9 Other Revenues - Sale of Property	-	(130,233)	(153,852)	23,619	0.00%	0.00%
10 Reimbursements	91,000	160,466	163,639	(3,172)	-1.94%	176.34%
11 Miscellaneous	738,500	1,030,723	806,177	224,546	27.85%	139.57%
12 Interest Earned	18,308	368,184	(27,870)	396,053	1421.10%	2011.06%
13 Total Revenues	23,617,891	21,263,976	20,073,117	1,190,859	5.93%	90.03%
EXPENSES						
14 Wastewater Plant	5,844,348	5,293,778	4,950,441	B 343,338	6.94%	90.58%
15 Wastewater Lab	742,940	753,931	725,922	C 28,009	3.86%	101.48%
16 Wastewater Collections	2,735,607	2,723,807	2,457,066	D 266,740	10.86%	99.57%
17 General & Admin.	1,710,358	1,487,058	1,470,760	E 16,297	1.11%	86.94%
18 Employee Benefits	16,073	-	-	-	0.00%	0.00%
19 Insurance	78,838	78,838	45,448	33,390	73.47%	100.00%
20 Pension Expense-TMRS (GASB 68)	-	688,140	(104,836)	792,976	0.00%	0.00%
21 TMRS Benefits-Contra (GASB 68)	-	(366,143)	(240,415)	(125,727)	0.00%	0.00%
22 Sub-Total Expenses	11,128,164	10,659,409	9,304,386	1,355,023	14.56%	95.79%
22 Debt Service	1,183,243	1,170,131	1,256,141	(86,010)	-6.85%	98.89%
23 Depreciation *	9,653,660	9,429,454	9,124,964	304,490	3.34%	97.68%
24 Expenses Before Billing Charges	21,965,067	21,258,995	19,685,492	1,573,503	7.99%	96.79%
25 Billing Charges	230,000	230,000	230,000	-	0.00%	100.00%
26 TOTAL EXPENSES	22,195,067	21,488,995	19,915,492	1,573,503	7.90%	96.82%
27 Revenues Over (Under) Expenses	\$ 1,422,824	\$ (225,019)	\$ 157,625			
28 Contributions - Acquired assets	-	2,994,336	1,276,124			
29 Change in Net Assets		2,769,318	1,433,749			
NON-OPERATING EXPENSES (REVENUES)						
30 Capital Outlay	-	-	-	-		
31 Transfer to Capital Improvement	1,301,007	1,301,007	858,657	442,350		
32 Transfer to Depreciation	3,861,464	3,755,939	3,651,161	104,778		
33 Transfer to TWDB Construction-Loan Reimbursement	-	-	240,869	(240,869)		
34 Rebateable Arbitrage	-	55,428	7,227	48,201		
35 Transfer in from General Fund	(137,850)	(137,850)	-	(137,850)		
36 Bond Refunding Costs	-	(488,252)	(507,561)	19,309		
37 Health Insurance	101,216	101,216	49,916	51,300		

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

**McALLEN PUBLIC UTILITY
WASTEWATER FUND REFERENCE NOTES**

For the Fiscal Year Ended September 30, 2023
(Unaudited)

ANALYSIS OF YEAR-TO-DATE EXPENDITURES

Ref Description	Month Ending				Fiscal Year-to-Date			
	30-Sep-23	30-Sep-22	Inc(Dec)	% Inc(Dec)	30-Sep-23	30-Sep-22	Inc(Dec)	(Dec)
CONSUMPTION								
A Residential	401,342,400	319,751,500	81,590,900	25.52%	3,632,810,700	3,728,806,700	(95,996,000)	-2.57%
A Commercial	215,728,700	196,620,900	19,107,800	9.72%	2,358,575,000	2,290,163,400	68,411,600	2.99%
A Industrial	23,099,700	23,284,200	(184,500)	-0.79%	225,866,300	229,338,900	(3,472,600)	-1.51%
Total	640,170,800	539,656,600	100,514,200	18.63%	6,217,252,000	6,248,309,000	(31,057,000)	-0.50%

Ref Description	Month Ending				Fiscal Year-to-Date			
	30-Sep-23	30-Sep-22	Inc(Dec)	% Inc(Dec)	30-Sep-23	30-Sep-22	Inc(Dec)	(Dec)
REUSE CONSUMPTION *								
Residential	18,981,600	11,479,700	7,501,900	65.35%	134,137,800	111,184,500	22,953,300	20.64%
Commercial	12,680,400	6,556,500	6,123,900	93.40%	92,412,900	85,179,200	7,233,700	8.49%
Industrial	0	0	0	0.00%	0	0	0	0.00%
Total	31,662,000	18,036,200	13,625,800	75.55%	226,550,700	196,363,700	30,187,000	15.37%

* Excludes effluent to power plants

NUMBER OF WASTEWATER ACCOUNTS

A Residential	39,315	38,749	566	1.46%
A Commercial	5,818	5,737	81	1.41%
A Industrial	126	128	(2)	-1.56%
Total	45,259	44,614	645	1.45%

Number of new accounts for the current fiscal year:			Growth in number of new accounts prior year:	
Number of accounts at 9/30/2023	45,259		9/30/2022	44,614
Number of accounts at 9/30/2022	44,614		9/30/2021	43,914
Increase/(Decrease) in accounts	645			700

NUMBER OF REUSE ACCOUNTS

A Residential	724	583	141	24.19%
A Commercial	26	20	6	30.00%
A Industrial	0	0	0	0.00%
Total	750	603	147	24.38%

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

	Wages/Benefits	Supplies	Other Services & Charges	Maintenance	Non-capitalized Capital Outlay	Total
B Wastewater Plant	\$ 159,162	\$ 31,246	\$ 94,037	\$ (21,520)	\$ 80,412	\$ 343,338
C Wastewater Lab	4,636	9,603	5,232	3,594	4,944	28,009
D Wastewater Collections	66,818	61,430	27,073	7,727	103,692	266,740
E General & Admin.	(5,633)	3,210	21,483	2,051	(4,814)	16,297
Total	\$ 224,984	\$ 105,490	\$ 147,825	\$ (8,148)	\$ 184,233	\$ 654,385

ANALYSIS OF ACTUAL TO BUDGETED CONSUMPTION & REVENUES

Budgeted Consumption for fy 2022-23 (gals.)	7,142,138,000	Monthly Planned Consumption	
* 45% of planned consumption	3,213,962,100	October	535,660,350
* 55% of planned consumption	3,928,175,900	November	535,660,350
		December	535,660,350
Planned consumption at 9/30/23	7,142,138,000	January	535,660,350
Actual consumption at 9/30/23	6,217,252,000	February	535,660,350
Excess/(deficiency) to planned	(924,886,000)	March	535,660,350
		April	654,695,983
Budgeted User Charge Revenues for fy 2022-23	\$ 20,370,083	May	654,695,983
* 45% of planned revenues	9,166,537	June	654,695,983
* 55% of planned revenues	11,203,546	July	654,695,983
		August	654,695,983
Planned revenues at 9/30/23	20,370,083	September	654,695,983
Actual revenues at 9/30/23	17,339,588	Total	7,142,138,000
Excess/(deficiency) to planned	\$ (3,030,495)		

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

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

For the Fiscal Year Ended September 30, 2023
(Unaudited)

	Wastewater Depreciation				Wastewater Capital Improvement			
	Budget	YTD Budget	YTD	To Y-T-D Budget *	Budget	YTD Budget	YTD	To Y-T-D Budget *
Sources								
Interest Revenue	\$ 83,555	\$ 83,555	\$ 754,165	902.60%	\$ 26,246	\$ 26,246	\$ 271,354	1033.89%
Miscellaneous	-	-	-	0.00%	1,327,305	1,327,305	25,861	1.95%
Transfers In	3,861,464	3,861,464	3,755,939	97.27%	1,301,007	1,301,007	1,301,007	100.00%
Total Sources	\$ 3,945,019	\$ 3,945,019	\$ 4,510,104	114.32%	\$ 2,654,558	\$ 2,654,558	\$ 1,598,222	60.21%

Uses								
Replacement (Infrastructure)	5,896,000	5,896,000	2,311,486	39.20%	5,766,380	5,766,380	270,096	4.68%
Capital Outlay	651,215	651,215	542,395	83.29%	619,230	619,230	233,512	37.71%
Transfers Out	-	-	-	0.00%	-	-	84,457	0.00%
Total Uses	\$ 6,547,215	\$ 6,547,215	\$ 2,853,881	43.59%	\$ 6,385,610	\$ 6,385,610	\$ 588,065	9.21%

Sources Over/ (Under) Uses	<u><u>(\$2,602,196)</u></u>	<u><u>(\$2,602,196)</u></u>	<u><u>\$1,656,224</u></u>	<u><u>(\$3,731,052)</u></u>	<u><u>(\$3,731,052)</u></u>	<u><u>\$1,010,158</u></u>
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Percentage of year completed 100%

**WATER & WASTEWATER FUND
COMBINED BALANCE SHEET**

as of September 30, 2023

(Unaudited)

	<u>WATER FUND</u> *	<u>WASTEWATER FUND</u> *	<u>COMBINED</u>
ASSETS			
<u>Current Assets</u>			
Cash & Investments			
Demand.....	\$ 219,056	\$ 254,192	\$ 473,248
Investments.....	5,279,825	2,470,717	7,750,542
Market Value Adjustment.....	(91,302)	(6,600)	(97,902)
Receivables, net:			
Accounts.....	2,754,448	2,330,159	5,084,607
Accrued Interest.....	9,983	5,805	15,788
Due From Other Funds.....	2,460	2,370	4,830
Lease Revenue.....	174,693	-	174,693
Lease Interest Revenue.....	849	-	849
Water/Sewer Line Assessments.....	-	850	850
Inventories, at cost.....	691,853	-	691,853
Prepaid expenses.....	4,007	1,744	5,751
	<hr/>	<hr/>	<hr/>
Total Current Assets	\$ 9,045,872	\$ 5,059,237	\$ 14,105,109
Notes Receivable.....	81,269	81,349	162,618
LT Receivable - Lease Revenue.....	217,675	-	217,675
<u>Restricted Assets</u>			
Accrued Interest.....	28,262	42,979	71,241
Due From Other Funds.....	-	14,680	14,680
Notes Receivable - Airport	-	-	-
Sub-Total	28,262	57,659	85,921
Demand.....	62,005	65,943	127,948
Investments.....	32,433,160 **	29,364,235	61,797,395
Market Value Adjustment.....	(83,554)	(397,939)	(481,493)
Total Restricted Cash & Investments	32,411,611	29,032,239	61,443,850
Total Restricted Assets	32,439,873	29,089,898	61,529,771
Property, Plant, & Equipment.....	180,482,105	280,947,838	461,429,943
(Less: Accumulated Depreciation).....	(100,031,301)	(127,415,322)	(227,446,623)
	<hr/>	<hr/>	<hr/>
Net Property, Plant, & Equipment	80,450,804	153,532,516	233,983,320
Other Assets, net.....	25,869,793	5,128,835	30,998,628
	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	\$ 148,105,286	\$ 192,891,835	340,997,121

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

** Includes a portion of the restricted customer deposits totalling \$3,142,123

**WATER & WASTEWATER FUND
COMBINED BALANCE SHEET**

as of September 30, 2023

	<u>WATER FUND</u>	*	<u>WASTEWATER FUND</u>	*	<u>COMBINED</u>
LIABILITIES & FUND EQUITY					
<u>Current Liabilities</u>					
Accounts Payable.....	\$ 520,799		\$ 256,143		\$ 776,942
Accrued Expense.....	1,036,799		820,734		1,857,533
Other.....	-		100,060		100,060
Total Current Liabilities	1,557,598		1,176,937		2,734,535
<u>Liabilities Payable from Restricted Assets</u>					
Accounts Payable.....	1,719,592		243,684		1,963,276
Accrued Expense.....	361,386		36,901		398,287
Due to Other Funds.....	2,308		2,360		4,668
Interest Payable.....	170,919		189,827		360,746
Customer Deposits.....	3,142,123		-		3,142,123
Current Portion of Revenue Bonds.....	2,883,106		4,908,602		7,791,708
Total Liabilities Payable from Restricted Assets	8,279,434		5,381,374		13,660,808
<u>Other Non-Current Liabilities</u>					
Revenue Bonds.....	42,304,768		79,624,477		121,929,245
Arbitrage Payable.....	-		64,396		64,396
Deferred Revenues.....	193,244		14,626		207,870
Deferred inflows of resources.....	747,903		2,523,316		3,271,219
Noncurrent liabilities / net pension liability.....	2,956,862		1,984,108		4,940,970
TOTAL LIABILITIES	56,039,809		90,769,234		146,809,043
FUND EQUITY					
<u>Retained Earnings</u>					
Reserve for Encumbrances.....	-		-		-
Reserve for Current Debt Service.....	1,326,011		2,890,697		4,216,708
Reserve for Capital Improvement.....	20,662,706		6,754,799		27,417,505
Reserve for Depreciation.....	5,054,828		18,971,630		24,026,458
Reserve for Water Rights Purchase.....	-		-		-
Unreserved.....	65,021,932		73,505,475		138,527,407
Total Retained Earnings	92,065,477		102,122,601		194,188,078
TOTAL LIABILITIES AND FUND EQUITY	\$ 148,105,286		\$ 192,891,835		\$ 340,997,121

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

**WATER FUND
COMBINED BALANCE SHEET**

as of September 30, 2023
(Unaudited)

ASSETS	Water Fund	RESTRICTED ASSETS				Combined
		Water Depr. Fund	Water Capital Impr. Fund	Water Revenue Bonds	Debt Service	
ASSETS						
<u>Current Assets</u>						
Cash & Investments						
Demand.....	\$ 219,056	\$ 29,472	\$ 71,901	\$ (39,368)	\$ -	\$ 281,061
Investments & Securities.....	5,279,825	6,178,338	5,670,218	15,943,243	1,499,238	34,570,862
Market Value Adjustment.....	(91,302)	(33,574)	(49,980)	-	-	(174,856)
Receivables						
Accounts.....	2,754,448	-	-	-	-	2,754,448
Accrued Interest.....	9,983	14,595	13,667	-	-	38,245
Due From Other Funds.....	2,460	-	-	-	-	2,460
Lease Revenue.....	174,693	-	-	-	-	174,693
Lease Interest Revenue.....	849	-	-	-	-	849
Inventories, at cost.....	691,853	-	-	-	-	691,853
Prepaid expenses.....	4,007	-	-	-	-	4,007
Total Current Assets	9,045,872	6,188,831	5,705,806	15,903,875	1,499,238	38,343,622
Notes Receivable.....	81,269	-	-	-	-	81,269
LT Receivable - Lease Revenue.....	217,675	-	-	-	-	217,675
Investments restricted for customer deposits.....	3,142,123	-	-	-	-	3,142,123
Property, Plant, & Equipment.....	180,482,105	-	-	-	-	180,482,105
(Less: Accum. Depreciation/Amortization).....	(100,031,301)	-	-	-	-	(100,031,301)
Net Property, Plant, & Equipment	80,450,804	-	-	-	-	80,450,804
Other Assets, net.....	25,869,793	-	-	-	-	25,869,793
TOTAL ASSETS	118,807,536	6,188,831	5,705,806	15,903,875	1,499,238	148,105,286
LIABILITIES & FUND EQUITY						
<u>Current Liabilities</u>						
Accounts Payable.....	520,799	-	-	-	-	520,799
Accrued Expense.....	1,036,799	-	-	-	-	1,036,799
Other.....	-	-	-	-	-	-
Total Current Liabilities	1,557,598	-	-	-	-	1,557,598
<u>Liabilities Payable from Restricted Assets</u>						
Current Portion of Revenue Bonds.....	2,883,106	-	-	-	-	2,883,106
Accounts Payable.....	-	1,094,869	30,759	593,964	-	1,719,592
Accrued Expense.....	-	39,134	-	322,252	-	361,386
Interest Payable.....	-	-	-	-	170,919	170,919
Due To Other Funds.....	-	-	-	-	2,308	2,308
Customer Deposits.....	3,142,123	-	-	-	-	3,142,123
Total Liabilities Payable from Restricted Assets	6,025,229	1,134,003	30,759	916,216	173,227	8,279,434
<u>Other Non-Current Liabilities</u>						
Revenue Bonds	42,304,768	-	-	-	-	42,304,768
Deferred Revenues.....	193,244	-	-	-	-	193,244
Deferred inflows of resources.....	747,903	-	-	-	-	747,903
Noncurrent liabilities / net pension liability.....	2,956,862	-	-	-	-	2,956,862
TOTAL LIABILITIES	53,785,604	1,134,003	30,759	916,216	173,227	56,039,809
FUND EQUITY						
<u>Retained Earnings</u>						
Reserve for Encumbrances.....	-	-	-	-	-	-
Reserve for Current Debt Service.....	-	-	-	-	1,326,011	1,326,011
Reserve for Capital Improvement.....	-	-	5,675,047	14,987,659	-	20,662,706
Reserve for Depreciation.....	-	5,054,828	-	-	-	5,054,828
Unreserved.....	65,021,932	-	-	-	-	65,021,932
Total Retained Earnings	65,021,932	5,054,828	5,675,047	14,987,659	1,326,011	92,065,477
TOTAL LIABILITIES & FUND EQUITY	\$ 118,807,536	\$ 6,188,831	\$ 5,705,806	\$ 15,903,875	\$ 1,499,238	\$ 148,105,286

**WASTEWATER FUND
COMBINED BALANCE SHEET**

as of September 30, 2023

ASSETS	RESTRICTED ASSETS					Combined
	Wastewater Fund	Depreciation Fund	Wastewater Capital Impr. Fund	Wastewater Revenue Bonds	Debt Service	
<u>Current Assets</u>						
Cash & Investments						
Demand.....	\$ 254,192	\$ 783	\$ 15,473	\$ 49,687	\$ -	\$ 320,135
Investments & Securities.....	2,470,717	19,427,143	6,831,934	22,274	3,082,884	31,834,952
Market Value Adjustment.....	(6,600)	(326,107)	(71,832)	-	-	(404,539)
Receivables						
Accounts.....	2,330,159	-	-	-	-	2,330,159
Accrued Interest.....	5,805	30,556	12,423	-	-	48,784
Due From Other Funds.....	2,370	-	14,680	-	-	17,050
Wastewater Line Assessments.....	850	-	-	-	-	850
Prepaid expenses.....	1,744	-	-	-	-	1,744
Total Current Assets	<u>5,059,237</u>	<u>19,132,375</u>	<u>6,802,678</u>	<u>71,961</u>	<u>3,082,884</u>	<u>34,149,135</u>
Notes Receivables - Hunt.....	81,349	-	-	-	-	81,349
Property, Plant, & Equipment.....	280,947,838	-	-	-	-	280,947,838
(Less: Accumulated Depreciation).....	(127,415,322)	-	-	-	-	(127,415,322)
Net Property, Plant, & Equipment	<u>153,532,516</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>153,532,516</u>
Other Assets.....	<u>5,128,835</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,128,835</u>
TOTAL ASSETS	<u>163,801,937</u>	<u>19,132,375</u>	<u>6,802,678</u>	<u>71,961</u>	<u>3,082,884</u>	<u>192,891,835</u>
LIABILITIES & FUND EQUITY						
<u>Current Liabilities</u>						
Accounts Payable.....	256,143	-	-	-	-	256,143
Accrued Expenses.....	820,734	-	-	-	-	820,734
Due to Other Funds.....	-	-	-	-	-	-
Other.....	100,060	-	-	-	-	100,060
Total Current Liabilities	<u>1,176,937</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,176,937</u>
<u>Liabilities Payable from Restricted Assets</u>						
Accounts Payable.....	-	123,844	119,840	-	-	243,684
Accrued Expenses.....	-	36,901	-	-	-	36,901
Due to Other Funds.....	-	-	-	-	2,360	2,360
Interest Payable.....	-	-	-	-	189,827	189,827
Current Portions of all Revenue Bonds.....	4,908,602	-	-	-	-	4,908,602
Total Liabilities Payable from Restricted Assets	<u>4,908,602</u>	<u>160,745</u>	<u>119,840</u>	<u>-</u>	<u>192,187</u>	<u>5,381,374</u>
<u>Other Non-Current Liabilities</u>						
Deferred Revenue.....	14,626	-	-	-	-	14,626
Revenue Bonds.....	79,624,477	-	-	-	-	79,624,477
Deferred inflows of resources.....	2,523,316	-	-	-	-	2,523,316
Noncurrent liabilities/Net Pension Liability - TMRS.....	1,984,108	-	-	-	-	1,984,108
Arbitrage Payable.....	64,396	-	-	-	-	64,396
TOTAL LIABILITIES	<u>90,296,462</u>	<u>160,745</u>	<u>119,840</u>	<u>-</u>	<u>192,187</u>	<u>90,769,234</u>
FUND EQUITY						
<u>Retained Earnings</u>						
Reserve for Encumbrances.....	-	-	-	-	-	-
Reserve for Debt Service.....	-	-	-	-	2,890,697	2,890,697
Reserve for Depreciation.....	-	18,971,630	-	-	-	18,971,630
Reserve for Capital Improvement.....	-	-	6,682,838	71,961	-	6,754,799
Unreserved.....	73,505,475	-	-	-	-	73,505,475
Total Retained Earnings	<u>73,505,475</u>	<u>18,971,630</u>	<u>6,682,838</u>	<u>71,961</u>	<u>2,890,697</u>	<u>102,122,601</u>
	\$ 163,801,937	\$ 19,132,375	\$ 6,802,678	\$ 71,961	\$ 3,082,884	\$ 192,891,835

McALLEN PUBLIC UTILITY
RECONCILED BANK BALANCES
As of September 30, 2023

	POOL CASH	GROSS			TEX POOL-PRIME		BLENDED		BLENDED YIELD ON TERM	
		APR/ROI	INVESTMENTS	APR/ROI	APR/ROI	APR/ROI	TOTAL	APR/ROI	INVESTMENTS ONLY	TOTAL INVESTMENTS
<u>WATER FUND</u>										
M & O	216,756	0.00%	3,996,829	1.96%	4,425,119	5.55%	8,638,704	3.75%	1.96%	3,996,829
% of Total	2.51%		46.27%	100.00%	51.22%					
WATER BOND RESERVE	0	0.00%	0	0.00%	1,343,571	5.55%	1,343,571	5.55%	0.00%	0
% of Total	0.00%		0.00%		100.00%					
DEPRECIATION	29,472	0.00%	3,496,055	3.16%	2,682,283	5.55%	6,207,810	4.18%	3.16%	3,496,055
% of Total	0.47%		56.32%	100.00%	43.21%					
DEBT SERVICE	-	0.00%	0	0.00%	601,043	5.55%	601,043	5.55%	0.00%	0
% of Total	0.00%		0.00%		100.00%					
WATER DEBT SERVICE TWDB	-	0.00%	0	0.00%	898,195	5.55%	898,195	5.55%	0.00%	0
% of Total	0.00%		0.00%		100.00%					
CAPITAL IMPROVEMENT	71,901	0.00%	2,996,025	3.02%	2,674,193	5.55%	5,742,118	4.16%	3.02%	2,996,025
% of Total	1.25%		52.18%	100.00%	46.57%					
BOND CONSTRUCTION	-39,368	0.00%	0	0.00%	15,943,243	5.55%	15,903,875	5.56%	0.00%	0
% of Total	-0.25%		0.00%		100.25%					
TOTAL WATER	278,761	0.00%	10,488,909	2.66%	28,567,646	5.55%	39,335,316	4.74%	2.66%	10,488,909
% of Total	0.71%		26.67%	100.00%	72.63%		100.00%			
<u>SEWER FUND</u>										
M & O	254,192	0.00%	498,500	2.74%	1,972,217	5.55%	2,724,909	4.52%	2.74%	498,500
% of Total	9.33%		18.29%	100.00%	72.38%					
BOND RESERVE-TWDB 2009	-	0.00%	0	0.00%	3,150,162	5.55%	3,150,162	5.55%	0.00%	0
% of Total	0.00%		0.00%		100.00%					
DEPRECIATION	783	0.00%	13,493,582	2.82%	5,933,561	5.55%	19,427,926	3.65%	2.82%	13,493,582
% of Total	0.00%		69.45%	100.00%	30.54%					
DEBT SERVICE	-	0.00%	0	0.00%	608,494	5.55%	608,494	5.55%	0.00%	0
% of Total	0.00%		0.00%		100.00%					
SEWER DEBT TWDB- 2009-2010	0	0.00%	0	0.00%	2,474,390	5.55%	2,474,390	5.55%	0.00%	0
% of Total	0.00%		0.00%		100.00%					
SEWER BOND CONST TWDB - F492 * Series 2012	(9,568)	0.00%	0	0.00%	22,274	0.00%	12,706	0.00%	0.00%	0
	-75.30%		0.00%		175.30%					
TWDB CONSTR FUND SERIES 2015 *FUND 494	59,255	0.00%	0	0.00%	0	0.00%	59,255	0.00%	0.00%	0
	100.00%		0.00%		0.00%					
CAPITAL IMPROVEMENT	15,473	0.00%	3,497,475	2.33%	3,334,459	5.55%	6,847,406	3.89%	2.33%	3,497,475
% of Total	0.23%		51.08%	100.00%	48.70%					
TOTAL SEWER	320,135	0.00%	17,489,557	2.72%	17,495,556	5.55%	35,305,248	4.10%	2.72%	17,489,557
% of Total	0.91%		49.54%	100.00%	49.56%		100%			
TOTAL PUB	598,895	0.00%	27,978,466	2.70%	46,063,202	5.55%	74,640,563	4.44%	2.70%	27,978,466
% of Total	0.80%		37.48%	100.00%	61.71%		100.00%			

* Pending receipt of reimbursement funds from TWDB



	AGENDA ITEM	<u>7.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	02/02/2024
	MEETING DATE	2/13/2024

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

5. Reimbursement:

6. Routing:
Savannah Arredondo Created/Initiated - 2/2/2024

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: N/A - MAV

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



AGENDA ITEM 7.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/02/2024

MEETING DATE

2/13/2024

1. Agenda Item: Consideration of economic development matters (Section 551.087, 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 - 2/2/2024

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: N/A - MAV

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