



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

DATE: Tuesday, February 14, 2023

TIME: 4:00 P.M.

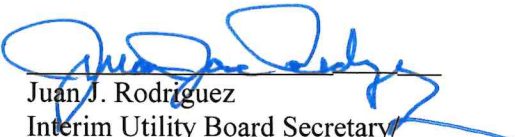
PLACE: McAllen City Hall
Commission Chambers – 3rd Floor
1300 Houston Avenue
McAllen, Texas 78501

SUBJECT MATTER:

See Subsequent Agenda.

CERTIFICATION

I, the Undersigned authority, do hereby certify that the attached agenda of meeting of the McAllen Public Utility Board of Trustees is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the **10th** day of **February, 2023** at **3:00 P.M.** and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.


Juan J. Rodriguez
Interim Utility Board Secretary/
Assistant General Manager



**BOARD OF TRUSTEES MEETING
TUESDAY, FEBRUARY 14, 2023 – 4:00 PM
MCALLEN CITY HALL - 3RD FLOOR
1300 HOUSTON AVE, MCALLEN TX 78501**

AGENDA

AT ANY TIME DURING THE COURSE OF THIS MEETING, THE MCALLEN PUBLIC UTILITY 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 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 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 Workshop and Regular Meeting held January 24, 2023.

2. CONSENT AGENDA:

- a) Approval of Bentsen Village Subdivision.
- b) Approval of Clearwater Express 10th Street Subdivision.
- c) Approval of North Ridge Estates Subdivision.
- d) Approval of Northwest Creek Subdivision.
- e) Approval of Turin Estates Phase 1 Subdivision.
- f) Approval of Felix Subdivision.

3. BIDS AND CONTRACTS:

- a) Consideration and Approval of Engineering Rotation List Project # 11-22-S10-450

4. FUTURE AGENDA ITEMS

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

- a) Consultation with City Attorney regarding pending litigation before the PUC (T.G.C. 551.071)
- b) Discussion and possible lease, sale or purchase of Real Property, Tract 1 (Section 551.072, T.G.C)
- c) Discussion and possible lease, sale or purchase of Real Property, Tract 2 (Section 551.072, 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 28, 2023



AGENDA ITEM

1.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/06/2023

MEETING DATE

2/14/2023

1. Agenda Item: Approval of the Minutes for the Workshop and Regular Meeting held January 24, 2023.

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 - 2/6/2023

7. Staff's Recommendation:

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MDC

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board (MPUB) met in a Workshop on **Tuesday, January 24, 2023** at 3:02 p.m. in the City Commission Chambers and City Hall with the following present:

	Charles Amos	Chairman
	Albert Cardenas	Trustee
	Ernest R. Williams	Vice-Chairman
Absent:	Ricardo Godinez	Trustee
	Javier Villalobos	Mayor/Ex-Officio
Visitor:	Vanessa Pruenda	Carollo Engineers
	Hani Michel, P.E.	Carollo Engineers
	Sergio Espinoza, P.E.	Carollo Engineers
	Ron Joost, P.E.	Carollo Engineers
	Matias Morales	Carollo Engineers
	Javier Santiago	Citizen
Staff:	Marco A. Vega, P.E.	General Manager
	Isaac Tawil	City Attorney
	Juan J. Rodriguez	Assistant General Manager
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Jessica Salinas	Water Education & Comm Coordinator
	Melba Carvajal	Director of Finance for Utilities
	David Garza	Director of Wastewater Systems
	Janet Landeros	Grants and Contracts Coordinator
	Carlos Gonzalez, P.E.	Utility Engineer
	Marco Ramirez, P.E.	Utility Engineer
	Rafael Balderas, EIT	Assistant to the Utility Engineer
	Erika Gomez, EIT	Assistant to the Utility Engineer
	Anthony Luna	IT Help Desk Specialist
	Angel Elizondo	IT Support Analyst II
	Juan Vallejo	Assistant Director of Water Systems

1) South Water Treatment Plan Gaseous Chlorination Alternatives Evaluation.

Mr. Sergio Espinoza, EIT with Carollo Engineers began the presentation by providing an overview of the material to be presented, including a project description as well as is the current status at the South Water Treatment Plant.

Ron Joost, P.E. continued the presentation on the alternative systems for consideration and showed the two best options for the plant, as well as the equipment and location within the existing buildings at the plant that would be best for the equipment.

Matias Morales then presented the construction costs and net present value comparison, as well as the alternative system safety considerations.

Mr. Marco Vega, P.E., General Manager, asked how many utilities in Texas use OSHG - low strength systems. Mr. Joost replied that in Texas there are about 12 sites that are currently using OSHG systems, but in the nation there are about 200–250 that are using those systems.

Charles Amos, Chairman, asked how many service providers are there for selling the materials needed. Mr. Joost replied, saying most recently, there is only one company currently selling the materials needed, but as demand increases, more companies are expected to begin selling the materials needed.

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

Did not go into Executive Session

- a) Consultation with City Attorney regarding pending litigation before the PUC (T.G.C. 551.071)

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 3:56 p.m.

Charles Amos, Chairman

Attest:

Juan J. Rodriguez
Interim Utility Board Secretary/
Assistant General Manager

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, January 24, 2023**, at 4:00 pm at in the City Commission Chambers at City Hall with the following present:

Absent:	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Albert Cardenas	Trustee
	Ricardo Godinez	Trustee
	Javier Villalobos	Ex-Officio Member/Mayor
Staff:	Marco A. Vega, P.E.	General Manager
	Isaac Tawil	City Attorney
	J.J. Rodriguez	Assistant General Manager
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Melba Carvajal	Director of Finance for Utilities
	Pablo Rodriguez	Assistant Director for Customer Relations
	Carlos Gonzalez, P.E.	Utility Engineer
	David Garza	Director of Wastewater Systems
	Erika Gomez, EIT	Assistant Utility Engineer
	Jessica Salinas	Water Education & Comm Coord
	Marco Ramirez, P.E.	Utility Engineer
	Gerardo Noriega	Purchasing Director
	Rafael Balderas, EIT	Assistant Utility Engineer
	Francisco Ramirez	Assistant Manager, Trans & Dist.
	Juan Vallejo	Assistant Director Water Systems
	Janet Landeros	Grants & Contracts Coordinator
	Terri Uvalle	Assistant Director-Utility Billing
	Britney Rodriguez	Assistant Water Lab Manager
	Jose Ortegon	Wastewater Lab Technician

CALL TO ORDER:

Chairman Amos called the meeting to order at 4:03 p.m.

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held January 10, 2022.

Trustee Cardenas moved to approve the minutes for the regular meeting held on January 10th, 2023. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA

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

- a) Consideration and Approval to Purchase IPERL Meters, OMNI Meters, and Accessories.
- b) Consideration and Approval of Tercer Milenium Taylor Subdivision.
- c) Consideration and Approval of Parke at Nolana Subdivision.

3. BIDS AND CONTRACTS:

- a) Consideration and Approval of Change Order No. 1 for the Hackberry & Kendlewood Waterline Improvements Project – Project No. 12-1-C11-385 (CDBG Funded)

Vice-Chairman Williams moved to approve of the Change order No. 1 for the Hackberry & Kendlewood Waterline Improvements Project. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

4. UTILITY LAYOUTS:

- a) Discussion and Approval of Hacienda Los Cantu Subdivision

Trustee Cardenas moved to approve Hacienda Los Cantu Subdivision. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

- b) Discussion and Approval of the MOU for the Hills at Shary Subdivision.

Mr. Rafael Balderas, EIT, stated the Pioneer Estates Subdivision is located on the south side of Mile 6 and on the east side of Shary Road. The hills at Sharyland subdivision is located just south of Pioneer Estates. Both subdivisions are being developed by the same developer and had received Board approval in February of last year. Both subdivisions are located within the McAllen city limits and are being proposed as R2 and R3A residential, respectively. The tracts consist of a total of approximately 35.34 acres and will be 124 lots for multifamily use. Currently the Hills at Sharyland Subdivision is under construction, with Pioneer Estates soon to follow. The MPU Board approval of the subdivisions was given with the condition that a Memorandum of Understanding (MOU) be established. The developer is eager to move forward with recording the subdivision plats and is requesting approval of the MOU.

Staff is recommending that the MPU Board approve the MOU, with the condition that staff coordinate with the City of McAllen Legal Department and have the document administratively approved by the MPU General Manager.

Trustee Cardenas moved to approve the MOU for the Hills at Shary Subdivision. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

5. MANAGER'S REPORTS:

- a) Review of Unaudited Results of Financial Operations as of September 30, 2022.

Trustee Cardenas moved to approve to approve unaudited results of financial operations as of September 30, 2022. Vice-Chairman seconded the motion. The motion carried unanimously by those present.

- b) Review of the Quarterly Investment Report for the Quarter Ending September 30, 2022.

Trustee Cardenas moved to approve the Quarterly Investment Report for the Quarter Ending September 30, 2022. Vice-Chairman seconded the motion. The motion carried unanimously by those present.

- c) Consideration and Possible action to write-off the 3rd quarter Bad Debt fiscal year 2021-2022.

Trustee Cardenas moved to approve to write-off the 3rd quarter bad debt fiscal year 2021-2022. Vice-Chairman seconded the motion. The motion carried unanimously by those present.

d) Review of Reimbursement Collections Update as of September 30, 2022.

Janel Landeros, Grants and Contracts Coordinator presented reimbursement updates for July to September of 2022, Year-to-Date Collections for FY 2021-2022, Comparison of 4th Quarter and Comparison of Annual Totals from FY 2018 to FY 2022.

6. **FUTURE AGENDA ITEMS.**

Mr. Marco Vega, P.E., General Manager, reminded the board of the upcoming Board Retreat happening on February 24, 2023 from approximately 11:30 a.m. to 3:30 p.m. at Quinta Mazatlan.

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 4:08 p.m. to go into Executive Session. Chairman Amos reconvened the meeting at 4:23 p.m.

- a) Consultation with City Attorney regarding pending litigation before the PUC (T.G.C. 551.071)

No action was taken

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:31 p.m.

Charles Amos, Chairman

Attest:

Juan J. Rodriguez
Interim Utility Board Secretary/
Assistant General Manager



AGENDA ITEM

2.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/08/2023

MEETING DATE

2/14/2023

1. Agenda Item: Approval of Bentsen Village Subdivision.
2. Party Making Request:
Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: Waterline Reimbursement to MPU for the Bentsen Road Waterline Project in the amount of \$988.06. Sewer Line Reimbursement to MPU for the Bentsen Road Sewer Line Project in the amount of \$6,867.14.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 2/8/2023
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

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 8, 2023

SUBJECT: **Bentsen Village Subdivision; Consideration & Approval of the Subdivision**

This property is located on the west side of Bentsen Road, approximately 1,150 feet south of Business 83. It is located within the McAllen City Limits and is being proposed as R3T residential. The tract consists of 2.983 acres and will be 27 lots for multifamily use.

The subdivision application was originally filed with the City on July 14, 2022 and receive preliminary P&Z approval on July 26, 2022. The information required from the developer's engineer for this agenda was received on February 7, 2023.


Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install an 8-inch waterline to service each lot, which would connect to an existing waterline along Bentsen Road. Fire hydrants will also be installed as per the subdivision requirements. Staff recommends that should alleys be required along the perimeter of the property, that a looped system be installed.
2. **Sewer Service:** The applicant is proposing to install an 8-inch sewer line to service each lot, which would connect to an existing 8-inch sewer line. Staff recommends that the sewer line go to-and-through the property to help service the unserved area in the future.
3. The property falls within MPU's Bentsen Road Water and Sewer 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.) Payment of a Waterline Reimbursement to MPU in the amount of \$988.06 for the Bentsen Road Waterline Water Project; and 4.) Payment of a Sewer Line Reimbursement to MPU in the amount of \$6,867.14 for the Bentsen Road Sewer Project.

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

MEMORANDUM

Date: February 03, 2023
To: Rafael Balderas, McAllen PUB
CC: Arnolda R Gonzalez
From: Mario A Reyna, P.E. 
Subject: BENTSEN VILLAGE SUBDIVISION

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

WATER - MPUB

There is an existing 12-inch waterline that runs along the west right-of-way of Bentsen Road. There will be one proposed connection along the east side of the property and will terminate at the west property boundary line with a proposed stub-out for future connections. The proposed 8-inch waterline will run within the utility easement and provide all necessary services and fire protection to the lots within said Bentsen Village Subdivision. This is a multi-family residential subdivision, that will consist of 27 residential lots and 2 lots dedicated for private drainage.

SEWER:

The sanitary sewer will be served by City of McAllen. There is an existing 12-inch sanitary sewer line along the west right of way of Bentsen Road. A proposed 12-inch sanitary sewer line will run east to west and connect to an existing sanitary sewer manhole located within the southeast boundary of the property limit.

Respectfully,



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

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

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

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

BENTSEN VILLAGE SUBDIVISION and proposes to construct Utility Improvements as
(Subdivision Name)

Shown on a plan designed by Melden & Hunt, Inc. dated _____, hereinafter called the
(Engineering Firm)

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

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

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

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

BY: _____

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

ATTEST:

Board Secretary

DEVELOPER/OWNER:

BY: _____


Arnoldo R Gonzalez, Owner
814 Cimarron Drive
Mission, Texas 78572

**SUBDIVISION REIMBURSEMENT WORKSHEET
BENTSEN VILLAGE SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS

SEWER:	MPU:BENTSEN RD SEWER	
COST:	\$2,092.81 x 2.983 AC	\$6,242.85
10% ADMIN FEE	<10 YEARS	624.29
SEWER LINE REIMBURSEMENT		\$6,867.14

WATER LINE REIMB. CALCULATIONS

WATER:	MPU:BENTSEN RD WATER	
COST:	\$301.12 x 2.983 AC	\$898.24
10% ADMIN FEE	<10 YEARS	89.82
WATER LINE REIMBURSEMENT		\$988.06

TOTAL REIMBURSEMENT DUE **\$7,855.20**

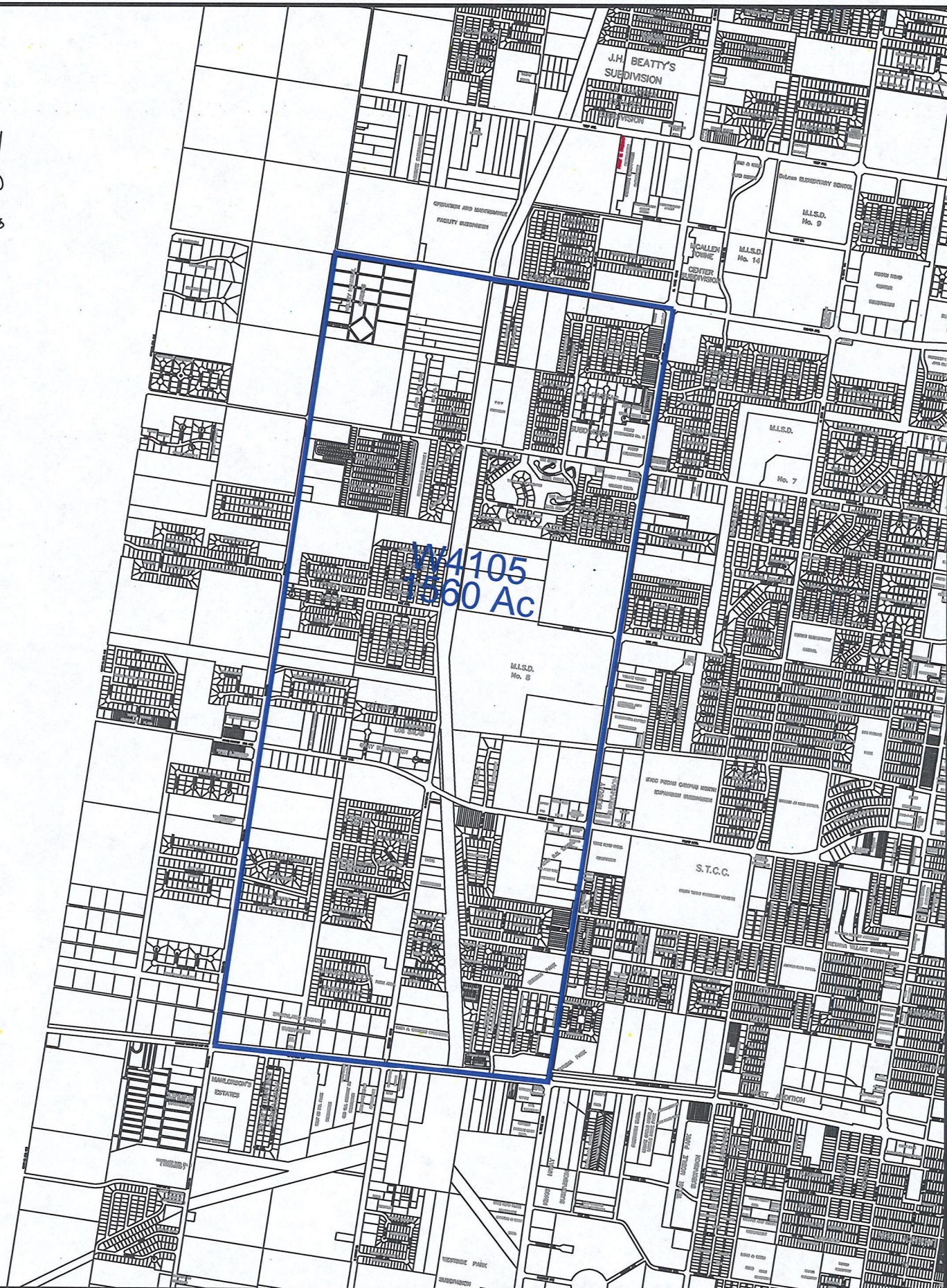
Prepared By: RB Date: 2/3/2023 Reviewed By: _____

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: ARNOLDO GONZALEZ



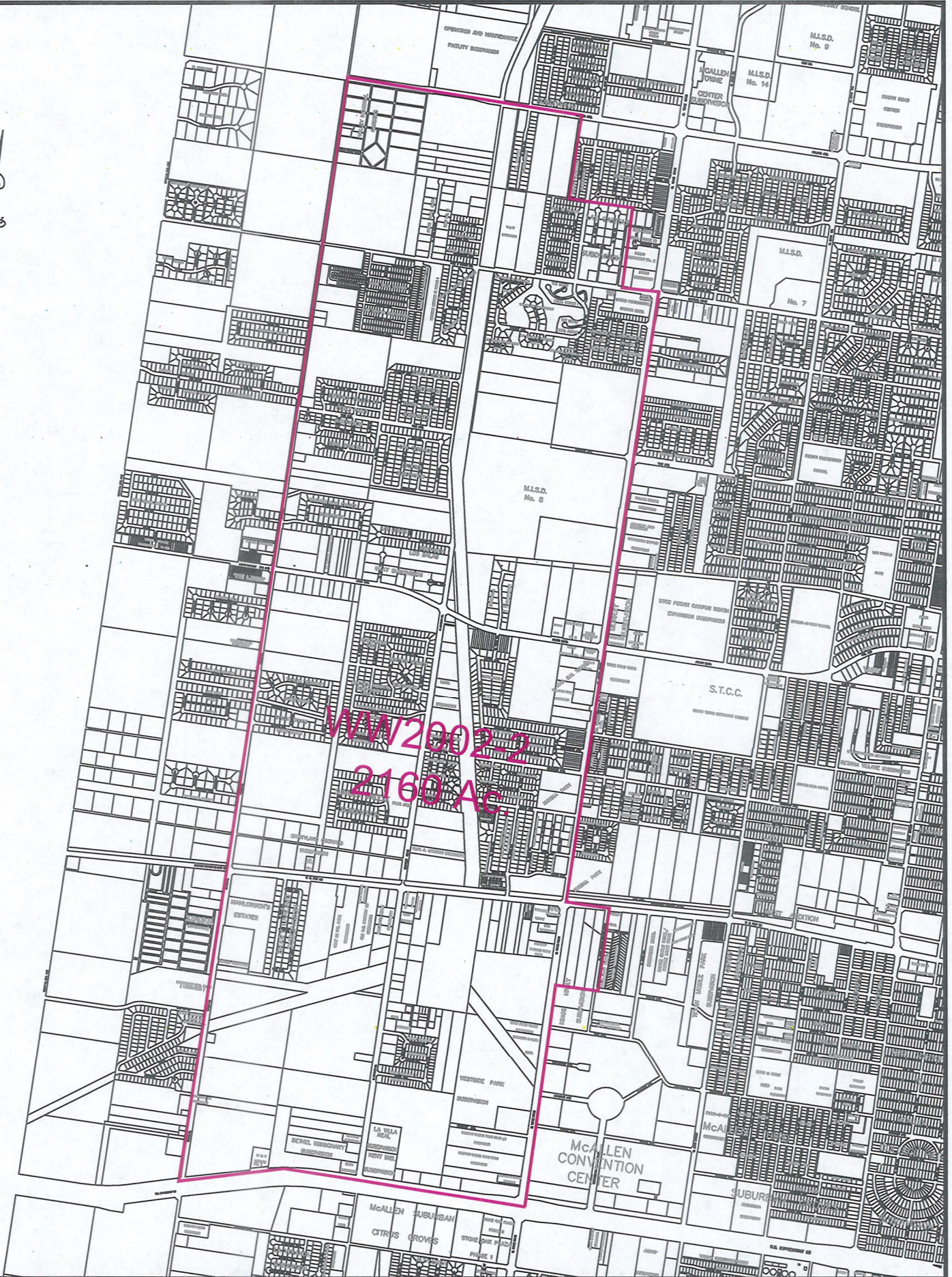
BENTSEN ROAD WATER SERVICE AREA



McALLEN
PUBLIC UTILITY



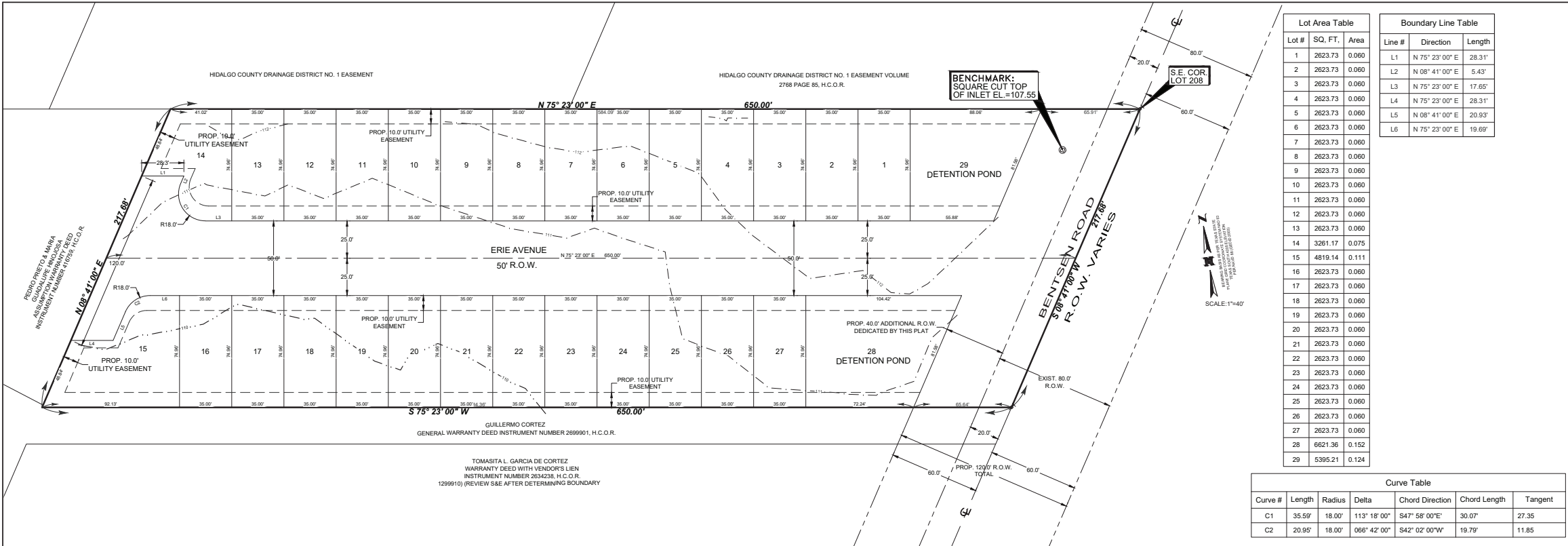
N.T.S.



BENTSEN ROAD SEWER
SERVICE AREA



McALLEN
PUBLIC UTILITY



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 _____

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 _____

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 _____

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

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

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

PRESIDENT _____ SECRETARY _____

GENERAL NOTES:

- THE SITE LIES IN ZONE "X" UNSHADED. ZONE "X" UNSHADED IS DEFINED AS " AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN". ZONE "X" UNSHADED SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0295 D MAP REVISED: JUNE 6, 2000
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:
FRONT: 20 FEET OR GREATER FOR EASEMENT, EXCEPT 25 FT. FOR LOTS 83-86, 91-103 & 139-149 OR GREATER FOR EASEMENT.
REAR: 10 FEET OR GREATER FOR EASEMENT EXCEPT 25 FT. FOR DOUBLE FRONTING LOTS
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENT
INTERIOR SIDES: 5 FEET OR GREATER FOR EASEMENT
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 45,663 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF 115,118 CUBIC FEET TO ACCOMMODATE FOR PHASE III DETENTION. WATER WILL THEN DISCHARGE THROUGH AN 24" BLEEDER LINE INTO AN EXISTING CITY OF MCALLEN STORM SEWER NETWORK LOCATED OFF-SITE THAT IS BEING BUILT BY OTHERS.
- CITY OF MCALLEN BENCHMARK: "MC 80" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1990, BEING LOCATED AT THE SOUTH BOUND OF EXPRESSWAY 83 BY A CANAL CLOSE TO TAYLOR ROAD, 30" ALUM. PIPE WITH A 3 1/2" BRASS MONUMENT CAP ON TOP AT ELEVATION = 104.41, NORTHING: 16596556.4167, EASTING: 1057762.93081 (NAVD83).
- NO BUILDING ALLOWED OVER ANY EASEMENT.
- 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON S. BENTSEN ROAD AND BOTH SIDES OF ALL INTERIOR STREETS.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH 33rd STREET.
- 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONUSES AND ALONG NORTH 33rd STREET.
- AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONUSES.
- SET No. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
- COMMON AREAS, AND DETENTION POND MUST BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF MCALLEN.
- AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR BENTSEN VILLAGE RECORDED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL & VOID.
- COMMON LOT 28 & 29, IDENTIFIED AS DETENTION AREAS SHALL BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNERS ASSOCIATION, BENTSEN VILLAGE HOMEOWNERS ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERRECTED IN COMMON LOTS 28 & 29, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOTS 28 & 29 TRANSFER OF TITLE TO THE BENTSEN VILLAGE HOMEOWNERS ASSOCIATION THE SUBDIVISION LOT OWNERS PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE BENTSEN VILLAGE HOMEOWNERS ASSOCIATION, FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-186(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOTS 28 & 29 TO THE OWNERS' MAINTENANCE OBLIGATION, AND THE CONSEQUENCE OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT No. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SUBDIVISION MAP OF BENTSEN VILLAGE

BEING A SUBDIVISION OF 2.983 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF AN ABANDONED CANAL LAYING BETWEEN LOTS 198 AND 208, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION:

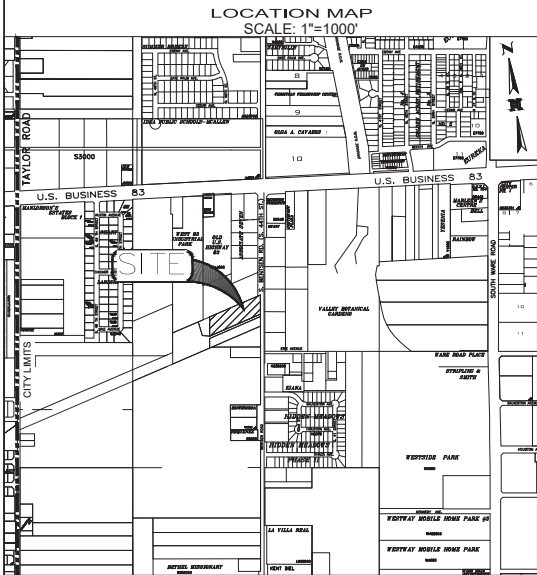
A TRACT OF LAND CONTAINING 2.983 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF AN ABANDONED CANAL LAYING BETWEEN LOTS 198 AND 208, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, SAID 2.983 ACRES WERE CONVEYED TO ARNOLDO R. GONZALEZ, JR. AKA ARNOLDO ROLANDO GONZALEZ BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3200886, HIDALGO COUNTY OFFICIAL RECORDS, SAID 2.983 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE SOUTHEAST CORNER OF SAID LOT 208, FOR THE NORTHEAST CORNER OF THIS TRACT;

- THENCE, S 08° 41' 00" W A DISTANCE OF 217.68 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 75° 23' 00" W AT A DISTANCE OF 65.64 FEET PASS A NO. 4 REBAR SET AT WEST RIGHT-OF-WAY LINE OF BENTSEN ROAD, CONTINUING A TOTAL DISTANCE OF 650.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 41' 00" E A DISTANCE OF 217.68 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, N 75° 23' 00" E AT A DISTANCE OF 654.09 FEET PASS A NO. 4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF BENTSEN ROAD, CONTINUING A TOTAL DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.983 ACRES OF WHICH, 0.302 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BENTSEN ROAD, LEAVING A NET OF 2.681 ACRES OF LAND, MORE OR LESS.

DRAWN BY: CESAR _____ DATE 04-22-22
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



- LEGEND**
- FOUND No.4 REBAR
 - FOUND No.5 REBAR
 - FOUND PIPE
 - FOUND 2" DISK
 - SET NAIL
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - R.O.W. - RIGHT OF WAY
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - S.W. COR. - SOUTHWEST CORNER
 - P.O.B. - POINT OF BEGINNING
 - G.W.D. - GENERAL WARRANTY DEED
 - D.W.W. - DEED WITHOUT WARRANTY
 - EXIST. - EXISTING
 - DOC. NO. - DOCUMENT NUMBER
 - W.D. - WARRANTY DEED
 - S.W.D. - SPECIAL WARRANTY DEED
 - JUDGEMENT NUN PRO TUNC
 - W.D.W.V.L. - WARRANTY DEED WITH VENDORS LEAN
 - U.E. - UTILITY EASEMENT DEDICATED BY THIS PLAT
 - S.W. - SIDEWALK EASEMENT DEDICATED BY THIS PLAT
 - E.E. - ELECTRICAL EASEMENT DEDICATED BY THIS PLAT
 - D.E. - DRAINAGE EASEMENT DEDICATED BY THIS PLAT
 - N.T.S. - NOT TO SCALE
 - T.E. - TECHNOLOGY EASEMENT
 - - CENTERLINE OF ROAD

THE STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE BENTSEN VILLAGE TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE 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 WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

ARNOLDO R. GONZALEZ SR. _____ DATE _____
814 CIMARRONDRIVE
MISSION, TX. 78572

ARNOLDO R. GONZALEZ JR. _____ DATE _____
814 CIMARRONDRIVE
MISSION, TX. 78572

GUILLERMO A. CORTEZ _____ DATE _____
814 CIMARRONDRIVE
MISSION, TX. 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARNOLDO R. GONZALEZ SR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ARNOLDO R. GONZALEZ JR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GUILLERMO A. CORTEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA, P.E. # 117368 _____ DATE _____
DATE PREPARED: 01-07-2022
ENGINEERING JOB No. 20145.00



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF BENTSEN VILLAGE, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 04-22-2022, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238 _____ DATE _____
DATE SURVEYED: 04-22-22
T-1047, PAGE 67
SURVEY JOB No. 22023.08



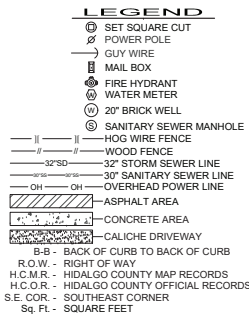
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

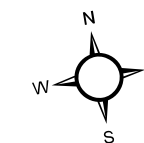
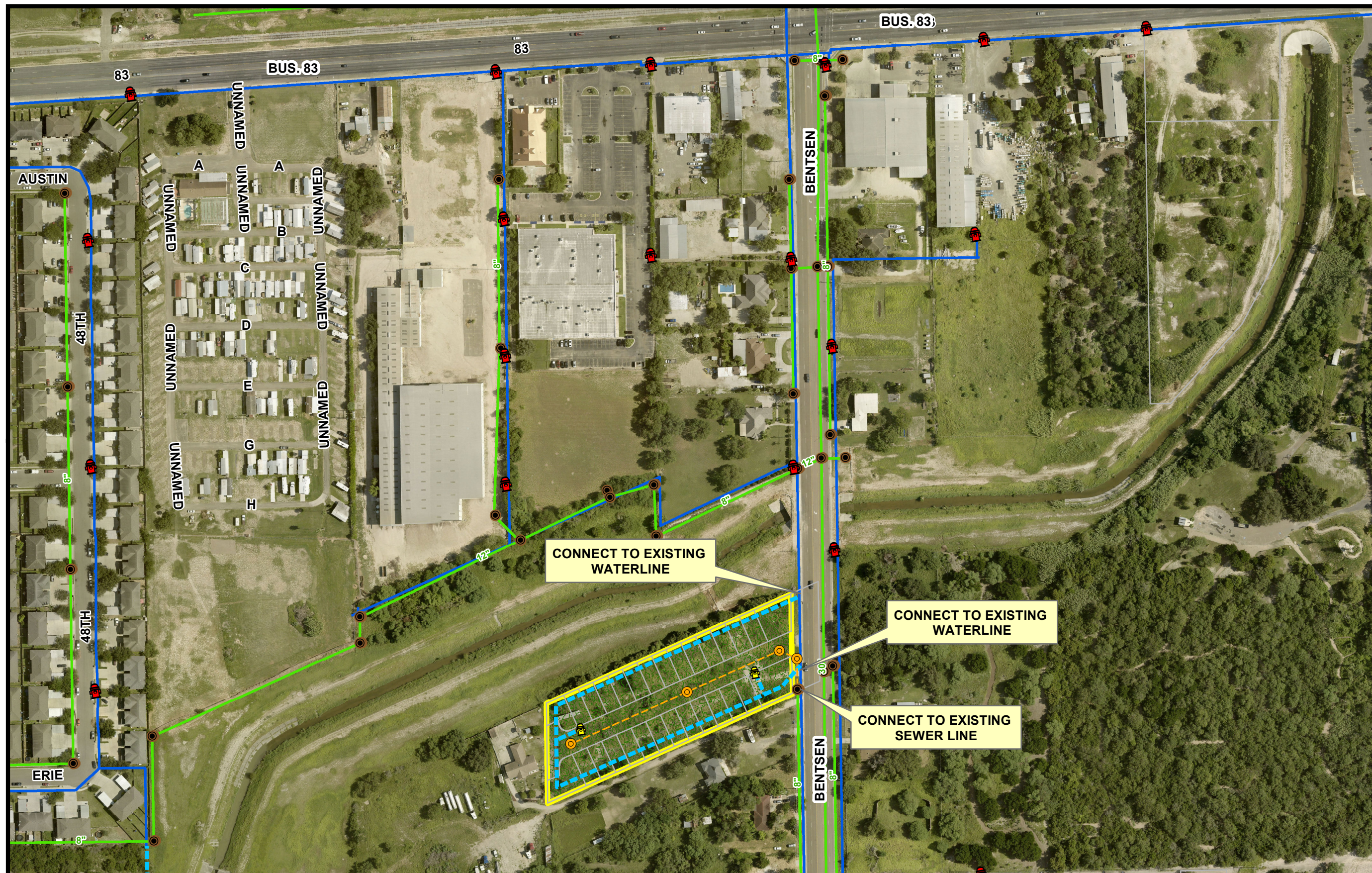
SHEET 1 OF 2











UTILITY LAYOUT

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY OF
MARIO A. REYNA, P.E. 117368
ON JUNE 14, 2021, IT IS NOT
TO BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.

BENTSEN VILLAGE



Legend

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



AGENDA ITEM

2.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/08/2023

MEETING DATE

2/14/2023

1. Agenda Item: Approval of Clearwater Express 10th Street Subdivision.
2. Party Making Request:
Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount:		Budgeted Amount:	
Under Budget:		Over Budget:	
		Amount Remaining:	
5. Reimbursement: N/A.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 2/8/2023
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

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 8, 2023

SUBJECT: **Clearwater Express 10th St. Subdivision; Consideration & Approval of the Subdivision**

This property is located on the west side of 10th Street and south of Kennedy Street, approximately 325 feet south of Jackson Avenue. It is located within the McAllen City Limits and is being proposed as C3 commercial. The tract consists of 0.9789 acres and will be a single lot for a carwash.

The subdivision application was originally filed with the City on November 18, 2022 and receive preliminary P&Z approval on December 20, 2022. The information required from the developer's engineer for this agenda was received on February 7, 2023.


Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install an 8-inch waterline to service the, which would connect to an existing waterline along 10th Street and an existing waterline north of the property. One fire hydrant will also be installed as per the subdivision requirements.
2. **Sewer Service:** The applicant is proposing to install a sewer service to service the property, which would connect to an existing sewer line that runs along 10th Street.
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; and 2.) Installation of the proposed public utility infrastructure be constructed as proposed.

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

MEMORANDUM

Date: January 27, 2023
To: Rafael Balderas, McAllen PUB
CC: Corporate Asset Partnership
From: Mario A. Reyna, P.E. 
Subject: LA QUINTA LOT 1B SUBDIVISION

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

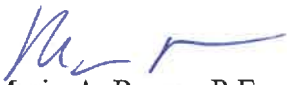
WATER – MPUB

There is an existing 6-inch waterline that travels north and south within the east right-of-way of S. 10th Street (SH 336). There is an existing 4-inch waterline that travels north and south between lot 2 and 3 of Jackson Heights Subdivision located north of this site. The proposed 8-inch waterline connects to the said existing 6-inch waterline that will travel east and west along the north property line then bend north to the existing 4-inch waterline.

SEWER:

There is an existing 10-inch sanitary sewer line that runs north and south on the west side of the Right of way of S. 10th Street (SH 336). A sanitary sewer service connection will be made on the existing 10-inch sewer line.

Respectfully,


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

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

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

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

Clearwater Carwash 10th. St. and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by Melden and Hunt Inc dated _____, hereinafter called the
(Engineering Firm)

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

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

ISSUED in triplicate originals this _____ day of _____, 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: Deno Maggi - Managing Member
Cross Developments,LLC
4336 Marsh Ridge Rd, Carrollton Tx 75010

SUBDIVISION MAP OF
LA QUINTA LOT 1B
SUBDIVISION

BEING A SUBDIVISION OF 0.9789 OF ONE ACRE
OUT OF LOT "B",
LA QUINTA SUBDIVISION
VOLUME 19, PAGE 67, H.C.M.R.,
0.9789 OF ONE ACRE
BEING OUT OF
TRI-VEST, INC., A TEXAS CORPORATION,
IN VOLUME 1489, PAGE 435, H.C.D.R.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 0.9789 OF ONE ACRE (42,640.500 SQUARE FEET) SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT "B", LA QUINTA SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19, PAGE 67, HIDALGO COUNTY MAP RECORDS, WHICH SAID 0.9789 OF ONE ACRE BEING OUT OF A CERTAIN TRACT CONVEYED TO TRI-VEST, INC., A TEXAS CORPORATION, BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1489, PAGE 435, HIDALGO COUNTY DEED RECORDS, SAID 0.9789 OF ONE ACRE (42,640.500 SQUARE FEET) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT "B" AND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, FOR THE POINT OF BEGINNING, AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 34' 12" W (S 00° 02' 30" E MAP CALL), ALONG THE EAST LINE OF SAID LOT "B" AND THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, A DISTANCE OF 108.50 FEET TO AN "X" CUT IN CONCRETE SET AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID LOT "B" AND THE NORTHEAST CORNER OF LOT "A", OF SAID LA QUINTA SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT; FROM WHICH AN "X" CUT IN CONCRETE FOUND BEARS N 52° 17' 53" E, A DISTANCE OF 0.77 FEET;
2. THENCE, N 81° 23' 13" W, ALONG THE NORTH LINE OF SAID LOT "A", AT A DISTANCE OF 220.00 FEET PASS AN INSIDE CORNER OF SAID LOT "B" AND THE NORTHWEST CORNER OF SAID LOT "A", FROM WHICH AN IRON PIPE FOUND BEARS S 85° 51' 10" E, A DISTANCE OF 0.85 FEET, CONTINUING A TOTAL DISTANCE OF 393.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 34' 12" E, A DISTANCE OF 108.50 FEET TO A NO. 4 REBAR SET ON NORTH LINE OF SAID LOT "B" AND THE SOUTH LINE OF JACKSON HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 20, PAGE 130, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 23' 13" E (EAST MAP CALL), ALONG THE NORTH LINE OF SAID LOT "B" AND THE SOUTH LINE OF SAID JACKSON HEIGHTS, A DISTANCE OF 393.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9789 OF ONE ACRE (42,640.500 SQUARE FEET) OF LAND, MORE OR LESS.

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

MAYOR, CITY OF MCALLEN

DATE

CITY SECRETARY

DATE

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE _____ DAY OF _____ 20 ____.

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

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

PRESIDENT

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE LA QUINTA LOT 1B SUBDIVISION, TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

MARTIN P. GARZA III, PRESIDENT
TRI-VEST, INC.
1120 S. 10th STREET
MCALLEN TEXAS, 78501

DATE

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20 ____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 01/18/2022
ENGINEERING JOB # 22169.00



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF LA QUINTA LOT 1B SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-02-2022, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 11-02-2022
SURVEY JOB No. 22064.08

DATE



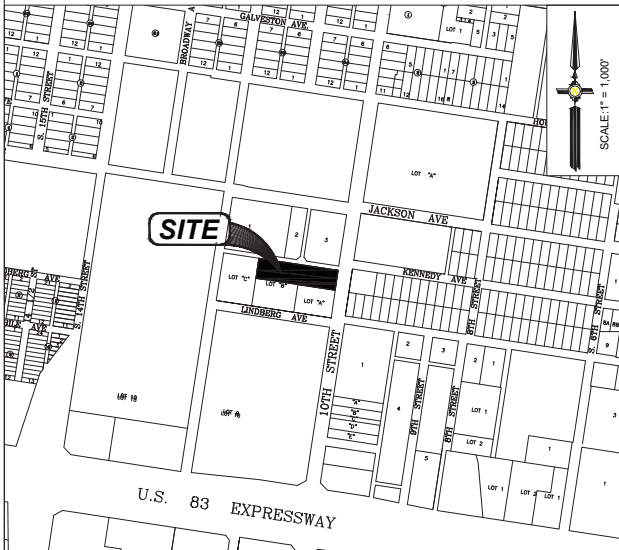
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

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

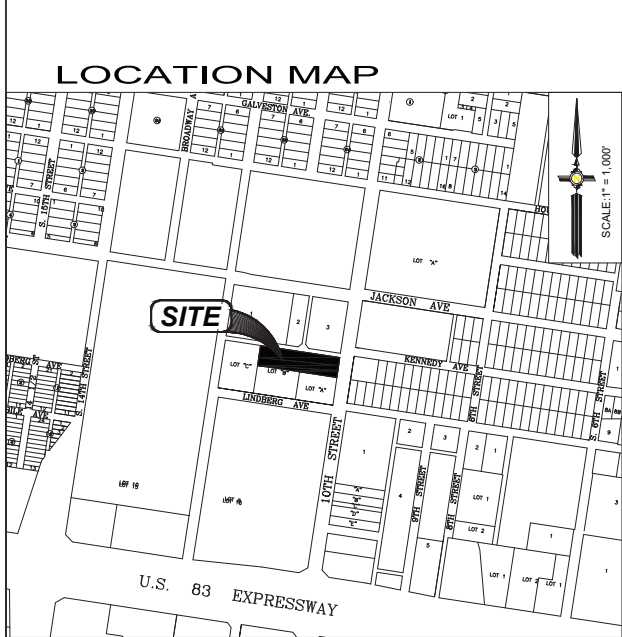
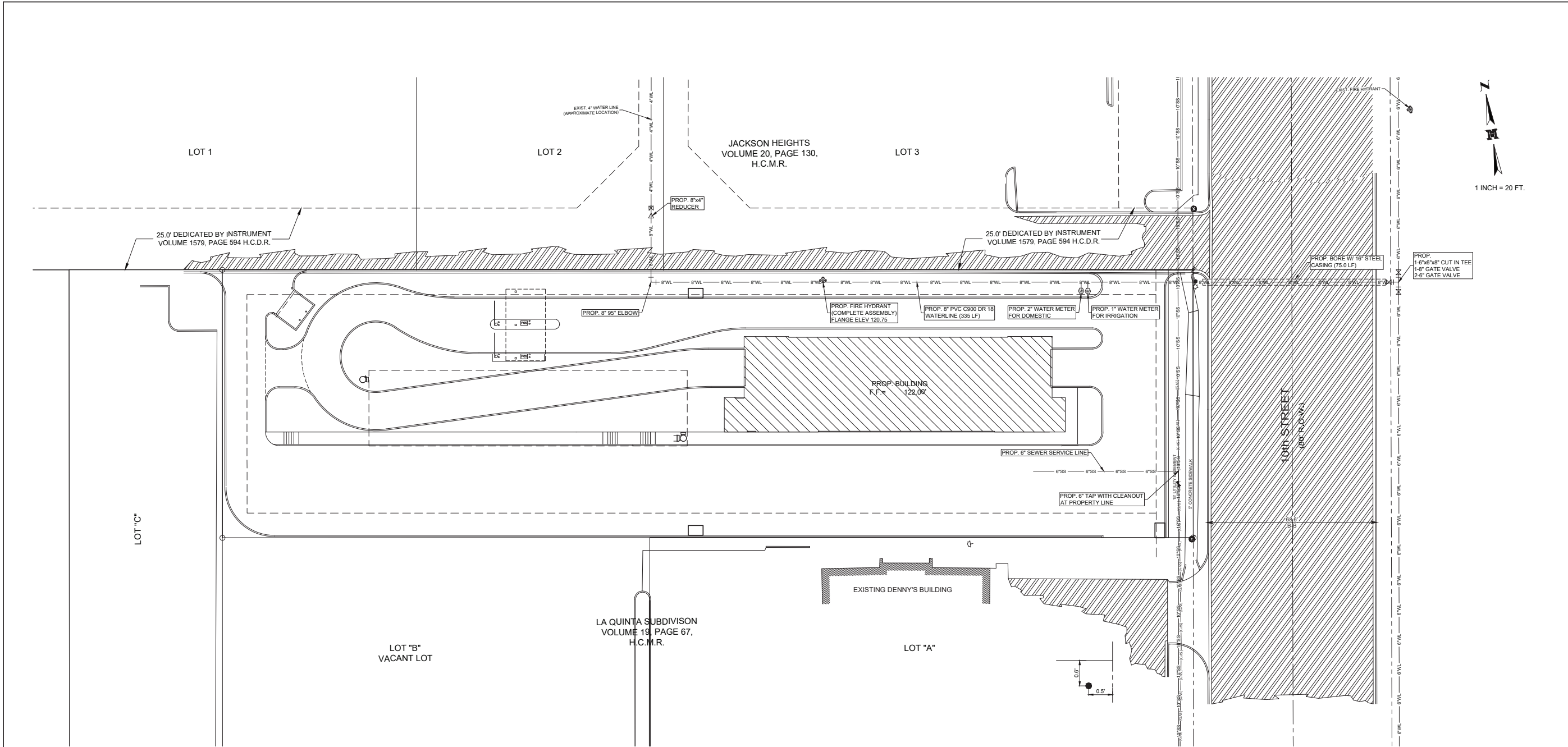
BY: _____ DEPUTY

LOCATION MAP



DRAWN BY: C.P.J/EM DATE 01-24-2023
SURVEYED, CHECKED DATE
FINAL CHECK DATE

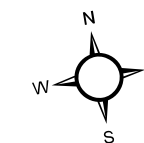
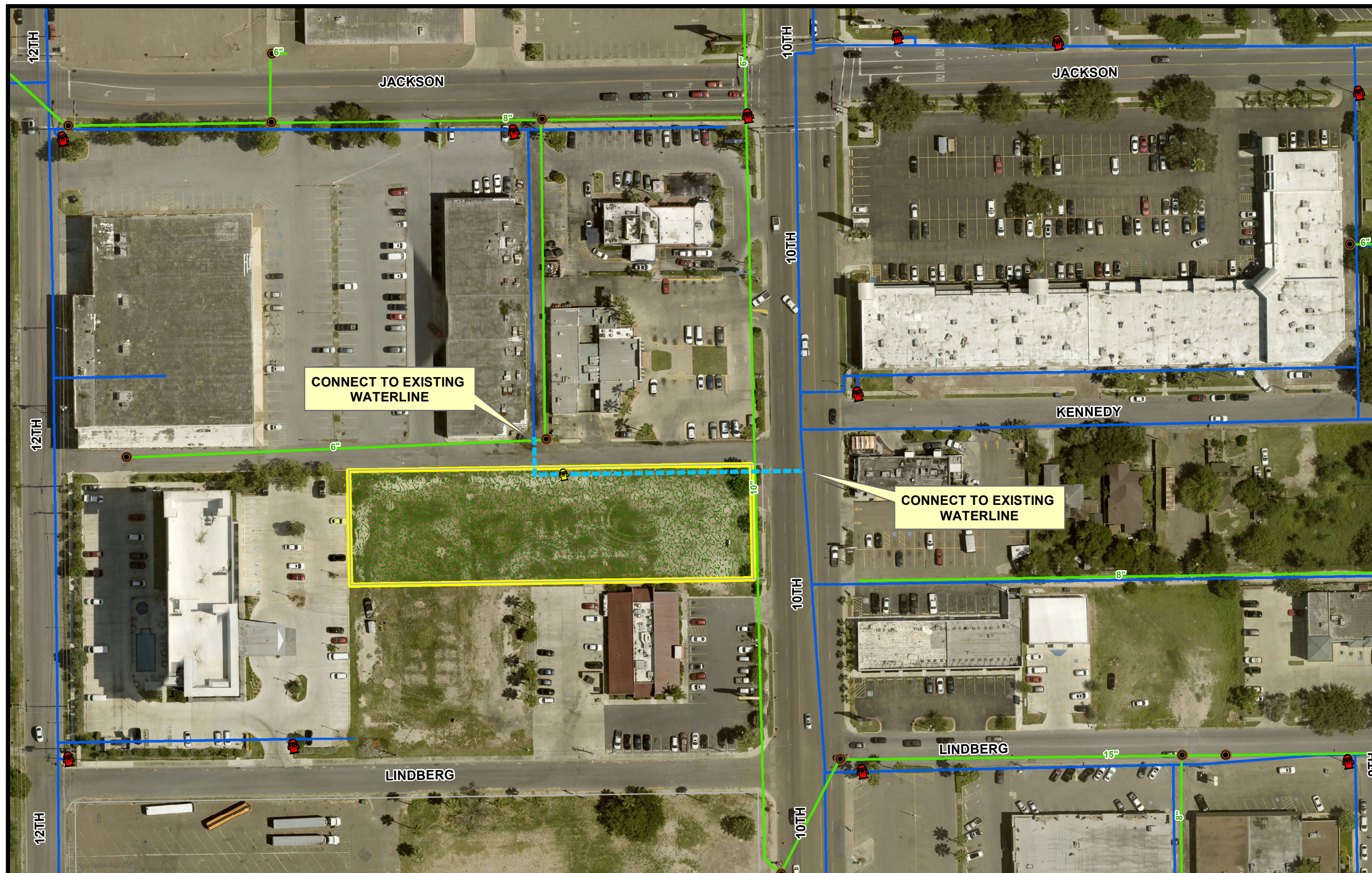
M MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (361) 381-0981 - FAX: (361) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



- LEGEND**
- FOUND PK NAIL
 - FOUND "X" MARK ON CONCRETE
 - FOUND RAIL ROAD SPIKE
 - FOUND PIPE
 - SET No. 4 REBAR WITH PLASTIC
 - CAP STAMPED MELDEN & HUNT
 - SET "X" MARK ON CONCRETE
 - SET NAIL
 - POWER POLE
 - LIGHT POLE
 - TELEPHONE PEDESTAL
 - STOP SIGN
 - WATER METER
 - FIRE DEPARTMENT CONNECTION
 - 2" FLUSH VALVE
 - GAS VALVE
 - OVERHEAD POWER LINE
 - ASPHALT AREA
 - CONCRETE AREA
 - B-B - BACK OF CURB TO BACK OF CURB
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - Sq. Ft. - SQUARE FEET

JOB No. 22169.00	
REVISION	DATE
BY MELDEN & HUNT, INC.	
CONSULTANTS • ENGINEERS • SURVEYORS	
1145 W. JACINTO BLVD. - EDINBURG, TX 78541 PH: (950) 381-0981 - FAX: (950) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com	
ENG. TECH. CESAR	PROJECT ENG. MARIO REYNA
T.BOOK: T-1010 PG. 38	
1. RELEASE DATE:	
2. RELEASE DATE:	
3. RELEASE DATE:	
SCALE: AS NOTED	
MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435	
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. #177368	
01-24-2023	
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW	
CLEARWATER CAR WASH CITY OF McALLEN HIDALGO COUNTY	
WATER AND SEWER LAYOUT	
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File Name: 22169.00	
SHEET 1 OF 9	

CLEARWATER EXPRESS 10TH



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



AGENDA ITEM

2.c.

PUBLIC UTILITY BOARD

**DATE SUBMITTED
MEETING DATE**

**02/08/2023
2/14/2023**

1. Agenda Item: Approval of North Ridge Estates Subdivision.
2. Party Making Request:
Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement: Waterline Reimbursement to MPU for the Northgate Waterline Project in the amount of \$14,055.24. Sewer Line Reimbursement to MPU for the Alton Interceptor Sewer Project in the amount of \$6,463.06.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 2/8/2023
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

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 8, 2023

SUBJECT: North Ridge Estates Subdivision; Consideration & Approval of the Subdivision

This property is located on the west side of 23rd Street, and approximately 600 feet north of Oxford Avenue. It is located within the McAllen City Limits and is being proposed as R1 residential. The tract consists of 11.425 acres and will be 13 lots for single family homes.

The subdivision application was originally filed with the City on October 24, 2022 and receive preliminary P&Z approval on November 16, 2022. The information required from the developer's engineer for this agenda was received on February 7, 2023.


Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install an 8-inch waterline to service each lot, which would connect to an existing 20-inch waterline along 23rd. Fire hydrants will also be installed as per the subdivision requirements. Staff recommends that a connection be done to the future 8-inch waterline that would be put in by other just south, to eliminate additional connections to the existing 20-inch waterline.
2. **Sewer Service:** The applicant is proposing to install an 8-inch sewer line to service each lot, which would connect to a future sewer line that would be installed by others for the development to the south.
3. The property falls within MPU's Northgate Water and Alton Interceptor Sewer 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.) Payment of a Waterline Reimbursement to MPU in the amount of \$14,055.24 for the Northgate Waterline Water Project; and 4.) Payment of a Sewer Line Reimbursement to MPU in the amount of \$6,463.08 for the Alton Interceptor Sewer Project.

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

MEMORANDUM

Date: February 6, 2023
To: Rafael Balderas, McAllen PUB
CC: Rhodes Development Inc.
From: Mario A. Reyna, P.E. 
Subject: NORTH RIDGE ESTATES SUBDIVISION

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

WATER - MPUB

There is an existing 20-inch water main along and within the West right-of-way line N. 23rd Street (FM 1926). An 8-inch water main will be connected to said 20-inch water main at the northeast corner and looped with a second connection to said 20-inch water main at the southeast corner of this subdivision. The proposed 8-inch water main will run within the proposed street right-of-way or dedicated easements and will provide all necessary services and fire protection to the lots within said North Ridge Estates Subdivision.

SANITARY SEWER- MPUB

There is an existing 8-inch sanitary sewer main at the southeast within the West right-of-way line N. 23rd Street (FM 1926). An 8-inch sanitary sewer main will connect to an existing sewer manhole and will be extended within the right-of-way or dedicated easements of interior streets and provide all necessary services to all lots within said North Ridge Estates Subdivision.

Respectfully,


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

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

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

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

NORTH RIDGE ESTATES SUBDIVISION and proposes to construct Utility Improvements as
(Subdivision Name)

Shown on a plan designed by Melden & Hunt, Inc. dated _____, hereinafter called the
(Engineering Firm)

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

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

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


CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

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

ATTEST:

Board Secretary

DEVELOPER/OWNER:

BY:  _____
Shavi Mahtani, President
Domain Development, Corp
100 East Nolana, Suite 130
McAllen, Texas 78504

**SUBDIVISION REIMBURSEMENT WORKSHEET
NORTH RIDGE ESTATES SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS

SEWER:	MPU: ALTON INTERCEPTOR	
COST:	\$514.27 x 11.425 AC	\$5,875.53
10% ADMIN FEE	<10 YEARS	587.55
SEWER LINE REIMBURSEMENT		\$6,463.08

WATER LINE REIMB. CALCULATIONS

WATER:	MPU: NORTHGATE WATER	
COST:	\$1,118.38 x 11.425 AC	\$12,777.49
10% ADMIN FEE	<10 YEARS	1,277.75
WATER LINE REIMBURSEMENT		\$14,055.24

TOTAL REIMBURSEMENT DUE **\$20,518.32**

Prepared By: RB Date: 2/3/2023 Reviewed By: _____

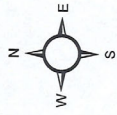
Escrows will be adjusted upon execution of Final Reimbursement Certificate

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.

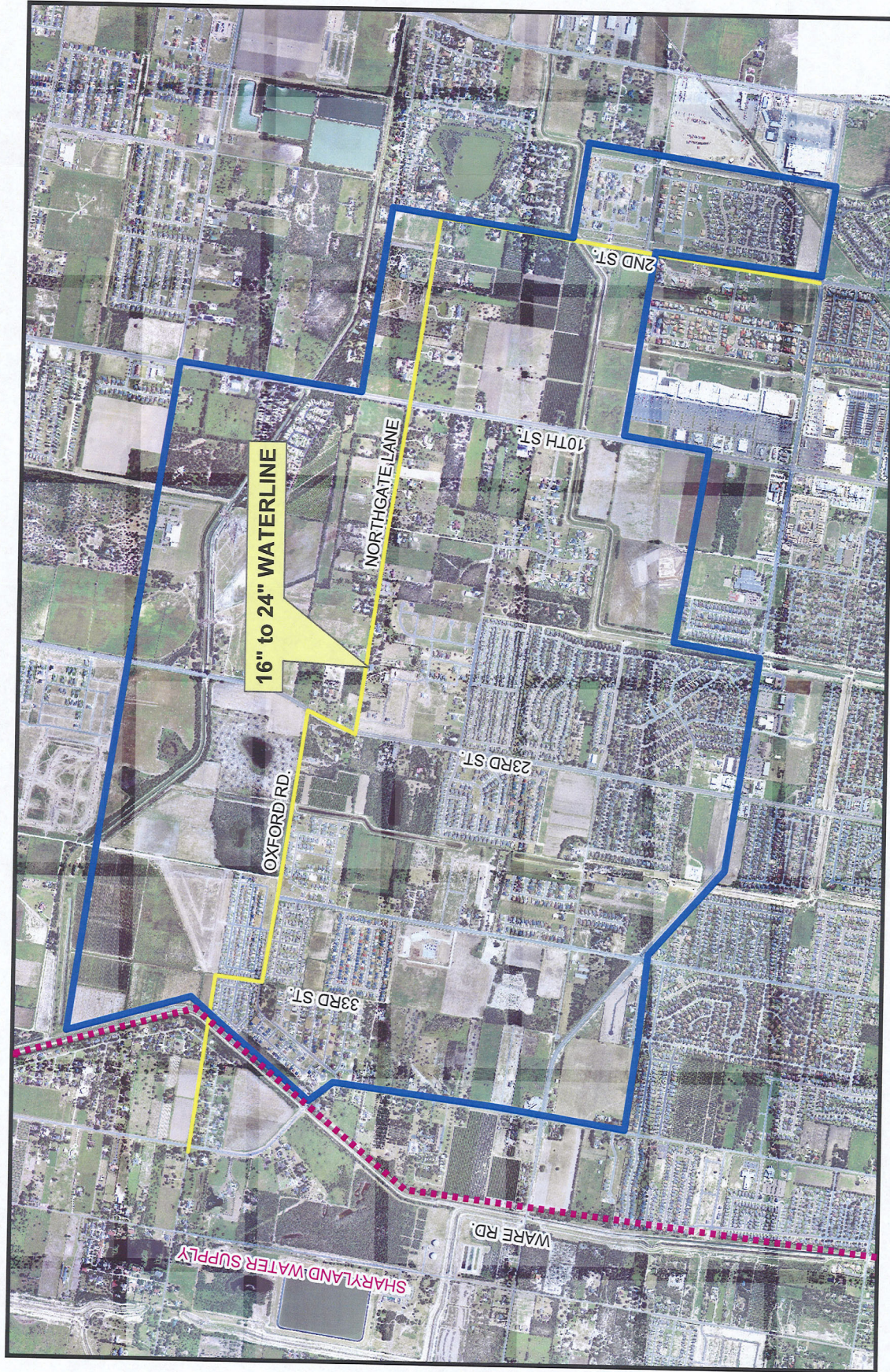
Signature: 

Print: SHAVI MAHTANI

NORTHGATE SERVICE AREA (2500 Ac.)



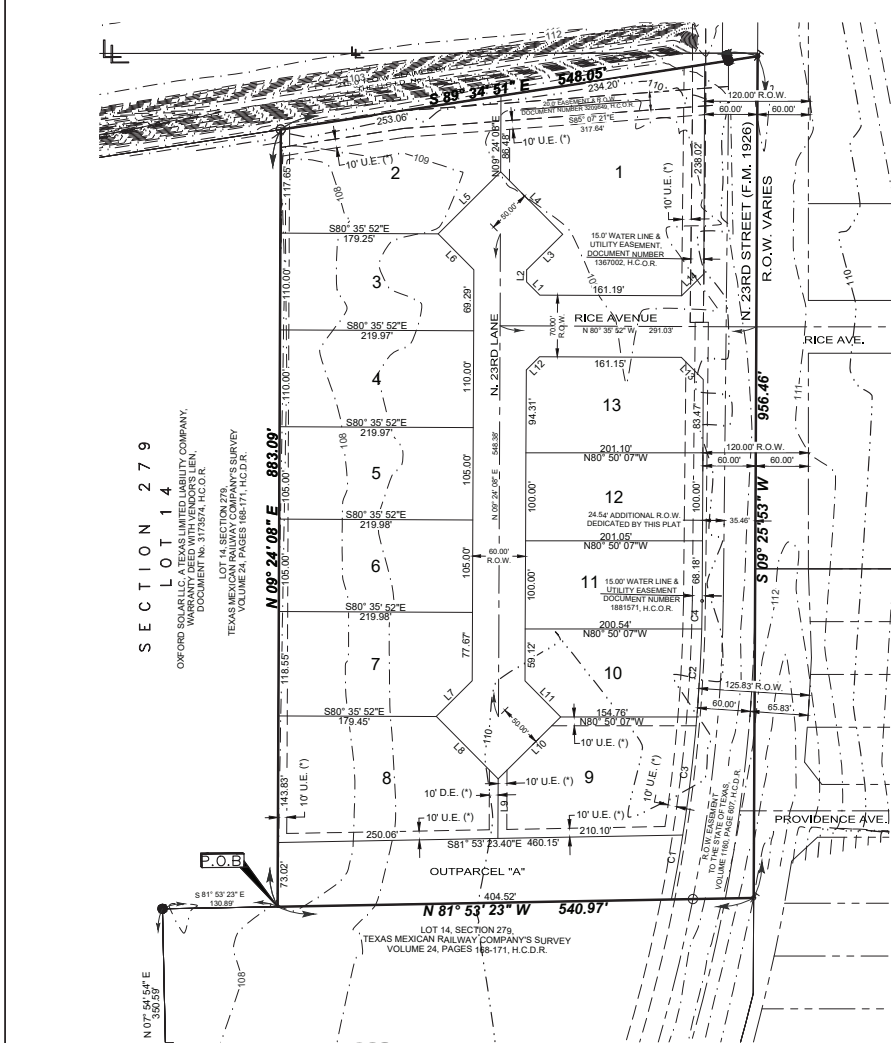
1 inch = 1,500 feet





ALTON INTERCEPTOR SERVICE AREA





Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	74.40'	1,845.93'	002° 18' 33"	N19° 12' 30"E	74.39'	37.20
C2	100.16'	1,845.93'	003° 06' 32"	N12° 18' 13"E	100.15'	50.09
C3	135.17'	1,845.93'	004° 11' 44"	N15° 57' 22"E	135.14'	67.62
C4	31.83'	1,845.93'	000° 59' 16"	N10° 15' 19"E	31.83'	15.91

Lot Line Table		
Line #	Length	Direction
L1	21.21'	S35° 35' 52"E
L2	13.53'	N09° 24' 08"E
L3	57.57'	S54° 24' 08"W
L4	100.00'	N35° 35' 52"W
L5	100.00'	S54° 24' 08"W
L6	57.57'	N35° 35' 52"W
L7	57.57'	N54° 24' 08"E
L8	99.76'	N35° 35' 52"W
L9	67.65'	S09° 24' 08"W
L10	100.00'	S54° 24' 08"W
L11	57.57'	S35° 35' 52"E
L12	21.21'	N54° 24' 08"E
L13	35.35'	S35° 35' 03"E
L14	35.35'	N54° 25' 04"E

Lot Area Table		
Lot #	SQ. FT.	Area
1	50781.24	1.165
2	31849.27	0.731
3	23367.16	0.536
4	24196.48	0.555
5	23097.24	0.530
6	23097.82	0.530
7	25243.67	0.580
8	32762.75	0.752
9	27249.99	0.628
10	19013.54	0.436
11	20096.26	0.461
12	20107.18	0.462
13	21475.38	0.493

SUBDIVISION MAP OF NORTH RIDGE ESTATES SUBDIVISION

BEING A SUBDIVISION OF A 11.425 ACRES OF LAND SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 14, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, HIDALGO COUNTY DEED RECORDS.

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 _____

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 _____

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

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

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

PRESIDENT _____ SECRETARY _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

GENERAL NOTES:

- COMMON LOT 14, IDENTIFIED AS DETENTION AREAS, ANY PRIVATE STREETS/DRIVES, MAIL CENTER ETC. MUST BE MAINTAINED BY THE DEVELOPER WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, NORTH RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNEES, AND NOT BY THE CITY OF McALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOTS 142 & 143, WHICH SHALL BE USED EXCLUSIVELY AS DETENTION AREAS. AFTER COMMON LOT 14 TRANSFER OF TITLES TO NORTH RIDGE SUBDIVISION HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE NORTH RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNERS COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134-168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT 14 THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT NO. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENTS PRIOR TO BUILDING PERMIT ISSUANCE.

DRAWN BY: CESAR _____ DATE 8-8-22
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

TBPE FIRM # F-1435



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

THE STATE OF TEXAS
COUNTY OF BEXAR

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

SHAVI MAHTANI, PRESIDENT
DOMAIN DEVELOPMENT CORPORATION
100 E. NOLANA AVE., STE. 130
MCALLEN, TEXAS 78502

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, LIEN HOLDER OF A SECURITY INTEREST IN THE ABOVE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS NORTH RIDGE ESTATES SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, HEREBY CONSENT TO THE SUBDIVISION OF THE REAL PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED REAL PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

C. MICHAEL SCOTT, -TRUSTEE
FIRST COMMUNITY BANK
P.O. BOX 2030
SAN BENITO, TEXAS 78586

STATE OF TEXAS
COUNTY OF

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED C. MICHAEL SCOTT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND

AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 11-21-2022
ENGINEERING JOB NO. 22107

DATE:



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF NORTH RIDGE ESTATES SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 08-06-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 06-14-22
SURVEY JOB NO. 22607-08

DATE:



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

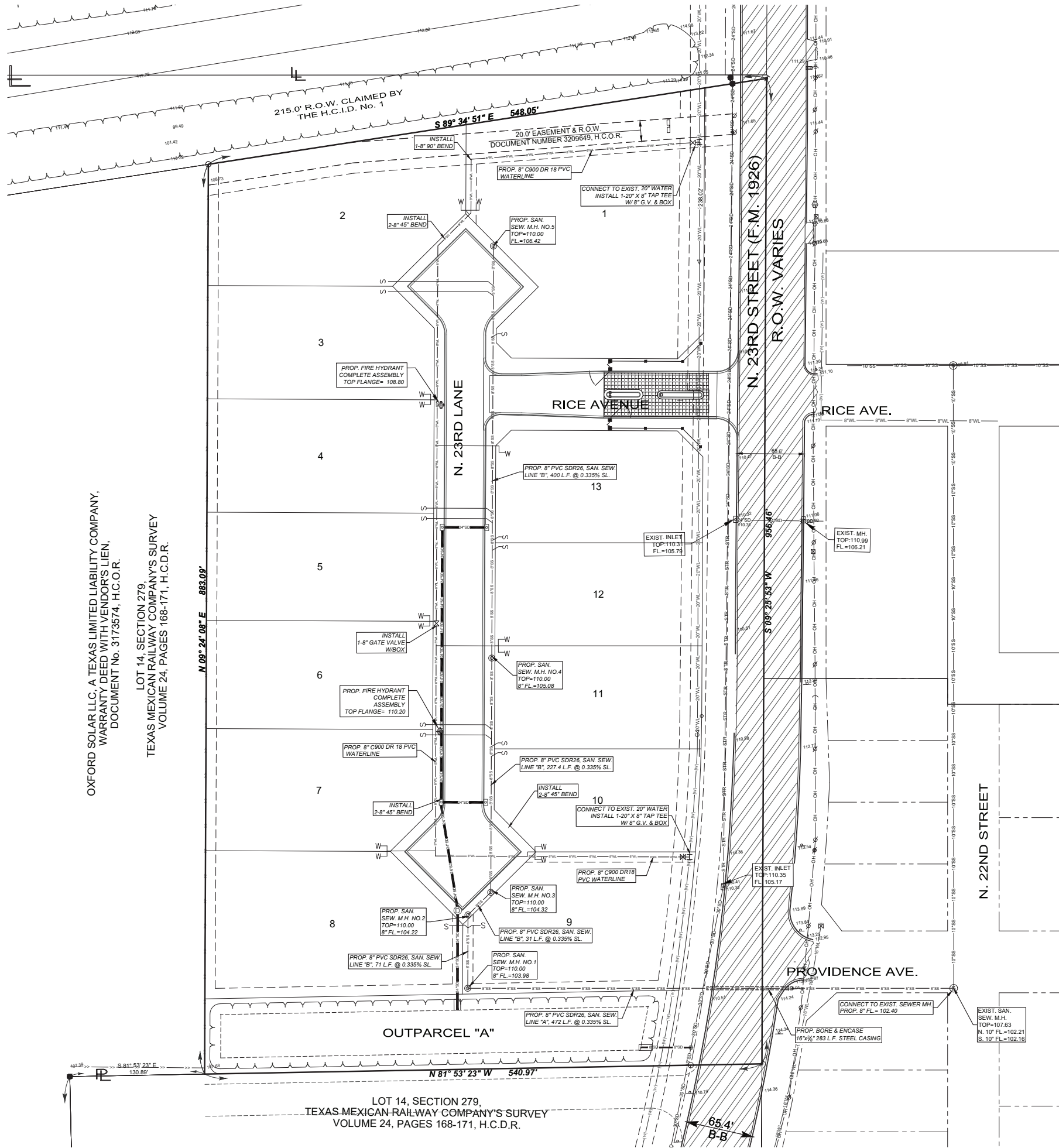
ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

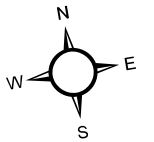
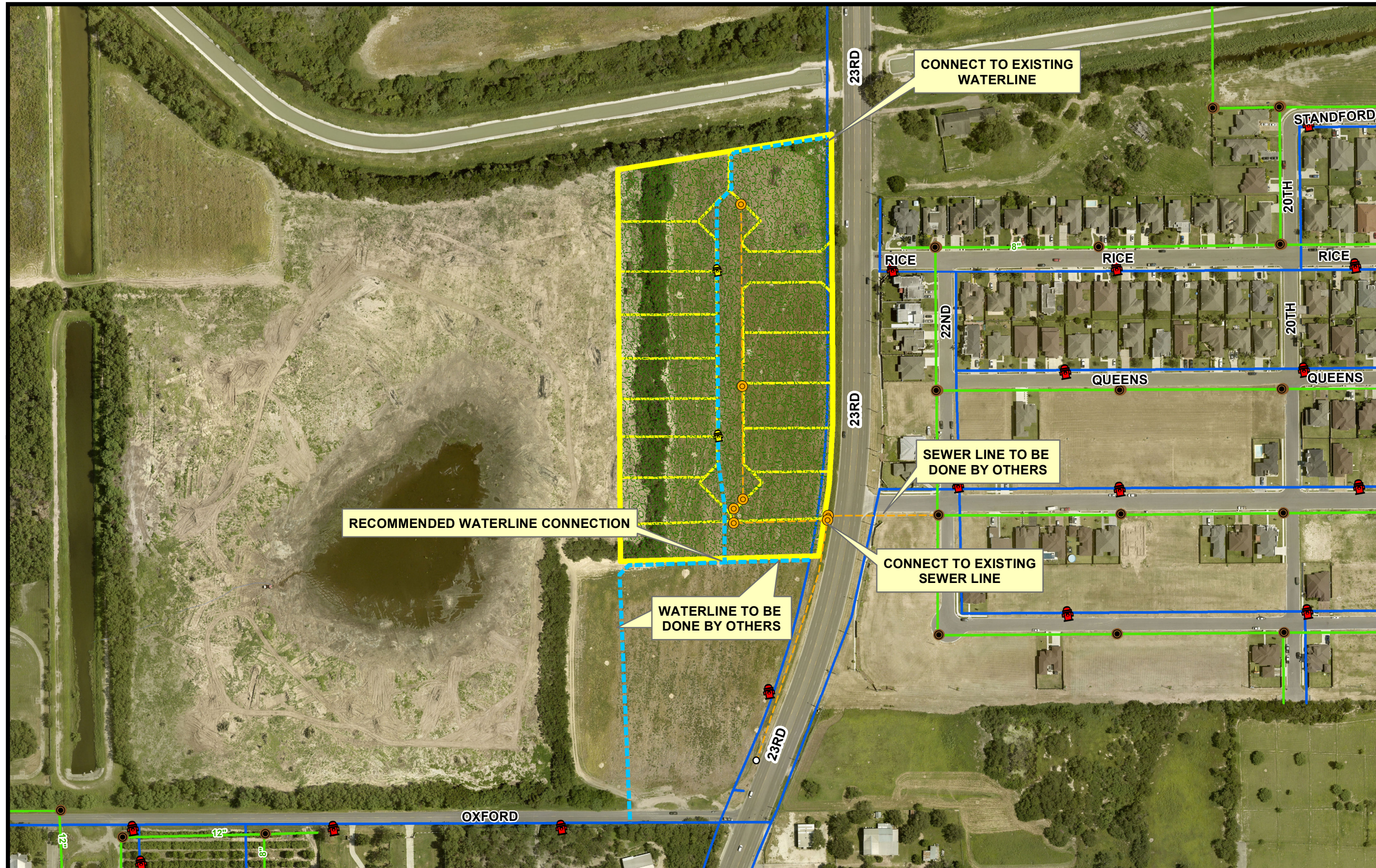
OXFORD SOLAR LLC, A TEXAS LIMITED LIABILITY COMPANY,
WARRANTY DEED WITH VENDOR'S LIEN,
DOCUMENT No. 3173574, H.C.O.R.










LOT 14, SECTION 279,
TEXAS MEXICAN RAILWAY COMPANY'S SURVEY
VOLUME 24, PAGES 168-171, H.C.D.R.



JOB No.		22107	
REVISION	DATE	BY	
MELDEN & HUNT INC.		CONSULTANTS • ENGINEERS • SURVEYORS	
1115 W. MCINTYRE		227 N. F.M. 3167	
EDINBURG, TX 78541		RD 2000 BOX 100	
FAX: (959) 381-1839		FAX: (959) 488-4691	
ESTABLISHED 1947		www.meldenhunt.com	
PROJECT ENG. MARIO REYNA		T-BOOK: 1014, PG. 66	
1. RELEASE DATE:		2. RELEASE DATE:	
3. RELEASE DATE:		SCALE: AS NOTED	
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERVIEW OF REYNOLDO A. REYNA, P.E. 117268 ON NOVEMBER 21, 2022. IT IS NOT TO BE USED FOR ANY OTHER BIDDING OR PERMIT PURPOSES.			
NORTH RIDGE ESTATES SUBDIVISION CITY OF McALLEN, HIDALGO COUNTY, TEXAS			
PROPOSED WATER & SANITARY SEWER LAYOUT			
Copyright 2022 Melden & Hunt, Inc. All Rights Reserved.			
File Name: 22107			
SHEET 1 OF 2			

NORTH RIDGE ESTATES



Legend	
	Proposed Clean-Out
	Proposed Manholes
	Proposed Fire Hydrant
	Existing Fire Hydrants
	Proposed Sewer Line
	Proposed Water Line
	Proposed Area
	Existing Sewer-Line
	Lots
	Existing Waterline



AGENDA ITEM

2.d.

PUBLIC UTILITY BOARD

**DATE SUBMITTED
MEETING DATE**

**02/08/2023
2/14/2023**

1. Agenda Item: Approval of Northwest Creek Subdivision.
2. Party Making Request:
Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: N/A.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 2/8/2023
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

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 8, 2023

SUBJECT: **Northwest Creek Subdivision; Consideration & Approval of the Subdivision**

This property is located on the north side of 6 ½ Mile Road, between La Lomita Road and 29th Street, approximately 1,600 feet west of 29th Street. It is located outside of the McAllen City Limits, but within MPU's Water and Sewer CCN, and is being proposed as R3A residential. The tract consists of 20 acres and will be 56 lots for multifamily use.

The subdivision application was originally filed with the City on September 9, 2022 and receive preliminary P&Z approval on October 13, 2022. The information required from the developer's engineer for this agenda was received on February 7, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install an 8-inch waterline to service each lot, which would connect to various existing waterline surrounding the property. Fire hydrants will also be installed as per the subdivision requirements. Staff recommends that an 8-inch waterline to and through the property and have a line run along 6 ½ Mile Road for future development.
2. **Sewer Service:** The applicant is proposing to install an 8-inch sewer line to service each lot, which would connect to an existing 8-inch sewer line. Staff recommends that the sewer line go to-and-through the property as well.
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; and 3.) Be sure both the water and sewer lines run to-and-through the property.

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

MEMORANDUM

Date: February 03, 2023
To: Rafael Balderas, McAllen PUB
CC: Garman Investments, LP
From: Ruben James De Jesus, P.E., R.P.L.S.
Subject: NORTHWEST CREEK SUBDIVISION

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

WATER - MPUB

The domestic water will be served by City of McAllen. There is an existing 8-inch waterline along the east side of North 33rd Street that runs north to south and a second existing waterline that runs east to west along the south right-of-way of Brazos Avenue. A proposed 8-inch waterline connection to the West will be made to service the development. A second point of connection with a proposed 8-inch waterline will loop to the connection at the of East 33rd Street and service the development. The proposed 8-inch waterline will run within the proposed easements and will provide all necessary services and fire protection to the lots within said Northwest Creek Subdivision.

SEWER:

The sanitary sewer will be served by City of McAllen. There is an existing 8-inch sanitary sewer line along the south side of Brazos Avenue along the north side of property. A series of proposed 8" sanitary sewer lines will serve the development.

Respectfully,



Ruben James De Jesus, P.E., R.P.L.S.
Melden & Hunt, Inc.

REIMBURSEMENT WAIVER

STATE OF TEXAS X

COUNTY OF HIDALGO X

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

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

NORTHWEST CREEK SUBDIVISION and proposes to construct Utility Improvements as
(Subdivision Name)

Shown on a plan designed by Melden & Hunt, Inc. dated _____, hereinafter called the
(Engineering Firm)

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

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

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

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

BY: _____

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

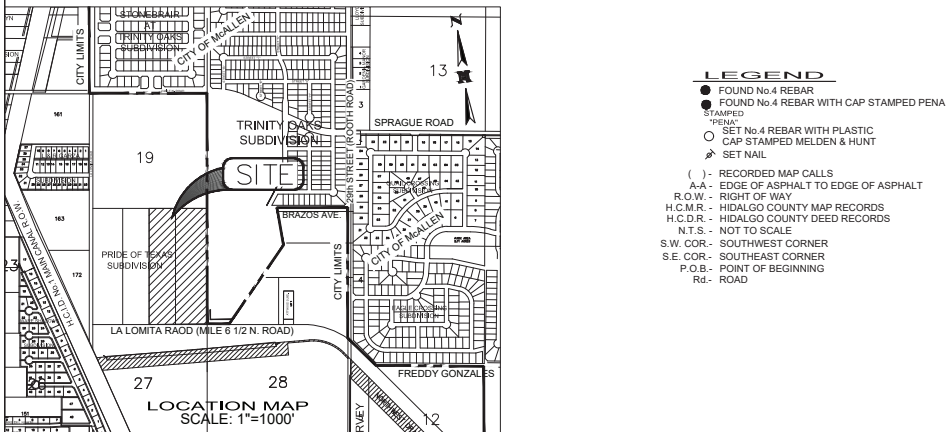
ATTEST:

Board Secretary

DEVELOPER/OWNER:

BY: _____

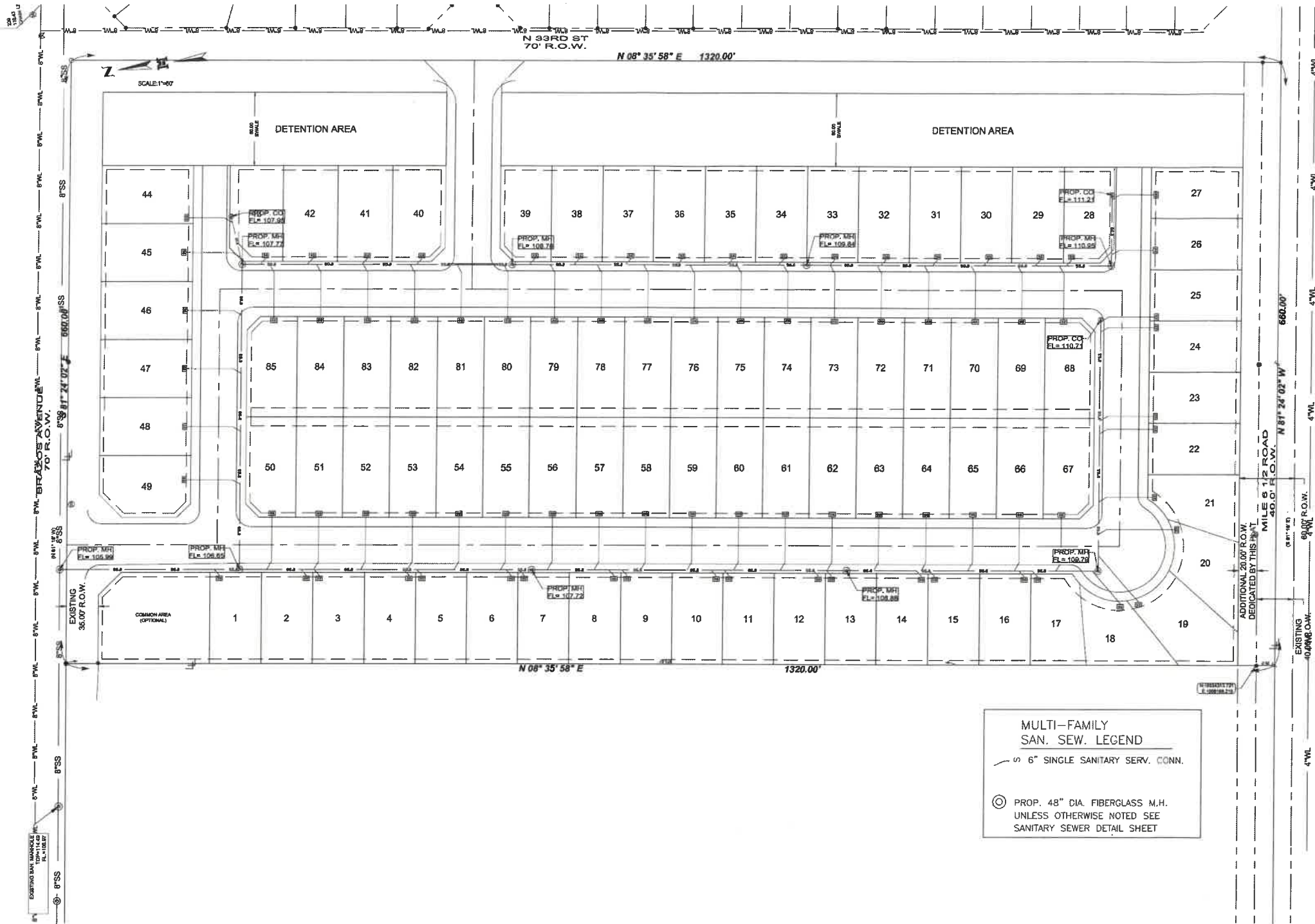

Roberto M. Garza, Manager
GARMAN INVESTMENTS, LP
By RGV Lava Wash Cleaning Services, LLC
a Texas Limited Liability Company,
Its General Partner
1804 N. 23rd Street
McAllen, Texas 78501



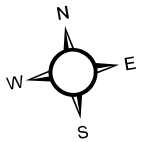
Lot Area Table		
Lot #	SQ. FT.	ACREAGE
64	5610.00	0.13
65	5610.00	0.13
66	5883.29	0.14
67	5883.29	0.14
68	5610.00	0.13
69	5610.00	0.13
70	5610.00	0.13
71	5610.00	0.13
72	5610.00	0.13
73	5610.00	0.13
74	5610.00	0.13
75	5610.00	0.13
76	5610.00	0.13
77	5610.00	0.13
78	5610.00	0.13
79	5610.00	0.13
80	5610.00	0.13
81	5609.85	0.13
82	5610.15	0.13
83	5610.00	0.13
84	5882.50	0.14










BY: _____ DEPUTY _____

SHEET 1 OF 4



JOB No. 22061	
REVISION	DATE
BY MILDEN & HUNT, INC.	
CONSULTANTS ENGINEERS & SURVEYORS	
115 W. MONTYRE - EDINBURG, TX 78541	
TEL: (409) 381-1639 FAX: (409) 381-1639	
ESTABLISHED 1947 WWW.MHENGINEERING.COM	
ENG. TECH. ELVZ.	PROJECT ENG.
1. RELEASE DATE:	
2. RELEASE DATE:	
3. RELEASE DATE:	
SCALE: 1" = 60'	
NORTHWEST CREEK SUBDIVISION CITY OF MCALLEN HIDALGO COUNTY	
UTILITY LAYOUT	
© Copyright 2018 Mildren & Hunt, Inc. All Rights Reserved.	
File Name: 22061	
SHEET 3	OF 4



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



AGENDA ITEM

2.e.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/08/2023

MEETING DATE

2/14/2023

1. Agenda Item: Approval of Turin Estates Phase 1 Subdivision.
2. Party Making Request:
Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: Sewer Line Reimbursement to MPU for the Nolana Diversion Sewer Project in the amount of \$5,787.76.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 2/8/2023
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

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 8, 2023

SUBJECT: Turin Estates Ph. 1 Subdivision; Consideration & Approval of the Subdivision

This property is located on the between Ware Road and 34th Street, approximately 600 feet south of Dove Avenue. It is located within the McAllen City Limits and is being proposed as R3T residential. The tract consists of 4.43 acres and will be 32 lots for townhomes.

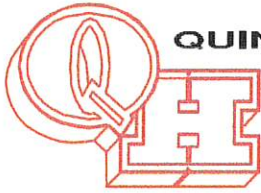
The subdivision application was originally filed with the City on September 12, 2022 and receive preliminary P&Z approval on December 20, 2022. The information required from the developer's engineer for this agenda was received on February 7, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install an 8-inch waterline to service each lot, which would connect to an existing waterline along Ware Road and 34th Street. Fire hydrants will also be installed as per the subdivision requirements.
2. **Sewer Service:** The applicant is proposing to install an 8-inch sewer line to service each lot, which would connect to an existing sewer line that is north of the property.
3. The property falls within MPU's Nolana Diversion Sewer reimbursement service area.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as recommended; and 3.) Payment of a Sewer Line Reimbursement to MPU in the amount of \$5,787.76 for the Nolana Diversion Sewer Project.

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



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 R.P.L.S #4856 Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

February 3, 2023

**Re: Turin Estates Phase I
Water and Sanitary Sewer Description**

Water: The developer is proposing to connect to an existing 8" water line located on the west side of N. 34th Street and extend it north along the west side of his proposed to the end of his property and connect to an existing 8" water line on west side of N. 34th Street. The developer will also extend an 8" water line west along the south side of his proposed street and connect to an existing 12" water line located along the east side of Ware Road. The developer is also proposing to install five fire hydrants to serve the development.

Sewer: Developer is proposing to connect to an existing 10" sanitary sewer line located on the north side of the property and extend an 8" sanitary sewer line south along the west side of his property and then east along the north side of his proposed street to the end of his property.

Should you have any questions or require additional information, please do not hesitate to contact my office. Thank you.

Sincerely,

Eulalio Ramirez, P.E.

**SUBDIVISION REIMBURSEMENT WORKSHEET
TURIN ESTATES PHASE 1 SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS

SEWER:	MPU: NOLANA DIVERSION		
COST:	\$1,187.72 x	4.43 AC	\$5,261.60
10% ADMIN FEE	<10 YEARS		526.16
SEWER LINE REIMBURSEMENT			\$5,787.76

TOTAL REIMBURSEMENT DUE

\$5,787.76

Prepared By: RB Date: 2/3/2023 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: _____

Traf Construction / Eduardo Gamba

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 Troyo Investments, LLC,
by: Eduardo Gamba, Member hereinafter called the DEVELOPER.

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

Turin Estates Phase I and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by Quintanilla, Headley & Associates, Inc. dated February 2, 2023 hereinafter called the
(Engineering Firm)

IMPROVEMENTS, as approved by the McAllen Public Utility Board on February 14, 2023.
(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

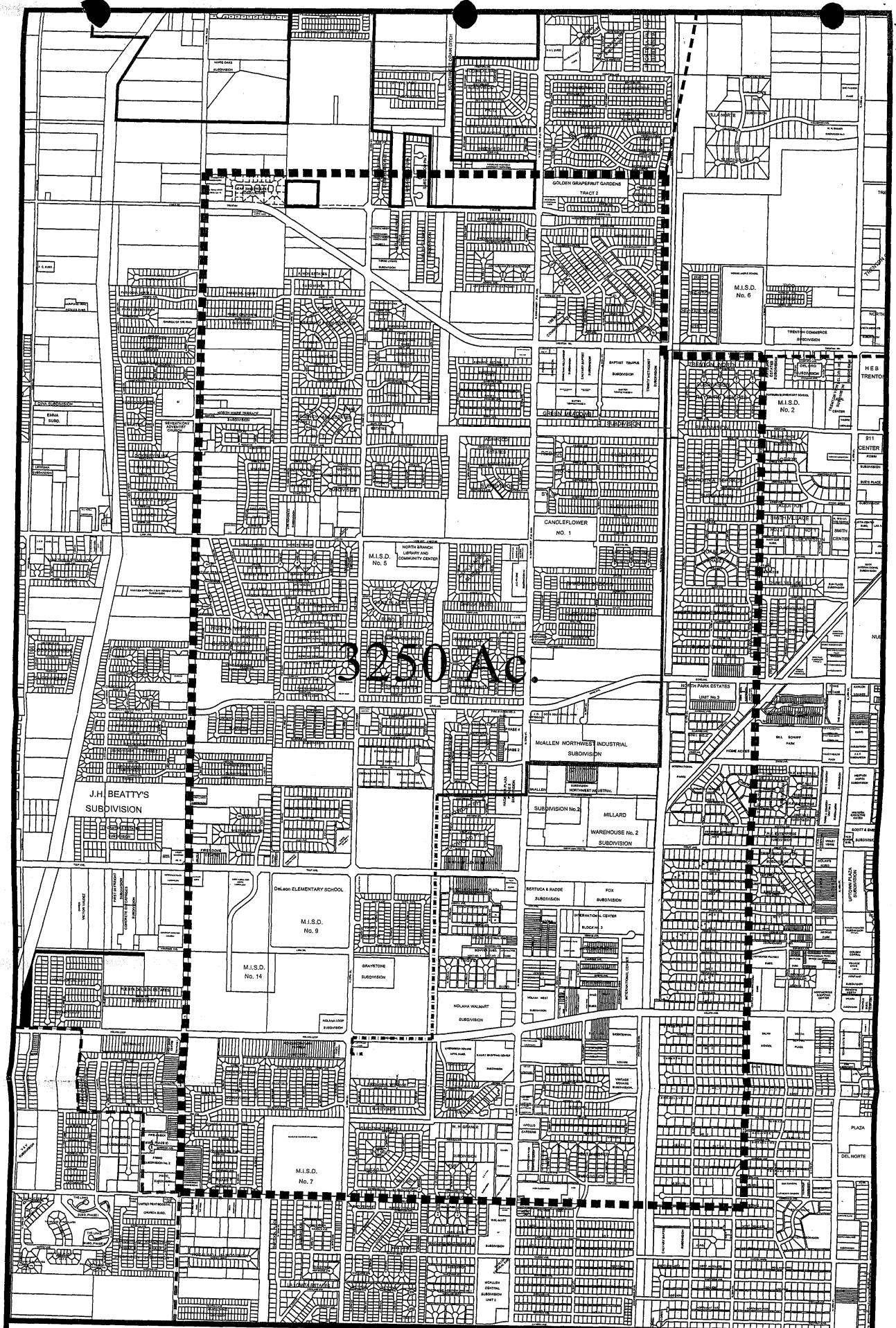
BY: _____
Mark Vega, P.E.
General Manager, McAllen Public Utility
Post Office Box 220
McAllen, Texas 78505-0220
(956) 681-1630

ATTEST:

Board Secretary

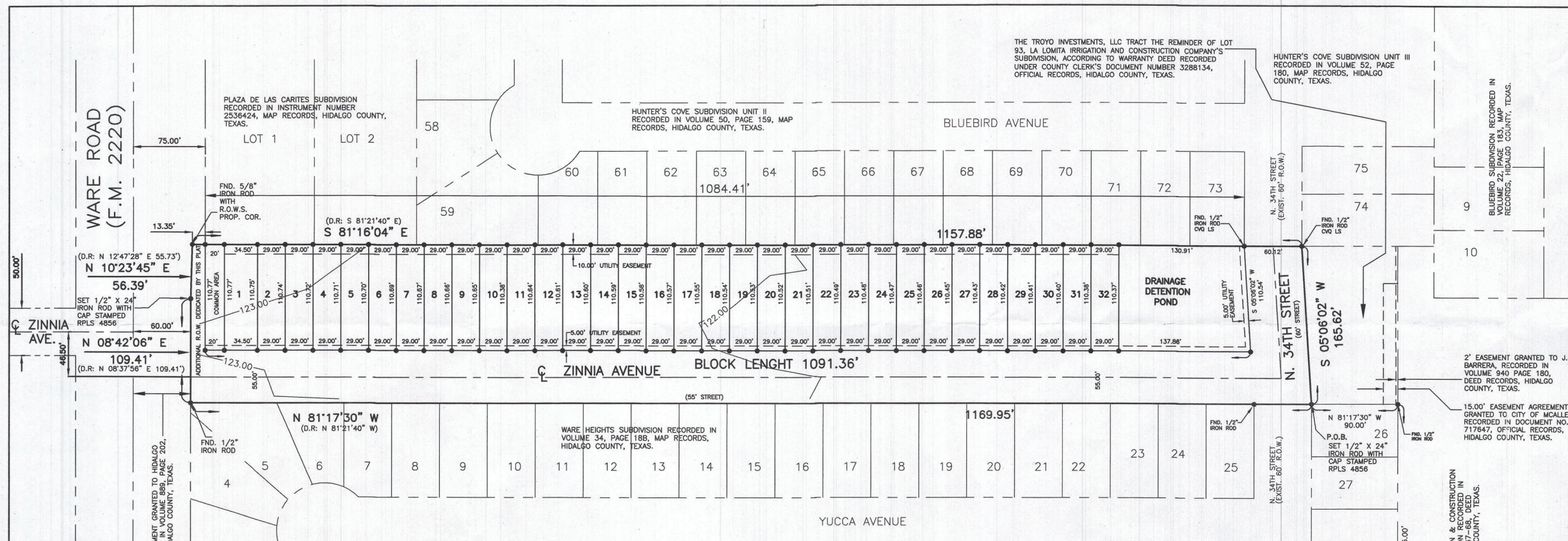
DEVELOPER

BY: _____
Address: 4900 N. 10th Street Suite B
McAllen, Texas 78504



NOLANA DIVERSION
SERVICE AREA MAP





AREA DATA TABLE	
LOT	AREA (S.F.)
1	3821.17
2	3211.50
3	3211.15
4	3210.80
5	3210.45
6	3210.10
7	3209.75
8	3209.40
9	3209.04
10	3208.69
11	3208.34
12	3207.99
13	3207.64
14	3207.29
15	3206.94
16	3206.59

AREA DATA TABLE	
LOT	AREA (S.F.)
17	3206.24
18	3205.89
19	3205.54
20	3205.19
21	3204.84
22	3204.49
23	3204.14
24	3203.79
25	3203.44
26	3203.08
27	3202.73
28	3202.38
29	3202.03
30	3201.68
31	3201.33
32	3200.98
COMMON AREA	2215.32
POND	14828.50

- GENERAL NOTES:
- 1.- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING.) COMMUNITY-PANEL NUMBER 480343 0005 C MAP REVISED: NOVEMBER 2, 1982
 - 2.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.
 - 3.- LEGEND: 1/2" X 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
 - 4.- MINIMUM BUILDING SETBACK LINES:
FRONT 10.00 FT. OR GREATER FOR EASEMENTS
REAR IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
INTERIOR SIDES IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
GARAGE 18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
 - 5.- NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.
 - 6.- REQUIRED DRAINAGE DETENTION IS: 38,925.13 C.F. (0.89 AC./FT.) TOTAL DETENTION IS BEING PROVIDED IN THE "20.0' COMMON AND DRAINAGE DETENTION AREA" WILL BE MAINTAINED BY DEVELOPER'S/HOMEOWNERS'S ASSOCIATION/OWNERS AND NOT THE CITY OF McALLEN.
 - 7.- BENCHMARK No. CITY OF McALLEN BENCHMARK MC-53 (SOUTHEAST CORNER OF THE INTERSECTION OF WARE ROAD AND MILE 4 LINE ROAD) ELEVATION = 126.10 LOCATED ± 330 FEET NORTH OF THE SOUTH LINE OF LOT 88, LA LOMITA IRRIGATION & CONSTRUCTION COMPANY SUBDIVISION ON THE WEST R.O.W. LINE OF N. WARE ROAD ON A 60-D NAIL IN POWER POLE. N.A.V.D. 88 DATUM
 - 8.- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - 9.- 4.0 FT WIDE MINIMUM SIDEWALK REQUIRED ON ALL INTERIOR STREETS.
 - 10.- LOTS 1 THROUGH 32 SHALL BE FOR RESIDENTIAL USE.
 - 11.- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WARE ROAD.
 - 12.- A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. • PHONE 958-381-8480
EDINBURG, TEXAS 78539 • FAX 958-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 • ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

SUBDIVISION PLAT OF : TURIN ESTATES PHASE I

A 4.43 ACRE TRACT OUT OF LOT 93, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67 AND 68, DEED RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3288134, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 4.43 ACRE TRACT OF LAND OUT OF LOT 93, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 67-68, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3288134, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF WARE HEIGHTS SUBDIVISION (RECORDED IN VOLUME 34, PAGE 188, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND ON THE EAST RIGHT OF WAY LINE OF N. 34TH STREET FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 08°33'46" E, 495.00 FEET AND N 81°17'30" W, 90.00 FEET FROM THE SOUTHEAST CORNER OF LOT 93.

THENCE: N 81°17'30" W, ALONG THE NORTH LINE OF WARE HEIGHTS SUBDIVISION, A DISTANCE OF 1,169.95 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF N. WARE ROAD (F.M. 2220) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°42'06" E, ALONG THE EAST RIGHT OF WAY LINE OF N. WARE ROAD (F.M. 2220), A DISTANCE OF 109.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 10°23'45" E, ALONG THE EAST RIGHT OF WAY LINE OF N. WARE ROAD (F.M. 2220), A DISTANCE OF 56.39 FEET TO A 5/8" IRON ROD WITH CAP R.O.W.S. FOUND ON THE SOUTH LINE OF PLAZA DE LAS CARITES SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2536424, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°16'04" E, ALONG THE SOUTH LINE OF PLAZA DE LAS CARITES SUBDIVISION, THE SOUTH LINE OF HUNTER'S COVE SUBDIVISION UNIT II (RECORDED IN VOLUME 50, PAGE 159, MAP RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 1,157.88 FEET TO A 1/2" IRON ROD WITH CAP STAMPED CVO LS FOUND FOR THE SOUTHEAST CORNER OF HUNTER'S COVE SUBDIVISION UNIT II, THE SOUTHWEST CORNER OF HUNTER'S COVE SUBDIVISION UNIT III (RECORDED IN VOLUME 52, PAGE 180, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 05°06'02" W, A DISTANCE OF 165.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.43 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH WARE HEIGHTS SUBDIVISION, RECORDED IN VOLUME 34, PAGE 188, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

AUGUST 29, 2022
DATE

LIENHOLDERS'S ACKNOWLEDGMENT:
STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, HOLDER (OR DULY AUTHORIZED OFFICERS OF THE HOLDER) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS TURIN ESTATES PHASE II OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER
TEXAS NATIONAL BANK
RAFAEL MEDRANO

SIGNATURE
Given under my hand and seal of office this _____ day of _____, 20____

Notary Public

STATE OF TEXAS
COUNTY OF HIDALGO

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

EDUARDO GAMBIA
MEMBER OF TROYO INVESTMENTS, LLC
4800 N. 10TH STREET, STE B8
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared _____, EDUARDO GAMBIA, MEMBER OF TROYO INVESTMENTS, LLC, proved to me through her 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 therein are true and correct and acknowledged that she executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____

CLARISSA ANNETTE QUINTANILLA
Notary ID #129615255
My Commission Expires November 04, 2025

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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 THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION
DATE

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

MAYOR
DATE

ATTEST:
CITY SECRETARY
DATE

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

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

SECRETARY
PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA
P.E. No. 95334

ALFONSO QUINTANILLA
P.E. No. 95334
DATE 10-12-22

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 THE TEXAS WATER CODE 48.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

COUNTY CLERK
HIDALGO COUNTY, TEXAS

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

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

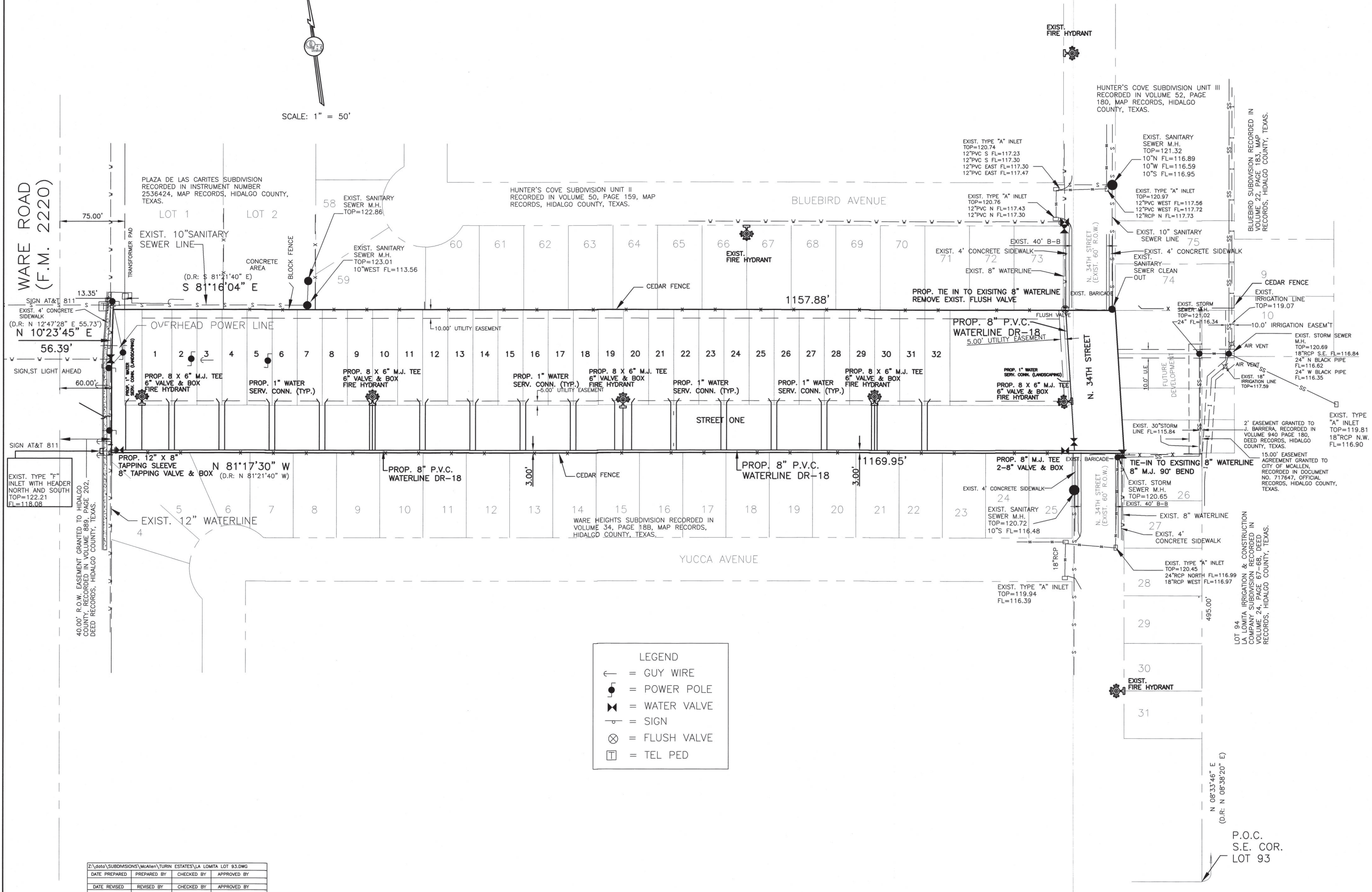
BY: _____ DEPUTY

F:\DATA\SUBD\MALLEN\TURIN ESTATES\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
8-29-2022	LB		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

DATE OF PREPARATION: AUGUST 29, 2022

WARE ROAD
(F.M. 2220)

SCALE: 1" = 50'



JOB NO.	4-28-2022
DATE	09-02-2023
REVISION	1"=50'
SCALE	DRAWN BY
SHEET	

TURIN ESTATES PHASE I WATER DISTRIBUTION SYSTEM

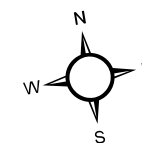


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
HOUSTON, TEXAS 77053
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

LAND SURVEYORS
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



TURIN ESTATES PH. 1





AGENDA ITEM

2.f.

PUBLIC UTILITY BOARD

**DATE SUBMITTED
MEETING DATE**

**02/07/2023
2/14/2023**

- 1. Agenda Item: Approval of Felix 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: Sewerline reimbursement to MPU for the Cascade Sewer project in the amount of \$189.37**
- 6. Routing:**

Erika Gomez		Created/Initiated - 2/7/2023
-------------	--	------------------------------
- 7. Staff's Recommendation: Approval of subdivision as conditions set forth**
- 8. City Attorney: Approve. IJT**
- 9. MPU General Manager: Approved - MAV**
- 10. Director of Finance for Utilities: Approved - MDC**

Memo

TO: Marco A. Vega, P.E., General Manager
THRU: Carlos Gonzalez, P.E., Utility Engineer
FROM: Erika Gomez, E.I.T., Asst. Utility Engineer
DATE: February 6th, 2023
SUBJECT: **Felix Subdivision; Consideration & Approval of Subdivision**

This property is located on South 1st Street and approximately 600ft north of El Rancho Rd. It is located within the McAllen City Limits. The tract consists of 0.16 acres and is being proposed as R-1 Residential.

The subdivision application was originally filed with the City on October 12th, 2022 and has received preliminary P&Z approval on November 1st, 2022. The information required from the developer's engineer for this agenda was received on February 6th, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 4-inch waterline along the west side of the property within the dedicated alley. The applicant will provide a single water service connection to serve the property.
2. **Sewer Service:** The applicant is proposing to connect to an existing 8-inch sewerline along the west side of the property and install a new 4" sewer to serve the proposed lot.
3. The developer submitted a Reimbursement Waiver.
4. Development falls under the Cascade Sewer improvements Reimbursement Area

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a 10ft. utility easement along the perimeter of the property 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 lot to be installed and 4.) Payment of sewer reimbursement to McAllen public Utility in the amount of \$189.37 for the Cascade Sewer Improvements Project.

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

UTILITY NARRATIVE

FELIX SUBDIVISION

CITY OF MCALLEN

Proposed FELIX SUBDIVISION is a one lot – 0.16 Acre tract of land located approximately 600 feet north of El Rancho Road along the west side of South 1st. Street in the City of McAllen. Proposed use: Residential Construction (single family home). The subject property has 50.0 feet of frontage along South 1st. Street.

THE 0.16 ACRE TRACT IS A FORMER 50.0 FOOT WIDE CITY STREET RIGHT-OF-WAY (NEVER OPENED/NEVER USED/NEVER NAMED) RECENTLY ABANDONED BY THE CITY OF MCALLEN AND SOLD TO THIS SUBDIVIDER.

WATER AND FIRE PROTECTION:

A review of the City's utility map for this area shows that there is an existing 4" water line located along the existing 15' foot alley at the rear (west side) of the subject property. One single ¾" water service line is being proposed to provide service to this one lot residential plat. The meter shall be located in the alley as all of the other residential meters are located along the alley as well.

There are no nearby fire hydrants. There are no fire hydrants along S. 1st. Street from El Rancho Road north to the north end of S. 1st. Street. No further or additional water service or fire hydrant improvements are being proposed by this plat.

SANITARY SEWER:

The city has an existing 8" sanitary sewer line along the 15.0 foot alley at the rear (west side) of the subject property. One new 4" sewer service line is being proposed to provide sanitary sewer service to this one lot residential plat. No further sanitary sewer improvements are being proposed.

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 **Patricia Salazar** hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property: **Felix Subdivision located at 3024 S. 1st. Street, McAllen, Texas,** and proposes to construct Utility improvements as shown on a plan designed by **Salinas Engineering & Associates** dated **09/07/2022,** 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 _____, 2021

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: Patricia Salazar
Name: Patricia Salazar
Address: 13652 ½ Dronfield, Sylmar, CA, 91342-1488

**SUBDIVISION REIMBURSEMENT WORKSHEET
FELIX SUBDIVISION**

SEWER LINE REIMB. CALCULATIONS

SEWER:	MPU: CASCADE SEWER IMPROVEMENTS			
COST:	\$1,075.94	x	0.16 AC	\$172.15
10% ADMIN FEE	<10 YEARS			17.22

SEWER LINE REIMBURSEMENT

\$189.37

TOTAL REIMBURSEMENT DUE

\$189.37

Prepared By: Eka Yano Date: 1/25/2023 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: _____

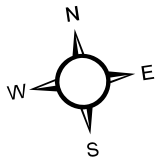
Patricia Salazar

Print: _____

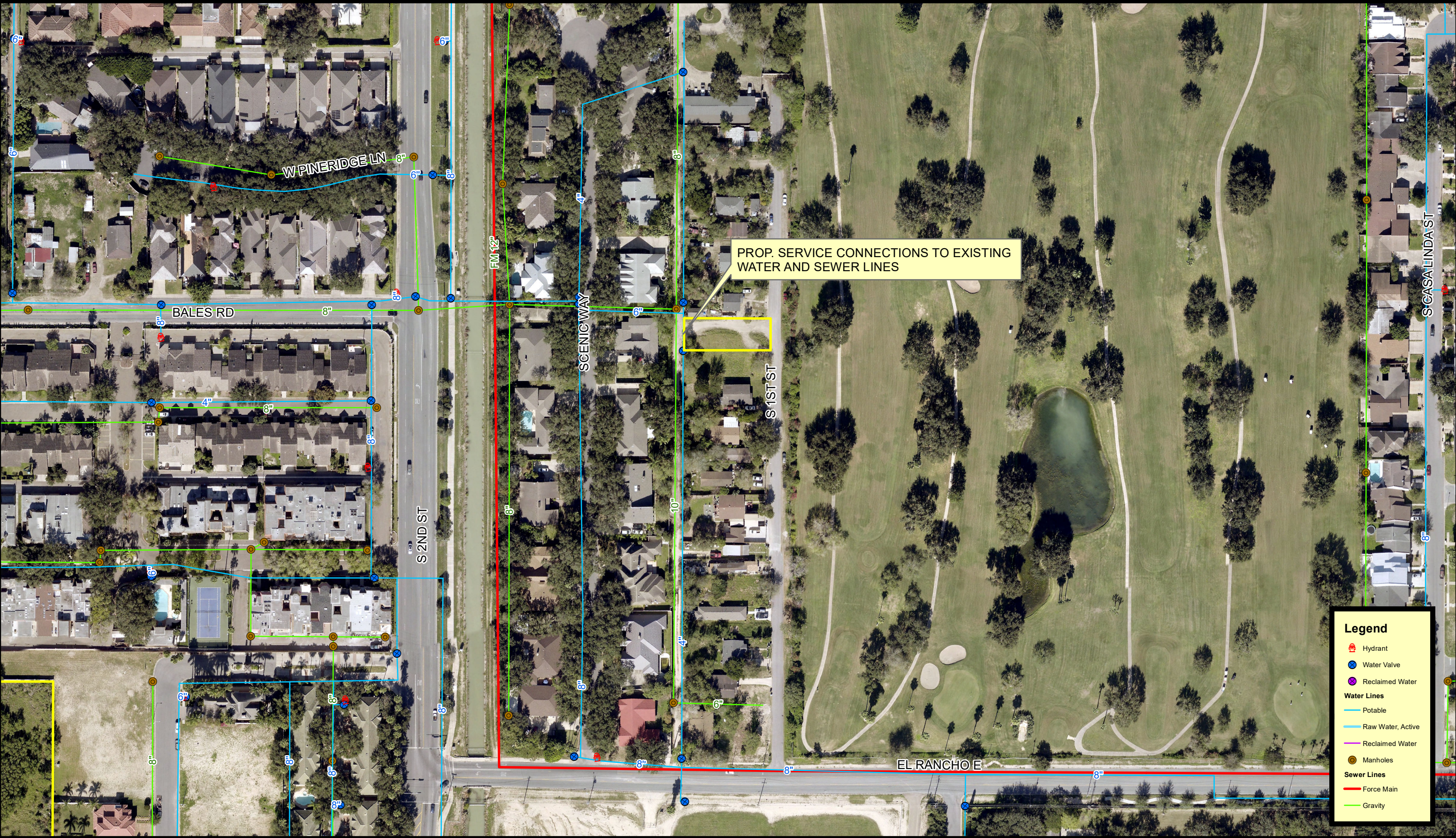
Patricia Salazar

2221 DAFFODIL - McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
BPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-526

FELIX SUBDIVISION



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





AGENDA ITEM

3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/08/2023

MEETING DATE

2/14/2023

1. Agenda Item: Consideration and Approval of Engineering Rotation List Project # 11-22-S10-450
2. Party Making Request:
Carlos Gonzalez, Development and Special Projects Engineer
3. Nature of Request: Consideration and approval of an Engineering Rotation List(s) pertaining to a Request for Proposal for General Water & Wastewater Utility Engineering Solicitation
4. Budgeted:

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

Carlos Gonzalez	Created/Initiated - 2/8/2023
Gerardo Noriega	Final Approval - 2/8/2023
7. Staff's Recommendation: Approval of an Engineering Rotation List(s) as described and summarized in accompanying staff recommendation memorandum
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MDC

Memo

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

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

DATE: February 7, 2023

SUBJECT: RFQ Solicitation 11-22-S10-450; Engineering Rotation Lists

On November 17, 2022, Statement of Qualifications were received for the following solicitation:

Request for Qualifications for General Water & Wastewater Utility Engineering Consulting Services

The objective was to solicit Statement of Qualifications from qualified engineering firms with relevant experience in the water and wastewater utility engineering field for the development of an Engineering Rotation List intended to be used for a term not to exceed 3 years. Specifically, we were interested in consulting engineering services with experience in the following:

***Water & Wastewater Pipe Line Design
Wastewater Lift Station Design/Reh
Brackish Groundwater Desalination
SCADA Systems Design***

***Water Tower Design/Rehabilitation
Water Treatment Process Optimization
Wastewater Treatment Process Optimization
Construction Administration***

A total of 24 firms responded with Statements of Qualifications. A committee comprised of six (6) staff members was tasked with evaluating SOQ's in accordance with the Submittal & Evaluation Criteria specified in RFQ Solicitation Documents. Because of the diversity in firms, in terms of size, specialized experience, etc., the committee elected to group firms into three categories;

- General Civil Engineering Firms: These are firms that will largely work on pipeline related projects.
- Mid-size Process Firms: These are firms that would be assigned Large Diameter Pipelines, Pump Station, small process projects, etc.
- Large Process Firms: These are firms well equipped for large process projects related to either our Water Treatment Plants or Wastewater Treatment Plants as well as large Reuse Facility Improvements.

A summary of rankings for each group is attached to this memo.

Staff is requesting MPUB consideration for adopting of rotation list for a term not to exceed 3 years. Staff will be available for comments or questions.

Utility Engineering Rotation List Tables

RFQ Solicitation 11-22-S10-450

GENERAL CIVIL ENGINEERING FIRMS		
Consultants	Avg Score	Rank
Perez Consulting	90	1
Trimad	86	2
Marcia Appia	85	3
SAMES	81	4
Victoria Engineering	81	5
R. Gutierrez	79	6
WGI	78	7
Guzman & Munoz	77	8
M2 Engineering	70	9
SDI Engineering	69	10
LeFevre	54	11
CASA	33	12

LARGE PROCESS FIRMS		
Consultant	Avg Score	Rank
Carollo	93	1
Plummer	93	2
Freese & Nichols	92	3
Garver	90	4

MID-SIZE PROCESS ENGINEERING FIRMS		
Consultants	Avg Score	Rank
Garcia Infrastructure Consultants	95	1
Halff	95	2
Cruz-Hogan	92	3
Cobb Fendley	87	4
SWG	78	5
Norris - Leal	70	6
DE Corp	62	7
Dunham Engineering	60	8



AGENDA ITEM

5.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/06/2023

MEETING DATE

2/14/2023

1. Agenda Item: Consultation with City Attorney regarding pending litigation before the PUC (T.G.C. 551.071)

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 - 2/6/2023

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: N/A - MAV

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



AGENDA ITEM

5.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/08/2023

MEETING DATE

2/14/2023

1. Agenda Item: Discussion and possible lease, sale or purchase of Real Property, Tract 1 (Section 551.072, 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 - 2/8/2023

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: N/A - MAV

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



AGENDA ITEM

5.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED

02/08/2023

MEETING DATE

2/14/2023

1. Agenda Item: Discussion and possible lease, sale or purchase of Real Property, Tract 2 (Section 551.072, 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 - 2/8/2023

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: N/A - MAV

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