



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

**DATE:** Tuesday, November 26, 2024

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


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

**SUBJECT MATTER:**

**See Subsequent Agenda.**

**CERTIFICATION**

I, the Undersigned authority, do hereby certify that the attached agenda of meeting of the McAllen Public Utility Board of Trustees is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the 22nd day of November, 2024 at 3:00 P.M. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

  
\_\_\_\_\_  
Juan J. Rodriguez  
Interim Utility Board Secretary



**BOARD OF TRUSTEES MEETING  
TUESDAY, NOVEMBER 26, 2024 – 4:00 PM  
MCALLEN CITY HALL - 3RD FLOOR  
1300 HOUSTON AVE, MCALLEN, TX 78501  
AGENDA**

**AT ANY TIME DURING THE COURSE OF THIS MEETING, THE MCALLEN PUBLIC UTILITY BOARD MAY RETIRE TO EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE 551.071(2) TO CONFER WITH ITS LEGAL COUNSEL ON ANY SUBJECT MATTER ON THIS AGENDA IN WHICH THE DUTY OF THE ATTORNEY TO THE MCALLEN PUBLIC UTILITY BOARD UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT OF THE STATE BAR OF TEXAS CLEARLY CONFLICTS WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE. FURTHER, AT ANY TIME DURING THE COURSE OF THIS MEETING, THE MCALLEN PUBLIC UTILITY BOARD MAY RETIRE TO EXECUTIVE SESSION TO DELIBERATE ON ANY SUBJECT SLATED FOR DISCUSSION AT THIS MEETING, AS MAY BE PERMITTED UNDER ONE OR MORE OF THE EXCEPTIONS TO THE OPEN MEETINGS ACT SET FORTH IN TITLE 5, SUBTITLE A, CHAPTER 551, SUBCHAPTER D OF THE TEXAS GOVERNMENT CODE.**

**CALL TO ORDER**

**PLEDGE**

**INVOCATION**

**EMPLOYEE OF THE MONTH - OMAR PUENTE - WASTEWATER COLLECTIONS**

**1. MINUTES:**

- a) Approval of the Regular Meeting Minutes held November 12, 2024.

**2. CONSENT AGENDA:** *(All matters listed under Consent Agenda are considered to be routine by the Governing Body and will be enacted by one motion. There will be no separate discussion of these items; however, if discussion is desired, that item(s) will be removed from the Consent Agenda and will be considered separately.)*

- a) Approval of Suarez Subdivision (1 Commercial Lot / 22 Units)
- b) Approval of 2nd & Trenton Plaza Subdivision (2 Commercial Lots / Plaza)
- c) Approval of Tex-Best Subdivision (1 Commercial Lot, Gas Station)
- d) Approval of Estancia at Tres Lagos Phase IV Subdivision (28 Lots, Single Family)

**3. BIDS AND CONTRACTS:**

- a) Consideration of Approval for the Purchase of Project No. 11-24-P08-223 Purchase of Chlorine Dioxide Generators
- b) Consideration of Approval to Award Project No. 11-24-SP06-150 Supply Contract For Purchase and Delivery of Sodium Chlorite

**4. RESOLUTION:**

- a) Consider Adopting Resolution Appointing Cynthia Salinas, as Board Secretary for McAllen Public Utility.

**5. UTILITY LAYOUTS:**

- a) Oaks at Northgate Subdivision - Discussion & Possible Approval of a Septic Tank Variance

**6. FUTURE AGENDA ITEMS**

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

- a) Consultation with City Attorney regarding pending litigation Tex. Gov't Code Sec. 551.071.
- b) Consideration of Economic Development Matters Tex. Gov't. Code Sec. 551.087.
- c) Consultation with City Attorney regarding legal issues related to Risk Management. Texas Gov't Code Sec. 551.071.

**ADJOURNMENT**

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

**THE NEXT REGULARLY SCHEDULED BOARD MEETING WILL BE HELD ON DECEMBER 12, 2024.**



	<b>AGENDA ITEM</b>	<b><u>1.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>11/22/2024</b>
	<b>MEETING DATE</b>	<b>11/26/2024</b>

1. Agenda Item: Approval of the Regular Meeting Minutes held November 12, 2024.

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

<b>Bid Amount:</b>	_____	<b>Budgeted Amount:</b>	_____
<b>Under Budget:</b>	_____	<b>Over Budget:</b>	_____
		<b>Amount Remaining:</b>	_____

5. Reimbursement:

6. Routing:  
Savannah Arredondo                      Created/Initiated - 11/22/2024

7. Staff's Recommendation:

8. City Attorney: Approve. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

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

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, November 12, 2024**, at 4:00 pm at McAllen City Hall, Commission Chambers with the following present:

	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Albert Cardenas	Trustee
	Ricardo Godinez	Trustee
	Javier Villalobos	Mayor/Ex-Officio
Staff:	Marco A Vega, P.E.	General Manager
	Juan J. Rodriguez	Assistant General Manager
	Austin Stevenson	Interim City Attorney
	David Garza	Director of Wastewater Systems
	Rafael Balderas, E.I.T.	Assistant to the Utility Engineer
	Juan Vallejo	Assistant Director of Water Systems
	Maria Chavero	Director of Treasury Management
	Janet Landeros	Grants and Contracts Coordinator
	Erika Gomez, P.E.	Utility Engineer
	Carlos Gonzalez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	Jim Bob Sides	Video Production Specialist
	Patrick Gray, E.I.T.	GIS Coordinator
	Gerardo Noriega	Director of Purchasing and Contract.
	Juan Pedraza	Transmission & Dist. Manager
	Federico Lozano	Wastewater Treatment Plant Manager
	Mario Vela	Deputy Director Public Works
	Daniel Lara	Wastewater Treatment Plant Operator
Visitors:	Sergio Espinosa, P.E.,	Carollo
	Steven Cruz	CB3
	Daniel Rodriguez	CB3
	Erik Caceres	CB3

**CALL TO ORDER:**

Chairman Amos called the meeting to order at 4:07 p.m.

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

Chairman Amos recessed the meeting at 4:09 p.m. to go into Executive Session. Chairman Amos reconvened the meeting around 4:48 p.m.

- a) Consultation with City Attorney regarding pending litigation Tex. Gov't Code Sec. 551.071.

Austin Stevenson, Interim City Attorney, stated no action is needed.

**1. MINUTES:**

- a) Approval of the Minutes for the Regular Meeting held October 15, 2024.

Trustee Cardenas moved to approve the minutes for the regular meeting held October 15, 2024. Trustee Godinez seconded the motion. The motion carried unanimously.

**2. CONSENT AGENDA:**

- a) Approval of Georgia Subdivision (1-lot, Residential)  
b) Approval of 29<sup>th</sup> Sunrise Village Subdivision (2 Lots- Residential)

- c) Approval of Mediterranean Subdivision.
- d) Consideration and Approval for Purchase & Delivery of AMI Meters and Transceivers.
- e) Approval of Sprague Waterfalls Apartments Subdivision. (43 Lots – 176 Units)

Mayor Villalobos moved to approve items 2a through 2e. Trustee Godinez seconded the motion. The motion carried unanimously.

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

- a) Consideration and Action accepting a bid for sludge management services.

Mr. Marco Vega, P.E., General Manager stated staff recommends to reject both bids and staff will resolicit for any additional bids.

Trustee Cardenas moved to approve with staff's recommendation. Mayor Villalobos seconded the motion. The motion carried unanimously.

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

Mr. Mario Vela, Deputy Director of Public Works requested for authorization to declare certain vehicles and equipment as surplus to begin the surplus efforts to dispose through auction or through other means. He noted the items have been replaced or have exceeded their economic service life. All proceeds from these vehicles and equipment will go back to the corresponding funds that purchased equipment. Public Work staff recommends approval to declare the described vehicles and equipment as surplus to begin auction efforts and recycling. Trustee Cardenas asked if there was a way to donate surplus items. Mayor Villalobos agrees with donating items to cities in need. Trustee Godinez asked Mr. Vega about the relationship with sister cities in Reynosa or Tamaulipas that do work comparable work to what MPU does with water and sewer. Mr. Vega stated he has met twice with Reynosa officials, however, the high turnover rate and new administration made it difficult to advance in any type of a program with MPU. Trustee Cardenas asked about small Texas cities. Mayor Villalobos stated it is more difficult to formalize a donation with them because of the wear and tear on the equipment and the expense to have it repaired. He mentioned it the City has had better results with communities in Mexico because they are willing to fix and use the equipment. Trustee Godinez stated he understands the concerns but asked if maybe there is another small community along the border that could use the equipment. Mr. Vega stated that in a previous experience with the donation of a Vactor truck to Reynosa the process to import the vehicle from the U.S. to Mexico was tedious and it took about six (6) months to complete.

Trustee Cardenas moved to authorize and declare the vehicles and property surplus subject to making a determination if the items are able to be donated. Trustee Godinez seconds the motion. The motion carried unanimously.

- c) Consideration and Approval of Professional Services Amendment No. 1 for Brackish Groundwater Treatment Facility – Phase 1 Contract

Trustee Cardenas moved to approve for the Professional Services Amendment No. 1 for Brackish Groundwater Treatment Facility – Phase I Contract. Trustee Godinez seconded the motion. The motion carried unanimously.

### **4. RESOLUTION:**

- a) Resolution of the Public Utility Board of Trustees of the Public Utility of the City of McAllen, Texas accepting the resignation of Sonia Resendez and designating David Vasquez as an Investment Officer along with Maria Chavero, Marco A. Vega, P.E., and Issac J. Tawil for the McAllen Public Utility of the City of McAllen, Texas.

- b) A Resolution of the Board of Trustees of the City of McAllen Public Utilities, Hidalgo County, Texas, amending Texpool authorized representatives and providing an effective date.

Mr. Marco Vega, P.E., General Manager stated staff recommends to remove item 4a and 4b from the agenda and will be back at a later date.

Trustee Godinez moved to remove items 4a and 4b. Trustee Cardenas seconded the motion. The motion carried unanimously.

**5. UTILITY LAYOUTS:**

Mr. Marco Vega, P.E., General Manager Stated items 5a through 5c all pertain to the same subdivision. It includes reimbursement contracts and certificates.

- a) Discussion and Possible Approval of the participation request from the developer of the Nemont Estates II Subdivision

Mr. Vega stated the developer had initially requested a 20% reimbursement, the policy is we can potentially participate up to 30%. They had chosen to go 20% but ran into some issues and are now requesting the 30%. That will be an additional \$30,000, part of the reimbursement contract means we will receive those funds as development occurs. Staff recommends approval.

Mayor Villalobos moves to approve the participation request. Vice-Chairman Williams seconds the motion. The motion carried unanimously.

- b) Discussion and Possible Approval of the Developers Wastewater Final Reimbursement Certificate for the Nemont Estates II Subdivision.

Mr. Vega stated 5b is for a final reimbursement certificate for the same subdivision.

Trustee Godinez moved to approve the reimbursement certificate. Vice-Chairman Williams seconded the motion. The motion carried unanimously.

- c) Discussion and Possible Approval of MPU's Wastewater Final Reimbursement Certificate for participation to the Nemont Estates II Subdivision.

Mr. Vega stated 5c is the approval of the MPU wastewater final reimbursement certificate for the same subdivision.

Trustee Cardenas moved to approve the reimbursement certificate. Trustee Godinez seconded the motion. The motion carried unanimously.

**6. MANAGER'S REPORT:**

- a) Update on RGV Utility Conference

Mr. David Garza, Director of Wastewater Systems presented an update on the RGV Utility Conference.

**7. FUTURE AGENDA ITEMS**

**ADJOURNMENT**

There being no other business to come before the Board, the meeting was unanimously adjourned at 5:11 p.m.

\_\_\_\_\_  
Charles Amos, Chairman

Attest:

\_\_\_\_\_  
Juan J. Rodriguez  
Interim Utility Board Secretary



**AGENDA ITEM** 2.a.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 11/20/2024

**MEETING DATE** 11/26/2024

1. Agenda Item: Approval of Suarez Subdivision (1 Commercial Lot / 22 Units)

2. Party Making Request:  
Erika Gomez, Developmental Activities

3. Nature of Request: The approval of Suarez Subdivision.

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Patrick Gray                      Created/Initiated - 11/20/2024

7. Staff's Recommendation: Staff recomends the approval of Suarez Subdivision.

8. City Attorney: Approve. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



# Memo

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

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

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

**DATE:** November 26, 2024

**SUBJECT: Approval of Suarez Subdivision**

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This property is located on the east side of 24<sup>th</sup> Street and approximately 250 linear feet south of Harvey Avenue. It is located within the City of McAllen and is being proposed as C-3 commercial. The tract consist of 1.97 acres and will be one (1) lot for warehouse / commercial use. The subdivision received MPUB approval on April 12, 2022 for 0.96 acres and on April 6, 2023 for 2.89 acres.

The subdivision application was originally filed with the City on November 7<sup>th</sup> 2024 and has received preliminary P&Z approval on November 19, 2024. The information required from the developer's engineer for this agenda was received on November 18, 2024.

Utility plan/availability is described as followed:

1. **Water Service:** There is an existing 8" waterline west of the property the developer is proposing to connect to. The proposed water line will tie into the existing water line at two (2) locations to complete a loop for the subdivision. Each proposed office / warehouse will have their own individual service for water use. Two (2) flush valves will be installed at the north of the property for future development. The developer is also proposing three (3) fire hydrants for fire protection.
2. **Sewer Service:** There is an existing 8" sanitary sewer line along the west side of the property the developer is proposing to connect to. A proposed 8" sanitary sewer line will be installed within the subdivision for sewer services. Two (2) clean outs will be installed at the north of the property for future development.
3. This property falls within the Developer of Dove Avenue Properties No. 1 Water and Sewer, and MPU Central McAllen Distribution Water 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.**
- 2.) **Installation of the proposed public utility infrastructure to be constructed with respect to the updated layouts.**
- 3.) **Payment of a Sanitary Sewer and Water Line Reimbursements to MPU in the amount of \$15,505.66**
- 4.) **Engineer to submit updated and compliant utility layout when submitting construction plans.**

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

**REIMBURSEMENT WAIVER**

STATE OF TEXAS           X

COUNTY OF HIDALGO    X

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

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

Suarez Subdivision \_\_\_\_\_ and proposes to construct Utility Improvements as shown on a plan  
(Subdivision Name)

designed by Javier Hinojosa Engineering dated November, 2024, 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 \_\_\_\_\_, 2024.

CITY OF McALLEN BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER  
BY:   
Suarez Brothers, LLC  
By: Albert Suarez, President  
6100 N. 10<sup>th</sup> Street  
McAllen, Texas 78504

**SUBDIVISION REIMBURSEMENT WORKSHEET  
SUAREZ SUBDIVISION**

<b>SEWER LINE REIMB. CALCULATIONS</b>			
SEWER:	DEV. DOVE AVE PROPERTIES NO. 1 SEWER		
COST:	\$2,699.17 x	1.97 AC	\$5,317.36
10% ADMIN FEE	<10 YEARS		531.74
<b>SEWER LINE REIMBURSEMENT</b>			<b>\$5,849.10</b>

<b>WATER LINE REIMB. CALCULATIONS</b>			
WATER:	DEV. DOVE AVE PROPERTIES NO. 1 WATER		
COST:	\$4,203.99 x	1.97 AC	\$8,281.86
10% ADMIN FEE	<10 YEARS		828.19
<b>WATER LINE REIMBURSEMENT</b>			<b>\$9,110.05</b>


<b>WATER LINE REIMB. CALCULATIONS</b>			
WATER:	MPU: CENTRAL MCALLEN DIST. WATER		
COST:	\$252.20 x	1.97 AC	\$496.83
10% ADMIN FEE	<10 YEARS		49.68
<b>WATER LINE REIMBURSEMENT</b>			<b>\$546.51</b>

**TOTAL REIMBURSEMENT DUE** **\$15,505.66**

Prepared By: Edie Gomez Date: 11/13/24 Reviewed By: \_\_\_\_\_

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: 

Print: Albert Suarez

# JAVIER HINOJOSA ENGINEERING/Consulting Engineers

416 E. Dove Avenue • McAllen, Texas 78504

Tel: (956) 668-1588

javier@javierhinojosaeng.com

TBPELS FIRM NO. F-1295

## **Suarez Subdivision Water and Sanitary Sewer Description**

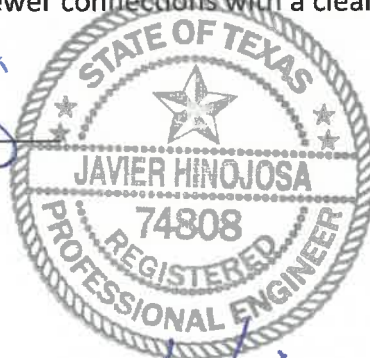
### **Water**

This single lot office/warehouse subdivision will be connecting to a City of McAllen 8" water line in two locations along the west side of N. 24th Street. 8" water lines will extend into the subdivision within proposed easements and will be looped by connecting onto the existing lines as previously mentioned. Each office/warehouse will be served by ¾" water service connections and fire hydrants will be constructed in accordance to fire code.

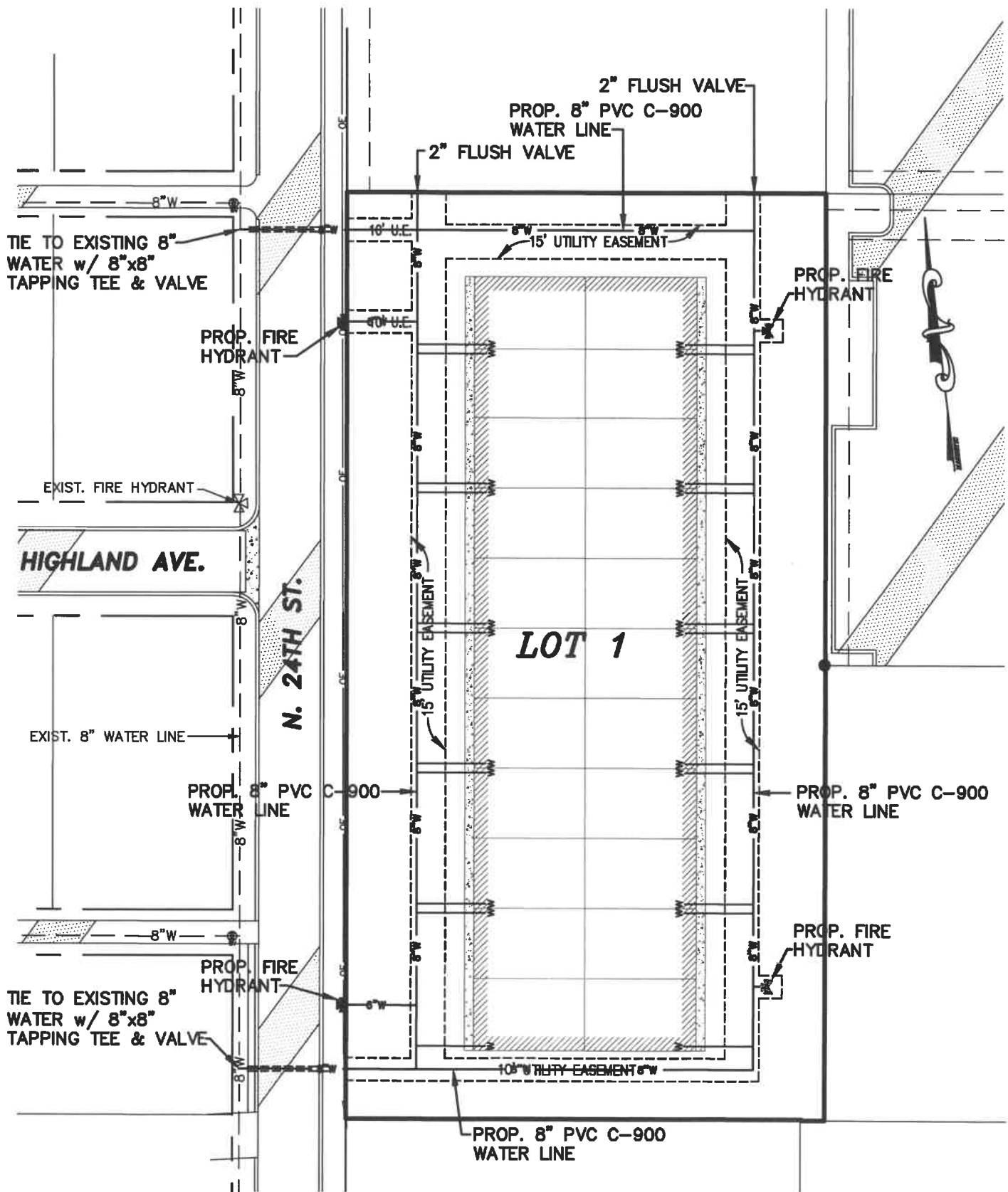
### **Sanitary Sewer**

This subdivision will be served by an 8" sewer lines that will be directed to an existing sewer manhole located at the northwest corner of this subdivision. Each office/warehouse will be served by 4" sanitary sewer connections with a clean-out at the end of each service.

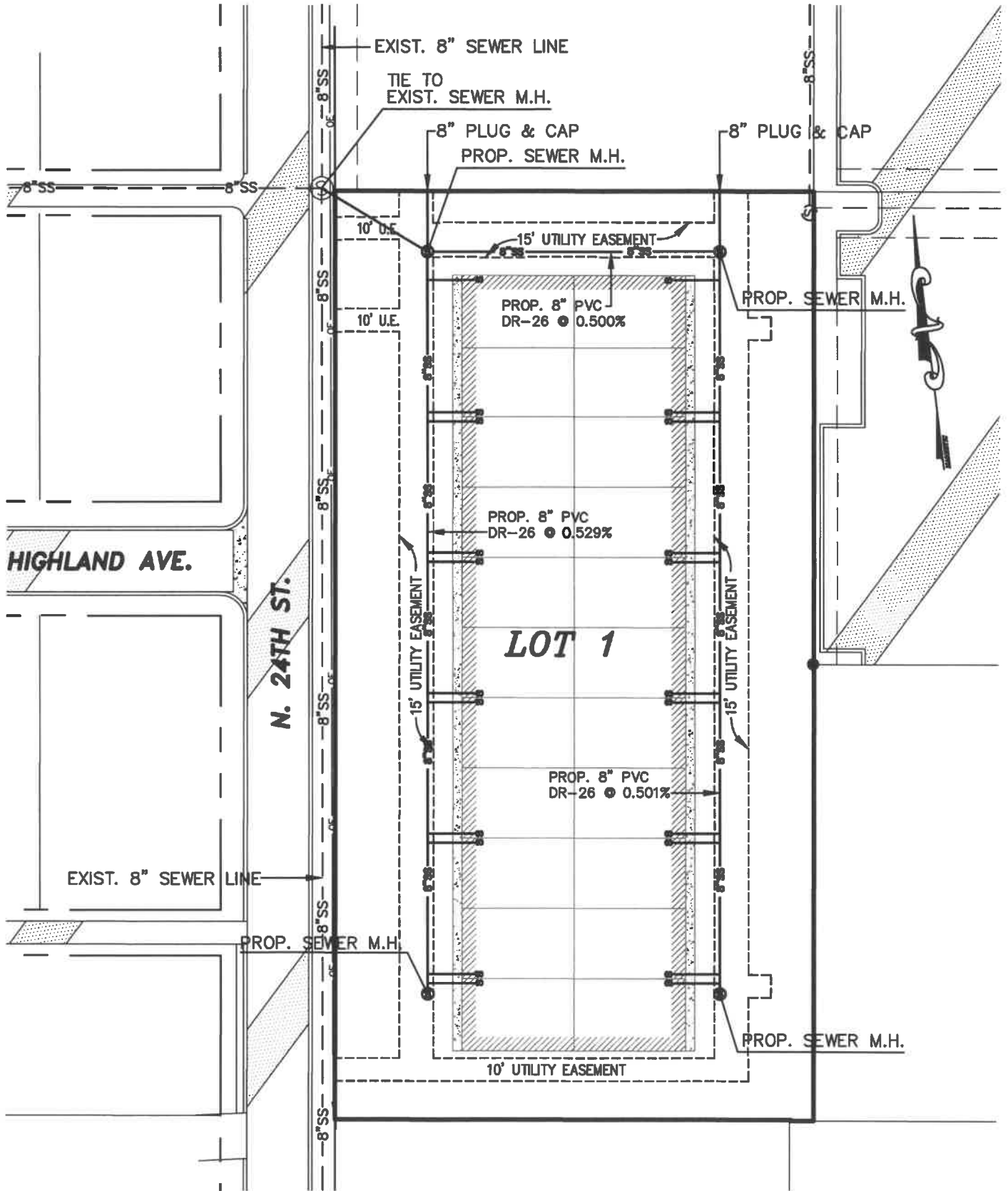
  
Javier Hinojosa, P.E.



11/7/24



# PROPOSED WATER LAYOUT SUAREZ SUBDIVISION



PROPOSED SEWER LAYOUT  
**SUAREZ SUBDIVISION**

# SUBDIVISION PLAT OF SUAREZ SUBDIVISION

A TRACT OF LAND CONTAINING 1.97 ACRE TRACT OUT OF A PORTION OF BLOCK 1, WHITEWING ADDITION UNIT No. 1 AS RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE MIKADA 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 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.

SUAREZ BROTHERS, LLC. DATE:  
6100 N. 10th ST.  
MCALLEN, TEXAS 78504  
BY: ALBERT SUAREZ, PRESIDENT

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY THE OWNER PERSONALLY APPEARED ALBERT SUAREZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: \_\_\_\_\_

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

CHAIRMAN, 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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

JAVIER HINOJOSA, P.E. DATE  
REGISTERED PROFESSIONAL ENGINEER NO. 74808

STATE OF TEXAS  
COUNTY OF HIDALGO

I, IVAN GARCIA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

IVAN GARCIA, R.P.L.S. DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496  
RIO DELTA ENGINEERING  
921 S. 10th STREET  
EDINBURG, TEXAS 78539  
TEL. (956) 380-5152 DATE SURVEYED: MAY 12, 2022  
TBPELS FIRM NO. 10194027

### GENERAL NOTES

- THIS FLOOD DESIGNATION FOR THIS PROPERTY IS ZONE "B" WITH ARE "AREAS OF MINIMAL FLOODING". AS PER F.E.M.A.'s FLOOD INSURANCE RATE MAP PANEL No.: 480343 0005 C DATED NOVEMBER 2, 1982.
- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF THIS LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: ..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER.  
REAR: ..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN  
SIDE: ..... IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN
- A 5' SIDEWALK SHALL BE REQUIRED ALONG THE EAST SIDE OF N. 24TH STREET.
- A TOTAL OF 0.326 ACRE FEET (14,209 CUBIC FEET) OF STORM WATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. AN ENGINEERED DETENTION AREA SHALL BE CONSTRUCTED AS SHOWN ON THE APPROVED SITE PLAN SUBMITTED AT BUILDING PERMIT STAGE.
- BENCHMARK: TOP OF CURB INLET LOCATED AT THE SOUTHEAST CORNER OF N. 24TH STREET AND HARVEY AVENUE. ELEV. = 118.13. REFERENCE: (MC-65; ELEV. = 120.15 LOCATED AT THE NORTHWEST CORNER OF 23RD STREET AND DAFFODIL ST. = 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP).
- SET 1/2" Ø IRON ROD WITH PLASTIC CAP ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES, AND ALONG N. 24TH STREET.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
- COMMON AREAS, ANY ACCESS/SERVICE DRIVE EASEMENTS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS OTHERWISE STATED.

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, HOLDERS (OR DULY AUTHORIZED OFFICERS OF THE HOLDERS) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MIKADA SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND TO HEREBY PROVIDE THAT ANY FLOODING 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

BY: JOE QUIROGA  
TRUSTEE  
TEXAS NATIONAL BANK

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE QUIROGA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: \_\_\_\_\_

### METES AND BOUNDS

A TRACT OF LAND CONTAINING 1.97 ACRES, MORE OR LESS, BEING A PORTION OF BLOCK 1, WHITEWING ADDITION UNIT No. 1 AS RECORDED IN VOLUME 17, PAGE 2, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 1.97 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N. 24TH STREET (AN EXISTING 50' RIGHT OF WAY), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING;

THENCE S 81°25'33" E ALONG THE NORTH LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, TO A POINT ON THE WEST SAID BOUNDARY LINE OF A CALLED DOVE AVENUE PROPERTIES NO. 1 SUBDIVISION, RECORDED IN VOLUME 51, PAGE 86, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 210.57 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

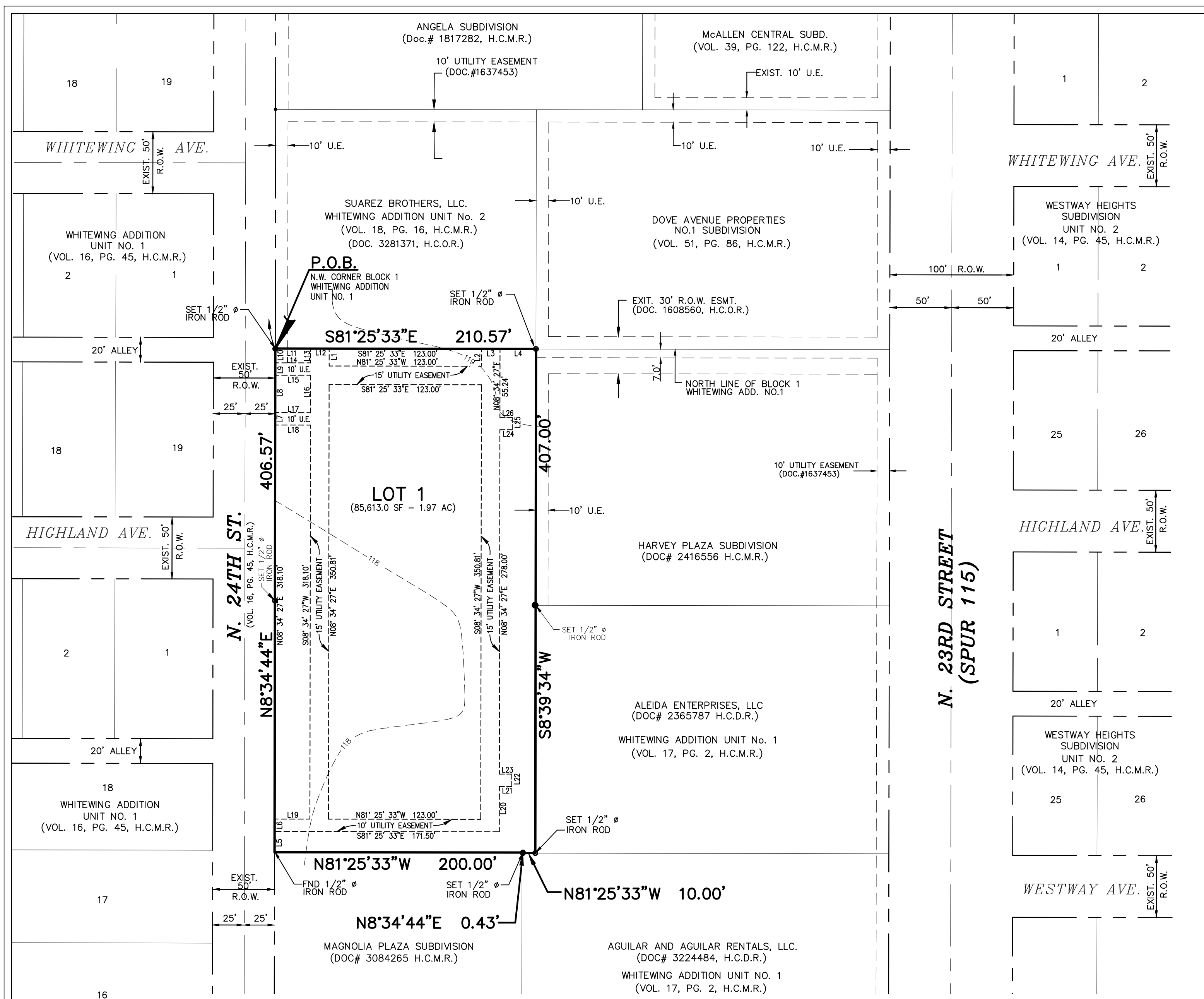
THENCE S 81°25'33" W ALONG THE WEST BOUNDARY LINE OF THE SAID DOVE AVENUE PROPERTIES NO. 1, AND SAME BEING IN PART ALONG THE WEST BOUNDARY LINE OF A CALLED HARVEY PLAZA SUBDIVISION, RECORDED IN DOCUMENT #2416556, MAP RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT 7.00 FEET THE COMMON WEST CORNER BETWEEN THE SAID DOVE AVENUE PROPERTIES NO. 1 SUBDIVISION AND HARVEY PLAZA SUBDIVISION A CONTINUING A DISTANCE OF 196.50 TO A 1/2 INCH IRON ROD SET FOR THE SOUTH WEST CORNER OF HARVEY PLAZA AND THE NORTH WEST CORNER OF A CALLED 1.34 ACRE TRACT CONVEYED TO AGUILAR AND AGUILAR RENTALS, LLC, RECORDED IN DOCUMENT # 3224484 OFFICIAL RECORDS OF HIDALGO COUNTY AND CONTINUING ALONG THE WEST BOUNDARY LINE OF SAID 1.34 ACRE TRACT A TOTAL DISTANCE OF 407.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'33" W ACROSS THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID 1.34 ACRES AGUILAR AND AGUILAR RENTALS TRACT, TO A POINT ON THE EAST BOUNDARY LINE OF A CALLED MAGNOLIA PLAZA SUBDIVISION, RECORDED IN DOC. # 3084265, MAP RECORDS OF HIDALGO COUNTY, TEXAS SAME POINT BEING THE NORTHWEST CORNER OF THE SAID 1.34 ACRES AGUILAR AND AGUILAR RENTALS TRACT, A DISTANCE OF 10.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE N 08°34'44" E ACROSS THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID MAGNOLIA PLAZA SUBDIVISION, TO A POINT ON THE WEST LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, A DISTANCE OF 200.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°25'33" W ACROSS THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID MAGNOLIA PLAZA SUBDIVISION, TO A POINT ON THE WEST LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N. 24TH STREET (AN EXISTING 50.00 FOOT WIDE RIGHT OF WAY), A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD FOUND, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°34'44" E ALONG THE WEST LINE OF THE SAID BLOCK 1, WHITEWING ADDITION UNIT No. 1, SAME BEING ALONG THE EXISTING EAST RIGHT OF WAY LINE OF N. 24TH STREET, A DISTANCE OF 406.57 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 1.97 ACRES OF LAND, MORE OR LESS.



LINE	CHORD BEARING	CHORD
"L1"	N 08°34'27" E	14.00'
"L2"	S 08°34'27" W	14.00'
"L3"	S 81°25'33" E	15.00'
"L4"	S 81°25'33" E	29.07'
"L5"	N 08°34'44" E	16.75'
"L6"	N 08°34'44" E	10.00'
"L7"	N 08°34'44" E	10.00'
"L8"	N 08°34'44" E	30.21'
"L9"	N 08°34'44" E	10.00'
"L10"	N 08°34'44" E	11.50'
"L11"	S 81°25'33" E	28.50'
"L12"	S 81°25'33" E	15.00'
"L13"	S 08°34'27" W	11.50'
"L14"	N 81°25'33" W	28.50'
"L15"	S 81°25'33" E	28.50'
"L16"	S 08°34'27" W	30.21'
"L17"	N 81°25'33" W	28.50'
"L18"	S 81°25'33" E	28.50'
"L19"	N 81°25'33" W	28.50'
"L20"	N 08°34'27" E	36.58'
"L21"	S 81°25'33" E	10.00'
"L22"	N 08°34'27" E	10.00'
"L23"	N 81°25'33" W	10.00'
"L24"	S 81°25'33" E	10.00'
"L25"	N 08°34'27" E	10.00'
"L26"	N 81°25'33" W	10.00'

SCALE: 1" = 60'  
BASIS OF BEARING AS PER  
TEXAS STATE PLANE  
COORDINATE SYSTEM  
NAD 83, SOUTH ZONE

### LEGEND:

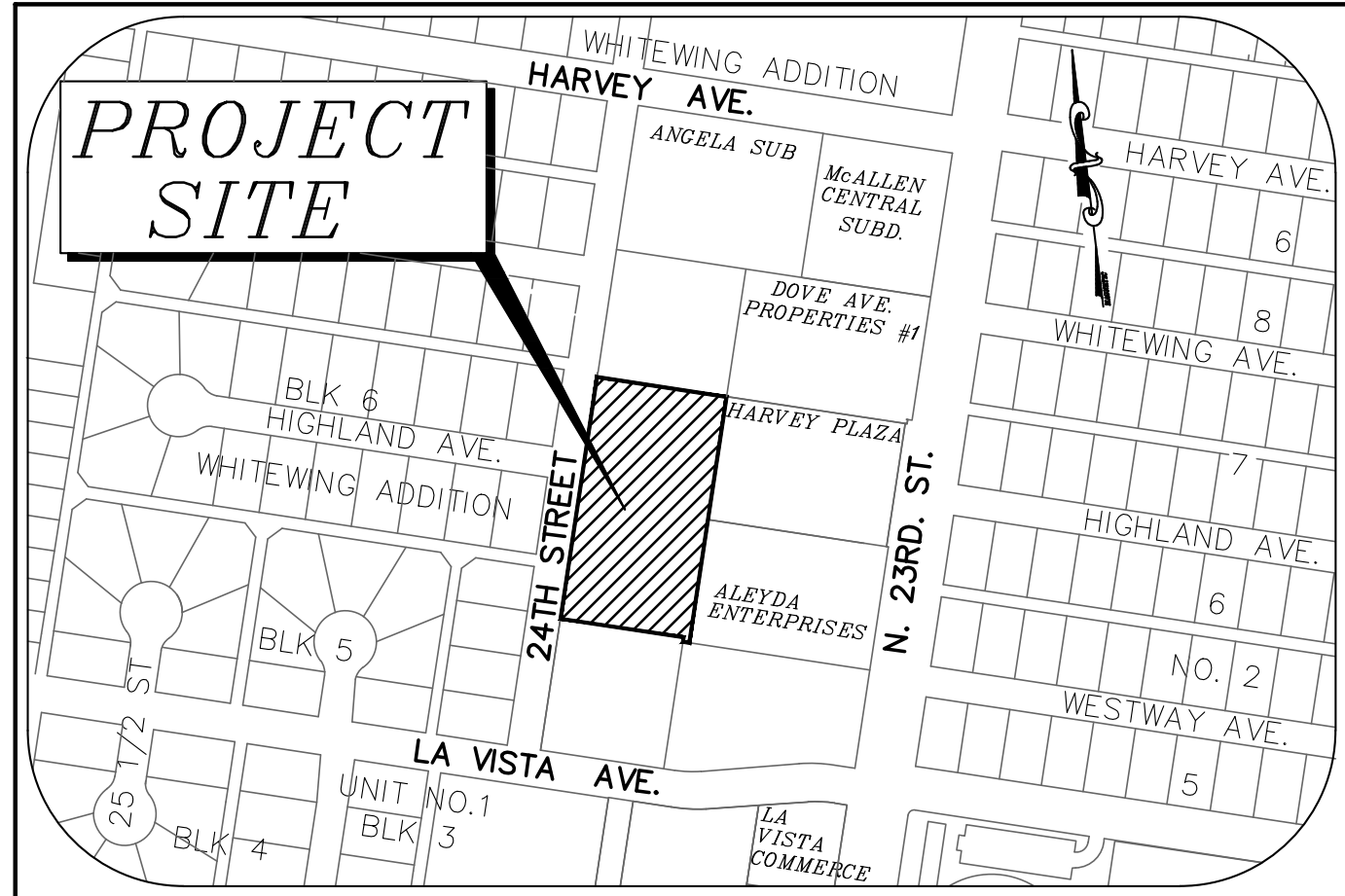
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
- H.C.M.R. = HIDALGO COUNTY MAP RECORDS
- H.C.D.R. = HIDALGO COUNTY DEED RECORDS
- U.E. = UTILITY EASEMENT

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

PRINCIPAL CONTACTS:				
NAME	ADDRESS	CITY & ZIP	PHONE #	
OWNER: ALBERT SUAREZ	6100 N. 10th ST.	MCALLEN, TX 78504	(956) 827-5656	
ENGINEER: JAVIER HINOJOSA	416 E. DOVE AVENUE	MCALLEN, TX 78504	(956) 668-1588	
SURVEYOR: IVAN GARCIA	921 S. 10th STREET	EDINBURG, TX 78539	(956) 380-5152	



LOCATION MAP  
SCALE: 1" = 500'

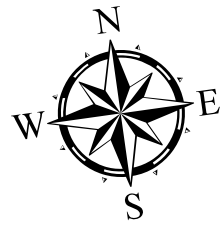
DATE OF PREPARATION: NOVEMBER 6, 2024 DRAWN BY: A. GAUNA

**JAVIER HINOJOSA ENGINEERING**  
CONSULTING ENGINEERS  
416 E. DOVE AVENUE McALLEN, TEXAS 78504  
PHONE (956) 668-1588  
javier@javierhinojosaeeng.com  
TBPELS FIRM NUMBER F-1295

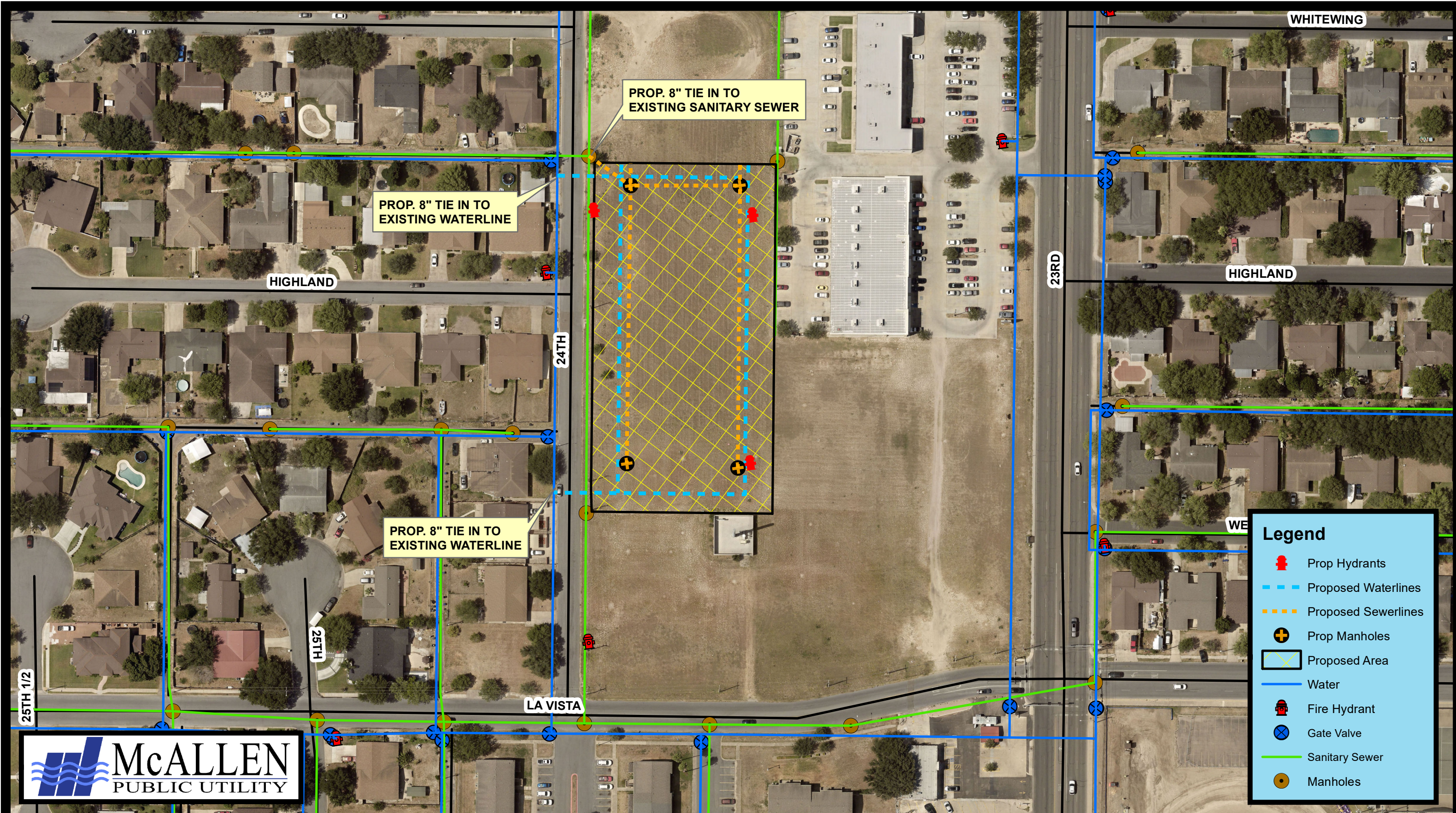


FILE FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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



# SUAREZ SUBDIVISION



**Legend**

- Prop Hydrants
- Proposed Waterlines
- Proposed Sewerlines
- Prop Manholes
- Proposed Area
- Water
- Fire Hydrant
- Gate Valve
- Sanitary Sewer
- Manholes







**AGENDA ITEM** 2.b.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 11/20/2024

**MEETING DATE** 11/26/2024

1. Agenda Item: Approval of 2nd & Trenton Plaza Subdivision (2 Commercial Lots / Plaza)

2. Party Making Request:  
Erika Gomez, Developmental Activities

3. Nature of Request: The approval of 2nd & Trenton Plaza Subdivision.

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Patrick Gray                      Created/Initiated - 11/20/2024

7. Staff's Recommendation: Staff recommends the approval of 2nd & Trenton Plaza Subdivision.

8. City Attorney: Approve. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

# Memo

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

J.J. Rodriguez, Asst. General Manager

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

Erika Gomez, P.E., Utility Engineer

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

**DATE:** November 26, 2024

**SUBJECT: Approval of 2<sup>nd</sup> & Trenton Plaza Subdivision**

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This property is located on the northeast corner of 2<sup>nd</sup> and Trenton Rd. The subdivision is located within the McAllen City Limits and consists of 5.285 acres with two (2) commercial lots for a plaza.

The subdivision application was originally filed with the City on June 10, 2024 and received preliminary P&Z approval on June 18, 2024. The information required from the developer's engineer for this agenda was received on November 15, 2024.

Utility plan/availability is described as follows:

- 1. Water:** The developer is proposing to make two (2) service connection to the existing 16" water line located running parallel to Trenton Rd. The developer is also proposing two (2) fire hydrants for fire protection.
- 2. Sewer:** The developer is proposing to connect to an existing 10" sanitary sewer line located on the northeast corner of the property. The developer is proposing to install an 8" sanitary sewer line parallel to the north of the property and propose two (2) 6" sewer service.
3. The property falls within the MPU Alton Reimbursement and the Northgate Waterline Project.

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

- 1.) Dedication of a utility easement, possibly along the perimeter of the property.**
- 2.) Installation of the proposed public utility infrastructure to be constructed as proposed.**
- 3.) Payment of a Sanitary Sewer and Waterline Reimbursement to MPU in the amount of \$6,501.70**

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

Thank you

**REIMBURSEMENT WAIVER**

STATE OF TEXAS            X

COUNTY OF HIDALGO      X

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

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

2nd & Trenton Plaza  
(Subdivision Name) and proposes to construct Utility Improvements as shown on a plan designed by Melden and Hunt Inc. dated 11/07/2024, hereinafter called the IMPROVEMENTS, as approved by the McAllen Public Utility Board on 11/.  
(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  
A.I.M.Z Development LLC  
BY: \_\_\_\_\_  
Address: Ashish Vatech - Managing Member  
8025 N. 10th Street 170, McAllen Tx 78504

**SUBDIVISION REIMBURSEMENT WORKSHEET  
2ND & TRENTON SUBDIVISION**

**WATER LINE REIMB. CALCULATIONS**

WATER:	MPU: NORTHGATE WATER BOND PROJECT	
COST:	\$1,118.38 x 5.285 AC	\$5,910.64
10% ADMIN FEE <10 YEARS		591.06
<b>WATER LINE REIMBURSEMENT</b>		<b>\$6,501.70</b>

**TOTAL REIMBURSEMENT DUE** **\$6,501.70**

Prepared By:       Date: 11/14/24      Reviewed By: \_\_\_\_\_

Escrows will be adjusted upon execution of Final Reimbursement Certificate


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

Signature: 

Print: Amish Vatecha

# MEMORANDUM

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**Date:** November 11, 2024  
**To:** Rafael Balderas, McAllen PUB  
**CC:**  
**From:** Mario A. Reyna, P.E.   
**Subject:** 2<sup>nd</sup> & TRENTON PLAZA SUBDIVISION

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

## **WATER - MPUB**

There is an existing 16-inch waterline within the North right-of-way of Trenton Road. A proposed 1-inch service with a 3/4-inch meter for domestic & a 1-inch service with a 1-inch meter for irrigation will be installed at the southeast corner of the property. A proposed 16" x 6" tap with a 6" valve and fire hydrant assembly will be installed along Trenton for this development.

## **SANITARY SEWER- MPUB**

Sanitary Sewer will be provided via an existing 8" sewer line that is located on the northwest corner of site. Proposing to install a proposed 8" sanitary sewer line parallel to the north boundary line that will provide two sanitary sewer services for this development.



Thank You,  
Mario A. Reyna, P.E.

# SUBDIVISION MAP OF 2nd & TRENTON PLAZA SUBDIVISION

BEING A SUBDIVISION OF 5.404 ACRES  
[235,425.554 Sq. Ft.] OUT OF  
LOT 4, BLOCK 3  
STEELE & PERSHING SUBDIVISION  
VOLUME 8, PAGES 114-115 H.C.D.R.  
HIDALGO COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 5.404 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOT 4, BLOCK 3, STEELE AND PERSHING SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 114-115, HIDALGO COUNTY DEED RECORDS, SAID 5.404 ACRES IS OUT OF A CERTAIN TRACT CONVEYED TO JOE V. CORSO, JR., TONY J. CORSO, AND ANNA L. CORSO, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2862249, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.404 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 3, ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

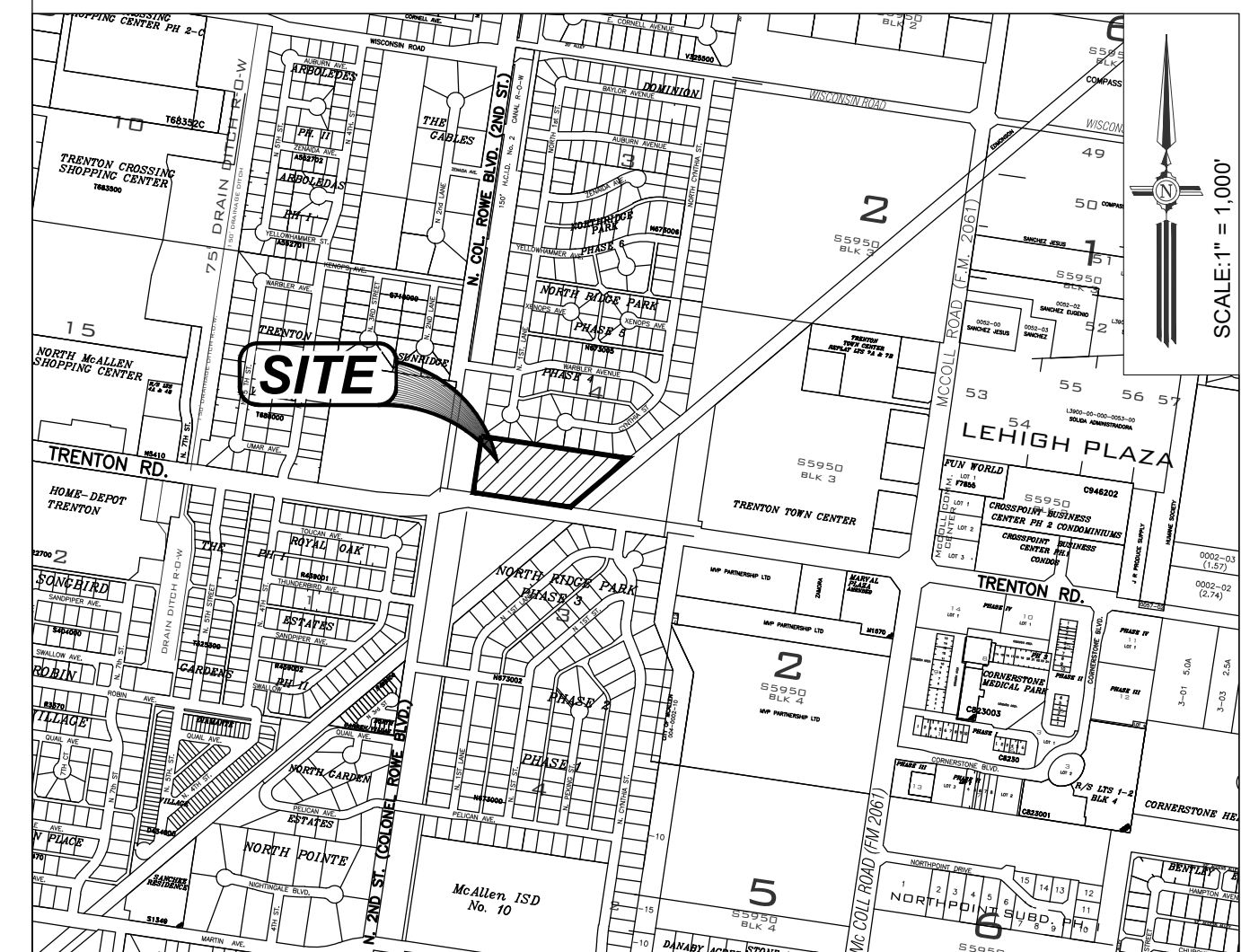
1. THENCE, N 08° 38' 18" E, ALONG THE WEST LINE OF SAID LOT 4, BLOCK 3, A DISTANCE OF 340.00 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF NORTHDRIDGE PARK PHASE NO. 4, ACCORDING TO THE PLAT RECORDED IN VOLUME 29, PAGE 134, HIDALGO COUNTY MAP RECORDS, FROM WHICH A NO. 4 REBAR FOUND BEARS N 74° 37' 37" W, A DISTANCE OF 1.62 FEET, FOR NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 21' 42" E, ALONG THE SOUTH LINE OF SAID NORTHDRIDGE PARK PHASE NO. 4, A DISTANCE OF 859.87 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST 80-FOOT RIGHT-OF-WAY LINE DEDICATED TO SOUTHERN UNION PACIFIC RAILROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 49° 54' 11" W, ALONG SAID WEST 80-FOOT RIGHT-OF-WAY LINE DEDICATED TO SOUTHERN UNION PACIFIC RAILROAD, AT A DISTANCE OF 0.80 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 425.72 FEET TO A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, FROM WHICH A NO. 4 REBAR FOUND BEARS N 78° 01' 25" W A DISTANCE OF 1.25 FEET, AND FROM WHICH A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF PREMIER STORAGE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3343225, HIDALGO COUNTY MAP RECORDS, BEARS S 81° 21' 42" E A DISTANCE OF 106.43 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 21' 42" W, ALONG AN EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, A DISTANCE OF 215.61 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 85° 28' 11" W ALONG AN EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, A DISTANCE OF 139.59 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 08° 38' 18" W, A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID LOT 4, BLOCK 3, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 81° 21' 42" W ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK 3, AND ALONG AN EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, A DISTANCE OF 224.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.404 ACRES GROSS, OF WHICH 0.034 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF TRENTON ROAD, LEAVING A NET OF 5.370 ACRES OF LAND, MORE OR LESS.

### GENERAL NOTES:

1. THIS SUBDIVISION IS IN FLOOD ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 300-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1992.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE: FRONT: E. TRENTON ROAD: 50.00 FEET OR GREATER FOR APPROVED SITE PLAN OR IN LINE WITH EXISTING STRUCTURES IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS. REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS. SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
4. CITY OF McALLEN BENCHMARK: NUMBER MC 56, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED 197 FEET WEST OF THE INTERSECTION OF N. CYNTHIA STREET & E. MARTIN AVE, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2008) N=16619814.0049, E=1079929.82243, ELEV.=108.46
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 82,552 C.F.; 1.436 Ac.-Fl. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA.
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 5' SIDEWALK REQUIRED ON E. TRENTON ROAD.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. 25 X 25 SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.

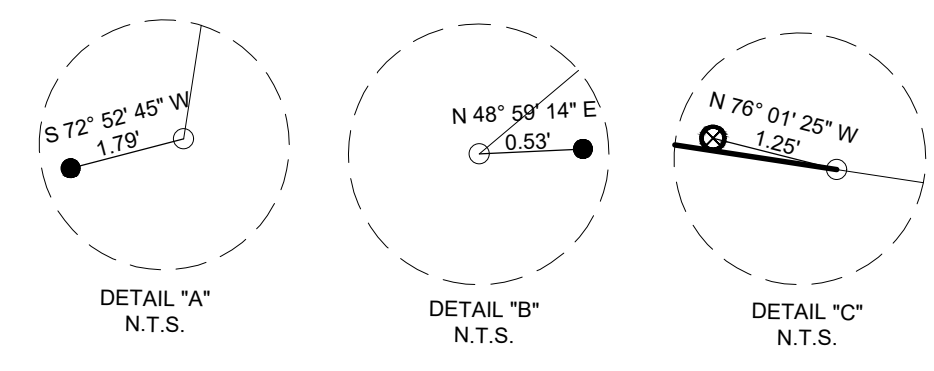
**LEGEND**  
 ● FOUND No.4 REBAR  
 ⊗ FOUND No.5 REBAR  
 ○ SET No.4 REBAR WITH PLASTIC  
 ○ CAP STAMPED MELDEN & HUNT, INC  
 R.O.W. - RIGHT OF WAY  
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
 R.C.P. - REINFORCED CONCRETE PIPE  
 Sq. Ft. - SQUARE FEET  
 N.T.S. - NOT TO SCALE  
 B.B. - BACK OF CURB TO BACK OF CURB  
 B-A. - BACK OF CURB TO EDGE OF ASPHALT

### LOCATION MAP



DRAWN BY: CESAR DATE 06-07-2024  
 SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
 FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

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



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

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 \_\_\_\_\_

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 \_\_\_\_\_

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAY OR EASEMENTS

PRESIDENT \_\_\_\_\_ ATTEST: SECRETARY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THE UNDERSIGNED, LIENHOLDER OF RECORD IN THE DESCRIBED REAL PROPERTY, AS SHOWN ON THIS PLAT AND DESIGNATED AS 2nd & TRENTON PLAZA SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO 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.

BY: STEVE EDLUND, SAN ANTONIO MARKET EXECUTIVE \_\_\_\_\_ DATE: \_\_\_\_\_  
SUSSEY BANK  
11503 NW MILITARY HWY, SUITE 325  
SAN ANTONIO, TEXAS 78231

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE EDLUND, 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 PURPOSE AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF THIS

THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

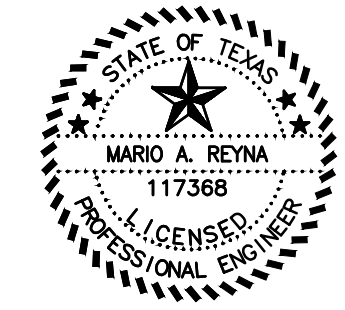
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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

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

DATE PREPARED: 09/03/2021  
ENGINEERING JOB # 21161.00

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



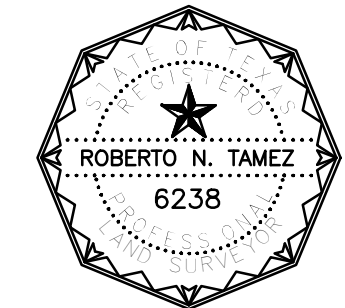
STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

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

DATE SURVEYED: 08/19/2021  
T-1093, PG. 74-76  
SURVEY JOB # 21161.02



## SUBDIVISION MAP OF 2nd & TRENTON PLAZA SUBDIVISION

BEING A SUBDIVISION OF 5.285 ACRES  
[230,221.505 Sq. Ft.] OUT OF  
LOT 4, BLOCK 3  
STEELE & PERSHING SUBDIVISION  
VOLUME 8, PAGES 114-115 H.C.D.R.  
HIDALGO COUNTY, TEXAS

THE STATE OF TEXAS  
COUNTY OF LUBBOCK

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE 2nd & TRENTON PLAZA SUBDIVISION 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.

SUZAN KIDD CORSO \_\_\_\_\_ DATE \_\_\_\_\_  
131 OAKCREST WAY  
KERRVILLE, TX 78028

JOE V. CORSO JR. \_\_\_\_\_ DATE \_\_\_\_\_  
131 OAKCREST WAY  
KERRVILLE, TX 78028

ANN LOISE CORSO \_\_\_\_\_ DATE \_\_\_\_\_  
131 OAKCREST WAY  
KERRVILLE, TX 78028

THE STATE OF TEXAS  
COUNTY OF LUBBOCK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUZAN KIDD CORSO, 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: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF LUBBOCK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE V. CORSO 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: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF LUBBOCK

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANN LOISE CORSO, 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: \_\_\_\_\_



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

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

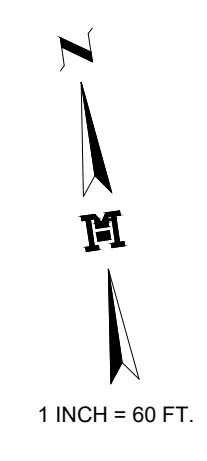
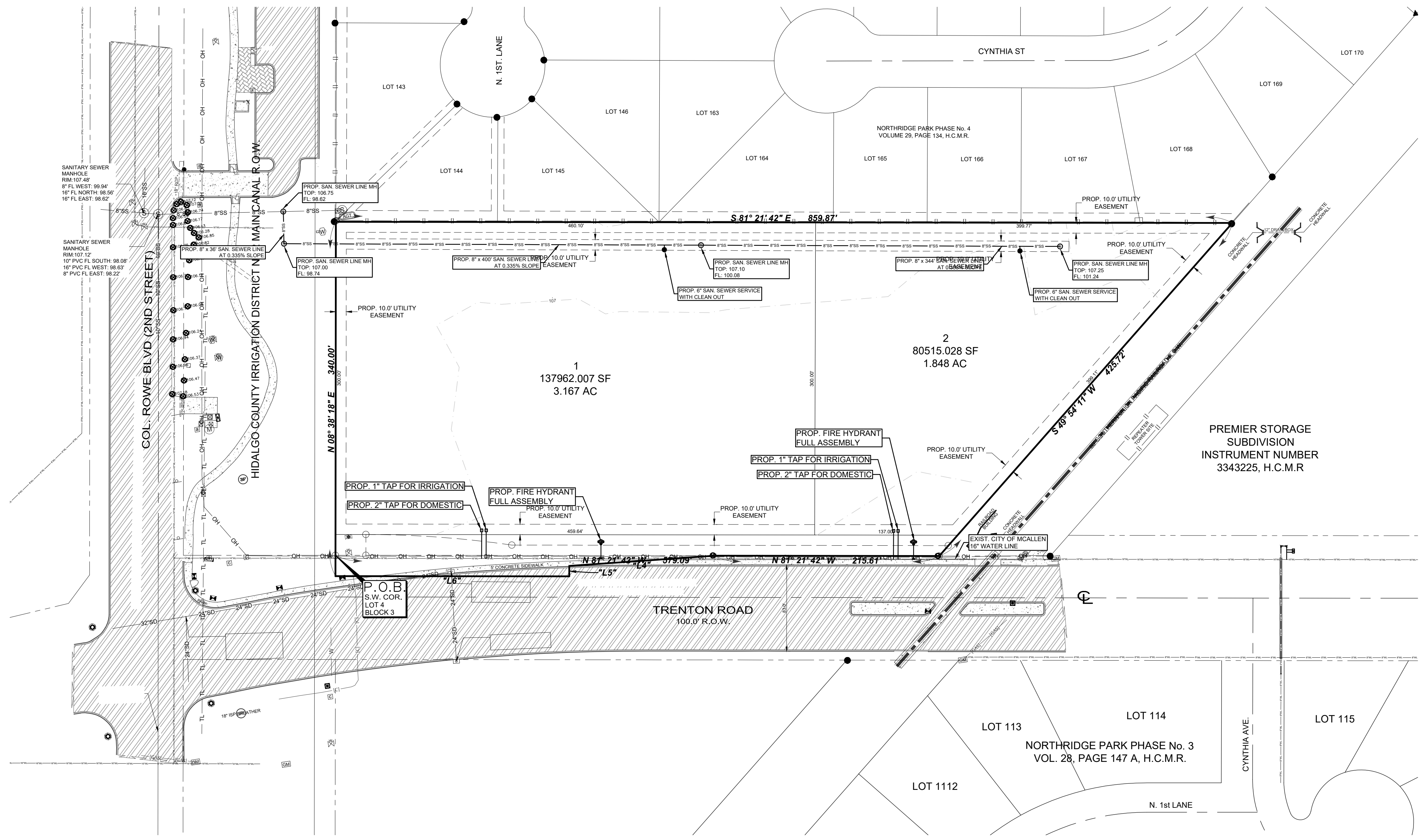
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

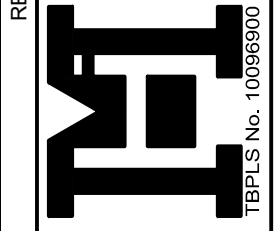
DRAWN BY: \_CESAR \_\_\_\_\_ DATE \_06-07-2024\_\_\_\_  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_



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



JOB No. 24076.00

REVISION	DATE	BY
 <b>MELDEN &amp; HUNT INC.</b> CONSULTANTS • ENGINEERS • SURVEYORS 1000 W. UNIVERSITY BLVD., SUITE 100 EDINBURG, TX 78841 PH: (956) 381-0981 FAX: (956) 486-6591 ESTABLISHED 1947		

ENG. TECH. CESAR
PROJECT ENG.
T.BOOK: 1014, PG. 06
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

**2nd & TRENTON PLAZA  
SUBDIVISION  
MCALLEN, TEXAS**

**UTILITY LAYOUT**

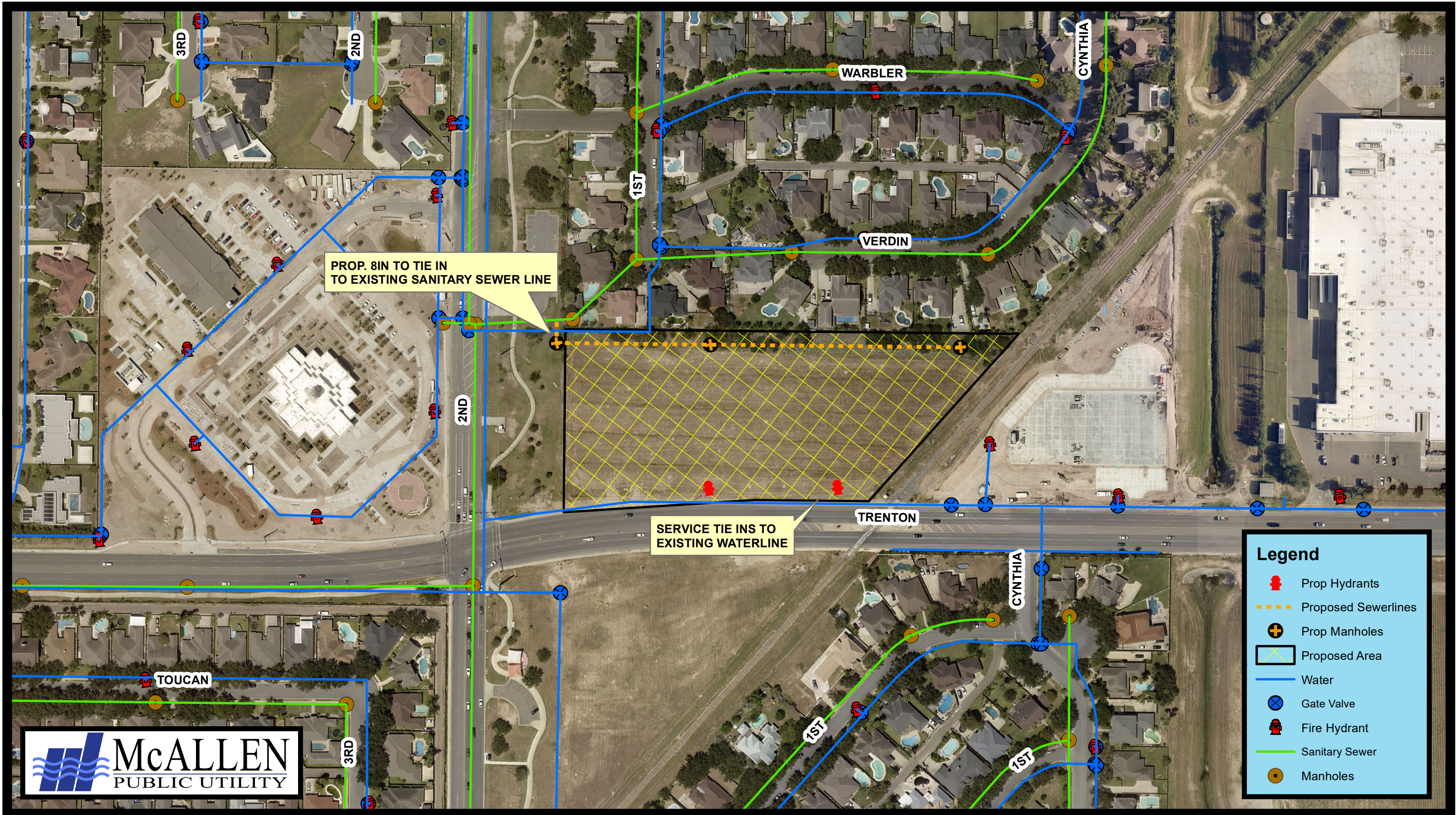
© Copyright 2021 Melden & Hunt, Inc.  
 All Rights Reserved.  
 File Name: 21161.01  
 SHEET 1 OF 1

Y:\Land Development\Commercial\McAllen\24076 - AMZ - Trenton & Col. Rowe Blvd\Subdiv\Files\24076.dwg, 11/16/2024 10:17:21 AM, DWG To PDF.plt





# 2ND & TRENTON PLAZA SUBDIVISION





AGENDA ITEM 2.c.

PUBLIC UTILITY BOARD

DATE SUBMITTED 11/20/2024

MEETING DATE 11/26/2024

1. Agenda Item: Approval of Tex-Best Subdivision (1 Commercial Lot, Gas Station)
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: Wastewater Reimbursement to the developer of El Pacifico for the El Pacifico Wastewater Project in the amount of \$2,604.61. Wastewater Reimbursement to MPU for participation to the El Pacifico Wastewater Project in the amount of \$767.94.
6. Routing:  
Patrick Gray                      Created/Initiated - 11/20/2024
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approve. AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

# Memo

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

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

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

**DATE:** November 18, 2024

**SUBJECT: **Tex-Best at Tres Lagos Subdivision; Consideration & Approval of the Subdivision****

---

This property is located on the south side of Monte Cristo Road and on the west side of Shary Road. It is located within the McAllen City Limits and is being proposed as C-4 commercial. The tract consists of 4.001 acres and will be a single lot for a gas station.

The subdivision application was originally filed with the City on May 1, 2024, and received preliminary P&Z approval on June 18, 2024. The information required from the developer's engineer for this agenda was received on November 20, 2024.

Utility plan/availability is described as follows:


1. **Water Service:** The property falls within the Sharyland Water Supply Corporation water CCN. The applicant will be asked to coordinate with SWSC on the water improvements. It is requested that the applicant follow the standard subdivision requirements pertaining to fire protection and be asked to coordinate with the Fire Department.
2. **Wastewater Service:** The applicant is proposing to install a 6-inch wastewater service to service the property, which would connect to an existing wastewater line. Staff recommends that an extension of 8-inch line be extended to-and-through the property to the west property line.
3. **Reclaimed Water Service:** The applicant is proposing to install a reclaimed water service to service the property. Staff recommends that an extension of 8-inch line be extended to-and-through the property to the west property line.
4. This property falls within the El Pacifico Sewer reimbursement service area and will comply with the Sewer Capacity Reservation and Reimbursement Agreement, which was executed for the Tres Lagos Area.

**Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as recommended; 3.) Execution of a Waterline Access Agreement between the developer, SWSC, and the City; 4.) Payment of a Sewer Line Reimbursement to the Developer of El Pacifico in the amount of \$2,604.61 for the El Pacifico Sewer Project; and 5.) Payment of a Sewer Line Reimbursement to MPU in the amount of \$767.94 for participation to the El Pacifico Sewer Project.**

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

## MEMORANDUM

---

**Date:** November 11, 2024  
**To:** Rafael Balderas, McAllen PUB  
**CC:**  
**From:** Mario A. Reyna, P.E.   
**Subject:** TEX-BEST AT TRES LAGOS

---

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

### **WATER - MPUB**

Water is provided by an existing 8-inch waterline belonging to Sharyland Water Supply. Said waterline runs North on the West side of Shary Road, that runs North and South, till it intersects the South right-of-way line of Monte Cristo and turns East along the South right-of-way mentioned.

### **SANITARY SEWER- MPUB**

There is an existing 8-inch sanitary sewer line along the East side of N. Shary Road, in front of our site. An 8-inch sanitary sewer line will be extended West across N. Shary Road with a bore, to provide service to the proposed Lot 1, Tex-Best at Tres Lagos .

Respectfully,



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

**REIMBURSEMENT WAIVER**

STATE OF TEXAS            X

COUNTY OF HIDALGO      X

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

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

TEX BEST AT TRES LAGOS SUBDIVISION and proposes to construct Utility Improvements as  
(Subdivision Name)

shown On a plan designed by MELDEN & HUNT, INC dated \_\_\_\_\_, hereinafter called  
(Engineering Firm)

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

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


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

CITY OF McALLEN BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER  
BY:  \_\_\_\_\_  
Brad Frisby, VP Land Development  
Rhodes Development, Inc.  
200 S. 10<sup>th</sup> Steet, Suite 1700  
McAllen, Texas 78501

**SUBDIVISION REIMBURSEMENT WORKSHEET  
TEX-BEST AT TRES LAGOS SUBDIVISION**

<b>SEWER LINE REIMB. CALCULATIONS</b>			
SEWER:	DEV. OF EL PACIFICO SUBDIVISION		
COST:	\$591.81 x	4.001 AC	\$2,367.83
10% ADMIN FEE	<10 YEARS		236.78
<b>SEWER LINE REIMBURSEMENT</b>			<b>\$2,604.61</b>

<b>SEWER LINE REIMB. CALCULATIONS</b>			
SEWER:	MPU: EL PACIFICO PARTICIPATION		
COST:	\$174.49 x	4.001 AC	\$698.13
10% ADMIN FEE	<10 YEARS		69.81
<b>SEWER LINE REIMBURSEMENT</b>			<b>\$767.94</b>

**TOTAL REIMBURSEMENT DUE** **\$3,372.55**

Prepared By:       Date: 2/28/24      Reviewed By: 

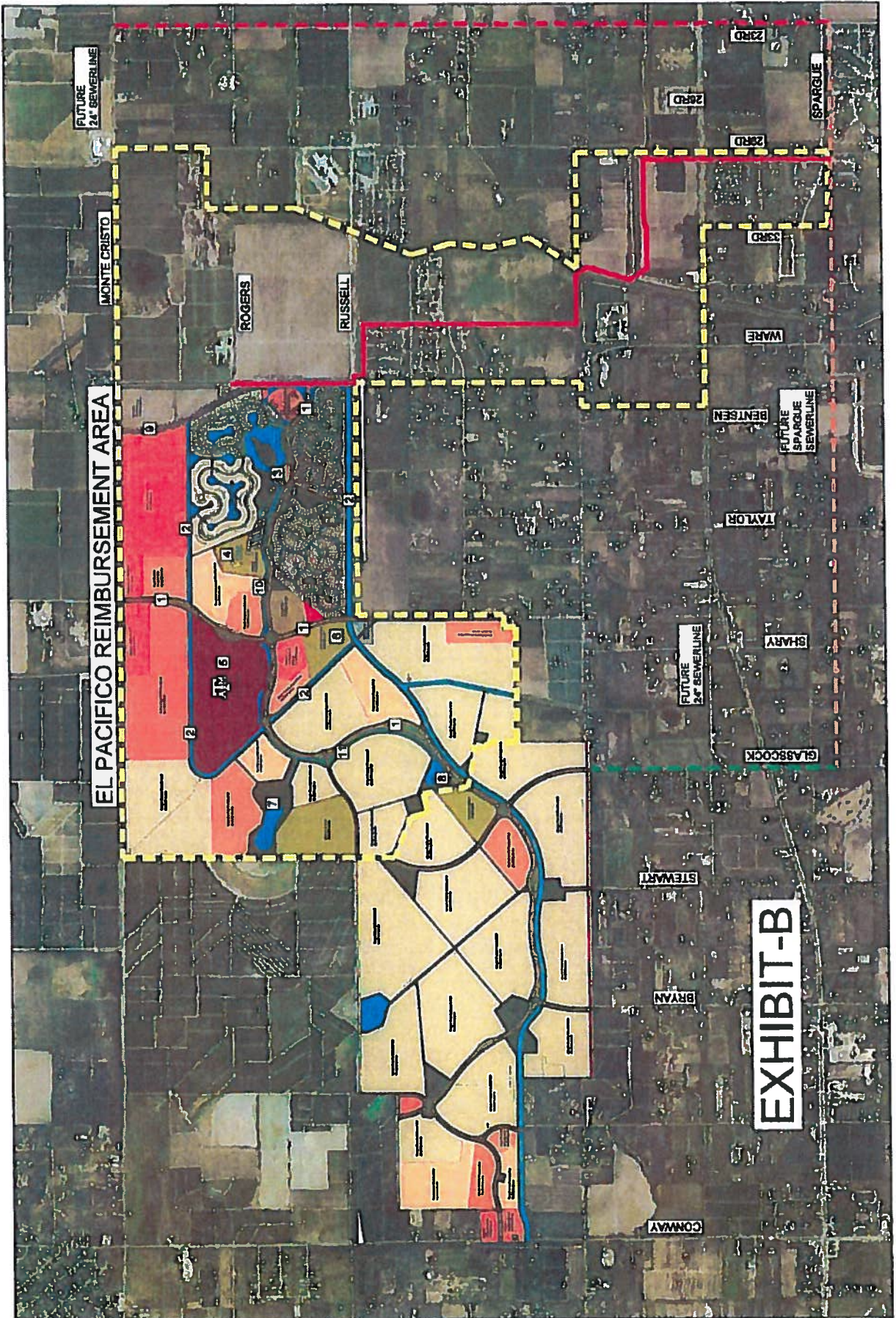
Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

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

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

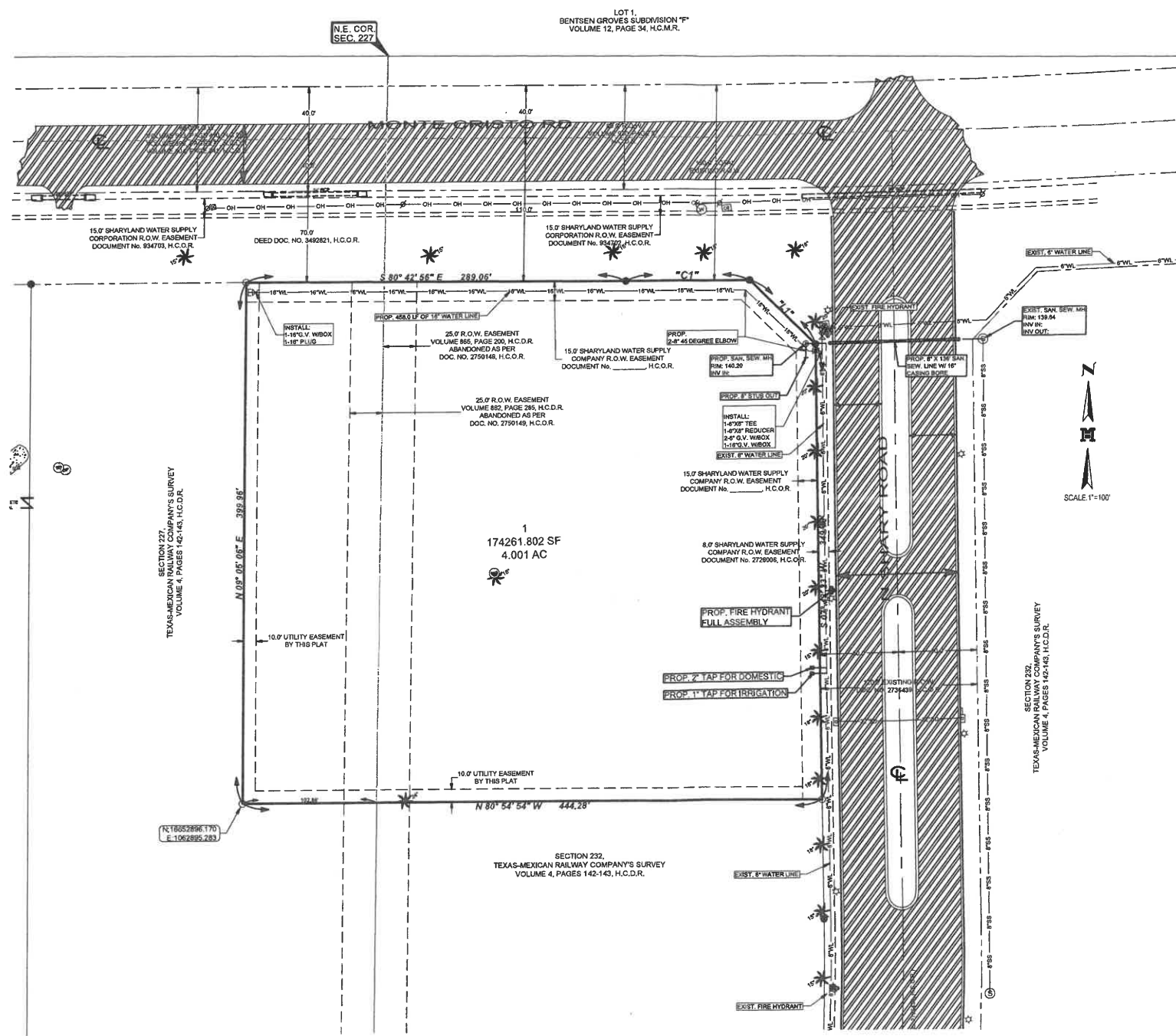
AGREEMENT IN PLACE WITH CITY



Handwritten mark resembling a stylized 'X' or signature.







- LEGEND**
- FOUND No. 4 REBAR
  - FOUND R.O.W. MONUMENT
  - POWER POLE
  - - - GUY WIRE
  - ☆ LIGHT POLE
  - ☐ COMMUNICATION BOX
  - ☐ UNDERGROUND CABLE MARKER
  - ☐ TELEPHONE PEDESTAL
  - ▲ SINGLE POST SIGN
  - ⊗ WATER VALVE
  - ⊕ FIRE HYDRANT
  - ⊕ WATER METER
  - ⊕ RECLAIMED WATER CONTROL BOX
  - ⊕ UNDERGROUND WATER PIPE POST
  - ⊕ WATER LINE MARKER
  - ⊕ SANITARY SEWER MANHOLE
  - ⊕ IRRIGATION CONTROL VALVE
  - ⊕ IRRIGATION VENT (SIZE AS NOTED)
  - ⊕ IRRIGATION VALVE
  - ⊕ STORM SEWER MANHOLE
  - ⊕ TYPE "X" INLET
  - ⊕ GAS MARKER
  - OH — OVERHEAD POWER LINE
  - 18" — 24" — STORM SEWER LINE
  - 18" — 24" — ASPHALT AREA
  - 18" — 24" — CONCRETE AREA
  - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
  - B-B - BACK OF CURB TO BACK OF CURB
  - R.O.W. - RIGHT OF WAY
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - N.E. COR. - NORTHEAST CORNER
  - S.W. COR. - SOUTHWEST CORNER
  - - - LOT LINE
  - - - SAME OWNER
  - ☆ PALM TREE (SIZE AS NOTED)

JOB No.  
**24064**

DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 REVISION: \_\_\_\_\_

**MELDEN & HUNT INC.**  
 CONSULTANTS ENGINEERS SURVEYORS  
 1115 W. UNIVERSITY BLVD., SUITE 3107  
 DALLAS, TEXAS 75241  
 P.O. BOX 381 - 0861  
 P.O. BOX 487 - 8208  
 P.O. BOX 1847 - 8947  
 ESTABLISHED 1947

ENR. TECH: DM	PROJECT ENCL: 1-BOOK SHE. PG. 11-12
1. RELEASE DATE:	2. RELEASE DATE:
3. RELEASE DATE:	SCALE:

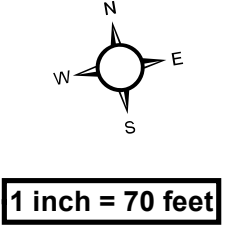
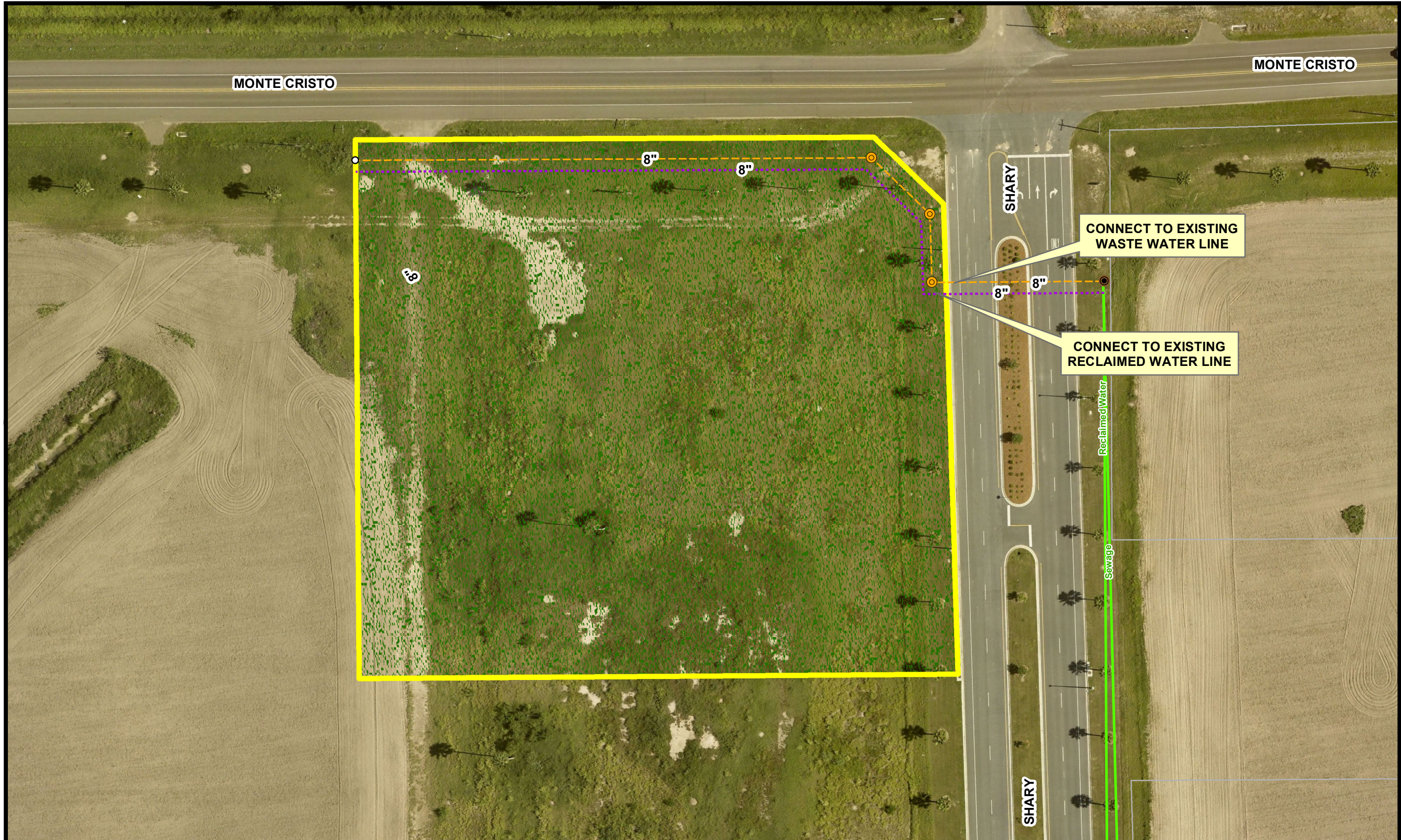
TEX-BEST AT TRES  
 LAGOS  
 McALLEN, TEXAS  
 HIDALGO COUNTY, TEXAS

**UTILITY LAYOUT**

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 File Name: J000000000

SHEET 1 OF 1

# TEX-BEST AT TRES LAGOS



- Legend**
- Proposed Clean-Out
  - Proposed Manholes
  - 🚒 Proposed Fire Hydrant
  - Existing Manhole
  - Proposed Re-Use Line
  - Proposed Wastewater Line
  - ▭ Lots
  - ▭ Proposed Area



AGENDA ITEM 2.d.

PUBLIC UTILITY BOARD

DATE SUBMITTED 11/20/2024

MEETING DATE 11/26/2024

1. Agenda Item: Approval of Estancia at Tres Lagos Phase IV Subdivision (28 Lots, Single Family)
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: Wastewater Reimbursement to the developer of El Pacifico for the El Pacifico Wastewater Project in the amount of \$16,490.90. Wastewater Reimbursement to MPU for participation to the El Pacifico Wastewater Project in the amount of \$4,862.20.

6. Routing:  
Rafael Balderas Jr. Created/Initiated - 11/20/2024

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

8. City Attorney: Approve. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

# Memo

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

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

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

**DATE:** November 18, 2024

**SUBJECT:** **Estancia at Tres Lagos Ph. IV Subdivision; Consideration & Approval of the Subdivision**

---

This property is located on the north side of Tres Lagos Boulevard, just north of Estancia Ph. III north of the Community Center at Tres Lagos. It is located within the McAllen City Limits and is being proposed as R-1 residential. The tract consists of 25.332 acres and will be 28 lots for single family homes.

The subdivision application was originally filed with the City on August 6, 2024, and received preliminary P&Z approval on August 20, 2024. The information required from the developer's engineer for this agenda was received on November 20, 2024.

Utility plan/availability is described as follows:


1. **Water Service:** The property falls within the Sharyland Water Supply Corporation water CCN. The applicant will be asked to coordinate with SWSC on the water improvements. It is requested that the applicant follow the standard subdivision requirements pertaining to fire protection and be asked to coordinate with the Fire department.
2. **Wastewater Service:** The applicant is proposing to install an 8-inch wastewater line to service the property, which would connect to an existing wastewater line that is off-site north-east of the property.
3. **Reclaimed Water Service:** The applicant is proposing to install an 8-inch main reclaimed waterline along Estancia Parkway, connecting to the existing reclaimed waterlines left from the other phases.
4. This property falls within the El Pacifico Sewer reimbursement service area and will comply with the Sewer Capacity Reservation and Reimbursement Agreement, which was executed for the Tres Lagos Area.

**Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as recommended; 3.) Execution of a Waterline Access Agreement between the developer, SWSC, and the City; 4.) Payment of a Sewer Line Reimbursement to the Developer of El Pacifico in the amount of \$16,490.90 for the El Pacifico Sewer Project; and 5.) Payment of a Sewer Line Reimbursement to MPU in the amount of \$4,862.20 for participation to the El Pacifico Sewer Project.**

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

## MEMORANDUM

---

**Date:** SETEMBER 13, 2024  
**To:** Rafael Balderas, McAllen PUB  
**CC:** Rhodes Development   
**From:** Mario A. Reyna, P.E.  
**Subject:** ESTANCIA AT TRES LAGOS PHASE IV

---

The Spine infrastructure within Tres Lagos Boulevard brought a 12" SWSC Water Main, 24" MPUB sanitary sewer line, and a 12" MPUB Re-use water main to the perimeter of the subdivision.

### **WATER - SWSC**

There is an existing SWSC 12-inch water main along the south right-of-way line within Tres Lagos Boulevard. An 8-inch waterline was extended into Estancia Parkway and then looped and extended through each of the streets within Phases I, II & III and was connected to an existing 8-inch waterline loop from the IDEA campus. The existing 8-inch waterline loop that runs within the proposed street right-of-way or dedicated easements will provide all necessary services and fire protection to the lots within said Estancia at Tres Lagos Subdivision Phase IV.

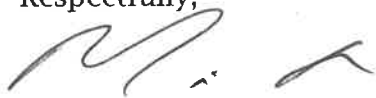
### **SANITARY SEWER- MPUB**

There is an existing 24-inch sanitary sewer line along the north right-of-way line of Tres Lagos Boulevard and an 8-inch sanitary sewer main has been extended into Estancia Parkway through each of the streets within Phases I, II & III. The 8-inch sanitary sewer line will be extended within the right-of-way or dedicated easements or interior streets and provide all necessary services to all lots within said Estancia at Tres Lagos Subdivision Phase IV.

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

There is an existing 12-inch re-use water line along the north right-of-way line of Tres Lagos Boulevard and an 8-inch re-use water main has been stubbed into Estancia Parkway through each of the streets within Phases I, II & III. The 8-inch re-use water line will be extended within the right-of-way or dedicated easements of interior streets and provide all necessary services to all lots within said Estancia at Tres Lagos Subdivision Phase IV.

Respectfully,



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

**REIMBURSEMENT WAIVER**

STATE OF TEXAS            X

COUNTY OF HIDALGO      X

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

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

ESTANCIA AT TRES LAGOS PH IV SUBDIVISION and proposes to construct Utility Improvements as  
(Subdivision Name)

shown on a plan designed by Melden & Hunt, Inc. dated \_\_\_\_\_, hereinafter called  
(Engineering Firm)  
the IMPROVEMENTS, as approved by the McAllen Public Utility Board on \_\_\_\_\_  
(Approval date)

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

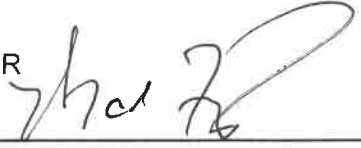
ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF McALLEN BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER  
BY:  \_\_\_\_\_  
Brad Frisby, VP Land Development  
Rhodes Enterprises, Inc.  
A Texas Limited Liability Company  
200 S. 10<sup>th</sup> Steet, Suite 1700  
McAllen, Texas 78501

**SUBDIVISION REIMBURSEMENT WORKSHEET  
ESTANCIA AT TRES LAGOS SUBDIVISION PHASE IV**

<b>SEWER LINE REIMB. CALCULATIONS</b>			
SEWER:	DEV. OF EL PACIFICO SUBDIVISION		
COST:	\$591.81 x	25.332 AC	\$14,991.73
10% ADMIN FEE	<10 YEARS		1,499.17
<b>SEWER LINE REIMBURSEMENT</b>			<b>\$16,490.90</b>

<b>SEWER LINE REIMB. CALCULATIONS</b>			
SEWER:	MPU: EL PACIFICO PARTICIPATION		
COST:	\$174.49 x	25.332 AC	\$4,420.18
10% ADMIN FEE	<10 YEARS		442.02
<b>SEWER LINE REIMBURSEMENT</b>			<b>\$4,862.20</b>

**TOTAL REIMBURSEMENT DUE** **\$21,353.10**

Prepared By: RB      Date: 8/27/24      Reviewed By: 

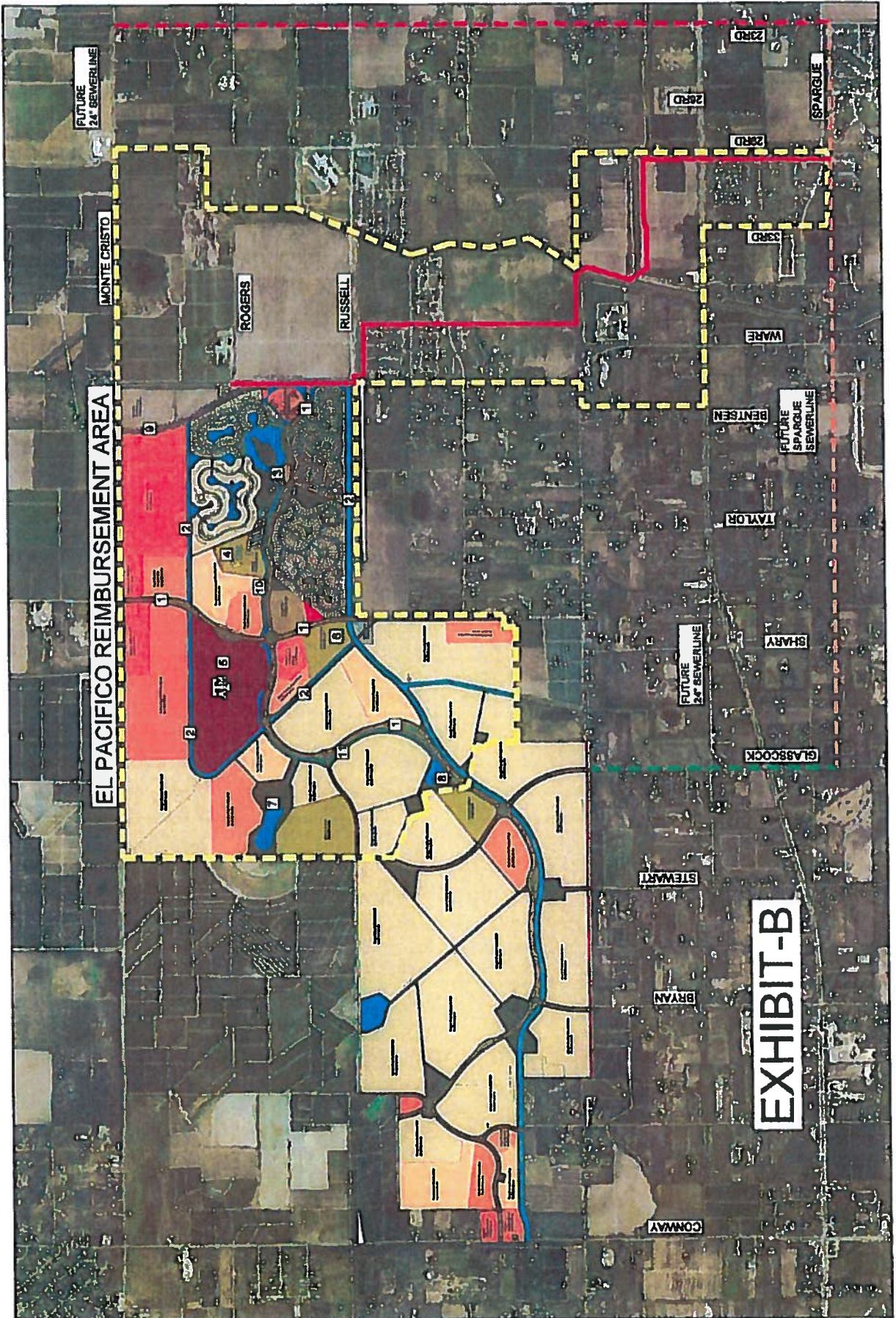
Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

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

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

**AGREEMENT IN PLACE WITH CITY**



Handwritten blue mark.



N.N.W. COR. LOT 22  
ESTANCIA AT TRES LAGOS  
LAGOS SUBDIVISION  
P.O.B.

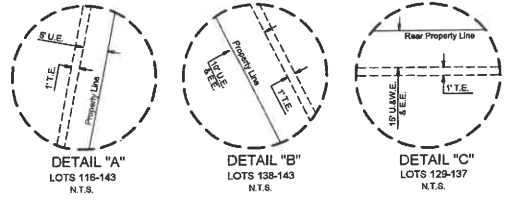
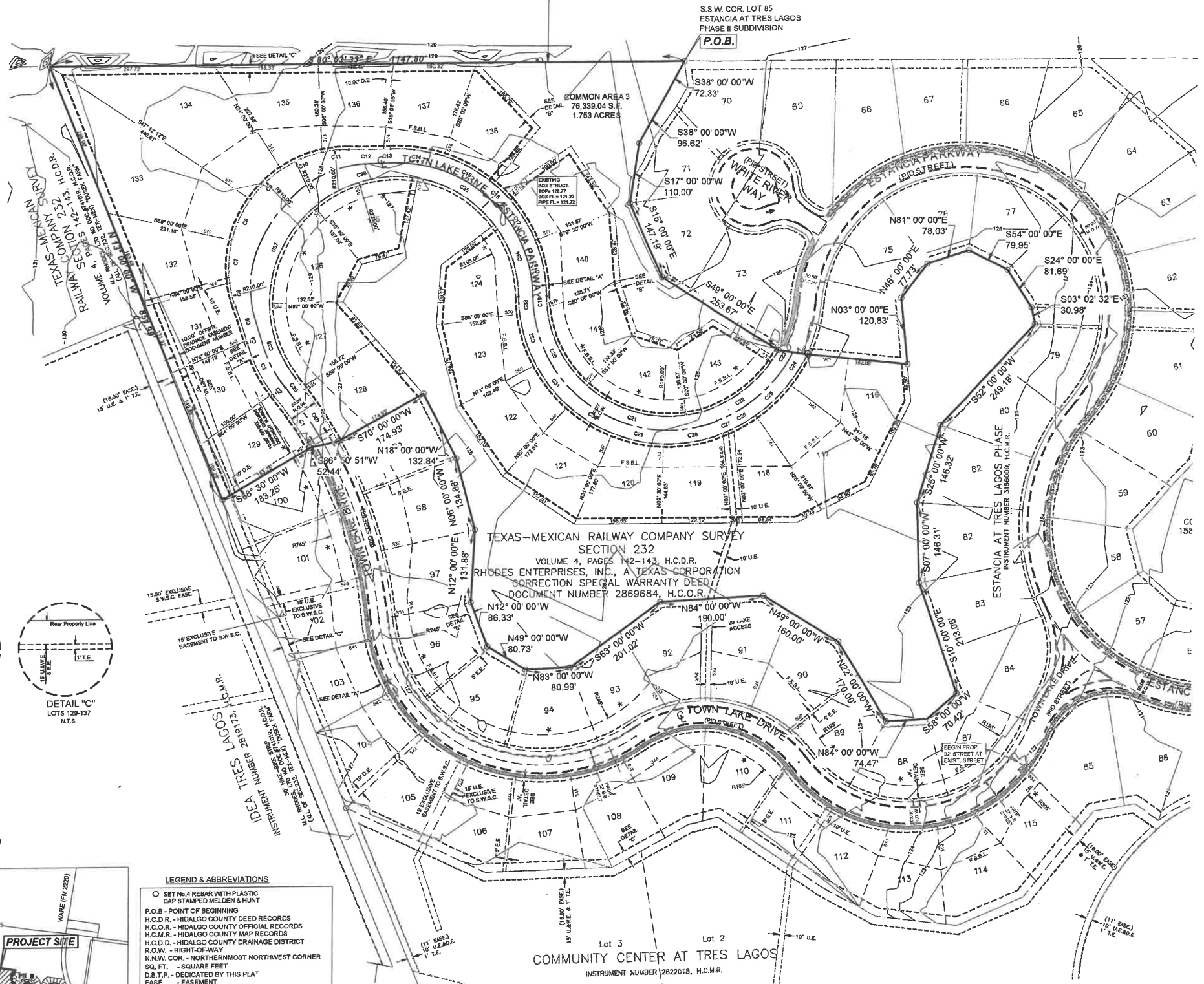
BOUNDARY Curve Table						
Curve #	Length	Radius	Data	Chord Direction	Chord Length	Tangent

LOTS Curve Table						
Curve #	Length	Radius	Data	Chord Direction	Chord Length	Tangent
C1	113.91	775.00	000° 29' 17"	N25° 29' 52"W	113.87	57.69
C2	8.08	275.00	001° 16' 03"	S29° 04' 30"E	8.08	3.04
C3	103.25	275.00	021° 30' 49"	S17° 41' 06"E	102.65	52.24
C4	5.38	930.00	000° 19' 54"	S1° 05' 40"E	5.38	2.69
C5	65.42	930.00	004° 01' 50"	N8° 18' 32"W	65.41	32.72
C6	44.60	210.00	012° 10' 59"	S9° 11' 57"E	44.57	22.41
C7	77.59	210.00	021° 10' 09"	S11° 28' 36"W	77.15	38.24
C8	81.50	210.00	022° 14' 11"	S33° 10' 47"W	80.95	41.27
C9	77.59	210.00	021° 10' 13"	S54° 52' 58"W	77.15	38.24
C10	78.31	210.00	021° 38' 22"	S78° 17' 16"W	78.84	40.13
C11	48.17	210.00	013° 24' 57"	N8° 11' 05"W	48.08	24.70
C12	61.78	1,230.00	002° 52' 41"	S80° 59' 08"E	61.76	30.90
C13	12.75	1,230.00	000° 35' 38"	S82° 39' 18"E	12.75	6.38
C14	87.40	275.00	020° 17' 34"	N72° 48' 20"W	86.89	49.21
C15	105.58	275.00	021° 59' 48"	N51° 39' 38"W	104.93	53.45
C16	31.87	275.00	008° 37' 56"	N17° 20' 48"W	31.81	15.93
C17	98.82	275.00	020° 10' 23"	N21° 58' 37"W	96.32	48.82
C18	104.52	275.00	021° 48' 37"	N2° 58' 07"W	103.89	52.90
C19	20.98	225.00	005° 20' 18"	S5° 15' 02"W	20.98	10.49
C20	163.62	225.00	041° 39' 59"	S18° 19' 08"E	163.04	86.62
C21	106.74	225.00	050° 25' 58"	S64° 08' 03"E	105.53	105.16
C22	195.92	225.00	049° 52' 27"	N85° 52' 15"E	195.79	104.66
C23	15.01	225.00	003° 49' 22"	N28° 02' 50"E	15.01	7.51
C24	62.18	275.00	012° 57' 23"	N40° 00' 44"E	62.65	31.23
C25	62.67	275.00	011° 13' 24"	N53° 06' 08"E	62.39	41.85
C26	48.07	275.00	009° 39' 52"	N84° 30' 49"E	48.01	23.68
C27	20.88	275.00	004° 22' 13"	N75° 29' 49"E	20.97	10.49
C28	113.04	275.00	023° 33' 09"	N89° 27' 30"E	112.29	57.33
C29	85.98	275.00	019° 58' 33"	S88° 48' 09"E	85.47	48.47
C30	84.03	275.00	019° 58' 24"	S48° 58' 40"E	83.57	47.48
C31	86.90	275.00	020° 11' 43"	S29° 09' 09"E	86.43	48.97
C32	87.64	275.00	020° 29' 34"	S8° 48' 57"E	87.13	49.34
C33	31.51	275.00	008° 33' 52"	S4° 38' 18"W	31.48	15.77
C34	141.09	225.00	025° 50' 12"	N18° 02' 24"W	138.76	72.93
C35	166.88	225.00	042° 28' 28"	N45° 14' 44"W	163.06	87.48
C36	198.88	225.00	050° 58' 17"	S84° 11' 23"W	192.45	106.46
C37	189.53	225.00	050° 48' 48"	S33° 27' 59"W	189.07	108.87
C38	148.30	225.00	037° 45' 47"	S19° 49' 28"E	145.83	78.95
C39	18.38	825.00	001° 20' 40"	N29° 02' 14"W	18.36	9.88
C40	118.24	825.00	008° 12' 42"	N24° 19' 34"W	118.14	59.22

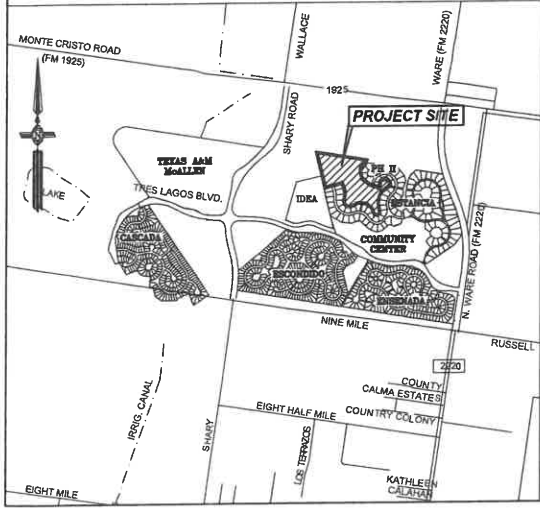
Lot Area Table		
Lot #	SQ. FT.	Area
116	24057.18	0.552
117	25847.87	0.593
118	18327.82	0.421
119	18096.82	0.415
120	19570.25	0.449
121	21383.08	0.491
122	20234.80	0.465
123	19174.84	0.440
124	19231.99	0.442
125	18621.03	0.448
126	19161.77	0.440
127	18901.46	0.434
128	20351.26	0.467
129	19522.84	0.448
130	18457.51	0.424
131	18255.66	0.419
132	23022.27	0.529
133	44859.90	1.025
134	44831.27	1.029
135	23711.89	0.544
136	18242.51	0.442
137	20863.70	0.479
138	19633.42	0.448
139	17672.89	0.406
140	17483.88	0.401
141	15018.18	0.414
142	18711.43	0.430
143	18784.01	0.431

Front Setback Lines		
Line #	Length	Direction
S39	59.55	N70° 00' 00"E
S66	30.00	N68° 43' 17"E
S67	45.38	N64° 00' 00"E
S68	46.63	N78° 00' 00"E
S69	59.42	N84° 00' 00"E
S70	93.53	S87° 58' 19"E
S71	105.90	S47° 12' 12"E
S72	86.55	S24° 03' 58"E
S73	48.36	S06° 07' 07"W
S74	40.08	S15° 08' 10"W
S75	34.78	S28° 00' 00"W
S76	45.88	S53° 33' 08"W
S77	48.28	N78° 00' 00"E
S78	30.86	N80° 00' 00"E
S79	30.00	N51° 00' 00"E
S80	30.00	N00° 00' 00"E
S81	30.00	N49° 04' 29"W
S82	73.77	N75° 04' 08"W
S83	117.26	N43° 30' 24"W
S84	113.41	N26° 12' 09"W
S85	61.53	N03° 00' 00"E
S86	42.59	N09° 30' 00"E
S87	65.53	N31° 00' 00"E
S88	65.78	N52° 00' 00"E
S89	61.83	N71° 05' 35"E

SCALE: 1"=100'



LOCATION MAP  
SCALE: 1" = 2,000'



**LEGEND & ABBREVIATIONS**

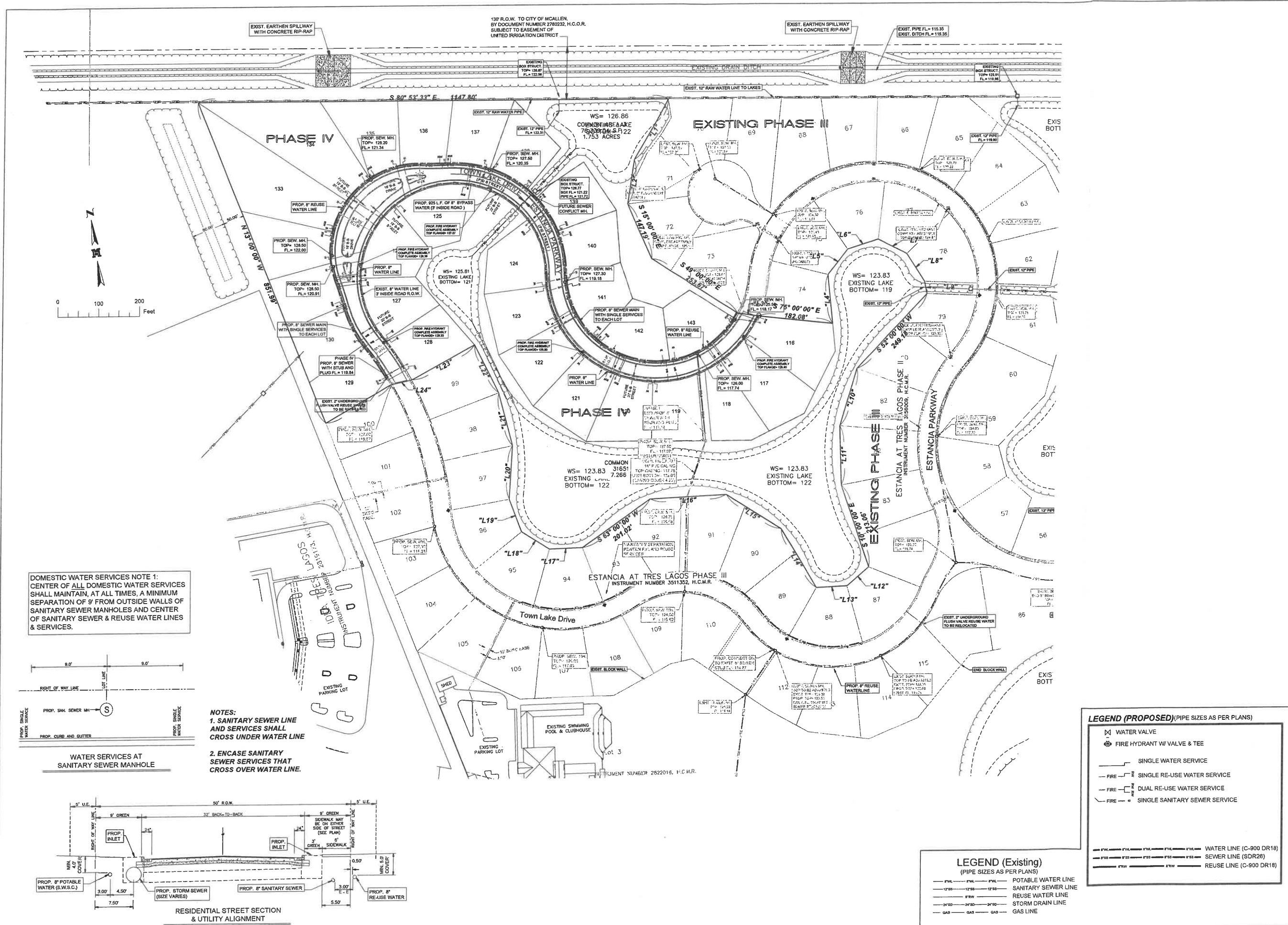
- SET #4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- P.O.B. - POINT OF BEGINNING
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- R.O.W. - RIGHT-OF-WAY
- N.N.W. COR. - NORTHWEST CORNER
- SQ. FT. - SQUARE FEET
- D.B.T.P. - DEDICATED BY THIS PLAT
- EASE - EASEMENT
- S.W.S.C. - SHARPLAND WATER SUPPLY CORPORATION
- U.E. - UTILITY EASEMENT D.B.T.P.
- U.S.W.E. - UTILITY & WALL EASEMENT D.B.T.P.
- T.E. - TECHNOLOGY EASEMENT D.B.T.P.
- D.E. - DRAINAGE EASEMENT D.B.T.P.
- E.E. - ELECTRICAL EASEMENT D.B.T.P.
- F.S.B.L. - FRONT SETBACK LINE
- \* - CURVED SETBACK LINE
- N.T.S. - NOT TO SCALE-DETAILS
- P.I.D. - PUBLIC IMPROVEMENT DISTRICT
- ⊕ - ROAD CENTER LINE

**SUBDIVISION MAP OF  
ESTANCIA AT TRES LAGOS PHASE IV  
SUBDIVISION**

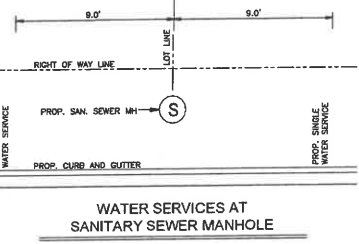
(PRIVATE SUBDIVISION)  
BEING A SUBDIVISION OF 15.279 ACRES OUT OF SECTION 232,  
TEXAS-MEXICAN RAILWAY COMPANY SURVEY  
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,  
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,  
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

**M MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-2981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

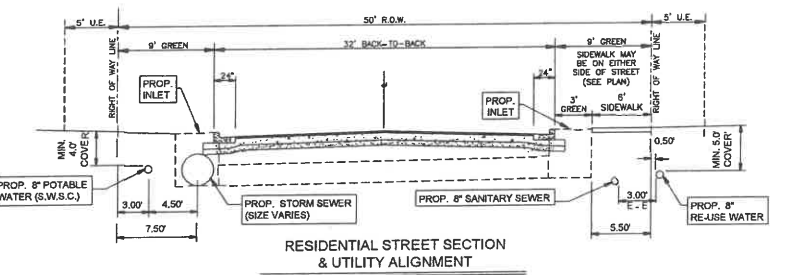
DRAWN BY: R.N. DATE: 11-16-2021  
SURVEYED, CHECKED: DATE: \_\_\_\_\_  
FINAL CHECK: DATE: \_\_\_\_\_



**DOMESTIC WATER SERVICES NOTE 1:**  
 CENTER OF ALL DOMESTIC WATER SERVICES SHALL MAINTAIN, AT ALL TIMES, A MINIMUM SEPARATION OF 9' FROM OUTSIDE WALLS OF SANITARY SEWER MANHOLES AND CENTER OF SANITARY SEWER & REUSE WATER LINES & SERVICES.



**NOTES:**  
 1. SANITARY SEWER LINE AND SERVICES SHALL CROSS UNDER WATER LINE  
 2. ENCASE SANITARY SEWER SERVICES THAT CROSS OVER WATER LINE.



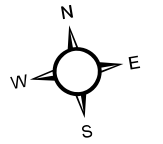
**LEGEND (PROPOSED):** (PIPE SIZES AS PER PLANS)

- ⊠ WATER VALVE
- ⊙ FIRE HYDRANT W/ VALVE & TEE
- SINGLE WATER SERVICE
- SINGLE RE-USE WATER SERVICE
- DUAL RE-USE WATER SERVICE
- SINGLE SANITARY SEWER SERVICE









**LEGEND (Existing)**  
 (PIPE SIZES AS PER PLANS)

- POTABLE WATER LINE (C-900 DR18)
- SANITARY SEWER LINE (SDR26)
- REUSE WATER LINE (C-900 DR18)
- STORM DRAIN LINE
- GAS LINE

# ESTANCIA AT TRES LAGOS PH. IV



1 inch = 250 feet

- Legend**
-  Proposed Clean-Out
  -  Proposed Manholes
  -  Proposed Fire Hydrant
  -  Existing Manhole
  -  Proposed Re-Use Line
  -  Proposed Wastewater Line
  -  Lots
  -  Proposed Area



	<b>AGENDA ITEM</b>	<b><u>3.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>11/20/2024</b>
	<b>MEETING DATE</b>	<b>11/26/2024</b>

1. Agenda Item: Consideration of Approval for the Purchase of Project No. 11-24-P08-223 Purchase of Chlorine Dioxide Generators

2. Party Making Request:

3. Nature of Request:

4. Budgeted: Yes

Bid Amount:	<u>\$225,180.00</u>	Budgeted Amount:	<u>\$250,000</u>
Under Budget:	<u>\$24,820.00</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$24,820.00</u>

5. Reimbursement:

6. Routing:

Edward Gonzalez  
Gerardo Noriega

Created/Initiated - 11/20/2024  
Final Approval - 11/20/2024

7. Staff's Recommendation:

8. City Attorney: Approve. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



# Memo

**To:** Marco A. Vega, P.E., General Manager *mas*  
**From:** Juan M. Vallejo, Assistant Director Water Systems *JMV*  
**Thru:** Edward Gonzalez, Director Water Systems *EG*  
**Date:** 11/19/2024  
**Re:** PROJECT NO. 11-24-P08-223 PURCHASE AND INSTALLATION OF CHLORINE DIOXIDE GENERATORS

---

On November 18, 2024, Purchasing & Contracting solicited electronic sealed bids for the Purchase and Installation of eight (8) Chlorine Dioxide Generators. A total of three (3) companies responded to our solicitation bid. Attached is a copy of the Bid Tabulation for your review.


The Water Plant Department staff requests authorization to award the purchase of eight (8) new Chlorine Dioxide Generators to JCS Industries, Inc., from McAllen, Texas for the total amount of \$225,180.00 (cost per unit \$28,147.50). Current Chlorine Dioxide Generators were part of previous contract. Chlorine dioxide is an extremely powerful oxidant that can be used to improve the aesthetic, chemical, and microbiological quality of drinking water.

JCS Industries, Inc., meets all the requirements of the specifications and whose proposal is determined to be the most advantageous to the City of McAllen, for the supply and installation of eight (8) Chlorine Dioxide Generators.

**Please advise if any additional information is needed.**

# REQUEST FOR AVAILABILITY OF FUNDS

Construction  Purchase   
Service  Supply   
Land Acquisition

Department Name: Water Plant  
Department Head: Edward Gonzalez  
Signature:  Date: 11/20/2024  
Project Name: PROJECT NO. 11-24-P08-223 Purchase and installation of Chlorine Dioxide Generators  
Description: Purchase and Installation of eight (8) Chlorine Dioxide Generators

Start Date 11/27/2024 End Date \_\_\_\_\_ Location of Project: North & South Water Plants

State/Federal Funding (Specify Agency (ies)): \_\_\_\_\_

State/Federal Grants (Specify Agency (ies)): \_\_\_\_\_

Account Number : (Include Project Code) 430-4010-446-66-20 Estimated Cost: \$ 225,180

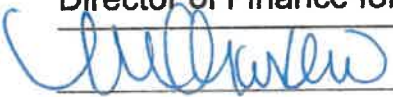
Account Number : (Include Project Code) \_\_\_\_\_ Estimated Cost: \_\_\_\_\_

## Office of Management & Budget / Treasury Management Approval:

Budget Information: Budgeted  No Funds Available   
Not Budgeted  Budget Amendment Required   
Budget Reclass Required

Funding Source: Water CIP  
Budget Amount: \$ 250,000

Name: Maria S. Chavero  
Title: Director of Finance for Utilities

Signature:  Date: 11/20/24

## City Manager / General Manager Authorization to Solicit Bids

Approved:  Disapproved:

Signature:  Date: 11/20/2024

**FEDERAL REQUIREMENTS:**

---

A. Please verify if an environmental review has been completed on this project.  
Please provide release of funds date if applicable: \_\_\_\_\_

N/A

B. Please specify if there are any Buy America Requirements for this project.  
If yes, Please advise which Buy America provision applies.

No, Buy America does not apply

C. Please specify if a Disadvantage Business Enterprise Goal is required to be met with this procurement.

What is the specific goal/ percentage for this project? \_\_\_\_\_

Is this project race conscious or race neutral project (Please identify)? \_\_\_\_\_

No DBE Required for this project.

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

N/A

Please add publication location. \_\_\_\_\_

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

N/A

F. Please indicate any additional requirements required for this state/federal grant.

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DEADLINE: THURSDAY NOVEMBER 18, 2024 AT 3:30PM CST

LOCATION: PURCHASING & CONTRACTING OFFICE

PROJECT NO. 11-24-P08-223 PURCHASE AND INSTALLATION OF CHLORINE DIOXIDE GENERATORS

NO.	REFERENCE NO.	TYPE	DESCRIPTION	BIDDERS		EXT PRICE	COMMENT	EXT PRICE	COMMENT	EXT PRICE	COMMENT
				UOM	QTY						
1	88594	BASE	PURCHASE, DELIVERY AND INSTALLATION OF CHLORINE DIOXIDE GENERATOR	EA	8	\$225,180.00		\$225,180.00		\$251,800.00	
				GRAND TOTAL		\$225,180.00		\$225,180.00		\$251,800.00	
										\$328,288.00	TOTAL FOR EIGHT GENERATORS IS \$328,288
										\$328,288.00	\$328,288.00

JCS INDUSTRIES, INC.  
SPRING, TX

THORTON, MUSSO & BELLEMIN, INC.  
ZACHARY, LA

INTERNATIONAL DIOXICIDE, INC.  
NORTH KINGSTON, RI





**AGENDA ITEM** **3.b.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 11/20/2024

**MEETING DATE** 11/26/2024

**1. Agenda Item: Consideration of Approval to Award Project No. 11-24-SP06-150 Supply Contract For Purchase and Delivery of Sodium Chlorite**

**2. Party Making Request:**

**3. Nature of Request:**

**4. Budgeted:** Yes

<b>Bid Amount:</b>	<b><u>\$270,000</u></b>	<b>Budgeted Amount:</b>	<b><u>\$2,045,405</u></b>
<b>Under Budget:</b>	<b><u>\$1,775,405</u></b>	<b>Over Budget:</b>	<b><u>\$0.00</u></b>
		<b>Amount Remaining:</b>	<b><u>\$1,775,405</u></b>

**5. Reimbursement:**

**6. Routing:**

Edward Gonzalez

Created/Initiated - 11/20/2024

Gerardo Noriega

Final Approval - 11/20/2024

**7. Staff's Recommendation:**

**8. City Attorney: Approve. AWS**

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

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



# Memo

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

**From:** Juan M. Vallejo, Assistant Director Water Systems *JMV*

**Thru:** Edward Gonzalez, Director Water Systems *EG*

**Date:** 11/19/2024

**Re:** PROJECT 11-24-SP06-150 SUPPLY CONTRACT FOR THE PURCHASE AND DELIVERY OF SODIUM CHLORITE

---

On November 18, 2024, Purchasing & Contracting solicited electronic sealed bids for the Supply Contract for the Purchase and Delivery of Sodium Chlorite. A total of five (5) companies responded to our solicitation bid. Attached is a copy of the Bid Tabulation for your review.


Staff recommends the bid be awarded to the lowest responsive responsible bidder, International Dioxide Inc., from North Kingstown, RI for the price amount of \$0.56 per pound. If awarded, contract will be for an initial contract term of two (2) years. If the performance is satisfactory, the City of McAllen reserves the unilateral right to extend the contract for an additional two (2) years in one (1) year increments.

International Dioxide Inc., meets all of the specification requirements for the supply Sodium Chlorite.

**Please advise if any additional information is needed.**

# REQUEST FOR AVAILABILITY OF FUNDS

Construction  Purchase   
Service  Supply   
Land Acquisition

Department Name: Water Plant  
Department Head: Edward Gonzalez  
Signature:  Date: 11/20/2024  
Project Name: PROJECT 11-24-SP06-150 Supply Contract for the Purchase and Delivery of Sodium Chlorite

Description: Supply Contract for the Purchase and Delivery of Sodium Chlorite  
Start Date: 11/27/2024 End Date: \_\_\_\_\_ Location of Project: North & South Water Plants

State/Federal Funding (Specify Agency (ies)): \_\_\_\_\_

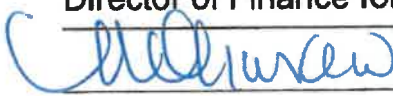
State/Federal Grants (Specify Agency (ies)): \_\_\_\_\_

Account Number : (Include Project Code) 400-4010-443-62-20 Estimated Cost: \$ 270,000


Account Number : (Include Project Code) \_\_\_\_\_ Estimated Cost: \_\_\_\_\_

## Office of Management & Budget / Treasury Management Approval:

Budget Information: Budgeted  No Funds Available   
Not Budgeted  Budget Amendment Required   
Budget Reclass Required

Funding Source: Water Fund  
Budget Amount: \$ 2,045,405  
Name: Maria S. Chavero  
Title: Director of Finance for Utilities  
Signature:  Date: 11/20/24

## City Manager / General Manager Authorization to Solicit Bids:

Approved:  Disapproved:   
Signature:  Date: 11/20/2024

**FEDERAL REQUIREMENTS:**

---

A. Please verify if an environmental review has been completed on this project.  
Please provide release of funds date if applicable: \_\_\_\_\_

N/A

B. Please specify if there are any Buy America Requirements for this project.  
If yes, Please advise which Buy America provision applies.

\_\_\_\_\_

No, Buy America does not apply

C. Please specify if a Disadvantage Business Enterprise Goal is required to be met with this procurement.

What is the specific goal/ percentage for this project? \_\_\_\_\_

Is this project race conscious or race neutral project (Please identify)? \_\_\_\_\_

No DBE Required for this project.

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

N/A

Please add publication location. \_\_\_\_\_

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

N/A

F. Please indicate any additional requirements required for this state/federal grant.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





**AGENDA ITEM** 4.a.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 11/20/2024

**MEETING DATE** 11/26/2024

1. Agenda Item: Consider Adopting Resolution Appointing Cynthia Salinas, as Board Secretary for McAllen Public Utility.
2. Party Making Request:  
J.J. Rodriguez, Assistant General Manager
3. Nature of Request: Consider adopting a resolution to appoint Cynthia Salinas as Board Secretary.
4. Budgeted:  

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____
5. Reimbursement:
6. Routing:  
Savannah Arredondo                      Created/Initiated - 11/20/2024
7. Staff's Recommendation: Staff recommends that the resolution be adopted to appoint Cynthia Salinas as Board Secretary.
8. City Attorney: Approve. AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC



# Memo

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

**From:** Juan J. Rodriguez, Assistant General Manager

A handwritten signature in blue ink, appearing to read "JJR", is written over the name "Juan J. Rodriguez" in the "From:" field.

**Date:** November 20, 2024

**Subject:** Resolution Appointing Cynthia Salinas, as Board Secretary for McAllen Public Utility

As you know, the former Board Secretary resigned on July 19, 2023. Since then, the position had been advertised through the City's Human Resources Department with several applicants being interviewed for the position. A recommendation was made to offer the position to Ms. Cynthia Salinas based on her qualifications and general experience.

Since then, the Human Resources Department has informed me that she has satisfied all the employment requirements and is eligible for selection. As you know, the position requires appointment by the Board of Trustees. Historically, this has been done via Resolution with the appointment being in full force and effect until such time that the employee was to resign, retire or the appointment is revoked by the Board. Attached for your consideration is a Resolution to effectuate the appointment.

Please let me know if you have any questions or need additional information.

RESOLUTION NO. 2024-\_\_\_\_\_

RESOLUTION OF THE PUBLIC UTILITY BOARD OF TRUSTEES OF THE CITY OF MCALLEN APPOINTING CYNTHIA SALINAS, AS BOARD SECRETARY FOR THE CITY OF MCALLEN PUBLIC UTILITY.

STATE OF TEXAS       §  
COUNTY OF HIDALGO   §  
CITY OF MCALLEN       §

**WHEREAS**, the City of McAllen Public Utility requires a Board Secretary for the Public Utility Board; and

**WHEREAS**, the Public Utility Board of Trustees of the City of McAllen (the "PUB") deems it appropriate to formally designate CYNTHIA SALINAS, as Board Secretary for the McAllen Public Utility.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE MCALLEN PUBLIC UTILITY OF THE CITY OF MCALLEN, TEXAS, THAT:**

CYNTHIA SALINAS is hereby designated as Board Secretary for the McAllen Public Utility and shall so serve until this designation is revoked by the Board.

**CONSIDERED, PASSED, APPROVED and SIGNED** this \_\_\_\_\_ day of November, 2024 at a regular called meeting of the Board of Trustees of the McAllen Public Utility of the City of McAllen at which a quorum was present and which was held in accordance with the provisions of Chapter 551, Texas Government Code.

**MCALLEN PUBLIC UTILITY  
BOARD OF TRUSTEES**

By: \_\_\_\_\_  
Charles Amos, Chairman

**ATTEST:**

\_\_\_\_\_  
Juan J. Rodriguez, Interim Board Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Austin Stevenson, City Attorney





**AGENDA ITEM** 5.a.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 11/20/2024

**MEETING DATE** 11/26/2024

1. Agenda Item: Oaks at Northgate Subdivision - Discussion & Possible Approval of a Septic Tank Variance

2. Party Making Request:  
Erika Gomez, Developmental Activities

3. Nature of Request: Discussion & Possible Approval of a Septic Tank Variance at the Oaks at Northgate Subdivision.

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Patrick Gray                      Created/Initiated - 11/20/2024

7. Staff's Recommendation: Staff recommends the approval of a Septic Tank Variance at the Oaks at Northgate Subdivision.

8. City Attorney: Approve. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

# Memo

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

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

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

**DATE:** November 26, 2024

**SUBJECT: Oaks at Northgate Subdivision; Discussion & Possible Approval of a Septic Tank Variance**

---

This property is located on the south side of Northgate Ln. and approximately 1,330 feet west of Bicentennial Blvd. It is located within the McAllen City Limits and consists of 0.7 acres that will be a single lot for one single family home.

The property falls within MPU's water and sewer CCN. The applicant is proposing to utilize and install a septic tank structure to service the property.

Staff recommends MPU Board consideration and approval of the septic tank variance request as there is an existing sewer line approximately 1,330 feet east of the property. Should the Board approve the septic tank variance, approval should be subject to execution of a contractual agreement for future utilities.

Staff will be available for further questions, comments or concerns.

Thank you

**REIMBURSEMENT WAIVER**

STATE OF TEXAS            X

COUNTY OF HIDALGO      X

THIS CERTIFICATE, issued by the McAllen Public Utility (MPUB), as authorized by such Board of Trustees, hereinafter called the MPUB to Oscar & Rosie V. Sotelo hereinafter called the DEVELOPER.  
Living Trust

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

Oaks at Northgate Subdivision and proposes to construct Utility Improvements as shown on a plan  
(Subdivision Name)

designed by R.E. Garcia & Associates dated November 4, 2024, 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: Oscar Sotelo  
Address: Dr. Oscar Sotelo, Trustee  
Oscar and Rosie Sotelo Living Trust, UTD  
2101 Northgate Road  
McAllen, Texas 78501

**SUBDIVISION REIMBURSEMENT WORKSHEET  
OAKS AT NORTHGATE SUBDIVISION**


<b>WATER LINE REIMB. CALCULATIONS</b>			
WATER:	MPU: NORTHGATE WATER BOND PROJECT		
COST:	\$1,118.38 x	0.7 AC	\$782.87
10% ADMIN FEE <10 YEARS			78.29
<b>WATER LINE REIMBURSEMENT</b>			<b>\$861.16</b>

**TOTAL REIMBURSEMENT DUE** **\$861.16**

Prepared By:       Date: 10/23/24      Reviewed By: 

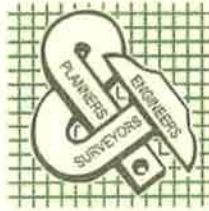
Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: 

Print: Dr. Oscar Sotelo, Trustee

**R. E. Garcia**



**Associates**

**MEMO**

DATE: November 4, 2024  
TO: Rafael Balderas, McAllen PUB  
FROM: Raul E. Garcia, P.E., R.P.L.S.  
RE: Oaks at Northgate Subdivision

---

The following is a narrative of the water and sanitary sewer systems providing service to the proposed Oaks at Northgate Subdivision:

**WATER - MCALLEN PUB**

There is an existing 5-inch waterline along the south side of Northgate Lane. Lot 1 is a proposed single-family lot. A proposed 3/4" water service line and meter will be installed to serve Lot 1.

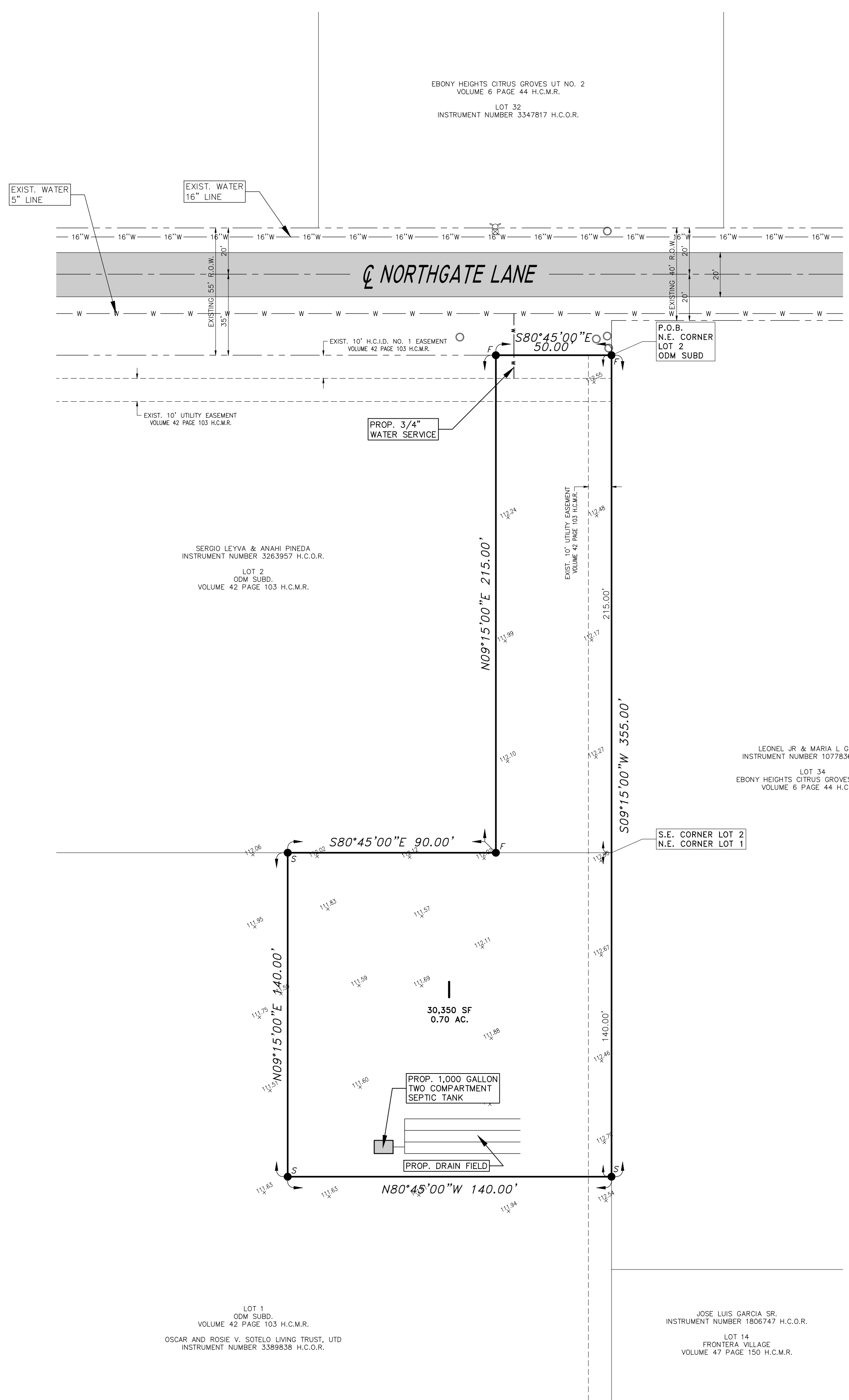
**SANITARY SEWER - OSSF**

There are no public sanitary sewer collection lines in this area. Sanitary sewer service will be provided by an individual OSSF system. (Septic System) Being that proposed Lot 1 has a net area of 0.70 acres (30, 350 square feet), the McAllen Public Utility Board must approve a variance for the installation of a OSSF System (septic tank system) for this development.

Respectfully,

Raul E. Garcia, PE, RPLS  
Proprietor  
R. E. Garcia & Associates





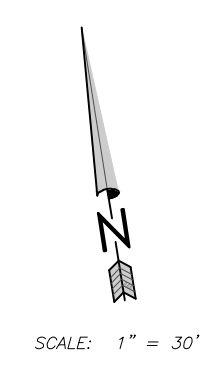
EBONY HEIGHTS CITRUS GROVES UT NO. 2  
VOLUME 6 PAGE 44 H.C.O.R.  
LOT 32  
INSTRUMENT NUMBER 3347817 H.C.O.R.

SERGIO LEYVA & ANAHI PINEDA  
INSTRUMENT NUMBER 3263957 H.C.O.R.  
LOT 2  
ODM SUBD.  
VOLUME 42 PAGE 103 H.C.M.R.

LEONEL JR & MARIA L GARZA  
INSTRUMENT NUMBER 1077836 H.C.O.R.  
LOT 34  
EBONY HEIGHTS CITRUS GROVES UT NO. 2  
VOLUME 6 PAGE 44 H.C.M.R.

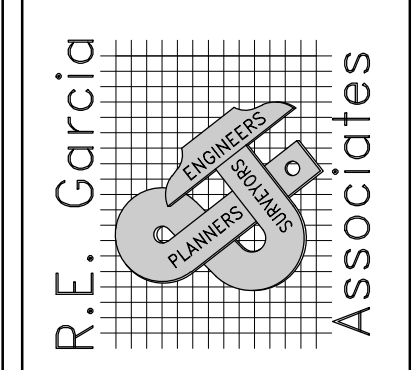
LOT 1  
ODM SUBD.  
VOLUME 42 PAGE 103 H.C.M.R.  
OSCAR AND ROSIE V. SOTELO LIVING TRUST, LTD  
INSTRUMENT NUMBER 3389838 H.C.O.R.

JOSE LUIS GARCIA SR.  
INSTRUMENT NUMBER 1806747 H.C.O.R.  
LOT 14  
FRONTERA VILLAGE  
VOLUME 47 PAGE 150 H.C.M.R.



LEGEND:  
 - FIRE HYDRANT  
 - WATER VALVE  
 - STAND PIPE

**R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (P-5007) & SURVEYOR (10015300)  
116 NORTH 12th AVE.  
EDINBURG, TEXAS 78541 (956) 381-1061  
EMAIL: REGAASSOC@AOL.COM



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

PROJECT :  
**UTILITY LAYOUT  
OAKS AT NORTHGATE SUBDIVISION  
MCALLEN, TEXAS**

JOB # 2022-168

DATE: NOVEMBER 30, 2022

REVISIONS:

DRAWN BY: D.E.S.

SHEET NO.

1 / 1

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

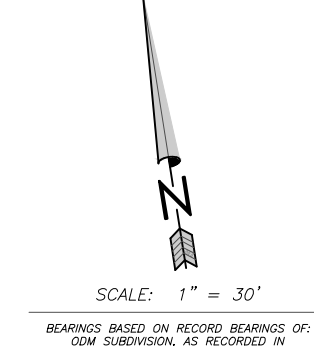
# PLAT OF OAKS AT NORTHGATE SUBDIVISION

A 0.70 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOTS 1 AND 2, ODM SUBDIVISION, AS RECORDED IN VOLUME 42, PAGE 103, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1775, PAGE 767, DEED, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: NOVEMBER 04, 2024 SCALE IN FEET  
0 30' 60' 90' SCALE: 1" = 30'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (P-5001) & SURVEYOR (10015300)  
116 NORTH 12TH AVE.  
EDINBURG, TEXAS 78541 (956) 381-1061  
EMAIL: REGAASSOC@AOL.COM

R.E. Garcia  
Associates



EBONY HEIGHTS CITRUS GROVES UT NO. 2  
VOLUME 6 PAGE 44 H.C.M.R.  
LOT 32  
INSTRUMENT NUMBER 3347817 H.C.O.R.

### PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X"  
ZONE "X" IS DEFINED AS AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 06, 2000, LOMAR MAY 17, 2001

THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:  
FRONT: 230 FEET OR EASEMENT WHICHEVER IS GREATER.  
REAR: 15 FEET OR EASEMENT WHICHEVER IS GREATER.  
SIDE: 15 FEET OR EASEMENT WHICHEVER IS GREATER

3. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB ON THE CENTER OF LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4. BENCHMARK NOTE:  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **1,039 CUBIC-FEET (0.02 ACRE-FEET)** OF STORM WATER RUNOFF.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. BUFFERS:  
6.00 FOOT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.  
8.00 FOOT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.  
PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.

10. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER DRAINAGE PLAN.

12. SITE PLAN MUST BE APPROVED BY THE PLANNING & ZONING COMMISSION PRIOR TO THE ISSUANCE OF BUILDING PERMIT.

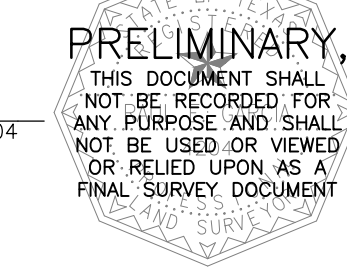
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TC02 AND CITY OF MCALLEN REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
  - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

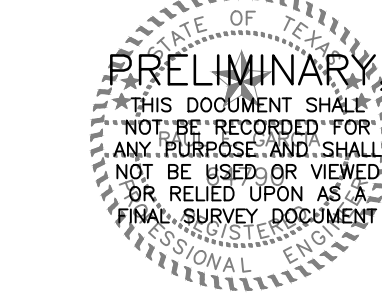
**APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:**  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION CONFORMS WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT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

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**  
  
RAUL E. SESIN, P.E., C.F.M. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER

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



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



REGISTERED PROFESSIONAL ENGINEER #64790



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

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

**THE STATE OF TEXAS COUNTY OF HIDALGO**  
I, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS SUBDIVISION PLAT AND DESIGNATED HEREIN AS THE **OAKS AT NORTHGATE SUBDIVISION**, 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 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.

DR. OSCAR SOTELO, TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_  
OSCAR AND ROSIE V. SOTELO LIVING TRUST, LTD  
2101 NORTHGATE ROAD  
MCALLEN, TEXAS 78501

ROSIE V. SOTELO, TRUSTEE \_\_\_\_\_ DATE \_\_\_\_\_  
OSCAR AND ROSIE V. SOTELO LIVING TRUST, LTD  
2101 NORTHGATE ROAD  
MCALLEN, TEXAS 78501

**THE STATE OF TEXAS COUNTY OF HIDALGO**  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **OSCAR AND ROSIE V. SOTELO**, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

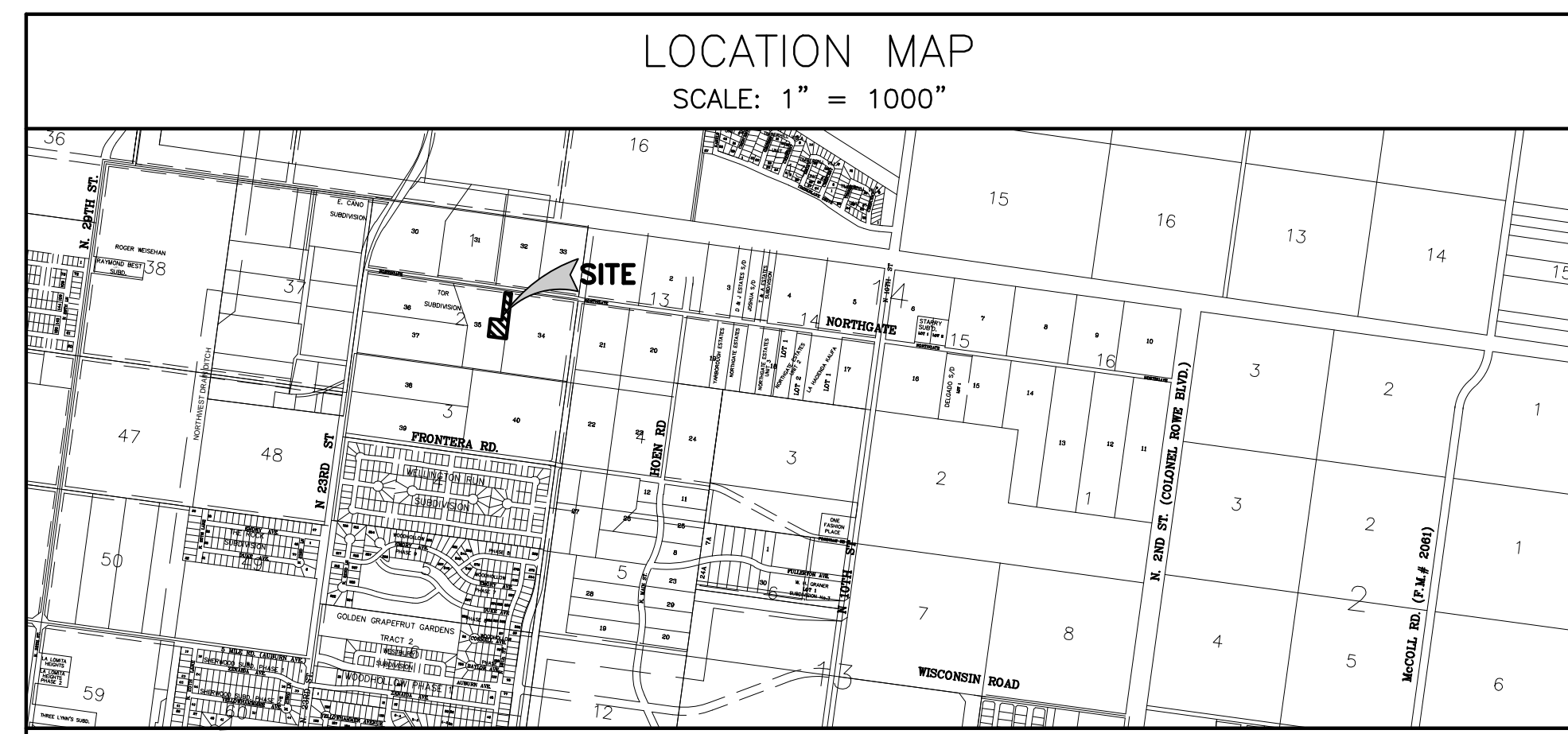
MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

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

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

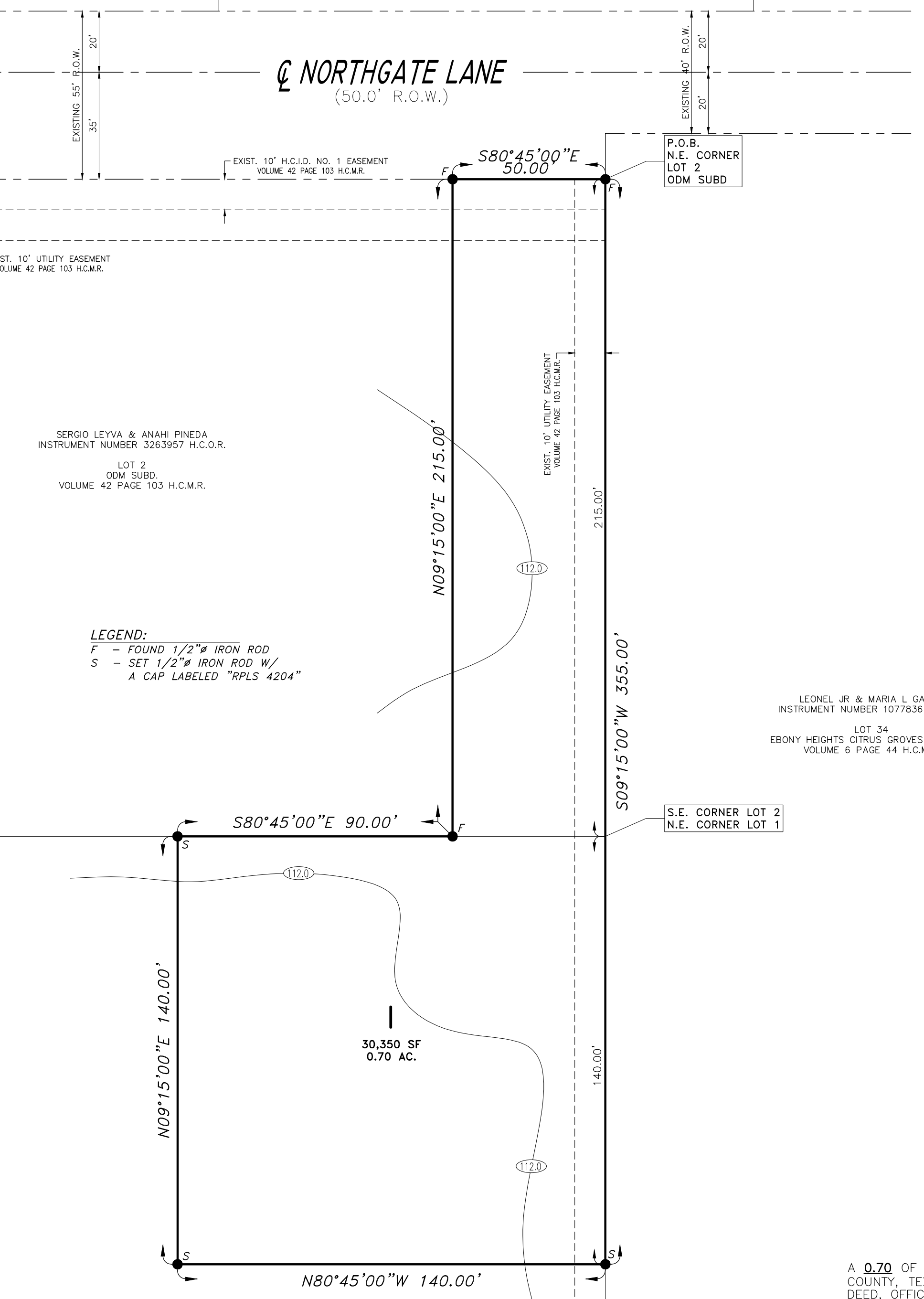
**CITY OF MCALLEN CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.0115(B)**  
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

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



**PRINCIPAL CONTACTS:**

OWNER:	NAME: OSCAR AND ROSIE V. SOTELO	ADDRESS: 2101 NORTHGATE LANE	CITY, STATE & ZIP: MCALLEN, TX, 78504	PHONE #/ FAX #: (956) 457-5638
ENGINEER:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX, 78539	(956) 381-1061
SURVEYOR:	RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX, 78539	(956) 381-1061



**LEGEND:**  
F - FOUND 1/2" IRON ROD  
S - SET 1/2" IRON ROD W/  
A CAP LABELED "RPLS 4204"

LOT 1  
ODM SUBD.  
VOLUME 42 PAGE 103 H.C.M.R.  
OSCAR AND ROSIE V. SOTELO LIVING TRUST, LTD  
INSTRUMENT NUMBER 3369838 H.C.O.R.

JOSE LUIS GARCIA SR.  
INSTRUMENT NUMBER 1806747 H.C.O.R.  
  
LOT 14  
FRONTIERS VILLAGE  
VOLUME 47 PAGE 150 H.C.M.R.

LEONEL JR & MARIA L GARZA  
INSTRUMENT NUMBER 1077836 H.C.O.R.  
  
LOT 34  
EBONY HEIGHTS CITRUS GROVES UT NO. 2  
VOLUME 6 PAGE 44 H.C.M.R.

### METES AND BOUNDS DESCRIPTION

A 0.70 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOTS 1 AND 2, ODM SUBDIVISION, AS RECORDED IN VOLUME 42, PAGE 103, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1775, PAGE 767, DEED, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF NORTHGATE LANE ALSO BEING THE WEST LINE OF LOT 34, EBONY HEIGHTS CITRUS GROVES SUBDIVISION, UNIT NO. 2, AS RECORDED IN VOLUME 6, PAGE 44, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING THE NORTHEAST CORNER OF SAID LOT 2, ODM SUBDIVISION, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S09°15'00"W** ALONG THE EAST LINE OF SAID ODM SUBDIVISION ALSO BEING THE WEST LINE OF SAID LOT 34, EBONY HEIGHTS CITRUS GROVES SUBDIVISION, UNIT NO. 2, PASS AT 215.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 2, ODM SUBDIVISION, ALSO BEING THE MOST SOUTHERLY NORTHEAST CORNER OF SAID LOT 1, ODM SUBDIVISION AND CONTINUING FOR A TOTAL DISTANCE OF **355.00 FEET** TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N80°45'00"W 140.00 FEET** PARALLEL TO THE NORTH LINE OF SAID LOT 1, ODM SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N09°15'00"E 140.00 FEET** PARALLEL TO THE EAST LINE OF SAID LOT 1, ODM SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" ON THE NORTH LINE OF SAID LOT 1, ODM SUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID LOT 2, ODM SUBDIVISION, ALSO BEING THE SOUTH LINE OF THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF A THIRD PARTY RECORDED IN DOCUMENT NUMBER 3263957, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT.

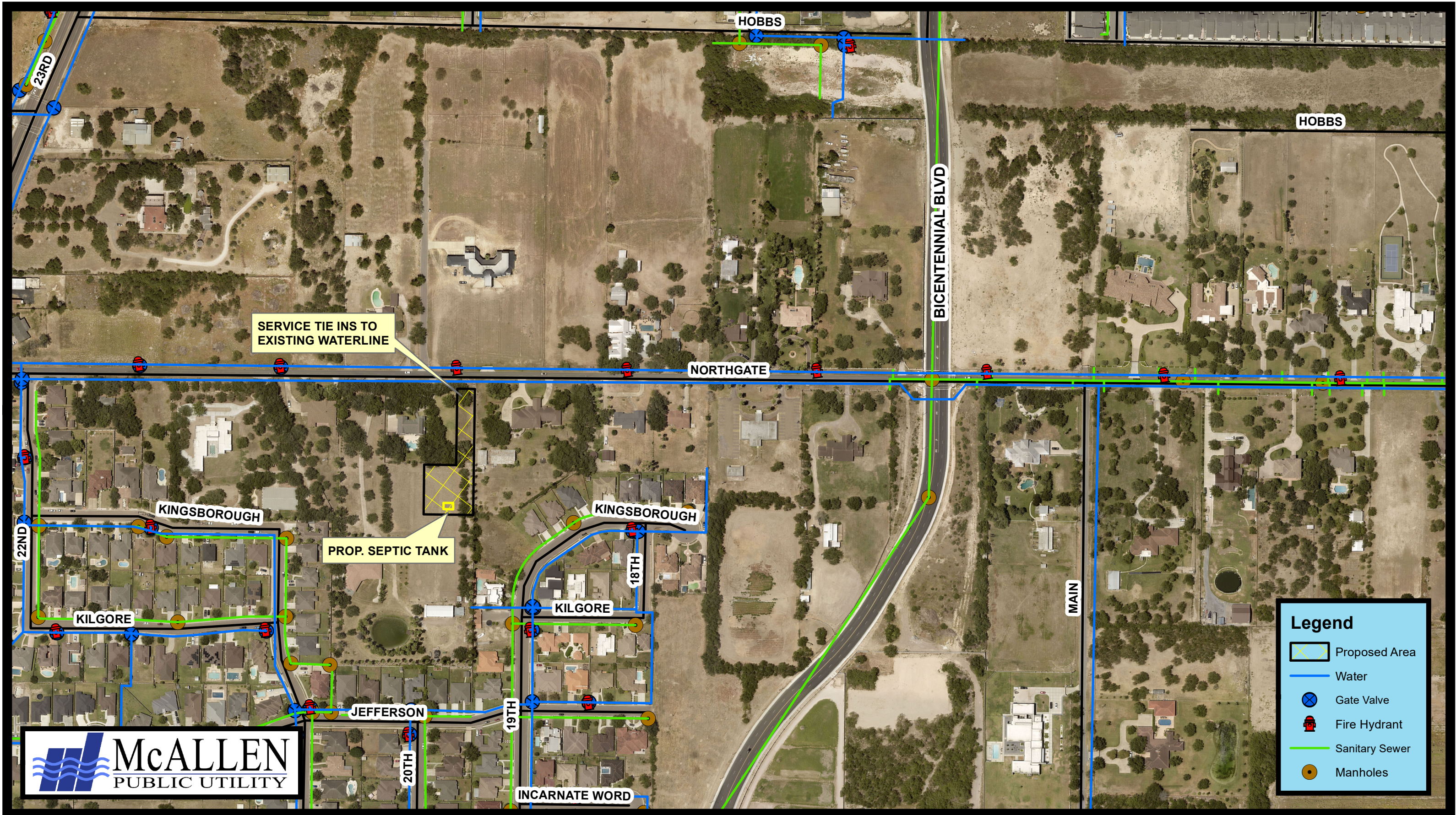
THENCE **S80°45'00"E 90.00 FEET** ALONG SAID NORTH LINE OF LOT 1, ODM SUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID LOT 2, ODM SUBDIVISION, ALSO BEING THE SOUTH LINE OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF A THIRD PARTY RECORDED IN DOCUMENT NUMBER 3263957, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF A THIRD PARTY RECORDED IN DOCUMENT NUMBER 3263957, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE **N09°15'00"E 215.00 FEET** PARALLEL TO THE EAST LINE OF SAID LOT 2, ODM SUBDIVISION, ALSO BEING THE EAST LINE OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF A THIRD PARTY RECORDED IN DOCUMENT NUMBER 3263957, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TO A FOUND ONE-HALF INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTHGATE LANE, ALSO BEING THE NORTH LINE OF SAID LOT 2, ODM SUBDIVISION, BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF A THIRD PARTY, RECORDED IN DOCUMENT NUMBER 3263957, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE **S80°45'00"E 50.00 FEET** ALONG SAID SOUTH RIGHT-OF-WAY LINE OF NORTHGATE LANE, ALSO BEING THE NORTH LINE OF SAID LOT 2, ODM SUBDIVISION, TO THE POINT OF BEGINNING AND CONTAINING 0.70 OF AN ACRE (30,350 SQUARE FEET) OF LAND, MORE OR LESS.



# OAKS AT NORTHGATE SUBDIVISION







	<b>AGENDA ITEM</b>	<b><u>7.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>11/19/2024</b>
	<b>MEETING DATE</b>	<b>11/26/2024</b>

1. Agenda Item: Consultation with City Attorney regarding pending litigation Tex. Gov't Code Sec. 551.071.

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

<b>Bid Amount:</b>	_____	<b>Budgeted Amount:</b>	_____
<b>Under Budget:</b>	_____	<b>Over Budget:</b>	_____
		<b>Amount Remaining:</b>	_____

5. Reimbursement:

6. Routing:  
Savannah Arredondo                      Created/Initiated - 11/19/2024

7. Staff's Recommendation:

8. City Attorney: N/A. AWS

9. MPU General Manager: N/A - MAV

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



	<b>AGENDA ITEM</b>	<b><u>7.b.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>11/22/2024</b>
	<b>MEETING DATE</b>	<b>11/26/2024</b>

1. Agenda Item: Consideration of Economic Development Matters Tex. Gov't. Code Sec. 551.087.

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

<b>Bid Amount:</b>	_____	<b>Budgeted Amount:</b>	_____
<b>Under Budget:</b>	_____	<b>Over Budget:</b>	_____
		<b>Amount Remaining:</b>	_____

5. Reimbursement:

6. Routing:  
Savannah Arredondo                      Created/Initiated - 11/22/2024

7. Staff's Recommendation:

8. City Attorney: N/A. AWS

9. MPU General Manager: N/A - MAV

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



	<b>AGENDA ITEM</b>	<b><u>7.c.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>11/18/2024</b>
	<b>MEETING DATE</b>	<b>11/26/2024</b>

1. Agenda Item: Consultation with City Attorney regarding legal issues related to Risk Management Tex. Gov't Code Sec. 551.071.

2. Party Making Request:  
Yolanda Perez, Director of Risk Management

3. Nature of Request: Consultation with City Attorney regarding legal issues related to Risk Management Tex. Gov't Code Sec. 551.071

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Maritza Morales                      Created/Initiated - 11/18/2024

7. Staff's Recommendation:

8. City Attorney: N/A. AWS

9. MPU General Manager: N/A - MAV

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