



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

**DATE:** Tuesday, December 12, 2023

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

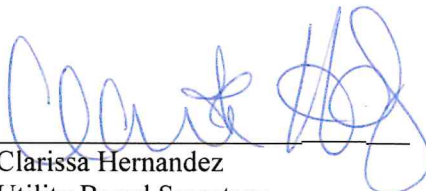
**PLACE:** McAllen City Hall  
Commission Chambers – 3<sup>rd</sup> Floor  
1300 Houston Avenue  
McAllen, Texas 78501

**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 8th day of December, 2023 at 3:00 P.M. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

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



**BOARD OF TRUSTEES MEETING  
TUESDAY, DECEMBER 12, 2023 – 4:00 PM  
MCALLEN CITY HALL - 3RD FLOOR  
1300 HOUSTON AVE, MCALLEN, TX 78501**

**AGENDA**

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

**CALL TO ORDER**

**PLEDGE**

**INVOCATION**

**EMPLOYEE OF THE MONTH FOR NOVEMBER - MARIO GAUNA**

**1. MINUTES:**

- a) Approval of the Minutes for the Regular Meeting held November 28, 2023.

**2. CONSENT AGENDA:**

- a) Approval of Norlola Subdivision
- b) Approval of Dos Lobos Ph. 1 Subdivision
- c) Approval of McAllen South Industrial Park Phase II Subdivision

**3. ORDERS:**

- a) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Water Depreciation Fund.
- b) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Water Capital Improvement Fund.
- c) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Water Revenue Bond Fund.

- d) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Wastewater Depreciation Fund.
- e) Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Wastewater Capital Improvement Fund.

**4. MANAGER'S REPORT:**

- a) Consideration and Possible action to write-off the 3rd Quarter Bad Debt Fiscal Year 2022-2023.
- b) Reimbursement Collections Update as of September 30, 2023

**5. FUTURE AGENDA ITEMS**

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

- a) Consultation with City Attorney regarding pending litigation (Section 551.071, T.G.C)
- b) Discussion and possible lease, sale or purchase of real estate property: Tract 1 (Section 551.072, T.G.C)

**ADJOURNMENT**

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

**THE NEXT REGULARLY SCHEDULED BOARD MEETING WILL BE HELD ON JANUARY 9, 2023.**



	<b>AGENDA ITEM</b>	<b><u>1.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>12/06/2023</b>
	<b>MEETING DATE</b>	<b>12/12/2023</b>

1. Agenda Item: Approval of the Minutes for the Regular Meeting held November 28, 2023.

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 - 12/6/2023

7. Staff's Recommendation:

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

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

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, November 28, 2023**, at 4:00 pm at in the City Commission Chambers at City Hall with the following present:

	Ernest Williams	Vice-Chairman
	Javier Villalobos	Ex-Officio Member/Mayor
	Albert Cardenas	Trustee
	Ricardo Godinez	Trustee
Absent:	Charles Amos	Chairman
Staff:	Marco A. Vega, P.E.	General Manager
	Isaac Tawil	City Attorney
	J.J. Rodriguez	Assistant General Manager
	Clarissa Hernandez	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Secretary
	Maria Chavero	Director of Finance for Utilities
	Carlos Gonzalez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	David Garza	Director of Wastewater Systems
	Erika Gomez, EIT	Assistant Utility Engineer
	Marco Ramirez, P.E.	Utility Engineer
	Gerardo Noriega	Purchasing Director
	Juan Pedraza	Manager, Transmission & Dist.
	Rafael Balderas, EIT	Assistant Utility Engineer
	Francisco Ramirez	Assistant Manager, Trans & Dist.
	Janet Landeros	Grants and Contracts Coordinator
	Juan Vallejo	Assistant Director for Water Systems
	Lance Nelson	Water Plant Manager
	Valeria Rios	Treasury Accountant
	Betsy Roque	Asst. Director for Purchasing & Cont.
Citizen:	Emmanuel Hernandez	Developer for Proventer RGV

**CALL TO ORDER:**

Vice-Chairman Williams called the meeting to order at 4:00 p.m.

**1. MINUTES:**

- a) Approval of the Minutes for the Regular Meeting held November 14, 2023.

Trustee Cardenas moved to approve the minutes for the regular meeting held on November 14<sup>th</sup>, 2023. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

**2. CONSENT AGENDA**

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

- a) Approval of the Mayberry Hills Subdivision  
b) Approval of D'Costa Subdivision  
c) Approval of Villages at Dallas Subdivision

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

Trustee Cardenas moved to approve items 3a through 3e. Mayor Villalobos seconded the motion. The motioned carried unanimously by those present.

- a) Consideration of approval of a one-year contract with Evoqua Water Technologies for odor control chemical Bioxide from January 1, 2024 to December 31, 2024.
- b) Consideration of approval to purchase Aquaray UV ZED power center system from Veolia Water Technologies in the amount of \$173,410.47.
- c) Consideration and Approval of Change order No. 1 for the 19.5 and Newport Waterline project (CDBG Funded).
- d) Consideration and approval to award of Project No. 09-23-SP36-177 Supply Contract for the Purchase and Delivery of Liquid Ammonium Sulfate.
- e) Consideration of approval to award of Project No 10-23-SP-14-01 for the Purchase and Delivery of Diverse Water Meters to Sole Source Vendor Aqua-Metric.

### **4. ORDERS:**

- a) Discussion and Approval of MPU Board Participation for the Pioneer Estates Subdivision.
- b) Discussion and Approval of MPU Board Participation for the Nemont Estates II Subdivision.
- c) Discussion and Approval of MPU Board Participation for the Saltillo Plaza Phase III Subdivision.

Trustee Godinez moved to approve items 4a through 4c. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

- d) Discussion and Approval of the Vacating Recreational Area of Monte Cristo Subdivision to the Replat of Recreational Area of Monte Cristo Lot 1A Subdivision and Variance Request.

Mr. Rafael Balderas, EIT, Assistant Utility Engineer, Stated the property is located between Vivian Street and Jennifers Drive, near the corner of Monte Cristo and Ware Road. It is located outside the McAllen City Limits, but within the City's ETJ and Wastewater CCN, and is being proposed as R-1 residential. The tract consists of 0.657 acres and will be a single lot for a single-family home. The property falls within the Sharyland Water Supply Corporation water CCN. The applicant will be asked to coordinate with Sharyland on the water improvements. It is requested that the applicant follow the standard subdivision requirements pertaining to fire protection and will be asked to coordinate with the Fire department. The applicant is requesting Board approval to grant a septic tank variance to serve the property. All neighboring properties are serviced by septic tanks, and the lot does meet the minimum state requirement being over half an acre.

Staff recommends approval of the subdivision application and variance request subject to: Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; installation of the proposed public utility infrastructure be constructed as proposed; should a fire hydrant be required, execution of a Waterline Access Agreement between the developer, Sharyland, and the City; and should the Board grant the septic tank variance, execution of a contractual agreement will be required for a future connections with possible extension of a sewer service line from the proposed septic tank to the right of way.

Trustee Godinez moved to discuss item 4d. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

Trustee Godinez asked what does legal do in terms of ensuring that there are no violation or do you do that; is that up to the developer?. How do we ensure that there is no deed restrictions that prevent any of this? Mr. Isaac Tawil, City Attorney Answered those types of issues they would work through with the development center and utility engineering for Public Utilities as they work through the process. If any questions come up they will ask legal to do research. In this case, I'm not aware that we were asked to do any research on this matter. Trustee Godinez stated If everybody is satisfied that any issues like that would have been addressed and complied with or addressed at the P & Z level. by the time it gets to us, it should not be our concern. Mr. Vega stated historically, that is a major factor that the county does have jurisdiction on those types of matters. It looks like it is not a very recent subdivision.

Trustee Godinez amended his motion to approve item 2d. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

**5. FUTURE AGENDA ITEMS**

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

Vice-Chairman Williams recessed the meeting at 4:03 p.m. to go into Executive Session. Vice-Chairman Williams reconvened the meeting at 4:26 p.m.

- a) Consultation with City Attorney regarding pending litigation (Section 551.071 T.G.C)
- b) Consideration of Economic Development Matters (Section 551.087, T.G.C)

No action was taken.

**ADJOURNMENT**

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:35 p.m.

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

Attest:

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



**AGENDA ITEM**

**2.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**12/05/2023**

**MEETING DATE**

**12/12/2023**

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

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: Payment to MPU for Central McAllen Distribution water project for a total amount of \$366.19.
6. Routing:  
Erika Gomez                      Created/Initiated - 12/5/2023
7. Staff's Recommendation: Approval of the subdivision as conditions set forth.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC



# Memo

**TO:** Marco A. Vega, P.E., General Manager  
**THRU:** Carlos Gonzalez, P.E., Utility Engineer  
**FROM:** Erika Gomez, E.I.T., Asst. Utility Engineer  
**DATE:** December 4<sup>th</sup>, 2023  
**SUBJECT:** **Norlola Subdivision; Consideration & Approval of Subdivision**

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This property consists of 1.270 acres, and it is located on the northwest corner of N. 8<sup>th</sup> street and W. Houston Ave. It is located within the McAllen City Limits and is being proposed as R-1 and R-3 for multifamily.

The subdivision application was originally filed with the City on September 1<sup>st</sup>, 2023, and received preliminary P&Z approval on September 19<sup>th</sup>, 2023. The information required from the developer's engineer for this agenda was received on December 4<sup>th</sup>, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 8-inch waterline running along the east side of 8<sup>th</sup> Street. Subdivision will be closing the water loop by extending the water line west of the property and extend an 8-inch waterline north to connect to existing waterline on Galveston Ave. Applicant is proposing to install water services to each lot and there are two (2) existing fire hydrants for fire protection.
2. **Sewer Service:** The applicant is proposing to connect to an existing 8-inch sewerline along Houston Ave and extend the 8-inch sewer along the subdivision with individual services to serve each lot.
3. The developer has submitted a Reimbursement Waiver.
4. Property falls under MPU Central McAllen Distribution Reimbursement Area.

**Staff recommends MPUB approval of subdivision application as proposed subject to the following: 1.) Dedication of a minimum of 10ft. utility easement along the perimeter of the property and/or ROW for future public Utility improvements; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; and 3.) Individual water and sewer services for each unit be installed; 4) Payment to MPU for Central McAllen Distribution water project for total amount of \$366.19.**

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

**MAS ENGINEERING, LLC**  
**TBPE Firm No. 15499**

**WATER AND SANITARY SEWER NARRATIVE**  
**For**  
**Norlola Subdivision**  
**McAllen, Texas**

BEING 1.325 ACRES OUT OF LOT 16, STEWART'S ADDITION TO MCALLEN, TEXAS, RECORDED IN DOCUMENT NO. 1910-40642, DEED RECORDS HIDALGO COUNTY, TEXAS, SAME BEING COMPRISED OF THE FOLLOWING DEEDS: A CALLED TRACT I AND TRACT II, DESCRIBED IN A GENERAL WARRANTY DEED, DATED OCTOBER 1, 2021, CONVEYED TO JOHN PAUL SANDOVAL AND NORA SANDOVAL, RECORDED ON DOCUMENT NO. 3269862, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS. A CALLED TRACT I AND TRACT II, DESCRIBED IN A WARRANTY DEED, DATED JULY 29, 2022, CONVEYED TO LOLA PROPERTIES, LLC, RECORDED IN DOCUMENT NO. 3366294, OFFICIAL PUBLIC RECORDS HIDALGO COUNTY, TEXAS.

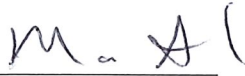
**WATER SUPPLY DESCRIPTION**

NORLOLA SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY AT THIS LOCATION. THE CITY HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF 8<sup>TH</sup> STREET AND 18" ALONG THE SOUTHSIDE OF HOUSTON AVENUE. THE SUBDIVISION IS ALSO GOING TO BE LOOPED FROM THE TRACT OF LAND FROM THE WEST AND EXTENDED INTO NORLOLAS 10' UTILITY EASEMENT TO THE NORTH WITH AN 8" TEE.

THE PUBLIC WATERLINE FOR THIS DEVELOPMENT CONSIST OF A 1" WATER SERVICE FOR EACH LOT ALONG 8<sup>TH</sup> STREET. THERE ARE TWO EXISTING FIRE HYDRANTS FRONTING THE PROPERTY LOCATED ON THE EAST SIDE OF 8<sup>TH</sup> STREET.

**SANITARY SEWER SYSTEM DESCRIPTION**

NORLOLA SUBDIVISION WILL BE PROVIDED WITH SANITARY SEWER SYSTEM BY THE CITY AT THIS LOCATION. THE CITY HAS AN EXISTING 8" DIAMETER SANITARY SEWER LINE RUNNING ALONG HOUSTON AVENUE AND IS PROPOSED TO EXTEND AN 8" OF SANITY SEWER LINE ALONG 8<sup>TH</sup> STREET. A PROPOSED MANHOLE WILL BE LOCATED ON HOUSTON AND 8<sup>TH</sup> STREET, ON THE NORTHWEST CORNER. TWO 6" SANITARY SEWER SERVICES ARE PROPOSED FOR THE TWO MULTIFAMILY LOTS AND ONE 4" SANITARY SEWER SERVICE FOR THE RESIDENTIAL LOT.

  
Mario A. Salinas, P.E.



11-3-23

**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 LOLA PROPERTIES, LLC, hereinafter called the DEVELOPER.  
**JOHN PAUL & NORA SANDOVAL**

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

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

designed by MAS ENGINEERING, LLC. dated 08/23/2023, hereinafter called the  
(Engineering Firm)

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

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



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

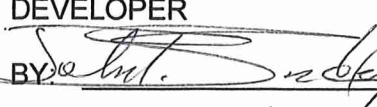

CITY OF McALLEN BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER  
BY:  /   
Address: 2604 Santa Teresita  
MISSION, TX 78572

DEVELOPER  
BY:  /   
Address: 408 Yucca AVE  
McALLEN TX 78504

**SUBDIVISION REIMBURSEMENT WORKSHEET  
NORLOLA SUBDIVISION**

WATER LINE REIMB. CALCULATIONS			
WATER:	MPU: CENTRAL MCALLEN DISTRIBUTION		
COST:	\$252.20 x	1.32 AC	\$332.90
10% ADMIN FEE	<10 YEARS		33.29
<b>WATER LINE REIMBURSEMENT</b>			<b>\$366.19</b>


**TOTAL REIMBURSEMENT DUE**

**\$366.19**

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

Escrows will be adjusted upon execution of Final Reimbursement Certificate

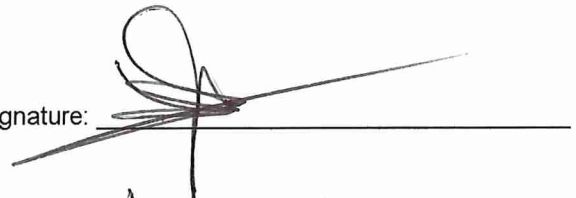
I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature: 

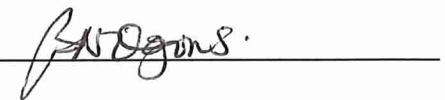
Print: Joseph P. Sandoval

Signature: 

Print: Nora SANDOVAL

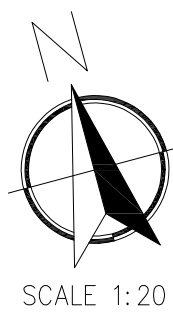
Signature: 

Print: VICTOR OGUNLANA

Signature: 

Print: ROSEDE OGUNLANA

# MAP OF NORLOLA SUBDIVISION McALLEN, TEXAS



## METES AND BOUNDS DESCRIPTION

BEING A 1.270 ACRE TRACT OF LAND, BEING OUT OF THE SOUTH 300.50 FEET OF THE WEST 184.10 FEET OF LOT 16, STEWART'S ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 642, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID TRACT MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND A THE SOUTHWEST CORNER OF LOT 16, FOR THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, SAID POINT LOCATED ON THE NORTH LINE OF HOUSTON AVENUE, SAID POINT ALSO BEING ON THE EAST LINE OF LOT 14;

THENCE, PARALLEL TO THE WEST LINE OF LOT 16 AND THE EAST LINE OF LOT 14, NORTH 300.50 FEET TO A FOUND IRON ROD, FOR THE NORTHWEST CORNER HEREOF;

THENCE, PARALLEL TO THE SOUTH LINE OF LOT 16, EAST 184.10 FEET TO A FOUND IRON ROD ON THE WEST LINE OF SOUTH 8TH STREET, FOR THE NORTHEAST CORNER HEREOF;

THENCE, WITH THE EAST LINE OF THE WEST 184.10 FEET OF LOT 16, AND THE WEST LINE OF SOUTH 8TH STREET, SOUTH 300.50 FEET TO A FOUND IRON ROD AT THE INTERSECTION WITH THE SOUTH LINE OF LOT 16, FOR THE SOUTHEAST CORNER OF HEREOF, SAID LOCATED ON THE NORTH LINE OF HOUSTON AVENUE;

THENCE, WITH THE SOUTH LINE OF LOT 16, AND NORTH LINE OF HOUSTON AVENUE, WEST 184.10 FEET TO THE POINT OF BEGINNING. CONTAINING 1.270 ACRES OF LAND MORE OR LESS.

BASIS OF BEARING: DEED OF RECORD

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE NORLOLA SUBDIVISION TO THE CITY OF McALLEN, TEXAS AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATERLINES, 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.

LOLA PROPERTIES LLC  
NORA SANDOVAL, PRESIDENT  
P.O. BOX 3239  
MISSION TX, 78573-0055

Date

STATE OF TEXAS:  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NORA SANDOVAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE DAY \_\_\_\_\_ OF \_\_\_\_\_, 2023.

NOTARY PUBLIC

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 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 SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN

Date

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 TEX. 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

BY: RAUL SESIN, P. E.

Date

STATE OF TEXAS  
COUNTY OF HIDALGO

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

MANUEL CARRIZALES RPLS #6388

DATE

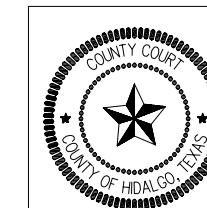


STATE OF TEXAS  
COUNTY OF HIDALGO

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

MARIO A. SALINAS  
LICENSED PROFESSIONAL ENGINEER # 96611  
3911 N. 10TH STREET, SUITE H  
McALLEN, TEXAS 78501

DATE



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

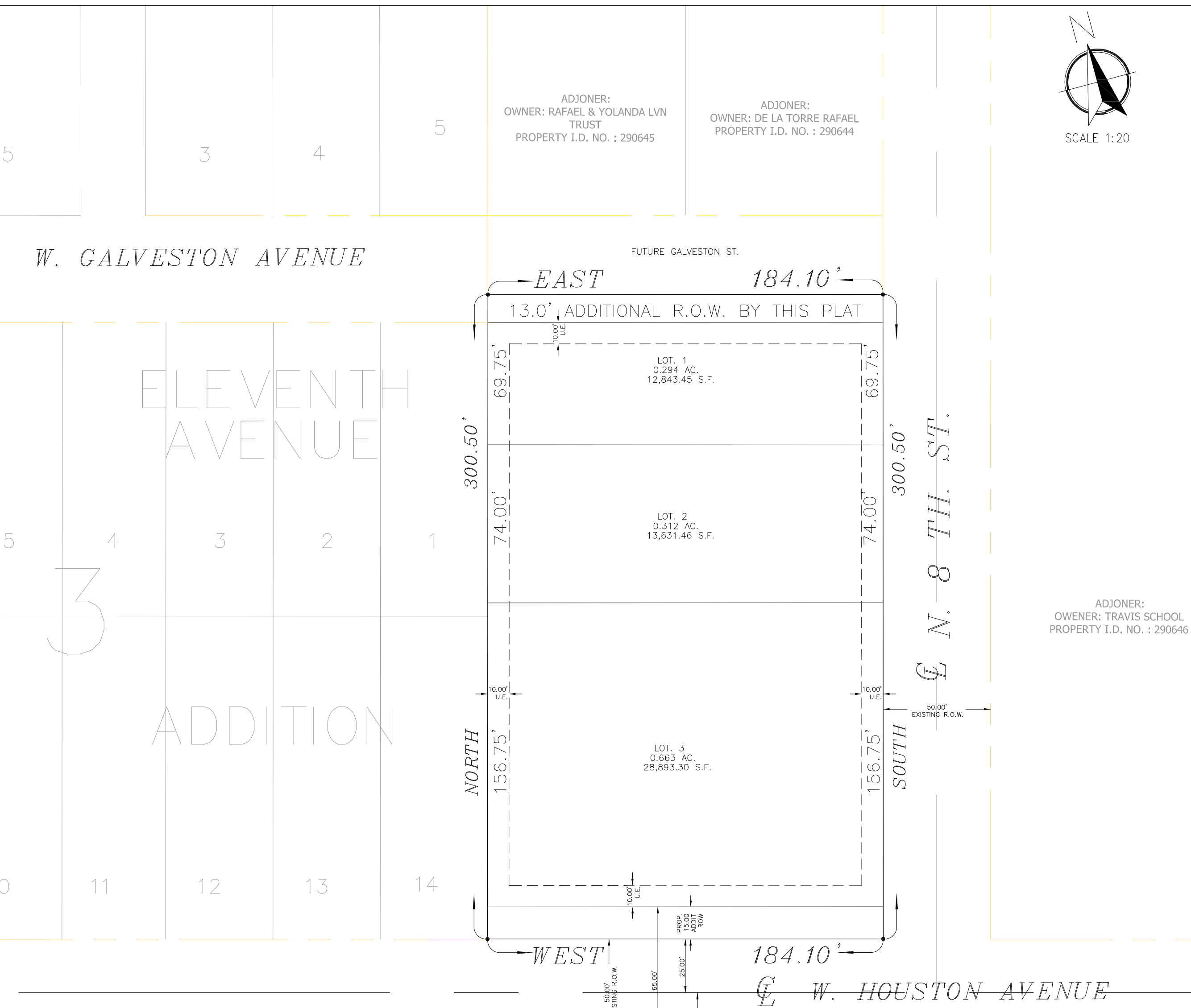
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

DATE OF PREPARATION: AUGUST 23, 2023

**MAS ENGINEERING LLC.**  
CONSULTING ENGINEERING  
FIRM NO. F-15499

3911 N 10TH. ST. STE. H  
McALLEN, TEXAS. 78501

PH. (956) 537-1311  
E-MAIL: MSALINAS6973@ATT.NET



ADJONER:  
OWNER: TRAVIS SCHOOL  
PROPERTY I.D. NO. : 290646

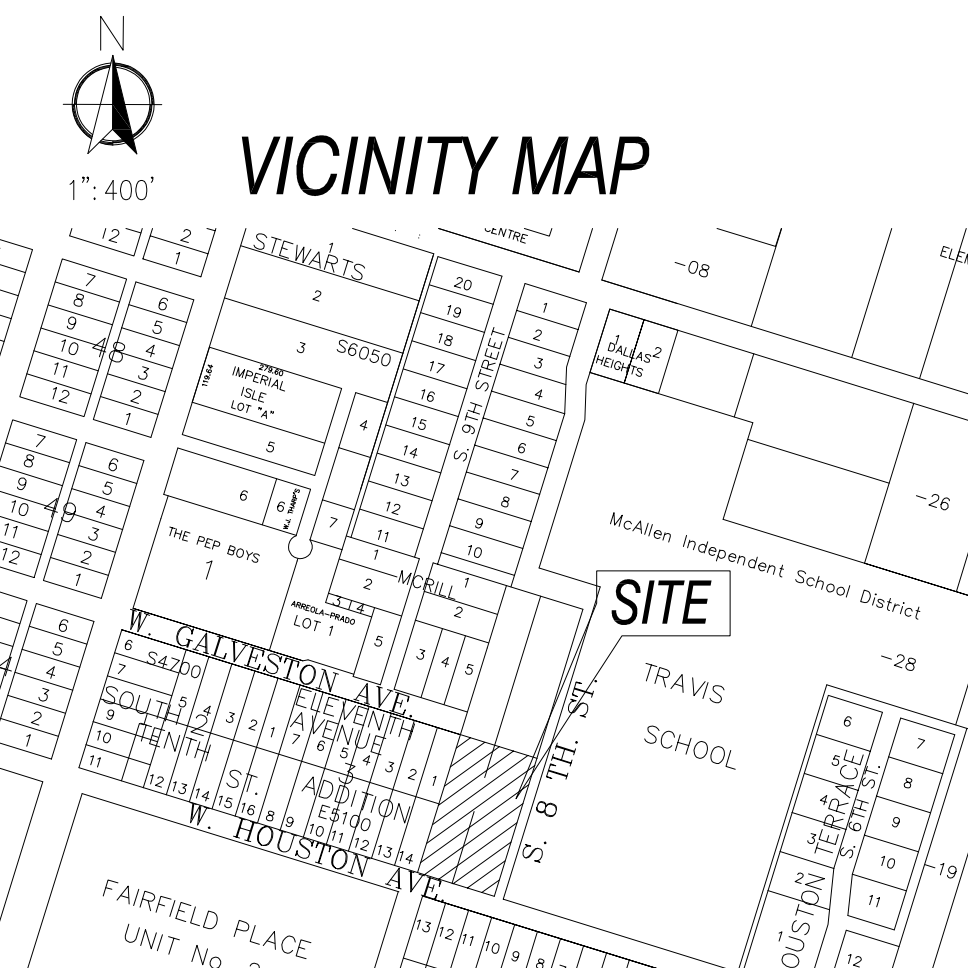
ADJONER:  
OWNER: JACKSON-HASH RGV  
PORTFOLIO LLC  
PROPERTY I.D. NO. : 1179028

### LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- M.B.S.L. MINIMUM BUILDING SETBACK LINE

### NOTES:

- 1.- MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
A) FRONT= 25 FT. OR GREATER FOR EASEMENTS.  
B) REAR= 10 FT. OR GREATER FOR EASEMENTS.  
C) SIDES= IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS  
D) CORNER= 10 FT. OR GREATER FOR EASEMENTS.  
E) GARAGE= 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
- 2.- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343 0010C, REVISED NOV. 2, 1982. FLOOD ZONE "B" IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
- 3.- STORM WATER DETENTION OF 1970 C.F. OR 0.05 AC-FT IS REQUIRED FOR THIS SUBDIVISION;
- 4.- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF ONE LOT.
- 5.- A MINIMUM 5.0 FT. SIDEWALK IS REQUIRED ON WEST SIDE OF 8TH STREET.
- 6.- NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
- 7.- 6.0 FOOT OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.
- 8.- CITY OF McALLEN BENCHMARK: MC 82; IS AT
- 9.- OWNER IS REQUIRED TO PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 10.- AN 8 FOOT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 11.- COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNER(S) AND NOT THE CITY OF McALLEN.



W. GALVESTON AVENUE

EAST

184.10'

13.0' ADDITIONAL R.O.W. BY THIS PLAT



ELEVENTH AVENUE

PROP. SANITARY SEWER MANHOLE  
TOP=124.88  
FLOW=120.91

300.50'

69.75'

69.75'

74.00'

74.00'

300.50'

N. 8 TH. ST.

ADJONER:  
OWENER: TRAVIS SCHOOL  
PROPERTY I.D. NO. : 290646

NORTH

156.75'

156.75'

SOUTH

50.00'  
EXISTING R.O.W.

ADDITION

EXISTING SANITARY SEWER MANHOLE  
TOP=124.00  
FLOW=119.50

PROP. SANITARY SEWER MANHOLE  
TOP=124.25  
FLOW=120.12

WEST

184.10'

W. HOUSTON AVENUE

ADJONER:  
OWNER: JACKSON-HASH RGV  
PORTFOLIO LLC  
PROPERTY I.D. NO. : 1179028

EXIST 8" SANITARY SEWER PIPE

50.00'  
EXISTING R.O.W.

EXIST 8" SANITARY SEWER PIPE

PROP. 15.00' ADDIT R.O.W.

25.00'

25.00'

13

12

11

10

9

8

PRELIMINARY, FOR CITY REVIEW ONLY

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- ⊗ WV WATER VALVE
- ⊥ SINGLE POLE SIGN (TYPE ON PLAN)
- MH SANITARY SEWER MANHOLE
- MH STORM DRAIN MANHOLE
- ⊗ X FIRE HYDRANT

PROJECT NAME:  
NORLOLA SUBDIVISION

ADDRESS:  
MCALLEN, TEXAS

CLIENT INFORMATION:  
JP SANDOVAL

**MAS ENGINEERING LLC.**  
CONSULTING ENGINEERING  
FIRM NO. F-15499

3911 N 10TH STREET, SUITE H  
MCALLEN, TEXAS. 78501

PH. (956) 537-1311  
E-MAIL: MSALINAS6973@ATT.NET

THIS IS THE PROPERTY OF THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THIS DRAWING AND IT IS UNLAWFUL TO REUSE THIS DRAWING ON ANY OTHER PROJECT, OR TO COPY, TRACE OR IN ANY OTHER WAY, REPRODUCE ANY OR ALL PARTS OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

SHEET NAME:

**SANITARY SEWER PLAN**

REVISION:  
1

BY:  
JB

APPROVED BY:  
MAS

DATE OF PREPARATION:  
08-27-23

PROJECT No.

SHEET No.  
C-3

GALVESTON AVENUE

ELEVENTH AVENUE

4 3 2 1

ADDITION

11 12 13 14

EAST 184.10'  
13.0' ADDITIONAL R.O.W. BY THIS PLAT

300.50'

NORTH 156.75'

WEST 184.10'

EXITING FIRE HIDRANT

LOT 1

LOT 2

LOT 3

PROP. 15.00' ADDIT. ROW

PROP. 1" WATER SERVICES

PROP. 2" WATER SERVICES

PROP. 2" WATER SERVICES

EXITING 6" WATERLINE  
PROP. 8" TEE

PROP. 8" WATERLINE

PROP. 8" WATERLINE

EXITING 6" WATERLINE

EXITING 18" WATERLINE

EXITING FIRE HIDRANT

8 TH. ST.

50.00' EXISTING R.O.W.

EXITING 8" WATERLINE

EXITING FIRE HIDRANT



SCALE 1:20

ADJONER:  
OWENER: TRAVIS SCHOOL  
PROPERTY I.D. NO. : 290646

TRAVIS



MAS  
11-3-23

ADJONER:  
OWNER: JACKSON-HASH RGV  
PORTFOLIO LLC  
PROPERTY I.D. NO. : 1179028

13 12 11 10 9 8 7

W. HOUSTON AVENUE

PRELIMINARY, FOR CITY REVIEW ONLY

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- R.O.W. RIGHT OF WAY
- P-B PROPERTY LINE TO BACK OF CURB
- B-B BACK OF CURB TO BACK OF CURB
- ⊗ WV WATER VALVE
- ⊗ SP SINGLE POLE SIGN (TYPE ON PLAN)
- ⊗ SMH SANITARY SEWER MANHOLE
- ⊗ DMH STORM DRAIN MANHOLE
- ⊗ XH FIRE HYDRANT

PROJECT NAME:	NORLOLA SUBDIVISION
ADDRESS:	MCALLEN, TEXAS
CLIENT INFORMATION:	JP SANDOVAL

MAS ENGINEERING LLC.  
consulting engineering  
firm no. f-15499  
3911 N 10TH STREET, SUITE H  
MCALLEN, TEXAS, 78501  
PH: (956) 537-1311  
E-MAIL: MSALINAS6973@ATT.NET

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SHEET NAME:  
WATER PLAN

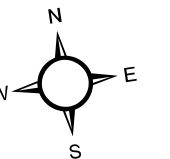
REVISION:	BY:	APPROVED BY:
1	JB	MAS

DATE OF PREPARATION:  
11-3-23

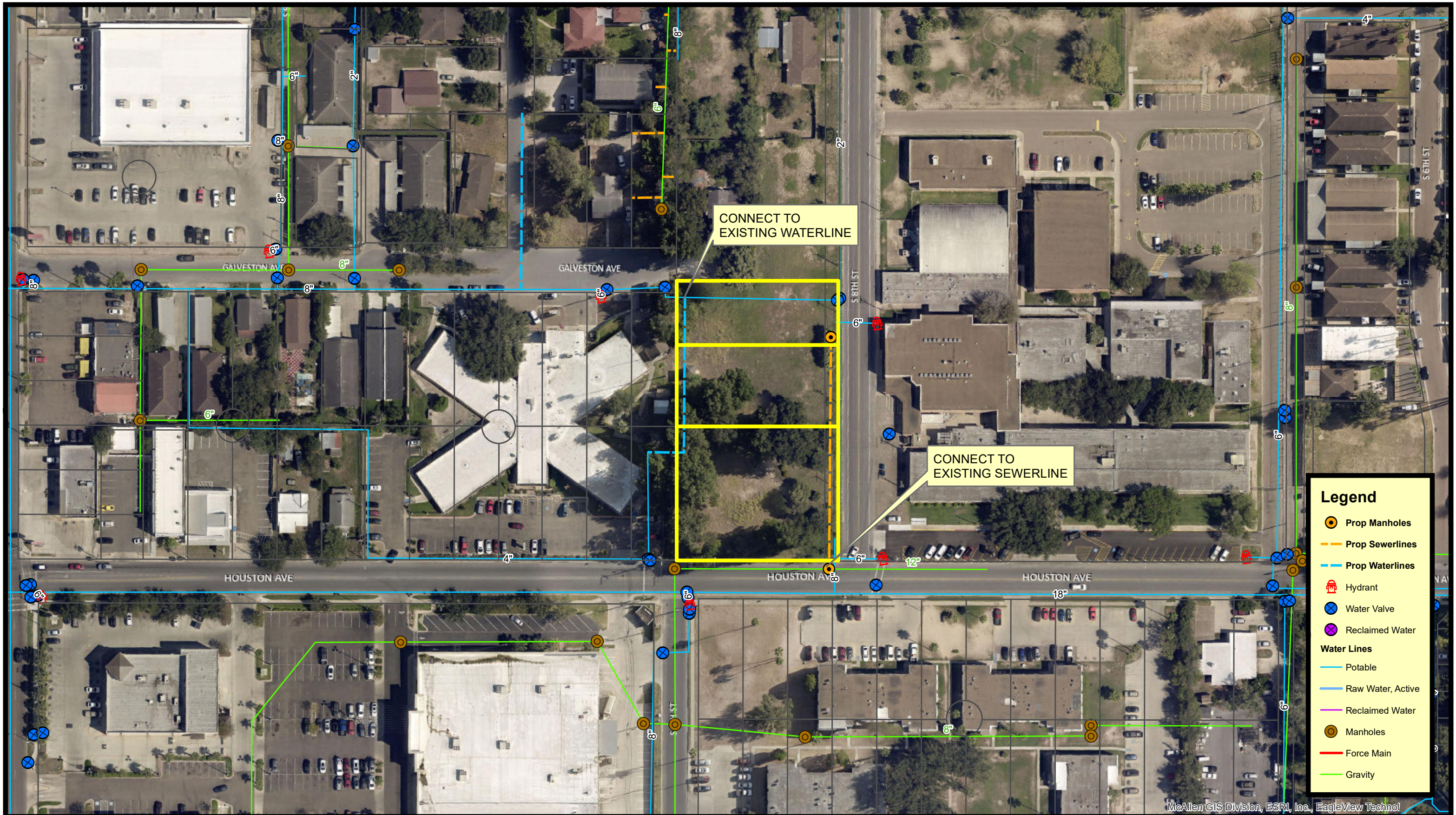
PROJECT No.	SHEET No.
	C-2

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







# NORLOLA SUBDIVISION









1" = 100'



**Legend**

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

**Water Lines**

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





	<b>AGENDA ITEM</b>	<b><u>2.b.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>12/06/2023</b>
	<b>MEETING DATE</b>	<b>12/12/2023</b>

1. Agenda Item: Approval of Dos Lobos Ph. 1 Subdivision
2. Party Making Request:  
Marco Ramirez, Utility Engineer P.E.
3. Nature of Request: Consideration and Approval of Dos Lobos Ph. 1 Subdivision
4. Budgeted:  

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement:
6. Routing:  
Patrick Gray                      Created/Initiated - 12/6/2023
7. Staff's Recommendation: Staff is recommending the consideration and approval of the Dos Lobos Ph. 1 Subdivision
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

# Memo

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

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

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

**DATE:** December 12, 2023

**SUBJECT:** Approval of Dos Lobos Ph. 1 Subdivision

---

This property is located approximately 200LF East from the intersection of Trenton Rd. and Bicentennial Blvd. The subdivision is located within the McAllen City Limits and is being proposed as a C-1 Commercial lot. The tract consists of 1.86 acres and will consist of office space units.

The subdivision application was originally filed with the City on November 6, 2023 and has received preliminary P&Z approval on November 21, 2023. The information required from the developer's engineer for this agenda was received on December 1, 2023.

Utility plan/availability is described as follows:

**Water Service:** The City of McAllen has an existing 8" PVC water line located on the east side of Bicentennial Blvd and west of the proposed subdivision. The developer will utilize the existing 8" waterline and is proposing to service the subdivision with one (1) 2" single water service and one (1) 1" single service for irrigation.

**Sewer Service:** The City of McAllen has an existing 30" sanitary sewer line running south, west of the proposed property to an existing sanitary sewer manhole on the northeast corner of the proposed subdivision. The developer is proposing an 8" sanitary sewer lateral that will connect to the existing sanitary sewer manhole and extended south to service the proposed subdivision. A proposed clean out will be placed at the end of the subdivision with room for additional service tie-ins when needed. A single 6" sewer service is being proposed with the understanding that a secondary service will be required once the number of office units has been finalized.

**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.) Water Line Reimbursements in the amount of \$3,064.58 to the MPU Nolana Diversion and the North Central Distribution project reimbursements.

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

Thank you

**UTILITY NARRATIVE  
DOS LOBOS 1 SUBDIVISION  
McALLEN, TEXAS**

**POTABLE WATER SERVICE**

This property lies within the City of McAllen's Certificate of Convenience and Necessity (CCN). The City of McAllen has an existing 8" PVC water line located on the east side of Bicentennial Blvd running north and south located west of the proposed subdivision, south of Trenton Rd. The subdivision will be served by 8" water distribution system connected to one (1) 2" single water service and a one (1) 1" water single service.

**SANITARY SEWER SERVICE**

This property lies in the City of McAllen's sanitary sewer Certificate of Convenience and Necessity (CCN). The City of McAllen has an existing 30" sanitary sewer line in the south of Trenton Rd. The sewer line extends south, west of the proposed property to an existing sanitary sewer manhole on the northeast corner of the proposed subdivision. A proposed 8" sewer line will be connected to the existing sanitary sewer manhole and extended south to service the proposed subdivision. A proposed clean-out will be placed at the end of the subdivision for future sewer services if needed.

The lot will be provided with one (1) 6" sanitary sewer services.

Additional sewer services for each suite will be provided at the building permit stage

**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 RONNIE CAVAZOS hereinafter called the DEVELOPER.

(Developer)

1. The DEVELOPER is the developer of the following described property:  
DOS LOBOS 1 And proposes to construct Utility Improvements as shown on a plan designed by <sup>(Location)</sup> RIO DELTA ENGINEERING dated \_\_\_\_\_, hereinafter called the IMPROVEMENTS, as approved by the McAllen Public Utility Board on \_\_\_\_\_.

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

ISSUED in duplicate originals this 28<sup>th</sup> day of November, 2023

CITY OF McALLEN BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER

BY: \_\_\_\_\_  
NAME & ADDRESS: RONNIE CAVAZOS

**SUBDIVISION REIMBURSEMENT WORKSHEET  
DOS LOBOS I SUBDIVISION**

WATER LINE REIMB. CALCULATIONS				
WATER:	MPU:	NOLANA DIVERSION		
COST:	\$1,187.72 x	1.86 AC	\$2,209.16	
10% ADMIN FEE	<10 YEARS		220.92	
<b>WATER LINE REIMBURSEMENT</b>				<b>\$2,430.08</b>


WATER LINE REIMB. CALCULATIONS				
WATER:	MPU:	NORTH CENTRAL DISTRIBUTION		
COST:	\$310.12 x	1.86 AC	\$576.82	
10% ADMIN FEE	<10 YEARS		57.68	
<b>WATER LINE REIMBURSEMENT</b>				<b>\$634.50</b>

**TOTAL REIMBURSEMENT DUE** **\$3,064.58**

Prepared By: RL Date: 11/24/23 Reviewed By: RL

Escrows will be adjusted upon execution of Final Reimbursement Certificate

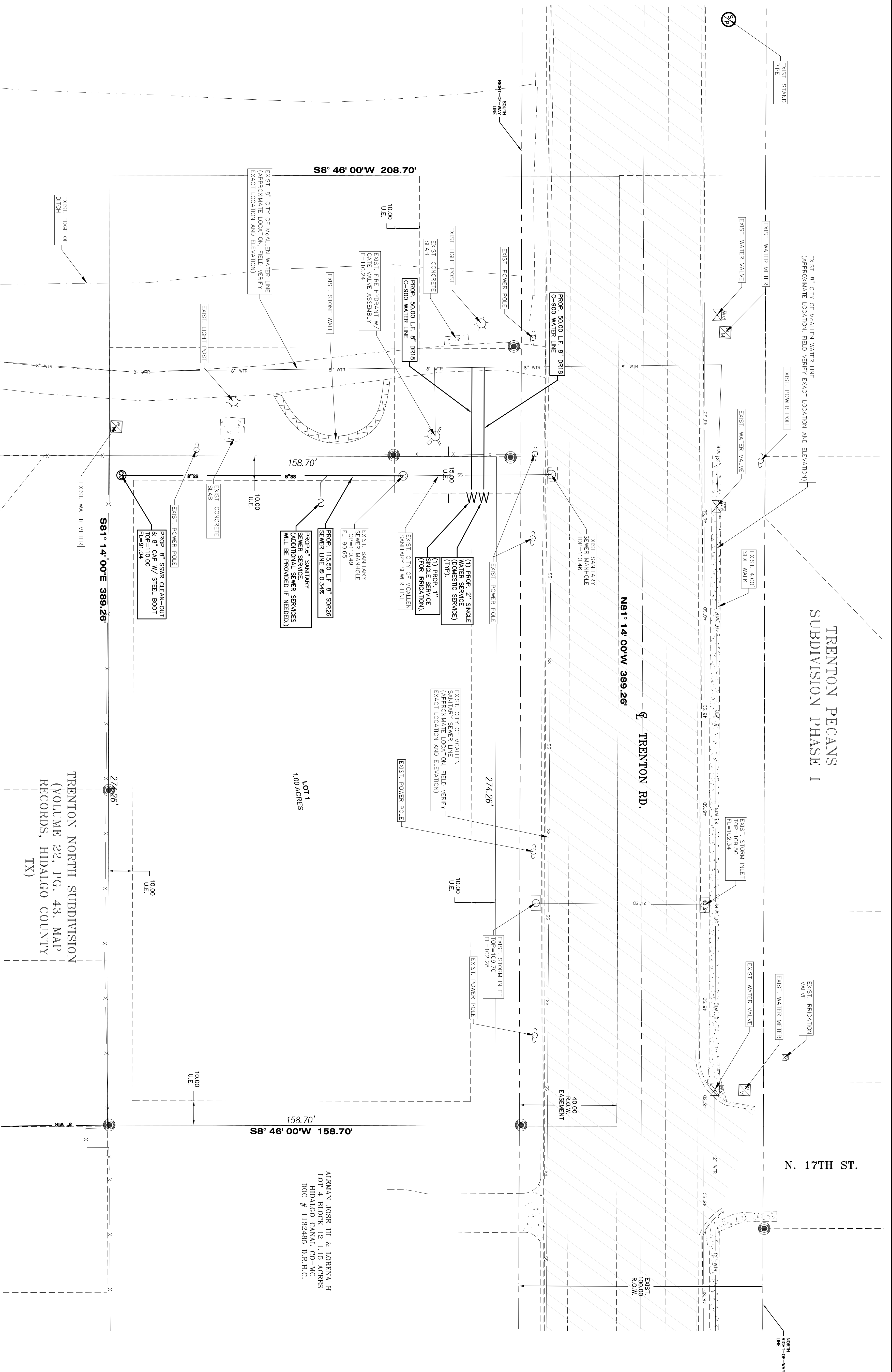
I hereby agree to pay amounts indicated above and any additional costs determined in the Final Reimbursement Certificate as approved by McAllen Public Utility Board.

Signature:   
Print: Ronnie Cavazos

SCALE: 1" = 20.00'  
 TEXAS STATE PLANE COORDINATES  
 NAD 83  
 TEXAS SOUTH ZONE (4205)  
 WESTERN DATA SYSTEMS NETWORK



TRENTON PECANS  
 SUBDIVISION PHASE I



LEGEND

	EXIST. GRATE INLET		EXIST. WATER METER
	EXIST. CURB INLET		FENCE CORNER FOUND
	EXIST. TELEPHONE PEDESTAL		1/2-INCH IRON PIPE FOUND
	EXIST. MANHOLE		RIGHT-OF-WAY POST FOUND
	EXIST. LAMP POLE		CALCULATED POINT
	EXIST. TRAFFIC POLE		COTTON PICKER SPINDLE SET
	EXIST. FLUSH VALVE		ELECTRICAL BOX
	EXIST. GUY WIRE		1/2" IRON ROD FOUND
	EXIST. POWER POLE		EXIST. STREET SIGN
	EXIST. WATER VALVE		EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER MANHOLE		EXIST. FENCE LINE
	EXIST. IRRIGATION VALVE		EXIST. OVERHEAD ELECTRIC LINE
	EXIST. FIREHYDRANT		EXIST. UNDERGROUND CABLE
	EXIST. MAIL BOX		1/2" IRON ROD SET
	EXIST. BRICK MAIL BOX		

NOTES:  
 1.) ALL MATERIALS SHALL BE DOMESTIC.  
 2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.  
 3.) ALL SIZE OR SIZE WATER TAPS WILL REQUIRE A MECHANICAL TAPPING TEE.

GENERAL NOTES:  
 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.  
 2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.  
 3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.  
 4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.  
 5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.  
 6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.  
 7.) SANITARY MANHOLES CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS

TRENTON NORTH SUBDIVISION  
 (VOLUME 22, PG. 43, MAP  
 RECORDS, HIDALGO COUNTY  
 TX)

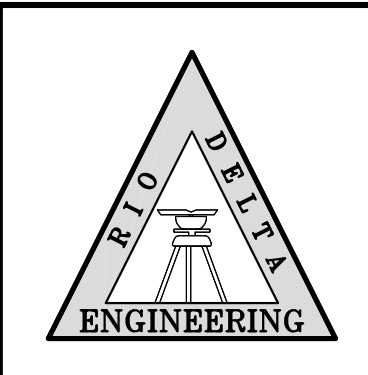
LOT 1  
 1.00 ACRES

ALEMAN JOSE III & LORENA H  
 LOT 4 BLOCK 12 1.13 ACRES  
 HIDALGO COUNTY, TEXAS  
 DOC # 1192489 D.R.H.C.

PROJECT :	UTILITY LAYOUT DOS LOBOS I SUBDIVISION CITY OF MCALLEN, TEXAS HIDALGO COUNTY
ENGINEER:	IVAN GARCIA P.E., R.P.L.S.
DRAWN:	IVAN GARCIA P.E., R.P.L.S.
CHECKED:	IVAN GARCIA P.E., R.P.L.S.
DATE:	NOVEMBER 3, 2023
SCALE:	1" = 20'
REVISIONS:	SUB 23 029
PAGE NO:	SHT 4

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE IAN GARCIA, P.E. 115662 ON NOVEMBER 3, 2023. IT IS NOT TO BE USED FOR BIDDING OR PERMITS PURPOSES.

SEARCHED FOR: PRELIMINARY



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

# DOS LOBOS I SUBDIVISION

BEING 1.86 ACRES TRACT OF LAND, OUT OF LOT FOUR (4), SECTION TWELVE (12), HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER OR PLAT THEREOF RECORDED IN VOLUME "Q" PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

## TRENTON PECANS SUBDIVISION PHASE I

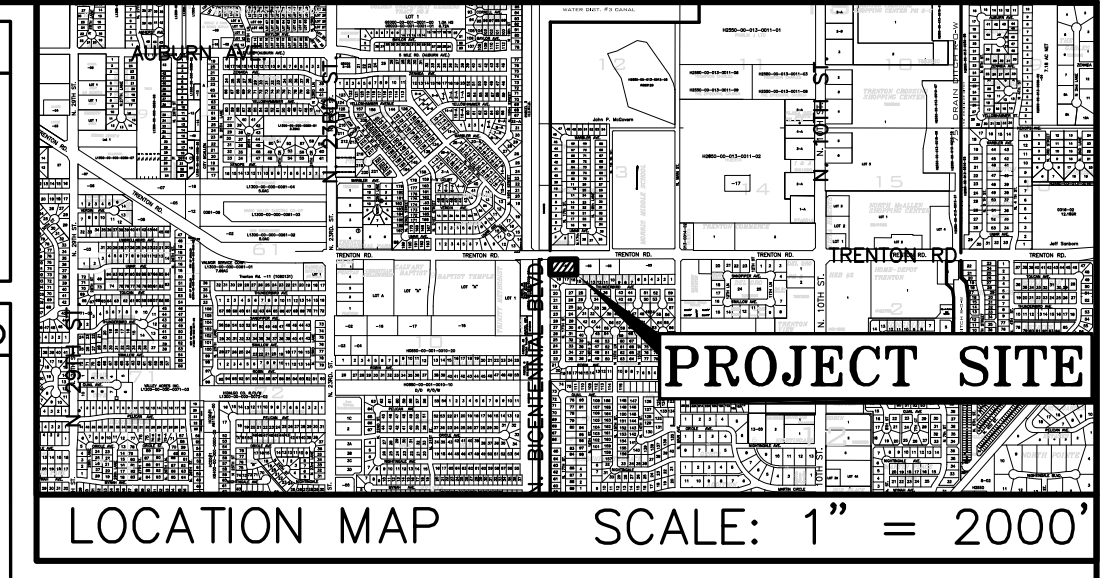
N. 17TH ST.

SCALE 1" = 30'  
BASIS OF BEARING  
TEXAS STATE PLANE COORDINATES  
NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA SYSTEMS NETWORK

LEGEND	
—	SET 1/2 INCH IRON ROD
-	FOUND 1/2 INCH IRON ROD
△	FOUND COTTON PICKER SPINDLE
△	SET COTTON PICKER SPINDLE
XXXX	NATURAL GROUND
○	CALCULATED POINT
○	CAPPED IRON ROD SET

ABBREVIATION LEGEND	
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
C	CENTER LINE
L	LOT LINE



### GENERAL PLAT NOTES:

- MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT.
- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:  
FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES, OR APPROVED SITE PLAN, WHICH EVER IS GREATER.  
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.  
SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.  
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES, OR APPROVED SITE PLAN, WHICH EVER IS GREATER.
- THE SUBDIVISION IS IN ZONE "B", AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, MAP COMMUNITY PANELS NO: 480343 0005 C, MAP REVISED: NOVEMBER 02, 1982.
- A DRAINAGE DETENTION OF 10.525 CF OR 0.242 ACRE FEET IS REQUIRED FOR LOT 1. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF MCALLEN WILL NOT MAINTAIN DETENTION AREA.
- ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
- EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.
- 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG TRENTON.
- CITY OF MCALLEN BENCHMARK (MC45) SET BY J.A. GARZA ASSOCIATES L.L.C. A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED AT THE SOUTHWEST CORNER OF 23RD AND OXFORD AVENUE NORTHING=16630298.33742 EASTING= 1072459.20393 ELEV= 111.59 NAD83, NAVD 88.
- 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
- ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- A PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN.

### METES AND BOUNDS DESCRIPTION

BEING 1.86 ACRES (81,238.75 SQUARE FEET) GROSS OF LAND, OUT OF THE WEST 3.0 ACRES OF THE NORTH 7.0 ACRE TRACT CONVEYED TO JOE ALEMAN, JR. AND WIFE, ANITA ALEMAN, RECORDED IN VOLUME 3061, PAGE 502, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT FOUR(4), SECTION TWELVE(12), HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER OR PLAT THEREOF RECORDED IN VOLUME "Q" PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, AS SAID 1.86 (81,238.75 SQUARE FEET) OF LAND BEING MORE OR LESS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, FOR THE COMMON CORNER FOR THE NORTH PECANS SUBDIVISION PHASE I, RECORDED IN VOLUME 42, PAGE 41, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND LOT 4, SECTION 12, OF SAID HIDALGO CANAL COMPANY'S SUBDIVISION AND THE EAST RIGHT-OF-WAY OF HIDALGO CANAL WATER AND IMPROVEMENT DISTRICT NUMBER 3 MAIN CANAL (HAVING A 200.0 FEET OF THE RIGHT OF WAY), AS PER VOLUME "Q", PAGE 177, DEED RECORDS HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER AND POINT TO BEGINNING OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLACE COORDINATE OF X=1073437.1034 Y=1662317.3481)

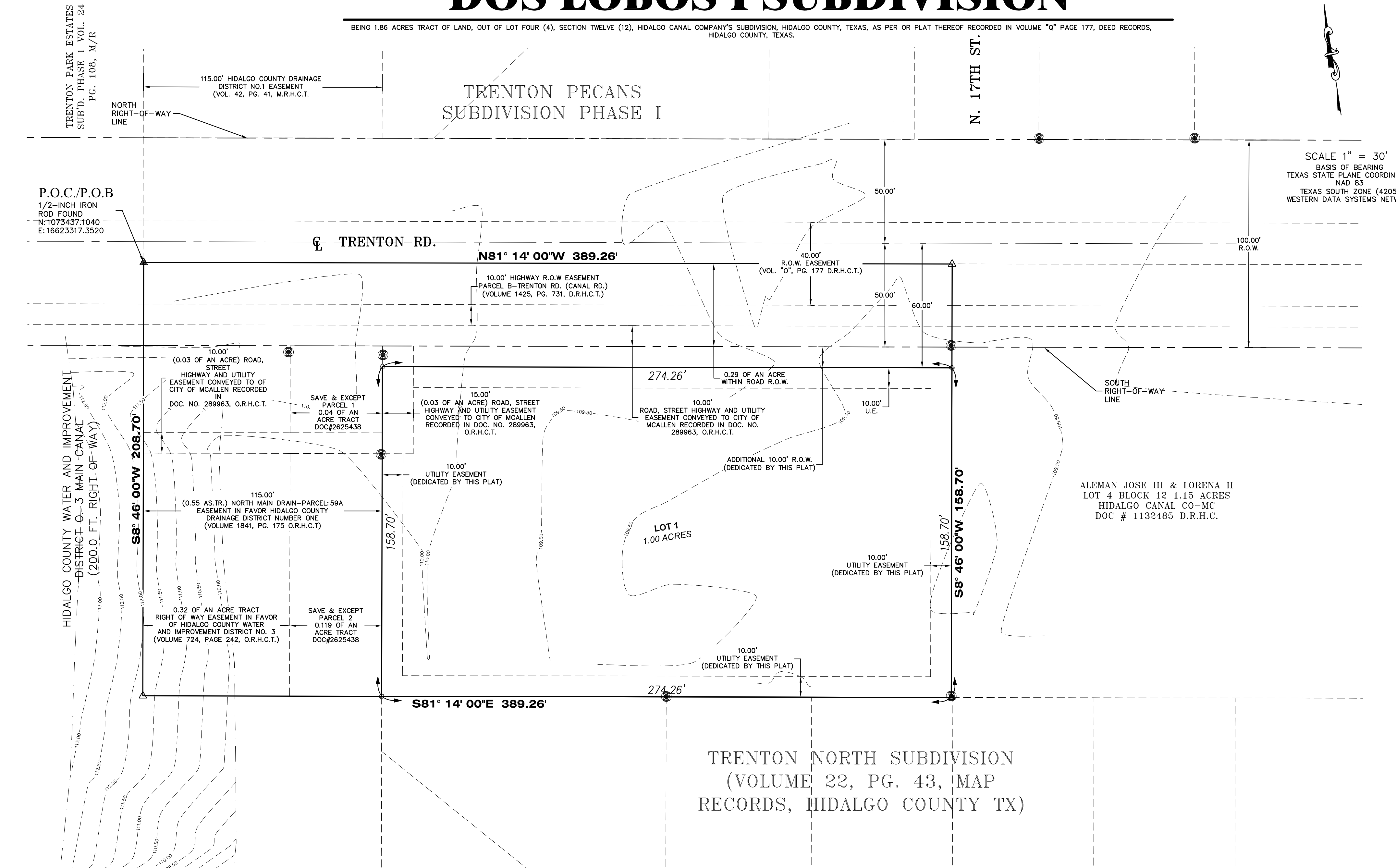
THENCE, SOUTH 81 DEGREES 25 MINUTES 51 SECONDS EAST, (EAST-PLAT) ALONG THE COMMON LINE OF SAID PECANS SUBDIVISION PHASE I AND LOT 4, SECTION 12, OF SAID HIDALGO CANAL COMPANY'S SUBDIVISION, AND ALONG THE WEST LINE OF SAID 1.15 ACRE TRACT CONVEYED TO ALEMAN JOSE III, AND LORENA H., A DISTANCE OF 40.0 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", AT THE SOUTH RIGHT OF WAY LINE ON TRENTON ROAD (HAVING A 100.0 FOOT RIGHT OF WAY), CONTINUING TO A TOTAL DISTANCE OF 208.70 FEET, TO SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" FOR THE SOUTHWEST CORNER OF SAID 1.15 ACRE TRACT CONVEYED TO ALEMAN JOSE III, AND LORENA H., AND THE NORTH LINE OF TRENTON NORTH SUBDIVISION, RECORDED IN VOLUME 22, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 34 MINUTES 09 SECONDS WEST, LEAVING THE COMMON LINE OF SAID PECANS SUBDIVISION PHASE I AND LOT 4, SECTION 12, OF SAID HIDALGO CANAL COMPANY'S SUBDIVISION, AND ALONG THE WEST LINE OF SAID 1.15 ACRE TRACT CONVEYED TO ALEMAN JOSE III, AND LORENA H., A DISTANCE OF 40.0 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", AT THE SOUTH RIGHT OF WAY LINE ON TRENTON ROAD (HAVING A 100.0 FOOT RIGHT OF WAY), CONTINUING TO A TOTAL DISTANCE OF 208.70 FEET, TO SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" FOR THE SOUTHWEST CORNER OF SAID 1.15 ACRE TRACT CONVEYED TO ALEMAN JOSE III, AND LORENA H., AND THE NORTH LINE OF TRENTON NORTH SUBDIVISION, RECORDED IN VOLUME 22, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 25 MINUTES 51 SECONDS WEST, ALONG THE NORTH LINE OF SAID TRENTON NORTH SUBDIVISION, A DISTANCE OF 274.25 FEET PASSING THE NORTHWEST CORNER OF LOT 4, SECTION 12, OF SAID HIDALGO CANAL COMPANY'S SUBDIVISION, AND THE WEST LINE OF SAID NORTH MAIN DRAIN-PARCEL 59A EASEMENT IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1, RECORDED IN VOLUME 1841, PAGE 175, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 389.26 FEET, TO A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", FOR EAST RIGHT OF WAY LINE OF SAID HIDALGO CANAL WATER AND IMPROVEMENT DISTRICT NUMBER 3 MAIN CANAL, AND THE WEST LINE OF LOT 4, SECTION 12, OF SAID HIDALGO CANAL COMPANY'S SUBDIVISION, AND THE SOUTHWEST CORNER OF SAID NORTH MAIN DRAIN-PARCEL 59A EASEMENT IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 34 MINUTES 09 SECONDS EAST, ALONG THE COMMON LINE OF SAID HIDALGO CANAL WATER AND IMPROVEMENT DISTRICT NUMBER 3 MAIN CANAL, THE WEST LINE OF LOT 4, SECTION 12, OF SAID HIDALGO CANAL COMPANY'S SUBDIVISION, AND THE WEST LINE OF SAID NORTH MAIN DRAIN-PARCEL 59A EASEMENT IN FAVOR OF HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1, AT A DISTANCE OF 168.70 FEET A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES", PASSING THE SOUTH RIGHT OF WAY LINE OF SAID TRENTON ROAD, CONTINUING TO A TOTAL DISTANCE OF 208.70, TO THE POINT OF BEGINNING, CONTAINING 1.86 ACRES (81,238.075 SQUARE FEET) OF LAND (1.70 ACRES OF LAND NET) WITHIN THIS METES AND BOUNDS DESCRIPTION.

SAVE AND EXCEPT THAT 0.040 ACRE TRACT OF LAND AND THAT 0.119 ACRE TRACT OF LAND CONVEYED TO THE CITY OF MCALLEN BY SPECIAL WARRANTY DEED DATED JUNE 29, 2015, FILED JULY 6, 2015 UNDER DOCUMENT NO. 2625438, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



**OWNER'S ACKNOWLEDGMENT**  
STATE OF TEXAS  
COUNTY OF HIDALGO  
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS DOS LOBOS I SUBDIVISION, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS, AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, AND THE EMPLOYEES OF THE UTILITY OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHT-OF-WAY FOR AUBURN AVE. (MILE S NORTH) IS BEING DEDICATED BY THIS PLAT.

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
**MAYOR'S CERTIFICATE**  
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.

**HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3**  
THIS PLAT IS HEREBY APPROVED BY THE BOARD OF DIRECTORS OF HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3, MCALLEN, HIDALGO COUNTY, TEXAS, AT A REGULAR MEETING HELD BY ITS BOARD OF DIRECTORS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ SUBJECT TO (1) ANY AND ALL EXISTING RIGHTS HELD BY THE DISTRICT UPON, UNDER, OR ACROSS THE PROPERTY DESCRIBED IN THE PLAT NOT SPECIFICALLY RELEASED BY THIS PLAT OR BY SEPARATE RECORDABLE INSTRUMENT, AND (2) RIGHTS OF WAY AND/OR EASEMENTS OF THE DISTRICT WHICH ARE EXCLUSIVE AND NO USE OF COVERED AREA IS ALLOWED WITHOUT AUTHORIZATION BY THE DISTRICT.

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
**PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE**  
I, THE UNDERSIGNED, CHAIR 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.

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

**STATE OF TEXAS - COUNTY OF HIDALGO**  
I, THE UNDERSIGNED, 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, 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 MCALLEN AND HIDALGO COUNTY, TEXAS.

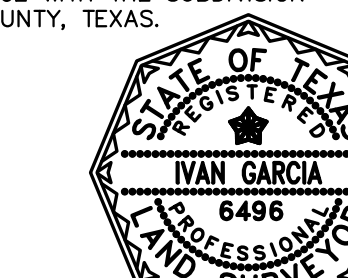
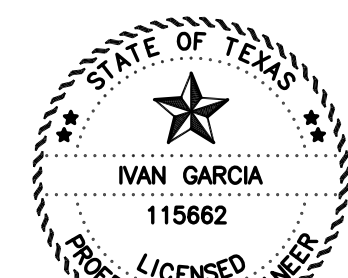
**SHARYLAND WATER SUPPLY CORPORATION**  
I, SHERILYN DAHLBERG, HEREBY CERTIFY THAT SHARYLAND WATER SUPPLY CORPORATION HAS APPROVED THE POTABLE WATER INFRASTRUCTURE FOR THE DOS LOBOS I SUBDIVISION, LOCATED AT CITY OF MCALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER AND ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.  
DEVELOPER AND DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER INFRASTRUCTURE IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EASEMENT.

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

PRINCIPAL CONTACTS:			
NAME	ADDRESS	PHONE & FAX	
OWNER(S): DOS LOBOS UNA META LLC	1720 W. MAPLE AVE. MCALLEN, TX. 78501		
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083	
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083	

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

**STATE OF TEXAS - COUNTY OF HIDALGO**  
I, THE UNDERSIGNED, 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, 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 MCALLEN AND HIDALGO COUNTY, TEXAS.



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

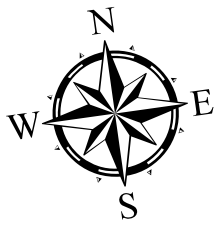
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON NOVEMBER 3, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:  
**PRELIMINARY**

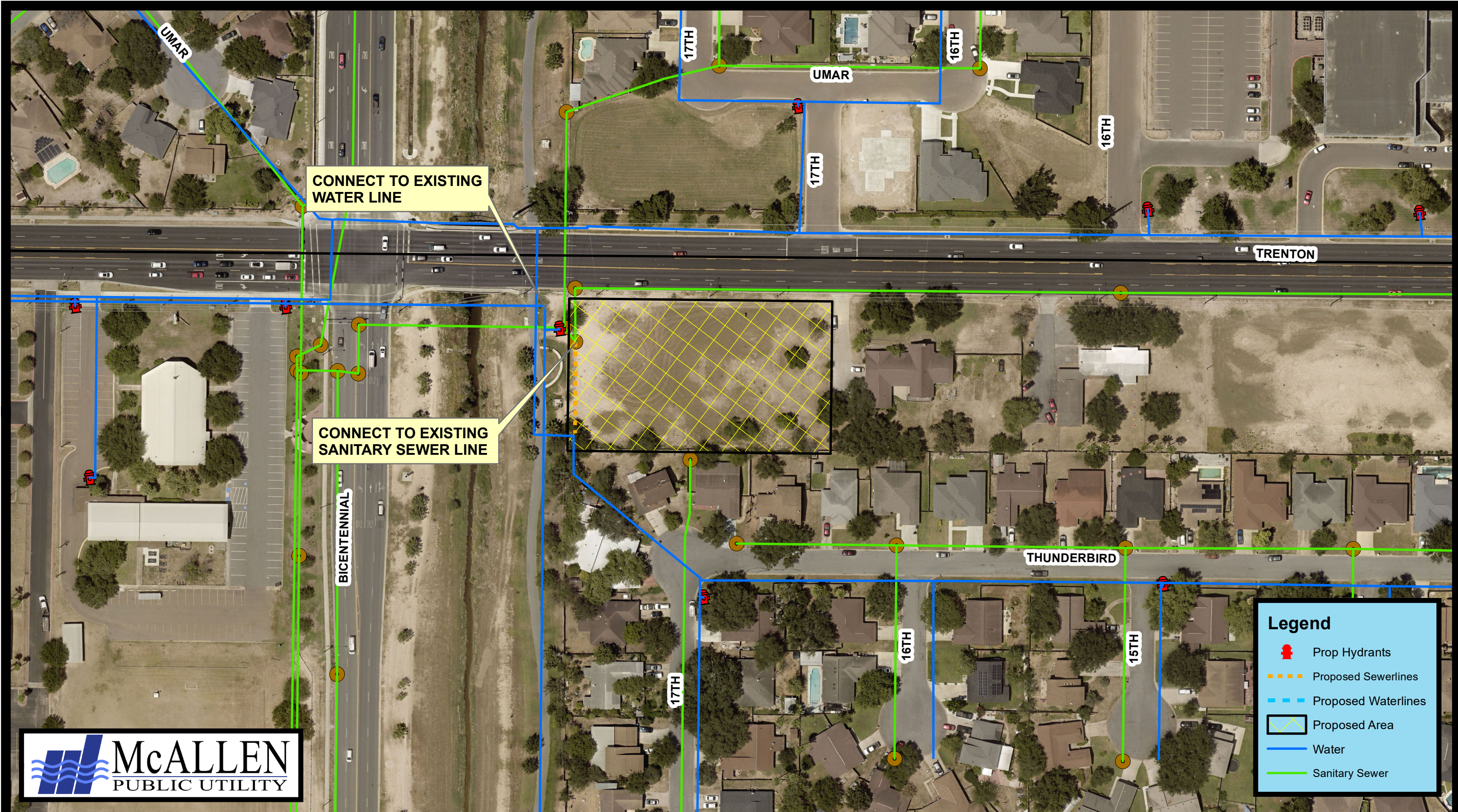
**PLAT SHEET**  
DOS LOBOS I SUBDIVISION  
CITY OF MCALLEN, TEXAS  
HIDALGO COUNTY

PROJECT: \_\_\_\_\_  
ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
CHECKED: IVAN GARCIA P.E. R.P.L.S.  
DRAWN: \_\_\_\_\_ Y.V.  
SCALE: AS SHOWN  
DATE: NOVEMBER 3, 2023  
PROJECT: SUB 23 029  
REVISIONS: \_\_\_\_\_  
PAGE NO. SHT 2

Y: RIDE SUBDIVISIONS 2023\SUB 23 029 - RONNIE CAVAZOS - TRENTON RD\DWG\SUB 23 029\_SHT 2\_PLAT\_SHEET.dwg RIBDELTA 11/2/2023 3:48 PM



# DOS LOBOS I SUBDIVISION







**AGENDA ITEM** 2.c.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 12/05/2023

**MEETING DATE** 12/12/2023

1. Agenda Item: Approval of McAllen South Industrial Park Phase II Subdivision

2. Party Making Request:  
Erika Gomez, Developmental Activities

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

4. Budgeted:

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

5. Reimbursement: N/A

6. Routing:  
Erika Gomez                      Created/Initiated - 12/5/2023

7. Staff's Recommendation: Approval of the subdivisions as conditions set forth.

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

# Memo

**TO:** Marco A. Vega, P.E., General Manager  
**THRU:** Carlos Gonzalez, P.E., Utility Engineer  
**FROM:** Erika Gomez, E.I.T., Asst. Utility Engineer  
**DATE:** December 4<sup>th</sup>, 2023  
**SUBJECT: McAllen South Industrial Park Phase II Subdivision; Consideration & Approval of Subdivision**

---

This property is located on Military Hwy, between South 23<sup>rd</sup> Street and South 10<sup>th</sup> Street. It is located within the McAllen City Limits. The tract consists of 90.63 acres and is being proposed as I-1 Industrial warehouse/storage.

The subdivision application was originally filed with the City on May 26, 2023, and received preliminary P&Z approval on June 20<sup>th</sup>, 2023.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to an existing 12-inch waterline that runs along the south side of Military Highway. An 8-inch waterline is proposed along the perimeter of the property. Each lot will have its own water service. The developer is proposing to install fire hydrants for fire protection. Public improvements will be installed during Phase I of this development.
2. **Sewer Service:** The applicant is proposing to connect to an existing 15-inch sanitary sewer line located on south 10<sup>th</sup> Street and extend a 12-inch sewerline along Military Hwy. to serve the property. Each lot will be served with a 6-inch sewer service. Public improvements will be installed during Phase I of this development.
3. The developer has submitted a Reimbursement Waiver

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

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

**McAllen South Industrial Park Subdivision  
Phase II  
Utility Narrative  
October 18, 2023**

A 90.63 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 11, & 12, SECTION 4, HIDALGO CANAL CO. SUBDIVISION OF PORCIONES 64, 65, AND 66 HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

This proposed eight lot subdivision, containing 90.63 acres of land, is located on the south side of Military Highway (FM#1016), approximately midway between South 23<sup>rd</sup> Street and South 10<sup>th</sup> Street. Proposed for this site is industrial warehouse / storage.

This development is served by a 12-inch water line on Military Highway. This 12 inch water line is looped to existing 12 inch lines on 23<sup>rd</sup> Street and 10<sup>th</sup> Street. An 8 inch system is proposed along the west side of proposed South 16<sup>th</sup> Street, the south side of proposed Durango Avenue, and west side of proposed S. Main Street. A total of 16 new fire hydrants are proposed along S. 16<sup>th</sup> Street, Durango Avenue, S. Main Street, and Military Highway. Each of the three lots will be served with a 2 inch water service. Lots 8, 9, and 10, are proposed to have 8 inch waterline stubs, with 8 inch valves and caps, for future fire sprinkler systems. These are proposed to reduce any pavement cuts or bores in the future.

This site is located in the sewer service area of the existing 15 inch gravity line on South 10<sup>th</sup> Street. A 12 inch gravity sewer is proposed connecting to the 10<sup>th</sup> Street system and extending from 10<sup>th</sup> Street to proposed 16<sup>th</sup> Street along the south side of Military Highway. The 12 inch system will be installed south along South 16<sup>th</sup> Street, South Main Street, and Durango Avenue, to serve the property between this development and the IBWC floodway to the south. Each of the three lots will be served with a 6 inch sewer service.

**SPOOR ENGINEERING CONSULTANTS, INC.**  
Registration # 180003



**SPOOR ENGINEERING CONSULTANTS, INC.**

**REIMBURSEMENT WAIVER**

STATE OF TEXAS           §

COUNTY OF HIDALGO      §

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

1. The DEVELOPER is the developer of the following described property: **MCALLEN SOUTH INDUSTRIAL PARK PHASE II**, and proposes to construct Utility Improvements as shown on a plan designed by **Spoor Engineering Consultants, Inc.**, dated **FEBRUARY 16, 2023**, hereinafter called IMPROVEMENTS, as approved by the McAllen Public Utility Board on \_\_\_\_\_.

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

ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

CITY OF MCALLEN BY THE  
MCALLEN PUBLIC UTILITY

BY:

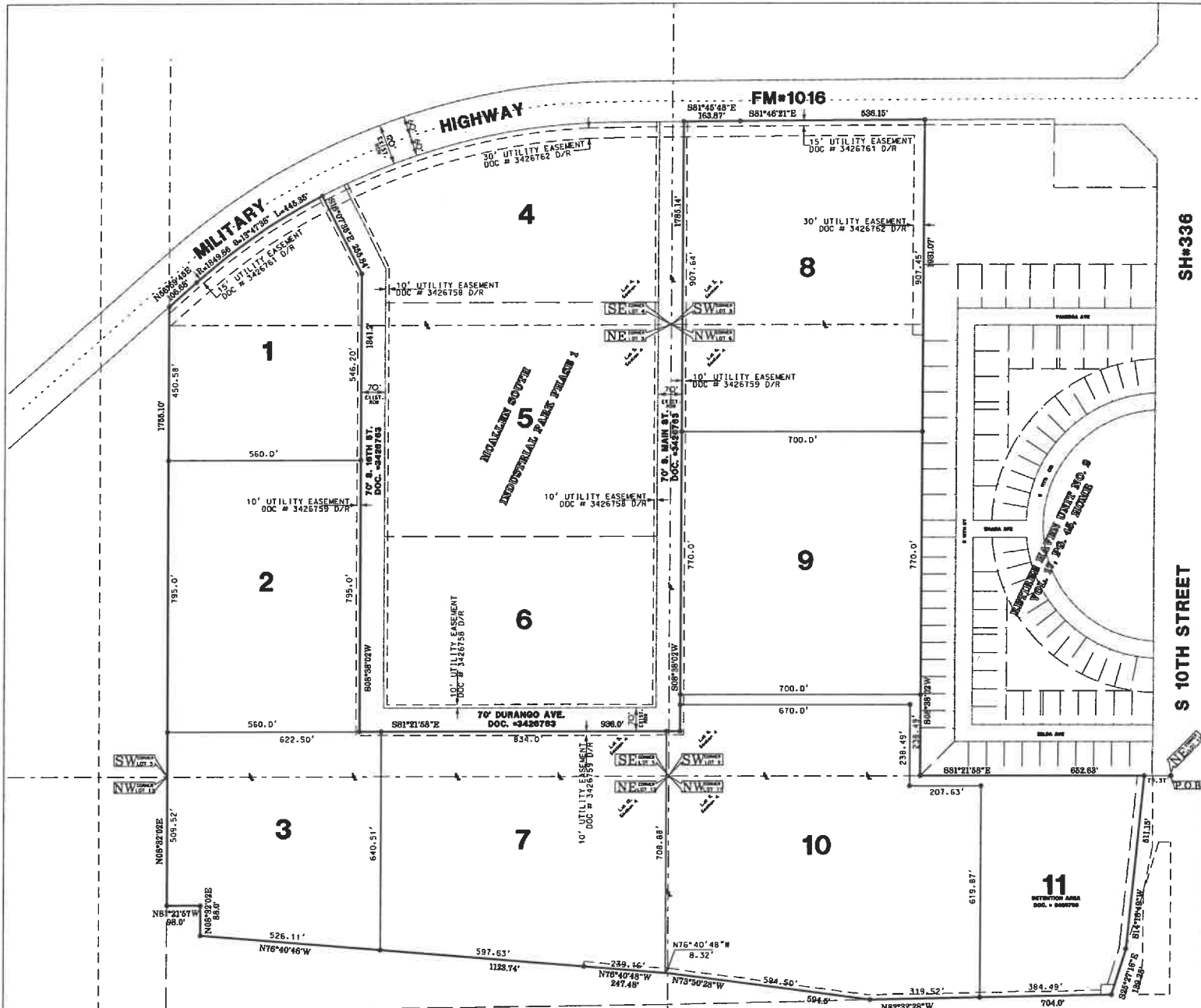
\_\_\_\_\_  
Mark Vega, P.E.  
General Manager, McAllen Public Utility  
Post Office Box 220  
McAllen, Texas 78505-0220  
956-681-1630

ATTEST

\_\_\_\_\_  
MPUB Secretary

DEVELOPER:  
MSIP AFFILIATES, LTD.

  
\_\_\_\_\_  
Michael Fallek, Registered Agent

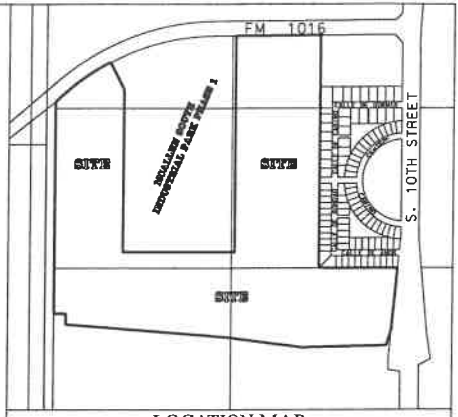


- SURVEY MONUMENT LEGEND**
- SET ROD WITH PLASTIC CAP
  - SET NAIL
  - FOUND ROD
  - FOUND NAIL
  - FOUND PIPE



# MCALLEN SOUTH INDUSTRIAL PARK PHASE II

A 90.63 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 11, & 12, SECTION 4, HIDALGO CANAL CO. SUBDIVISION OF PORCIONES 64, 65, AND 66 HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.



**COUNTY CLERK'S RECORDING CERTIFICATE**



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

ON \_\_\_\_\_ AT \_\_\_\_\_ AM / PM  
 DOCUMENT NUMBER: \_\_\_\_\_  
 OF MAP RECORDS OF HIDALGO COUNTY  
 BY: \_\_\_\_\_ DEPUTY:

Prepared by:  
**Spoor Engineering Consultants, Inc.**  
 Consulting Engineers - Civil Land Planning  
 FIRM # F-6003  
 202 South 4th. Street McAllen, Texas 78501  
 SEC@spooreng.com (956) 683 1000

**STATE OF TEXAS COUNTY OF HIDALGO**

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS MCALLEN SOUTH INDUSTRIAL PARK PHASE II SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, 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.

NSIP AFFILIATES, LTD.  
 a Domestic limited partnership

Michael Fallek, Registered Agent  
 4316 N. 10th Street  
 McAllen, Texas 78504

**STATE OF TEXAS COUNTY OF HIDALGO**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF TEXAS

**STATE OF TEXAS COUNTY OF HIDALGO**

I, CARLOS VASQUEZ, 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.

Carlos Vasquez, RPLS#4608  
 CIVI Land Surveyors LLC  
 TPLS FIRM No. 10119600  
 517 Beaumont Avenue  
 McAllen, Texas 78501

**STATE OF TEXAS COUNTY OF HIDALGO**

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

Steve Spoor  
 Registered Professional Engineer  
 P.E. Registration No. 56752

**STATE OF TEXAS COUNTY OF HIDALGO**

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 TEX. 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.  
 General Manager

**STATE OF TEXAS COUNTY OF HIDALGO**

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 THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION

**STATE OF TEXAS COUNTY OF HIDALGO**

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

MAYOR, CITY OF MCALLEN

- NOTES:**
- SETBACKS  
 MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:  
 A. FRONT - S. MAIN STREET - 35 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT  
 B. REAR - S. 16TH STREET - 35 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT  
 C. SIDE - MILITARY HIGHWAY - 60 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT  
 D. SIDE - DURANGO AVE. - 45 FEET OR GREATER FOR APPROVED SITE PLAN OR EASEMENT  
 E. OTHER SIDES - IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENT OR APPROVED SITE PLAN.
  - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF LOT.
  - THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 480343 0400 C, REVISED NOVEMBER 16, 1982. ZONE "B" IS DESCRIBED AS "AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS. B ZONES ARE ALSO USED TO DESIGNATE BASE FLOODPLAINS OF LESSER HAZARDS, SUCH AS AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREA LESS THAN ONE SQUARE MILE."
  - A 5' OPACQUE BUFFER IS REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
  - 5' SIDEWALK IS REQUIRED ALONG MILITARY HIGHWAY
  - BENCHMARK - STATION NAME: MCR 98 SET BY ARANDA & ASSOC. LOCATED ON SOUTH 23RD STREET NEAR FM1016 EXIT - ELEV. 113.01 A.M.S.L.
  - OWNER IS REQUIRED TO PROVIDE AN ENGINEERED STORM WATER DETENTION PLAN APPROVED BY THE CITY OF MCALLEN ENGINEERING DEPT. PRIOR TO ISSUANCE OF BUILDING PERMIT.
  - STORM WATER DETENTION OF 5.01 AC-FT IS REQUIRED FOR THIS SUBDIVISION
  - 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.
  - PRIVATE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF MCALLEN
  - SITE PLAN APPROVAL IS REQUIRED FOR ALL LOTS.
  - NO CURBS OUT, ACCESS, OR LOT FRONTAGE PERMITTED ON OR TO MILITARY HIGHWAY
  - COMMON AREAS, ANY PRIVATE STREETS, SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
  - PAVED, PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISH AT TIME OF SITE PLAN REVIEWS.

**METS AND BOUNDS**  
 A 90.63 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 11, AND 12, SECTION 4, HIDALGO CANAL CO. SUBDIVISION, OF PORCIONES 64, 65, AND 66, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME I, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS

BEGINNING at a point on the North Line of Lot 11, for an interior corner hereof; said point located North 81 Deg. 21 Min. 58 Sec. West, 732.0 feet from the Northeast corner of Lot 11; said point being the Southwest corner of Retiree Haven Unit No. 2, recorded in Volume 17, Page 45, Map Records, Hidalgo County, Texas

THENCE, with the North line of Lot 11 and the South line of Retiree Haven, Unit No. 2, South 81 Deg. 21 Min. 58 Sec. East, 652.63 feet to a point on the West line of South 10th Street (SH# 336) for the most southerly Northeast corner hereof;

THENCE, with the West line of South 10th Street, as follows:  
 1. South 14 Deg. 16 Min. 49 Sec. West, 513.15 feet; and  
 2. South 25 Deg. 27 Min. 16 Sec. West, 139.28 feet to a point for the Southeast corner hereof;

THENCE, North 82 Deg. 32 Min. 28 Sec. West, 704.0 feet to an angle point on the south line hereof;  
 THENCE, North 73 Deg. 50 Min. 28 Sec. West, 594.5 feet, to an angle point on the South line hereof; said point located on the west line of Lot 11;

THENCE, North 76 Deg. 40 Min. 48 Sec. West, 247.48 feet, to an angle point on the South line hereof;  
 THENCE, North 76 Deg. 40 Min. 46 Sec. West, 1123.74 feet to a point the most southerly Southwest corner hereof;

THENCE, North 08 Deg. 32 Min. 02 Sec. East, 88.0 feet, to a point on an interior corner hereof;  
 THENCE, North 81 Deg. 21 Min. 57 Sec. West, 98.0 feet, to a point on the West line of Lot 12, for the most northerly Southwest corner hereof;

THENCE, with the west line of Lot 12, Lot 5, and Lot 4, North 08 Deg. 38 Min. 02 Sec. East, 378.53 feet pass the common west corner between Lots 12 and 5, at 1700.4 feet pass the common west corner between Lots 6 and 5, and at 1755.10 feet a point for the Northwest corner hereof; said point located on the South line of FM# 1016;

THENCE, with the South line of Military Highway, North 56 Deg. 59 Min. 45 Sec. East, 106.68 feet to the point of beginning of a curve to the right, for a point on the North line hereof;

THENCE, continue with the South line of Military Highway, with said curve to the right, in a northeasterly direction, on a radius of 1849.86 feet, through an arc of 13 Deg. 47 Min. 38 Sec., and at a distance of 445.35 feet to end of curve for a point on the North line hereof;

THENCE, South 18 Deg. 07 Min. 35 Sec. East, 255.84 feet to an angle point on the most westerly west line hereof;

THENCE, parallel to the east line of Lot 5, South 08 Deg. 38 Min. 02 Sec. West, 1341.2 feet to a point for an interior corner hereof;

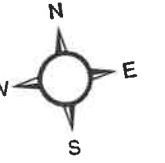
THENCE, parallel to the South line of Lot 5, South 81 Deg. 21 Min. 58 Sec. East, 936.0 feet to a point for an interior corner hereof;

THENCE, parallel to the east line of Lot 5 and 4, North 08 Deg. 38 Min. 02 Sec. East, at 1190.52 feet pass the North line of Lot 5, and at 1785.14 feet a point on the South line of FM#1016, for the most northerly Northwest corner hereof;

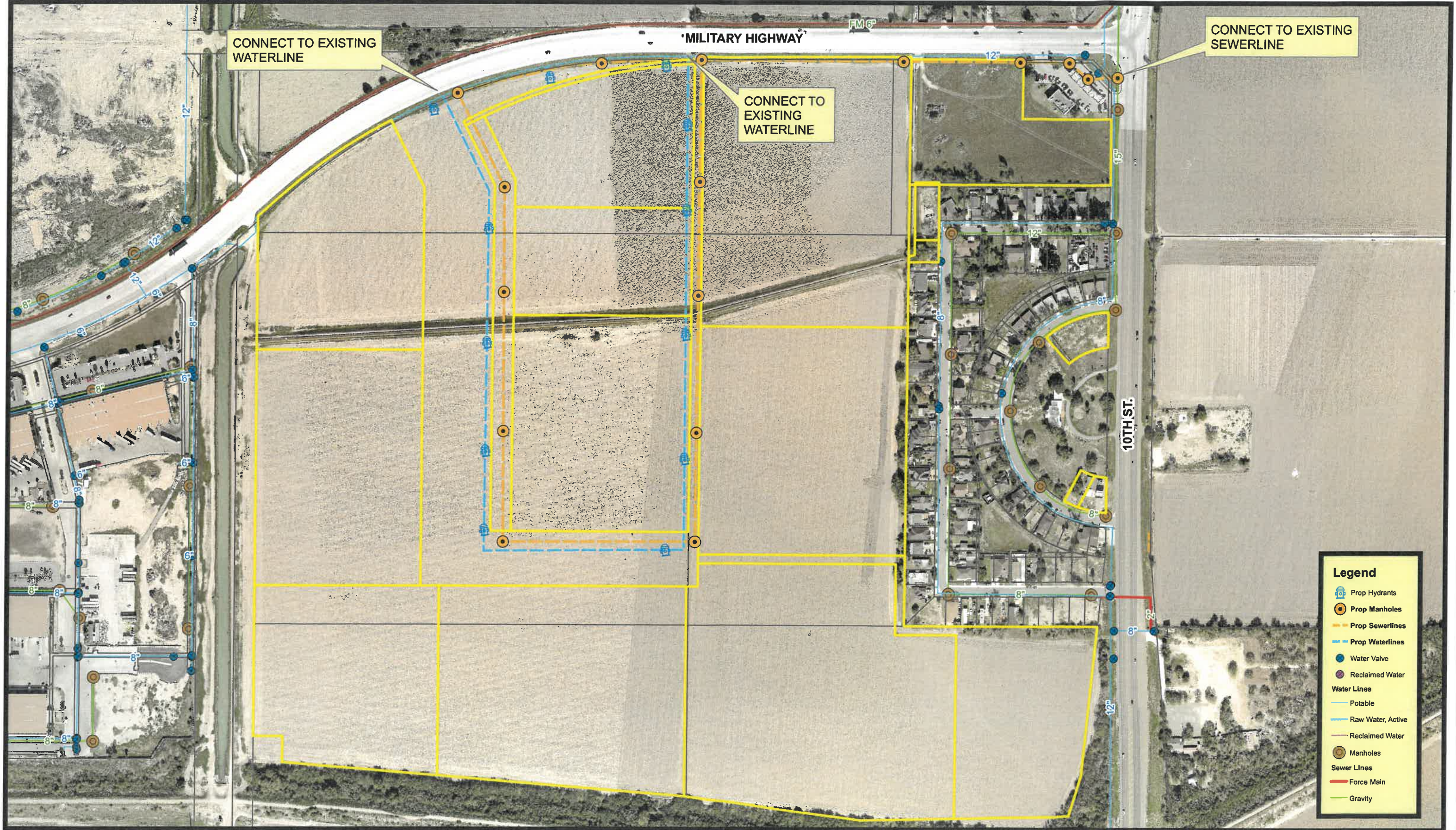
THENCE, with the south line of FM#1016 as follows:  
 1. South 81 Deg. 45 Min. 48 Sec. East, 163.87 feet; and  
 2. South 81 Deg. 46 Min. 21 Sec. East, 536.15 feet; to a point for the most northerly Northeast corner hereof;

THENCE, parallel to the west line of Lot 3, South 08 Deg. 38 Min. 02 Sec. West, at 422.0 feet pass the Northwest corner of Retiree Haven Unit No. 2, at 599.56 feet pass the North line of Lot 6, and at 1931.07 feet the POINT OF BEGINNING, containing, 90.63 acres of land, more or less.

# MCALLEN SOUTH INDUSTRIAL PARK SUBDIVISION PH. II



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



**Legend**

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

**Water Lines**

- Potable
- Raw Water, Active
- Reclaimed Water

**Sewer Lines**

- Manholes
- Force Main
- Gravity



AGENDA ITEM 3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 12/06/2023

MEETING DATE 12/12/2023

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Water Depreciation Fund.

2. Party Making Request:  
Mark Vega, General Manager

3. Nature of Request:

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Maria Chavero                      Created/Initiated - 12/6/2023

7. Staff's Recommendation: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Water Depreciation Fund totaling \$811,727 for the purchase of equipment and various water projects.

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2023/2024 EFFECTIVE OCTOBER 1, 2023, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$811,727 WITHIN THE WATER DEPRECIATION FUND FOR THE PURCHASE OF EQUIPMENT AND VARIOUS WATER PROJECTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

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

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2023/2024 which became effective October 1, 2023, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo



County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: If any part or parts of this Order are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Order is considered severable.

CONSIDERED, PASSED and APPROVED this 12<sup>th</sup> day of December 2023, at a meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this \_\_\_\_\_ day of December 2023.

McALLEN PUBLIC UTILITY  
BOARD OF TRUSTEES

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

ATTEST:

By: \_\_\_\_\_  
Clarissa Hernandez, Board Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Isaac Tawil, City Attorney



**BUDGET AMENDMENT REQUEST FORM**

**FUND:** Water Depreciation  
**DEPARTMENT:** Water Plant/Capital Outlay - Equipment  
**FISCAL YEAR:** 2023-2024

<b>To be assigned by Treasury Management Dept.</b>	
<b>REVIEW BY</b>	_____
<b>DATE OF ENTRY</b>	_____
<b>ENTRY MADE BY</b>	_____
<b>JOURNAL ENTRY</b>	_____
<b>ORDINANCE NO.</b>	_____
<b>INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE</b>	_____

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
410	4010	446	66-20		Capital outlay / Equipment	\$ 157,500	\$ 26,194	\$ 183,694
								-
								-
								-
								-
								-
								-
<b>TOTALS</b>						<b>\$ 157,500</b>	<b>\$ 26,194</b>	<b>\$ 183,694</b>

(Round up all amounts to the nearest hundred dollars)

**JUSTIFICATION:**

Rebudget amendment - funds not disbursed as anticipated in FY 22-23 due to delay in delivery of equipment.

<b>General Manager</b>	
Signature	Date
<b>Treasury Management Dept.</b>	
Signature	Date
<b>Department Head</b>	
Signature	Date



**BUDGET AMENDMENT REQUEST FORM**

**FUND:** Water Depreciation  
**DEPARTMENT:** Capital Outlay - Infrastructure  
**FISCAL YEAR:** 2023-2024

<b>To be assigned by Treasury Management Dept.</b>	
<b>REVIEW BY</b>	_____
<b>DATE OF ENTRY</b>	_____
<b>ENTRY MADE BY</b>	_____
<b>JOURNAL ENTRY</b>	_____
<b>ORDINANCE NO.</b>	_____
<b>INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE</b>	_____

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
410	8708	446	66-36	IU1603	Capital outlay / Hackberry Waterline Replacement (17th-19th)	\$ -	\$ 115,000	\$ 115,000
410	8708	446	66-36	IU2101	Capital outlay / Taylor Road Waterline Adjustment	-	5,571	5,571
410	8708	446	66-36	IU2103	Capital outlay / Annual Waterline Replacement	400,000	400,000	800,000
410	8708	446	66-36	IU2201	Capital outlay / Concrete Steel Pipe Rehab/Replacement Phase 1	-	84,962	84,962
410	8708	446	66-36	IU2203	Capital outlay / Daffodil Road Waterline Replacement	-	180,000	180,000
<b>TOTALS</b>						<b>\$ 400,000</b>	<b>\$ 785,533</b>	<b>\$ 1,185,533</b>

(Round up all amounts to the nearest hundred dollars)

**JUSTIFICATION:**

Rebudget amendment - funds not disbursed as anticipated in FY 22-23:  
 IU1603- Ongoing project anticipated to be completed in FY 23-24.  
 IU2101- Ongoing construction project.  
 IU2103-Ongoing project in conjunction with CDBG funds.  
 IU2201- Ongoing project, funds used for material purchase for anticipated in-house construction to be completed FY 23-24.  
 IU2203- Ongoing utility improvements being installed in conjunction with Daffodil Roadway Improvements, additional expenses approved by CC on 11/13/23 for C.O. #3 for unforeseeable waterline expenses.

<b>General Manager</b>	
Signature	Date
<b>Treasury Management Dept.</b>	
Signature	Date
<b>Department Head</b>	
Signature	Date



AGENDA ITEM **3.b.**

PUBLIC UTILITY BOARD

DATE SUBMITTED 12/06/2023

MEETING DATE 12/12/2023

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Water Capital Improvement Fund.

2. Party Making Request:  
Mark Vega, General Manager

3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Water Capital Improvement Fund totaling \$45,000 for the purchase of SWTP Filter & Clarifier project.

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Maria Chavero Created/Initiated - 12/6/2023

7. Staff's Recommendation:

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2023/2024 EFFECTIVE OCTOBER 1, 2023, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$45,000 WITHIN THE WATER CAPITAL IMPROVEMENT FUND FOR THE SWTP FILTER & CLARIFIER PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

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

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2023/2024 which became effective October 1, 2023, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo

County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: If any part or parts of this Order are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Order is considered severable.

CONSIDERED, PASSED and APPROVED this 12<sup>TH</sup> day of December 2023, at a meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this \_\_\_\_\_ day of December 2023.

McALLEN PUBLIC UTILITY  
BOARD OF TRUSTEES

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

ATTEST:

By: \_\_\_\_\_  
Clarissa Hernandez, Board Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Isaac Tawil, City Attorney



**BUDGET AMENDMENT REQUEST FORM**

**FUND:** Water Capital Improvement Fund  
**DEPARTMENT:** Capital Outlay / Infrastructure  
**FISCAL YEAR:** 2023-2024

<b>To be assigned by Treasury Management Dept.</b>	
<b>REVIEW BY</b>	_____
<b>DATE OF ENTRY</b>	_____
<b>ENTRY MADE BY</b>	_____
<b>JOURNAL ENTRY</b>	_____
<b>ORDINANCE NO.</b>	_____
<b>INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE</b>	_____

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
430	8708	446	66-36	IU1507	Capital outlay / SWTP filter & clarifier	\$ -	\$ 45,000	\$ 45,000
<b>TOTALS</b>						<b>\$ -</b>	<b>\$ 45,000</b>	<b>\$ 45,000</b>

(Round up all amounts to the nearest hundred dollars)

**JUSTIFICATION:**

Rebudget amendment for multi-year project. Funds not disbursed as anticipated in prior fiscal years: IU1507- Ongoing project anticipated to be completed in FY 23-24.

<b>General Manager</b>	
_____	_____
<b>Signature</b>	<b>Date</b>
<b>Treasury Management Dept.</b>	
_____	_____
<b>Signature</b>	<b>Date</b>
<b>Department Head</b>	
_____	_____
<b>Signature</b>	<b>Date</b>





AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2023/2024 EFFECTIVE OCTOBER 1, 2023, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$103,245 WITHIN THE WATER REVENUE BOND FUND FOR THE RAW WATERLINE PROJECT, \$39,691, AND FOR THE SWTP FILTER & CLARIFIER PROJECT, \$63,554; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

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

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2023/2024 which became effective October 1, 2023, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo

County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: If any part or parts of this Order are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Order is considered severable.

CONSIDERED, PASSED and APPROVED this 12<sup>th</sup> day of December 2023, at a meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this \_\_\_\_\_ day of December 2023.

McALLEN PUBLIC UTILITY  
BOARD OF TRUSTEES

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

ATTEST:

By: \_\_\_\_\_  
Clarissa Hernandez, Board Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Isaac Tawil, City Attorney



**BUDGET AMENDMENT REQUEST FORM**

**FUND:** Water Revenue Bond Fund  
**DEPARTMENT:** Capital Outlay / Infrastructure  
**FISCAL YEAR:** 2023-2024

<b>To be assigned by Treasury Management Dept.</b>	
<b>REVIEW BY</b>	_____
<b>DATE OF ENTRY</b>	_____
<b>ENTRY MADE BY</b>	_____
<b>JOURNAL ENTRY</b>	_____
<b>ORDINANCE NO.</b>	_____
<b>INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE</b>	_____

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
441	8708	446	66-36	IU1506	Capital outlay / Raw waterline	\$ -	\$ 39,691	\$ 39,691
441	8708	446	66-36	IU1507	Capital outlay / SWTP filter & clarifier	-	63,554	63,554
<b>TOTALS</b>						<b>\$ -</b>	<b>\$ 103,245</b>	<b>\$ 103,245</b>

(Round up all amounts to the nearest hundred dollars)

**JUSTIFICATION:**

Rebudget amendment - funds not disbursed as anticipated in FY 22-23:  
 IU1506 - Ongoing construction project (TWDB DWSRF)  
 IU1507 - Ongoing construction project (TWDB DWSRF)

<b>General Manager</b>	
Signature	Date
<b>Treasury Management Dept.</b>	
Signature	Date
<b>Department Head</b>	
Signature	Date



AGENDA ITEM 3.d.

PUBLIC UTILITY BOARD

DATE SUBMITTED 12/06/2023

MEETING DATE 12/12/2023

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Wastewater Depreciation Fund.

2. Party Making Request:  
Mark Vega, General Manager

3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Wastewater Depreciation Fund totaling \$1,531,958 for various wastewater projects.

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Maria Chavero Created/Initiated - 12/6/2023

7. Staff's Recommendation:

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2023/2024 EFFECTIVE OCTOBER 1, 2023, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$1,531,958 WITHIN THE WASTEWATER DEPRECIATION FUND FOR VARIOUS WASTEWATER PROJECTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

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

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2023/2024 which became effective October 1, 2023, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo

County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: If any part or parts of this Order are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Order is considered severable.

CONSIDERED, PASSED and APPROVED this 12<sup>th</sup> day of December 2023, at a meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this \_\_\_\_\_ day of December 2023.

McALLEN PUBLIC UTILITY  
BOARD OF TRUSTEES

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

ATTEST:

By: \_\_\_\_\_  
Clarissa Hernandez, Board Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Isaac Tawil, City Attorney



**BUDGET AMENDMENT REQUEST FORM**

**FUND:** Wastewater Depreciation  
**DEPARTMENT:** Capital outlay-Infrastructure  
**FISCAL YEAR:** 2023-2024

<b>To be assigned by Treasury Management Dept.</b>	
<b>REVIEW BY</b>	_____
<b>DATE OF ENTRY</b>	_____
<b>ENTRY MADE BY</b>	_____
<b>JOURNAL ENTRY</b>	_____
<b>ORDINANCE NO.</b>	_____
<b>INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE</b>	_____

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
460	8708	446	66-36	IS1401	Capital outlay / CDBG/Urban County Matching- Wastewater	\$ -	15,000	\$ 15,000
460	8708	446	66-36	IS2001	Capital outlay / 5 Mile & Bentsen Lift Station Rehab	-	500,000	500,000
460	8708	446	66-36	IS2101	Capital outlay / Shary Rd Utility Adjust (Pioneer Force Main)	-	567,648	567,648
460	8708	446	66-36	IS2202	Capital outlay / Adobe Wells Lift Station Abandonment	-	80,000	80,000
460	8708	446	66-36	IS2204	Capital outlay / 23rd St & Sarah Lift Station	-	119,310	119,310
460	8708	446	66-36	IS2301	Capital outlay / South WWTP Grit System (Coanda)	-	250,000	250,000
<b>TOTALS</b>						<b>\$ -</b>	<b>\$ 1,531,958</b>	<b>\$ 1,531,958</b>

(Round up all amounts to the nearest hundred dollars)

**JUSTIFICATION:**

Rebudget amendment - funds not disbursed as anticipated in FY 22-23:  
 IS1401- Ongoing construction project.  
 IS2001- Ongoing construction project.  
 IS2101- Ongoing construction project, awarded 3rd Qtr FY 22-23. Also known as Mile 6 Sewer.  
 IS2202- Ongoing construction project which was briefly placed on hold.  
 IS2204- Ongoing engineering services for construction project.  
 IS2301- Ordered materials in FY 22-23, pending delivery in current FY 23-24.

<b>General Manager</b>	
Signature	Date
<b>Treasury Management Dept.</b>	
Signature	Date
<b>Department Head</b>	
Signature	Date



AGENDA ITEM 3.e.

PUBLIC UTILITY BOARD

DATE SUBMITTED 12/06/2023

MEETING DATE 12/12/2023

1. Agenda Item: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Wastewater Capital Improvement Fund.

2. Party Making Request:  
Mark Vega, General Manager

3. Nature of Request: Order amending the budget of the McAllen Public Utility Board of Trustees for Fiscal Year 2023-2024 for an increase in expenditures within the Wastewater Capital Improvement Fund totaling \$1,178,545 for various wastewater projects.

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Maria Chavero                      Created/Initiated - 12/6/2023

7. Staff's Recommendation:

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC



AN ORDER AMENDING THE BUDGET OF THE McALLEN PUBLIC UTILITY BOARD OF TRUSTEES FOR THE FISCAL YEAR 2023/2024 EFFECTIVE OCTOBER 1, 2023, BY PROVIDING FOR AN INCREASE IN EXPENDITURES TO-WIT: \$1,178,545 WITHIN THE WASTEWATER CAPITAL IMPROVEMENT FUND FOR VARIOUS WASTEWATER PROJECTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the McAllen Public Utility Board of Trustees of the City of McAllen, Texas annually adopts its budget and submits to the City Commission which incorporates such budget in the overall budget for the City by ordinance.

WHEREAS, McAllen Public Utility Board of Trustees by ordinance of the City Commission providing for the creation of the McAllen Public Utility Board of Trustees, has the authority to manage and control the McAllen Public Utility, including control over fiscal matters of the Public Utility Board and therefore, it is not necessary that the City Commission approve the budget of the McAllen Public Utility Board of Trustees, and henceforth the McAllen Public Utility Board of Trustees will approve its budget and all amendments thereto by order which shall be filed along with the City Budget under the provisions of the Local Government Code.

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

SECTION I: The Budget for the McAllen Public Utility Board of Trustees for the Fiscal Year 2023/2024 which became effective October 1, 2023, on file with the Board's Secretary, is hereby amended in the following particulars as shown on Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION II: The General Manager as Budget Officer shall provide for the filing of a true copy of this Budget Amendment in the office of the County Clerk, Hidalgo

County, Texas.

SECTION III: This Order shall be effective after its passage and execution in accordance with the law.

SECTION VI: If any part or parts of this Order are found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof and such remaining parts shall remain in full force and effect, and to that extent this Order is considered severable.

CONSIDERED, PASSED and APPROVED this 12<sup>th</sup> day of December 2023, at a meeting of the of the McAllen Public Utility Board of Trustees of the City of McAllen, Texas, at which a quorum was present, and which was held in accordance with Chapter 551 of the Texas Government Code.

SIGNED this \_\_\_\_\_ day of December 2023.

McALLEN PUBLIC UTILITY  
BOARD OF TRUSTEES

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

ATTEST:

By: \_\_\_\_\_  
Clarissa Hernandez, Board Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Isaac Tawil, City Attorney



**BUDGET AMENDMENT REQUEST FORM**

**FUND:** Wastewater Capital Improvement Fund  
**DEPARTMENT:** Capital outlay/Infrastructure  
**FISCAL YEAR:** 2023-2024

<b>To be assigned by Treasury Management Dept.</b>	
<b>REVIEW BY</b>	_____
<b>DATE OF ENTRY</b>	_____
<b>ENTRY MADE BY</b>	_____
<b>JOURNAL ENTRY</b>	_____
<b>ORDINANCE NO.</b>	_____
<b>INTRANET CROSS FUND CAPITAL IMPRV PROJECT LISTING UPDATE</b>	

Fund	Dept. & Division	Activity	Element & Object	Project Code	Description	Original/Revised Budget	Debit/Credit	Revised Budget
480	8708	446	66-36	IS2101	Capital outlay / Shary Rd Utility Adjust (Pioneer Force Main)	\$ -	\$ 528,545	\$ 528,545
480	8708	446	66-36	IS2205	Capital outlay / Tres Lagos Reclaimed Elevated Water Tower	50,000	200,000	250,000
480	8708	446	66-36	IS0101	Capital outlay / Line Oversize/Participation	250,000	450,000	700,000
<b>TOTALS</b>						<b>\$ 300,000</b>	<b>\$ 1,178,545</b>	<b>\$ 1,478,545</b>

(Round up all amounts to the nearest hundred dollars)

**JUSTIFICATION:**

Rebudget amendment - funds not disbursed as anticipated in FY 22-23:  
 IS2101- Ongoing construction project, awarded 3rd Qtr FY 22-23. Also known as Mile 6 Sewer.  
 IS2205- Ongoing construction project.  
 IS0101- Rebudget \$250K not disbursed in prior FY and an additional \$200K, total amendment of \$450K for current fiscal year MPU participation commitments.

<b>General Manager</b>	
Signature	Date
<b>Treasury Management Dept.</b>	
Signature	Date
<b>Department Head</b>	
Signature	Date



AGENDA ITEM 4.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 12/06/2023

MEETING DATE 12/12/2023

1. Agenda Item: Consideration and Possible action to write-off the 3rd Quarter Bad Debt Fiscal Year 2022-2023.
2. Party Making Request:  
Pablo Rodriguez, Customer Relations Manager
3. Nature of Request: Authorization to write-off Bad debt: Water fund \$13,398.20 Sewer fund \$11,514.60 for total write-off of \$24,912.80.
4. Budgeted:  

Bid Amount: _____	Budgeted Amount: _____
Under Budget: _____	Over Budget: _____
	Amount Remaining: _____
5. Reimbursement:
6. Routing:  
Pablo Rodriguez                      Created/Initiated - 12/6/2023
7. Staff's Recommendation: Approval of \$25,912.80.
8. City Attorney: Approve. IJT
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

# Memo

**To:** Mark Vega, General Manager  
**From:** Pablo M. Rodriguez, Assistant Director –Customer Relations  
**Thru:** Maria Chavero, Director of Finance for Utilities  
**Date:** 12/5/2023  
**Re:** Bad Debt write-offs for 3<sup>rd</sup> Quarter FY 2022-2023

Attached for your review and consideration is a list of delinquent accounts for the 3<sup>rd</sup> Quarter of FY 2022-2023 (April 1, 2023–June 30, 2023). Staff is recommending approval of the bad debt write-off for \$24,912.80 which constitutes 0.25% of collected revenues for same period. Billed revenues totaled \$9,883,876.48.

The breakdown for the proposed bad debt write-off is illustrated below:

**By Fund:**

Fund	3rd Qtr FY 2022-2023 Revenues	Amount of Write-Off	Percent of Revenues
Water	\$5,443,037.41	\$13,398.20	0.14%
Sewer	\$4,440,839.07	\$11,514.60	0.12%
<b>Total</b>	<b>\$9,883,876.48</b>	<b>\$24,912.80</b>	<b>0.25%</b>

**By customer type:**

Type	No. of Accounts	Amount of Write-Off	Percent of Write-Off	Percent of Revenues
Rental	197	\$15,043.49	60.38%	0.15%
Owned	62	\$9,869.31	39.62%	0.10%
<b>Total</b>	<b>259</b>	<b>\$24,912.80</b>	<b>100.00%</b>	<b>0.25%</b>

**By customer class:**

Residential	\$18,923.13	75.96%	0.19%
Commercial	\$1,786.95	7.17%	0.02%
Multi-Family	\$4,202.72	16.87%	0.04%
<b>Total</b>	<b>\$24,912.80</b>	<b>100.00%</b>	<b>0.25%</b>

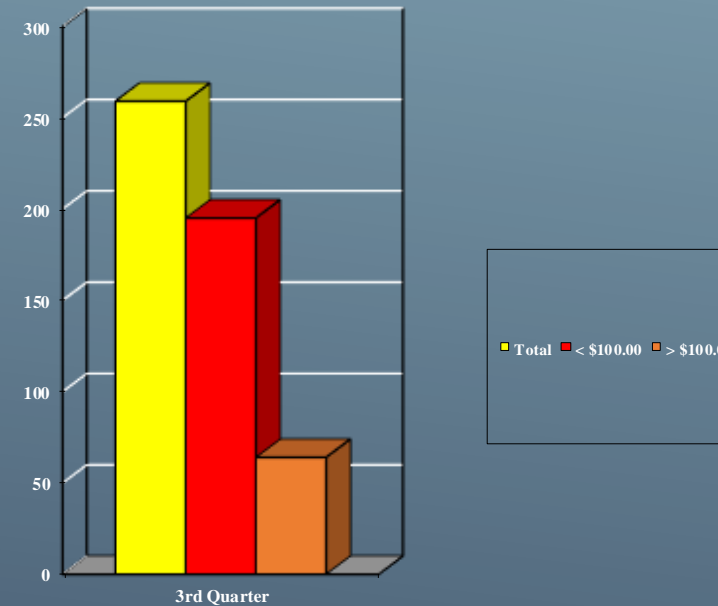


**City of McAllen**  
**McAllen Public Utility**

**Bad Debt Write-Off Report for**  
**3rd Quarter FY 2022-2023**

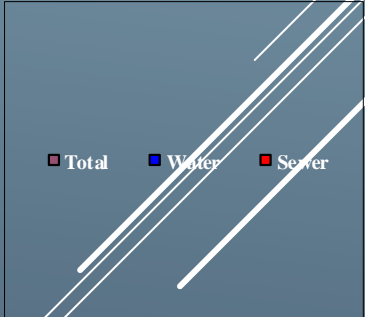
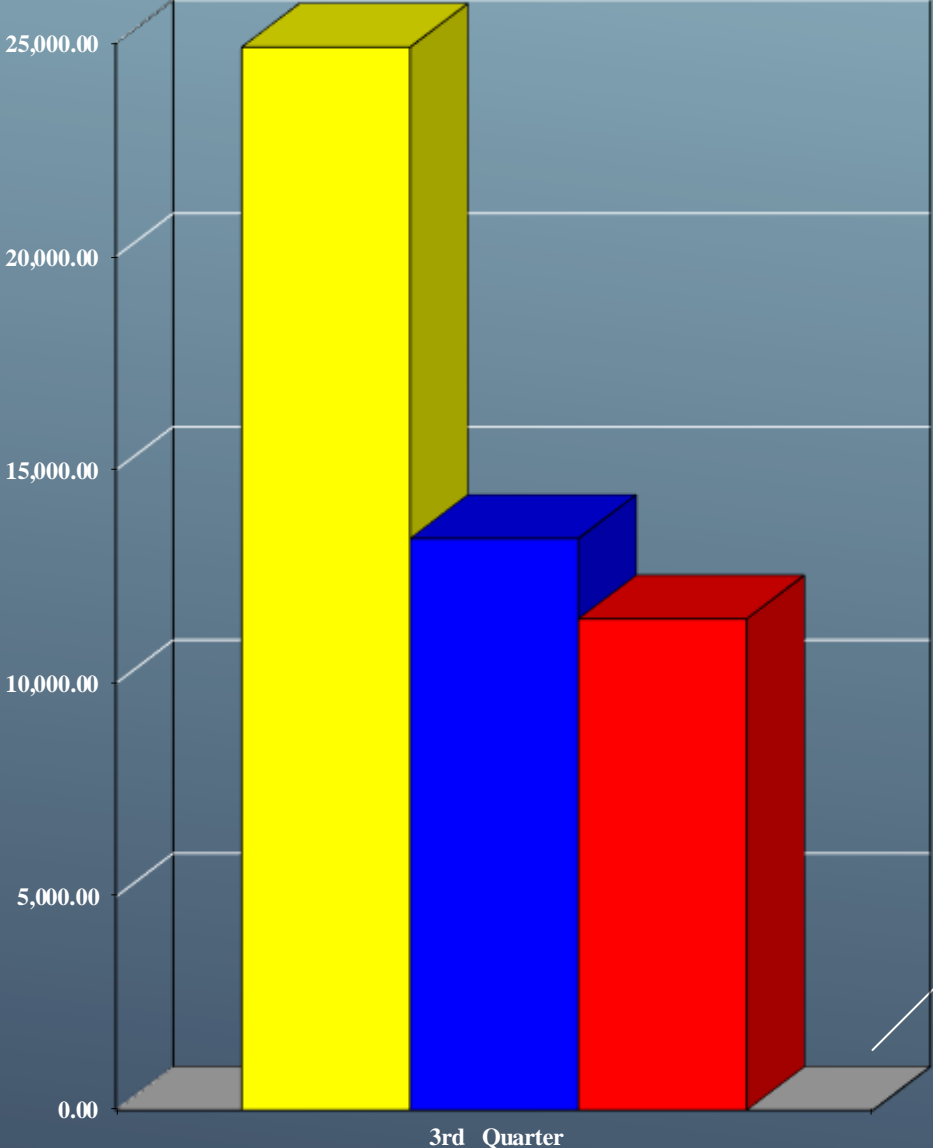
# ACCOUNTS BREAKDOWN

- ▶ 259 Accounts on Report  
\$24,912.80.
- ▶ 195 Accounts have  
balances less than  
\$100.00.
- ▶ 64 Accounts have  
balances greater than  
\$100.00.



# BY FUND TOTALS

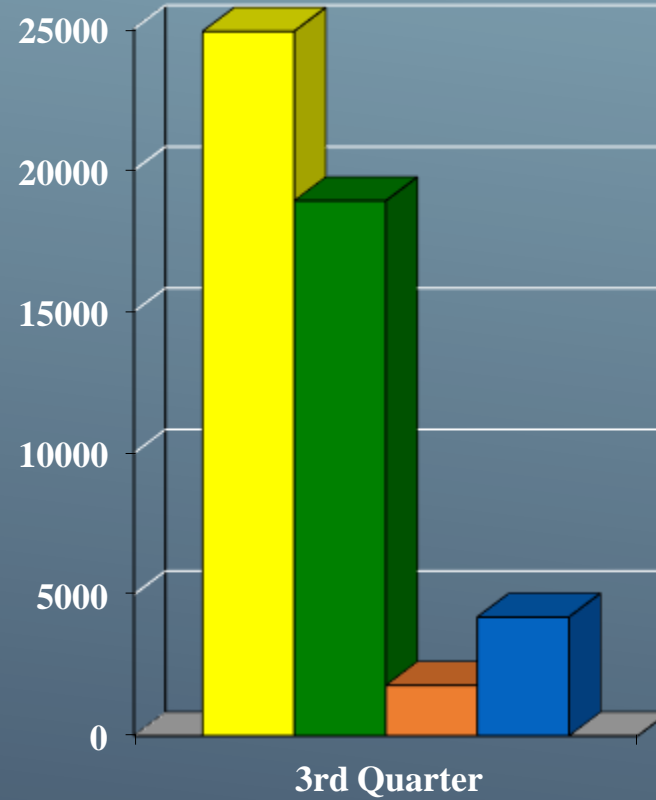
- ▶ Total \$24,912.80
- ▶ Water - \$13,398.20
- ▶ Sewer - \$11,514.60
- ▶ Combined they represent .25% of 3<sup>rd</sup> Qtr. Revenues





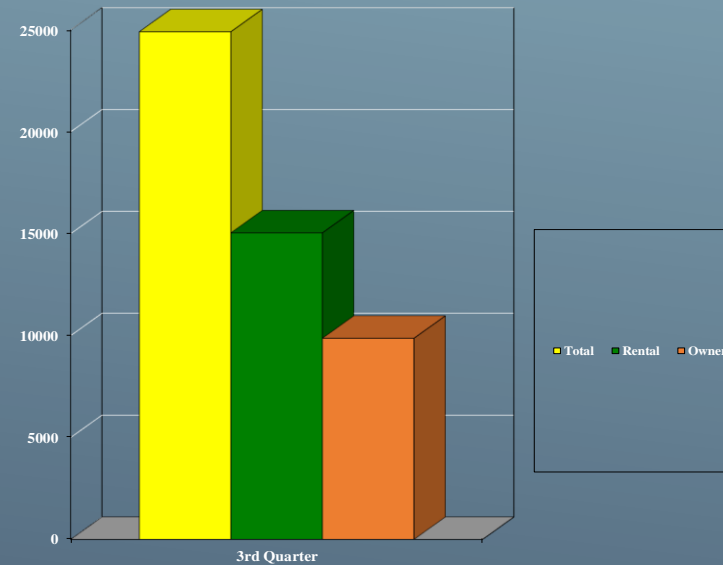
# BY CUSTOMER CLASS

- ▶ Total - \$24,912.80
- ▶ Residential - \$18,923.13
- ▶ Commercial - \$1,786.95
- ▶ Multi-Family - \$4,202.72




# BY CUSTOMER TYPE


- ▶ Total - \$25,912.80
- ▶ Rental - \$15,043.49
- ▶ Owner - \$9,869.31



# ACCOUNTS WITH \$100.00 PLUS BALANCES SUMMARY.

- ▶ Of the 259 accounts on the list, 64 have balances greater than \$100.00
  - ▶ Accounts had a deposit and deposit was applied to the account.
  - ▶ Collection efforts are continuous.
- 

# PROPOSAL

- ▶ 3<sup>rd</sup> Quarter Bad Debt Write-Off –  
\$24,912.80 / .25% of Revenues for the same period.
  - ▶ Staff recommends approval of bad debt write-off for this period by the Board.
  - ▶ Thank You!
- 



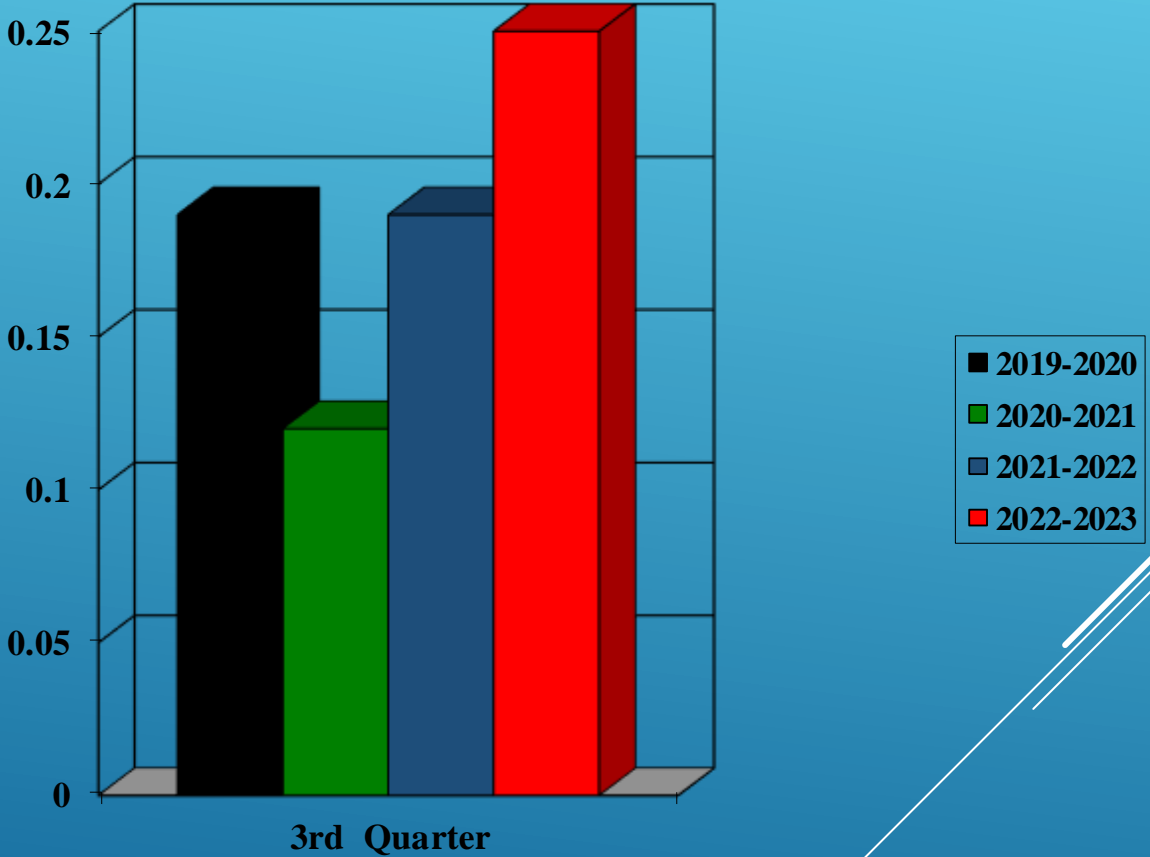
**City of McAllen**  
**McAllen Public Utility**

**Trend Analysis of Bad Debt**  
**3<sup>rd</sup> Quarter**



# TREND ANALYSIS OF BAD DEBT

- ▶ 2019-2020 - .19%
- ▶ 2020-2021 - .12%
- ▶ 2021-2022 - .19%
- ▶ 2022-2023 - .25%





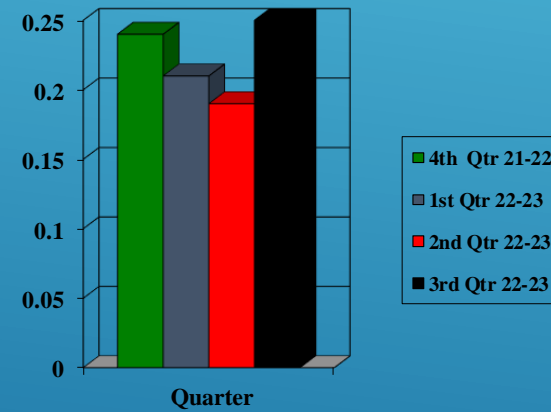
**City of McAllen**  
**McAllen Public Utility**

**Trend Analysis of Bad Debt**  
**Last Four Quarters**



# TREND ANALYSIS OF BAD DEBT

- ▶ 4th Qtr 21-22 .24%
- ▶ 1st Qtr 22-23 .21%
- ▶ 2nd Qtr 22-23 .19%
- ▶ 3rd Qtr 22-23 .25%







	<b>AGENDA ITEM</b>	<b><u>4.b.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>12/06/2023</b>
	<b>MEETING DATE</b>	<b>12/12/2023</b>

1. Agenda Item: Reimbursement Collections Update as of September 30, 2023

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:

Janet Landeros

Created/Initiated - 12/6/2023

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: N/A - MAV

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

# Memo

TO: Marco A. Vega, P.E., General Manager  
THRU: Erika Gomez, E.I.T., Assistant Utility Engineer  
FROM: Janet Landeros, Grants and Contracts Coordinator  
DATE: December 4, 2023  
SUBJECT: REIMBURSEMENT UPDATE: COLLECTIONS

Water reimbursements collected from July 1, 2023- September 30, 2023 total **\$73,474.54** and Wastewater reimbursements total **\$61,962.69**.

All reimbursements collected during the 4th Quarter of Fiscal Year 22-23 total **\$135,437.23**.

The breakdown of the reimbursement collections for the 4<sup>th</sup> quarter with a comparison to last fiscal year in the same period is shown below along with the fiscal year to date total:

Type	FY 21-22 07/01/22 – 09/30/22	FY 22-23 07/01/23 – 09/30/23	YTD FY 22-23 10/01/23– 09/30/23
WATER REIMBURSEMENTS	\$ 83,619.01	\$ 62,602.18	\$ 138,519.71
ADMINISTRATIVE FEES	\$ 9,285.64	\$ 10,872.36	\$ 22,440.82
<b>WATER TOTAL</b>	<b>\$ 92,904.65</b>	<b>\$ 73,474.54</b>	<b>\$ 160,960.53</b>
WATER BUDGETED	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
% of Budget collected	265%	210%	460%
WASTEWATER REIMBURSEMENTS	\$ 41,713.98	\$ 51,905.44	\$ 111,273.84
ADMINISTRATIVE FEES	\$ 4,493.04	\$ 10,057.25	\$ 31,963.81
<b>WASTEWATER TOTAL</b>	<b>\$ 46,207.02</b>	<b>\$ 61,962.69</b>	<b>\$ 143,237.65</b>
WASTEWATER BUDGETED	\$ 91,500.00	\$ 91,500.00	\$ 91,500.00
% of Budget collected	50%	68%	157%
SHARYLAND BUYOUT #4 in 22-23	\$ 0.00	\$ 0.00	\$ 2,162.75
<b>Grand Total</b>	<b>\$139,111.67</b>	<b>\$ 135,437.23</b>	<b>\$ 306,360.93</b>

If you have any questions or require additional information, please advise.



# Reimbursement Update: Collections

July 1, 2023– September 30, 2023  
4<sup>th</sup> Quarter

# 4th Quarter

## July 1, 2023 thru September 30, 2023

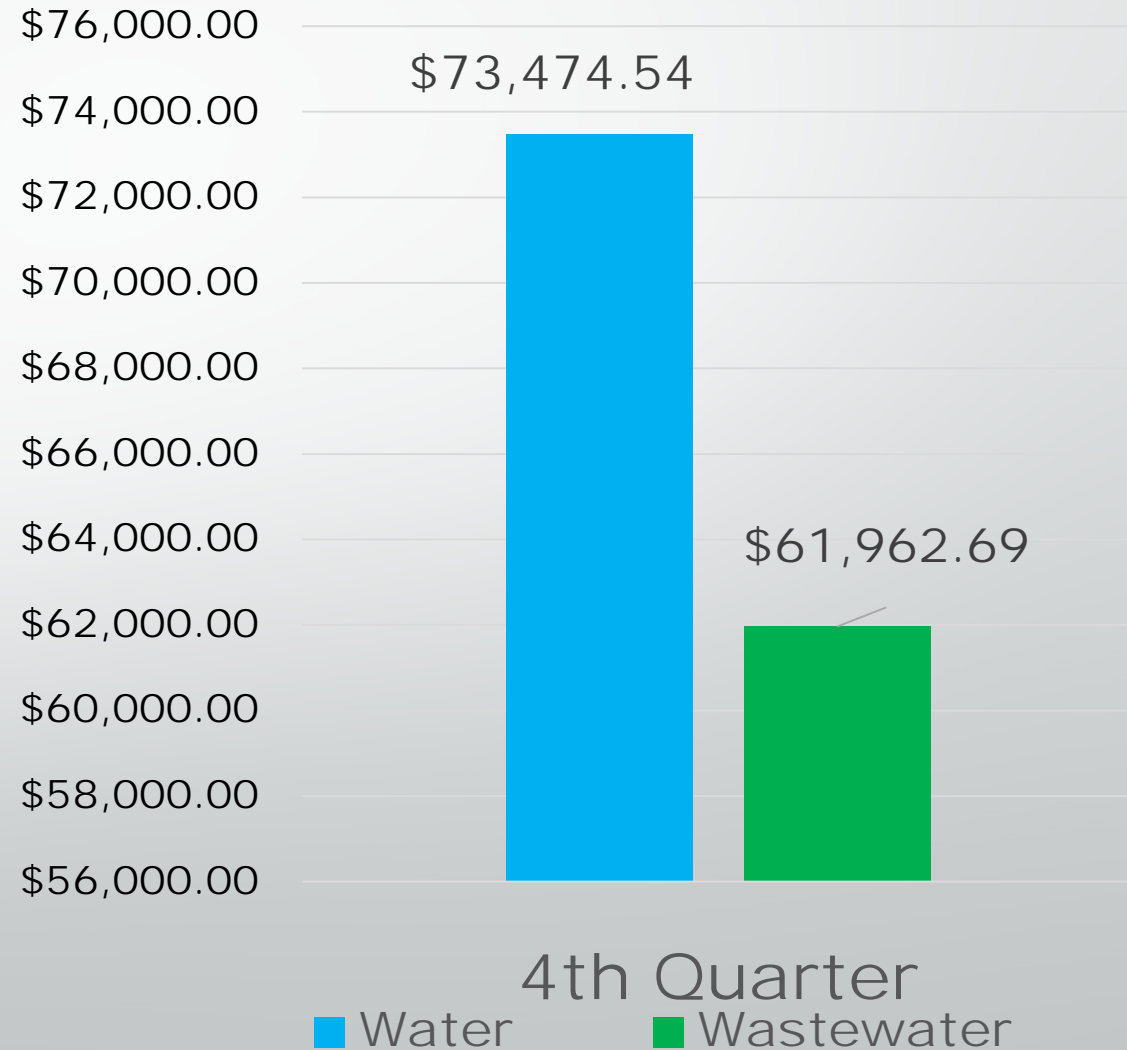
Type	Amount
<b>Water Reimbursements</b>	<b>\$62,602.18</b>
<b>Water Admin. Fees</b>	<b>\$10,872.36</b>

**Total Water** **\$73,474.54**

<b>WW Reimbursements</b>	<b>\$51,905.44</b>
<b>WW Admin. Fees</b>	<b>\$10,057.25</b>

**Total WW** **\$61,962.69**

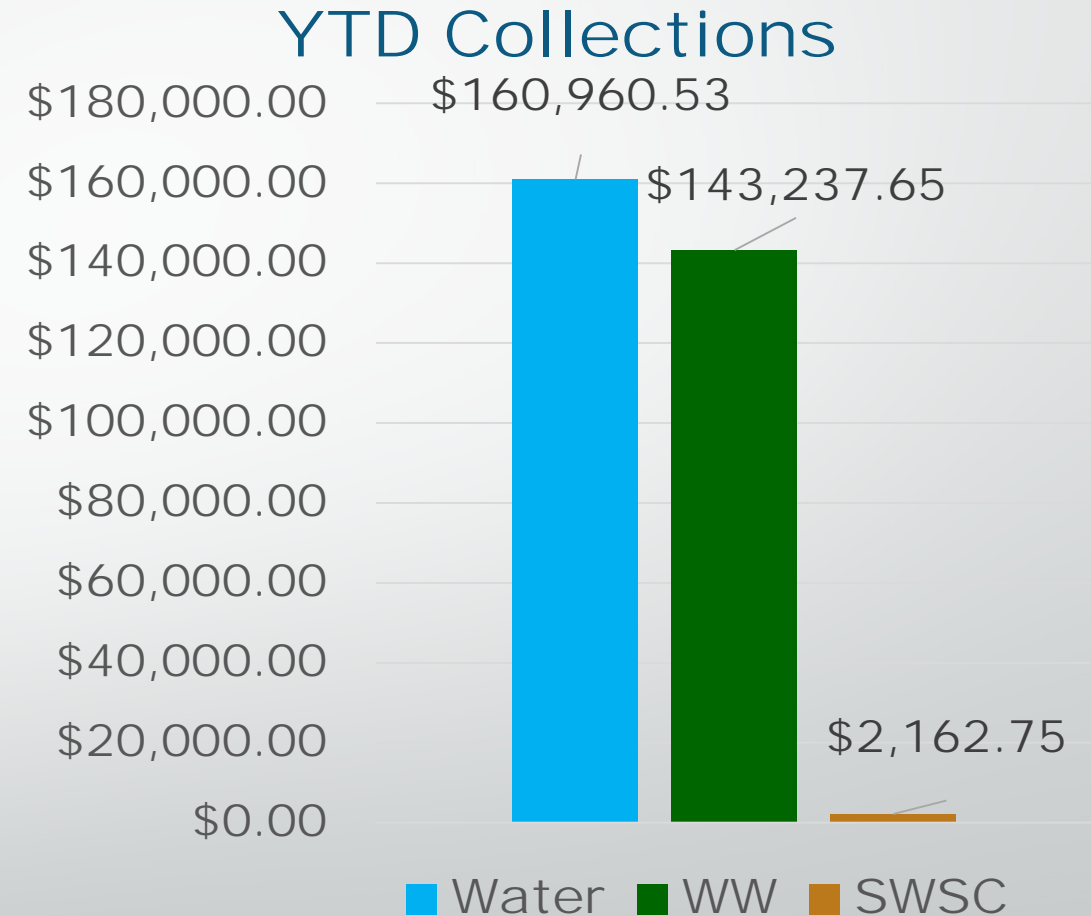
<b>TOTAL COLLECTED</b> <b>4th QUARTER</b>	<b>\$135,437.23</b>
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# Year-to-Date Collections

## FY 2022-2023

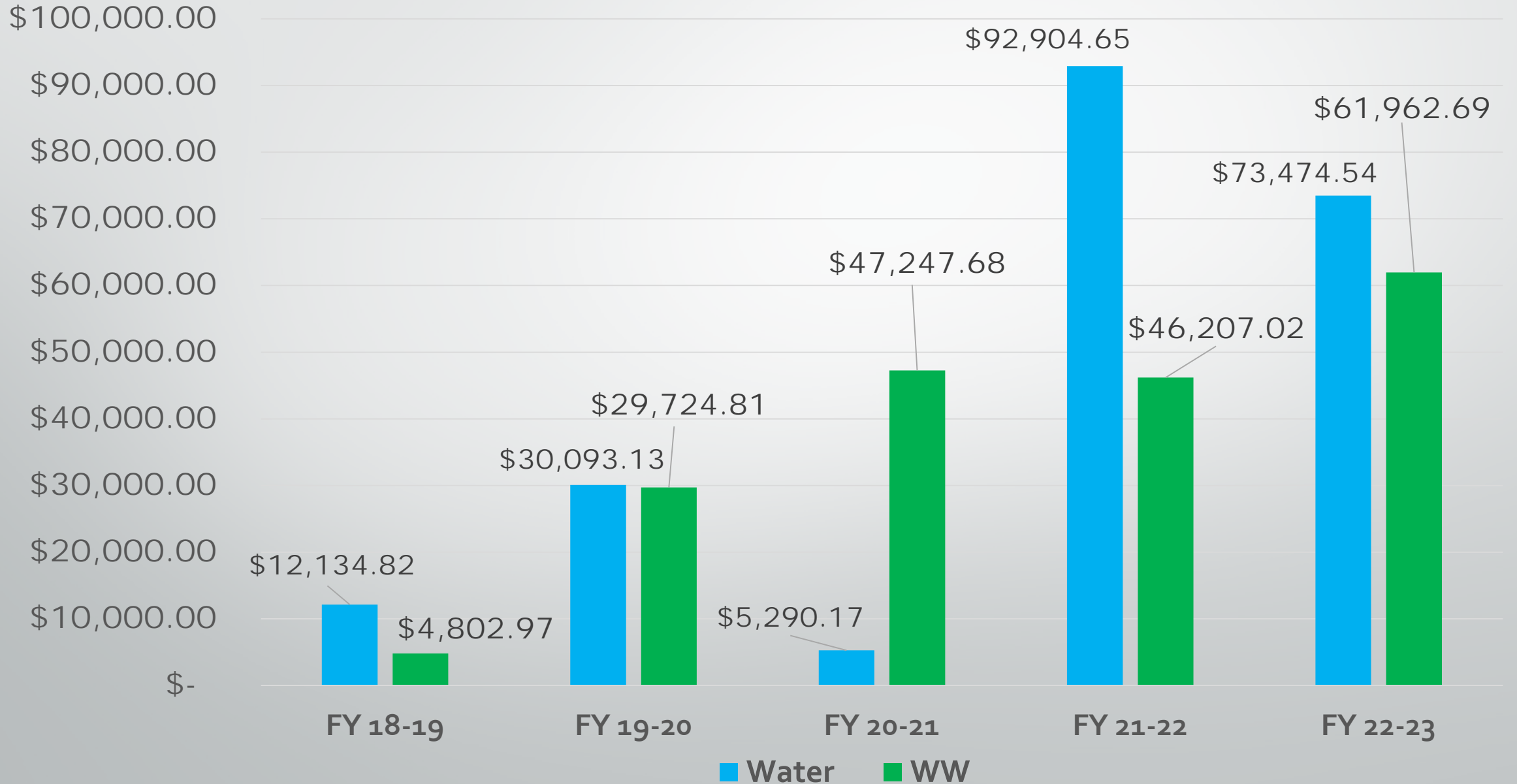
Type	Amount
Water Reimbursements	\$ 138,519.71
Water Administrative Fees	\$ 22,440.82
WW Reimbursements	\$ 111,273.84
WW Administrative Fees	\$ 31,963.81
SWSC Buyout #4	\$ 2,162.75
<b>TOTAL COLLECTED</b>	<b>\$ 306,360.93</b>



Water Reimbursement FY Budgeted Amount  
\$35,000

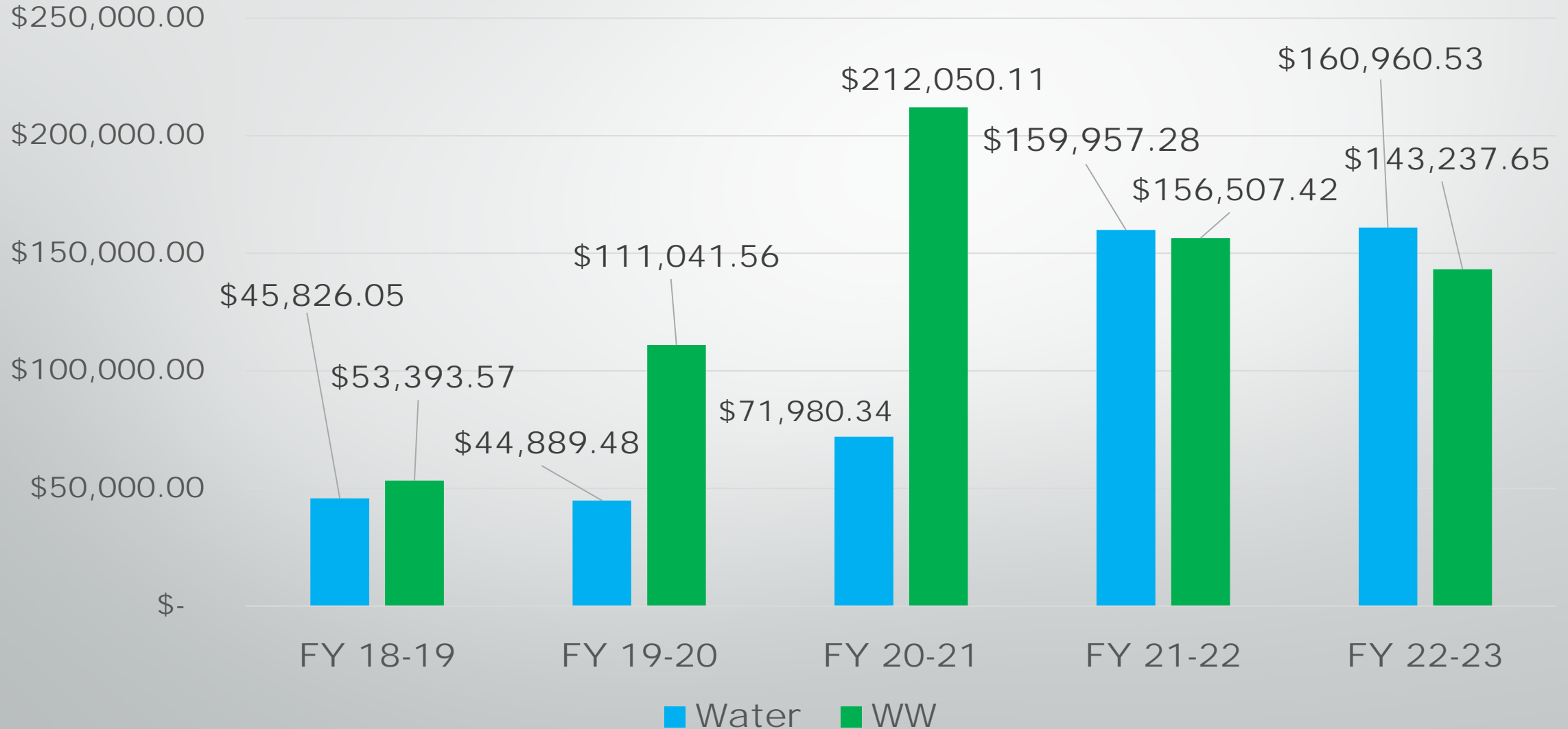
Wastewater Reimbursement FY Budgeted Amount  
\$91,000

# ANNUAL REIMBURSEMENT COLLECTIONS COMPARISON 4TH QUARTER



# ANNUAL REIMBURSEMENT COLLECTIONS COMPARISON

## ANNUAL TOTALS





	<b>AGENDA ITEM</b>	<b><u>6.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>12/04/2023</b>
	<b>MEETING DATE</b>	<b>12/12/2023</b>

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

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

<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 - 12/4/2023

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: N/A - MAV

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





	<b>AGENDA ITEM</b>	<b><u>6.b.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>12/04/2023</b>
	<b>MEETING DATE</b>	<b>12/12/2023</b>

1. Agenda Item: Discussion and possible lease, sale or purchase of real estate property: Tract 1 (Section 551.072, T.G.C)

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 - 12/4/2023

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: N/A - MAV

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