



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

DATE: Tuesday, October 29, 2024

TIME: 4:00 P.M.

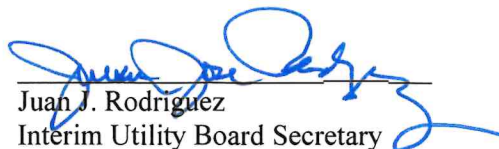
PLACE: McAllen City Hall
Commission Chambers – 3rd Floor
1300 Houston Avenue
McAllen, Texas 78501

SUBJECT MATTER:

See Subsequent Agenda.

CERTIFICATION

I, the Undersigned authority, do hereby certify that the attached agenda of meeting of the McAllen Public Utility Board of Trustees is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the 25th day of October, 2024 at 3:00 P.M. and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.


Juan J. Rodriguez
Interim Utility Board Secretary



**BOARD OF TRUSTEES MEETING
TUESDAY, OCTOBER 29, 2024 – 4:00 PM
MCALLEN CITY HALL - 3RD FLOOR
1300 HOUSTON AVE, MCALLEN, TX 78501
AGENDA**

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

CALL TO ORDER

PLEDGE

INVOCATION

EMPLOYEE OF THE YEAR - DANIEL LARA, WASTEWATER PLANT

1. MINUTES:

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

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

- a) Approval of 29th Sunrise Village Subdivision (2 Lots- Residential)
- b) Approval of Mediterranean Subdivision.
- c) Approval of Georgia Subdivision (1-Lot, Residential)

3. UTILITY LAYOUTS:

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

4. FUTURE AGENDA ITEMS

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

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

ADJOURNMENT

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

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



	AGENDA ITEM	<u>1.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	10/22/2024
	MEETING DATE	10/29/2024

1. Agenda Item: Approval of the Regular Meeting Minutes for October 15, 2024.

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

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

5. Reimbursement:

6. Routing:
Savannah Arredondo Created/Initiated - 10/22/2024

7. Staff's Recommendation:

8. City Attorney: Approved. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved- MSC

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

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, October 15, 2024**, at 4:00 pm at McAllen City Hall, Commission Chambers with the following present:

	Charles Amos	Chairman
	Ernest Williams	Vice-Chairman
	Albert Cardenas	Trustee
	Ricardo Godinez	Trustee
Absent:	Javier Villalobos	Mayor/Ex-Officio
Staff:	Marco A Vega, P.E.	General Manager
	Juan J. Rodriguez	Assistant General Manager
	Austin Stevenson	Interim City Attorney
	David Garza	Director of Wastewater Systems
	Rafael Balderas, E.I.T.	Assistant to the Utility Engineer
	Juan Vallejo	Assistant Director of Water Systems
	Maria Chavero	Director of Treasury Management
	Janet Landeros	Grants and Contracts Coordinator
	Erika Gomez, P.E.	Interim Utility Engineer
	Carlos Gonzalez, P.E.	Utility Engineer
	Edward Gonzalez	Director of Water Systems
	Jim Bob Sides	Video Production Specialist
	Patrick Gray, E.I.T.	GIS Coordinator
	Valeria Rios	Treasury Accountant
	Katia Falcon	Water Ed. and Comm. Coordinator
	Yesenia Tijerina	Water Ed. And Comm. Coord. Assist.
	Gerardo Noriega	Director of Purchasing and Contract.

CALL TO ORDER:

Chairman Amos called the meeting to order at 4:06 p.m.

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

Chairman Amos recessed the meeting at 4:07 p.m. to go into Executive Session. Chairman Amos reconvened the meeting around 5:12 p.m.

a) Evaluation of General Manager (Section 551.074 T.G.C)

Austin Stevenson, Interim City Attorney recommended staff and City Human Resources Department staff to take action as discussed in executive session.

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

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

Austin Stevenson, Interim City Attorney, stated no action is necessary for items 6b through 6d.

c) Consultation with City Attorney regarding legal aspects of financial ratings (Section 551.071 T.G.C)

d) Consultation with City Attorney regarding legal aspects of proposed contractual agreement (Section 551.071 T.G.C)

1. MINUTES:

- a) Approval of the Minutes for the Regular Meeting held September 24, 2024.

Trustee Cardenas moved to approve the minutes for the regular meeting held September 24, 2024. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA:

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

- a) Consider authorizing the General Manager to enter into a Memorandum of Understanding with the Texas Department of State Health Services (DSHS MOU No. HHS001454300009) for the DSHS wastewater monitoring program.
b) Approval of Pecan Heights (13 Lots- Townhome units)
c) Approval of Habitat at Hackberry Subdivision (2 – Lot Family Residential)

3. ORDERS:

- a) Consideration and Approval for Final Reconciliation Change Order #1 for the 2024 Manhole Rehabilitation Project Phase VI.

Mr. Marco Vega, P.E., General Manager, stated this change order is for a credit of \$199.68.

Vice-Chairman Williams moved to approve for Final Reconciliation Change Order #1 for the 2024 Manhole Rehabilitation Project Phase VI. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

- b) Consideration and possible approval of an addendum to the permanent water supply and delivery contract with Hidalgo County Irrigation District No. 1 as approved by the McAllen Public Utility.

Mr. Marco Vega, P.E., General Manager, stated McAllen Public Utility is wanting to purchase 1,333 acre-feet of water from Hidalgo County Irrigation District No. 1.

Trustee Cardenas moved to approve the addendum to the permanent water supply and deliver contract. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

4. MANAGER'S REPORT:

- a) Appointment of Public Utility Board Trustee to the City of McAllen's Audit and Investment Committee.

Mr. Marco Vega, P.E., General Manager, acknowledge Chairman Amos' tenure and service in the City Audit and Investment Committee. He thanked the Chairman for representing MPU in the Committee and underscored the importance of all the endeavors undertaken by the Committee members.

Trustee Cardenas made a motion to-nominate Vice-Chairman Williams to the City of McAllen's Audit and Investment Committee. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

5. FUTURE AGENDA ITEMS

Mr. Marco Vega, P.E., General Manager, recognized Vice-Chairman Williams for being awarded Public Officials Award at WEFTEC Conference.

Mr. Vega also wanted to recognize McAllen Public Utility Wastewater Department for receiving an award from TML Conference for Municipal Excellence Award recognizing the water reuse system expansion.

Lastly Mr. Vega wanted to remind staff and board members of the McAllen Public Utility Annual Night Out happening October 17, 2024 at the McAllen Public Library from 5 to 7:00 P.M.

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 5:18 p.m.

Charles Amos, Chairman

Attest:

Juan J. Rodriguez
Interim Utility Board Secretary



AGENDA ITEM 2.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 10/22/2024

MEETING DATE 10/29/2024

1. Agenda Item: Approval of 29th Sunrise Village Subdivision (2 Lots- Residential)

2. Party Making Request: Erika Gomez, Developmental Activities

3. Nature of Request: The approval of 29th Sunrise Village Subdivision.

4. Budgeted:

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

5. Reimbursement:

6. Routing:
Patrick Gray Created/Initiated - 10/22/2024

7. Staff's Recommendation: Staff recommends the approval of 29th Sunrise Village Subdivision.

8. City Attorney: Approved. AWS

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved- MSC

Memo

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

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

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

DATE: October 29, 2024

SUBJECT: **Approval of 29th & Sunrise Valley Subdivision**

This property is located on the southeast corner of 29th St. and Grambling Ave. The subdivision is located within the McAllen City Limits and consists of 1.106 acres with two (2) residential lots.

The subdivision application was originally filed with the City on January 19, 2024 and received preliminary P&Z approval on February 6, 2024. The information required from the developer's engineer for this agenda was received on October 21, 2024.

Utility plan/availability is described as follows:

- 1. Water:** The developer is proposing to make one (1) service connection to the existing 8" water line located on the north of the second lot facing Grambling Ave. The first lot facing 29th St. will be utilizing the existing water service and no other water utility improvements will be installed.
- 2. Sewer:** The developer is proposing to connect to an existing 12" sanitary sewer line located on the north side of Grambling Ave. a 4-IN sewer service. The first lot will be utilizing the existing sewer service connecting the sewer main along 29th St. and no other sewer improvements will be installed.
3. The property falls within the MPU Alton Reimbursement and the Northgate Waterline Project.

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

- 1.) Dedication of a utility easement, possibly along the perimeter of the property.**
- 2.) Installation of the proposed public utility infrastructure to be constructed as proposed.**
- 3.) Payment of a Sanitary Sewer and Waterline Reimbursement to MPU in the amount of \$1,795.92**

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

Thank you

Utility Narrative

August 9, 2024

for

29th Sunrise Valley

McAllen, Texas

Legal Description

BEING A SUBDIVISION OF A 1.106 ACRE TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION OF PORCIONES 61, 62 & 63, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 24, PG. 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

Location

This two lot residential subdivision is locate on the southeast corner of N. 29th Street and Grambling Avenue.

Usage

Presently, this site is occupied by two single family residences, with patios, driveways, carports, and other improvements typical of single family developments. The purpose of this subdivision is to create a new lot for the smaller residence in the rear (Lot 2), as the Owner is downsizing and selling the larger house on proposed Lot 1.

Water Service

The site is by an existing City of McAllen 16 inch waterline located on the west side of N. 29th Street. There is an existing 8 inch City waterline on the south side of Grambling Avenue.

Proposed for this site is a new 1 inch water service on the 8 inch Grambling waterline to provide an independent water service for the smaller residence on proposed Lot 2.

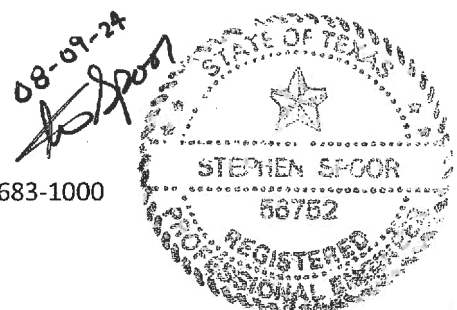
Fire Protection

Fire protection for this development is by an existing fire hydrant, on the 8 inch Grambling Avenue line, located at the northeast corner of the subdivision. No additional fire hydrants are proposed.

Sanitary Sewer Service

Both residences on the site are served by a six inch sanitary sewer service on a 36 inch gravity sanitary sewer line on the east side of N. 29th Street. A 12 inch gravity sanitary sewer line also exists on the north side of Grambling Avenue.

Proposed Lot 1 will continue to be served by the existing service on the 36 inch N. 29th Street line, while a new 4 inch service will be constructed on the 12 inch Grambling line and bored under the existing pavement on Grambling Avenue. The existing residence on Lot 2 will be disconnected from the N. 29th Service line to have its own sewer service.



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 **TRUSTEES OF THE DMJ FAMILY TRUST**, hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property: **29TH SUNRISE VALLEY SUBDIVISION**, and proposes to construct Utility Improvements as shown on a plan designed by **Spoor Engineering Consultants, Inc.**, dated **AUGUST 9, 2024**, hereinafter called IMPROVEMENTS, as approved by the McAllen Public Utility Board on _____.

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

ISSUED in triplicate originals this _____ day of _____ 2024.

CITY OF MCALLEN BY THE
MCALLEN PUBLIC UTILITY

BY: _____

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

ATTEST

MPUB Secretary

DEVELOPER:




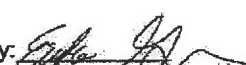
DAMASO DOMINGUEZ JR.
Trustee of the DMJ Family Trust

**SUBDIVISION REIMBURSEMENT WORKSHEET
29TH SUNRISE VALLEY SUBDIVISION**

WATER LINE REIMB. CALCULATIONS			
WATER:	MPU NORTHGATE WATER LINE		
COST:	\$1,118.38 x	1 AC	\$1,118.38
10% ADMIN FEE	<10 YEARS		111.84
SEWER LINE REIMBURSEMENT			\$1,230.22

SEWER LINE REIMB. CALCULATIONS			
SEWER:	MPU ALTON SEWER		
COST:	\$514.27 x	1 AC	\$514.27
10% ADMIN FEE	<10 YEARS		51.43
SEWER LINE REIMBURSEMENT			\$565.70

TOTAL REIMBURSEMENT DUE **\$1,795.92**

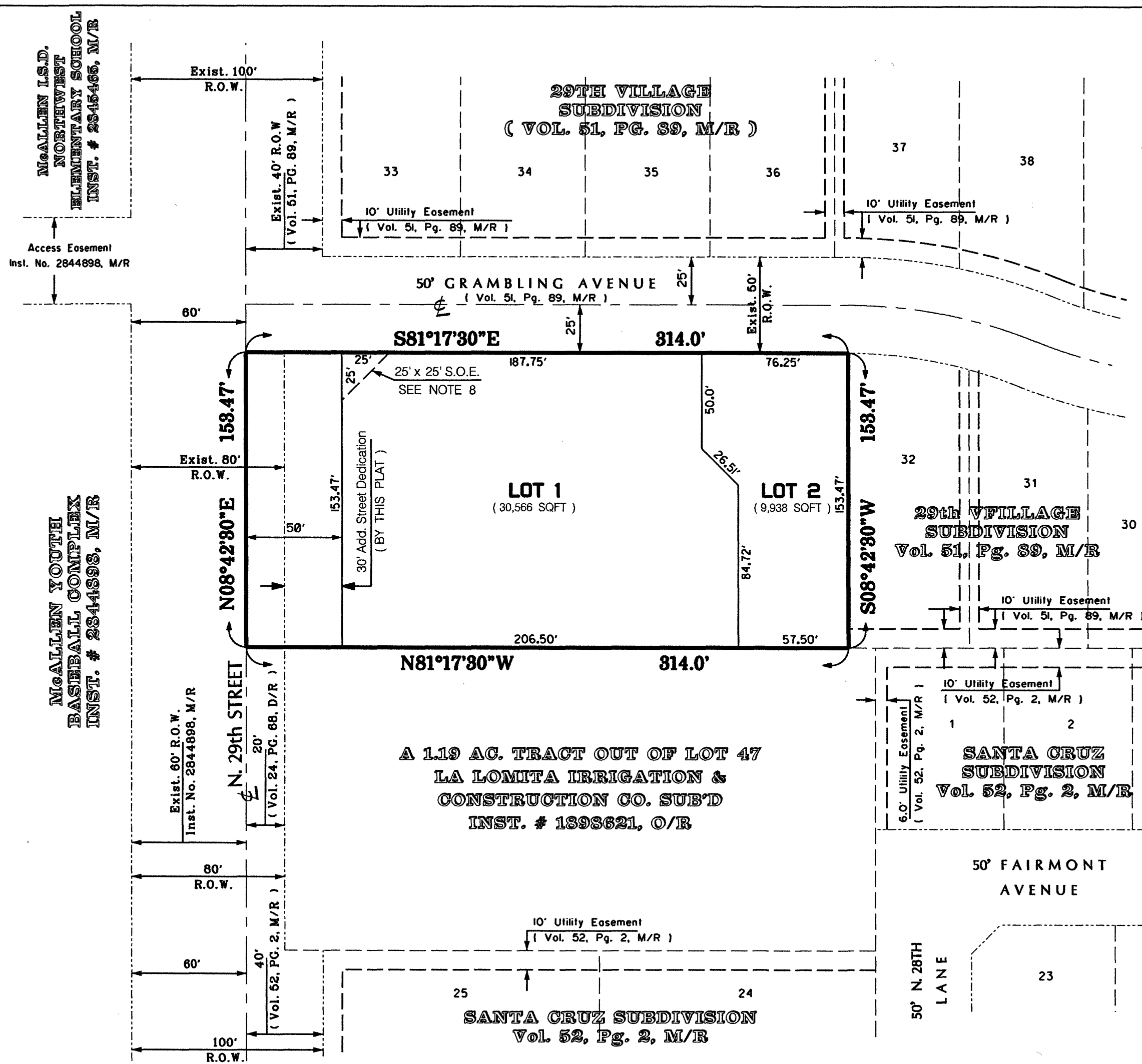
Prepared By:  Date: 8/14/24 Reviewed By: 

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: 

Print: Damaso Dominguez, Jr.



MAP OF 29TH SUNRISE VILLAGE SUBDIVISION

McAllen, Texas

BEING A SUBDIVISION OF A 1.106 ACRE TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION OF PORCIONES 61, 62 & 63, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. 24, PG. 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

LOCATION MAP

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, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS 29TH SUNRISE VILLAGE SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, 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.

By: Maria Juanita Dominguez,
 Co - Trustee of the DMJ Family Trust

By: Damaso Dominguez Jr.,
 Co - Trustee of the DMJ Family Trust

STATE OF TEXAS: COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAMASO DOMINGUEZ, Jr. & MARIA JUANITA DOMINGUEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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, REYNALDO ROBLES, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR #4032 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES, RPLS # 4032
 ROBLES AND ASSOCIATE, PLLC
 107 W. HUISACHE ST.
 WESLACO, TEXAS 78596
 TBPELS FIRM No. 10096700

DATE

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.

REGISTERED PROFESSIONAL ENGINEER
 P. E. REGISTRATION No. 56752

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

- NOTES:**
- MINIMUM BUILDING SETBACK LINE SHALL AS FOLLOWS:
 FRONT - LOT 1 - 45.0 FEET OR IN LINE WITH AVERAGE SETBACKS OF EXISTING STRUCTURES OR GREATER FOR EASEMENTS; WHICHEVER IS GREATER.
 LOT 2 - 25.0 FEET OR GREATER FOR EASEMENTS.
 REAR - 10.0 FEET OR GREATER FOR EASEMENTS.
 SIDE - 6.0 FEET OR GREATER FOR EASEMENTS.
 CORNER - 10.0 FEET OR GREATER FOR EASEMENTS
 GARAGE - 18.0 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE CENTERLINE OF PAVEMENT MEASURED AT FRONT CENTER OF LOT.
 - THIS PROPERTY FALLS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0325 D, REVISED JUNE 06, 2000.
 - A 4.0' WIDE MIN. SIDEWALK REQUIRED ALONG N. 29TH STREET AND GRAMBLING AVE.
 - A 6' OPAQUE BUFFER IS REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES. AN 8" MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
 - AN ENGINEERED DETENTION PLAN APPROVED BY CITY'S ENGINEERING DEPT IS REQUIRED PRIOR TO APPLICATION FOR BUILDING PERMIT.
 - BENCHMARK - STATION NAME MC 48 SET BY ARANDA AND ASSOCIATES, LOCATED AT THE SOUTHWEST CORNER OF N. WARE RD. AND MILE 5 RD. ELEV.=115.95 FT. (NAVD 88).
 - S.O.E.- DENOTES SIGHT OBSTRUCTION EASEMENT. (BY THIS PLAT)
 - NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 29TH ST.

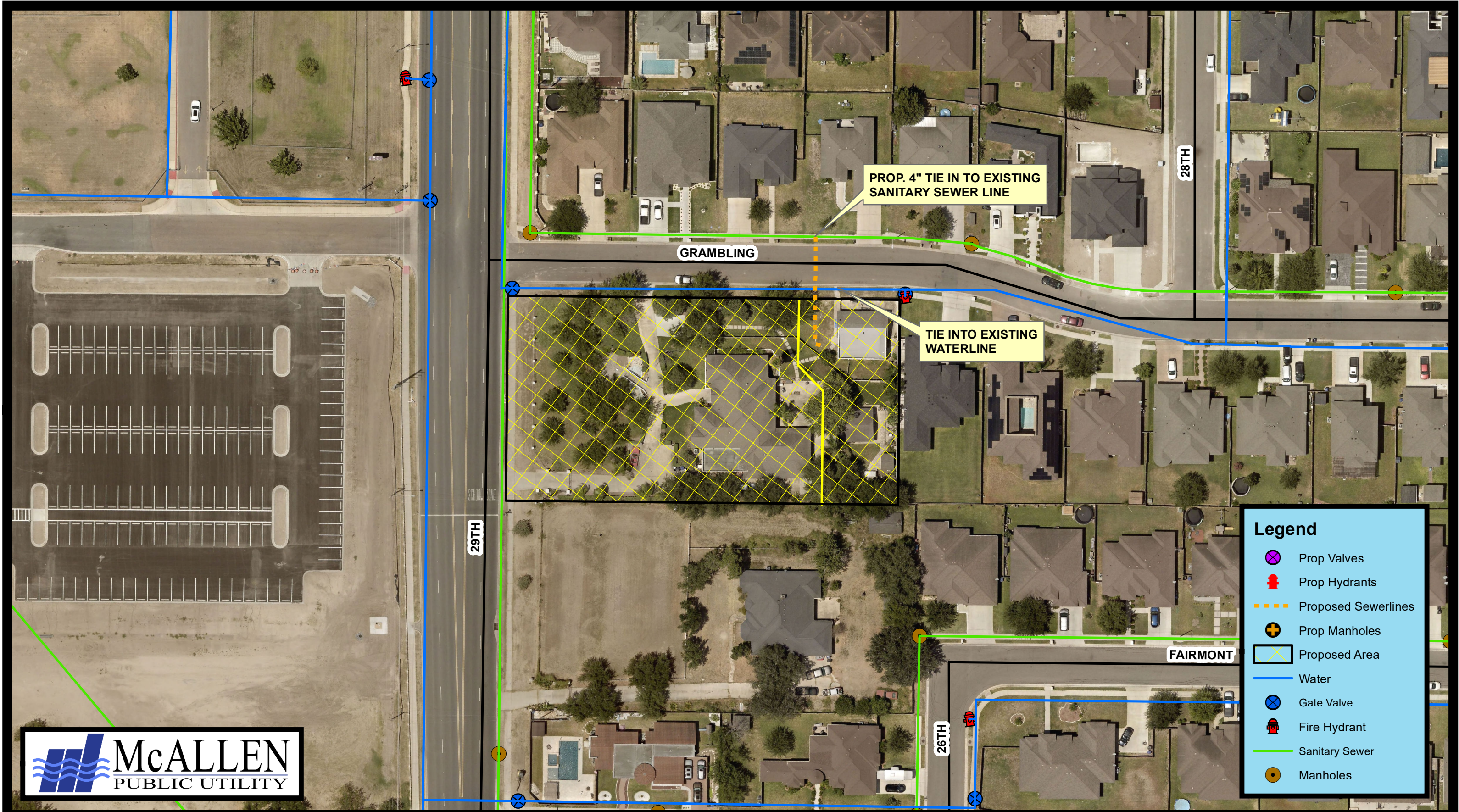
METES & BOUNDS

A 1.106 ACRE TRACT OF LAND OUT OF LOT 47, LA LOMITA IRRIGATION & CONSTRUCTION CO. SUBDIVISION OF PORCIONES 61, 62, AND 63, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 24, PAGE 68, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the West line of said Lot 47, South 08 Deg. 42 Min. 30 Sec. West, 902.53 feet from the northwest corner of Lot 47, for the northwest corner of the following described tract of land; said point being in North 29th Street;
 THENCE, parallel to the North line of Lot 47, South 81 Deg. 17 Min. 30 Sec. East, at 20.0 feet pass the original East line of North 29th Street, at 40.0 feet pass a found 1/2 inch iron rod, and at 314.0 feet in all to a found 1/2 inch iron rod for the northeast corner hereof;
 THENCE, parallel to the West line of Lot 47, South 08 Deg. 42 Min. 30 Sec. West, 153.47 feet to a found 1/2 inch iron rod for the southeast corner hereof;
 THENCE, parallel to the North line of Lot 47, North 81 Deg. 17 Min. 30 Sec. West, at 274.0 feet pass a found 1/2 inch iron rod, at 294.0 feet pass the original East right of way line of North 29th Street, and at 314.0 feet in all to a point on the West line of Lot 47 for the southwest corner hereof;
 THENCE, with the West line of Lot 47, in North 29th Street, North 08 Deg. 42 Min. 30 Sec. East, 153.47 feet to the POINT OF BEGINNING. Containing 1.106 acres of land, more or less, of which the West 20.0 feet, comprising 0.070 acre, lies in North 29th Street.



29th & SUNRISE VALLEY SUBDIVISION



Legend

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



	AGENDA ITEM	<u>2.b.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	10/23/2024
	MEETING DATE	10/29/2024

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

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: N/A.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 10/23/2024
7. Staff's Recommendation: Staff recommends approval of the proposed subdivision with the conditions set forth.
8. City Attorney: Approved. AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved- MSC

Memo

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

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

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

DATE: October 21, 2024

SUBJECT: **Mediterranean Subdivision; Consideration & Approval of the Subdivision**

This property is located on the west side of Ware Road and approximately 230 feet south of Russell Road (Mile 17 ½ Road). It is located within the McAllen City Limits and is being proposed as C-3 and R-2 residential. The tract consists of 4.867 acres and will be 13 lots for one commercial lot and the rest multi-family use.

The subdivision application was originally filed with the City on October 9, 2023 and receive preliminary P&Z approval on June 18, 2024. The information required from the developer's engineer for this agenda was received on October 23, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** The property falls within the Sharyland Water Supply Corporation water CCN. The applicant will be asked to coordinate with SWSC on the water improvements. It is requested that the applicant follow the standard subdivision requirements pertaining to fire protection and will be asked to coordinate with the Fire department.
2. **Wastewater Service:** The applicant is proposing to install an 8-inch wastewater line to service the property, which would connect to an existing wastewater line that is off-site north-east of the property.
3. The applicant is requesting to establish a reimbursement certificate which will presented in a future meeting.
4. The property does not fall within any reimbursement service areas.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Execution of a Waterline Access Agreement between the developer, SWSC, and the City; and 4.) Installation of individual services for any commercial units that require a grease trap.

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



TREVIÑO
ENGINEERING
Firm Registration # F-7906

October 21, 2024

City of McAllen
McAllen Public Utility
1300 Houston Ave.
McAllen, Texas 78501

Re: Mediterranean Subdivision Utilities (Sanitary Sewer) Narrative

To Whom It May Concern,

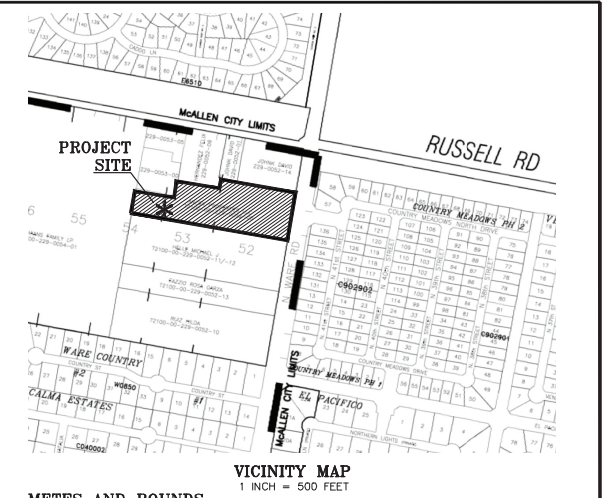
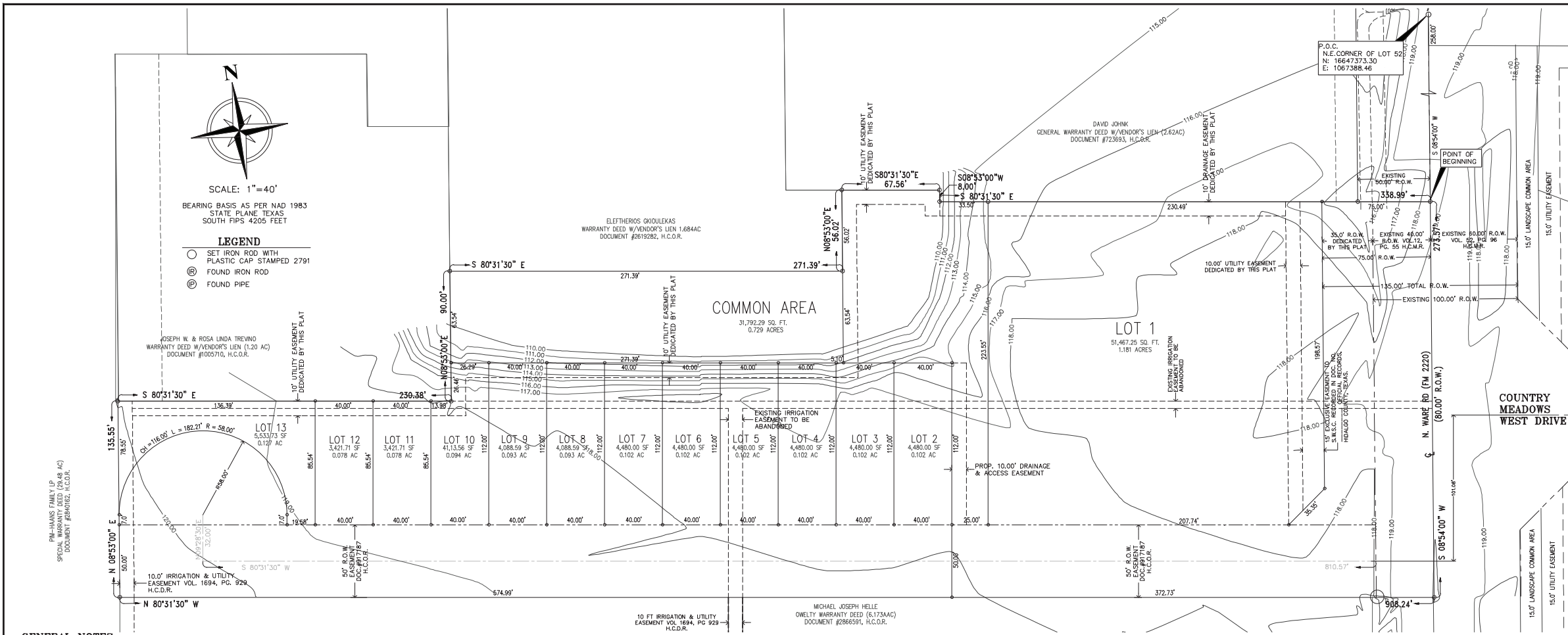
Mediterranean Plaza Subdivision is a 13-lot subdivision with 3.598-acres net in size located on the west side of N. Ware Rd. 258.00' south of centerline Mile 9 North Rd. A sanitary sewer 8" main will be installed to service a proposed commercial lot and 12 multifamily lots.

The sanitary sewer will be connected to an existing City of McAllen 20" sanitary sewer main located on the east side of N. Ware Rd. approximately 123.41' north of the proposed subdivision.

The proposed Mediterranean Subdivision sanitary sewer system initiates on the southwest corner of the property and extends east along the south property line providing services to Lots 2 through 13 for the multifamily lots. The 8" main then extends north through the full width of the property and provides 9 services for commercial Lot 1. The main then extends east across N. Ware Rd. with a proposed bore underneath N. Ware Rd. The main then extends north along the east of N. Ware Rd. up the existing City of McAllen 20" sanitary sewer main and connects with a proposed manhole.

Sincerely,
TREVIÑO ENGINEERING

Iden I. Trevino, P.E.



VICINITY MAP
1 INCH = 500 FEET

METES AND BOUNDS
A 4.687-ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOTS 52 THRU 54, OUT LOTS 35-68, INCLUSIVE SECTION 229, TEX-MEX SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 55, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED ON THE WEST SIDE OF WARE ROAD (HIGHWAY FM 2220), APPROXIMATELY 258 FEET SOUTH OF MILE 9 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A COTTON PICKER SPINDLE (N:16647373.30, E:1067388.46) FOUND AT THE INTERSECTION OF THE APPARENT EXISTING USUAL 80-FOOT RIGHT-OF-WAY CENTERLINE OF SAID WARE ROAD (FM 2220) AND THE APPARENT EXISTING 80-FOOT RIGHT-OF-WAY CENTERLINE OF SAID MILE 9 NORTH ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 52; THENCE, S 81°54'00" W, WITH THE SAID WARE ROAD EXISTING RIGHT-OF-WAY CENTERLINE AND THE APPARENT EAST LOT LINE OF SAID LOT 52, A DISTANCE OF 258.00 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF SAID TRACT OF LAND VESTED IN DAVID JOHNIK (DOCUMENT NO. 723493, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE EASTERNMOST NORTHEAST CORNER OF SAID 4.687-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°54'00" W, WITH THE SAID WARE ROAD EXISTING RIGHT-OF-WAY CENTERLINE, THE EAST LOT LINE OF LOT 52 AND THE APPARENT SOUTHWEST CORNER OF SAID LOT 52, A DISTANCE OF 273.57 FEET TO A POINT FOR THE APPARENT NORTHEAST CORNER OF A 6.173-ACRE TRACT OF LAND VESTED IN MICHAEL JOSEPH HELLE (DOCUMENT NO. 2866591, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 80°31'30" W, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID 6.173-ACRE TRACT VESTED IN MICHAEL JOSEPH HELLE AND THE SOUTH LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 40.00 FEET PAST A No. 4 REBAR FOUND ON THE APPARENT EXISTING WEST WARE ROAD, THENCE, N 80°31'30" W, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 52 AND LOT 53, THENCE ANOTHER DISTANCE OF 300.00 FEET PAST THE APPARENT COMMON LOT LINE OF SAID LOT 53 AND LOT 54, CONTINUING FOR A TOTAL DISTANCE OF 908.24 FEET TO A No. 4 REBAR FOUND ON THE APPARENT EAST LOT LINE OF A 29.48-ACRE TRACT OF LAND VESTED IN PIM-HAANS LP (DOCUMENT NO. 2840162, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°53'00" E, PARALLEL TO THE APPARENT EAST LOT LINE OF SAID LOT 54, AND WITH THE APPARENT EAST LOT LINE OF SAID 29.48-ACRE TRACT AND THE SOUTHERNMOST WEST LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 135.55 FEET TO A No. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF A 1.20-ACRE TRACT OF LAND VESTED IN JOSEPH W. & ROSA LINDA TREVINO (DOCUMENT NO. 1005710, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHERNMOST NORTHWEST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°31'30" E, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 54, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 1.20-ACRE TRACT VESTED IN JOSEPH W. & ROSA LINDA TREVINO, AND THE SOUTHERNMOST NORTH LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 179.87 FEET PAST THE SAID COMMON LOT LINE OF SAID LOT 54 AND LOT 53, CONTINUING FOR A TOTAL DISTANCE OF 230.38 FEET TO A No. 4 REBAR FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 4.687-ACRE TRACT AND AN INTERNAL CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°31'30" E, PARALLEL TO THE APPARENT WEST LOT LINE OF SAID LOT 53, AND WITH THE APPARENT EAST LOT LINE OF SAID 1.20-ACRE TRACT VESTED IN JOSEPH W. & ROSA LINDA TREVINO, AND A WESTERN LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 90.00 FEET TO A POINT (NOT SET IN POND) FOR THE APPARENT SOUTHWEST CORNER OF A 1.684-ACRE TRACT OF LAND VESTED IN ELEFTHERIOS GKIOULEKAS (DOCUMENT NO. 2619282, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERNAL CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°31'30" E, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 53, AND WITH THE APPARENT SOUTH LOT LINE OF SAID 1.684-ACRE TRACT VESTED IN ELEFTHERIOS GKIOULEKAS, AND THE NORTHERN LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 249.51 FEET PAST THE COMMON LINE OF SAID LOT 53 AND LOT 52, CONTINUING FOR A TOTAL DISTANCE OF 271.39 FEET TO POINT (NOT SET IN POND) FOR THE APPARENT SOUTHWEST CORNER OF SAID 2.62-ACRE TRACT AND AN INTERNAL CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°53'00" E, PARALLEL TO THE APPARENT WEST LOT LINE OF SAID LOT 52, AND WITH THE APPARENT SOUTHERNMOST EAST LOT LINE OF SAID 1.684-ACRE TRACT VESTED IN ELEFTHERIOS GKIOULEKAS, AND A WESTERN LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 67.56 FEET TO POINT (NOT SET IN POND) FOR AN APPARENT INTERNAL CORNER OF SAID 2.62-ACRE TRACT OF LAND VESTED IN DAVID JOHNIK, AND THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°31'30" E, PARALLEL TO THE SAID NORTH LOT LINE OF LOT 52, AND WITH THE SAID NORTHERNMOST SOUTH LOT LINE OF SAID 2.62-ACRE TRACT VESTED IN DAVID JOHNIK, AND THE APPARENT NORTHERNMOST NORTH LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 8.00 FEET TO POINT (NOT SET IN POND) ON THE APPARENT SOUTHWEST CORNER OF SAID 2.62-ACRE TRACT VESTED IN DAVID JOHNIK, FOR THE APPARENT SOUTHWEST CORNER OF SAID 2.62-ACRE TRACT AND AN INTERNAL CORNER OF SAID 4.687-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 80°31'30" E, PARALLEL TO THE SAID NORTH LOT LINE OF LOT 52, AND WITH THE SAID SOUTHERNMOST SOUTH LOT LINE OF SAID 2.62-ACRE TRACT VESTED IN DAVID JOHNIK AND THE APPARENT SOUTHERNMOST NORTH LOT LINE OF SAID 4.687-ACRE TRACT, A DISTANCE OF 288.99 FEET PAST A No. 4 REBAR FOUND ON THE SAID WARE ROAD EXISTING WEST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 338.99 FEET TO THE SAID POINT FOR THE EASTERNMOST NORTHEAST CORNER OF SAID 4.687-ACRE TRACT, AS HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 4.687 ACRES OF LAND, OF WHICH 0.289 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, 0.619 OF AN ACRE LIES IN RIGHT-OF-WAY EASEMENT, 0.018 OF AN ACRE LIES IN PIPELINE EASEMENT, 0.047 OF AN ACRE LIES IN SHARYLAND WATER SUPPLY CORPORATION EASEMENT, AND 0.116 OF AN ACRE LIES IN IRRIGATION & UTILITY EASEMENT, FOR A NET OF 3.598 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES

- THE SUBDIVISION IS ON FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN COMMUNITY PANEL No. 480334 0295 D MAP REVISED: JUNE 6, 2000
- BENCHMARK =
- COMMERCIAL MINIMUM BUILDING SETBACKS (LOT 1)
FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN-LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
MULTIFAMILY MINIMUM BUILDING SETBACKS (LOTS 2-14)
FRONT: 20 FEET EXCEPT 15 FEET FOR ENCLOSED CARPORT OR GREATER FOR EASEMENT
REAR: 10 FEET OR GREATER FOR EASEMENT
SIDE: 6 FEET OR GREATER FOR EASEMENT
CORNER: 10 FEET OR GREATER FOR EASEMENT
GARAGE: 18 FEET EXCEPT WHERE A GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
- A TOTAL OF 0.350 ACRE FEET (15,282 CUBIC FEET) OF STORM WATER RETENTION IS REQUIRED FOR THIS SUBDIVISION, FOR COMMERCIAL 0.129 ACRE FEET (5,640 CUBIC FEET) AND FOR MULTIFAMILY 0.221ACRE FEET (9,642 CUBIC FEET).
- A 6 FT WIDE MINIMUM SIDEWALK REQUIRED ON N. WARE ROAD (FM 2220) AND 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS AND OTHER STREETS AS APPLICABLE.
- ALL LOT CORNER MARKED WITH A 1/2-INCH DIAMETER ROD
- ALL UTILITIES IN THIS SUBDIVISION SHALL BE UNDERGROUND
- OWNERS/DEVELOPERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF RETENTION PONDS
- 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND OTHER STREET AS APPLICABLE, PRIOR TO FINAL.
- 6 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
- COMMON AREAS, PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNER AND NOT THE CITY OF McALLEN.
- SHOULD ANY ENTITIES HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL, OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINES THEREIN, HAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH WAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING AND PRIVATE IRRIGATION SYSTEMS, OWNER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
- ALL IRRIGATION DISTRICT EASEMENTS, IF SHOWN, ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT IT EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES, OR OTHER WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- A MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN FOR LOT 1 AND WILL BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN.
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. WARE ROAD. LOT 1 WILL NOT BE GRANTED ACCESS OFF N. WARE ROAD.
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

STATE OF TEXAS
COUNTY OF HIDALGO

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

ANCER PROPERTIES, LLC. _____ DATE _____
ANCER PROPERTIES, LLC
MARIA DALIA ANCER, ITS PRESIDENT _____ DATE _____

ANCER PROPERTIES, LLC _____ DATE _____
ANCER PROPERTIES, LLC
JORGE ABRAHAM ANCER, ITS VICE PRESIDENT _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY NOTARILY APPEARED MARIA DALIA ANCER AND JORGE ABRAHAM ANCER KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES ON _____

MEDITERRANEAN SUBDIVISION

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §42.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL SESIN, P.E., CFM _____ DATE _____
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT No.1

HIDALGO COUNTY UNITED IRRIGATION DISTRICT

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

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

_____ DATE _____
PRESIDENT _____ SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

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

HOMERO LUIS GUTIERREZ RPLS NO. 2791 _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

IDEN I. TREVINO, PE No. 92036 _____ DATE _____

CITY OF McALLEN PLANNING & ZONING

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

SHARYLAND WATER SUPPLY CORPORATION

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

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

CARLOS LIMA _____ DATE _____

CITY OF McALLEN MAYOR

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

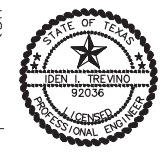
MAYOR, CITY OF McALLEN _____ DATE _____
CITY SECRETARY _____ DATE _____

PRINCIPAL CONTACTS:	ADDRESS	CITY & ZIP	PHONE
OWNER:	ANCER PROPERTIES, LLC	MISSION, TEXAS 78572	(956) 522-3299
ENGINEER:	IDEN I. TREVINO, P.E.	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR:	HOMERO LUIS GUTIERREZ, RPLS	McALLEN, TEXAS 78505	(956) 369-0988

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

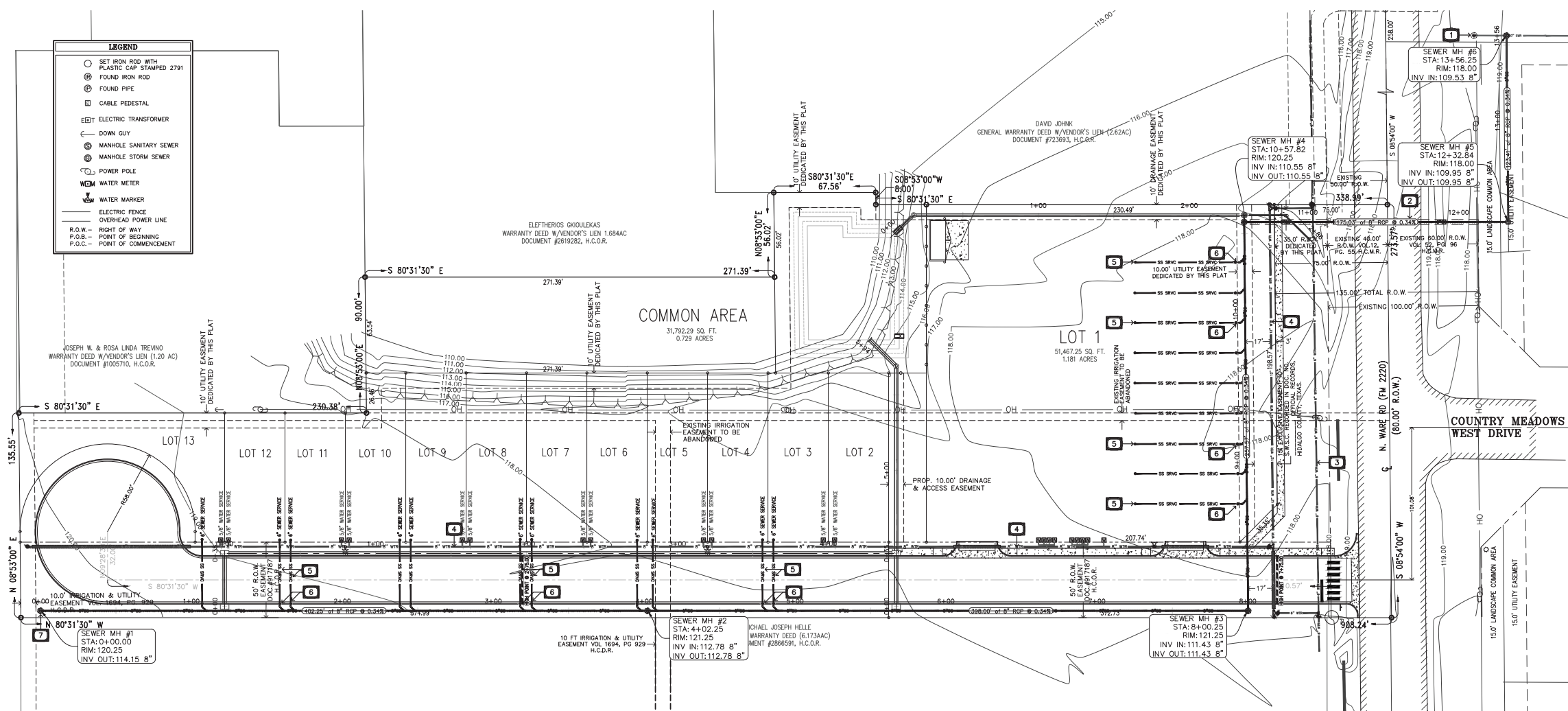
ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: _____ DEPUTY



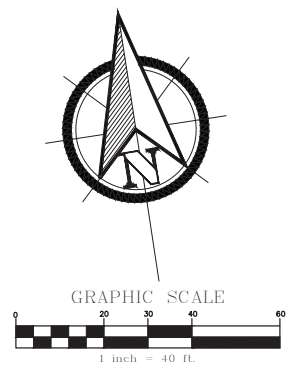
DATE OF PREPARATION: JULY 31, 2024

TREVINO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847 2211 E. Griffin Pkwy, Suite 160
Mission, Texas 78572
ident@trevinoengineering.com



LEGEND

- SET IRON ROD WITH PLASTIC CAP STAMPED 2791
- ⊙ FOUND IRON ROD
- ⊙ FOUND PIPE
- ▣ CABLE PEDESTAL
- EDT ELECTRIC TRANSFORMER
- ↓ DOWN GUY
- ⊙ MANHOLE SANITARY SEWER
- ⊙ MANHOLE STORM SEWER
- ⊙ POWER POLE
- ⊙ WATER METER
- ⊙ WATER MARKER
- ELECTRIC FENCE
- OVERHEAD POWER LINE
- R.O.W. — RIGHT OF WAY
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT

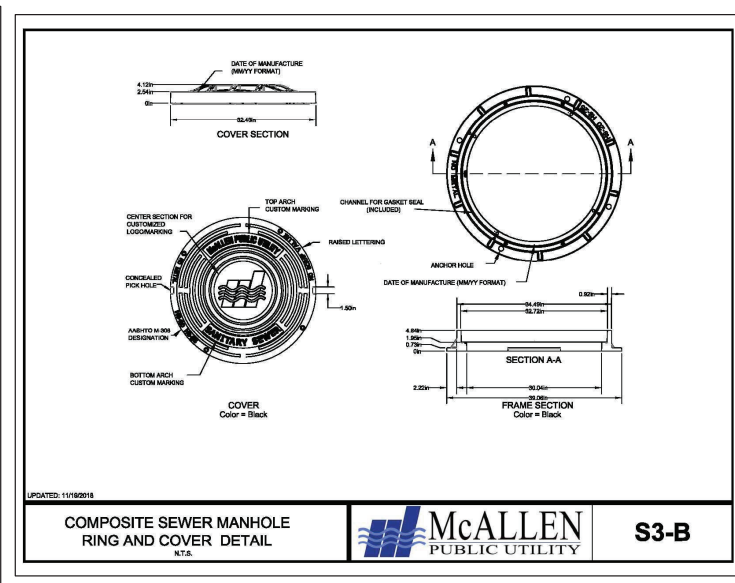
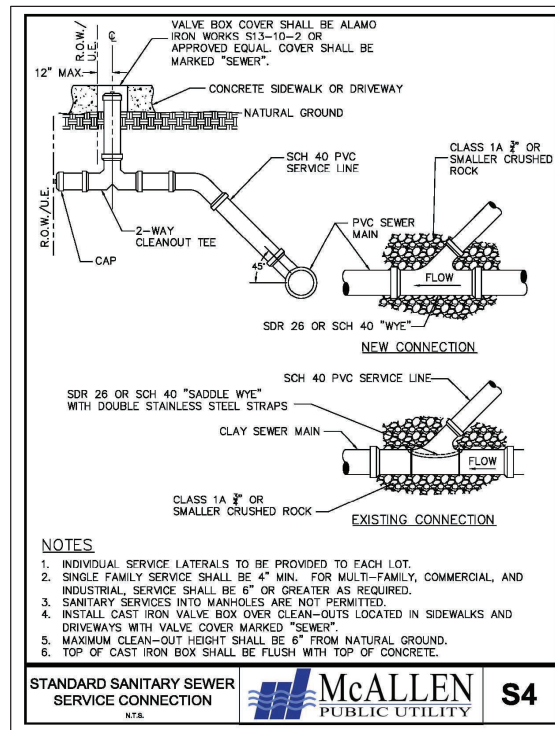
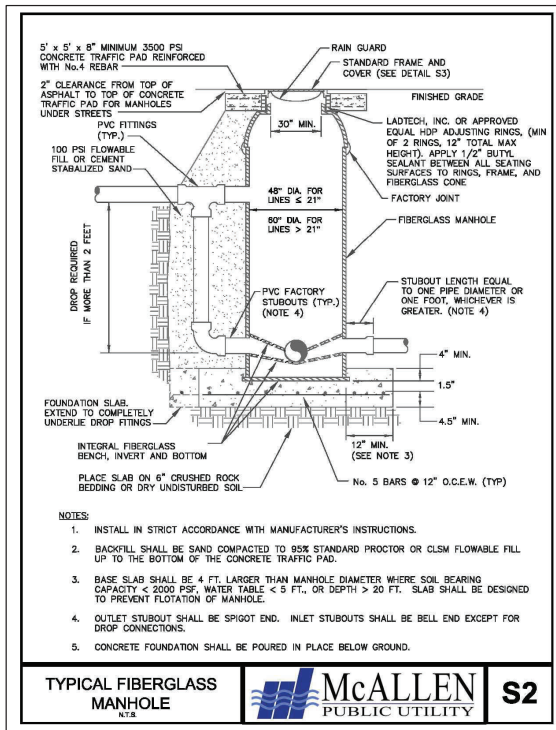


SEWER PLAN KEYNOTES

- 1 EXISTING SANITARY MANHOLE
TOP: 118.30
INVERT: 109.53
- 2 PROPOSED
16" BORE & CASING ~ 175.00 LF
- 3 EXISTING 6" WATER LINE.
- 4 PROPOSED WATER LINE. (SEE SHEET C3.0 WATER LAYOUT)
- 5 PROPOSED 6" SINGLE SEWER SERVICE TYPICAL (LONG)
- 6 PROPOSED 6" CLEAN OUT TYPICAL.
- 7 INSTALL PROPOSED MANHOLE OUTSIDE EXISTING 10' IRRIGATION EASEMENT.

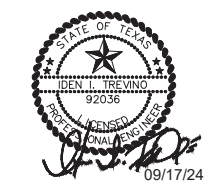
CONTRACTOR NOTE:

- 1. ALL SANITARY SEWER SERVICES TO BE EXTENDED AT LEAST 5 FT. PAST THE PROPERTY LINE TO HAVE MINIMUM 8 FT. SEPARATION FROM WATER MAIN.
- 2. SANITARY SEWER TO BE ENCASED IF CROSSING ABOVE THE WATERLINE OR LESS THAN 2 FT. CLEARANCE BELOW THE WATERLINE.



PRINCIPAL CONTACTS:

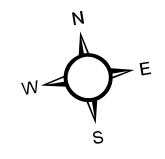
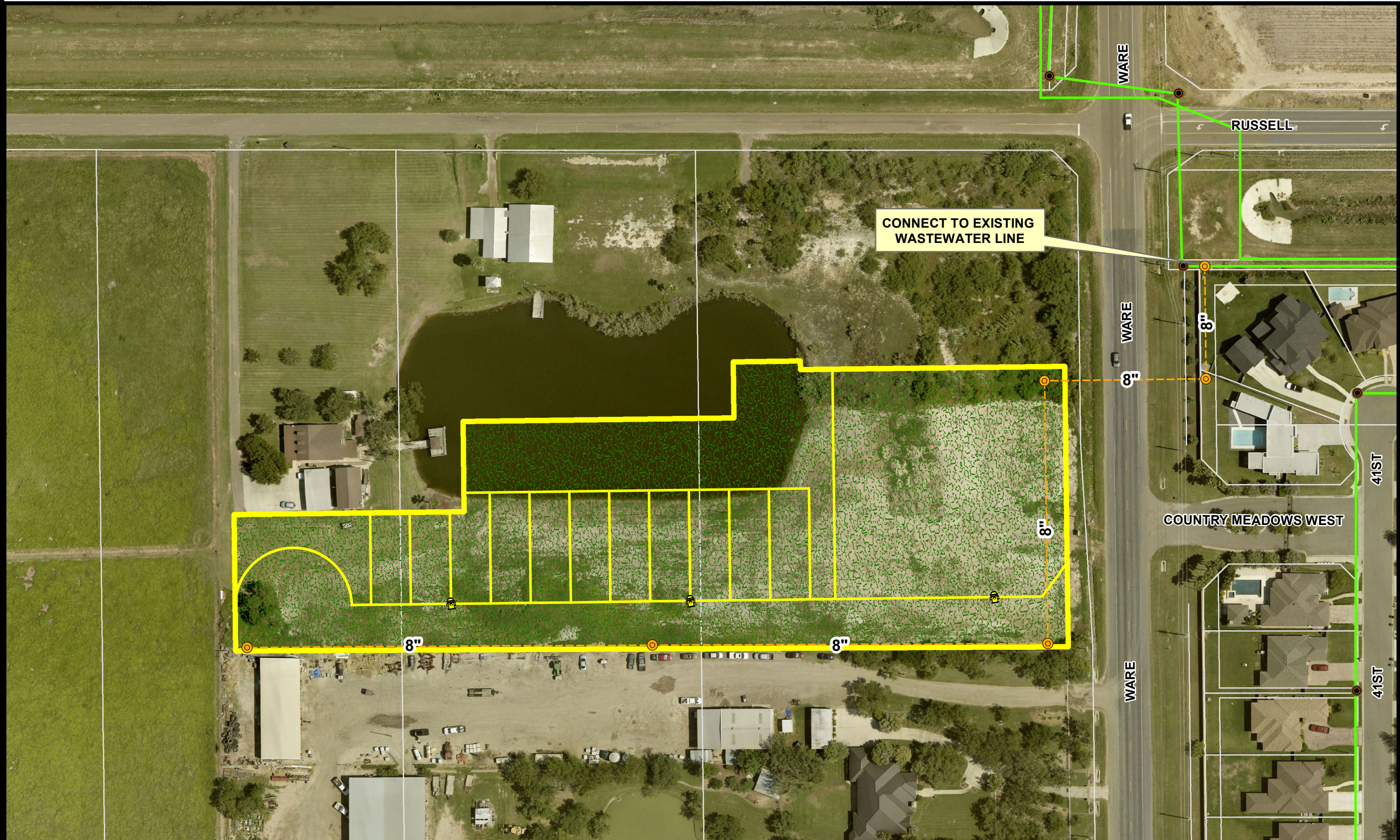
OWNER:	ADDRESS	CITY & ZIP	PHONE
ANCER PROPERTIES, LLC	P.O. BOX 1198	MISSION, TEXAS 78572	(956) 522-3299
ENGINEER: IDEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY, SUITE 160	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR: HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988











C2.0 PLAT - SEWER LAYOUT OVERALL & DETAILS

TREVIÑO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847 2211 E. GRIFFIN PKWY. SUITE 160
Mission, Texas 78502
ident@trevinoengineering.com

MEDITERRANEAN



1 inch = 95 feet

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



	AGENDA ITEM	<u>2.c.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	10/23/2024
	MEETING DATE	10/29/2024

1. Agenda Item: Approval of Georgia Subdivision (1-lot, Residential)
2. Party Making Request:
Erika Gomez, Developmental Activities
3. Nature of Request: Request of MPUB Approval from the developer of the proposed subdivision
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: Sewerline Reimbursement to MPU for the West Central Sewer Project in the amount of \$1,359.42, and a Waterline Reimbursement to MPU for the Ware Rd Relocation Project in the amount of \$2,554.20
6. Routing:
Erika Gomez Created/Initiated - 10/23/2024
7. Staff's Recommendation: Approval of subdivision as conditions set forth.
8. City Attorney: Approved. AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved- MSC

Memo

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

FROM: Erika Gomez, P.E., Utility Engineer

DATE: October 21, 2024

SUBJECT: **Georgia Estate Subdivision; Consideration and Approval**

This property is located on 34th Street and Whitewing Dr. It is located within the McAllen City Limits and within MPU's Water and Wastewater CCN. The tract consists of 2 acres and is being proposed as R-1, single family home.

The subdivision application was originally filed with the City on September 9, 2024 and received preliminary P&Z approval on October 8, 2024. The information required from the developer's engineer for this agenda was received on October 21, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to connect to existing 8-inch waterline along Camelia Ave. and extend an 8-inch and through the proposed development. The applicant is proposing an individual water service and a fire hydrant for fire protection.
2. **Wastewater Service:** The applicant is proposing to connect to existing 8-inch sewer line running along the north boundary of the proposed development. Applicant is proposing to install a single sewer service to serve this property.
3. Developer has submitted a Reimbursement Waiver
4. The property does fall within the Ware Rd Waterline relocation and the west central sewer improvement reimbursement service areas.

Staff recommends MPUB approval of the subdivision application as proposed subject to the following: 1.) Dedication of a utility easement, possibly along the perimeter of the property, and where the main utility lines will be installed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Payment of a Water Reimbursement to MPU for the Ware Rd Relocation Project in the amount of \$2,554.20; 4.) Payment of a Sewer Reimbursement West Central Sewer Project in the amount of \$1,359.42.

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



September 26, 2024

McAllen Public Utility
1300 West Houston Ave.
McAllen, Texas 78501

Attn: Mr. Carlos Gonzalez, P.E.

Re: Georgia Estate Subdivision, McAllen, Texas – PUB Narrative

Dear Mr. Gonzalez,

The Georgia Estate Subdivision is a one (1) Lot Single Family Residential Subdivision (2.00 ac gr, 1.65 ac net) being the East 2.0 Acres of the South 5.0 Acres of Lot 129 La Lomita Irrigation and Construction Company's Subdivision, Hidalgo County Texas as recorded in Volume 24, Page 67, Deed Records of Hidalgo County, Texas. The tract of land is located within the McAllen City Limits, approximately ¼ Mile south of Daffodil Avenue, adjacent to the southwest corner of Rosa Linda Subdivision. (refer to attached map). All proposed utility improvements lie within the City of McAllen CCN.

Public water will be supplied through a proposed 8-inch C900 DR 18 waterline which will be extended approximately 620 linear feet, connecting from an existing 8-inch waterline at Sun Gate Subdivision and extending south through the frontage of the proposed Georgia Estate Subdivision. The developer will seek equitable reimbursement from future development from the south for the extension of this waterline. One - 1 inch water service and meter will be proposed for domestic and irrigation service for this subdivision.

Sanitary sewer will be served onsite with a proposed 4-inch PVC SDR 26 sewer service connection, connected from an existing 8-inch pvc sewer line within an existing 10 easement, along the south property line of Rosa Linda Subdivision.

One (1) Fire Hydrant is proposed to be installed at the southeast corner of the proposed subdivision, as approved as approved by the McAllen Fire Department.

Please do not hesitate to contact me should you require additional information or have any questions.

Respectfully,


Rene Barrera, P.E.

9/26/24

Ty Firm No: 6435



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 Pedro J Eufracio hereinafter called the DEVELOPER.

(Developer)

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

N Ware Rd and Whitewing Ave

And proposes to construct Utility Improvements as shown on a plan

(Location)

designed by BIG Engineering dated 10/10/24, hereinafter called the

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

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

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

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

BY: _____

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

ATTEST:

Board Secretary

DEVELOPER

BY:
NAME &
ADDRESS:



PEDRO J. EUFRACIO
1200 S. 15th ST
MCALLEN, TX
78501

**SUBDIVISION REIMBURSEMENT WORKSHEET
GEROGIA ESTATE SUBDIVISION**

WATERLINE REIMB. CALCULATIONS			
WATER:	MPU: WARE RD. WATERLINE RELOCATION		
COST:	\$1,161.00 x	2 AC	\$2,322.00
10% ADMIN FEE	<10 YEARS		232.20
WATERLINE REIMBURSEMENT			\$2,554.20

SEWER LINE REIMB. CALCULATIONS			
SEWER:	MPU: WEST CENTRAL SEWER IMP.		
COST:	\$617.92 x	2 AC	\$1,235.84
10% ADMIN FEE	<10 YEARS		123.58
SEWER LINE REIMBURSEMENT			\$1,359.42

TOTAL REIMBURSEMENT DUE **\$3,913.62**

Prepared By: RB Date: 10/17/24 Reviewed By: _____

Escrows will be adjusted upon execution of Final Reimbursement Certificate

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

Signature: 

Print: PENRO J. EVERACIO

PLAT OF GEORGIA ESTATE SUBDIVISION

McALLEN, TEXAS

BEING THE EAST 2.0 ACRES OF THE SOUTH 5.0 ACRES OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, OUT OF PORCIONES 61, 62 AND 63, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE GEORGIA ESTATE SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO SAID CITY, AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

GIARA HOMES, LLC DATE
BY: PEDRO J. EUFRACIO, PRESIDENT
1200 SOUTH 15TH STREET
McALLEN, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PEDRO J. EUFRACIO, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE 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 _____, 20____.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION DATE: _____

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN DATE

STATE OF TEXAS
CITY OF McALLEN

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

MAYOR DATE
CITY OF McALLEN

STATE OF TEXAS
COUNTY OF HIDALGO

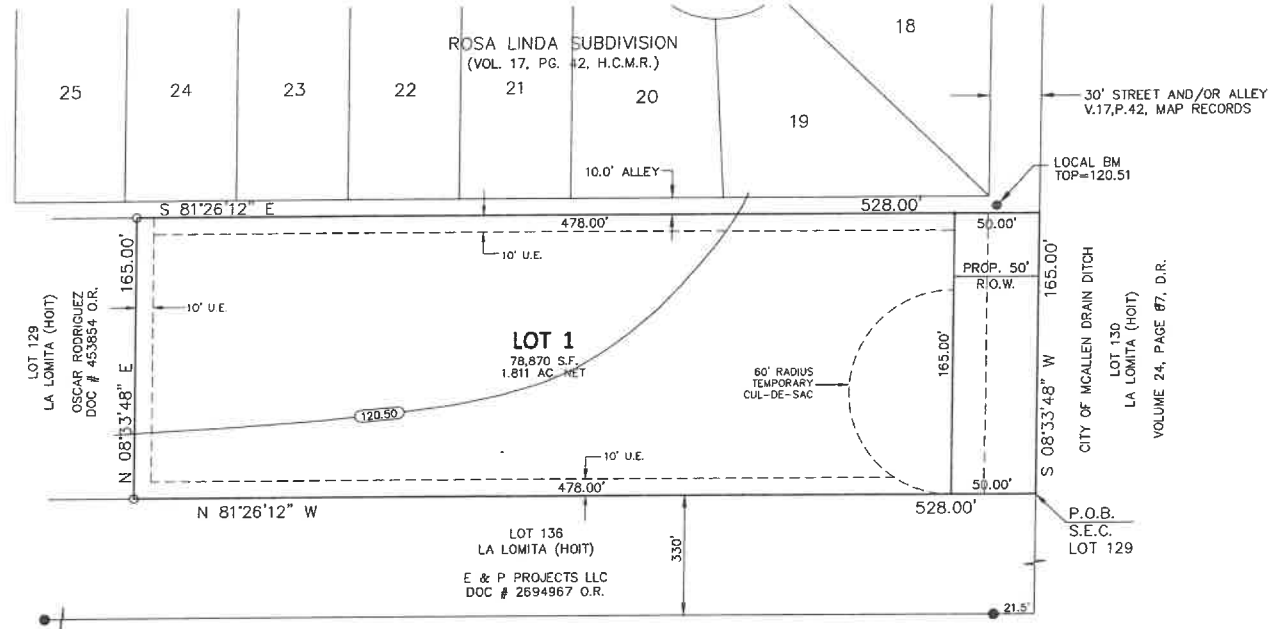
I, JOSE MARIO GONZALEZ, R.P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

JOSE MARIO GONZALEZ, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #5571
24593 FM 88
MONTE ALTO, TX 78538
TBPLS FIRM # 10013900

STATE OF TEXAS
COUNTY OF HIDALGO

I, RENE BARRERA, P.E., A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER TX 86862, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

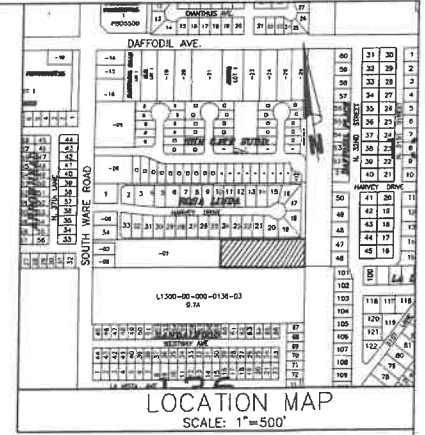
 For Review Only
10-10-24
RENE BARRERA, P.E.
LICENSED PROFESSIONAL ENGINEER No. 86862



LEGEND

- - SET 1/2 INCH IRON ROD W/ A RED CAP STAMPED "TRIO DELTA SURVEYING"
- - FD. 1/2 INCH IRON ROD
- - - - FENCE
- - POWER POLE
- - UTILITY BOX
- ⊙ - UTILITY MANHOLE

SCALE: 1" = 50'
BASIS OF BEARING:
TEXAS STATE PLANE
COORDINATE SYSTEM
NAD 1983 SOUTH ZONE



GEORGIA ESTATE SUBDIVISION IS LOCATED WITHIN CITY LIMITS OF McALLEN, TEXAS, IN CENTRAL HIDALGO COUNTY AND IS APPROXIMATELY 1/4 MILE EAST OF SOUTH WARE ROAD AND 1/4 MILE SOUTH OF DAFFODIL AVE.
DATE OF PREPARATION: 10-10-24
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No: 6435

METES AND BOUNDS DESCRIPTION

BEING THE EAST 2.0 ACRES OF THE SOUTH 5.0 ACRES OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, OUT OF PORCIONES 61, 62 AND 63, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, DEED RECORDS, HIDALGO COUNTY, TEXAS. SAID 2.0 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 129, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH 81°26'12" WEST, ALONG THE SOUTH LINE OF SAID LOT 129, AT 30.00 FEET PASS A SET HALF INCH IRON ROD, A TOTAL DISTANCE OF 528.00 FEET TO A SET HALF INCH IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE, NORTH 08°33'48" EAST, A DISTANCE OF 165.00 FEET TO A HALF INCH IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;
- THENCE, SOUTH 81°26'12" EAST, AT 498.00 FEET PASS A SET HALF INCH IRON ROD, A TOTAL DISTANCE OF 528.00 FEET TO THE NORTHEAST CORNER OF THIS TRACT OF LAND;
- THENCE, SOUTH 08°33'48" WEST, ALONG THE EAST LINE OF SAID LOT 129, A DISTANCE OF 165.00 FEET TO THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE PLACE OF BEGINNING, CONTAINING 2.0 ACRES OF LAND MORE OR LESS.

GENERAL PLAT NOTES:

1. NO STRUCTURES PERMITTED OVER ANY EASEMENTS.
2. SETBACK AS FOLLOWS:
FRONT 10 FEET
REAR 10 FEET OR GREATER FOR EASEMENT
COMMON SIDE ... AS PER ZONING ORDINANCE OR GREATER FOR EASEMENT
GARAGE 18 FEET EXCEPT WHERE GREATER SETBACK APPLIES, GREATER SETBACK REQUIRED
3. THIS PROPERTY IS LOCATED IN ZONE "B" ON A FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NO. 480343 0005 C; REVISED NOVEMBER 2, 1982.
4. THE DEVELOPER SHALL PROVIDE AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. DRAINAGE DETENTION REQUIRED OF ____ ACRE FEET OR ____ CUBIC FEET FOR THIS SUBDIVISION
6. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT MID POINT OF EACH LOT
7. LOCAL BENCHMARK: TOP OF MANHOLE LOCATED NEAR THE NORTHEAST CORNER OF THIS SUBDIVISION, ELEV. = 120.51
CITY OF McALLEN BENCH MARK NUMBER MC-64, ELEV. = 120.38 (NAVD 88)
30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WARE RD AND DAFFODIL ST.
8. A 1/2" DIAMETER IRON ROD SHALL BE SET ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED ON THIS PLAT.
9. COMMON AREAS, PRIVATE STREETS, ALLEYS, DETENTION AREAS AND SIDEWALKS TO BE MAINTAINED BY LOT OWNERS AND/OR HOMEOWNERS ASSOCIATION, NOT THE CITY OF McALLEN.
10. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
11. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL ZONES/USES.

LIENHOLDER'S ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE GEORGIA ESTATE SUBDIVISION OF THE CITY OF McALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER:
BANK OF ____

BY: _____, SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS
EXPIRATION 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 TEXAS WATER CODE 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT, NO. 1

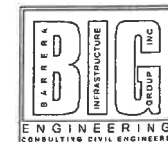
RAUL E. SESIN, P.E., C.F.M. DATE
GENERAL MANAGER



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

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

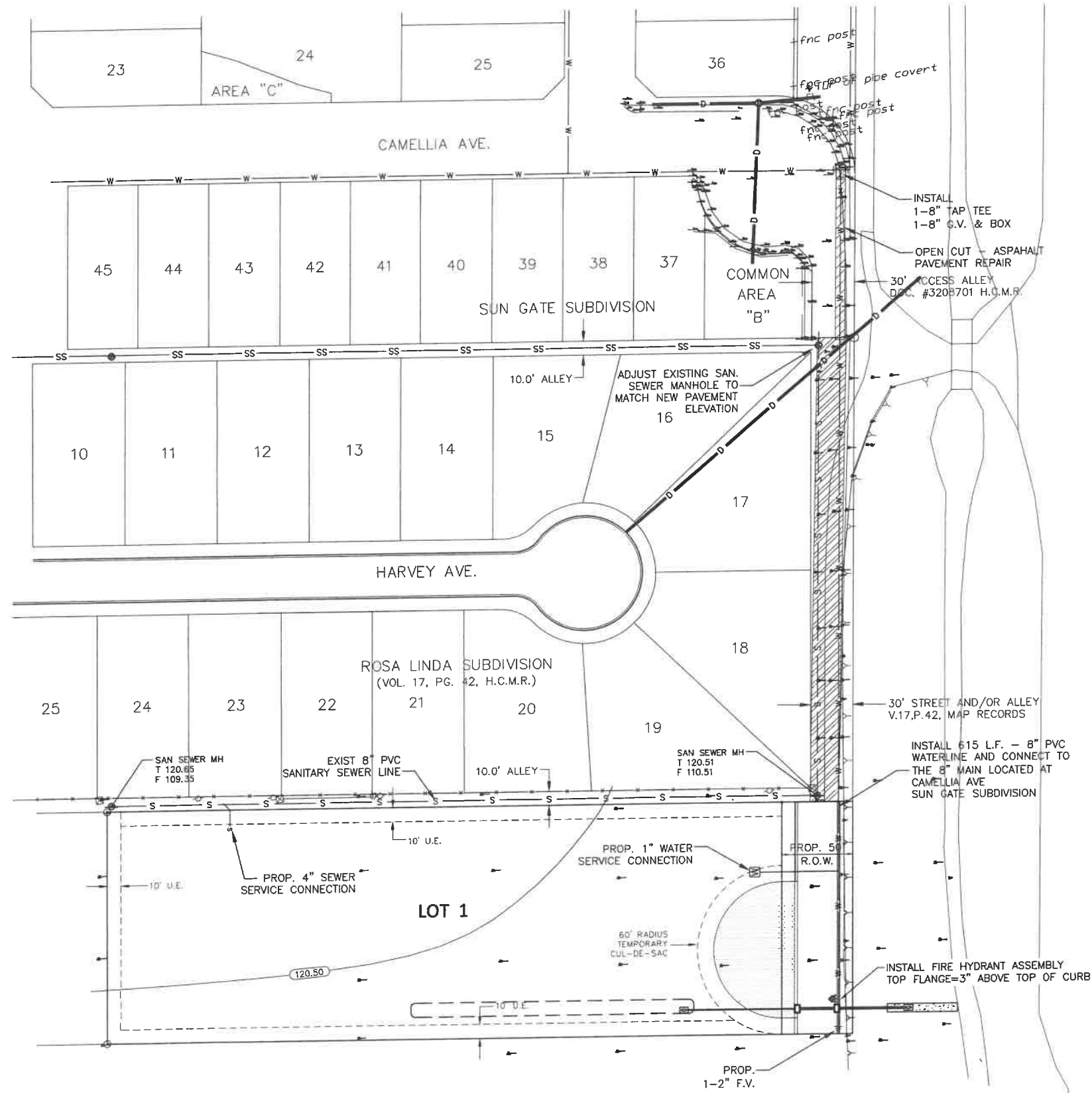
BY: _____ DEPUTY



3325 W. FREDDY GONZALEZ
McALLEN, TX 78504
956-687-3355, FAX: 956-992-8801

PRINCIPAL CONTACTS:		FIRM REG. NO. 6435	
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: GIARA HOMES, LLC	1200 SOUTH 15TH STREET	McALLEN, TX 78501	
ENGINEER: RENE BARRERA, P.E.	3325 W. FREDDY GOZALEZ	EDINBURG, TX 78539	956-687-3355
SURVEYOR: MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TX 78538	956-380-5154

D:\1-Proj\GA\GEORGIA EST. SD\GEORGIA ESTATE 10-8-24.dwg



3525 W. FREDDY GONZALEZ,
SUTIE B2
McALLEN, TEXAS 78504
T: 956.687.3355
F: 956.992.8801
FIRM NO. 6435

UTILITY SYSTEM LAYOUT

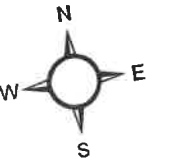
GEORGIA ESTATE
McALLEN, TEXAS



R.B. 10-10-24
Rene Barrera
Licensed Professional
Engineer # 86862

Date:	
Scale:	1"=40'
Designed By:	R.B.
Drawn By:	E.S.
Checked By:	R.B.
Project No.:	

GEORGIA ESTATES



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



Legend

- Lift Station
- Prop Hydrants
- Prop Manholes
- Prop SewerLines
- Prop Waterlines
- Hydrant
- Water Valve
- Reclaimed Water

Water Lines

- Potable
- Raw Water, Active
- Reclaimed Water

Manholes

- Manholes

Sewer Lines

- Force Main
- Gravity



	AGENDA ITEM	<u>3.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	10/23/2024
	MEETING DATE	10/29/2024

1. Agenda Item: Discussion and Possible Approval of the participation request from the developer of the Nemont Estates II Subdivision.
2. Party Making Request: Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board participation from the developer of the Nemont Estates II Subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: N/A.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 10/23/2024
7. Staff's Recommendation: Staff recommends approval.
8. City Attorney: Approved. AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved- MSC

Memo

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

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

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

DATE: October 21, 2024

SUBJECT: Nemont Estates II Subdivision; Consideration & Approval of the requested revised MPU Participation

The subdivision originally received MPU Board participation back on November 28, 2023. The participation amount was for 20% of the public improvements. This was due to the funding available for the 23-24 fiscal year. The property is located on the north side of Mile 6, between Stewart Road and Glasscock Road, approximately 950 feet west of Glasscock Road. It is located within the McAllen City Limits and is being proposed as R-1 residential. The tract consists of 10 acres and will be 34 lots for single family homes.

The public improvements include an 8-inch wastewater line that runs 3,810 feet which has been fully installed.

The developer is requesting that the participation amount be revised from the approved 20% (\$58,307.32) to the max 30% participation which would total to \$87,460.98.

Below is a breakdown of possible participation:

	Amount
Off-Site Improvements	\$291,536.60
Possible 20% Participation	\$58,307.32
Possible 25% Participation	\$72,884.15
Possible 10% Participation	\$87,460.98

The current fiscal year 24-25 budget for wastewater participation has a balance of \$250,000.

Staff recommends approval of the request for participation.

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

BARRERA INFRASTRUCTURE GROUP, INC.

FINAL COST BREAKDOWN

Project: NEMONT ESTATES II - Off-site Water & Sanitary Sewer Improvements
By: Rene Barrera, P.E.
Date: September 13, 2024

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTALS
I. OFF-SITE PUBLIC SANITARY SEWER					
1	GENERAL TRAFFIC CONTROL	LS	1	\$7,000.00	\$7,000.00
2	TRENCH SHORING / ROAD PLATE	LS	1	\$5,500.00	\$5,500.00
3	8" PVC SDR 26 SANITARY SEWER GRAVITY LINE	LF	3,810	\$40.00	\$152,400.00
4	BACKFILL COMPACTION - SEWER & MANHOLES	LF	3,810	\$4.86	\$18,516.60
5	FIBERGLASS MANHOLE	EA	8	\$7,100.00	\$56,800.00
6	GRAVEL BEDDING	TON	28	\$440.00	\$12,320.00
8	12" BORE & STEEL CASING AT CROSSINGS	LF	145	\$200.00	\$29,000.00
9	DRIVEWAY REPAIR / FENCE REPAIR / MAIL BOX	LS	1	\$10,000.00	\$10,000.00
					\$291,536.60
II. INDIRECT COSTS					
10	ENGINEERING	LS	1	\$15,000.00	\$15,000.00
11	TOPOGRAPHY & STAKING	LS	1	\$8,000.00	\$8,000.00
12	PERMIT FEES	LS	1	\$500.00	\$22,974.00
					\$45,974.00
III. OFF-SITE INDIRECT WATERLINE (INCURRED COST)					
13	Drive way repair / Fence Repair	EA	1	\$3,500.00	\$3,500.00
14	12" C900 DR18 PVC PIPE BLUE	LF	1078	\$80.00	\$86,240.00
15	12" FLG TEE	EA	1	\$2,500.00	\$2,500.00
16	12" MXF GATE VLV	EA	3	\$7,400.00	\$22,200.00
17	12" MJ 45	EA	8	\$2,500.00	\$20,000.00
18	18" Sewer Casing	LF	60	\$120.00	\$7,200.00
19	1" Single Service Line Connection (Long)	EA	13	\$2,000.00	\$26,000.00
20	12" MJ LONG SLEEVE	EA	2	\$1,000.00	\$2,000.00
21	Sand Bed	Ton	154	\$115.00	\$17,710.00
22	Survey	EA	1	\$3,000.00	\$3,000.00
23	Caliche Driveway Restoration	Yards	16	\$90.00	\$1,440.00
24	60-90 HP BACKHOE LOADER	Month	3	\$2,400.00	\$7,200.00
25	29,000-38,000 LB. EXCAVATOR	Month	3	\$5,000.00	\$15,000.00
26	Equipment Fees	Month	3	\$1,698.17	\$5,094.50
					\$219,084.50
OFF-SITE SANITARY SEWER TOTAL					\$556,595.10
TOTAL COST PER LINEAR FOOT					\$146.09

MPU
~~20%~~
~~58,307.52~~
~~30%~~
~~\$87,460.98~~

~~\$498,287.78 / 92.4 acres~~

~~\$5,392.72 per acre~~

\$556,595.10
~~-\$87,460.98~~
\$469,134.12

\$469,134.12 / 92.4 acres

DEV. \$5,077.21 per acre

~~\$87,460.98 / 92.4 acre = \$946.55 per acre.~~
 MPU



R. Barrera 9/13/24

\$556,595.10
~~\$58,307.52~~
~~\$498,287.78~~

Nemont Estates II LP

4405 S Shary Rd, Apt 523
Mission, Tx, 78572
956-258-4656

City of McAllen

Utility engineering

311 N. 15th Street
McAllen, Texas 78501

To whom it may concern,

I hope this letter finds you well. On behalf of Nemont Estates II LP, I would like to express our gratitude for the City of McAllen's support in the recently completed Mile 6 Sewer Line Project. The successful completion of this project marks a significant milestone for our community, and we truly appreciate the city's participation in making it happen.

As you may be aware, the city has been previously committed to 20% of the overall project costs. Given the scale and the long-term benefits of the infrastructure, we kindly request the City of McAllen to consider increasing its participation in the project costs from 20% to 30%.

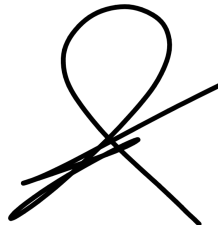
We respectfully request an additional 10% participation, amounting to \$29,150. This would bring the total participation to 30%, or \$87,457.

This adjustment would not only reflect the city's commitment to supporting infrastructure projects that enhance public services but also help to further distribute the financial burden of this important development, especially considering the growth this infrastructure is expected to support.

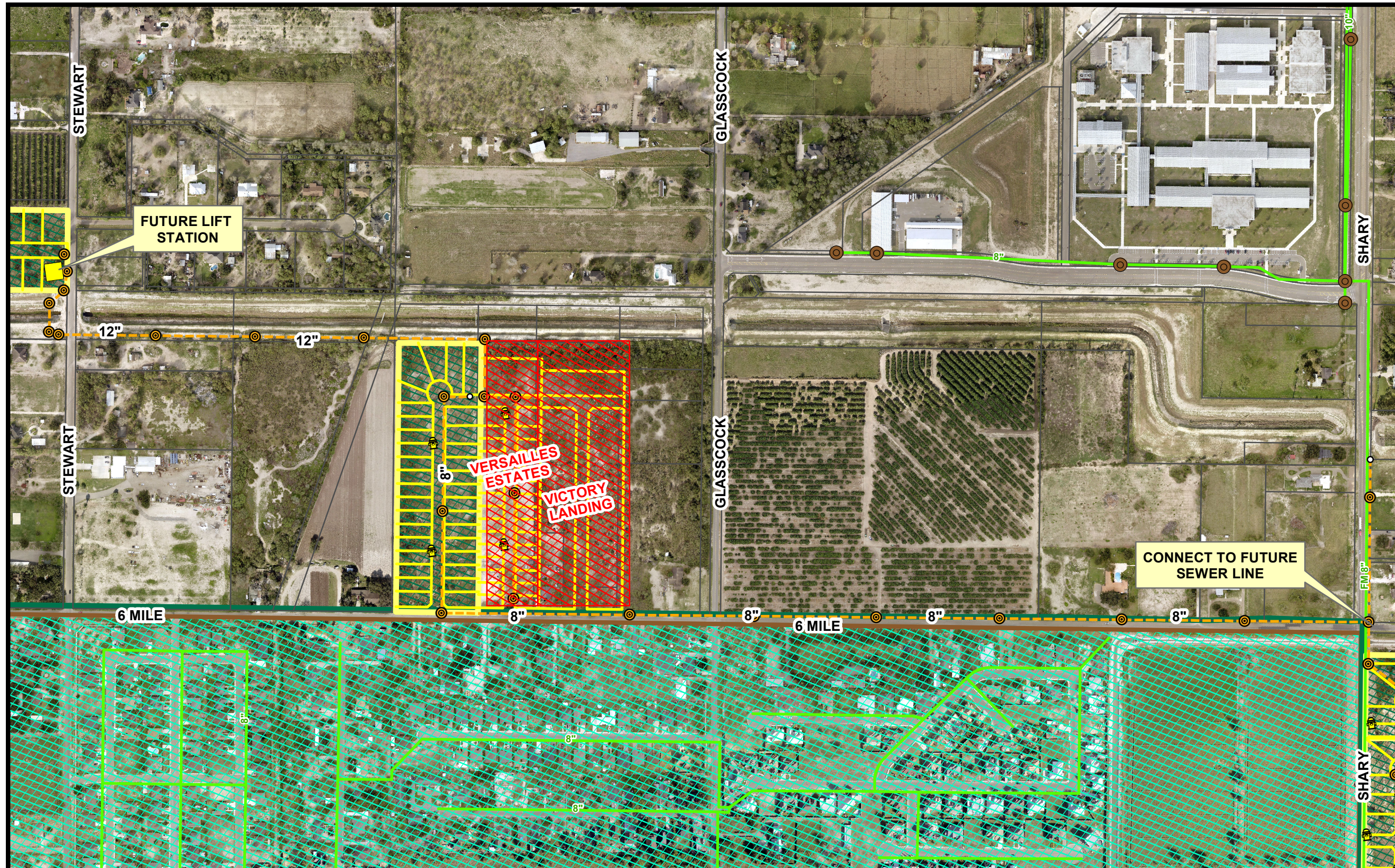
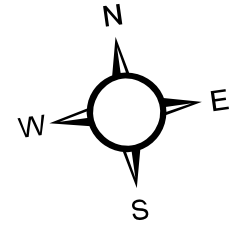
We are confident that this increased participation will benefit both the city and the broader community that relies on the enhanced sewer services.

Sincerely,

Raymundo Platas
General Manager, Nemont Estates II LP

A handwritten signature in black ink, consisting of a large loop at the top and several intersecting lines below it.

NEMONT II



Legend

- Proposed Clean-Out
- 🚒 Proposed Fire Hydrant
- Existing Manhole
- Proposed Lift-Stations
- ⊙ Proposed Manholes
- Proposed Water Line
- Proposed Sewer Line
- 🚒 Existing Fire Hydrants
- ▨ Proposed Area
- Existing Sewer-Line
- Existing Waterline
- ▭ Sewer CCN
- ▨ City of Alton

Memo

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

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

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

DATE: October 21, 2024

SUBJECT: Request of the Developers Final Reimbursement Certificate for Nemont Estates II Subdivision

The developer of the Nemont Estates II Subdivision is requesting the Final Reimbursement Certificate for the proposed wastewater improvements being done for the subdivision. The subdivision received approval from the MPU Board on December 13, 2022. It is located on the north side of 6 Mile Road and approximately 950 feet west of Glasscock Road. The property is a 10-acre tract and is zoned R-1 for single family homes.

The subject wastewater improvements consisted of extending an 8-inch wastewater line 3,810 LF with a good portion being off-site.

The developer has proposed to establish the final reimbursement service area totaling 92.4 acres, which includes the neighboring properties to the east.

The total cost for the wastewater improvements/indirect costs is \$469,134.12.

	Acres to Serve	Cost	Cost per acre
Developers Wastewater Reimbursement	92.4	\$469,134.12	\$5,077.21

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

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

BARRERA INFRASTRUCTURE GROUP, INC.

FINAL COST BREAKDOWN

Project: NEMONT ESTATES II - Off-site Water & Sanitary Sewer Improvements
By: Rene Barrera, P.E.
Date: September 13, 2024

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTALS
I. OFF-SITE PUBLIC SANITARY SEWER					
1	GENERAL TRAFFIC CONTROL	LS	1	\$7,000.00	\$7,000.00
2	TRENCH SHORING / ROAD PLATE	LS	1	\$5,500.00	\$5,500.00
3	8" PVC SDR 26 SANITARY SEWER GRAVITY LINE	LF	3,810	\$40.00	\$152,400.00
4	BACKFILL COMPACTION - SEWER & MANHOLES	LF	3,810	\$4.86	\$18,516.60
5	FIBERGLASS MANHOLE	EA	8	\$7,100.00	\$56,800.00
6	GRAVEL BEDDING	TON	28	\$440.00	\$12,320.00
8	12" BORE & STEEL CASING AT CROSSINGS	LF	145	\$200.00	\$29,000.00
9	DRIVEWAY REPAIR / FENCE REPAIR / MAIL BOX	LS	1	\$10,000.00	\$10,000.00
					\$291,536.60
II. INDIRECT COSTS					
10	ENGINEERING	LS	1	\$15,000.00	\$15,000.00
11	TOPOGRAPHY & STAKING	LS	1	\$8,000.00	\$8,000.00
12	PERMIT FEES	LS	1	\$500.00	\$22,974.00
					\$45,974.00
III. OFF-SITE INDIRECT WATERLINE (INCURRED COST)					
13	Drive way repair / Fence Repair	EA	1	\$3,500.00	\$3,500.00
14	12" C900 DR18 PVC PIPE BLUE	LF	1078	\$80.00	\$86,240.00
15	12" FLG TEE	EA	1	\$2,500.00	\$2,500.00
16	12" MXF GATE VLV	EA	3	\$7,400.00	\$22,200.00
17	12" MJ 45	EA	8	\$2,500.00	\$20,000.00
18	18" Sewer Casing	LF	60	\$120.00	\$7,200.00
19	1" Single Service Line Connection (Long)	EA	13	\$2,000.00	\$26,000.00
20	12" MJ LONG SLEEVE	EA	2	\$1,000.00	\$2,000.00
21	Sand Bed	Ton	154	\$115.00	\$17,710.00
22	Survey	EA	1	\$3,000.00	\$3,000.00
23	Caliche Driveway Restoration	Yards	16	\$90.00	\$1,440.00
24	60-90 HP BACKHOE LOADER	Month	3	\$2,400.00	\$7,200.00
25	29,000-38,000 LB. EXCAVATOR	Month	3	\$5,000.00	\$15,000.00
26	Equipment Fees	Month	3	\$1,698.17	\$5,094.50
					\$219,084.50
OFF-SITE SANITARY SEWER TOTAL					\$556,595.10
TOTAL COST PER LINEAR FOOT					\$146.09

MPU
~~20%~~
~~58,307.52~~
 30%
~~\$87,460.98~~

~~\$498,287.78 / 92.4 acres~~

~~\$5,392.72 per acre~~

\$556,595.10
~~-\$87,460.98~~
\$469,134.12

\$469,134.12 / 92.4 acres

DEV. \$5,077.21 per acre

~~\$87,460.98 / 92.4 acre = \$946.55 per acre.~~
 MPU



R. Barrera 9/13/24

\$556,595.10
~~\$58,307.52~~
~~\$498,287.78~~

NEMONT PHASE II SERVICE AREA AND REIMBURSEMENT MAP

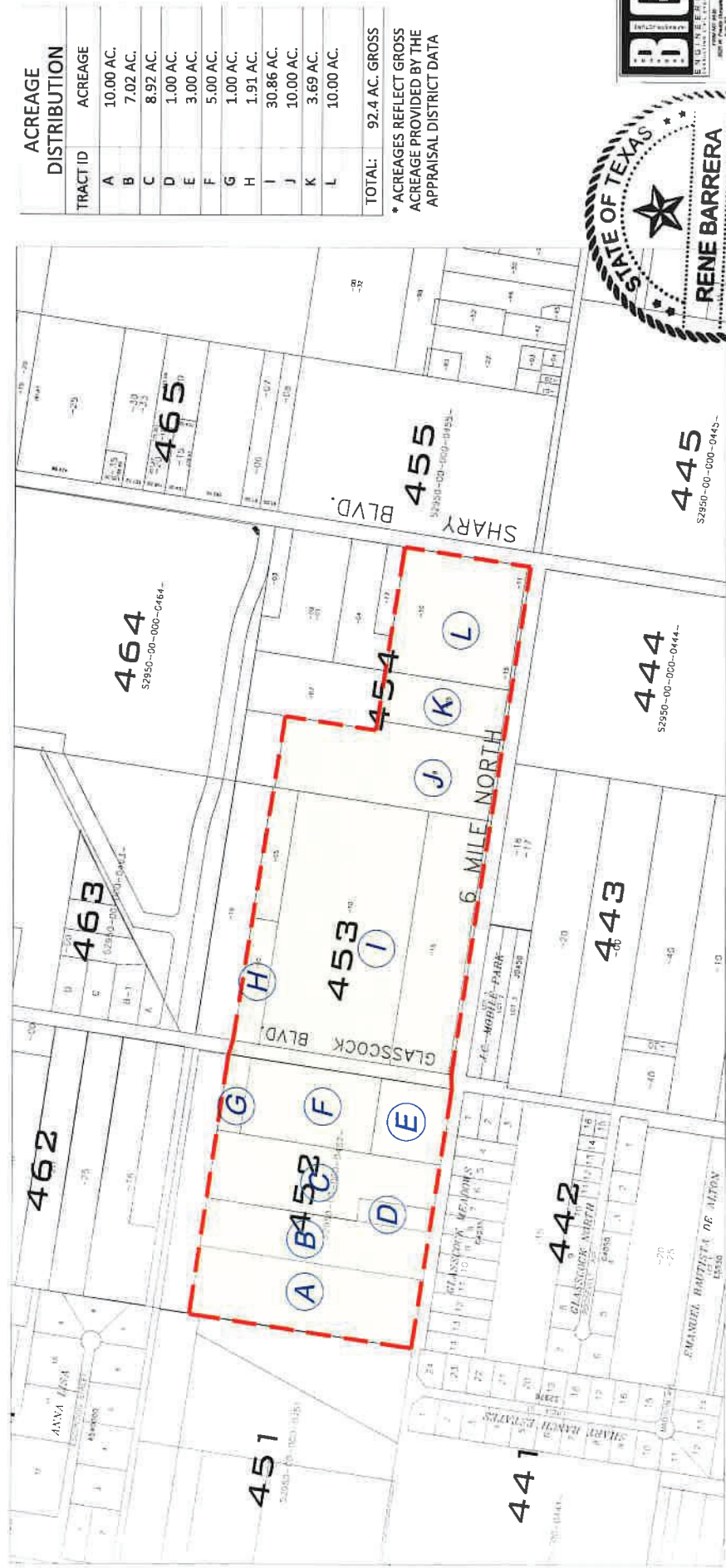


SCALE: 1" = 500'

LEGEND:



- SEWER REIMBURSEMENT AREA (±90 AC.)



ACREAGE DISTRIBUTION	
TRACT ID	ACREAGE
A	10.00 AC.
B	7.02 AC.
C	8.92 AC.
D	1.00 AC.
E	3.00 AC.
F	5.00 AC.
G	1.00 AC.
H	1.91 AC.
I	30.86 AC.
J	10.00 AC.
K	3.69 AC.
L	10.00 AC.
TOTAL:	92.4 AC. GROSS

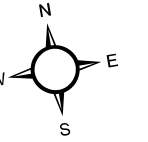
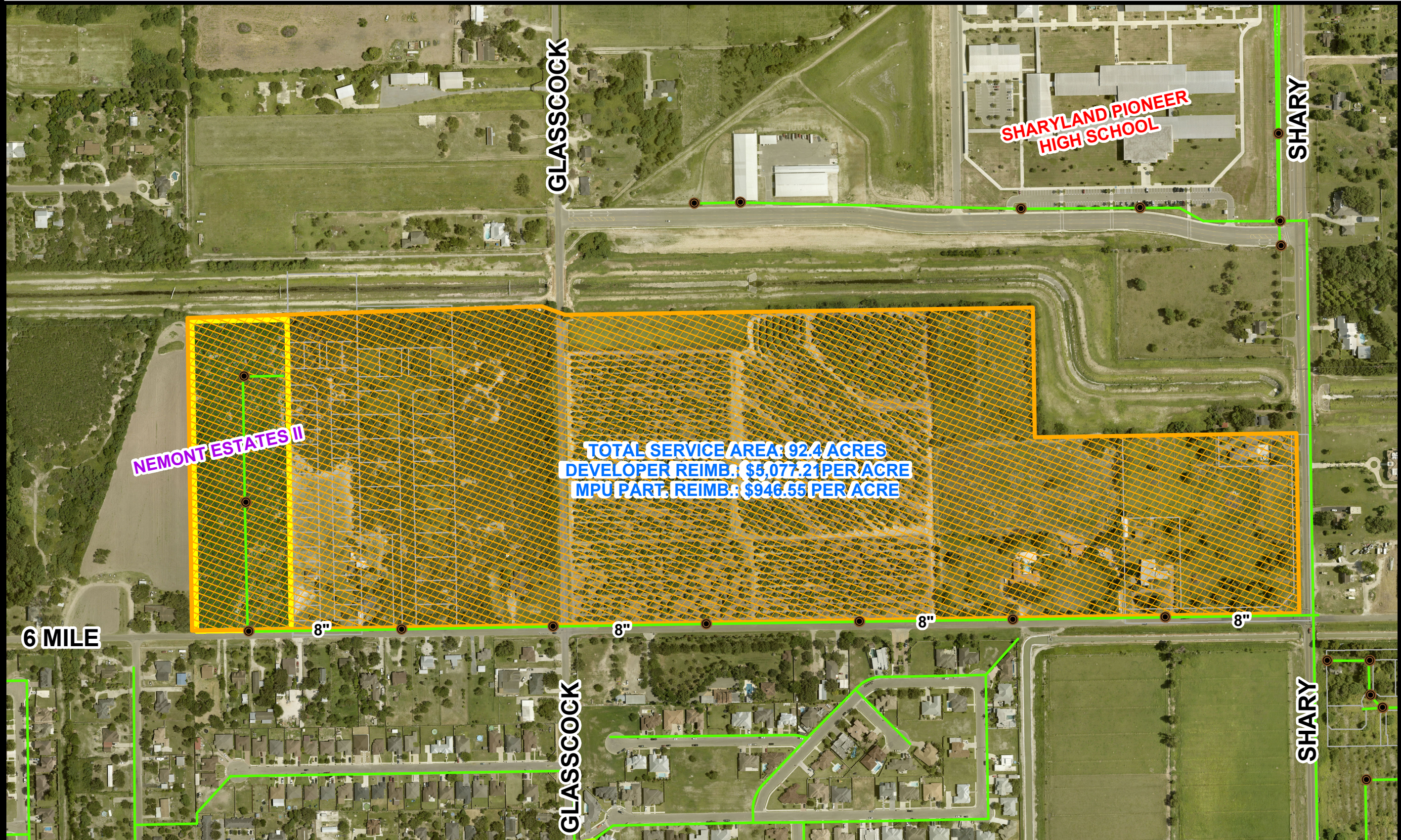
* ACRESAGES REFLECT GROSS
ACREAGE PROVIDED BY THE
APPRAISAL DISTRICT DATA














5/31/23
TRAN No 6435

[Handwritten signature]

NEMONT ESTATES II SERVICE AREA



1 inch = 337 feet

- Legend**
-  Existing Manhole
 -  Proposed Up North FM Work
 -  Proposed Up North Line
 -  Proposed Northwood FM Work
 -  Proposed Northwood Line
 -  Proposed Sewer Service (Option 2)
 -  Mile 6 Sewer Project Line
 -  Future Sewer
 -  Existing Wastewater Line
 -  Service Area
 -  Proposed Area



	AGENDA ITEM	<u>3.c.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	10/23/2024
	MEETING DATE	10/29/2024

1. Agenda Item: Discussion and Possible Approval of MPU's Wastewater Final Reimbursement Certificate for participation to the Nemont Estates II Subdivision.
2. Party Making Request: Rafael Balderas Jr.
3. Nature of Request: Request for the Final Reimbursement Certificate for MPU's participation to the Nemont Estates II Subdivision.
4. Budgeted:

Bid Amount:	_____	Budgeted Amount:	_____
Under Budget:	_____	Over Budget:	_____
		Amount Remaining:	_____
5. Reimbursement: N/A.
6. Routing:
Rafael Balderas Jr. Created/Initiated - 10/23/2024
7. Staff's Recommendation: Staff recommends approval.
8. City Attorney: Approved. -AWS
9. MPU General Manager: Approved - MAV
10. Director of Finance for Utilities: Approved - MSC

Memo

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

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

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

DATE: October 21, 2024

SUBJECT: Request of the MPU Final Reimbursement Certificate for Participation to the Nemont Estates II Subdivision

MPU had committed to participate with the developer of Nemont Estates II subdivision on the extension of an off-site wastewater line. The subdivision received approval from the MPU Board on December 13, 2022 and received approval of 20% participation from the MPUB on November 28, 2023. The developer has requested the participation amount to increase to 30%. The property is located on the north side of 6 Mile Road and approximately 950 feet west of Glasscock Road. The property is a 10-acre tract and is zoned R-1 for single family homes.

The subject wastewater improvements consisted of extending an 8-inch wastewater line 3,810 LF with a good portion being off-site.

The developer has proposed to establish the final reimbursement service area totaling 92.4 acres, which includes the neighboring properties to the east.

The total wastewater cost was \$291,536.60.

	Acres to Serve	Cost	Cost per acre
MPU Participation (30%)	92.4	\$87,460.98	\$946.55

Staff recommends approval of the final reimbursement certificate.

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

BARRERA INFRASTRUCTURE GROUP, INC.

FINAL COST BREAKDOWN

Project: NEMONT ESTATES II - Off-site Water & Sanitary Sewer Improvements
By: Rene Barrera, P.E.
Date: September 13, 2024

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTALS
I. OFF-SITE PUBLIC SANITARY SEWER					
1	GENERAL TRAFFIC CONTROL	LS	1	\$7,000.00	\$7,000.00
2	TRENCH SHORING / ROAD PLATE	LS	1	\$5,500.00	\$5,500.00
3	8" PVC SDR 26 SANITARY SEWER GRAVITY LINE	LF	3,810	\$40.00	\$152,400.00
4	BACKFILL COMPACTION - SEWER & MANHOLES	LF	3,810	\$4.86	\$18,516.60
5	FIBERGLASS MANHOLE	EA	8	\$7,100.00	\$56,800.00
6	GRAVEL BEDDING	TON	28	\$440.00	\$12,320.00
8	12" BORE & STEEL CASING AT CROSSINGS	LF	145	\$200.00	\$29,000.00
9	DRIVEWAY REPAIR / FENCE REPAIR / MAIL BOX	LS	1	\$10,000.00	\$10,000.00
					\$291,536.60
II. INDIRECT COSTS					
10	ENGINEERING	LS	1	\$15,000.00	\$15,000.00
11	TOPOGRAPHY & STAKING	LS	1	\$8,000.00	\$8,000.00
12	PERMIT FEES	LS	1	\$500.00	\$22,974.00
					\$45,974.00
III. OFF-SITE INDIRECT WATERLINE (INCURRED COST)					
13	Drive way repair / Fence Repair	EA	1	\$3,500.00	\$3,500.00
14	12" C900 DR18 PVC PIPE BLUE	LF	1078	\$80.00	\$86,240.00
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18	18" Sewer Casing	LF	60	\$120.00	\$7,200.00
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OFF-SITE SANITARY SEWER TOTAL					\$556,595.10
TOTAL COST PER LINEAR FOOT					\$146.09

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~~58,307.52~~
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~~\$498,287.78 / 92.4 acres~~

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\$469,134.12 / 92.4 acres

DEV. \$5,077.21 per acre

~~\$87,460.98 / 92.4 acre = \$946.55 per acre.~~
 MPU



R. Barrera 9/13/24

\$556,595.10
~~\$58,307.52~~
~~\$498,287.78~~

FINAL REIMBURSEMENT CERTIFICATE

FMPU-24 NEMONT II
PART. WW

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, McAllen Public Utility hereinafter called the DEVELOPER.

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

Nemont Estates II Sub. (6 Mile & Glasscock) and proposes to extend a Wastewater Line as shown on a plan designed by
(Location) (Service)

Barrera Infrastructure Group, Inc., and proposes to construct Utilities Improvements, as approved by the MPUB on
(Engineering Firm)

October 15, 2024.
(Approval date)

2. The Developer's Cost (\$ 946.55 p/Ac.), the Pro Rata Share to be reimbursed to the Developer by the Intervening Developers, in accordance with the presently existing MPUB's Reimbursement Policy, is shown on Exhibit "A" attached hereto and made a part hereof.

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

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

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

ISSUED in triplicate originals this _____ day of _____, 200____ and
to expire this ____ day of _____, 20_____.

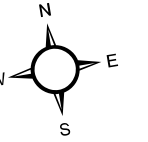
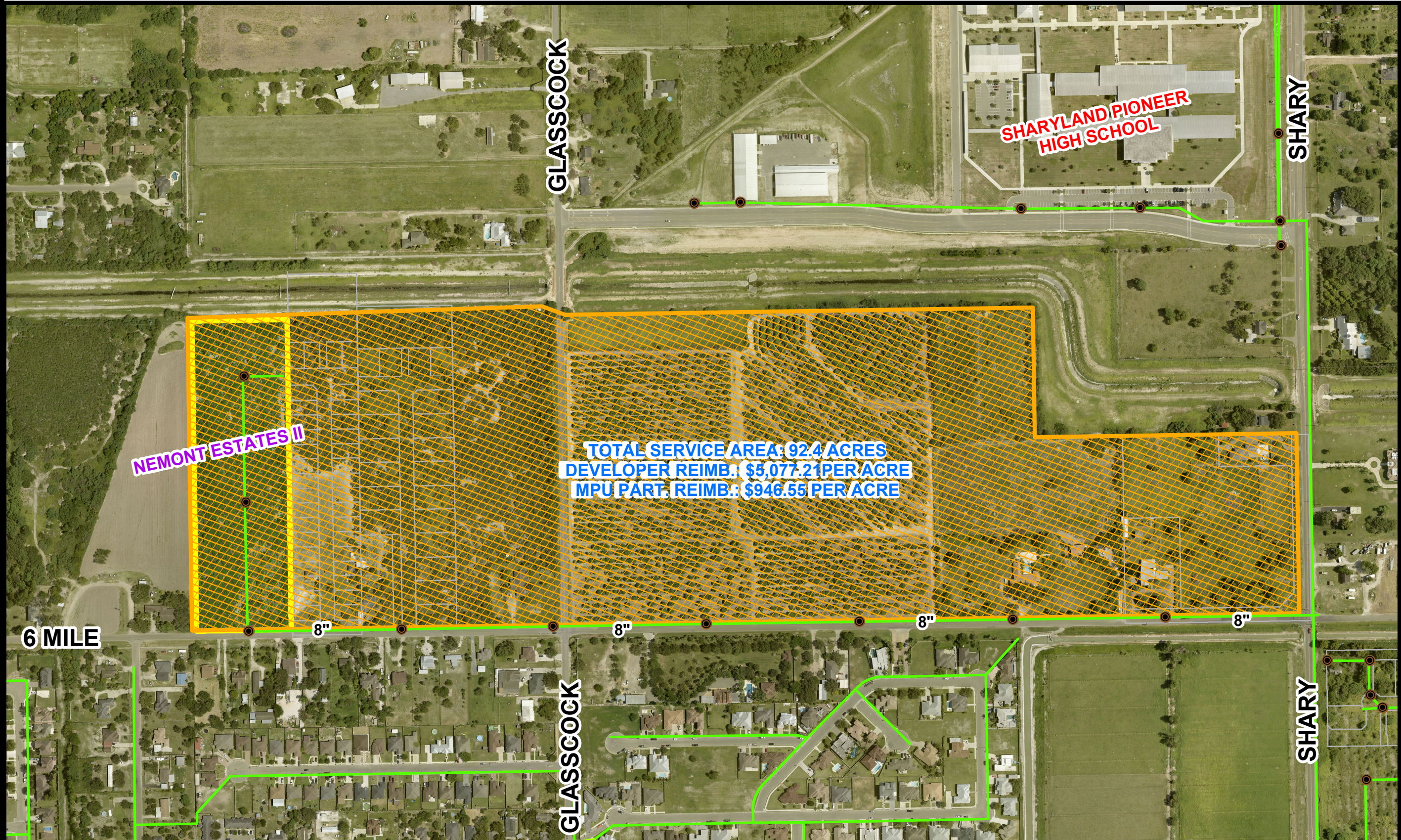
CITY OF McAllen BY THE
McALLEN PUBLIC UTILITY

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












ATTEST:

Board Secretary

NEMONT ESTATES II SERVICE AREA



1 inch = 337 feet

- Legend**
-  Existing Manhole
 -  Proposed Up North FM Work
 -  Proposed Up North Line
 -  Proposed Northwood FM Work
 -  Proposed Northwood Line
 -  Proposed Sewer Service (Option 2)
 -  Mile 6 Sewer Project Line
 -  Future Sewer
 -  Existing Wastewater Line
 -  Service Area
 -  Proposed Area



	AGENDA ITEM	<u>5.a.</u>
PUBLIC UTILITY BOARD	DATE SUBMITTED	10/23/2024
	MEETING DATE	10/29/2024

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

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

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

5. Reimbursement:

6. Routing:
Savannah Arredondo Created/Initiated - 10/23/2024

7. Staff's Recommendation:

8. City Attorney: Approved. AWS

9. MPU General Manager: N/A - MAV

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