



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

**DATE:** Tuesday, July 23, 2024

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

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

**SUBJECT MATTER:**

**See Subsequent Agenda.**

**CERTIFICATION**

I, the Undersigned authority, do hereby certify that the attached agenda of meeting of the McAllen Public Utility Board of Trustees is a true and correct copy and that I posted a true and correct copy of said notice on the bulletin board in the Municipal Building, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the **19th** day of **July, 2024** at **3:00 P.M.** and will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

  
Clarissa Hernandez  
Utility Board Secretary



**BOARD OF TRUSTEES MEETING  
TUESDAY, JULY 23, 2024 – 4:00 PM  
MCALLEN CITY HALL - 3RD FLOOR  
1300 HOUSTON AVE, MCALLEN, TX 78501**

## **AGENDA**

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

### **CALL TO ORDER**

### **PLEDGE**

### **INVOCATION**

### **EMPLOYEE OF THE MONTH - CARLOS SOLANO - PRE-TREATMENT**

#### **1. MINUTES:**

- a) Approval of Minutes for Regular Meeting held July 09, 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) A Resolution of the Public Utility Board of Trustees of the City of McAllen, Texas Accepting the Resignation of Sergio Villasana and Designating Sonia Resendez as an Investment Officer along with Maria Chavero, Marco A. Vega, P.E., and Roel Rodriguez, P.E. for the McAllen Public Utility of the City of McAllen, Texas.
- b) A Resolution of the Board of Trustees of the City of McAllen Public Utility, Hidalgo County, Texas, Amending Texpool Authorized Representatives and Providing an Effective Date.
- c) Approval of Valencia Marketplace Los 6D & 6E (16 Commercial Units)
- d) Approval of Taylor Valley Estates Subdivision (40 Residential lots)
- e) Approval of Twelfth Street Commerce Subdivision (1 commercial lot)
- f) Consideration and Approval for Purchase of AMI Meters

**3. BIDS AND CONTRACTS:**

- a) Consideration and Possible Approval for Amendment No. 1 to the Professional Services Engineering Consulting Contract for the 5-Mile Road Sewer Line Adjustment Project.

**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 (Section 551.071, T.G.C).
- b) Consultation with City Attorney regarding legal issues with design contract (Section 551.071, T.G.C).
- c) Consultation with City Attorney regarding legal issues with implementation contracts (Section 551.071 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 AUGUST 13, 2024.**



	<b>AGENDA ITEM</b>	<b><u>1.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>07/17/2024</b>
	<b>MEETING DATE</b>	<b>7/23/2024</b>

1. Agenda Item: Approval of Minutes for Regular Meeting held July 09, 2024.

2. Party Making Request:

3. Nature of Request:

4. Budgeted:

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

5. Reimbursement:

6. Routing:

Savannah Arredondo

Created/Initiated - 7/17/2024

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, July 09, 2024**, at 4:00 pm in the City Commission Chambers at City Hall with the following present:

	Ernest Williams	Vice-Chairman
	Charles Amos	Chairman
	Ricardo Godinez	Trustee
	Albert Cardenas	Trustee
Absent:	Javier Villalobos	Mayor/Ex-Officio
Staff:	Marco Vega, P.E.	General Manager
	Juan J. Rodriguez	Assistant General Manager
	Isaac Tawil	City Attorney
	Clarissa Hernandez	Utility Board Secretary
	Savannah Arredondo	Assistant to the Utility Board Sec.
	David Garza	Director of Wastewater Systems
	Rafael Balderas, E.I.T.	Assistant to the Utility Engineer
	Jim Bob Sides	Video Production Specialist
	Juan Vallejo	Assistant Director of Water Systems
	Marco Ramirez, P.E.	Utility Engineer
	Maria Chavero	Director of Treasury Management
	Jesus Cisneros	Water Plant Working Supervisor
	Jolee Perez	Director of Employee Benefits
	Alfredo Gonzalez Jr.	Working Supervisor
	Roy Rodriguez	City Manager
	Christina Molano	Water Lab Manager

**CALL TO ORDER:**

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

**1. MINUTES:**

- a) Approval of the Minutes for the Regular Meeting held June 25, 2024.

Trustee Cardenas moved to approve the minutes for the regular meeting held on June 25<sup>th</sup>, 2024. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

**2. CONSENT AGENDA:**

- a) Approval of the Final Reimbursement Certificate for the Silverado Moon Subdivision.

Trustee Godinez moved to approve the final reimbursement certificate for the Silverado Moon Subdivision. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

**3. MANAGER'S REPORT**

- a) Discussion and Possible Action Employee Health Plan Recommendations

Jolee Perez, Risk Management Director, reminded the board of information given during a Workshop on June 10, 2024. Additional content that was requested during the workshop was provided in the packets given to the board members.

Trustee Cardenas moved to approve the employee health plan recommendations. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

**4. FUTURE AGENDA ITEMS**

Mr. Marco Vega, P.E., General Manager stated that the first two budget workshops will be held on August 6<sup>th</sup> and 7<sup>th</sup> at 8 a.m. at the South Wastewater Plant.

**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**

Mr. Isaac Tawil, City Attorney III, stated that there was no update for Executive Session.

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

**ADJOURNMENT**

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:05 p.m.

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

Attest:

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



	<b>AGENDA ITEM</b>	<b><u>2.a.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>07/17/2024</b>
	<b>MEETING DATE</b>	<b>7/23/2024</b>

1. Agenda Item: A Resolution of the Public Utility Board of Trustees of the City of McAllen, Texas Accepting the Resignation of Sergio Villasana and Designating Sonia Resendez as an Investment Officer along with Maria Chavero, Marco A. Vega, P.E., and Roel Rodriguez, P.E. for the McAllen Public Utility of the City of McAllen, Texas.

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:  
Maria Chavero                      Created/Initiated - 7/17/2024

7. Staff's Recommendation:

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

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

**A RESOLUTION OF THE PUBLIC UTILITY BOARD OF TRUSTEES OF THE PUBLIC UTILITY OF THE CITY OF MCALLEN, TEXAS DESIGNATING SONIA RESENDEZ AS INVESTMENT OFFICER ALONG WITH MARIA CHAVERO, MARCO A. VEGA, P.E., AND ROEL RODRIGUEZ, P.E., FOR THE MCALLEN PUBLIC UTILITY OF THE CITY OF MCALLEN, TEXAS**

**WHEREAS**, on November 14, 2023, the Board of Trustees of the Public Utility of the City of McAllen, Texas (hereinafter called the "BOARD") designated Maria Chavero, Sergio Villasana, Marco A. Vega, P.E., and Roel Rodriguez, P.E., as Investment Officers of the Public Utility of the City of McAllen, Texas (herein after called the "UTILITY"), and

**WHEREAS**, Sergio Villasana desires to resign as an Investment Officer of the UTILITY, and

**WHEREAS**, the BOARD desires to accept the resignation of Sergio Villasana as Investment Officer of the UTILITY and appoint a successor to the position,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD, THAT:**

The resignation of Sergio Villasana as an Investment Officer of the UTILITY, is hereby accepted by the BOARD, and

**RESOLVED FURTHER, THAT:**

SONIA RESENDEZ is designated, along with Maria Chavero, Marco A. Vega, P.E., and Roel Rodriguez, P.E., as Investment Officers for the UTILITY with authority as a signor on depository bank accounts, investments, investment accounts and TexPool accounts, pursuant to the UTILITY Investment Policy.

**CONSIDERED, PASSED, APPROVED and SIGNED** this 23<sup>rd</sup> day of July 2024 at a called meeting of the Board of Trustees, of the City of McAllen Public Utility of the City of McAllen, Texas at which a quorum was present and which was held in accordance with Chapter 551, Texas Government Code.

CITY OF McALLEN PUBLIC UTILITY  
BOARD OF TRUSTEES

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

Attest:

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

Approved as to form:

\_\_\_\_\_  
Isaac J. Tawil, City Attorney





**AGENDA ITEM**

**2.b.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**07/17/2024**

**MEETING DATE**

**7/23/2024**

**1. Agenda Item: A Resolution of the Board of Trustees of the City of McAllen Public Utility, Hidalgo County, Texas, Amending Texpool Authorized Representatives and Providing an Effective Date.**

**2. Party Making Request:**

**3. Nature of Request:**

**4. Budgeted:**

**Bid Amount:** \_\_\_\_\_  
**Under Budget:** \_\_\_\_\_

**Budgeted Amount:** \_\_\_\_\_  
**Over Budget:** \_\_\_\_\_  
**Amount Remaining:** \_\_\_\_\_

**5. Reimbursement:**

**6. Routing:**

**Maria Chavero**

**Created/Initiated - 7/17/2024**

**7. Staff's Recommendation:**

**8. City Attorney: Approve. IJT**

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

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

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

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE CITY OF McALLEN  
PUBLIC UTILITIES, HIDALGO COUNTY, TEXAS, AMENDING TEXPOOL  
AUTHORIZED REPRESENTATIVES AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of McAllen Public Utilities (“Participant”) is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

**WHEREAS**, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal liquidity, and yield consistent with the Public Funds Investment Act, and

**WHEREAS**, the Texas Local Government Investment Pool (“TexPool/Texpool Prime”), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the public Funds Investment Act.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE CITY OF  
McALLEN PUBLIC UTILITIES THAT:**

1. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool/TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.
2. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant’s TexPool/TexPool Prime account or (2) is no longer employed by the Participant; and
3. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List of Authorized Representatives of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

Roel “Roy” Rodriguez, P.E.  
City Manager  
Phone: 956-681-1006  
Fax: 956-681-1010  
Email: [roel\\_rodriguez@mcallen.net](mailto:roel_rodriguez@mcallen.net)

Marco A. Vega, P.E.  
General Manager - MPU  
Phone: 956-681-1634  
Fax: 956-681-1639  
Email: [mvega@mcallen.net](mailto:mvega@mcallen.net)

Maria Chavero  
Direct of Finance for Utilities-Treasury Management  
Phone: 956-681-1636  
Fax: 956-681-1079  
Email: [mchavero@mcallen.net](mailto:mchavero@mcallen.net)

Sonia Resendez  
Interim Finance Director  
Phone: 956-681-1082  
Fax: 956-681-1084  
Email: [sresendez@mcallen.net](mailto:sresendez@mcallen.net)

Authorized Representatives that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the participation Agreement:

MARIA CHAVERO

Additional Authorized Representatives designated to perform only inquiry of selected information: (These limited representatives cannot perform transactions.)

VALERIA RIOS, TREASURY ACCOUNTANT

RAQUEL GARZA, PROCUREMENT ACCOUNTANT

4. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool participant Services receives a copy of such amendment or revocation.
5. This resolution shall be effective immediately upon final approval.
6. That a duplicate original of this resolution shall be sent to TexPool Participant Services, 1001 Texas Avenue, Suite 1400, Houston, Texas 77002

**CONSIDERED, PASSED, APPROVED, AND SIGNED** this 14<sup>th</sup> day of November 2023, at a regular meeting of the Board of Trustees, of the City of McAllen Public Utilities, at which a quorum was present and which was held pursuant to Chapter 551, Texas Government Code.

McALLEN PUBLIC UTILITY BOARD OF  
TRUSTEES

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

Attest:

Approved as to Form:

\_\_\_\_\_  
Clarissa Hernandez, Board Secretary

\_\_\_\_\_  
Isaac J. Tawil, City Attorney



**AGENDA ITEM** 2.c.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 07/16/2024

**MEETING DATE** 7/23/2024

1. Agenda Item: Approval of Valencia Marketplace Lots 6D & 6E (16 Commercial Units)

2. Party Making Request:  
Carlos Gonzalez, Development and Special Projects Engineer

3. Nature of Request: The approval of Valencia Marketplace Lots 6D & 6E (16 Commercial Units).

4. Budgeted:

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

5. Reimbursement:

6. Routing:  
Patrick Gray                      Created/Initiated - 7/16/2024

7. Staff's Recommendation: Staff recommends the approval of Valencia Marketplace Lots 6D & 6E (16 Commercial Units).

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

**UTILITY NARRATIVE  
RE-PLAT VALENCIA MARKETPLACE LOTS 6D & 6E  
McALLEN, TEXAS**

This is a re-plat consisting of the of adjustment of a common boundary line between existing Lots 6B and 6C, out of Valencia Marketplace, Lot 6A, Lot 6B, and 6C Subdivision, McAllen, Texas, which was recorded in Document #3015505 on May 20, 2019, of the Map Records of Hidalgo County, Texas.

Said Valencia Marketplace, Lot 6A, Lot 6B, and 6C Subdivision is located within the city limits of the City of McAllen at the northwest corner of the intersection of Trenton Road and Valencia Marketplace Drive.

The existing utilities for this development are as follows:

1. Water - The east right-of-way line of North Main Street is located 40' from the west line of this proposed re-plat. There is an existing City of McAllen 8" water line on located the west side of North Main Street that runs north-south approximately 10 feet from the back of curb.
2. Fire Hydrants - The nearest existing fire hydrants are located:
  - at the northwest corner of this proposed re-plat on the south side of the existing drive that runs east-west on the north perimeter of this proposed re-plat;
  - also on the south side of said existing drive and is 300' east of the above mentioned existing fire hydrant;
  - on the east side of the existing retail strip and is 300' south of the 2<sup>nd</sup> above mentioned existing fire hydrant.
3. Sanitary Sewer - An existing City of McAllen sanitary sewer manhole is located at the northwest corner of Lot 6D of this proposed re-plat. Said existing manhole is serviced by an existing 8" sewer line that runs east approximately 200' and then south to the main located at Trenton Road. Said existing manhole has an 8" stub out to the west to which will service the west portion of Lot 6E of this proposed re-plat.

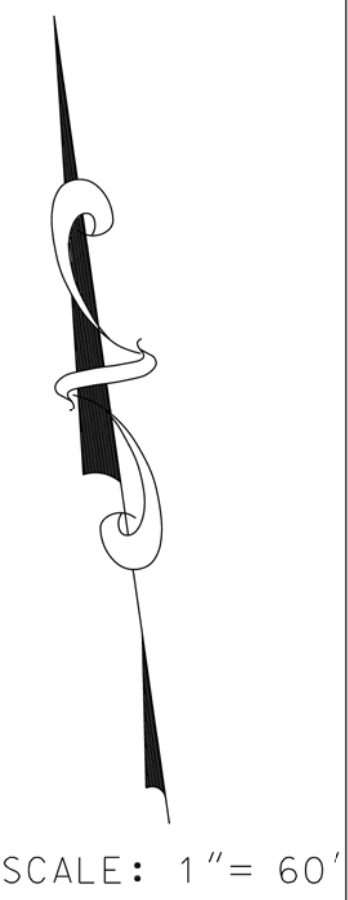
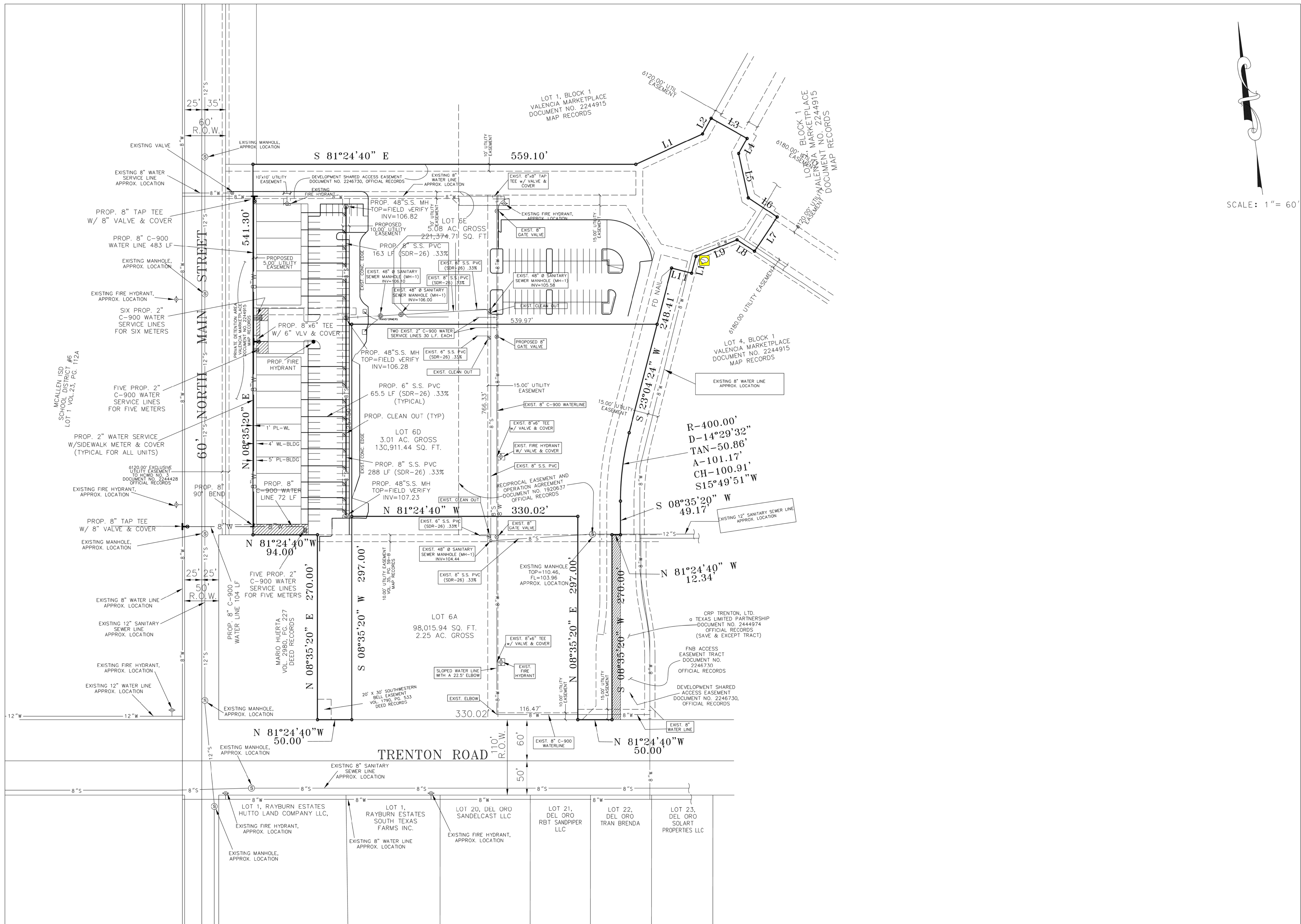
The proposed utilities for this development are as follows:

1. Water - The developer will extend an 8" water line to the east across North Main Street and will run north along the west line of Lot 6E of this proposed re-plat and will connect at the northwest corner of said Lot 6E to an existing 8" water line, which is located along on the south side of the existing drive that runs east-west on the north perimeter of this proposed re-plat.
2. Water service connections will be installed at MPU approved locations. Specifics will be provided at which time application for a building permit is submitted.
3. Fire Hydrants – hydrant assemblies will be installed at location(s) approved by the McAllen Fire Department
4. Sanitary Sewer - The developer will utilize the previously described existing sanitary sewer manhole located at the northwest corner of Lots 6D of this proposed re-plat and will extend 8" sanitary sewer lines north and south to service the west portion of Lot 6E of this proposed re-plat.



*Gilberto A. Gracia*

07-15-24



JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	JUNE 27, 2024	G.A.G.	1" = 60'	G.A.G.	1 of 1

**UTILITY PLAN**  
**LOTS 6D & 6E**  
**RE-PLAT VALENCIA MARKETPLACE**  
 McALLEN, TEXAS



**PRELIMINARY**

**IZAGUIRRE**  
**Engineering Group LLC.**  
**#10214**

PHONE (956) 584-0554  
 FAX (956) 584-0554  
 2121 E. GRIFFIN PARKWAY  
 MISSION TEXAS, 78572

# SUBDIVISION PLAT OF: RE-PLAT OF VALENCIA MARKETPLACE OF LOT 6D AND LOT 6E

**MCALLEN, TEXAS**  
AN 8.09 ACRE TRACT OF LAND COMPRISED OF LOTS 6B AND 6C OF THE LOT 6A, 6B AND 6C SUBDIVISION ACCORDING TO INSTRUMENT NO. 3015505 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING OUT LOT 6, BLOCK 1, VALENCIA MARKETPLACE, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER DOCUMENT NO. 2244915, OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**  
AN 8.09 ACRE TRACT OF LAND COMPRISED OF LOTS 6B AND 6C OF THE LOT 6A, 6B AND 6C SUBDIVISION ACCORDING TO INSTRUMENT NO. 3015505 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING OUT LOT 6, BLOCK 1, VALENCIA MARKETPLACE, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED UNDER DOCUMENT NO. 2244915, OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, SAID 8.09 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
COMMENCING AT A 1/2" ROD FOUND AT THE NORTHWEST CORNER OF LOT 6, BLOCK 1, VALENCIA MARKETPLACE FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 81°24'40" E, WITH THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 559.10' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
THENCE N 74°02'05" E, A DISTANCE OF 106.84' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
THENCE N 37°47'39" E, A DISTANCE OF 25.92' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
THENCE S 52°12'21" E, A DISTANCE OF 60.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
THENCE S 37°47'39" W, A DISTANCE OF 25.27' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
THENCE S 03°41'19" E, A DISTANCE OF 66.19' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
THENCE S 47°49'44" E, A DISTANCE OF 50.62' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
THENCE S 42°10'16" W, A DISTANCE OF 60.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
THENCE N 47°49'44" W, A DISTANCE OF 30.52' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
THENCE S 76°22'37" W, A DISTANCE OF 64.83' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
THENCE S 23°04'24" W, A DISTANCE OF 25.28' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
THENCE N 66°55'36" W, A DISTANCE OF 30.00' TO A NAIL FOUND FOR A CORNER OF THIS TRACT OF LAND;  
THENCE S 23°04'24" W, A DISTANCE OF 248.41' TO A CORNER OF THIS TRACT OF LAND;  
THENCE N 81°24'40" W, WITH THE NORTH R.O.W. OF TRENTON ROAD, A DISTANCE OF 50.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
THENCE N 08°35'20" E, A DISTANCE OF 297.00' TO AN INTERIOR CORNER OF THIS TRACT OF LAND;  
THENCE N 81°24'40" W, A DISTANCE OF 330.02' TO AN INTERIOR CORNER OF THIS TRACT OF LAND;  
THENCE S 08°35'20" W, A DISTANCE OF 270.00' TO THE NORTH R.O.W. OF TRENTON ROAD FOR A CORNER OF THIS TRACT OF LAND;  
THENCE N 81°24'40" W, WITH SAID NORTH R.O.W., A DISTANCE OF 50.00' TO A CORNER OF THIS TRACT OF LAND;  
THENCE N 08°35'20" E, A DISTANCE OF 270.00' TO AN AXLE FOUND FOR AN INNER CORNER OF THIS TRACT OF LAND;  
THENCE N 81°24'40" W, A DISTANCE OF 94.00' TO A 1/2" ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;  
THENCE N 08°35'20" E, A DISTANCE OF 541.30' TO THE POINT OF BEGINNING, CONTAINING 8.09 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "RE-PLAT VALENCIA MARKETPLACE OF LOT 6D & LOT 6E" 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.

OWNER OF LOT 6D: SAMS TRENTON PLAZA II, L.L.C. . . . . MEMBERS: RODOLFO D. CHAPA, RODOLFO CHAPA, & JOSE A. CHAPA  
OWNER OF LOT 6E: CHAPA BLUE, LTD. . . . . MEMBERS: RODOLFO D. CHAPA, RODOLFO CHAPA, & JOSE A. CHAPA

GENERAL PARTNER OF SAMS TRENTON PLAZA II, L.L.C. & CHAPA BLUE, LTD.: CHAPA BLUE MANAGEMENT, L.L.C.

CHAPA BLUE MANAGEMENT, L.L.C. LIMITED PARTNER: RODOLFO D. CHAPA \_\_\_\_\_ DATE \_\_\_\_\_

CHAPA BLUE MANAGEMENT, L.L.C. LIMITED PARTNER: RODOLFO CHAPA \_\_\_\_\_ DATE \_\_\_\_\_

CHAPA BLUE MANAGEMENT, L.L.C. LIMITED PARTNER: JOSE A. CHAPA \_\_\_\_\_ DATE \_\_\_\_\_

ADDRESS:  
141 PASEO DEL PRADO AVE.,  
EDINBURG, TEXAS 78539

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODOLFO D. CHAPA, RODOLFO CHAPA & JOSE A. CHAPA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
NOTARY PUBLIC  
HIDALGO COUNTY, TEXAS  
\_\_\_\_\_  
NOTARY PUBLIC

HIDALGO COUNTY DRAINAGE DISTRICT No. 1  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(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.

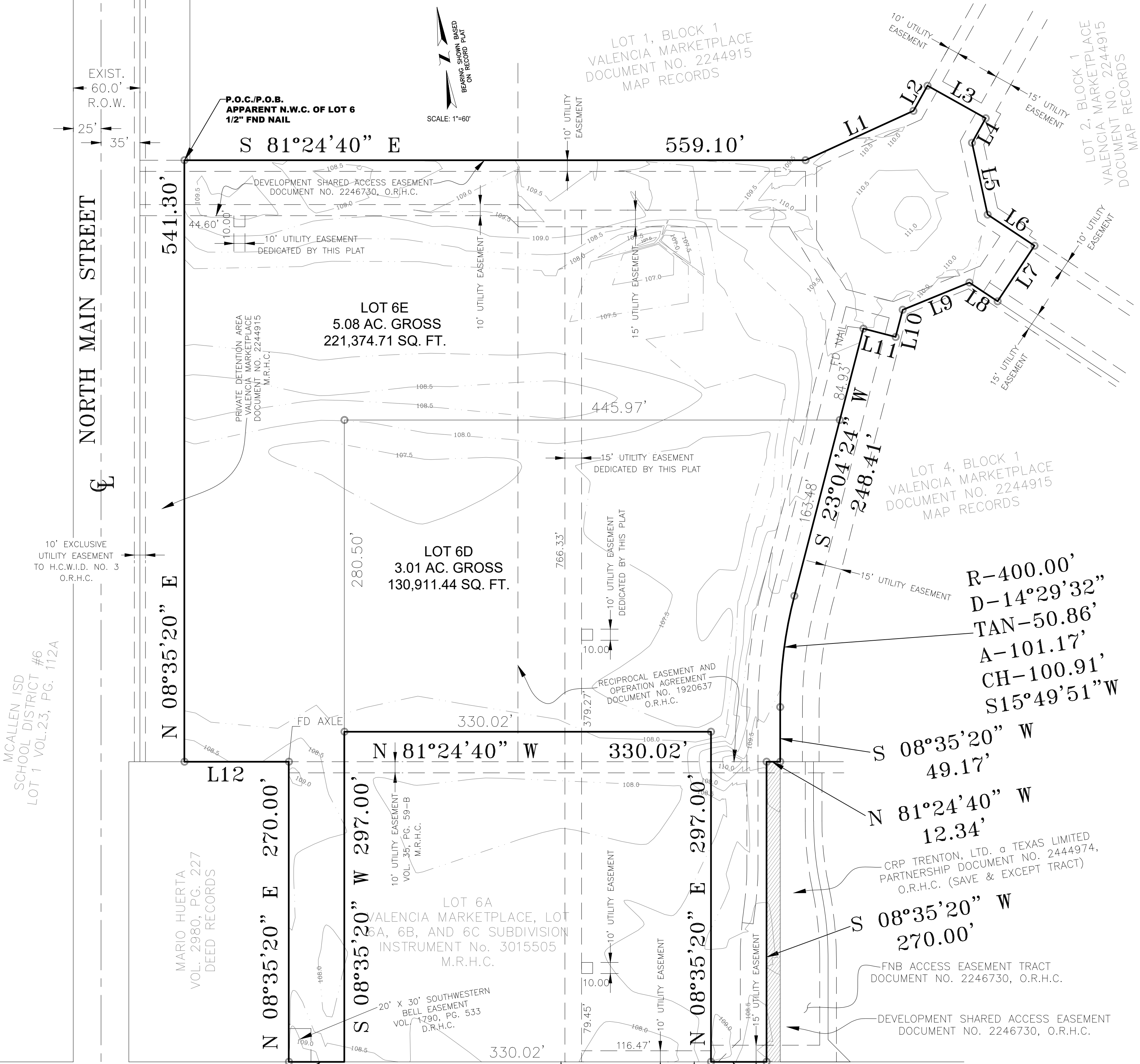
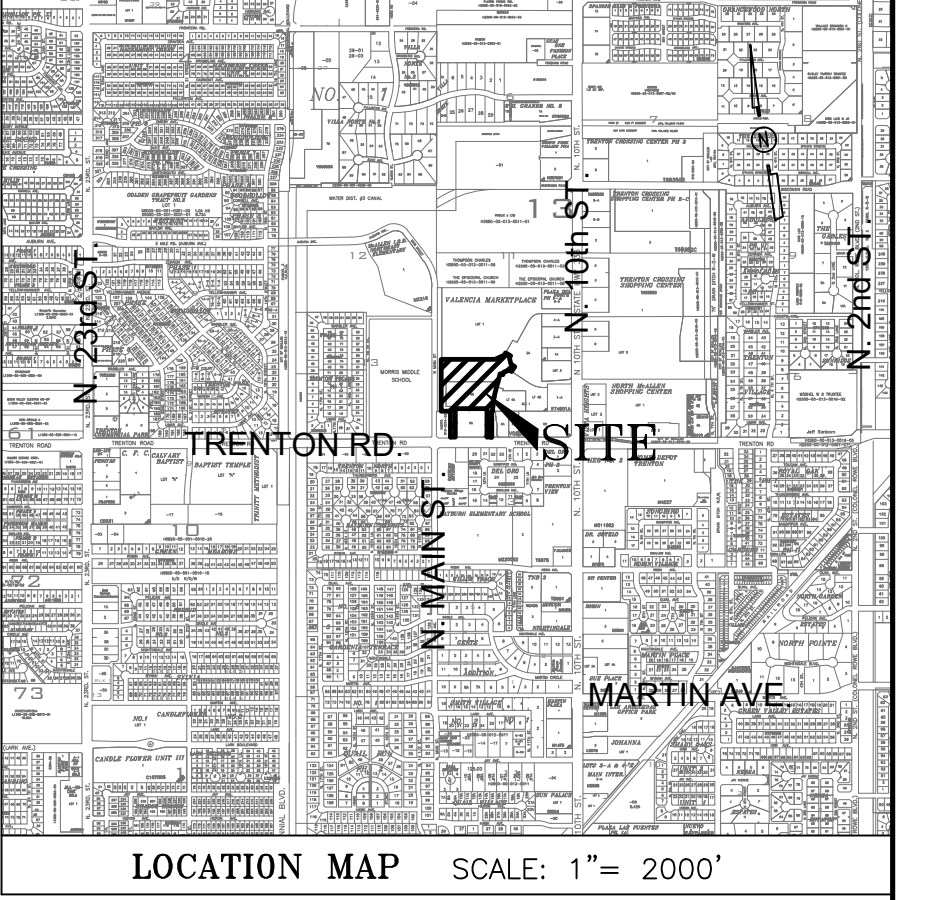
RAUL SESIN, P.E. C.F.M. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
922 N. DOOLITTLE RD  
EDINBURG, TEXAS 78542

**LEGEND**

- ☐ SET 1/2" IRON ROAD WITH PLASTIC CAP STAMPED 2791 (BOUNDARY)
- SET 1/2" IRON ROAD WITH PLASTIC CAP STAMPED 2791
- IRON ROD FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING

**ABBREVIATIONS**

- N.G. - NATURAL GROUND
- R.O.W. - RIGHT OF WAY
- EOA - EDGE OF ASPHALT
- BOC - BACK OF CURB
- EOD - EDGE OF DITCH
- B/B - BACK TO BACK
- E/E - EDGE TO EDGE
- P.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- M.R.H.C. - MAP RECORDS HIDALGO COUNTY
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- D.R.H.C. - DEED RECORDS HIDALGO COUNTY



NO.	LENGTH	BEARING
L1	106.84'	N 74°02'05" E
L2	25.92'	N 37°47'39" E
L3	60.00'	S 52°12'21" E
L4	25.27'	S 37°47'39" W
L5	66.19'	S 03°41'19" E
L6	50.62'	S 47°49'44" E
L7	60.00'	S 42°10'16" W
L8	30.52'	N 47°49'44" W
L9	64.83'	S 76°22'37" W
L10	25.28'	S 23°04'24" W
L11	30.00'	N 66°55'36" W
L12	94.00'	N 81°24'40" W

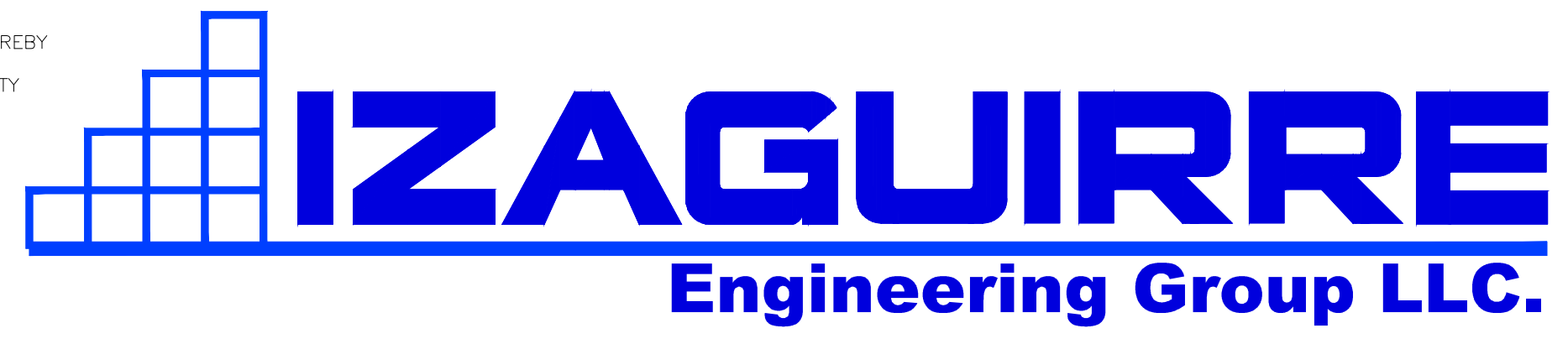
LOT 1, RAYBURN ESTATES HUTTO LAND COMPANY LLC.	LOT 1, RAYBURN ESTATES SOUTH TEXAS FARMS INC.	LOT 20, DEL ORO SANDELCAST LLC	LOT 21, DEL ORO RBT SANDPIPER LLC	LOT 22, DEL ORO TRAN BRENDA	LOT 23, DEL ORO SOLART PROPERTIES LLC
------------------------------------------------	-----------------------------------------------	--------------------------------	-----------------------------------	-----------------------------	---------------------------------------

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

GILBERTO A. GRACIA  
REGISTERED PROFESSIONAL ENGINEER No. 62477  
IZAGUIRRE ENGINEERING GROUP, L.L.C.  
2121 GRIFFIN PKWY, STE. 2  
MISSION, TEXAS 78574

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE RE-PLAT OF VALENCIA MARKETPLACE OF LOT 6D AND LOT 6E WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON APRIL 7, 2024.

HOMERO LUIS GUTIERREZ  
R.P.L.S. No. 2791



2121 E GRIFFIN PKWY SUITE 2 F-10214 PHONE (956) 584-0554  
MISSION TEXAS, 78574 FAX (956) 584-0049

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

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

PLANNING & ZONING COMMISSION ACKNOWLEDGEMENT  
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, CITY OF MCALLEN \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the RE-PLAT OF VALENCIA MARKETPLACE OF LOT 6B AND LOT 6C was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_, \_\_\_\_\_.

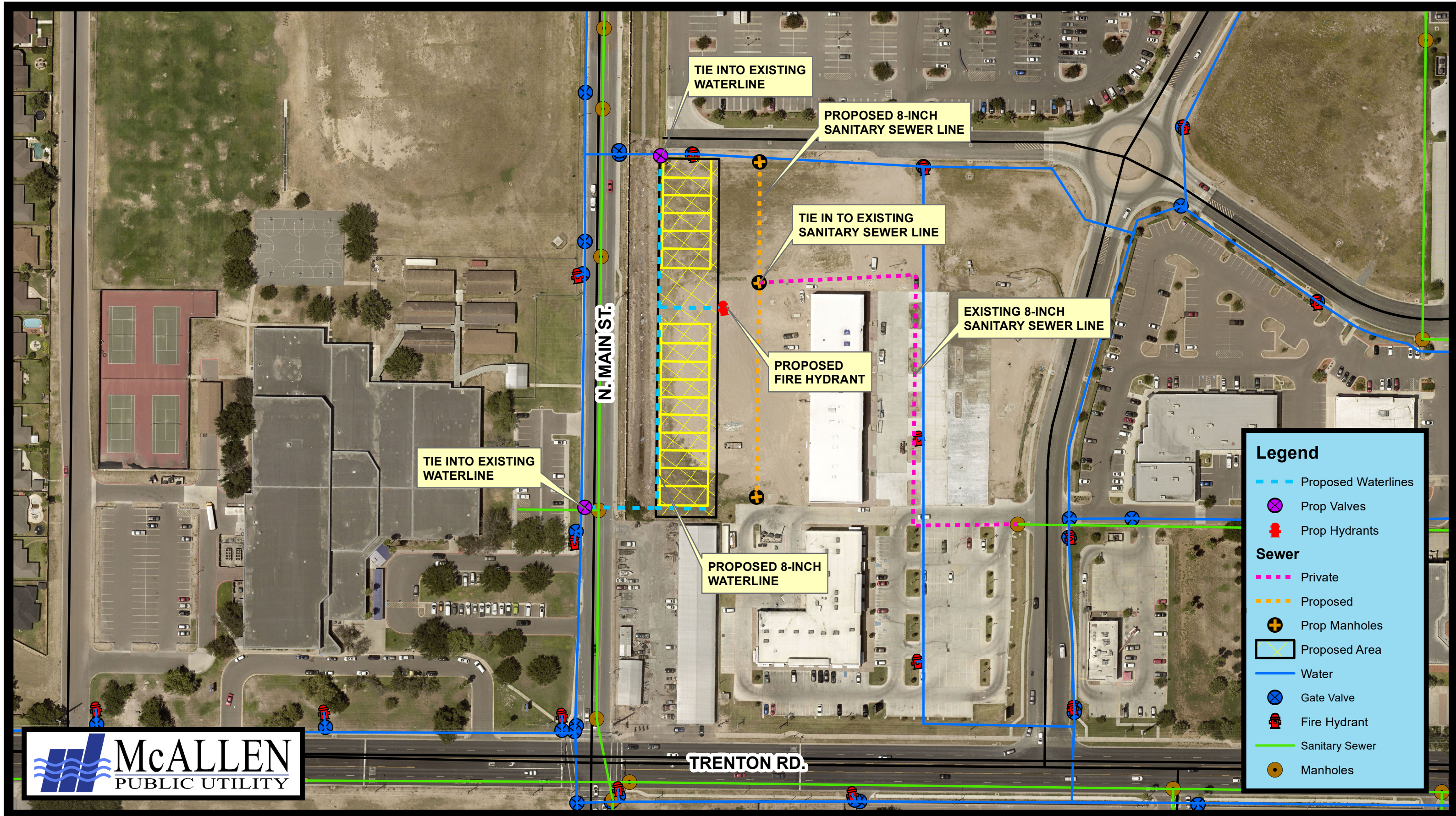
Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

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



# VALENCIA MARKETPLACE 6D & 6E SUBDIVISION





# Memo

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

J.J. Rodriguez, Asst. General Manager

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

Marco Ramirez, P.E., Utility Engineer

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

**DATE:** July 23, 2024

**SUBJECT: Approval of Valencia Marketplace Subdivision Lots 6D & 6E**

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This property is located on the northwest corner of Trenton Rd and Valencia Marketplace Blvd. The subdivision is located within the McAllen City Limits and consists of 8.09 acres with 16 commercial units.

The subdivision application was originally filed with the City on April 29, 2024 and received preliminary P&Z approval on May 21, 2024. The information required from the developer's engineer for this agenda was received on July 15, 2024.

Utility plan/availability is described as follows:

**1. Water:** The developer will extend a proposed 8" water line to the east across North Main Street and will run north along the west line of Lot 6E of this proposed re-plat. The proposed 8" will connect at the northwest corner of said Lot 6E to an existing 8" water line, which is located along on the south side of the existing drive that runs east to west on the north perimeter of this proposed re-plat and will complete the loop. The developer will also be proposing on (1) fire hydrant for fire protection.

**2. Sewer:** The developer will utilize the previously described existing sanitary sewer manhole located at the northwest corner of Lots 6D of this proposed re-plat and will extend 8" sanitary sewer lines north and south to service the west portion of Lot 6E of this proposed re-plat.

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

- 1.) Dedication of a utility easement, possibly along the perimeter of the property.**
- 2.) Installation of the proposed public utility infrastructure to be constructed as proposed.**

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

Thank you

**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 CHAPA BLUE MANAGEMENT, LLC hereinafter called the DEVELOPER.

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

RE-PLAT VALENCIA MARKETPLACE  
OF LOT 6D AND LOT 6E

(Subdivision Name)

and proposes to construct Utility Improvements as shown on a plan

designed by IZAGUIRRE ENGINEERING GROUP, LLC dated JULY 12, 2024, hereinafter called the  
(Engineering Firm)

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

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

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

CITY OF McALLEN BY THE  
McALLEN PUBLIC UTILITY

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

ATTEST:

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

DEVELOPER: CHAPA BLUE MANAGEMENT, LLC  
ADDRESS: 141 PASEO DEL PRADO AVE.  
EDINBURG, TEXAS 78539

CHAPA BLUE MANAGEMENT, LLC LIMITED PARTNER : RODOLFO D. CHAPA \_\_\_\_\_ DATE 7/12/24  
CHAPA BLUE MANAGEMENT, LLC LIMITED PARTNER : RODOLFO CHAPA \_\_\_\_\_ DATE 7/12/24  
CHAPA BLUE MANAGEMENT, LLC LIMITED PARTNER : JOSE A. CHAPA \_\_\_\_\_ DATE 7/12/24



**AGENDA ITEM** 2.d.

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED** 07/16/2024

**MEETING DATE** 7/23/2024

1. Agenda Item: Approval of Taylor Valley Estates Subdivision (40 residential lots)

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 Bentsen Road Project in the amount of \$23,020.91 and waterline reimbursement for the Bentsen Rd Project in the amount of \$3,312.32

6. Routing:  
Erika Gomez Created/Initiated - 7/16/2024

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

8. City Attorney: Approve. IJT

9. MPU General Manager: Approved - MAV

10. Director of Finance for Utilities: Approved - MSC

# Memo

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

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

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

**DATE:** July 15, 2024

**SUBJECT: Taylor Valley Estates Subdivision; Consideration & Approval of Subdivision**

This property is located on the east side of Taylor Road and approximately 300 feet south of Pecan Boulevard. 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 40 lots for single family homes.

The subdivision application was originally filed with the City on February 7, 2019 and resubmitted on January 15, 2024 and received preliminary P&Z approval on January 24, 2024. The information required from the developer's engineer for this agenda was received on July 9, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** The applicant is proposing to install an 8" waterline to service the property, which will be connected to an existing 8" waterline that runs south of the property and an existing waterline that runs along Taylor Road. Staff recommends that the waterline go to-and-through the property. The applicant will be asked to comply with the standard City of McAllen subdivision requirements as they pertain to fire protection.
2. **Sewer Service:** The applicant is proposing to install an 8" sewer line to service the property, which will be connected to an existing 8" sewer line that is south of the property.
3. This property falls within the MPU: Bentsen Road Water and Sewer Reimbursement Service Areas.

**Staff recommends MPUB approval of the subdivision application as proposed, subject to the following: 1.) Dedication of a utility easement along the perimeter of the property; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Payment of a Waterline Reimbursement to MPU in the amount of \$3,312.32 for the Bentsen Road Waterline Project; and 4.) Payment of a Sewer Line Reimbursement to MPU in the amount of \$23,020.91 for the Bentsen Road Sewer Project.**

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

# MEMORANDUM

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**Date:** April 18, 2019

**To:** Carlos Gonzalez, McAllen PUB

**CC:** RTE Investment, LLC

**From:** Mario A. Reyna, P.E. 

**Subject:** TAYLOR VALLEY ESTATES SUBDIVISION

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

## **WATER:**

The domestic water will be served by City of McAllen. There is an existing 8-inch waterline along the East side of N. Taylor Road running north and south and adjacent to proposed Taylor Valley Estates Subdivision. There is also an existing 8-inch waterline along the West side of N. 49<sup>th</sup> St. that ends adjacent to the south side of this subdivision. Connection will be made to the existing 8-inch waterline (N. Taylor Road) with an 8-inch waterline running internally and looping it back to the existing 8" waterline (N. 40<sup>th</sup> St.) The proposed 8-inch water line will run within the proposed street right-of-way and provide all necessary services and fire protection to the lots within said Taylor Valley Estates Subdivision.

## **SEWER:**

There is an existing 8-inch sanitary sewer line running East-West adjacent to the North side of Taylor Valley Estates Subdivision. A connection will be made to the existing 8-inch sanitary sewer line and the developer is extending a proposed 8-inch sanitary sewer line to service the interior streets of this subdivision. All necessary sewer lines shall be extended within street right-of-way to service all lots with a single service connection.

Respectfully,

  
Mario A. Reyna, P.E.

**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 Alvaro T. Gonzalez & RTE Investments, LLC hereinafter called the DEVELOPER.

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

TAYLOR VALLEY ESTATES and proposes to construct Utility Improvements as shown  
(Subdivision Name)

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

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


ISSUED in triplicate originals this \_\_\_\_\_ day of \_\_\_\_\_, 201\_.

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: \_\_\_\_\_  
Alvaro T. Gonzalez  
P.O. Box 1442 - Weslaco, TX 78596

BY:   
\_\_\_\_\_  
RTE Investments, LLC  
Robert Tudor, Member  
3814 N. Cage Blvd.- Pharr, TX 78577

**SUBDIVISION REIMBURSEMENT WORKSHEET  
TAYLOR VALLEY ESTATES SUBDIVISION**

<b>WATER LINE REIMB. CALCULATIONS</b>			
WATER:	MPU: BENTSEN ROAD WATER		
COST:	\$301.12 x	10 AC	\$3,011.20
10% ADMIN FEE	<10 YEARS		301.12
<b>WATER LINE REIMBURSEMENT</b>			<b>\$3,312.32</b>

<b>SEWER LINE REIMB. CALCULATIONS</b>			
SEWER:	MPU: BENTSEN ROAD SEWER		
COST:	\$2,092.81 x	10 AC	\$20,928.10
10% ADMIN FEE	<10 YEARS		2,092.81
<b>SEWER LINE REIMBURSEMENT</b>			<b>\$23,020.91</b>

**TOTAL REIMBURSEMENT DUE** **\$26,333.23**


Prepared By: RB Date: 3/26/19 Reviewed By: Edna D

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: 

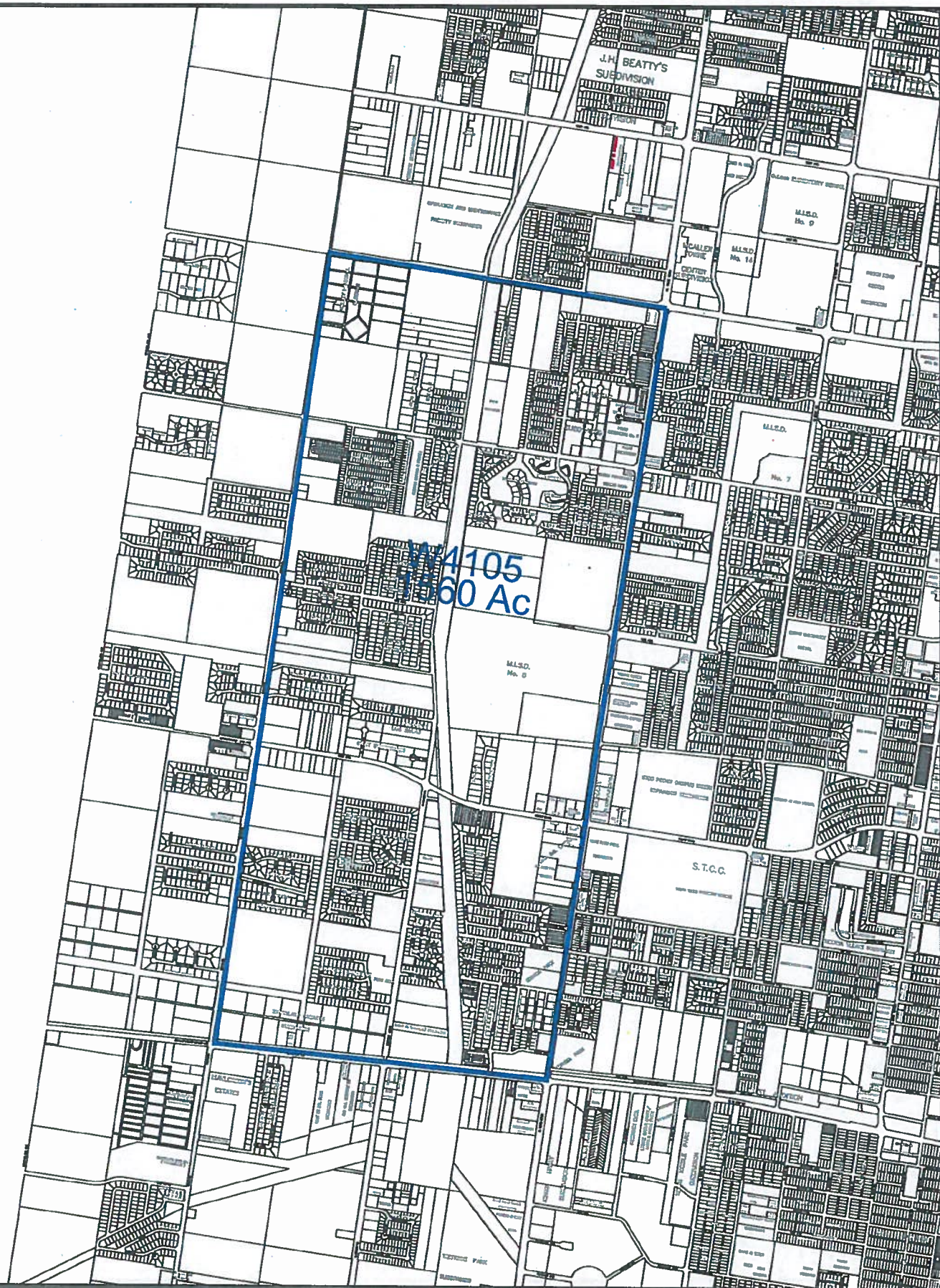
Print: Alvaro Gonzalez

  
SIGNATURE:

PRINT: Robert Tudor  
RTE INVESTMENTS, LLC  
ROBERT TUDOR, MEMBER



N.T.S.



BENTSEN ROAD WATER  
SERVICE AREA

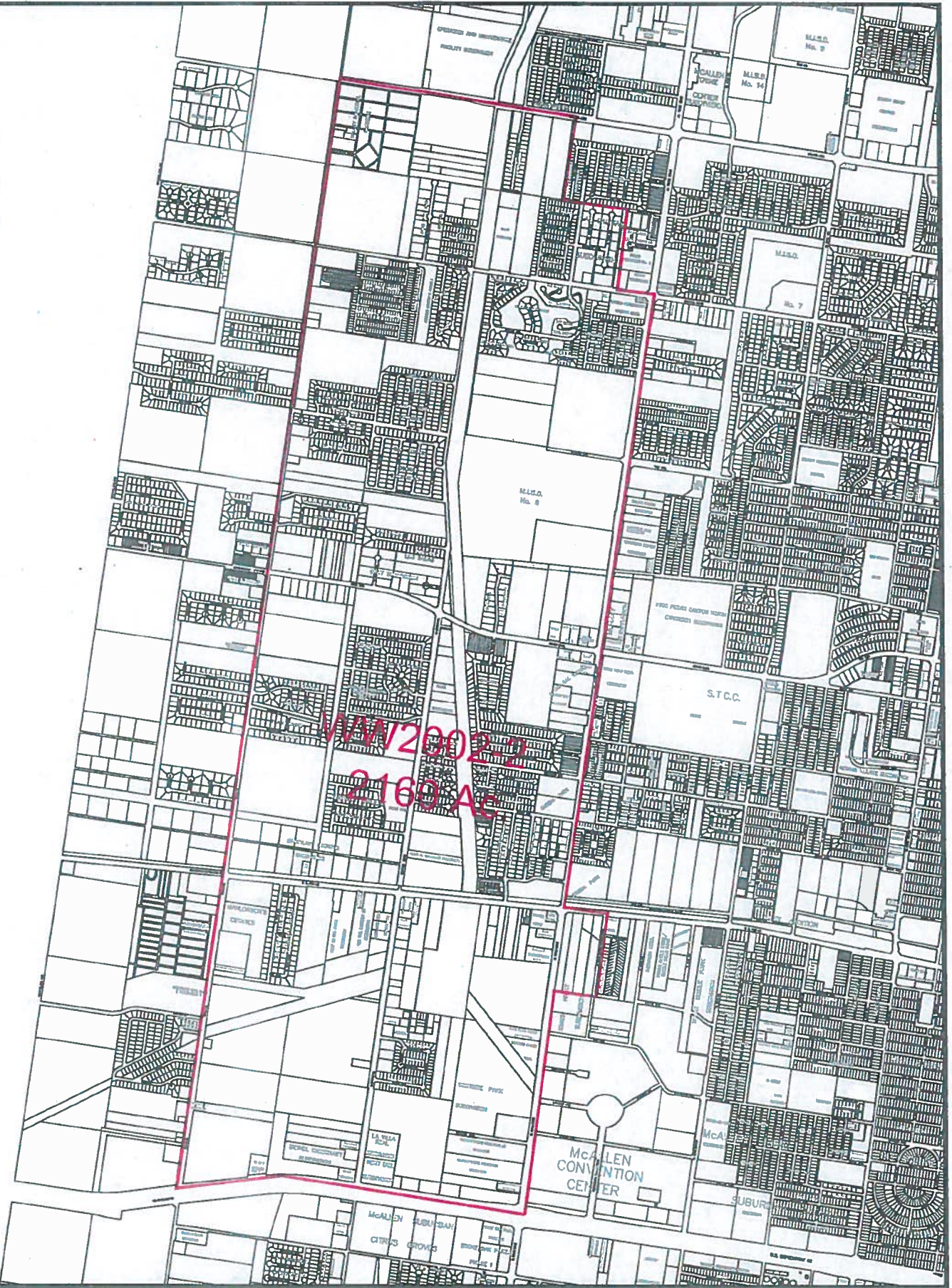


**McALLEN**  
PUBLIC UTILITY





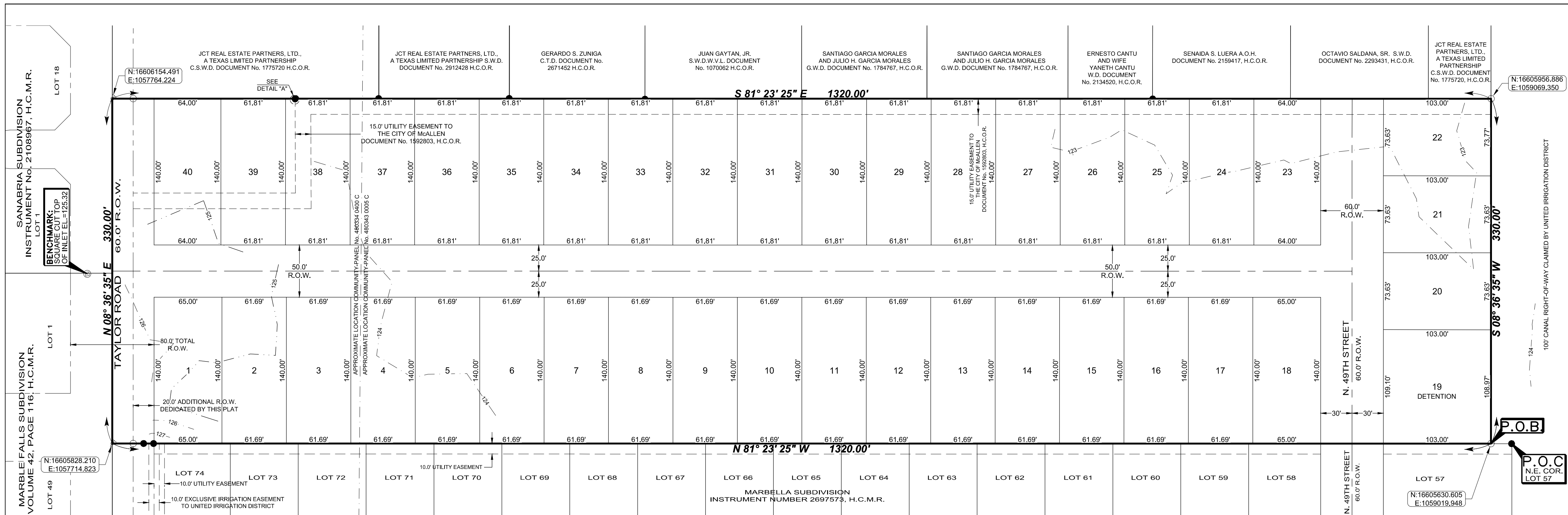
N.T.S.



BENTSEN ROAD SEWER  
SERVICE AREA



**McALLEN**  
PUBLIC UTILITY



THE STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TAYLOR VALLEY ESTATES SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOW 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.

RTE INVESTMENT, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
ROBERT TUDOR, MEMBER  
3814 N. COKLE BLVD  
PHARR, TEXAS 78577

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

THE STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TAYLOR VALLEY ESTATES SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOW 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.

ALVARO T. GONZALEZ  
P.O. BOX 1442  
WESLACO, TEXAS 78596

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALVARO T. GONZALEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

THE STATE OF TEXAS  
COUNTY OF HIDALGO

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

MARIO A. REYNA, P.E. # 117368  
DATE PREPARED: 03-06-2019  
ENGINEERING JOB NO. 18177.00

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HIREN PRESENTED PLAT AND DESCRIPTION OF TAYLOR VALLEY ESTATES SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01-24-19, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750  
DATE SURVEYED: 01-24-19  
T-1063, PAGE 64  
SURVEY JOB NO. 18177.08

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

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

## SUBDIVISION MAP OF TAYLOR VALLEY ESTATES SUBDIVISION

BEING A RESUBDIVISION OF A 10.000 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 247, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS.

### METES AND BOUNDS DESCRIPTION:

TAYLOR VALLEY ESTATES BEING A RESUBDIVISION OF 10.000 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 247, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, WHICH SAID 10.000 ACRES WERE CONVEYED AS FOLLOWS: 9.877 ACRES WERE CONVEYED TO ALVARO T. GONZALEZ BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2951801, HIDALGO COUNTY OFFICIAL RECORDS, AND 0.383 OF ONE ACRE WERE CONVEYED TO RTE INVESTMENTS, LLC, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2951801, HIDALGO COUNTY OFFICIAL RECORDS, SAID 10.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND ON THE NORTHEAST CORNER OF LOT 57, MARBELLA SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2697573, HIDALGO COUNTY MAP RECORDS;

THENCE, N 81° 23' 25" W ALONG THE NORTH LINE OF SAID LOT 57, A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET ON THE EAST LINE OF SAID LOT 247, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 81° 23' 25" W ALONG THE NORTH LINE OF SAID MARBELLA SUBDIVISION, AT A DISTANCE OF 1,320.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET ON THE WEST LINE OF SAID LOT 247, FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 08° 36' 35" E ALONG THE WEST LINE OF SAID LOT 247 AND WITHIN THE EXISTING RIGHT-OF-WAY OF TAYLOR ROAD, A DISTANCE OF 330.00 FEET TO A NAIL SET (NORTHINGS: 16600154.491, EASTINGS: 1057764.224) ON THE WEST LINE OF SAID LOT 247, FOR THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 81° 23' 25" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF TAYLOR ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET (NORTHINGS: 16605956.886, EASTINGS: 1055069.350) FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 08° 36' 35" W ALONG THE EAST LINE OF SAID LOT 247, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES OF WHICH 0.151 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF TAYLOR ROAD, LEAVING A NET OF 9.849 ACRES OF LAND, MORE OR LESS.

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
CHAIRMAN, PLANNING COMMISSION	DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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

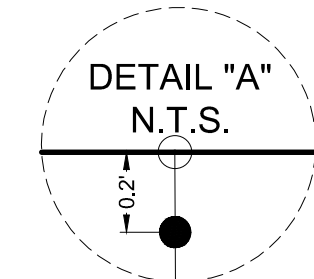
JOHN ROBERT KING - TRUSTEE  
3409 N. 10TH ST.  
MCALLEN, TX 78501

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ROBERT KING, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC, STATE OF TEXAS  
MY NOTARY EXPIRES: \_\_\_\_\_

- GENERAL NOTES:
1. THE SITE LIES IN ZONE "C". ZONE "C" IS DEFINED AS "AREAS OF MINIMAL FLOODING". ZONE "C" SHOWN ON: COMMUNITY-PANEL NUMBER: 480343 0005 C MAP REVISED: NOVEMBER 2, 1982. COMMUNITY-PANEL NUMBER: 480334 0400 C MAP REVISED: NOVEMBER 16, 1982.
  2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
  3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF MCALLEN ZONING CODE:  
FRONT: 25 FEET OR GREATER FOR EASEMENT  
REAR: 10 FEET OR GREATER FOR EASEMENT  
SIDE CORNER: 10 FEET OR GREATER FOR EASEMENT  
INTERIOR SIDES: 6 FEET OR GREATER FOR EASEMENT  
GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
  4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 46,005 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION POND WITH A CAPACITY OF 46,553 CUBIC FEET WATER WILL THEN DISCHARGE THROUGH AN 24" BLEEDER LINE INTO AN EXISTING CITY OF MCALLEN STORM SEWER NETWORK LOCATED ON THE EAST SIDE OF THE PROPERTY ALONG THE 100' IRRIGATION CANAL R.O.W.
  5. CITY OF MCALLEN BENCHMARK: "MC 69" FROM THE CITY OF MCALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 06, 1999. BEING LOCATED ON NORTHEAST CORNER OF THE INTERSECTION OF F.M. 495 & TAYLOR ROAD, 30" ALUM. PIPE WITH A 3" BRASS MONUMENT CAP ON TOP AT ELEVATION = 122.89. NORTHINGS: 16605119.2755, EASTINGS: 10663388.4577 (NAVDD83).
  6. NO BUILDING ALLOWED OVER ANY EASEMENT.
  7. 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON BOTH SIDES OF ALL INTERIOR STREETS. A 5 FOOT WIDE MINIMUM SIDEWALK REQUIRED ON TAYLOR ROAD.
  8. 25 FT. x 25 FT. SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
  9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. TAYLOR ROAD.
  10. AN 8 FT. MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
  11. SET NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN AND HUNT ON ALL LOT CORNERS.
  12. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR TAYLOR VALLEY ESTATES SUBDIVISION RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110-72 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 110-72 SHALL BE NULL & VOID.
  13. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR TAYLOR VALLEY ESTATES SUBDIVISION RECORDED UNDER DOCUMENT NUMBER \_\_\_\_\_, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSOR AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LOT 19 (DETENTION POND).
  14. COMMON AREAS, PRIVATE STREETS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
  15. NO CURB CUT, ACCESS OR LOT FRONTAGE PERMITTED ALONG N. TAYLOR ROAD.



- LEGEND**
- FOUND NO.4 REBAR
  - ⊙ FOUND NO.5 REBAR
  - ⊠ SET SQUARE CUT
  - ⊡ SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - ⊢ SET NAIL
- R.O.W. - RIGHT OF WAY  
H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
A.O.H. - AFFIDAVIT OF HEIRSHIP  
W.D. - WARRANTY DEED  
G.W.D. - GIFT WARRANTY DEED  
C.T.D. - CONSTABLE TAX DEED  
S.W.D. - SPECIAL WARRANTY DEED  
C.S.W.D. - CORRECTION SPECIAL WARRANTY DEED  
S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDORS LIEN  
N.E. COR. - NORTHEAST CORNER  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCING  
Ac. - OF ONE ACRE  
N.T.S. - NOT TO SCALE

**Curve Table**

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent

**Line Table**

Line #	Direction	Length
"1"	N 81° 23' 25" W	20.00'

**Irregular Lot Area**

Lot #	SQ. FT.	Area

**LOCATION MAP**  
SCALE: 1"=1000'



**MBPE FIRM # F-1435**

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

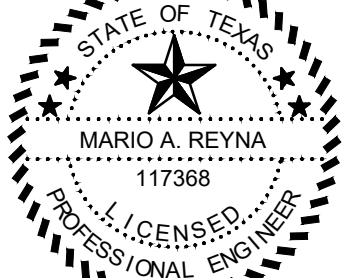
115 W. McINTYRE  
EDINBURG, TX 78541  
PH: (956) 381-0981  
FAX: (956) 381-1839  
ESTABLISHED 1947

227 N. F.M. 3167  
RIO GRANDE CITY, TX 78582  
PH: (956) 487-6256  
FAX: (956) 488-8591  
www.meldenandhunt.com

DRAWN BY: CESAR      DATE 03-06-19  
SURVEYED, CHECKED      DATE  
FINAL CHECK      DATE

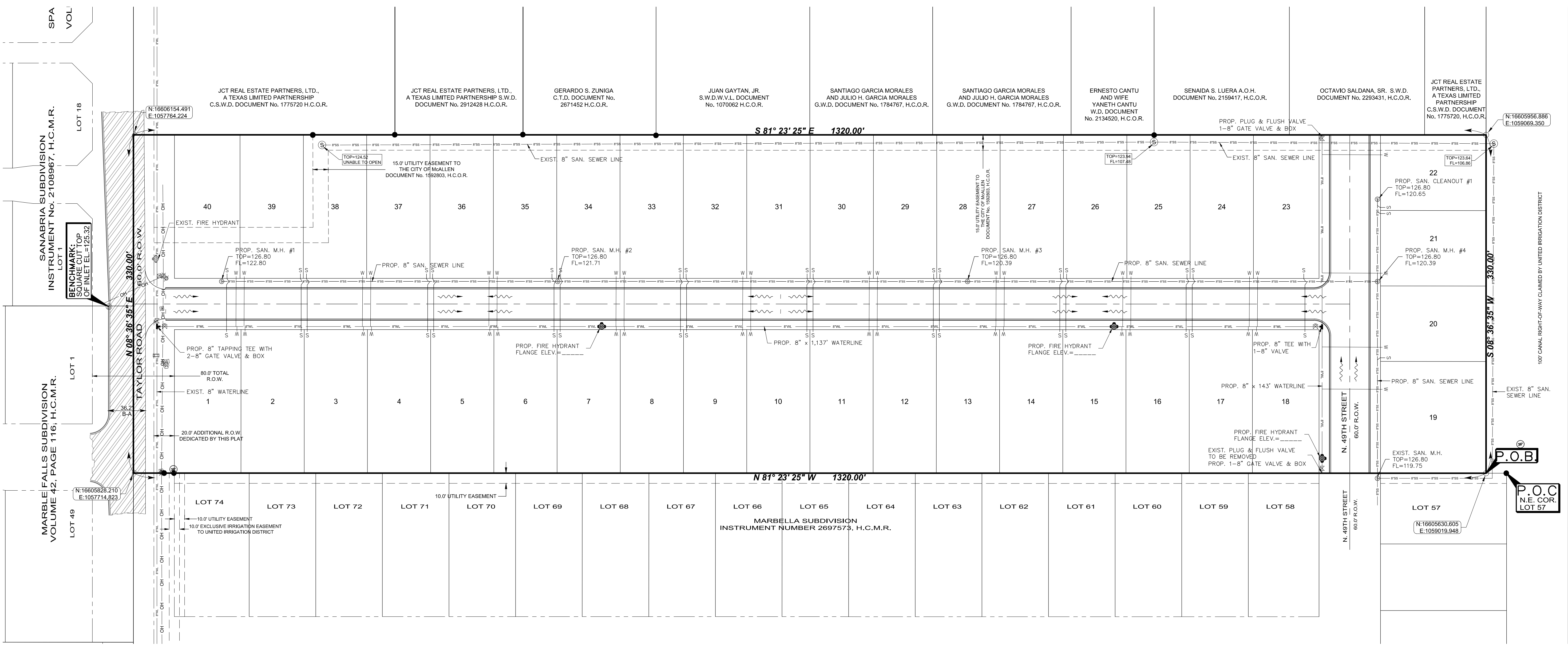
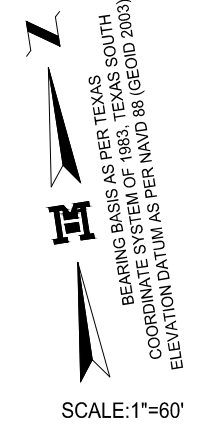
**MELDEN & HUNT INC.**  
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 FAX: (936) 361-1839  
 ESTABLISHED 1947  
 www.meldenandhunt.com  
 LICENSE NO. 10070900

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

MILDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435  
  
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368  
 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

**TAYLOR VALLEY ESTATES SUBDIVISION**  
 McALLEN, TEXAS

**PROPOSED SANITARY SEWER & WATER WIMPROVEMENTS**



MARBLE FALLS SUBDIVISION  
 VOLUME 42, PAGE 116, H.C.M.R.  
 LOT 49  
 N 16605828 210' E 1057714 823'

SANABRIA SUBDIVISION  
 INSTRUMENT No. 2108967, H.C.M.R.  
 LOT 1  
 BENCHMARK SQUARE CUT TOP OF INLET = 125.32  
 N 08° 36' 35" E 330.00'

TAYLOR ROAD  
 60.0' R.O.W.  
 N 08° 36' 35" E 330.00'

JCT REAL ESTATE PARTNERS, LTD.,  
 A TEXAS LIMITED PARTNERSHIP  
 C.S.W.D. DOCUMENT No. 177520 H.C.O.R.  
 N 16606154 491' E 1057784 224'

JCT REAL ESTATE PARTNERS, LTD.,  
 A TEXAS LIMITED PARTNERSHIP S.W.D.  
 DOCUMENT No. 2912428 H.C.O.R.

GERARDO S. ZUNIGA  
 C.T.D. DOCUMENT No.  
 2671452 H.C.O.R.

JUAN GAYTAN, JR.  
 S.W.D. W.V.L. DOCUMENT  
 No. 1070062 H.C.O.R.

SANTIAGO GARCIA MORALES  
 AND JULIO H. GARCIA MORALES  
 G.W.D. DOCUMENT No. 1784767, H.C.O.R.

SANTIAGO GARCIA MORALES  
 AND JULIO H. GARCIA MORALES  
 G.W.D. DOCUMENT No. 1784767, H.C.O.R.

ERNESTO CANTU  
 AND WIFE  
 YANETH CANTU  
 W.D. DOCUMENT  
 No. 2134520, H.C.O.R.

SENaida S. LUERA A.O.H.  
 DOCUMENT No. 2159417, H.C.O.R.

OCTAVIO SALDANA, SR. S.W.D.  
 DOCUMENT No. 2293431, H.C.O.R.

JCT REAL ESTATE PARTNERS, LTD.,  
 A TEXAS LIMITED PARTNERSHIP  
 C.S.W.D. DOCUMENT  
 No. 177520, H.C.O.R.

N 16605956 886' E 1059069 350'

N 08° 36' 35" W 330.00'

N 49TH STREET  
 60.0' R.O.W.

N 81° 23' 25" W 1320.00'

N 81° 23' 25" W 1320.00'

N 49TH STREET  
 60.0' R.O.W.

N 08° 36' 35" W 330.00'

N 16605828 210' E 1057714 823'

100' CANAL RIGHT-OF-WAY CLAIMED BY UNITED IRRIGATION DISTRICT

SPA VOL  
 LOT 18

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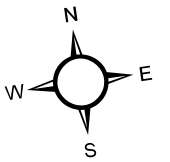
LOT 1

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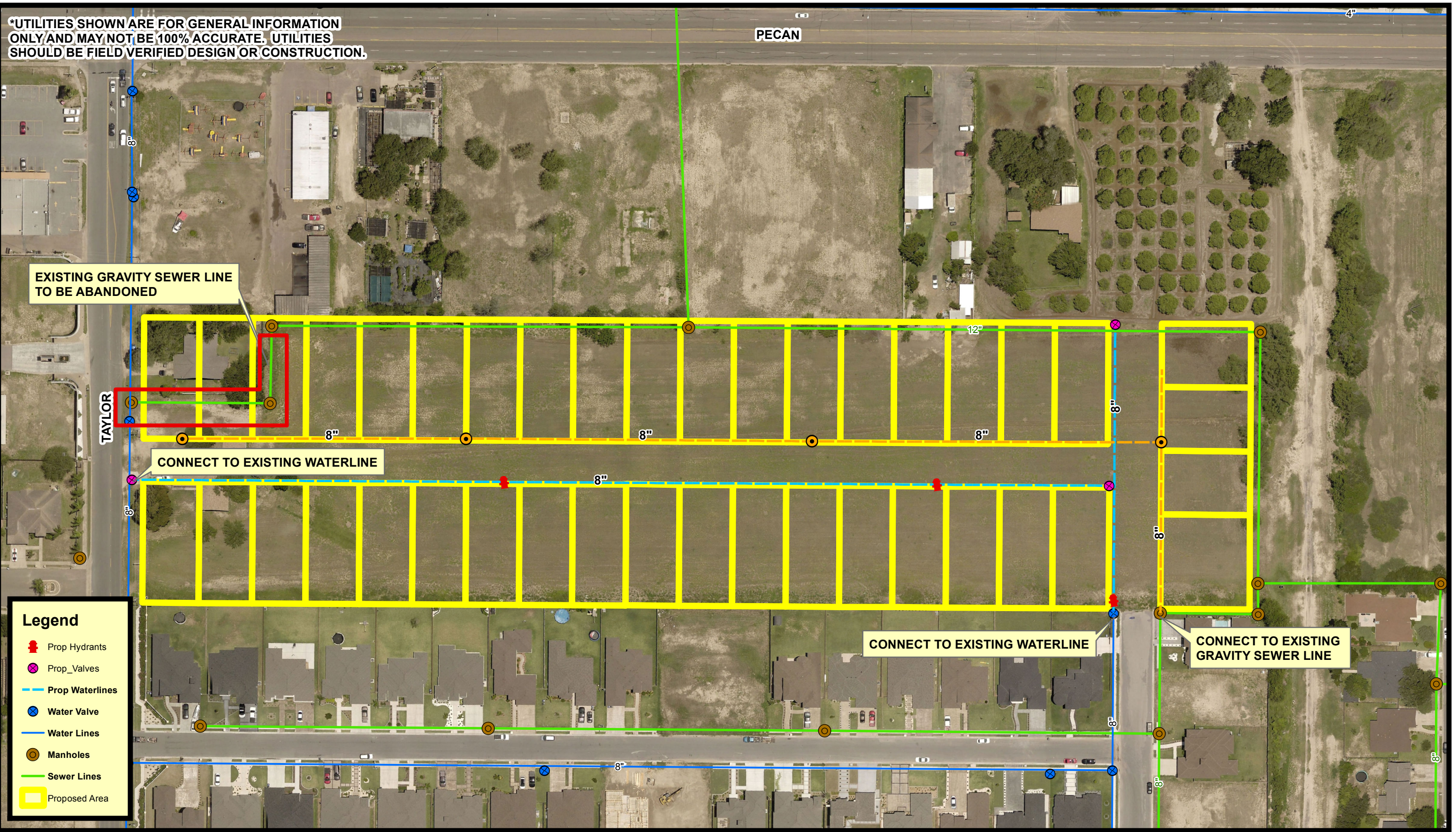
LOT 1

LOT 49








LOT 1



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



**Legend**

-  Prop Hydrants
-  Prop\_Valves
-  Prop Waterlines
-  Water Valve
-  Water Lines
-  Manholes
-  Sewer Lines
-  Proposed Area



	<b>AGENDA ITEM</b>	<b><u>2.e.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>07/16/2024</b>
	<b>MEETING DATE</b>	<b>7/23/2024</b>

- 1. Agenda Item: Approval of Twelfth Street Commerce Subdivision (1 commercial lot)**
- 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:**

<b>Bid Amount:</b>	_____	<b>Budgeted Amount:</b>	_____
<b>Under Budget:</b>	_____	<b>Over Budget:</b>	_____
		<b>Amount Remaining:</b>	_____
- 5. Reimbursement:**
- 6. Routing:**  
Erika Gomez                      Created/Initiated - 7/16/2024
- 7. Staff's Recommendation: Approval of subdivision as conditions set forth**
- 8. City Attorney: Approve. IJT**
- 9. MPU General Manager: Approved - MAV**
- 10. Director of Finance for Utilities: Approved - MSC**

# Memo

**TO:** Marco A. Vega, P.E., General Manager  
**THRU:** Carlos Gonzalez, P.E., Utility Engineer  
**FROM:** Erika Gomez, P.E., Assistant Utility Engineer  
**DATE:** May 6<sup>th</sup>, 2024  
**SUBJECT: Twelfth Street Commerce Subdivision; Consideration & Approval of Subdivision**

---

This property consists of 2.547 acre, located on the northwest corner of 12<sup>th</sup> Street and Expressway 83. It is located within the McAllen City Limits and is being proposed as C-3 commercial use.

The subdivision application was originally filed with the City on May 2, 2024, and received preliminary P&Z approval on May 7<sup>th</sup>, 2024. The information required from the developer's engineer for this agenda was received on June 21, 2024.

Utility plan/availability is described as follows:

1. **Water Service:** Applicant is proposing to connect to an existing 8-inch waterline that runs along 12<sup>th</sup> Street and extend to and through the property. Applicant is proposing to connect to a 6-inch waterline along the northside of the property as well. The applicant is proposing one water service to service the one lot and three (3) fire hydrants for fire protection.
2. **Sewer Service:** Applicant is proposing to connect to an existing 15-inch sewerline located on the south boundary of the proposed development. This development will be served with a one (1) 6-inch individual sewer services.
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 and/or ROW for future public Utility improvements; and 2.) Individual water and sewer services for each unit be installed.**

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



*Spoor Engineering Consultants, Inc.*

Consulting Engineers - Civil Land Planning  
202 S. 4th Street McAllen, Texas  
956-683-1000  
SEC@spooreng.com

## Utility Narrative

June 13, 2024

for

## Twelfth Street Commerce

McAllen, Texas

### Legal Description

BEING 2.530 ACRES OF LAND OUT OF LOT 15, NORTHWEST ¼ SECTION 7, HIDALGO CANAL CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

### Location

This one lot subdivision, comprising 2.530 net acres, is located on the North side of US Expressway 83 on the west side of South 12<sup>th</sup> Street, and is located in the City Limits of McAllen.

### Usage

Presently, this site is occupied by a paved asphalt parking lot, in poor condition. Proposed for this site is a commercial development including, but not limited to, offices, retail, and restaurants.

### Water Service

The site is served by existing water lines as follows:

1. An 8 inch line along the east line (S. 12<sup>th</sup> Street); and
2. A 6 inch line along the north line (Roselawn Cemetery)

Proposed water system improvements will be an 8 inch water line along the south and west line to provide a loop to the existing lines above noted. Separate water services will be installed for domestic and landscape meters. Three fire hydrants are proposed to meet McAllen Fire Department requirements.

### Sanitary Sewer Service

This site is served by two existing gravity sanitary sewer lines along Expressway 83. A new 6 inch service will be connected to one of the two Expressway lines.



202 South 4<sup>th</sup> Street, McAllen, Texas 78501 \* (956)683-1000

E-mail: [SEC@SpoorEng.com](mailto:SEC@SpoorEng.com)

**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 **MCALLEN CITYCENTER, LTD**, hereinafter called the DEVELOPER.

1. The DEVELOPER is the developer of the following described property: **TWELFTH STREET COMMERCE SUBDIVISION**, and proposes to construct Utility Improvements as shown on a plan designed by **Spoor Engineering Consultants, Inc.**, dated **June 20, 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:**

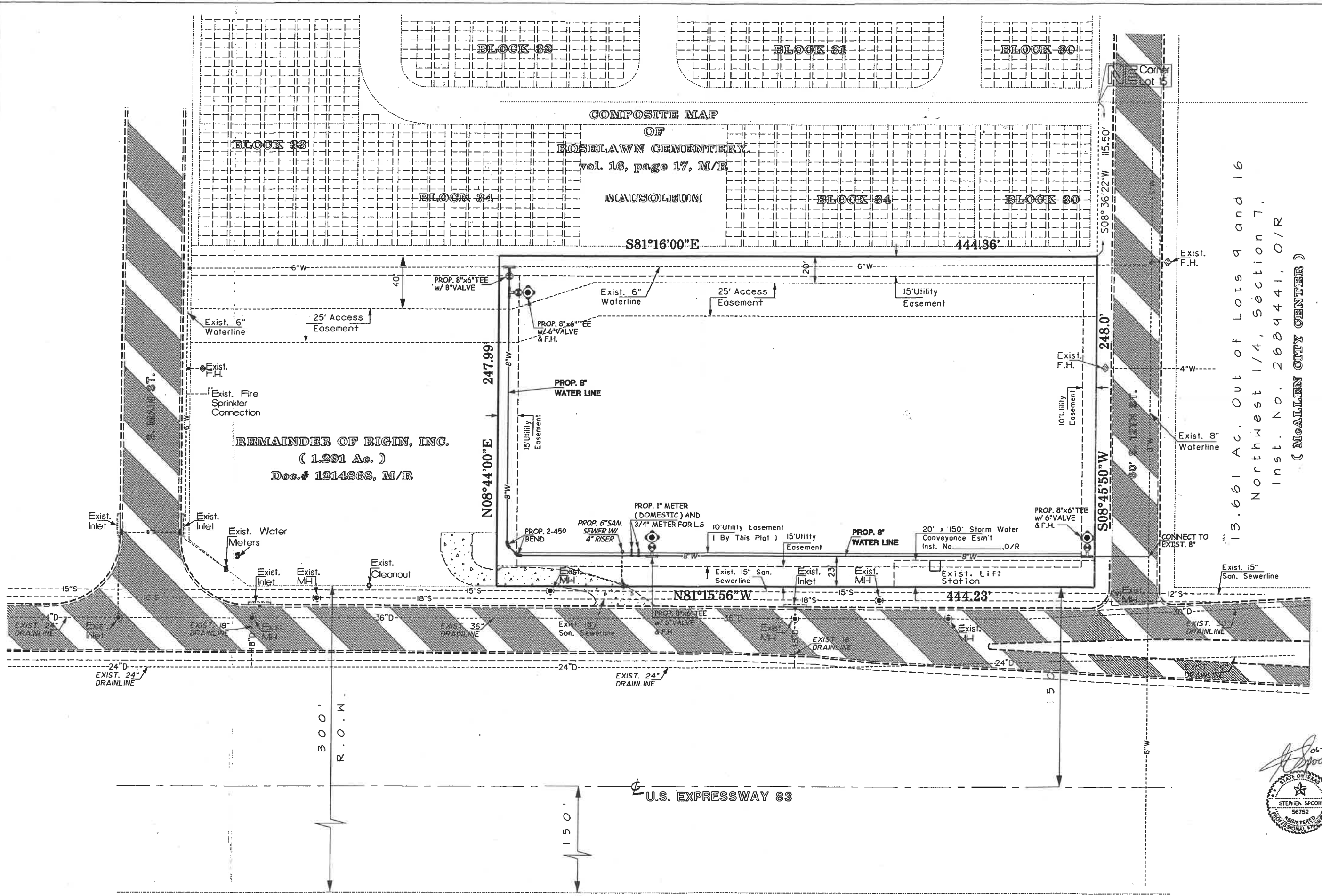
McAllen CityCenter, LTD,  
a Texas Limited Partnership



\_\_\_\_\_  
By: Boulevard Ventures, LLC, its General Partner  
By: Michael Fallek, Registered Agent  
4316 N. 10th Street  
McAllen, Texas 78505







Prepared by: **Spoor Engineering Consultants, Inc.**  
 Consulting Engineers - Civil Land Planning  
 P.E. DATE: \_\_\_\_\_  
 202 South 4th Street, McAllen, Texas 78501  
 P.O. Box # 4083  
 (954) 683 1000  
 spooreng.com

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**TWELFTH STREET  
 COMMERCE**  
*McAllen, Texas*

---

**PAVING & UTILITIES  
 PLAN**

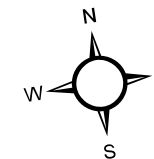
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DATE: June 20, 2024

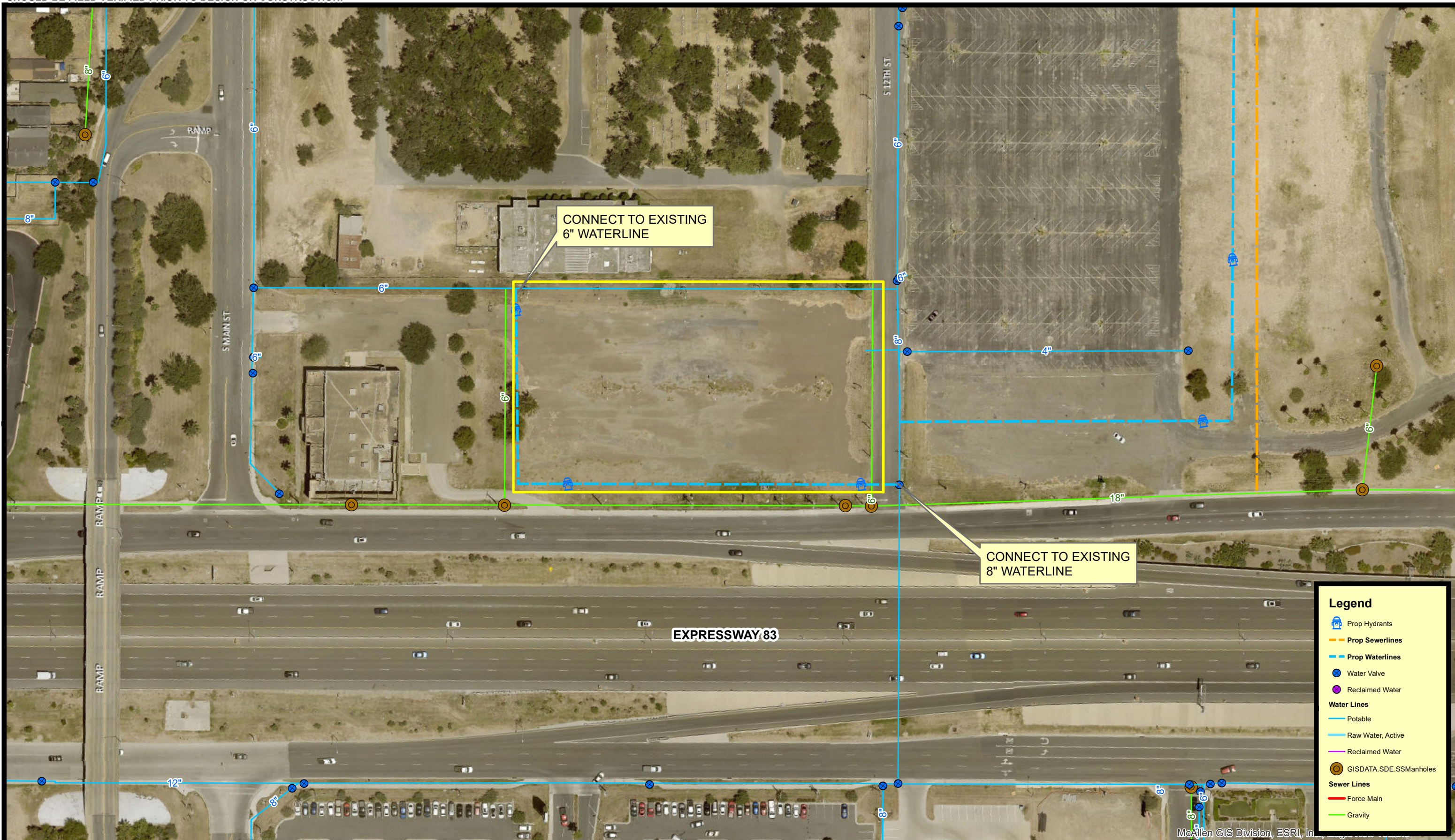
STEPHEN SPOOR  
 56782  
 REGISTERED PROFESSIONAL ENGINEER

SCALE: 1" = 30'  
 SHEET: **C-1**

# TWELFTH STREET COMMERCE SUBDIVISION



\*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 Sewerlines
- Prop Waterlines
- Water Valve
- Reclaimed Water
- GISDATA.SDE.SSManholes

**Water Lines**

- Potable
- Raw Water, Active
- Reclaimed Water

**Sewer Lines**

- Force Main
- Gravity



	<b>AGENDA ITEM</b>	<b><u>2.f.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>07/17/2024</b>
	<b>MEETING DATE</b>	<b>7/23/2024</b>

1. Agenda Item: Consideration and Approval for Purchase of AMI Meters

2. Party Making Request:

3. Nature of Request:

4. Budgeted: Yes

<b>Bid Amount:</b>	<b><u>\$172,920.00</u></b>	<b>Budgeted Amount:</b>	<b><u>\$1,063,769.00</u></b>
<b>Under Budget:</b>	<b><u>\$890,849</u></b>	<b>Over Budget:</b>	<b><u>\$0.00</u></b>
		<b>Amount Remaining:</b>	<b><u>\$583,693.48</u></b>

5. Reimbursement:

6. Routing:  
Juan Pedraza Created/Initiated - 7/17/2024

7. Staff's Recommendation:

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: Edward Gonzalez, Director of Water Systems *ef*  
From: Juan Pedraza, T&D Manager *JP*  
Date: 07/15/24  
Re: Purchase & Delivery of Diverse Sizes of AMI Meters

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This memo serves as a request for the approval to Single Source Agua Metric for the purchase and delivery of diverse sizes of AMI water meters.

The acquisition of the AMI meters will be utilized to replace existing meters that have either been damaged or exceeded their 10-year life span.

With the implementation of the meter replacements, both the City of McAllen Public Utility and its rate payers will benefit from an accurate measurement of water consumption and homeowner monitoring capabilities.

Fund Name: Water Depreciation Fund

Account Number: 410-4030-446 66-30

Budgeted: \$1,063,769

Estimated Cost: 800 - ¾ IPERL (\$98.57)

250 – 1” IPERL (\$147.90)

50 – 2” OMNI C2 (\$1,141.78)

Total Cost: \$172,920.00



June 24, 2024

**Aqua-Metric Sales Company**

Kelsey VanCleave  
16914 Alamo Pkwy Bldg 2 | SELMA, TX 78154-1492  
Phone: (210) 967-6300 | Facsimile: (210) 967-6305

Quote for: City of McAllen

Attention:

Address: ATTN: ACCOUNTS PAYABLE, PO BOX 220

City, State, Zip: MCALLEN, TX 785050220

Phone: 956-681-1665

Email:

Quantity		Description		Unit Price	Line Total
800	EA	I30TR	3/4" SL IPERL TR/PL 8Whl USG	98.57	78,856.00
250	EA	I50TR	1" IPERL TR/PL 8 WHL USG	147.90	36,975.00
50	EA	OMNIC2	2" OMNI C2 8 WHL USG	1,141.78	57,089.00

This quote for the product and services named above is subject to the following terms:

1. All quotes are subject to the Aqua-Metric Terms of Sales.
2. Quote is valid for thirty days.
3. If modifications in materials, labor or processing are required to meet new regulations, the pricing submitted herein is subject to immediate change.
4. Freight allowed on single orders exceeding \$80,000.00.
5. Net Thirty Days to Pay.
6. Sales Tax and/or Freight charges are approximated and may vary on final invoice.

Subtotal	172,920.00
Sales Tax	0.00
<b>Total</b>	<b>172,920.00</b>

# REQUEST FOR AVAILABILITY OF FUNDS

CONSTRUCTION  PURCHASE

PURCHASE & INSTALLATION

SERVICE  SUPPLY

## DEPARTMENT SUBMITTING REQUEST:

TYPE/PRINT NAME: Juan Pedraza

SIGNATURE: 

TITLE: MPU - Transmission Distribution Manager

DEPARTMENT: MPU -Transmission Distribution

DATE: July 17,2024

## PROJECT NAME AND DESCRIPTION (indicate special funding requirements):

Purchase and Delivery of Contract AMI Meters

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

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

ACCOUNT NUMBER/PROJECT ID: 410-4030-446-66-30

ESTIMATED COST: \$172,920.00

ACCOUNT NUMBER/PROJECT ID:

ESTIMATED COST:

## BUDGET INFORMATION:

BUDGETED  NOT BUDGETED

FUND NAME: Water - Depreciation Fund

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

INCLUDE PROJ.ID(S):

AMOUNT: \$1,063,769

SIGNATURE: 

TITLE: Director of Finance for Utilities

DATE: 7/17/2024

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

N/A

Yes \_\_\_\_\_ No: \_\_\_\_\_

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

N/A

Yes \_\_\_\_\_ No: \_\_\_\_\_

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

N/A

Yes \_\_\_\_\_ No: \_\_\_\_\_

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

N/A

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

N/A

Yes \_\_\_\_\_ No: \_\_\_\_\_

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

N/A

Yes \_\_\_\_\_ No: \_\_\_\_\_

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

N/A

**CITY MANAGER'S AUTHORIZATION TO SOLICIT BIDS:**

APPROVED:  SIGNATURE: 

DATE: 2/17/21

DISAPPROVED:  SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_





AGENDA ITEM 3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED 07/17/2024

MEETING DATE 7/23/2024

1. Agenda Item: Consideration and Possible Approval for Amendment No. 1 to the Professional Services Engineering Consulting Contract for the 5-Mile Road Sewer Line Adjustment Project.

2. Party Making Request:  
Carlos Gonzalez, Development and Special Projects Engineer

3. Nature of Request: Request of MPU Board approval for Amendment No. 1 for the 5-Mile Road Sewer Line Adjustment Project.

4. Budgeted: Yes

Bid Amount:	<u>\$296,250</u>	Budgeted Amount:	<u>\$500,000</u>
Under Budget:	<u>\$203,750</u>	Over Budget:	<u>\$0.00</u>
		Amount Remaining:	<u>\$203,750</u>

5. Reimbursement:

6. Routing:  
Rafael Balderas Jr. Created/Initiated - 7/17/2024  
Gerardo Noriega Final Approval - 7/17/2024

7. Staff's Recommendation: Staff recommends approval.

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

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

**DATE:** July 17, 2024

**SUBJECT: Consideration and Approval of Professional Services Engineering Consulting Contract Amendment 1 for the FM 676 (5 – Mile Road) Sewer Line Adjustment Project.**

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## Background

On June 23, 2020, McAllen Public Utility Board approved the award of a Professional Services Contract to SDI Engineering for the FM 676 (5-Mile Road) Sewer Line Adjustment Project in the amount of \$62,250.00. The primary objective was to eliminate the Bentsen Road Lift Station by running a gravity line under the Bentsen Road Canal. The project coincided with the Texas Department of Transportation's (TxDOT) plan to improve the roadway which allowed MPU's consulting engineer to design the necessary improvements in close coordination with L& G Engineers, the roadway design engineering firm contracted by TxDOT.

## Amendment Overview

As part of the development coordination with TxDOT, the scope of services for the required infrastructure improvements expanded. The initial concept was simply to install a new gravity line from the canal east towards Ware Road, a distance of approximately 1,200 linear feet (LF). This new line would be installed with a grade that would allow us to eliminate the existing Bentsen Road Lift Station.

However, TxDOT is requiring that we relocate all lines with less than 8 feet of cover. This requirement results in the necessary replacement of approximately 4,400 LF of 24-inch gravity pipe. This amendment addresses the professional engineering services needed to prepare the revised plans and specifications.

Amendment No. 1 of the Professional Services Contract is attached for your reference. Included with the contract documents is a Cost Proposal for engineering design services not to exceed \$234,000.00, bringing the Revised Contract amount not to exceed \$296,250.00. In addition, the expiration date of the contract will be extended to December 31, 2026.

## Funding

Funding for this amendment were budgeted in this fiscal year's sewer depreciation budget. Note that funding for construction will most likely require a Budget Amendment which will be brought forward at an upcoming Board meeting for consideration.

## Recommendation

Staff recommends approval of Amendment No. 1 to the Professional Services Contract with SDI Engineering as proposed, for an amount not to exceed \$234,000.00 and bringing the revised contact amount not to exceed \$ 296,250.00. In addition, the contract expiration date is changed to December 31, 2026.

**AMENDMENT NO. 1**  
**TO CONTRACT AGREEMENT FOR ENGINEERING SERVICES**  
**BETWEEN MCALLEN PUBLIC UTILITY**  
**AND**  
**SDI ENGINEERS, INC.**  
**FOR**  
**FM 676 SEWERLINE ADJUSTMENT PROJECT**

THIS AMENDMENT NO. 1 is made as of \_\_\_\_\_, between McAllen Public Utility (OWNER) and SDI Engineers, Inc. (ENGINEER) for the Engineering Related services as specified in original contract documents for the proposed FM 676 Sewerline Adjustment Project in Hidalgo County, Texas (the PROJECT).

OWNER and ENGINEER in consideration of their mutual covenants herein agree in respect of the performance of professional engineering services by ENGINEER and the payment of those services by OWNER as set forth below.

WHEREAS, the OWNER and the ENGINEER executed the original Contract Agreement between Owner and Engineer for Engineering/Professional Services on June 30, 2020; and,

WHEREAS, it has become necessary to amend the contract to: amend the contract for additional scope and contract expiration date due to owner dictated scheduling;

NOW, THEREFORE, premises considered, the OWNER and ENGINEER agree that said Agreement is amended to include the following Contract modifications:

1. Revise "Part II – Engineering Fees" as follows:
  - A. Modify maximum amount payable under original Contract Agreement dated June 30, 2020 as follows:

Original Contract:	\$ 62,250.00
Amendment No. 1 (Not to Exceed):	\$ 234,000.00
Revised Contract Amount (Not to Exceed)	\$ 296,250.00
2. Revise "Part III – Term of Agreement such as to change expiration date from December 31, 2024 to December 31, 2026.
3. Revise "Part V – Article 6, Special Provisions, Exhibits, and Schedules" by including supplemental Exhibits B1 and D1 included as attachments.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment as the day and year first above written.

OWNER:  
**McALLEN PUBLIC UTILITY**

ENGINEER:  
**SDI ENGINEERING, INC.**

\_\_\_\_\_  
MARCO A. VEGA, P.E.                      DATE  
General Manager

\_\_\_\_\_  
ISRAEL POSADAS, P.E.                      DATE  
PRINCIPAL

ATTEST:

ATTEST:

\_\_\_\_\_  
CLARISSA HERNANDEZ                      DATE  
MPUB Secretary

\_\_\_\_\_  
DATE

APPROVED AS TO FORM:

\_\_\_\_\_  
ISAAC TAWIL                                      DATE  
City Attorney

REVIEWED BY:

\_\_\_\_\_  
GERARDO NORIEGA, CPPB                      DATE  
Director of Purchasing and Contracting

## EXHIBIT B1

### Additional Services to be Provided by the ENGINEER (Contract Agreement Part V, Article I, Design Phase: 1.3.7)

#### DESIGN PHASE:

- Development and Submittal of TxDOT Permit Application for ROW (Shary Rd. to Ware Rd.)
- Revise TxDOT Permit Application for ROW (Shary Rd. to Taylor Rd.)
- Revise TxDOT Permit Application for ROW (Taylor Rd. to Ware Rd.)
- Revise TxDOT Permit Application for ROW (Re-Design No. 2)
- Revise TxDOT Permit Application for ROW (Re-Design No. 3)
- Development of TxDOT Exception application for sanitary sewer (Shary to Ware)
- Revision No. 1 of TxDOT Exception application for sanitary sewer (Shary to Taylor)
- Revision No. 2 of TxDOT Exception application for sanitary sewer (Taylor to Ware)
- Re-design No. 1 of relocation of sanitary sewer line, manholes, and services
- Re-design No. 2 of relocation of sanitary sewer line, manholes, and services
- Re-design No.3 of relocation of sanitary sewer line, manholes, and services
- Design of relocation of water line
- Re-Design No. 1 of relocation of water line and services (Main Canal to Ware Rd.)
- Design of relocation of fiber optic line
- Design of temporary force main/Preparation of Exhibits/Meetings
- Construction Staking (Option A / Option B)
- Project Administration (Option A / Option B)

**Additional Services:** Any additional engineering services not listed within the scope of the project requested by the OWNER shall be billed according to the hourly rates listed below:

<b>PERSONNEL</b>	<b>RATE PER HOUR (\$)</b>
<b><u>Engineering</u></b>	
<i>Principal (P.E.)</i>	\$ 145.00
<i>Project Engineer (P.E.)</i>	\$ 110.00
<i>Engineer in Training (E.I.T.)</i>	\$ 95.00
<i>Sr. Engineering Technician</i>	\$ 80.00
<i>CAD Technician</i>	\$ 55.00
<i>Administrative Clerk</i>	\$ 35.00
<i>Clerk</i>	\$ 30.00
<i>ROW / Easement Specialist</i>	\$ 55.00
<i>Project Inspector</i>	\$ 50.00
<i>Storm Water Specialist</i>	\$ 55.00
<i>Aerial Videography (EA.)</i>	\$ 250.00
<i>Direct Subconsultant</i>	\$ Cost + 10%
<b><u>Surveying</u></b>	
<i>Three-Man Party</i>	\$ 105.00
<i>Two-Man Party</i>	\$ 85.00
<i>GPS Party</i>	\$ 135.00
<i>RPLS</i>	\$ 100.00
<i>Technician</i>	\$ 50.00

**EXHIBIT D**  
**(Amendment No. 1)**

**Contract Rates and Cost Proposal**

1	Prepare TxDOT Permit Applications for ROW Alignment (Shary Rd. to Ware Rd.)	\$	7,500.00
2	Revise TxDOT Permit Application for ROW Alignment (Shary Rd. to Taylor Rd.)	\$	3,500.00
3	Revise TxDOT Permit Application for ROW Alignment (Taylor Rd. to Ware Rd.)	\$	3,500.00
4	Revise TxDOT Permit Application for ROW Alignment (Re-Design No. 2)	\$	3,500.00
5	Revise TxDOT Permit Application for ROW Alignment (Re-Design No. 3)	\$	3,500.00
6	Prepare TxDOT Exception Letter/Exhibits (Shary Rd. to Ware Rd.)	\$	12,500.00
7	Revise TxDOT Exception Letter/Exhibits (Revision No. 1 - Shary Rd. to Taylor Rd.)	\$	5,500.00
8	Revise TxDOT Exception Letter/Exhibits (Revision No. 2 - Taylor Rd. to Ware Rd.)	\$	5,500.00
9	Redesign No. 1 – Sanitary Sewer (HCID No. 1 Main Canal)	\$	16,500.00
10	Redesign No. 2 – Sanitary Sewer/Manholes/Services (Taylor to Ware Rd.)	\$	30,000.00
11	Redesign No. 3 – Sanitary Sewer/Manholes/Services (Bentsen to Ware Rd.)	\$	45,000.00
12	Design of Waterline Adjustment – (Main Canal to Ware Road)	\$	15,500.00
13	Re-Design No. 1 of Waterline Adjustment – (Main Canal to Ware Rd.)	\$	25,000.00
14	Design of Fiber-Optic Communication Line (Bentsen to Ware Rd.)	\$	19,500.00
15	Design/Negotiation/Exhibits for Temporary Force Main Bypass	\$	7,500.00

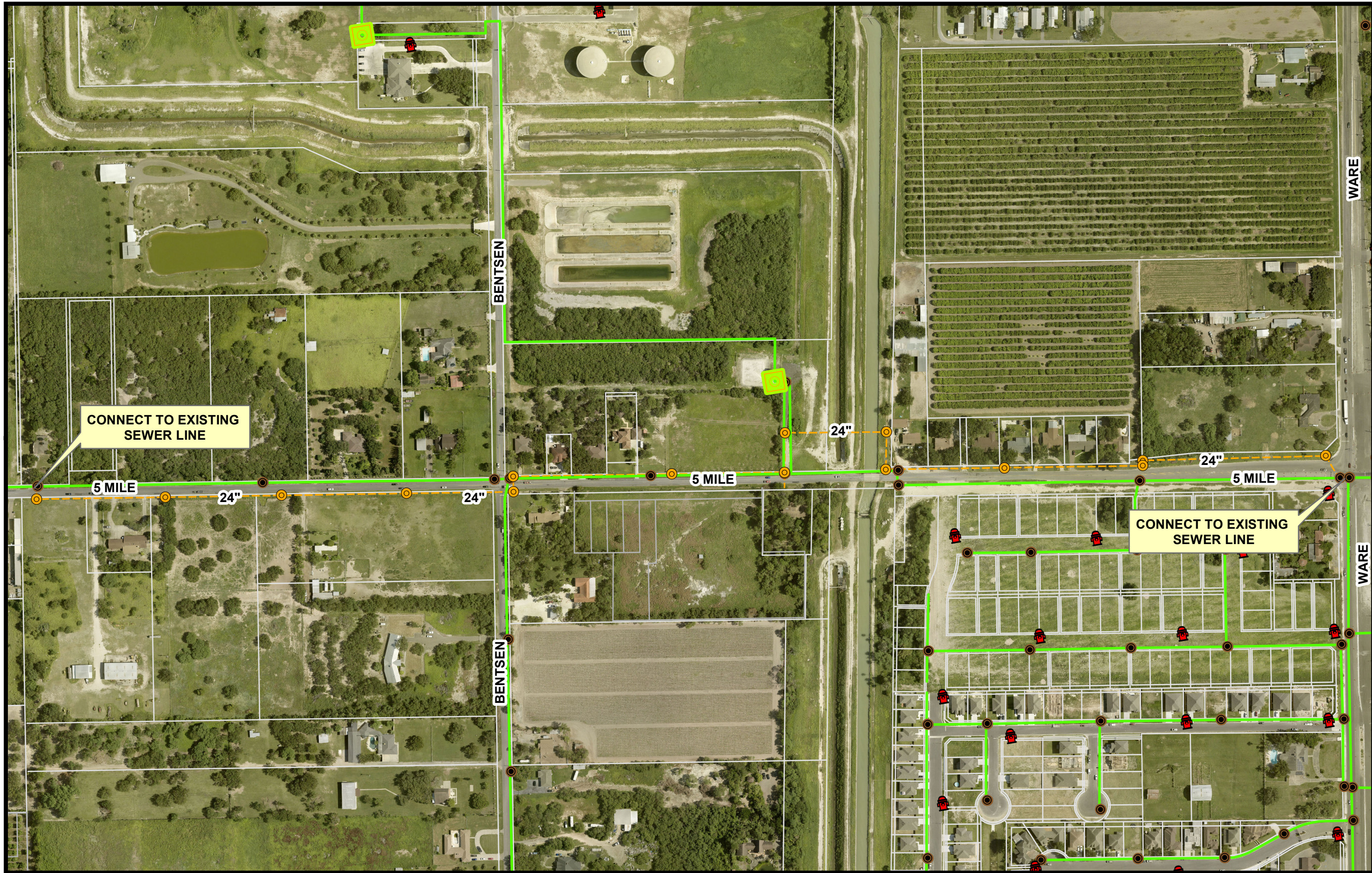
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Amendment No. 1 (Basic Services): **\$ 204,000.00**

**Additional Services (Upon Request & Not to Exceed based on hourly rates)**

16	Project Administration/Field Staking/Inspections Sanitary Sewer/Water	\$	30,000.00
----	--------------------------------------------------------------------------	----	-----------

# FM 676 (5 MILE) SEWER LINE ADJUSTMENT PROJECT



1 inch = 292 feet

**Legend**

-  Proposed Manholes
-  Existing Fire Hydrants
-  Existing Manhole
-  Existing Wastewater Line
-  Proposed Wastewater Line



**AGENDA ITEM**

**5.a.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**07/17/2024**

**MEETING DATE**

**7/23/2024**

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

**2. Party Making Request:**

**3. Nature of Request:**

**4. Budgeted:**

**Bid Amount:** \_\_\_\_\_  
**Under Budget:** \_\_\_\_\_

**Budgeted Amount:** \_\_\_\_\_  
**Over Budget:** \_\_\_\_\_  
**Amount Remaining:** \_\_\_\_\_

**5. Reimbursement:**

**6. Routing:**

**Savannah Arredondo**

**Created/Initiated - 7/17/2024**

**7. Staff's Recommendation:**

**8. City Attorney: None. IJT**

**9. MPU General Manager: N/A - MAV**

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





**AGENDA ITEM**

**5.b.**

**PUBLIC UTILITY BOARD**

**DATE SUBMITTED**

**07/17/2024**

**MEETING DATE**

**7/23/2024**

**1. Agenda Item: Consultation with City Attorney regarding legal issues with design contract (Section 551.071, T.G.C).**

**2. Party Making Request:**

**3. Nature of Request:**

**4. Budgeted:**

**Bid Amount:** \_\_\_\_\_  
**Under Budget:** \_\_\_\_\_

**Budgeted Amount:** \_\_\_\_\_  
**Over Budget:** \_\_\_\_\_  
**Amount Remaining:** \_\_\_\_\_

**5. Reimbursement:**

**6. Routing:**

**Savannah Arredondo**

**Created/Initiated - 7/17/2024**

**7. Staff's Recommendation:**

**8. City Attorney: None. IJT**

**9. MPU General Manager: N/A - MAV**

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



	<b>AGENDA ITEM</b>	<b><u>5.c.</u></b>
<b>PUBLIC UTILITY BOARD</b>	<b>DATE SUBMITTED</b>	<b>07/17/2024</b>
	<b>MEETING DATE</b>	<b>7/23/2024</b>

1. Agenda Item: Consultation with City Attorney regarding legal issues with implementation contracts (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 - 7/17/2024

7. Staff's Recommendation:

8. City Attorney: None. IJT

9. MPU General Manager: N/A - MAV

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