



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

DATE: Tuesday, March 11, 2025

TIME: 4:00 P.M.

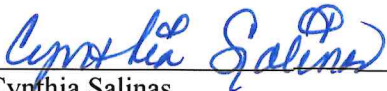
PLACE: McAllen City Hall
Commission Chambers – 3rd Floor
1300 Houston Avenue
McAllen, Texas 78501

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 7th day of March, 2025 at 2:00 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.


Cynthia Salinas
Utility Board Secretary



**BOARD OF TRUSTEES MEETING
TUESDAY, MARCH 11, 2025 – 4:00 PM
MCALLEN CITY HALL-3RD FLOOR
1300 HOUSTON AVENUE, 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

1. MINUTES:

- a) Approval of Regular Meeting Minutes held February 25, 2025 and Workshop Minutes held February 25, 2025 and February 27, 2025

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 El Tacolote Subdivision (1 Residential / 1 Commercial)

3. BIDS AND CONTRACTS:

- a) Discussion and Possible Award of Contract for the McAllen NWTP Test Well Installation Project

4. UTILITY LAYOUTS:

- a) Discussion and Possible Approval of the Preliminary Reimbursement Certificate for the Alliance Lift Station Improvements
- b) Discussion and Possible Approval of a Septic Tank Variance for the Devan Estates Subdivision Lot 3

5. FUTURE AGENDA ITEMS

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

- a) Consultation with City Attorney regarding pending litigation 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 MARCH 25, 2025.



AGENDA ITEM

1.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

03/05/2025

MEETING DATE

3/11/2025

1. Agenda Item: Approval of Regular Meeting Minutes held February 25, 2025 and Workshop Minutes held February 25, 2025 and February 27, 2025

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 - 3/5/2025

7. Staff's Recommendation:

8. City Attorney:

9. MPU General Manager:

10. Director of Finance for Utilities:

STATE OF TEXAS
 COUNTY OF HIDALGO
 CITY OF MCALLEN

The McAllen Public Utility Board (MPUB) convened in a Regular Meeting on **Tuesday, February 25, 2025**, 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 | City Attorney |
| | Cynthia Salinas | Utility Board Secretary |
| | Savannah Arredondo | Assistant to the Utility Board Secretary |
| | David Garza | Director of Wastewater Systems |
| | Juan Vallejo | Assistant Director of Water Systems |
| | Maria Chavero | Director of Treasury Management |
| | Janet Landeros | Grants and Contracts Coordinator |
| | Erika Gomez, P.E. | Utility Engineer |
| | Edward Gonzalez | Director of Water Systems |
| | Jim Bob Sides | Video Production Specialist |
| | Gerardo Noriega | Director of Purchasing and Contract |
| | Carlos Gonzalez, P.E., | Utility Engineer |
| | Emmanuel Hernandez | Water Plant Supervisor |
| | Jesus Cisneros | Water Plant Manager |
| | Juan Pedraza | Transmission & Dist. Manager |
| | Christina Molano | Water Lab Manager |
| | Perla Lara | City Secretary |
| | Cindy Zuniga | Deputy City Secretary |
| | Rafael Balderas, E.I.T, | Assistant to the Utility Engineer |
| | Leticia Puentes | Designer/Subdivision Coordinator |
| | Jason Shelton | Systems Manager |
| | Yaritza Lepker | Treasury Accountant |
| | Patrick Gray | GIS Coordinator |
| Visitor: | Homer Bazan | Cobb Fendley |

CALL TO ORDER:

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

1. MINUTES:

- a) Approval of the Minutes for the Workshop and Regular Meeting held February 11, 2025

Trustee Cardenas moved to approve the minutes for the workshop and regular meeting held February 11, 2025. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

2. CONSENT AGENDA:

- a) Approval of 29th Subdivision (40 Lots/ Residential Townhomes)
- b) Approval of Plaza Muzquiz Subdivision (2 Lot/ Commercial Plaza & Meat Market)

Mr. Marco Vega, P.E., General Manager, mentioned that all the items on consent agenda met MPU requirements, however, they could be discussed at the pleasure of the board.

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

3. BIDS AND CONTRACTS:

- a) Consideration and action on the possible selection and assignment of Consulting Engineering Firms to various water and/or sewer infrastructure design projects

Carlos Gonzalez, P.E., Utility Engineer stated as discussed in the workshop today there are several projects ready to select an engineer. Historically there is a two-step process taken and then negotiations with scope of service. There are several projects now that are ready for that. Bentsen Road Waterline Project, is initially a roadway project but is going to involve some water and sewer line adjustments and extensions. Staff is recommending the selection of Perez Consulting. Another project is Ware Road from Mile 5 and State Highway 107 a TXDOT project. Staff is recommending the selection of Guzman and Muñoz Engineering and Surveying. Jackson Road Ph1 from Pecan to Business 83 is another TXDOT project. Staff is recommending the selection of Cobb Fendley, Lastly Bentsen Road Water Tower Project, staff is recommending the selection of Marcia Appia. Not ready for recommendation is a future Boeye Bypass line.

Trustee Godinez moved to approve the selection and assignment of consulting engineering firms. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

- b) Consideration and action in accepting low bidder, Pencco, Inc., for the service contract for odor & corrosion control system: Project #01-25-S14-251

Trustee Godinez moved to approve of Pencco, Inc., for the service contract for odor & corrosion control system. Vice-Chairman Williams seconded the motion. The motion carried unanimously by those present.

4. MANAGER'S REPORT:

- a) Consideration of the acceptance of a Certification of Unopposed Candidates for certain races in the May 3, 2025, General City Election and Issuance of an Order of Cancellation for the same races. *Presentación y aceptación de una Certificación de Candidatos Únicos para ciertos puestos o cargos, para la Elección General de la Ciudad del 3 de Mayo de 2025 y aprobación de una Orden de Cancelación para los mismos puestos*

Perla Lara, City Secretary, stated this item is for cancellation for unopposed election. Pursuant to Texas Selection Code, the elections for the following offices previously held for general election of May 3, 2025 may be cancelled. That is the Mayor, City Commission District 2, Public Utility Board Place A and Public Utility Board Place D. The candidates for each office have been certified unopposed.

Trustee Godinez moved to approve cancellation for unopposed election. Trustee Cardenas seconded the motion. The motion carried unanimously by those present.

- a) Review of Results of Financial Operations as of December 31, 2024

Maria Chavero, Director of Treasury Management gave an update on the financial report.

Vice-Chairman Williams moved to accept the financial operations as of December 31, 2024. Trustee Godinez seconded the motion. The motion carried unanimously by those present.

5. FUTURE AGENDA ITEMS

Marco Vega, General Manager stated the annual board retreat will be held on Thursday, February 27, 2025 at the South Wastewater Treatment Plant.

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

Did not recess into Executive Session

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

ADJOURNMENT

There being no other business to come before the Board, the meeting was unanimously adjourned at 4:14 p.m.

Charles Amos, Chairman

Attest:

Cynthia Salinas
Utility Board Secretary

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board (MPUB) met in a Workshop on **Tuesday, February 25, 2025** at 3:00 p.m. in the City Commission Chambers at City Hall with the following present:

| | | |
|----------|------------------------|--|
| | Charles Amos | Chairman |
| | Ernest R. Williams | Vice-Chairman |
| | Ricardo Godinez | Trustee |
| | Albert Cardenas | Trustee |
| Absent: | Javier Villalobos | Mayor/Ex-Officio |
| Visitor: | Sergio Espinoza, P.E., | Carollo |
| | Vanessa Pruneda, EIT | Carollo |
| | Hani Michel, P.E. | Carollo |
| | Liz Ferry | RW. Harden & Associates |
| | Kevin Spencer | RW. Harden & Associates |
| | Carlos Peralez P.E. | PM TXIDG |
| | Robert Macheske P.E. | GDJ Engineering |
| | Corina Argullin | GDJ Engineering |
| | Kurt Schumacher | Kane Lindsey |
| Staff: | Marco A. Vega, P.E. | General Manager |
| | Austin Stevenson | City Attorney |
| | Juan J. Rodriguez | Assistant General Manager |
| | Cynthia Salinas | Utility Board Secretary |
| | Savannah Arredondo | Assistant to the Utility Board Secretary |
| | David Garza | Director of Wastewater Systems |
| | Janet Landeros | Grants and Contracts Coordinator |
| | Carlos Gonzalez, P.E. | Utility Engineer |
| | Rafael Balderas, EIT | Assistant to the Utility Engineer |
| | Erika Gomez, P.E. | Utility Engineer |
| | Juan Vallejo | Assistant Director of Water Systems |
| | Jesus Cisneros | Water Systems Manager |
| | Edward Gonzalez | Water Systems Director |
| | Maria Chavero | Director of Treasury Management |
| | Emmanuel Hernandez | Water Plant Supervisor |
| | Juan Pedraza | Transmission and Dist. Manager |
| | Gerardo Noriega | Director of Purchasing & Cont. |
| | Jim Bob Sides | Video Production Specialist |
| | Jose Esqueda | Chief Photojournalist |
| | Leticia Puentes | Designer/Subdivision Coordinator |

1) Presentation and Update of MPU’s Brackish Groundwater Facility

Mr. Sergio Espinosa P.E., Hani Michel, P.E., and Kevin Spencer gave a presentation for the Brackish Groundwater Facility Update.

General discussion took place regarding the project wellfield layout, facility location, project timeline, and funding plan.

2) Engineering Rotation List and Prospective Project Assignments

Mr. Carlos Gonzales, P.E., Utility Engineer presented on the Engineering Rotation List and Prospective Project Assignments.

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

Did not go into Executive Session

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

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 3:55 p.m.

Charles Amos, Chairman

Attest:

Cynthia Salinas
Utility Board Secretary

STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF MCALLEN

The McAllen Public Utility Board met in a Workshop on **Thursday, February 27, 2025**, at 12:12 p.m. at South Wastewater Treatment Plant – Training Room with the following present:

| | | |
|-----------|-----------------------|---|
| | Charles Amos | Chairman |
| | Ernest Williams | Vice-Chairman |
| | Ricardo Godinez | Trustee |
| | Albert Cardenas | Trustee |
| Absent: | Javier Villalobos | Mayor/Ex-Officio |
| Staff: | Marco A. Vega, P.E. | General Manager |
| | J.J. Rodriguez | Assistant General Manager |
| | Austin Stevenson | City Attorney |
| | Cynthia Salinas | Utility Board Secretary |
| | Savannah Arredondo | Assistant to the Utility Board Secretary |
| | Edward Gonzalez | Director of Water Systems |
| | Juan Vallejo | Assistant Director of Water Systems |
| | Maria Chavero | Director of Finance for Utilities |
| | David Garza | Director of Wastewater Systems |
| | Carlos Gonzalez, P.E. | Utility Engineer |
| | Rafael Balderas, EIT | Assistant to the Utility Engineer |
| | Erika Gomez, EIT | Assistant to the Utility Engineer |
| | Katia Sanchez | Water Education and Comm. Coordinator |
| | Yesenia Tijerina | Water Education and Communication Assistant |
| | Janet Landeros | Grants Coordinator |
| Visitors: | Dustin Hutchinson | Aqua Metric |
| | J.R. Lopez | Big D Engineering |
| | Dario Guerra, P.E., | Big D Engineering |

1) MPU Priorities

Marco Vega, P.E., General Manager, gave a brief opening presentation on MPU’s Priorities.

2) Water Projects

Carlos Gonzalez, P.E., Utility Engineer, provided an update on the following items:

- South Water Treatment Plant Generator Upgrade
- TxDOT/MPU Projects
- Bentsen Roadway Water Improvements

Dustin Hutchinson, with Aqua Metric, provided an update on the AMI Project Installation Status.

Dario Guerra, P.E., Big D Engineering, provided a Geothermal Update.

3) Wastewater Projects

Erika Gomez, P.E., Utility Engineer, provided an update on the following items:

- Dicker Road Lift Station
- Sewer line, Manhole and Lift States Rehabilitation and Replacement
- Adobe Wells Lift Station
- 23rd Street and Sarah Lift Station
- South Wastewater Treatment Plant Membrane Thickening Fine Screens
- South Wastewater Plant Lab Generator

4) Discussion Regarding Special Topics

Erika Gomez, P.E., Utility Engineer, gave an update on CDBG projects.

Janet Landeros, Grants & Contracts Coordinator, presented an update on MPU Grant projects.

Rafael Balderas, Assistant to the Utility Engineer, presented a development update which included the following:

- Development Stats
- Land Use for Comparison
- MPU Board Participation

Katia Sanchez, Water Education Coordinator, gave an update regarding education and social media.

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

Chairman Amos recessed the meeting at 3:29 p.m. to go into Executive Session. Chairman Amos reconvened the meeting around 3:49 p.m.

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

No Action was taken.

ADJOURNMENT

There being no other business to come before the Board, the workshop was unanimously adjourned at 3:49 p.m.

Charles Amos, Chairman

Attest:

Cynthia Salinas
Utility Board Secretary



AGENDA ITEM

2.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

03/05/2025

MEETING DATE

3/11/2025

1. Agenda Item: Approval of El Tacolote Subdivision (1 Residential / 1 Commercial)
2. Party Making Request: Rafael Balderas Jr.
3. Nature of Request: Request of MPU Board approval from the developer of the proposed subdivision.
4. Budgeted:

| | | | |
|---------------|--|-------------------|--|
| Bid Amount: | | Budgeted Amount: | |
| Under Budget: | | Over Budget: | |
| | | Amount Remaining: | |
5. Reimbursement: Wastewater Reimbursement to MPU for the Hoehn Lift Station project in the amount of \$1,389.88.
6. Routing:
Leticia Puentes Created/Initiated - 3/5/2025
7. Staff's Recommendation: Staff recommends approval with the conditions set fourth.
8. City Attorney:
9. MPU General Manager:
10. Director of Finance for Utilities:

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: March 5, 2025

SUBJECT: **El Tacolote Subdivision; Consideration & Approval of Subdivision**

This property is located on the south side of Monte Cristo Road and on the west side of Peach Street, near the intersection of Hoehn Road and Monte Cristo Road. It is located outside the McAllen City Limits, but within the City's ETJ and MPU's Wastewater CCN. The tract consists of 2.174 acres and is being proposed for 1 lot to be residential and the other commercial.

The subdivision application was originally filed with the City on May 14, 2024 and has received preliminary P&Z approval on August 20, 2024. The information required from the developer's engineer for this agenda was received on March 3, 2025.

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 comply with the typical City of McAllen subdivision requirements as they pertain to fire protection.
2. **Wastewater Service:** The applicant will utilize an existing sewer service for one of the lots that is connected to the main wastewater line along Russet Street. Staff recommends that both lots have individual wastewater services.
3. This property falls within the MPU Hoehn Lift Station Wastewater Service Area.

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

1.) Dedication of a utility easement possibly along the perimeter of the property, and where the main utility lines are being proposed; 2.) Installation of the proposed public utility infrastructure be constructed as proposed; 3.) Execution of a Waterline Access Agreement between the developer, Sharyland Water Supply Corporation, and the City; and 4.) Payment of a Sewer Line Reimbursement to MPU in the amount of \$1,389.88 for the Hoehn Lift Station Project.

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



UTILITY NARRATIVE EL TACOLOTE SUBDIVISION CITY OF MCALLEN

El Tacolote is a subdivision that will consist of 1 residential lot (Lot 1) & 1 commercial lot (Lot 2), subdivision located within the ETJ City of Edinburg. Being a 2.004 acre tract out of Lot "A" Hoehn Drive Subdivision, as per map or plat recorded in Volume 23, Page 59, Map Records Hidalgo County, Texas.

WATER AND FIRE PROTECTION

A review of the City's Utility Map for this area shows that these lands are located within the CCN of the Sharyland Water Supply Corporation (SWSC). There is one existing waterline, a 12-inch running on the South Right-of-way of Monte Cristo Road owned by SWSC.

One of the lots already has an existing water service connection. Therefore, only one additional water service connection will need to be installed. The developer is proposing to connect into the 12-inch water line located along South Right-of-way of Monte Cristo Road for potable water service. The proposed water system for this subdivision will connecting a water service to that 12 in waterline.

The 2 lots will have a water service connection.

SANITARY SEWER:

The subdivision already has a sewer system in place, so there will be no need to install a sewer, this sewer system is owned by the City of Mcallen.

South Texas Infrastructure Group
900 S. Stewart, Suite 13
Mission, Texas 78572
Ph: (956) 424-3335
Fax: (956) 424-3132

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 ^{Juan Pablo de Carlo Lopez}Guevara and Faviola Vaca Castro hereinafter called the DEVELOPER.

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

El Tacolote Subdivision and proposes to construct Utility Improvements as shown on a plan
(Subdivision Name)

designed by South Texas Infrastructure Group dated 12-04-24, hereinafter called the
(Engineering Firm)

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

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


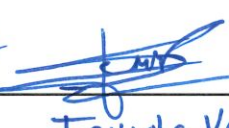
ISSUED in triplicate originals this _____ day of _____, 202_.

CITY OF McALLEN BY THE
McALLEN PUBLIC UTILITY

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

ATTEST:

Board Secretary

DEVELOPER
BY:  
Address: Juan Pablo Lopez Faviola Vaca-Castro

**SUBDIVISION REIMBURSEMENT WORKSHEET
EL TACOLOTE SUBDIVISION**

| WASTEWATER LINE REIMB. CALCULATIONS | | | |
|--------------------------------------|----------|------------|-------------------|
| WASTEWATER: MPU: HOEHN LS | | | |
| COST: | \$581.20 | x 2.174 AC | \$1,263.53 |
| 10% ADMIN FEE <10 YEARS | | | 126.35 |
| WASTEWATER LINE REIMBURSEMENT | | | \$1,389.88 |

TOTAL REIMBURSEMENT DUE **\$1,389.88**

Prepared By: RB Date: 12/4/24 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: _____



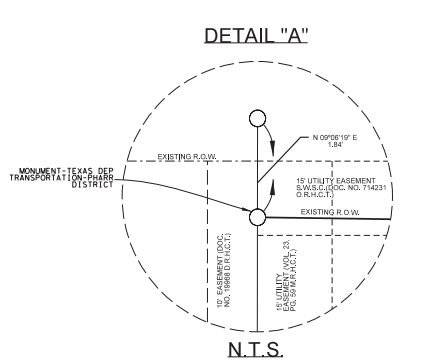
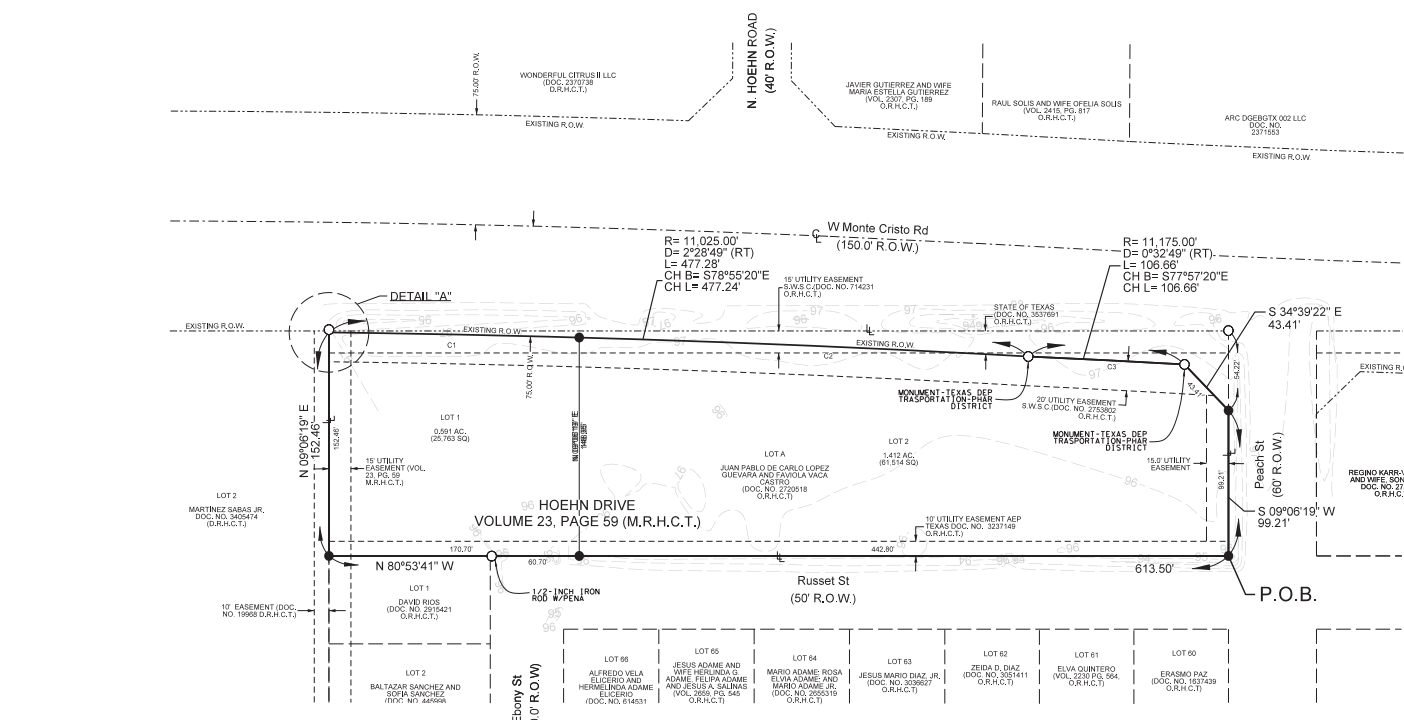
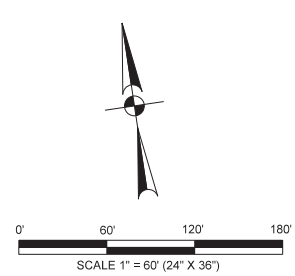
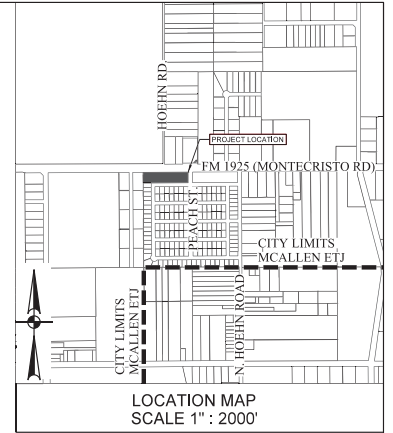


Table with 5 columns: CURVE, DELTA, RADIUS, ARC LENGTH, CHORD BEARING, CHORD DISTANCE. Contains data for curves C1, C2, and C3.



- LEGEND:
- SET 4 5/8" IRON ROD WITH PLASTIC CAP STAMPED 'ROWWS PROP. COR.'
 - FOUND IRON ROD WITH PLASTIC CAP STAMPED 'ROWWS PROP. COR.' UNLESS OTHERWISE NOTED
 - OFFICIAL RECORDS HIDALGO COUNTY TEXAS
 - DEED RECORDS HIDALGO COUNTY TEXAS
 - RIGHT-OF-WAY HIDALGO COUNTY DRAINAGE DISTRICT
 - G.R.H.C.T.
 - M.R.H.C.T.
 - D.R.H.C.T.
 - R.O.W.
 - H.C.D.D.



LOCATION DESCRIPTION

EL TACOLOTE SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE WEST SIDE OF HIDALGO COUNTY, SOUTH OF W. MONTE CRISTO ROAD AND PEACH STREET. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MCALLEN, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 83,394, 2015 CENSUS). EL TACOLOTE SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MCALLEN AND IS WITHIN THE CITY'S 5 TO 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

OWNER ACKNOWLEDGEMENT

I/WE, JUAN PABLO DE CARLO LOPEZ GUEVARA AND FAVIOLA VACA CASTRO THE UNDERSIGNED, OWNER(S) OF THE 2.004 ACRE TRACT OF LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS EL TACOLOTE SUBDIVISION, HIDALGO COUNTY, 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 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.

JUAN PABLO DE CARLO LOPEZ GUEVARA
1701. W. MONTE CRISTO RD.
EDINBURG, TEXAS 78541
HIDALGO COUNTY, TEXAS

FAVIOLA VACA CASTRO
1701. W. MONTE CRISTO RD.
EDINBURG, TEXAS 78541
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN PABLO DE CARLO LOPEZ GUEVARA AND FAVIOLA VACA CASTRO KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____
NOTARY PUBLIC

ENGINEER AND SURVEYOR CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.



VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER,
TEXAS LIC. NO. 128195

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, 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 ON _____ UNDER MY DIRECTION.



VICTOR H. TREVINO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6968
FIRM # 10193886
800 S. STEWART RD., SUITE 13
MISSION, TEXAS 78572

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CITY OF MCALLEN

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

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: _____
CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

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

MAYOR, CITY OF MCALLEN

DATE: _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. I WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAY AND/OR EASEMENT.

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

ATTIEST: _____
PRESIDENT

SECRETARY

SHARYLAND WATER SUPPLY CORPORATION

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE EL TACOLOTE SUBDIVISION LOCATED AT CITY OF MCALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S 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 BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

HIDALGO COUNTY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL TACOLOTE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL TACOLOTE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE DATE

ATTEST: _____
HIDALGO COUNTY CLERK DATE

GENERAL NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: "X"
ZONE "X" AREAS DETERMINED OF MINIMAL FLOODING.
COMMUNITY PANEL NO. 480334 0325 D, REVISED JUNE 08, 2000.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND MONTE CRISTO ROAD RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0325 D, REVISED JUNE 08, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. MINIMUM BUILDING SETBACK LINES:
FRONT SETBACK:
LOT 1 (RESIDENTIAL LOT) - 25 FT. OR IN LINE WITH EXISTING STRUCTURES OR EASEMENTS, WHICHEVER IS GREATER APPLIES.
LOT 2 (COMMERCIAL LOT) - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
SIDE SETBACK:
LOT 1 (RESIDENTIAL LOT) - 6 FT. OR GREATER FOR EASEMENTS.
LOT 2 (COMMERCIAL LOT) - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
REAR SETBACK:
LOT 1 (RESIDENTIAL LOT) - 10 FT. OR GREATER FOR EASEMENTS
LOT 2 (COMMERCIAL LOT) - IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.
CORNER SETBACK:
IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, WHICHEVER IS GREATER APPLIES.

3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

BM-1 IS A FLOOD SQUARE CUT AT THE EAST SIDE OF W. MONTE CRISTO ROAD.
ELEV. = 111.00'

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

7. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

8. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

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

11. 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.

12. ANY EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 1 & 2 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

13. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

14. 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 USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

15. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO EXIST ON ANY DISTRICT RIGHT-OF-WAY LINE PEACH STREET (60.0' R.O.W.), HOEHN DRIVE SUBDIVISION, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND.

16. 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.

17. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON MONTE CRISTO RD., RUSSET ST. & PEACH ST.

18. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

19. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

Table with 6 columns: NAME, ADDRESS, CITY & ZIP, PHONE, FAX. Rows for OWNER, ENGINEER, and SURVEYOR.

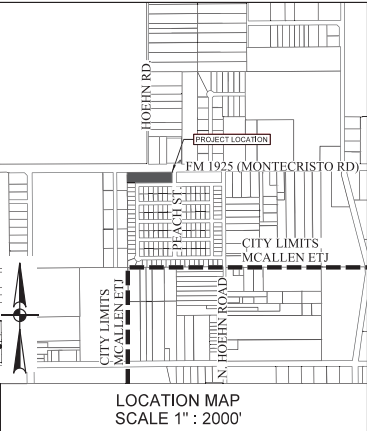
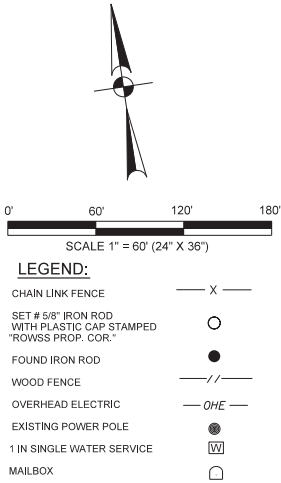
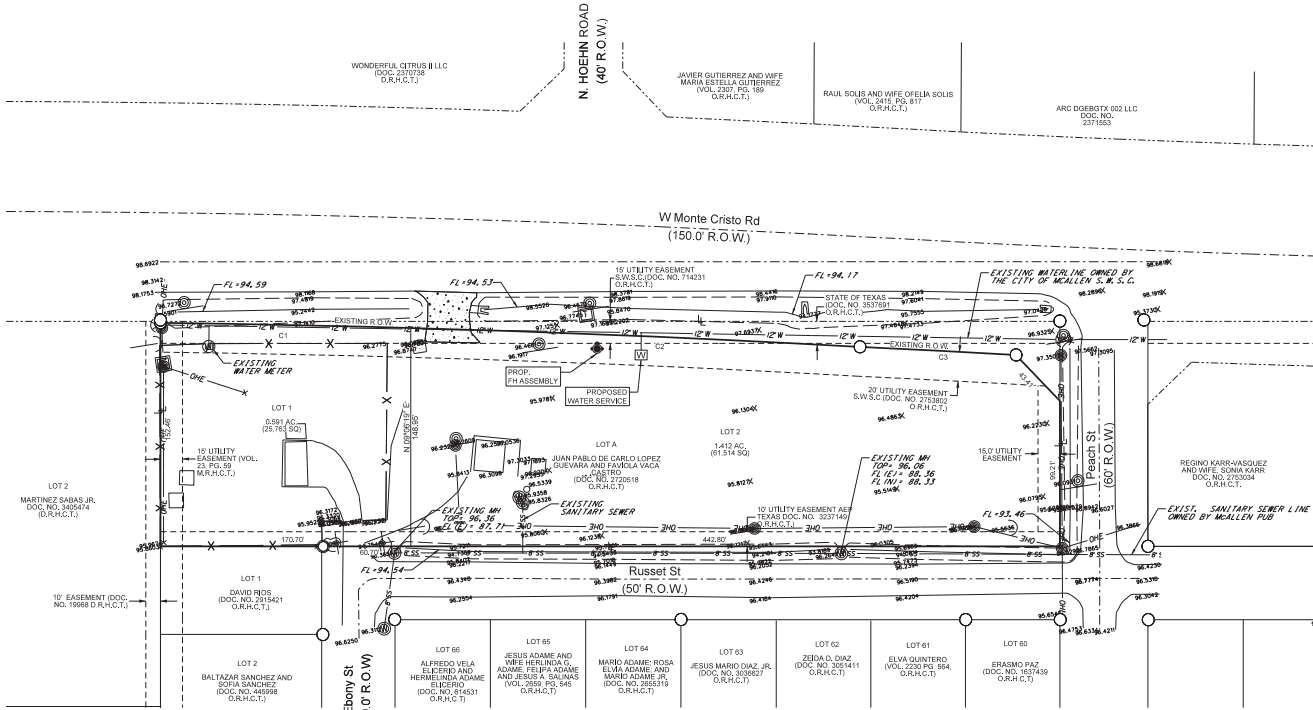
SOUTH TEXAS INFRASTRUCTURE GROUP
800 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3336
FAX: (956) 424-3132
TBP REG. # 15000

DATE OF PREPARATION: 01/05/2023

EL TACOLOTE SUBDIVISION

BEING A 2.004 ACRE TRACT OF LOT "A", HOEHN DRIVE SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 59, MAP RECORDS, HIDALGO COUNTY, TEXAS.

1



WATER AND SEWER ENGINEERING REPORT

WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE:

EL TACOLOTE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (SWSC). THE SUBDIVIDER AND SWSC HAVE ENTERED INTO A CONTRACT IN WHICH SWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SWSC HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

SWSC HAS A 12" EXISTING WATERLINE A RUNNING THRU THE SOUTH RIGHT-OF-WAY MONTE CRISTO ROAD

EL TACOLOTE SUBDIVISION HAS 2 LOTS. WATER DISTRIBUTION FOR EL TACOLOTE SUBDIVISION WILL CONSIST OF CONNECTING TO THE EXISTING 12" ON THE 15' EXCLUSIVE EASEMENT DEDICATED TO SWSC.

BENAVIDES SUBDIVISION WILL HAVE ONE (1) 2" DIAMETER SINGLE SERVICE SHORT LINE. THIS CONNECTION HAS ALREADY BEEN INSTALLED ON THE 12" LINE. THE 2" SINGLE SERVICE LINE AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL OF \$ _____ OR \$ _____ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$ _____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, SWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED ONE (1) FIRE HYDRANTS AT A UNIT COST OF \$ _____ FOR A TOTAL COST OF \$ _____ THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

EL TACOLOTE SUBDIVISION WILL BE ALREADY HAS AN ESTABLISHED SEWER SYSTEM. IT INCLUDES AN EXISTING 8" LINE, RUNNING ON THE NORTH RIGHT OF WAY OF RUSSET STREET.

THE TACOLOTE SUBDIVISION, DESIGNATED FOR RESIDENTIAL AND COMMERCIAL USE, IS ALREADY SERVED BY A SANITARY SEWER SYSTEM, WHICH IS CONNECTED TO THE EXISTING 8" LINE NORTH OF RUSSET STREET.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE. AT OPPOSITE AREAS OF THE SUBDIVISION, A TOTAL OF 14 SOIL BORING EXCAVATIONS WERE PERFORMED. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
FACILITIES- THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____

VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL
ENGINEER, TEXAS LIC. NO. 128195

REPORT DE INGENIERIA DE AGUA Y DRENAJE

REPORT DE INGENIERIA DE AGUA Y DRENAJE

WATER SUPPLY (DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO):

LA SUBDIVISIÓN EL TACOLOTE RECIBIRÁ SU PROVISIÓN DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (SWSC). EL DUEÑO DE LA SUBDIVISIÓN Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. SWSC HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

SWSC TIENE UNA LINEA DE AGUA EXISTENTE DE 12" QUE CORRE POR SUR DE LA VÍA DE LA CALLE MONTE CRISTO ROAD.

LA SUBDIVISIÓN EL TACOLOTE TIENE 2 LOTES. YA CUNETÁ LA DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISIÓN, EN EL ASENTAMIENTO DE 15' EXCLUSIVO DE SWSC DONDE CORRE LA LINEA DE 12".

LA SUBDIVISIÓN TENDRÁ UNO (1) SERVICIOS SENCILLOS CORTO DE 2" DE DIÁMETRO. SE HA INSTALADO YA EN LINEA DE 12", EL SERVICIO DE 2" Y LA CAJA DEL MEDIDOR A UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISIÓN LE HA PAGADO A S.W.S.C. LA CANTIDAD DE \$ _____ QUE CUBRE EL COSTO DE LOS MEDIDORES (S _____ POR CADA LOTE). ESTE PRECIO INCLUYE TAMBIÉN EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA. S.W.S.C. LO INSTALARÁ SIN COSTO ALGUNO. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISIÓN HA INSTALADO 1 HIDRANTE CONTRA INCENDIO (FIRE HYDRANT) A UN COSTO DE \$ _____ POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$ _____. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN

LA SUBDIVISIÓN EL TACOLOTE YA CUNETÁ CON EL SISTEMA DE ALCANTARILLADO, CUENTA CON UNA LINEA EXISTENTE DE 8", QUE CORRE POR EL NORTE DE LA VÍA DE LA CALLE RUSSET STREET.

LA SUBDIVISIÓN EL TACOLOTE, DESIGNADA PARA USO RESIDENCIAL Y COMMERCIAL YA CUNETÁ CON EL SISTEMA DE SANITARIO, QUE SE ENCUENTRA CONECTADA A LA LINEA EXISTENTE DE 8" AL NORTE DE RUSSET STREET.

REPORT DE EVALUACIÓN DE SUELO:

CADA LOTE EN LA SUBDIVISIÓN PROPUESTA MIDE MÁS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS DE LA SUBDIVISIÓN, UN TOTAL DE 14 EXCAVACIONES DE EVALUACIÓN FUERON REALIZADAS. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA A 24 PULGADAS MÁS ARRIBA DE LO MÁS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:
AGUA- EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$ _____

VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL
ENGINEER, TEXAS LIC. NO. 128195

SUBDIVIDER CERTIFICATION

SUBDIVIDER CERTIFICATION

1- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1- WE, JUAN PABLO DE CARLOS LOPEZ GUEVARA AND FAVIOLA VACA CASTRO SUBDIVIDER FOR EL TACOLOTE SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS

JUAN PABLO DE CARLOS LOPEZ GUEVARA _____ DATE _____

FAVIOLA VACA CASTRO _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN PABLO DE CARLOS LOPEZ GUEVARA AND FAVIOLA VACA CASTRO KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

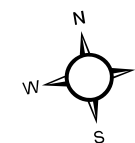
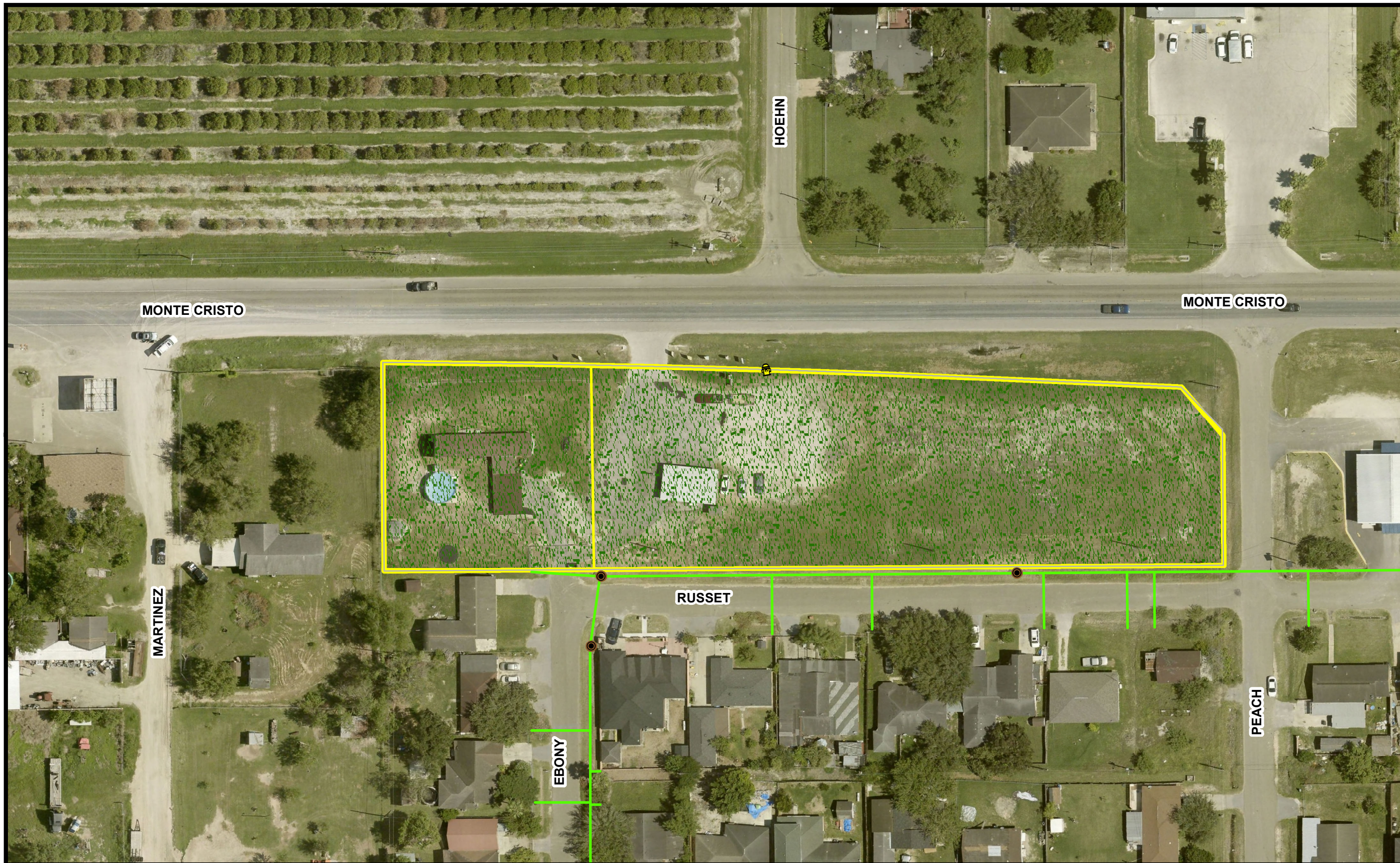
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC

| COST ESTIMATE | | PRINCIPAL CONTACTS: | | | | |
|--------------------------------|--|---------------------|--|-----------------------------|-----------------------|-------------------------------|
| WATER DISTRIBUTION: \$ _____ | | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
| DRAINAGE IMPROVEMENT: \$ _____ | | | | | | |
| PAVING IMPROVEMENT: \$ _____ | | | | | | |
| SEPTIC TANK (OSSF): \$ _____ | | | | | | |
| FIRE HYDRANT: \$ _____ | | | | | | |
| EROSION CONTROL: \$ _____ | | | | | | |
| | | OWNER: | JUAN PABLO DE CARLOS LOPEZ GUEVARA AND FAVIOLA VACA CASTRO | 1701 W. MONTE CRISTO RD., | EDINBURG, TEXAS 78541 | (956) 451-2622 |
| | | ENGINEER: | VICTOR H. TREVINO, P.E. | 900 S. STEWART RD., STE. 13 | MISSION, TEXAS 78572 | (956) 424-3335 (956) 424-3132 |
| | | SURVEYOR: | VICTOR H. TREVINO, R.P.L.S. | 900 S. STEWART RD., STE. 13 | MISSION, TEXAS 78572 | (956) 424-3335 (956) 424-3132 |

SOUTH TEXAS INFRASTRUCTURE GROUP
800 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBPE REG. # 15000





1 inch = 70 feet

Legend

-  Proposed Septic Tank
-  Proposed Clean-Out
-  Proposed Manholes
-  Proposed Fire Hydrant
-  Existing Fire Hydrants
-  Existing Manhole
-  Proposed Re-Use Line
-  Existing Wastewater Line
-  Proposed Wastewater Line
- Proposed Water Line
- Existing Waterline
- Lots
- Existing Waterline
- Proposed Area



AGENDA ITEM

3.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

03/05/2025

MEETING DATE

3/11/2025

1. Agenda Item: Discussion and Possible Award of Contract for the McAllen NWTP Test Well Installation Project

2. Party Making Request:

3. Nature of Request: Discussion and Possible Award of Contract for the McAllen NWTP Test Well Installation Project

4. Budgeted: Yes

Bid Amount: \$2,397,344
Under Budget: \$100,000

Budgeted Amount: \$2,500,000
Over Budget: \$0.00
Amount Remaining: \$0.00

5. Reimbursement:

6. Routing:

Rafael Balderas Jr.
Gerardo Noriega

Created/Initiated - 3/5/2025
Final Approval - 3/5/2025

7. Staff's Recommendation: Staff recommends Award of Contract for the McAllen NWTP Test Well Installation Project as summarized in accompanying memorandum.

8. City Attorney:

9. MPU General Manager:

10. Director of Finance for Utilities:

Memo

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

J.J. Rodriguez, Asst. General Manager

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

DATE: March 5, 2025

SUBJECT: Recommendation for Award of Contract; McAllen North WTP Test Well Drilling Project; Solicitation 02-25-C14-623

On February 21, 2025, Competitive Sealed Proposals were received for the McAllen North WTP Groundwater Test Drilling Project. The project involves the construction of four (4) Groundwater Test Wells at our North WTP. The Test Wells will be used to collect soils and groundwater data that will be used to design permanent production wells. Data collected will also be used to help Consultant Team fine tune design assumptions for the desalination process facility.

A single proposal was received by Hydro Resources – Mid Continent Inc., out of Creedmor, TX. The Proposal included a Base Bid for the amount of \$2,397,344. The Proposal also include a unit price fee schedule for any additions or deletions that might be encountered during drilling operations.

The proposal was evaluated by Consultant Team and ranked in accordance with scoring criteria. A copy of Recommendation Letter from Consulting Team is attached.

Staff recommends award of Contract to Hydro Resources – Mid Continental, Inc. for the Base Bid amount of \$2,397,344.

Staff will be available comments or questions.

Base Bid Contract Price

| Bid Item | Description | Quantity | Unit Price | Total |
|-------------------------------|--|-----------------|-------------------|------------------------|
| 1 | Mob/Demob | 1 | \$ 99,106.00 | \$ 99,106.00 |
| 2 | Temp Sound Barrier (550 ft) | 1 | \$ 107,772.00 | \$ 107,772.00 |
| 3 | Clearing Trees/Brush | 1 | \$ 3,572.00 | \$ 3,572.00 |
| 4 | Drill/Log/Sample/Plug Pilot Hole (400 ft) | 2 | \$ 227,789.00 | \$ 455,578.00 |
| 5 | Drill/Log/Sample/Plug Pilot Hole (1,500 ft) | 2 | \$ 330,442.00 | \$ 660,884.00 |
| 6 | Construct Temp Well to base depth 400 ft) | 4 | \$ 89,268.00 | \$ 357,072.00 |
| 7 | Construct Temp Well to base depth (1,000 ft) | 2 | \$ 97,572.00 | \$ 195,144.00 |
| 8 | Construct Temp Well to base depth (1,200 ft) | 2 | \$ 54,446.00 | \$ 108,892.00 |
| 9 | Construct Temp Well to base depth (1,400 ft) | 2 | \$ 63,462.00 | \$ 126,924.00 |
| 10 | Install a base length of 300' of surface casing in Test Hole | 2 | \$ 127,200.00 | \$ 254,400.00 |
| <i>Work Cost Subtotal</i> | | | | \$ 2,369,344.00 |
| Payment and Performance Bonds | | | | \$ 28,000.00 |
| Maintenance Bonds | | | | \$ - |
| Base Bid Total Price | | | | \$ 2,369,344.00 |
| <i>Total Price</i> | | | | \$ 2,397,344.00 |

| Add/Deduct Item | Add/Deduct Prices | Base Amount | Unit Price |
|------------------------|--|--------------------|-------------------|
| A | Per ft Pilot Hole Drilled +/- 400 ft | 400 | \$ 121.00 |
| B | Per ft Pilot Hole Drilled +/- 1,500 ft | 1,500 | \$ 121.00 |
| C | Per ft plugging test hole +/- 400 ft | 400 | \$ 191.00 |
| D | Per ft plugging test hole +/- 1,500 ft | 1,500 | \$ 169.00 |
| E | Per Sieve Analysis +/- 30 samples | 30 | \$ 108.00 |
| F | Per Sieve Analysis +/- 140 samples | 140 | \$ 108.00 |
| G | Deduct per spectral gamma ray log not run | 6 | \$ 3,572.00 |
| H | Add each cement plug to segregate formations (15 sacks) | 15 | \$ 10,909.00 |
| I | Add or Deduct per each sack of cement +/- num sacks of cement per plug | | \$ 47.00 |
| J | Per ft 8 5/8-in OD Casing in Temp Well +/- 1,300 ft | 1,300 | \$ 84.00 |
| K | Per ft 8 5/8-in OD Screen in Temp Well +/- 100 ft | 100 | \$ 223.00 |
| L | Per hr of Temporary Well Testing Time +/- 24 hrs, Recovery 12 hrs | 24 | \$ 325.00 |
| M | Per ft Temporary Pump Equipment +550 ft | 550 | \$ 14.00 |
| N | Per ft Surface Casing +/- 300 ft | 300 | \$ 424.00 |
| O | Deduct for placing sand in the annulus between the borehole and surface casing | 1 | \$ 10,186.00 |
| P | Per hr Drilling Rig Crew Time | 1 | \$ 702.00 |
| Q | Per hr Drilling Rig Crew Standby Time | 1 | \$ 476.00 |
| R | Per ft of temp sound barrier +/- 550 | 550 | \$ 196.00 |
| S | Deduct for clearing of trees and brush not performed | 1 | \$ 3,572.00 |

Solicitation Type and Name: Competitive Sealed Proposals (CSP) for Testing Drilling and Temporary Well Testing

Solicitation Number: 02-25-C14-623

Proposal Requirements

| | Yes | No |
|--|-----|----|
| Respondent's Information and Assurances | x | |
| Proposal Price | x | |
| Comparable Project Experience | x | |
| Work Schedule and Manpower Summary | x | |
| Key Personnel Resumes | x | |
| Drilling Equipment Information | x | |
| Safety Questionnaire | x | |
| Conflict of Interest Questionnaire | x | |
| Non-Collusion Statement | x | |
| State Reciprocity Agreement | x | |
| IRS Form W-9 (Taxpayer ID # and Certification) | x | |
| Affirmation of No Israel Boycott | | x |
| Affirmation of No Business with Iran, Sudan or Terrorist Organizations | | x |
| Affirmation of No Boycott of Energy Companies | | x |
| Affirmation of No Discrimination Against Firearm Entity/Firearm Trade Assoc. | | x |
| Proposal/Bid Bond | x | |
| Payment Bond | | x |
| Performance Bond | | x |
| Maintenance Bond | | x |

Potential Rejection Checklist

| | Yes | No |
|---|-----|----|
| Mandatory Pre-construction meeting attendance. | x | |
| Delivered sealed proposal. | x | |
| Proposal delivered before 3PM, Friday, February 21, 2025. | x | |
| Complete and appropriate proposal. | x | |
| Clear, unambiguous proposal. | x | |
| Addenda acknowledged. | x | |
| Prices labeled correctly. | x | |
| Cashier's check or certified check in the amount of 5% of total contract price; Or, Bond in same amount from a Surety Company. | x | |
| Attached pumping equipment recommendations and specs (Base). | | x |
| Attached pumping equipment recommendations and specs (Alternate). | | x |

Proposed Mobilization Date

| | Yes | No |
|--|-----|----|
| | | x |

38. Evaluation Criteria - Total Value (100) Points

| | Potential Points | Points Awarded |
|--------------------------------------|------------------|----------------|
| 1 Proposal Price | 35 | 35 |
| 2 Comparable Project Experience | 20 | 20 |
| 3 Project Work Schedule and Manpower | 20 | 17.8 |
| 4 Project Personnel (Resumes) | 10 | 10 |
| 5 Drilling Equipment | 10 | 10 |
| 6 Safety Record Questionnaire | 5 | 5 |
| Score (100 Max): | | 97.8 |



3700 North 10th Street, Suite 307
McAllen, Texas 78501
P 956-683-1915
carollo.com

March 4, 2025

Mr. Marco Vega, PE, General Manager
McAllen Public Utility
1300 W. Houston Avenue
McAllen, TX 78501

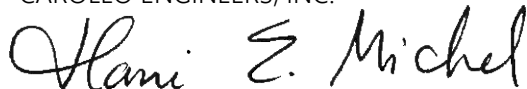
Subject: Letter of Recommendation of Low Bidder for the Test Drilling at McAllen Public Utility North Plant

Dear Mr. Vega:

Carollo Engineers has reviewed the attached recommendation from our subconsultant Kevin J. Spencer of R. W. Harden & Associates and agrees with his recommendations to award the contract to Hydro Resources in the amount of \$2,397,344.

Please let me know should you have any questions.

Sincerely,
CAROLLO ENGINEERS, INC.


Hani E. Michel
Senior Vice President

HM:kb

Enclosures: Letter of Recommendation of Award from R.W. Harden & Associates
Hydro Resources Bid Evaluation

cc: Mr. Carolos Gonzalez, PE, Utility Engineer
Mr. Sergio Espinoza, PE, Carollo Engineers, Inc.

March 4, 2025

Mr. Sergio Espinoza, P.E.
Associate Vice President
Carollo Engineers
3700 N 10th Street, Suite 307
McAllen, TX 78501

Re: Recommendation of Award, Test Drilling, MPU North Plant

Dear Mr. Espinoza:

R.W. Harden & Associates, Inc. (RWH&A) has reviewed the bid from Hydro Resources (HR) and submits the attached scoring of the competitive sealed proposal. HR was the only contractor that has submitted a bid on the above-referenced project.

In general, the bid conforms to the requirements of the Request for Proposal (RFP). Deviations from the RFP requirements were minor and should be easily remedied.

The base bid for the work is \$2,397,344 which is less than RWH&A's estimate of \$2,500,000 - \$2,750,000. Based on HR's proposal, RWH&A recommends award of the contract to Hydro Resources.

If you have any questions, please call me.



The seal appearing on this document was authorized by Kevin J. Spencer, P.G. 158 on March 4, 2025. R.W. Harden & Associates, Inc. TBPB Firm No. 50033.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin J. Spencer".

Kevin J. Spencer, P.G.
Principal Hydrogeologist
R. W. Harden & Associates, Inc.



AGENDA ITEM

4.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

03/05/2025

MEETING DATE

3/11/2025

1. Agenda Item: Discussion and Possible Approval of the Preliminary Reimbursement Certificate for the Alliance Lift Station Improvements

**2. Party Making Request:
Rafael Balderas Jr.**

3. Nature of Request: Request of MPU Board approval for a preliminary reimbursement certificate from "The Alliance".

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement: N/A

6. Routing:
Rafael Balderas Jr. Created/Initiated - 3/5/2025

7. Staff's Recommendation: Staff recommends approval.

8. City Attorney:

9. MPU General Manager:

10. Director of Finance for Utilities:

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: March 5, 2025

SUBJECT: Request of a Preliminary Reimbursement Certificate for the McAllen Sewer Extension (Alliance) Wastewater Improvements

The group of developers (The Alliance) is requesting a Preliminary Reimbursement Certificate for the proposed wastewater improvements to be done. Multiple subdivisions will utilize the proposed wastewater line that will be installed with the project.

The subject wastewater improvements consist of extending a 12-inch wastewater line approximately 3,974 LF, as well as 1,415 LF of 8-inch wastewater line, multiple manholes and a lift station.

The developer has proposed to establish a preliminary reimbursement service area totaling approximately 247.8 acres, which includes the area north of 6 Mile from Stewart Road to Mayberry Road.

The cost for the wastewater improvements is estimated to be approximately \$1,762,479.61.

| | Acres to Serve | Cost | Cost per acre |
|-------------------------------------|----------------|----------------|---------------|
| Developers Wastewater Reimbursement | 247.8 | \$1,762,479.61 | \$7,112.51 |

With the review of the proposed request, staff recommends approval of the preliminary reimbursement certificates as proposed by the developer.

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

ENGINEERS ESTIMATE
MCALLEN _ALLIANCE - COST ESTIMATE

SANITARY SEWER IMPROVEMENTS: (Gravity Line)

| | | | | | | | |
|----|---|-------|----|----|----------|----|------------|
| 1. | 12" PVC SDR26 | 3,974 | LF | \$ | 93.67 | \$ | 372,244.58 |
| 2. | 8" PVC SDR26 | 1,415 | LF | \$ | 30.60 | \$ | 43,299.00 |
| 3. | Manhole (5-7) | 3 | EA | \$ | 8,097.50 | \$ | 24,292.50 |
| 4. | Manhole (8-13) | 14 | EA | \$ | 9,091.50 | \$ | 127,281.00 |
| 5. | 20" Bore w/Steel casing (Aerial crossing) | 102 | LF | \$ | 275.50 | \$ | 28,101.00 |
| 6. | 8" Stub-out | 1 | EA | \$ | 2,755.00 | \$ | 2,755.00 |
| 7. | 20" steel casing | 190 | | \$ | 180.00 | \$ | 34,200.00 |
| 8. | Open-cut w/Asphalt or concrete Repair and TCP | 1,741 | SF | \$ | 4.96 | \$ | 8,635.36 |

Total Sanitary Sewer Improvements (Gravity Line) \$ 640,808.44

SANITARY SEWER IMPROVEMENTS: (Force Main)

| | | | | | | | |
|----|---|-------|----|----|----------|----|------------|
| 1. | 8" DR-26 Heavy Wall Class-160 | 2,750 | LF | \$ | 42.98 | \$ | 118,195.00 |
| 2. | Manhole | 4 | EA | \$ | 8,650.70 | \$ | 34,602.80 |
| 3. | Air Release Valves | 4 | EA | \$ | 3,674.07 | \$ | 14,696.28 |
| 4. | 45° Degree elbow - Elevation adjustment | 16 | EA | \$ | 1,857.76 | \$ | 29,724.16 |
| 5. | Connect to Existing MH w/elbow | 1 | LS | \$ | 1,200.00 | \$ | 1,200.00 |
| 6. | 16" Bore w / Steel Casing | 240 | LF | \$ | 225.91 | \$ | 54,218.40 |
| 7. | Manhole | 3 | EA | \$ | 8,097.50 | \$ | 24,292.50 |
| 8. | 8" SDR-26 - Gravity Line | 706 | LF | \$ | 60.60 | \$ | 42,783.60 |

Total Sanitary Sewer Improvements (Force main) \$ 319,712.74

Total Sanitary Sewer Improvements (NEWHAUUS) **\$ 960,521.18**

SANITARY SEWER - LIFT STATION (GARCO)

| | | | | | | | |
|----|--------------|---|----|----|------------|----|------------|
| 1. | Lift Station | 1 | LS | \$ | 401,960.00 | \$ | 401,960.00 |
|----|--------------|---|----|----|------------|----|------------|

Total Sanitary Sewer - LIFT STATION (GARCO) **\$ 401,960.00**

SITE IMPROVEMENTS (By Others)

| | | | | | | | |
|-----|---|-----|-----|----|-----------|----|-----------|
| 1. | Drive Excavation & Grading | 75 | SY | \$ | 4.00 | \$ | 300.00 |
| 2. | Drive Subgrade Preparation | 75 | SY | \$ | 2.00 | \$ | 150.00 |
| 3. | 5% Lime | 1 | TON | \$ | 320.00 | \$ | 293.76 |
| 4. | 8" Compacted Caliche | 75 | SY | \$ | 14.00 | \$ | 1,050.00 |
| 5. | 7" Concrete Drive | 665 | SF | \$ | 12.50 | \$ | 8,312.50 |
| 6. | 24" Culvert Crossing | 20 | LF | \$ | 82.00 | \$ | 1,640.00 |
| 7. | Safety End Treatment | 2 | EA | \$ | 2,500.00 | \$ | 5,000.00 |
| 8. | Entrance, & Peimeter buffer Fence - CMU | 180 | LF | \$ | 120.00 | \$ | 21,600.00 |
| 9. | Access gates | 1 | | \$ | 12,000.00 | \$ | 12,000.00 |
| 10. | Import Fill | 350 | CY | \$ | 15.00 | \$ | 5,250.00 |
| 11. | Entrance Landscaping | 1 | LS | \$ | 25,000.00 | \$ | 25,000.00 |
| 12. | 1" House Keeping - water service - adj | 1 | EA | \$ | 3,900.00 | \$ | 3,900.00 |

Total Site Improvements (By Others) **\$ 84,496.26**

Total Cost of Improvements: **\$ 1,446,977.44**

OTHER IMPROVEMENTS:

| | | | | | | | |
|----|---|---|----|----|--------------|----|-----------|
| 1. | Electrical contribution (III Phase Power) | 1 | LS | \$ | 30,000.00 | \$ | 30,000.00 |
| 2. | City inspection & Testing Fee | 1 | LS | \$ | 55,774.80 | \$ | 55,774.80 |
| 3. | Engineering: | | | | | | |
| | Design Seves | 1 | LS | \$ | 68,000.00 | \$ | 68,000.00 |
| | .08 Boundary survey (hourly) | 1 | LS | \$ | 3,800.00 | \$ | 3,800.00 |
| | .10 Lot corners/Control Points/ Monuments | 1 | EA | \$ | \$2,400.00 | \$ | 2,400.00 |
| | .11 Construction staking | 1 | LS | \$ | 15,000.00 | \$ | 15,000.00 |
| | SW3P | 1 | LS | \$ | 1,500.00 | \$ | 1,500.00 |
| 4. | Reimbursements & Escrows:* | | | | | | |
| | SWSC Hydraulic model review | 1 | LS | \$ | 250.00 | \$ | 250.00 |
| | SWSC Engineering Fee | 1 | | \$ | 500.00 | \$ | 500.00 |
| | SWSC Admin & Inspection Fee | 1 | | \$ | 500.00 | \$ | 500.00 |
| | SWSC Waterline access agrement fee | 1 | | \$ | 1,000.00 | \$ | 1,000.00 |
| | SWSC 1" water rights | 1 | EA | \$ | 4,563.00 | \$ | 4,563.00 |
| | SWSC Locks & Taps | 1 | EA | \$ | 15.50 | \$ | 15.50 |
| | SWSC - Inspection | 1 | EA | \$ | 100.00 | \$ | 100.00 |
| 5. | Contingency | 5 | % | \$ | 1,446,977.44 | \$ | 72,348.87 |
| 6. | UID FEES: | | | | | | |
| | .1 Admin Fee | 1 | LS | \$ | 750.00 | \$ | 750.00 |
| | .2 Appraisal Fee | 1 | LS | \$ | 1,500.00 | \$ | 1,500.00 |
| | .3 Easement adquisition | 1 | LS | \$ | 27,500.00 | \$ | 27,500.00 |
| | .4 Crossing Permits | 1 | LS | \$ | 15,000.00 | \$ | 15,000.00 |
| | .5 Crossing Review Permits Fee | 1 | LS | \$ | 15,000.00 | \$ | 15,000.00 |
| 7. | | | | | | | |

Total Other Improvements & Fees: \$ 315,502.17

TOTAL ALL IMPROVEMENTS: **\$ 1,762,479.61**

TOTAL REINBURSEMENT AREA **354.00 AC**

70% REIMBURSEMENT AREA **247.80 AC**

TOTAL REIMBURSEMENT PER AC: **\$ 7,112.51**

PRELIMINARY REIMBURSEMENT CERTIFICATE

PDEV-25.001
Alliance MSE
Waste Water

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 Sewer Extension, LLC** hereinafter called the DEVELOPER.

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

247.8 Ac Bounded by the boundary of the north side of 6 Mile Road (St. Jude Ave), from Mayberry to Stewart Road.

Based on extension of **Wastewater Improvements** as shown on a plan designed by

Melden and Hunt, and proposes to construct Utilities Improvements, as approved by the MPUB on
(Engineering Firm)

(Approval date)

2. The Developer's Cost (**\$ 7,112.51 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 **February 2017** or as such policy may hereinafter be amended.

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

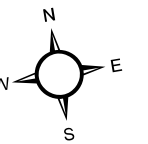
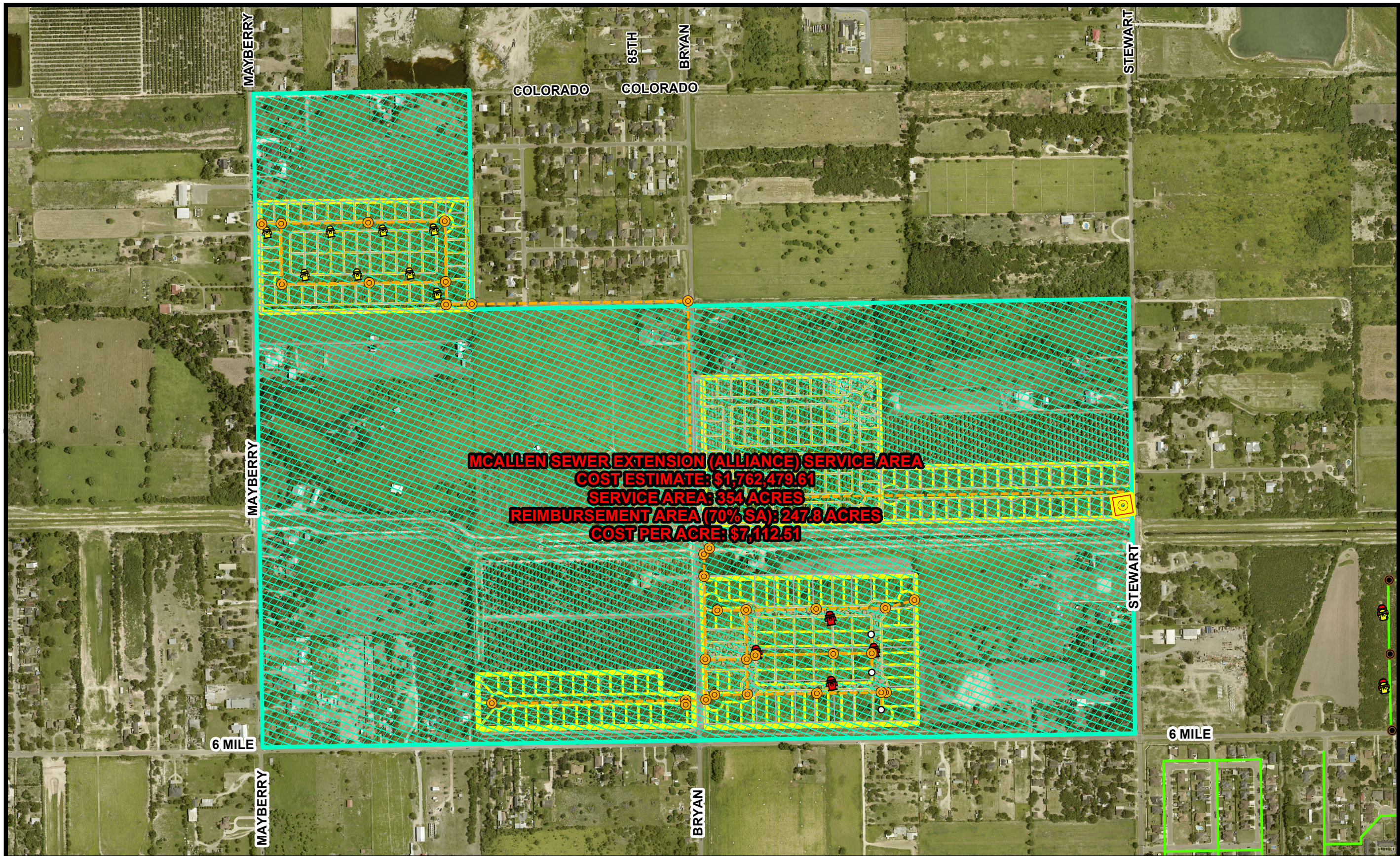
Board Secretary

DEVELOPER

BY: _____

Address: _____

MCALLEN SEWER EXTENSION (ALLIANCE) SERVICE/REIMBURSEMENT AREA



1 inch = 570 feet

- Legend**
-  Proposed Lift-Stations
 -  Proposed Clean-Out
 -  Proposed Manholes
 -  Proposed Fire Hydrant
 -  Existing Fire Hydrants
 -  Existing Manhole
 -  Proposed Re-Use Line
 -  Existing Wastewater Line
 -  Proposed Wastewater Line
 -  Proposed Water Line
 -  Service Area
 -  Existing Waterline
 -  Lots
 -  Existing Waterline
 -  Proposed Area



AGENDA ITEM

4.b.

PUBLIC UTILITY BOARD

DATE SUBMITTED

03/05/2025

MEETING DATE

3/11/2025

1. Agenda Item: Discussion and Possible Approval of a Septic Tank Variance for the Devan Estates Subdivision Lot 3

**2. Party Making Request:
Rafael Balderas Jr.**

3. Nature of Request: Request of MPU Board approval of a Septic Tank Varinace for the Devan Estates Subdivision Lot 3.

4. Budgeted:

Bid Amount: _____
Under Budget: _____

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

5. Reimbursement: N/A

**6. Routing:
Rafael Balderas Jr.**

Created/Initiated - 3/5/2025

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

8. City Attorney:

9. MPU General Manager:

10. Director of Finance for Utilities:

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: March 5, 2025

**SUBJECT: **Devan Estates Subdivision Lot 3; Consideration & Approval of a
Septic Tank Variance****

This property is located on the north side of State Highway 107 and approximately 600 feet east of Conway Avenue, west of Devan Drive. It is located outside of the McAllen City Limits, but within the city's ETJ and is being proposed as commercial use. The tract consists of a 0.5-acre which the County accepts for septic tank use. The property falls within the SWSC Water CCN, which will be providing water to the property. Currently the property falls within MPU's Sewer CCN. The applicant is requesting a variance to install a septic tank to service the future lot as there are no MPU lines available nearby. The nearest sewer line is located approximately 1,300 feet away from the property. A layout has been submitted by a certified Sanitarian. Staff recommends MPU Board approval of the septic tank variance request, subject to coordination with Hidalgo County on the installation of the septic tank; installation of prepared sewer services; and execution of a contractual agreement for future utilities.

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

Oscar David Gomez
Celestia Arleen Gomez
9708 W Hwy 107
Mission, Tx 78574

March 3, 2025

City of McAllen Planning Dept
311 N 15th St
McAllen, TX 7801

Dear,
City of McAllen Planning Dept

My name is Oscar David Gomez, I am the current owner of the following property, 9708 W Hwy 107 Mission TX 78574, I am requesting a variance request on the septic tank installation for the following reasons. When I was in the process of purchasing the property, my realtor had advised me that there were sewer lines that would run thru the property upon my own investigation of contacting the County of Hidalgo Planning Department at the following address 2401 Moorefield Rd Mission Tx 78574 I was advised that there were indeed NO sewer lines running through the property. I also contacted the City of Alton and the City of McAllen where I spoke to Erica Gomez, Utility Engineer and confirmed that there were no sewer lines running thru the property I intended to purchase. Therefore, as a condition to me purchasing the property the owner at the time would need to install the septic tank at his expense since he had promised that there was sewer line service available on this location.

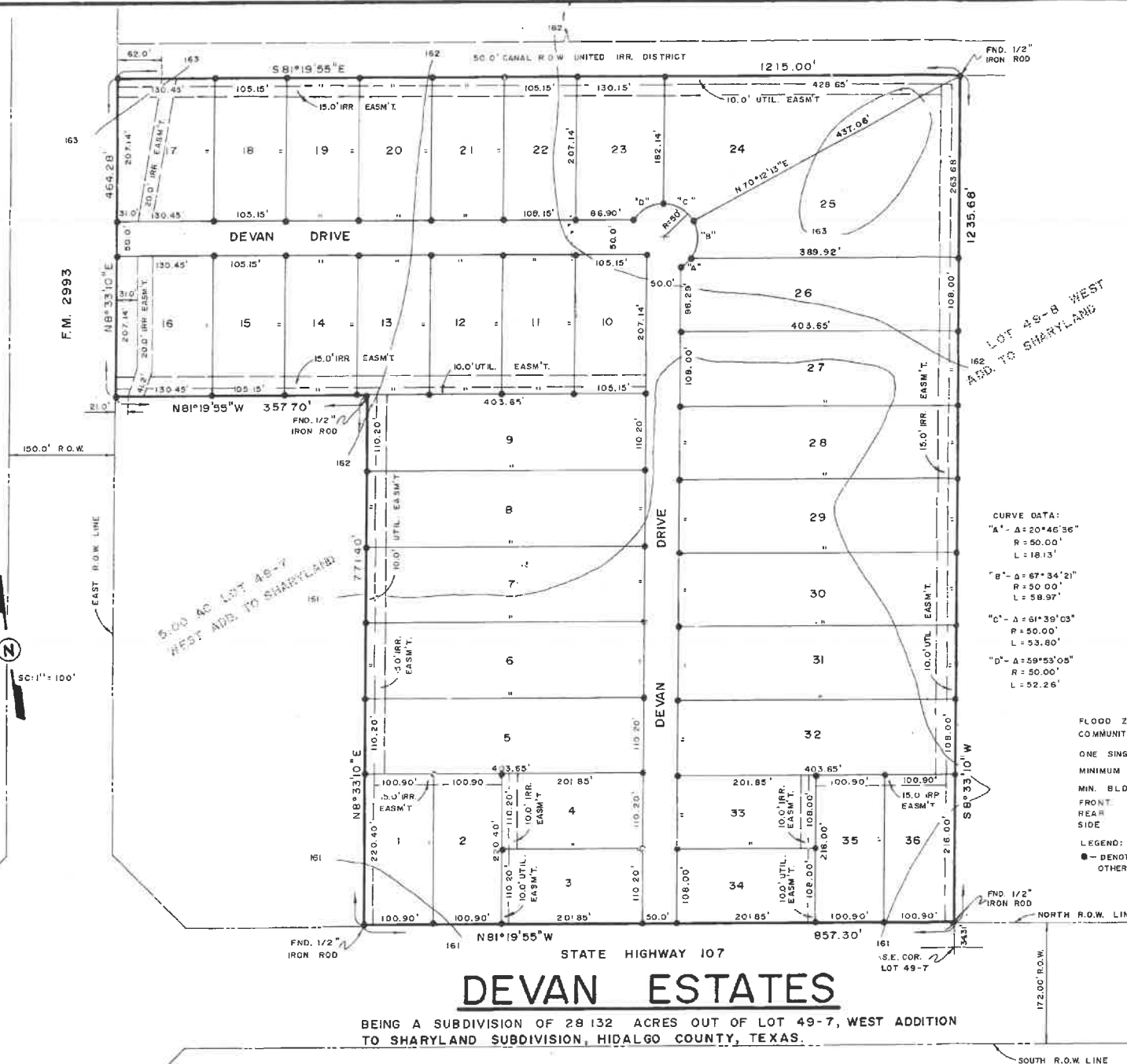
Sincerely,

Oscar David Gomez

3-3-2025

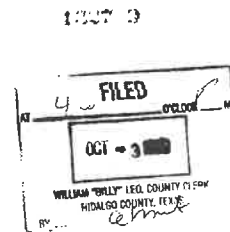


956-778-6884



DEVAN ESTATES

BEING A SUBDIVISION OF 28.132 ACRES OUT OF LOT 49-7, WEST ADDITION
TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS.



METES AND BOUNDS
A 28.132 ACRE TRACT OF LAND OUT OF LOT 49-7, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 28.132 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EAST LINE OF LOT 49-7, AND THE NORTH R.O.W. LINE OF S.H. 107 FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 8°33'10"E, 34.31 FEET FROM THE SOUTHEAST CORNER OF LOT 49-7,

THENCE; N 8°19'55"W, ALONG THE NORTH R.O.W. LINE OF S.H. 107, A DISTANCE OF 857.30 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 8°33'10"E, A DISTANCE OF 771.40 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

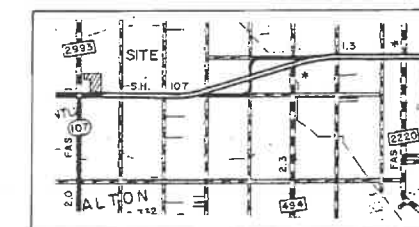
THENCE; N 8°19'55"W, A DISTANCE OF 357.70 FEET TO A 1/2" IRON ROD SET ON THE EAST R.O.W. LINE OF F.M. 2993 FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 8°33'10"E, ALONG THE EAST R.O.W. LINE OF F.M. 2993, A DISTANCE OF 464.28 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF A 50.00 FOOT CANAL R.O.W. FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 8°19'55"E, ALONG THE SOUTH LINE OF SAID 50.00 FOOT CANAL R.O.W., A DISTANCE OF 1215.00 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 49-7 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 8°33'10"W, ALONG THE EAST LINE OF LOT 49-7, A DISTANCE OF 1235.68 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 28.132 ACRES OF LAND MORE OR LESS.

CURVE DATA:
"A" - Δ = 20°46'36"
R = 50.00'
L = 18.13'
"B" - Δ = 67°34'21"
R = 30.00'
L = 58.97'
"C" - Δ = 61°39'03"
R = 50.00'
L = 53.80'
"D" - Δ = 59°53'08"
R = 50.00'
L = 52.26'



FLOOD ZONE DESIGNATION: ZONE "C", AREAS OF MINIMAL FLOODING
COMMUNITY PANEL NUMBER 480334 0300 C MAP REVISED 11-16-82

ONE SINGLE FAMILY DWELLING PER LOT
MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE NATURAL GROUND

MIN. BLDG. SETBACK LINES:
FRONT: 30.00'
REAR: 20.00'
SIDE: 6.00'

LEGEND:
● - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED

STATE OF TEXAS
COUNTY OF HIDALGO
I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS DEVAN ESTATES

TO THE CITY OF MISSION, TEXAS, AND WHISE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PYLONS, WATER COURSES, DRAINAGE, EASEMENTS, WATERLINES, SEWERS, 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 MISSION 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 MISSION.

Jack McClelland
JACK McCLELLAND

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JACK McCLELLAND
KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (HEY) EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 4th DAY OF APRIL, A.D. 1989

Jack A. Headley
JACK A. HEADLEY, NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT, SUBJECT TO THE CONDITION THAT THE SUBDIVIDER WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRIBUTE POTABLE WATER. THIS DISTRICT WILL PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTING FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND CONSISTING OF PIPELINES, VALVES, CHECK GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY.
DATED THIS THE 29th DAY OF JUNE, A.D. 1989

UNITED IRRIGATION DISTRICT

ATTEST: *Reed* BY: *G.T. Helle*
SECRETARY PRESIDENT

THIS PLAT HAS BEEN REVIEWED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION FOR CONFORMANCE TO THE CITY'S FIVE MILE ETJ REQUIREMENTS.

Emilio Ruelas
CHAIRMAN PLANNING COMMISSION

I, JACK A. HEADLEY, A REGISTERED PUBLIC SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF PUBLIC SURVEYING, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY DONE ON THE GROUND AND THAT ALL CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.



Jack A. Headley
JACK A. HEADLEY
R.P.S. No. 4384

I, MARSHALL N. CRAWFORD, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH THE CITY OF MISSION SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SUBDIVISIONS.

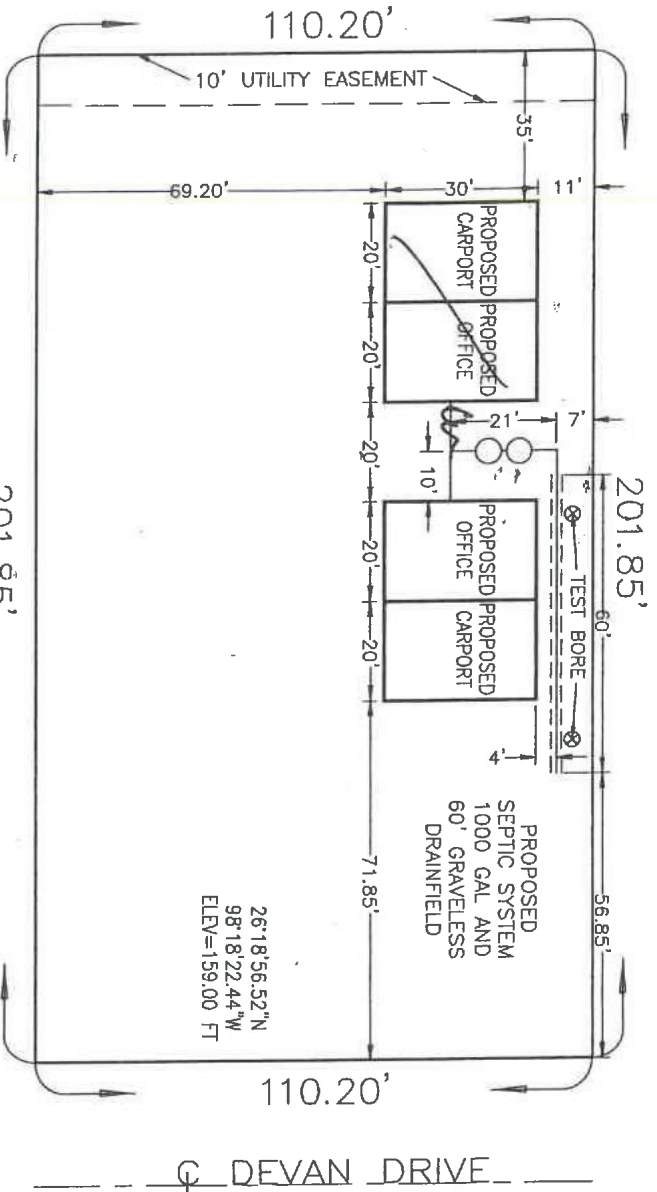


Marshall N. Crawford
MARSHALL N. CRAWFORD
P.E. No. 11070

Recorded in Book 26 Page 46
of the map records of Hidalgo
County, Texas
Melden and Hunt, Inc.
County Surveyors

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 1st day of
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By _____ Deputy

SEPTIC TANK DESIGN ALEJANDRO DE LEON DEVAN ESTATES LOT 3



SCALE: 1"=40'
⊗ TEST BORE

201.85'
STATE HIGHWAY 107
110.20'



System Design For an Car Sale Lot Office
Usage Rate 6 people x 4 gals = 24 gpd
For $Q \leq 250$ gdp
(TABLE II of 30 TAC Chapter 285)
 $V = 750$ gals

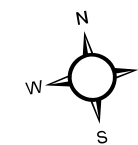
USE: 2-500gls tanks in series
Drain Field System Required
Daily Sewage Flow $Q = 24$ gpd
Soil Class III (see soil evaluation)
Based on Office Building(see TABLE III)
Excavation Required = 24' & 2' wide Graveless trench

GENERAL NOTES:

1. Provide two-way clean out between sewer stub-out and septic tank.
2. Provide for inspection port on septic tank (offset) 12" min. diameter.
3. Provide clean out plug every 50 feet and within 5 feet of 90 degree bends.



Note: The Septic Tank Area Must be Green Area.
Note: There are no visible water wells within 100'

DEVAN ESTATES LOT 3 SEPTIC TANK VARIANCE



1 inch = 87 feet

Legend

-  Proposed Septic Tank
-  Proposed Clean-Out
-  Proposed Manholes
-  Proposed Fire Hydrant
-  Existing Fire Hydrants
-  Existing Manhole
-  Proposed Re-Use Line
-  Existing Wastewater Line
-  Proposed Wastewater Line
-  Proposed Water Line
-  Existing Waterline
-  Lots
-  Existing Waterline
- Proposed Area



AGENDA ITEM

6.a.

PUBLIC UTILITY BOARD

DATE SUBMITTED

03/05/2025

MEETING DATE

3/11/2025

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: _____
Under Budget: _____

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

5. Reimbursement:

6. Routing:
Savannah Arredondo

Created/Initiated - 3/5/2025

7. Staff's Recommendation:

8. City Attorney:

9. MPU General Manager:

10. Director of Finance for Utilities: