



Control Number: 45208



Item Number: 1

Addendum StartPage: 0

FRYER & HANSEN, P.L.L.C.

Richard W. Fryer
J.D., P.E., LEED AP

Law Firm
1352 W. Pecan Blvd.
McAllen, Texas 78501

45208

Telephone 956-686-6606
Telefax 956-686-6601
email@fryerandhansen.com

September 29, 2015

via FedEx Overnight Delivery

Airbill No.: 8085 0879 9388

Filing Clerk

Public Utility Commission of Texas ("P.U.C")

1701 North Congress Avenue

P.O. Box 13326

Austin, Texas 78711-3326

**RE: City of Edinburg, Texas (CCN12106)
North Alamo Water Supply Corporation (CCN 10553)
Application to Obtain or Amend a Water or Sewer Certificate of
Convenience and Necessity (CCN)**

Dear Clerk:

Enclosed please find seven (7) originals of the referenced **Application to Obtain or Amend a Water or Sewer Certificate of Convenience and Necessity (CCN) ("Application")** as well a duplicate CD's containing the digital mapping information.

While the PUC form does not provide for a joint application, this Application is made jointly with the City of Edinburg and North Alamo Water Supply Corporation. Accordingly, please include North Alamo Water Supply Corporation as a party in this proceeding and ensure that it is included on the mailing list for all notices (see Buyout and Transfer of Service Area Agreement - Exhibit 8 to the Agreement).

Please accept the Application for consideration and processing by the P.U.C. and return the duplicate copy of this letter, file-stamped, in the envelope enclosed, evidencing your receipt of this Application.

Should you have any questions or require additional information in connection with this filing, please contact our offices at your earliest convenience. Thank you for your assistance in this matter.

Best regards,

Richard Ward Fryer

Richard Ward Fryer

By: Susan Ochoa

COPY

PURSUANT TO PUC CHAPTER 24, SUBSTANTIVE RULES APPLICABLE TO WATER AND SEWER SERVICE PROVIDERS, SUBCHAPTER G: CERTIFICATES OF CONVENIENCE AND NECESSITY



Application to Obtain or Amend a Certificate of Convenience and Necessity (CCN) Under Water Code Section 13.255

Docket Number: **45208**

(this number will be assigned by the Public Utility Commission after your application is filed)

7 copies of the application, including the original shall be filed with

Public Utility Commission of Texas
Attention: Filing Clerk
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

2015 SEP 30 PM 12:08
FILED

If submitting digital map data, two copies of the portable electronic storage medium (such as CD or DVD) are required.

CCN Requirements

1. Purpose of application

Check all boxes that apply.

The purpose of this application is to:

☐ Obtain single certification to a service area within the cities limits; and /or

☒ Amend Certificate of Convenience and Necessity (CCN) No. 12106 City of Edinburg

to provide ☒ water or ☐ sewer service to:

Proposed Arena Site (Subdivision or Area) and to decertify
a portion of North Alamo Water Supply Corporation CCN No. 10553 (Name of Utility and CCN No.)

2. Applicant

Name of City: City of Edinburg

Mailing address: P.O. Box 1079 Edinburg, Texas 78541

Phone: (956)388-8207

Fax: (956) 388-8989

Email: rgarza@cityofedinburg.com

Tax Identification number: 74-6000714

3. County or counties

Name of county(ies) where the city intends to provide retail public utility service:
Hidalgo County

4. Contact information

Contact person regarding this application:

Name: Ramiro Garza, Jr.

Title: City Manager

Mailing address: P.O. Box 1079 Edinburg, Texas 78541

Phone: (956) 388-8207

Fax: (956) 388-8989

Email: rgarza@cityofedinburg.com

5. Retail public utility

Retail public utility currently certificated to the area involved in this application:

Utility Name: North Alamo Water Supply Corporation

Title:

Mailing address: 420 S. Doolittle Road Edinburg, Texas 78542

Phone: (956) 383-1618

Fax: (956) 383-1372

Email: ssanchez@nawsc.com

Retail public utility contact person regarding negotiations with the city over the service area involved:

Name: Steven P. Sanchez

Title: General Manager

Mailing address: 420 S. Doolittle Road Edinburg, Texas 78542

Phone: (956) 383-1618

Fax: (956) 383-1372

Email: ssanchez@nawsc.com

6. Service area

On what date was this proposed service area incorporated by the city? 10/19/04 Ordinance #2909

See Attachment 6

7. Negotiation date between city and retail public utility

On what date did negotiations begin between the city and the retail public utility? March 2015

8. Notice date

On what date was notice of the city's intent to provide service to the incorporated or annexed area provided to the retail public utility made? June 2015 (See Attachment 8)

Please attach a copy of the notice provided. Also attach a copy of the mailing list indicating to whom such notice was provided.

9. Description of retail public utility facilities

Please provide a brief description of the retail public utility's facilities in the service area involved in this application. Also indicate how many customers are currently receiving service from the retail public utility in this area:
See Attachment 9

10. Service start date

Provide the date when city service to the area can begin. August 2015

11. Franchised utility information

If the city will allow a franchised utility to provide service to the area involved, please attach a copy of the city consent or franchise agreement and provide the following information: **N/A (City of Edinburg will be the only**

Utility Name: **water service provider in this proposed area.)**

Mailing address:

Phone:

Fax:

Email:

Franchised Utility's CCN Number:

Franchised Utility's contact person and their address:

Name:

Title:

Mailing address:

Email:

Phone:

Phone:

Fax:

Email:

12. Paper map requirements

All maps should include applicant's name, address, telephone number, and date of drawing or revision and be folded to 8½ x 11 inches. **See Attachment 12**

Attach the following maps with each copy of the application:

- A. Subdivision plat or engineering plans or other large scale map showing the following:
 1. The exact proposed service area boundary showing locations of requests for service and locations of existing connections (if applicable).
 2. Metes and bounds (if available).
 3. Proposed and existing service area boundaries should be plotted on the map in relation to verifiable natural and man-made landmarks such as roads, creeks, rivers, railroads, etc.
 4. Service area boundaries should be shown with such exactness that they can be located on the ground.
- ❖ ***Applicant may use a USGS 7.5"-minute series map if no other large scale map is available.***
- B. Small scale location map delineating the proposed service area. The proposed service area boundary should be delineated on a copy of the official CCN map. This map will assist the Public Utility Commission in locating the proposed service area in relation to neighboring utility service areas.
- C. Hard copy maps should include the following items:
 1. Map scale should be prominently displayed.
 2. Color coding should be used to differentiate the applicants existing service areas from the proposed service area.
 3. Attach a written description of the proposed service area.
 4. Proposed service area should be the same on all maps.
 5. Include map information in digital format (if available), see 13, GIS map information.
- D. Each utility shall make available to the public at each of its business offices and designated sales offices within Texas the map of the proposed service area currently on file with the Commission. The applicant employees shall lend assistance to persons requesting to see a map of the proposed area upon request.
- ❖ ***For information on obtaining a CCN base map or questions about sending digital map data, please visit the Water Utilities section of the PUC's website for assistance.***

13. GIS map information

- A. Digital Map Requirements: In order that your digital data can be properly used, the following information is necessary:
1. Submit digital data of the proposed CCN service area on a CD, flash drive, or DVD. Two digital copies are necessary. Most files of CCNs (minus the base map) should be small enough to zip up and put on a CD.
 2. The digital data should include all items represented in the hard copy maps.
 3. Please identify data file format, projection information, map units and base map used. Acceptable Data File Format:
 - a. ArcView shape file (preferred)
 - b. Arc/Info E00 file

❖ *For information on obtaining a CCN base map or questions about sending digital map data, please visit the Water Utilities section of the PUC website for assistance.*

ALL APPLICABLE QUESTIONS MUST BE ANSWERED FULLY.

THE APPLICATION WILL NOT BE ACCEPTED FOR FILING WITHOUT MAPS.

PLEASE NOTE THE FILING OF THIS APPLICATION DOES NOT CONSTITUTE AUTHORITY TO PROVIDE WATER/SEWER SERVICE IN THE REQUESTED AREA.

OATH

State of Texas

County of Hidalgo

I, Arturo Martinez, Director of Utilities being duly sworn, file this

application under V.T.C.A., Water Code Section 13.255 as City of Edinburg

(Name of the City); that, in such capacity, I am qualified and authorized to file and verify such application, am personally familiar with the maps filed with this application, and have complied with all the requirements contained in this application; and, that all such statements made and matters set forth therein are true and correct. I further state that the application is made in good faith and that this application does not duplicate any filing presently before the Public Utility Commission of Texas.

I further represent that the application form has not been changed, altered or amended from its original form available only from the Commission.

I further represent that the Applicant will provide continuous and adequate service to all customers and qualified applicants for service within its certificated service area.



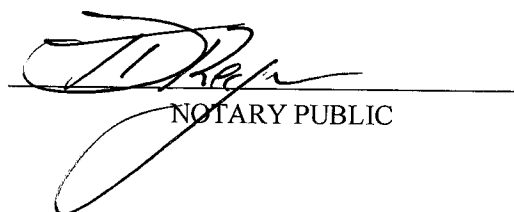
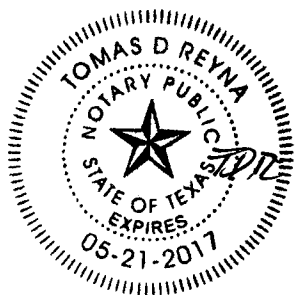
AFFIANT

(Applicant's Authorized Representative)

If the Affiant to this form is any person other than the sole owner, partner, officer of the Applicant, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public in and for the State of
Texas, this 21st day of Sept. 20 15

SEAL


NOTARY PUBLIC



PURSUANT TO PUC CHAPTER 24, SUBSTANTIVE RULES APPLICABLE TO WATER AND SEWER SERVICE PROVIDERS, SUBCHAPTER G: CERTIFICATES OF CONVENIENCE AND NECESSITY

Application to Obtain or Amend a Certificate of Convenience and Necessity (CCN) Under Water Code Section 13.255

Instructions and Checklist

Each question on the application must be answered completely. If additional space is needed, attach additional sheets clearly labeled with the applicant's name and Docket Number if available. If a question is not applicable, please mark it N.A. and briefly explain why the question does not apply. **DO NOT LEAVE ANY QUESTIONS BLANK.**

7 copies of the application package, including the original, must be filed with the commission's filing clerk, per §22.71(c)(9) of the Commission's procedural rules.

The following items must be included in the application package:

- Completed application form, including any attachments
- Copy of notice of city's intent to serve the incorporated or annexed area to the retail public utility
- Completed Oath
- Maps - See the Map section on the application form for more details.

No required filing fee.

7 copies of the completed application package, including the original should be sent to:

Filing Clerk
Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

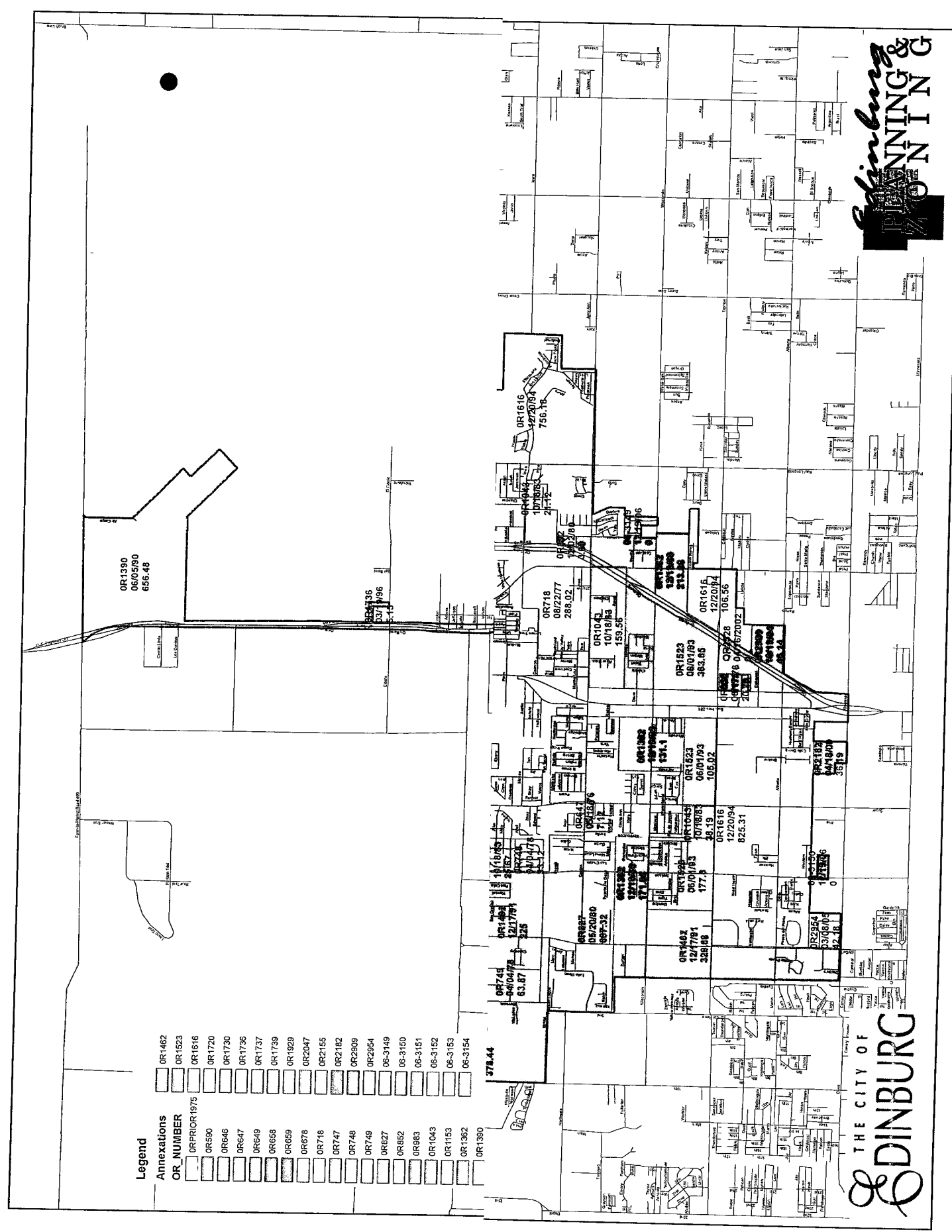
Attachment 6



THE CITY OF
EDINBURG

Legend

- | | |
|---------------------------------|---------------------------------|
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| <input type="checkbox"/> OR1523 | <input type="checkbox"/> OR1523 |
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Attachment 8

BUYOUT AND TRANSFER OF SERVICE AREA AGREEMENT

STATE OF TEXAS
COUNTY OF HIDALGO

BETWEEN: NORTH ALAMO WATER
SUPPLY CORPORATION AND CITY
OF EDINBURG
Arena Site Buyout

PREAMBLE

This Buyout and Transfer of Service Area Agreement ("*Buyout and Transfer Agreement*") made this 11th day of JUNE, 2015, by and between what are sometimes referred to as the "Parties", the City of Edinburg, Hidalgo County (hereinafter referred to as "**CITY**") and North Alamo Water Supply Corporation (hereinafter referred to as "**NAWSC**"), a non-profit corporation of the State of Texas.

I. RECITALS

1. NAWSC presently holds a certificate of convenience and necessity ("**CCN**") to serve an area adjacent to CITY's current CCN boundary, an area located the North side of Alberta Road East of Interstate Highway I-69C as shown on the map attached hereto as *Exhibit "A"* and incorporated herein for all purposes, which said area is all located within Hidalgo County, Texas (hereinafter referred to as "*NAWSC Transfer Area*"), with potable water supply under the rules and regulations of the Public Utilities Commission ("**PUC**"). CITY desires to purchase the internal lines serving the NAWSC Transfer Area and service customers of the NAWSC Transfer Area with a potable water supply service. NAWSC desires to sell the internal lines used to serve the NAWSC Transfer Area and desires that CITY supply potable water service to the customers in

the NAWSC Transfer Area.

II. COVENANTS AND CONDITIONS

Purchase of NAWSC Transfer Area

2. NAWSC agrees to sell, and does hereby sell, all internal water lines and individual meters serving the NAWSC Transfer Area and does hereby assign to CITY the right to serve customers within said NAWSC Transfer Area, and CITY agrees to purchase, and hereby purchases, such facilities and rights.

3. It is agreed that on or before the execution of this Buyout and Transfer Of Service Area Agreement by NAWSC, CITY shall provide the Purchase Price to be paid to NAWSC on the later of the execution of this agreement or May 21, 2015. The **Purchase Price** for the NAWSC Transfer Area is One Hundred Twenty-Five Thousand Eight Hundred Fifty-Six and 00/100ths Dollars (\$125,856.00). CITY shall deposit the Purchase Price with Richard W. Fryer, Trustee, to be held in escrow and released to NAWSC, together with any interest accrued thereon, at such time as the following conditions are satisfied:

- i. the Public Utilities Commission ("**PUC**") shall approve of the transfer and designate the CITY as the holder of the CCN for the NAWSC Transfer Area by written order delivered to NAWSC and CITY, and
- ii. NAWSC shall obtain a written release of any security interest in favor of United States Department of Agriculture-Rural Development (hereinafter referred to as "**USDA-RD**") and when it has been obtained by NAWSC, a copy forwarded to CITY.

4. Subject to the approval of this Agreement by PUC, NAWSC hereby agrees to

relinquish its rights to supply potable water to its customers located within the NAWSC Transfer Area and CITY hereby agrees to supply potable water to all existing customers of NAWSC and to any new customers requesting water service within the NAWSC Transfer Area, under the terms of NAWSC's tariff, as amended from time to time until the accomplishment of all the conditions for final closing, after which time such service shall be in accordance with the standards established by the CITY. CITY hereby agrees and obligates itself to supply potable water service to all customers or members possessing service to the property within the NAWSC Transfer Area at the time of Final Closing, without an additional fee, meter fee, hook-up fee or other additional charge or deposit as a condition for initial or continued service. Prior to the closing of the purchase of NAWSC Transfer Area, CITY and NAWSC agree to join and support the application with the PUC requesting approval of the transfer of the NAWSC Transfer Area from the area of NAWSC's Certificate of Convenience and Necessity to the area of CITY's Certificate of Convenience and Necessity.

5. Final Closing with respect to the purchase of the NAWSC Transfer Area shall be not more than forty-five (45) days after all of the following requirements to closing have been completed:

- i. All pipeline installations to be done by CITY are completed and NAWSC is given written notice of said completion by CITY;
- ii. The Purchase Price is completed and delivered;
- iii. Approval by the PUC has been obtained; and
- iv. A Release of any Security Agreement in favor of USDA-RD has been obtained by NAWSC and a copy forwarded to CITY.

Furthermore, NAWSC shall have the PUC application filed, and all administrative costs and all

attorney's fees relating thereto shall be paid fully and solely by CITY. NAWSC and CITY shall bear their own respective attorney's fees relating to the drafting and execution of this Agreement.

NAWSC Transfer and Release

6. This Buyout and Transfer Agreement is subject to obtaining a release of any Security Agreement in favor of USDA-RD ("*NAWSC Transfer Area Release*") covering the Transfer Area and payment of the Purchase Price to NAWSC. Upon delivery of the NAWSC Transfer Area Release by USDA-RD to NAWSC, NAWSC will give notice to CITY and send CITY a copy of said NAWSC Transfer Area Release.

7. Pending Final Closing and consummation of this Agreement, CITY will commence or continue service, as applicable, and NAWSC will cease service to the NAWSC Transfer Area on the first day of the first billing cycle to occur after thirty-five (35) days after the date of execution of this Buyout and Transfer Agreement have elapsed, and the Purchase Price has been delivered, and CITY has completed of all pipeline construction, with notice to NAWSC of said completion. Until approval by the PUC is received and all requirements to final closing have been satisfied, CITY shall act as agent for the purpose of supplying all existing and new customers of NAWSC within the NAWSC Transfer Area and approving all subdivision utility layouts within the NAWSC Transfer Area. CITY will be responsible for billing and collection of all bills for potable water service to such customers of NAWSC as agent for NAWSC. CITY shall be entitled to receive and keep all amounts collected thereunder as a manager fee and CITY will charge the same rate charged according to NAWSC's tariff for water service during this period. On closing and consummation of this Agreement, CITY shall no longer be an agent for NAWSC and may begin charging the lawful rates as established by CITY.

General Provisions

NAWSC Transfer Area

8. CITY agrees to provide written notice of the change in service provider to any and all customers within the NAWSC Transfer Area within thirty (30) days prior to the date there is a change of service provider to the NAWSC Transfer Area.

9. During the period of time CITY commences to provide potable water service in the NAWSC Transfer Area until the closing and consummation of this Buyout and Transfer Agreement, CITY agrees to defend, indemnify and hold NAWSC harmless for any claim by any customer of NAWSC located in the NAWSC Transfer Area for any acts or omissions by CITY, as agent or otherwise, in supplying such customers with a potable water supply hereunder.

10. Any lines owned by NAWSC which run through the NAWSC Transfer Area which are necessary for service of water to customers of NAWSC within its remaining certified area shall not become the property of CITY but shall remain the property of NAWSC.

11. This Buyout and Transfer Agreement has been approved by the appropriate bodies of NAWSC and CITY as evidenced by appropriate minutes of the governing bodies, copies of which are attached hereto as **Exhibits "B" and "C"**, respectively, and are executed by the appropriate officers of same.

12. Failure to perform any covenant and agreement herein shall entitle the non-breaching party to enforce the provisions hereof by specific performance or injunctive relief in addition to any remedy in damages that either party may be entitled to.

13. It is the intent of NAWSC and CITY, and they do hereby specifically agree, that this Buyout and Transfer Agreement creates no third-party beneficiary rights or interest in or to the supply of any treated water or facility relating thereto, nor to any existing or potential retail

customer of NAWSC or CITY.

14. No amendment, modification, or alteration of the terms hereof shall be binding unless the same be in writing, dated and subsequent to the date hereof and duly executed by the parties hereto.

15. No waiver by the parties hereto of any default or breach of any term, condition, or covenant of this Buyout and Transfer Agreement shall be deemed to be a waiver of any other breach of the same or other term, condition, or covenant contained herein.

16. Each party represents and warrants that (i) it has carefully reviewed this Buyout and Transfer Agreement, (ii) it has at all times been represented by and consulted with legal counsel concerning this Buyout and Transfer Agreement, (iii) any questions that it has pertaining to this Buyout and Transfer Agreement have been answered and fully explained to it by its counsel, (iv) its decision to execute this Buyout and Transfer Agreement was not based on any statement or representation, either oral or written, made by any person on behalf of the other party, (v) this buyout and Transfer Agreement constitutes the entire Agreement and understanding of the parties (vi) neither party has assigned, conveyed, hypothecated or transferred any interest in any cause of action relating to the above described claims, (vii) each party understands that the other party is relying upon these representations and warranties in entering into this Buyout and Transfer Agreement, and (viii) this Buyout and Transfer Agreement may not be amended, modified, or changed orally.

17. The conveyance made in this Buyout and Transfer Agreement is made without warranty, express or implied, and the internal lines and meters, to the extent they exist, are conveyed "AS IS" and "WHERE IS."

IN WITNESS WHEREOF, THE PARTIES HERETO have executed this Buyout and Transfer Agreement as of the date above stated.

NORTH ALAMO WATER SUPPLY
CORPORATION
420 S. DOOLITTLE ROAD
EDINBURG, Texas 78542

By: [Signature]
Steven P. Sanchez, General Manager

Approved:

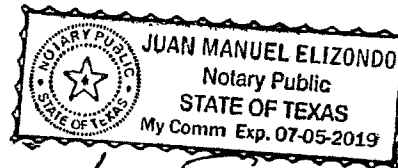
By: [Signature]
Richard Ward Fryer, Attorney for
North Alamo ~~Shaykh~~ Water Supply Corporation

CORPORATE ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

I hereby certify that on this day before me, an officer duly authorized in the State of Texas and in the County of Hidalgo to take acknowledgments, personally appeared Steven P. Sanchez, known to me to be the person described in and who executed the foregoing instrument as General Manager of North Water Supply Corporation, the corporation therein, and acknowledged that she executed the same as such an officer, in the name and for on behalf of the said corporation.

IN WITNESS WHEREOF I hereunto set my hand and affixed my official seal this 27
day of July, 2015.



[Signature]
Notary Public and for the State of Texas

ATTEST:

CITY OF EDINBURG, TEXAS
415 W. University Drive
P. O. Box 1079
Edinburg, Texas 78540

By:

Myra L. Ayala Garza, City Secretary

By:

Ramiro Garza, Jr., City Manager

Approved:

PALACIOS, GARZA & THOMPSON, P.C.

BY:

City Attorney

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Ramiro Garza, Jr., City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Mayor of the City of Edinburg, that he executed the same as the act of the City of Edinburg for the purposes and consideration therein expressed and in the capacity therein stated.

IN WITNESS WHEREOF I hereunto set my hand and affixed my official seal this 14th day of July, 2015.



Martha Jenkins
Notary Public and for the State of Texas

Exhibit "A" (NAWSC Transfer Area Map and Description)

Exhibit "A"
Arena Buyout Area



Exhibit "B" (NAWSC Minute Excerpt)

MINUTES
NORTH ALAMO WATER SUPPLY CORPORATION
April 14, 2015

The Board of Directors of North Alamo Water Supply Corporation met for a regular meeting on April 14, 2015 at 1:00 p.m. in the main building,

Present

Steve D. Krenek
Dennis Goldsberry
Derrick Swanberg
Ray Yeary
Leonard Camarillo
Abdiel Cuevas
Michael England

Staff

Steven Sanchez
Jesse Aguirre
Robert Rodriguez
Paul Cuzik
Irma Tamez
Oscar Rubio
Robyn Rodriguez

Others

Brian Hansen – Corp. Attorney
Mike Hernandez – Melden & Hunt Eng.
Allan Booe – Melden & Hunt Eng.
Daniel Bates – Valley Solvents
Cindy Bishop – Valley Solvents
Bill Davis – Valley Solvents
Russell Ide – Valley Solvents
Scott Baker – Baker Benefits Inc.
Debbie Rivas – Higginbotham
Andres Palma – MEG Engineers
Isael Posadas – SDI Eng.
Ivan Garcia – Rio Delta Eng.
Mr. Hinojosa – City of Edinburg
Arturo Martinez – City of Edinburg

1. Agenda Item #1. The meeting was called to order by the President Steve D. Krenek at 1:00 p.m.
2. Agenda Item #2. Mr. Goldsberry moved for the approval of the minutes of March 10, 2015 and March 24, 2015 Reorganizational minutes. Mr. Swanberg seconded and motion carried with all in favor.
3. Agenda Item #3. No public comments
4. Agenda Item #4. Mr. Camarillo moved for the approval of renewing North Alamo's health insurance as recommended by agent (Higginbotham – Debbie Rivas). Mr. Yeary seconded and motion carried with all in favor.
5. Agenda Item #15. Isael Posadas of SDI Engineering gave a report on the 12' waterline on FM 1425 starting from FM 491 to SH 186 Project, the main office expansion project, the Primera Waterline Project and the Sunflower Park Wastewater Lift Station Project.
6. Agenda Item #16. Mr. Swanberg moved for the approval of Change Order No. 2 to address foundation issue on the Administration Building Expansion Project not to exceed \$15,000.00. Mr. Cuevas seconded and motion carried with all in favor.
7. Agenda Item #17. Mr. Swanberg moved for the approval of pay request of \$31,691.05 to Holchamont, LTD on the Administration Building Expansion Project for work completed to date. Mr. Goldsberry seconded and motion carried with all in favor.
8. Agenda Item #23F. Report on Valley Solvent's request for North Alamo's support of its application for a Municipal Setting Designation. – Pending, the Board wants to review the resolution being drafted by our Legal Counsel.

North Alamo WSC Board of Directors Meeting - April 14, 2015

9. Agenda Item #24. Mr. England moved for the approval of release of service area to the City of Edinburg on the north side of Alberta Rd. east of Expressway 281. After all fees are paid and all paper work is completed with PUC. Mr. Swanberg seconded and motion carried with all in favor.
10. Agenda Item #6. Mr. Swanberg moved for the approval on the Santa Rosa Project.
 - A. Approval of filing an application for financial assistance to USDA Rural Utility Service to bring first water service to certain colonias located in the rural community of La Villa, Texas by utilizing the remaining funds from the Santa Rosa Colonias Project and authorize the Board President or General Manager to execute all related documents.
 - B. Approval of filing an application for financial assistance to USDA Rural Utility Service to construct a transmission line along FM 1925 from the Delta Water Plant to FM 493 for certain colonias located in the rural community of La Blanca, Edcouch and Elsa, Texas by utilizing the remaining funds from the Santa Rosa Colonias Project and authorize the Board President or General Manager to execute all related documents.
 - C. Approval to authorize management to utilize the remaining funds from the Santa Rosa Colonias Project to install service connections to those dwellings that meet the characteristics of a colonia as defined by USDA Rural Utility Service and those dwelling identified in a letter from former Cameron County Judge Carlos Cascos.
 - D. Approval to authorize management to utilize the remaining funds from the Santa Rosa Colonias Project to finalize the installation of a waterline along Rabb Road and Toribio Road as part of the original project.
 - E. Approval of continuing to utilize Melden & Hunt, Inc. as project consultants and engineers on all the above items and authorize the Board President and/or GM as signatories on all related documents.Mr. England seconded and motion carried with all in favor.
11. Agenda Item #5. No attendance by E. Lucio III of Beatty Bangle Strama (BBS). General Manager informed Board of Directors that Mr. Lucio had submitted a report which is in there packet.
12. Agenda Item #7. Mike Hernandez of Melden & Hunt, Inc. gave an update on the Planning Acquisition and Design (PAD) for the North East Weslaco Area Wastewater Plant, and the waterline projects on Owassa and Sioux Rd. by Melden and Hunt, Inc.
13. Agenda Item #8. Mr. Swanberg moved for the approval of pay request of \$26,615.00 on the 12" Sioux Rd Waterline Project and \$25,135.00 on the 12" Owassa Rd. Waterline Project to Melden and Hunt. Mr. England seconded and motion carried with all in favor.
14. Agenda Item #9. Ivan Garcia of Rio-Delta Engineering gave a report on the TWDB Loan Grant Application/BECC Loan Application for the Regional Wastewater Project, update on the 8" waterline on Old 83 starting from Victoria Rd. to Mile 6 ½ West and an 8" waterline on Victoria Rd. starting from Stiles Rd. to Lotts Rd. Project and presentation on Phase II of the Donna Regional Wastewater Plant.
15. Agenda Item #14. Mr. Camarillo moved for the approval of pay request of \$62,066.22 to Saenz Utility Contractors, LLC, on the NAWSC Donna/Weslaco Waterline Improvement Project for work completed to date. Mr. Swanberg seconded and motion carried with all in favor.

North Alamo WSC Board of Directors Meeting – April 14, 2015

16. Agenda Item #10. Mr. Goldsberry moved for the approval of resolution authorizing the execution of the loan agreement and note and grant with TWBD on the closing for the Donna Regional Wastewater Plant and authorizing the Board President, and/or GM as signatories on all related documents. Mr. Cuevas seconded and motion carried with all in favor.
17. Agenda Item #11. No pay request to Rio Delta Engineering for the TWDB Application for funding for the Regional Wastewater Treatment Plant.
18. Agenda Item #12. No pay request to Rio Delta Engineering for work on the BECC Application for the Regional Wastewater Project.
19. Agenda Item # 13. No pay request to Rio Delta Engineering for engineering design on the 8" waterline on Old 83 starting from Victoria Rd. to Mile 6 ½ West and an 8" waterline on Victoria Rd. starting from Stites Rd. to Lotus Rd. Project for work completed to date.
20. Agenda Item #13. No pay request for construction management and for surveying to SDI Engineering on Hidalgo County Irrigation District No. 2's alternate raw water service.
21. Agenda Item #19. No pay request for engineering design, for topographic survey and for easement acquisition surveys to SDI Engineering for the 12" waterline on FM 1425 starting from FM 491 to SH 186 Project for work completed to date.
22. Agenda Item #20. No pay request for construction management/inspection, to SDI Engineering on the Administration Building Project.
23. Agenda Item #21. No pay request for surveying services and for engineering design to SDI Engineering for work completed to date on the Primera Waterline Extension Project (Primera CCN Buyout.)
24. Agenda Item #22. No pay request to SDI Engineering for procurement activities for the San Carlos Resource Center and Sunflower Park Wastewater Lift Station Project.
25. Agenda Item #23. Mr. England moved for the approval of releasing a water line easement in Dos Reinas Subdivision located at Mile 1 ½ East Rd and Mile 7 North Rd. Mr. Swanberg seconded and motion carried with all in favor.
26. Agenda Item #25. Mr. Yeary moved for the approval to purchase water rights which we petitioned for on excluded and subdivided lands from Hidalgo County Irrigation No. 2 in the amount of \$442,399.41, (269.8413 acre feet at \$1,639.48 per ac ft.), and to authorize Board President and/or GM as signatories on all related documents. Mr. Cuevas seconded and motion carried with all in favor.
27. Agenda Item #26. Mr. England moved for the approval of Financial Statement for March 2015 as presented by Paul Guzik. Mr. Swanberg seconded and motion carried with all in favor.

North Alamo WSC Board of Directors Meeting – April 14, 2015

28. Agenda Item #27. Water Operations Report, Robert Rodriguez
 - D. Mr. Swanberg moved for the approval of the adoption of the 2015 Drought Contingency Plan. Mr. Camarillo seconded and motion carried with all in favor.
 - A. Water Loss for month of March, 2015 (11.55%)
 - B. Public Notice – Report
 - C. Report on the 8" waterline of FM 491 west of FM 1425
29. Agenda Item #28. Wastewater Operations Report, Oscar M Rubio
 - A. Report on Wastewater Treatment Plants and Collection Systems for March, 2015
 - B. Update: Sunflower Park Project
30. Agenda Item #29. General Manager's Report
 - A. Report on the TRWA's 46th Annual Convention in Austin (March 18-20, 2015)
 - B. Mr. Swanberg moved for the approval of contracting with an outside firm to do a base pay compensation study on our work force. Mr. England seconded and motion carried with all in favor.
 - C. Mr. Goldsberry moved for the approval of adopting a travel and entertainment policy and procedure. Mr. Swanberg seconded and motion carried with all in favor.
 - D. Consideration and discussion on variable interest rates on North Alamo's long term notes. – Board wants staff to continue to move on locking in fix rates.
 - E. Report on new North Cameron well construction
 - G. Report on:
 - (1) City of Primera Waterline Project – The Asst. Manager gave the Board the updated budget of \$496,207.00
 - (2) City of Primera exercised its right to terminate the Water Purchase Agreement
 - H. Report on Water Rights – Issue on Excluded Subdivisions
 - I. Watermaster's Report – Spread tracking Water Rights
 - (1) Report on status of these districts:
 - (a) Delta Lake Irrigation District
 - (b) Hidalgo & Cameron Counties Irrigation District No 9
 - (c) Donna Irrigation District
 - (d) Hidalgo County Irrigation District No. 1
 - J. May Board Meeting – 05/12/15
31. Agenda Item #30. The Board will retire Regular Session to enter into Executive Session at 4:59 p.m. to discuss the following:
 - A. Discussion on suits:
 - (1) M. Rodriguez Araiza, S Rodriguez Araiza and S Perales, B Perales
 - (2) R. Megallen
 - B. Discussion on acquiring land for a reservoir.
32. Agenda Item #31. The Board returns back to regular session at 5:06 p.m.
No action was taken on the above items
33. Agenda Item #32. Mr. Yeary move for the approval of the following subdivisions:
 - A. Alondra La Blanca Subdivision Phase 1, 29 lots on 19.99 acres, located on the west side of La Blanca Rd. south of SH 107, developer – Taek Kim and Nancy Vergas Kim
 - B. Cordoba Heights Subdivision, 94 lots on 60.0 acres, located on the north and south sides of Ferguson Rd. east of Val Verde Rd., developer – Kyndel W. Bennett

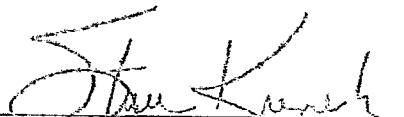
North Alamo WSC Board of Directors Meeting -- April 14, 2015

- C. Las Delicias Phase II Subdivision, 5 lots on 9.14es, located on the south east corner of Mile 3 ½ West Rd. and Mile 12 North Rd., developer - Las Delicias Properties, LLC
 - D. Maiz Acres #3 Subdivision, 29 Lots on 18.186 acres, located on the west side of Val Verde Rd. north of Minnesota Rd., developer -- RHTJ Properties - Evon Harbison
 - E. Milyza Subdivision, 2 lots on 1.121 acres, located on the southeast corner of FM 506 and Tio Cano Rd., developer - Leonides Uresti Galvan
 - F. Replat of Lot 2 Vista Bonita Subdivision No 10, 2 lots on 1.07 acres, located on the north side of FM 2812 west of Alamo Rd., developer - Jose I Quiroga
 - G. San Diego Estates Subdivision, 10 lots on 6 acres, located north of Benito Ramirez Rd. west of Gwin Rd., developer -- HQ Investments Group, LLC - Jose I Quiroga
 - H. Sunset Valley Phase 3 Subdivision, 28 lots on 18.12 acres, located on the northeast corner of Stiles Rd and Victoria Rd., developer - Sandoval Development, LP
- These subdivisions are subject to the Corporation's rules and regulations. Mr. Cuevas seconded and motion passed with all in favor.

- 34. Agenda Item #33. Mr. Goldsberry moved for the approval of the Membership Applications, Installation, Membership Transfers, and Membership Cancellations. Mr. Camarillo seconded and motion carried with all in favor.
- 35. Agenda Item #34. Mr. Yeary moved to adjourn the meeting at 5:15 p.m. Mr. Camarillo seconded and motion passed with consensus.

Irma Tamez, Recording


Leonard Camarillo -- Secretary


Steve D. Krenek - President

CERTIFICATE OF RESOLUTIONS

OF

NORTH ALAMO WATER SUPPLY CORPORATION

We, the directors of North Alamo Water Supply Corporation (the "Corporation"), a Texas nonprofit corporation, certify that we have custody of the records of the Corporation and that we are authorized to execute and deliver this certificate of resolutions on behalf of the Corporation. We further certify as follows:

1. The resolutions below were duly adopted on the Date of Adoption. The meeting of the directors of the Corporation was called and held in accordance with law and the bylaws of the Corporation, and a quorum was present. The resolutions have not been amended, modified, or rescinded and are now in full force and effect.

WHEREAS, at its regularly scheduled meeting on June 11th, 2015, North Alamo Water Supply Corporation approved entering into an agreement with the City of Edinburg, Texas for sale of a portion of North Alamo Water Supply Corporation's certificated service area ("CCN") for a price of \$125,856.00 ("Edinburg Arena CCN Area");

NOW THEREFORE, the following resolution has been adopted by the Board of Directors: Upon a motion duly made, seconded, and carried, a majority of the Directors have adopted the following Resolutions:

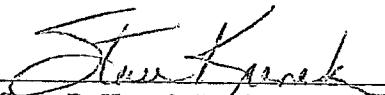
BE IT HEREBY RESOLVED by the Board of Directors of North Alamo Water Supply Corporation that the Corporation enter into a contract for sale of the Edinburg Arena CCN Area described in Exhibit "A" hereto, and

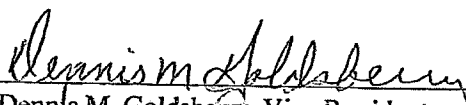
BE IT FURTHER RESOLVED, in accordance with the law and the bylaws of North Alamo Water Supply Corporation, that, Steven P. Sanchez, General Manager, and/or Steve D. Krenek, President of North Alamo Water Supply Corporation, are hereby authorized and empowered in the name of North Alamo Water Supply Corporation, and as its own act, to execute any and all documents necessary to effect the sale of the Edinburg Arena CCN area on behalf of the Corporation, and to certify and attest to any documents which such officer may deem necessary and appropriate to consummate the transactions contemplated by this resolution, but such certification shall not be required for the validity of the particular document.

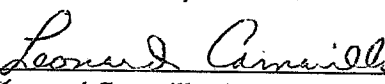
BE IT FURTHER RESOLVED, that the resolutions, acts, and proceedings of the Board of Directors of North Alamo Water Supply Corporation for the sale of the Edinburg Arena CCN Area for a sales price of \$125,856.00, and as shown by the records in the Minute Book of North Alamo Water Supply Corporation, be the same hereby are adopted, approved, ratified, and confirmed.

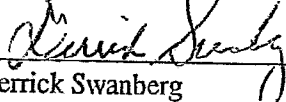
2. We further certify that the Corporation is duly organized and existing under the laws

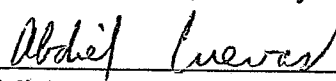
of the state of Texas, is qualified to do business here, and is in good standing; that no proceeding is pending for the forfeiture of the certificate of incorporation or for the dissolution, voluntary or involuntary, of the Corporation; that there is no provision of the bylaws or articles of incorporation of the Corporation limiting the powers of the directors of the Corporation to adopt the resolutions referred to above and that the resolutions are in conformity with the provisions of the bylaws and the articles of incorporation of the Corporation; that the undersigned Secretary is the keeper of the records and minutes of the proceedings of the Corporation; and that the following persons constitute all of the directors of the Corporation:

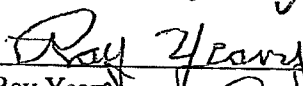

Steve D. Krenak, President

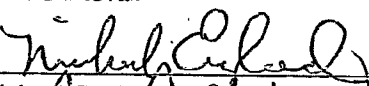

Dennis M. Goldsberry, Vice President

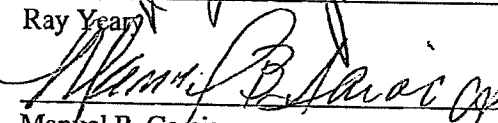

Leonard Camarillo, Secretary/Treas

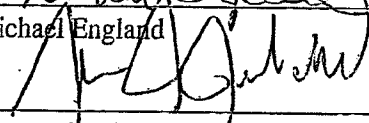

Derrick Swanberg


Abdiel Cuevas


Ray Yearry

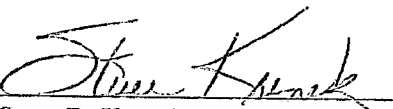

Michael England

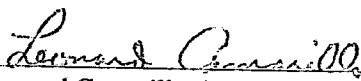

Manuel B. Garcia


Thomas Jendrusch

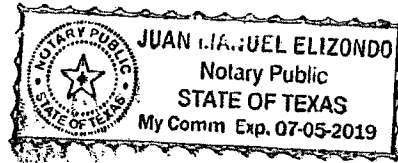
The undersigned hereby certifies that he is the duly elected and qualified president of North Alamo Water Supply Corporation; that Leonard Camarillo is the duly elected and qualified secretary of North Alamo Water Supply Corporation; that the signatures above are genuine signature; and that the foregoing Resolutions are true and correct and that said Resolutions have not been revoked or amended in any way.

Dated this 11 day of June, 2015.


Steve D. Krenak, President


Leonard Camarillo, Secretary/Treas.

STATE OF TEXAS §
COUNTY OF HIDALGO §

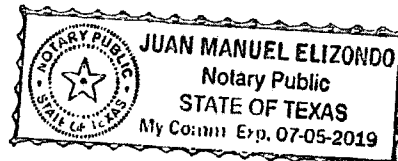


The foregoing instrument was acknowledged before me this 26 day of August, 2015, by Steve D. Krensek, President of North Alamo Water Supply Corporation, a Texas corporation.

Juan Manuel Elizondo
Notary Public, State of Texas

My Commission Expires: 7/5/2019

STATE OF TEXAS §
COUNTY OF HIDALGO §

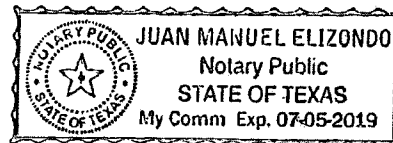


The foregoing instrument was acknowledged before me this 26 day of August, 2015, by Dennis M. Goldsberry, Vice President of North Alamo Water Supply Corporation, a Texas corporation.

Juan Manuel Elizondo
Notary Public, State of Texas

My Commission Expires: 7/5/2019

STATE OF TEXAS §
COUNTY OF HIDALGO §

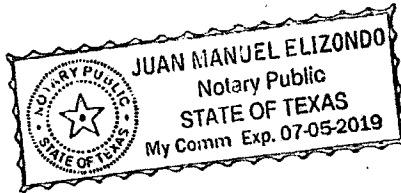


The foregoing instrument was acknowledged before me this 26 day of August, 2015, by Leonard Camarillo, Secretary/Treasurer, of North Alamo Water Supply Corporation, a Texas corporation.


Juan Manuel Elizondo
Notary Public, State of Texas

My Commission Expires: 7/5/2019

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §



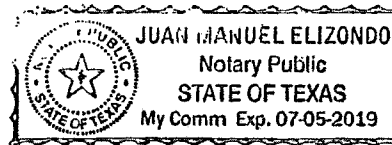
The foregoing instrument was acknowledged before me this 26 day of August, 2015, by Derrick Swanberg, Director, of North Alamo Water Supply Corporation, a Texas corporation.




Notary Public, State of Texas

My Commission Expires: 7/5/2019

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §



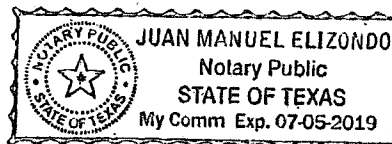
The foregoing instrument was acknowledged before me this 26 day of August, 2015, by Abdiel Cuevas, Director, of North Alamo Water Supply Corporation, a Texas corporation.




Notary Public, State of Texas

My Commission Expires: 7/5/2019

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §



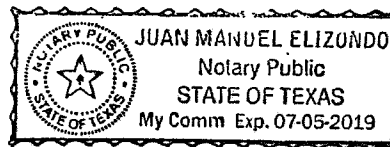
The foregoing instrument was acknowledged before me this 26 day of August, 2015, by Ray Yeary, Director, of North Alamo Water Supply Corporation, a Texas corporation.



Notary Public, State of Texas

My Commission Expires: 7/5/2019

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

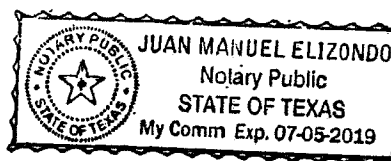


The foregoing instrument was acknowledged before me this 26 day of August, 2015, by Michael England, Director, of North Alamo Water Supply Corporation, a Texas corporation.

Juan Elizondo
Notary Public, State of Texas

My Commission Expires: 7/5/2019

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

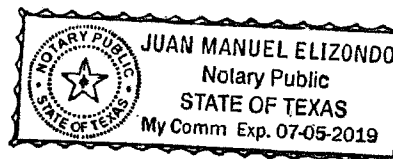


The foregoing instrument was acknowledged before me this 26 day of August, 2015, by Manuel B. Garcia, Director, of North Alamo Water Supply Corporation, a Texas corporation.

Juan Elizondo
Notary Public, State of Texas

My Commission Expires: 7/5/2019

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §



The foregoing instrument was acknowledged before me this 26 day of August, 2015, by Thomas Jendrusch, Director, of North Alamo Water Supply Corporation, a Texas corporation.

Juan Elizondo
Notary Public, State of Texas

My Commission Expires: 7/5/2019

Exhibit "C" (City of Edinburg Minute Excerpt)

Draft-Minutes have
not been approved.

MINUTES EXCERPT OF THE
EDINBURG CITY COUNCIL REGULAR MEETING
CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

LOCATION: City of Edinburg
City Hall-Council Chambers
415 West University Dr.
Edinburg, Texas 78541
JUNE 16, 2015

REGULAR MEETING AGENDA
6:00 P.M.

Mayor Richard H. Garcia called the meeting to order at 6:09 p.m.

PRESENT: Richard H. Garcia, Mayor
Homer Jasso, Jr., Mayor Pro Tem
Richard Molina, Councilmember
J. R. Betancourt, Councilmember
David Torres, Councilmember
Ramiro Garza, Jr., City Manager
Ricardo Palacios, City Attorney
Myra L. Ayala Garza, City Secretary

V. RESOLUTIONS/EEDC

**B. CONSIDER RESOLUTION AUTHORIZING THE CITY MANAGER TO
NEGOTIATE AND ENTER INTO AN AGREEMENT WITH NORTH ALAMO
WATER SUPPLY CORPORATION FOR THE PURCHASE AND TRANSFER OF A
PORTION OF ITS WATER CCN TO THE CITY OF EDINBURG REGARDING THE
BERT OGDEN ARENA PROJECT.**

Staff Comments and Recommendation-Arturo Martinez, Director of Utilities:

North Alamo Water Supply Corporation (NAWSC) has agreed to sell a portion of its Water CCN to the City of Edinburg for the area known as the Bert Ogden Arena site in the amount of \$125,856. The City will continue discussions with NAWSC on the possibility of future buyouts of their service area.

The Bert Ogden Arena site would include the area on the North side of Alberta Road, East of Interstate Highway 69C (I-69C). The City of Edinburg has the capacity and infrastructure to service this development. The cost at this time is \$125,856; the area includes approximately 40 acres of undeveloped land. On April 14, 2015 the NAWSC Board of Directors approved the agreement.

Approval of this item will require an appropriation in the amount of \$125,856 from the Utility

Depreciation Reserve Fund.

Recommendation: Approve Resolution Authorizing the, City Manager to Negotiate and Enter into an Agreement with North Alamo Water Supply Corporation for the Purchase and Transfer of a Portion of its Water CCN to the City of Edinburg Regarding the Bert Ogden Arena Project.

Motion was made by Councilmember Richard Molina, Seconded by Mayor Pro Tem Homer Jasso, Jr. to Approve Resolution Authorizing the City Manager to Negotiate and Enter into an Agreement with North Alamo Water Supply Corporation for the Purchase and Transfer of a Portion of its Water CCN to the City of Edinburg Regarding the Bert Ogden Arena Project.

There were no comments.

After consideration, the motion prevailed by the following:

AYES: Mayor Pro Tem Homer Jasso, Jr.,

Councilmember Richard Molina,

Councilmember David Torres

NAYS: None.

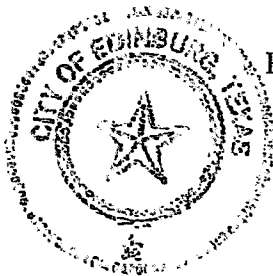
ABSENT: Councilmember J.R. Betancourt.

ABSTAINED: None.

Motion carries.

CERTIFICATE OF RECORDING OFFICER

I, Myra L. Ayala Garza, City Secretary for the City of Edinburg hereby certify that this is a true and correct copy of the original Governing Body's legislative history for the meeting held June 16, 2015, and is on file in the City Secretary's Office of the City of Edinburg, Texas. TO CERTIFY WHICH WITNESS MY HAND AND SEAL OF OFFICE THIS THE 24th day of June 2015.



By: _____

Myra L. Ayala Garza, City Secretary
City of Edinburg, Texas

RESOLUTION NO. 2204

STATE OF TEXAS § A RESOLUTION OF THE CITY OF EDINBURG, TEXAS
COUNTY OF HIDALGO § AUTHORIZING THE CITY MANAGER TO NEGOTIATE
 AND ENTER INTO AN AGREEMENT WITH NORTH
 ALAMO WATER SUPPLY CORPORATION FOR THE
 PURCHASE AND TRANSFER OF A PORTION OF ITS
 WATER CERTIFICATE OF CONVENIENCE AND
 NECESSITY (CCN) TO THE CITY OF EDINBURG

WHEREAS, the City of Edinburg desires to purchase and North Alamo Water Supply, (hereinafter referred to as "NAWSC"), desires to sell a portion of its Water CCN, (hereinafter referred to as "Arena Buyout"), to the City of Edinburg; and,

WHEREAS, Arena Buyout, would include the area on the North side of Alberta Road, East of Interstate Highway 69C (I-69C); and,

WHEREAS, the area includes approximately 40 of undeveloped acreage. See the attached map marked as Exhibit "A" depicting the area; and,

WHEREAS, NAWSC desires that the City supply potable water service to the customers therein and City desires to supply potable water service to the customers in Arena Buyout; and,

WHEREAS, for a consideration of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND EIGHT HUNDRED FIFTY-SIX AND 00/100THS (\$125,856.00) DOLLARS desires to enter in the Agreement between NAWSC and the City, attached hereto and made a part hereof as Exhibit "B"; and,

WHEREAS, the City of Edinburg, owns and operates a water treatment system and distribution system with a capacity capable of serving the present customers of Edinburg's system and supplying an additional amount of treated water to others.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EDINBURG, TEXAS, THAT:

SECTION 1: The City Manager is hereby authorized and directed to negotiate and enter into an agreement in substantially the form attached hereto as Exhibit "B" subject to NAWSC's approval of the \$125,856.00 purchase price.

SECTION 2: The City Secretary is hereby authorized and directed to provide a certified copy of this Resolution to Mr. Richard C. Fryer and NAWSC upon its passage and execution.

SECTION 3. SEVERABILITY. If any section, part or provision of this Resolution is declared unconstitutional or invalid, by a court of competent jurisdiction, then in that event, it is

expressly provided and it is the intention of the City Council, in passing this Resolution, that its parts shall be severable, and all other parts of this Resolution shall not be affected thereby, and they shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE. This Resolution shall be and remain in full force and effect from and after its passage.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the City Council of the City of Edinburg, Texas, at which a quorum was present and which was held in accordance with Vernon's Texas Codes Ann., Government Code, on the 2nd day of June 2015.

CITY OF EDINBURG

ATTEST:

BY:

Richard H. Garcia, Mayor

BY:

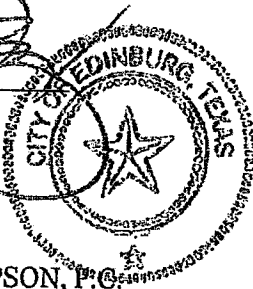
Mayra Ayala-Garza

APPROVED AS TO FORM:

PALACIOS, GARZA & THOMPSON, P.C.

BY:

City Attorney



Attachment 9

DESCRIPTION OF RETAIL PUBLIC UTILITY FACILITIES

The City of Edinburg (City), Hidalgo County and North Alamo Water Supply Corporation (NAWSC), a non-profit corporation of the State of Texas have executed a Buyout and Transfer of Service Agreement know as Arena Site Buyout on June 16, 2015.

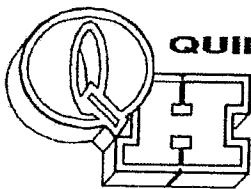
The area the City seeks to certificate is located inside the corporate limits of the City, it is an area in North Alamo Water Supply Corporation Water CCN jurisdiction. The area is located within one mile of downtown Edinburg and is described as follow: North side of Alberta Road, East of Interstate Highway 69C (I-69C). The City of Edinburg has the capacity and infrastructure to service this development. The cost at this time is \$125,856.00; the area includes approximately 40 acres of undeveloped land. There are no other customers serviced in this area by NAWSC.

The City's need to possess a water CCN is to provide retail water and fire protection to the territory being transferred as part of the Arena Site Buyout with NAWSC. The affected area is in the City's Sewer CCN.

The City has the financial, managerial and technical capabilities to provide continuous and adequate service and are capable of operating water/sewer facilities in compliance with applicable State and Federal regulatory requirements.

In addition, the City through a Texas Water Development Loan from the Drinking Water State Revolving Fund (DWSRF), is in the process of expanding its West Water Treatment Plant by 8.0 Million Gallons per Day (MGD). Once complete the City will have a total treatment capacity of 26 MGD capable of serving 36,848 connections.

Attachment 12



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

124 E. Stubbs, Edinburg, Texas 78539

Phone 956/381-6480 Fax 956/381-0527

Email: office@qhaengineering.com

www.qhaengineering.com

METES AND BOUNDS

A 45.58 ACRE TRACT OF LAND A PART OR PORTION OF LOTS 27, 28 AND 38, ALL OF LOTS 29, 36 AND 37, THE M.L. WOODS TRACT No. 4, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGES 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2538839, AND SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2538839, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND IN THE CENTERLINE OF ALBERTA ROAD FOR THE SOUTHEAST CORNER OF LOT 36 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°35' W (DEED RECORD: N 81°30'53" W), ALONG THE SOUTH LINE OF LOTS 36, 37 AND 38, AND THE CENTERLINE OF ALBERTA ROAD, A DISTANCE OF 1,835.44 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 08°25' E, ALONG THE NORTH RIGHT OF WAY LINE OF ALBERTA ROAD, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 21°15'52" W, ALONG THE NORTH RIGHT OF WAY LINE OF ALBERTA ROAD, A DISTANCE OF 49.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF U.S. EXPRESSWAY 281 FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 38°51'23" E (DEED RECORD: N 38°55'30" E), ALONG THE EAST RIGHT OF WAY LINE OF U.S. 281 EXPRESSWAY, A DISTANCE OF 1,453.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF LOT 28 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°35' E (DEED RECORD: S 81°30'53" E), ALONG THE NORTH LINE OF LOTS 28 AND 29, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 1,103.87 FEET FOR THE WEST RIGHT OF WAY LINE OF HAMBLETON DRIVE, A TOTAL DISTANCE OF 1,123.87 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND IN THE CENTERLINE OF HAMBLETON DRIVE FOR THE NORTHEAST CORNER OF LOT 29 AND THE NORTHEAST CORNER OF THIS TRACT.

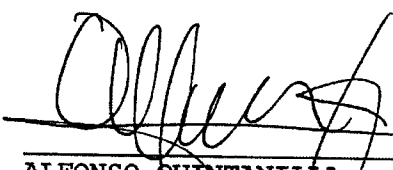
THENCE; S 08°25' W (DEED RECORD: S 08°29'07" W), ALONG THE EAST LINE OF LOTS 29 AND 36, AND THE CENTERLINE OF HAMBLETON DRIVE, PASSING AT 1,296.00 FEET THE NORTH RIGHT OF WAY LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 1,316.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.58 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH THE M.L. WOODS TRACT No. 4 RECORDED IN VOLUME 5, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS.

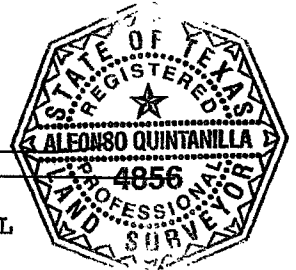
THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS MAY BE SUBJECT TO THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION.

DATE PREPARED: SEPTEMBER 9, 2015



ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4856



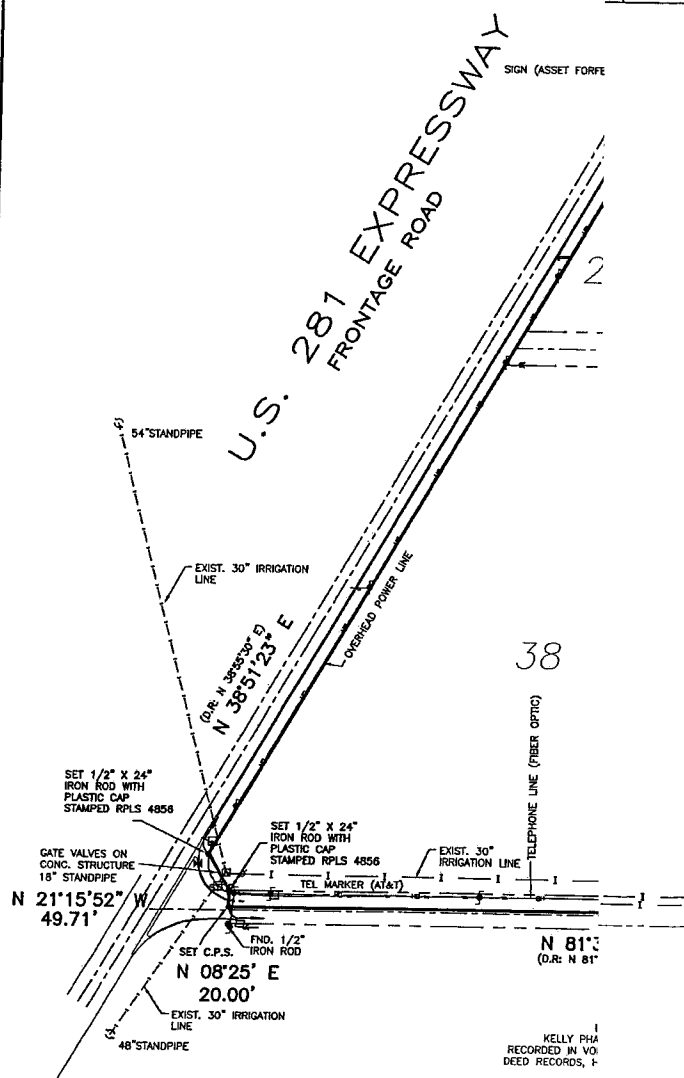
PLAT SHOWING

3.58 ACRE TRACT OF LAND A PART OR PORTION OF LOTS 27, AND 38, ALL OF LOTS 29, 36 AND 37, THE M.L. WOODS TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT REOF RECORDED IN VOLUME 5, PAGES 51, MAP RECORDS, LGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH JOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT 2538839, AND SPECIAL WARRANTY DEED RECORDED UNDER TY CLERK'S DOCUMENT NUMBER 2538839, OFFICIAL RECORDS, LGO COUNTY, TEXAS.



SCALE 1" = 100'

S	LENGTH
1	39.27'
2	39.27'
3	109.15'
4	86.39'



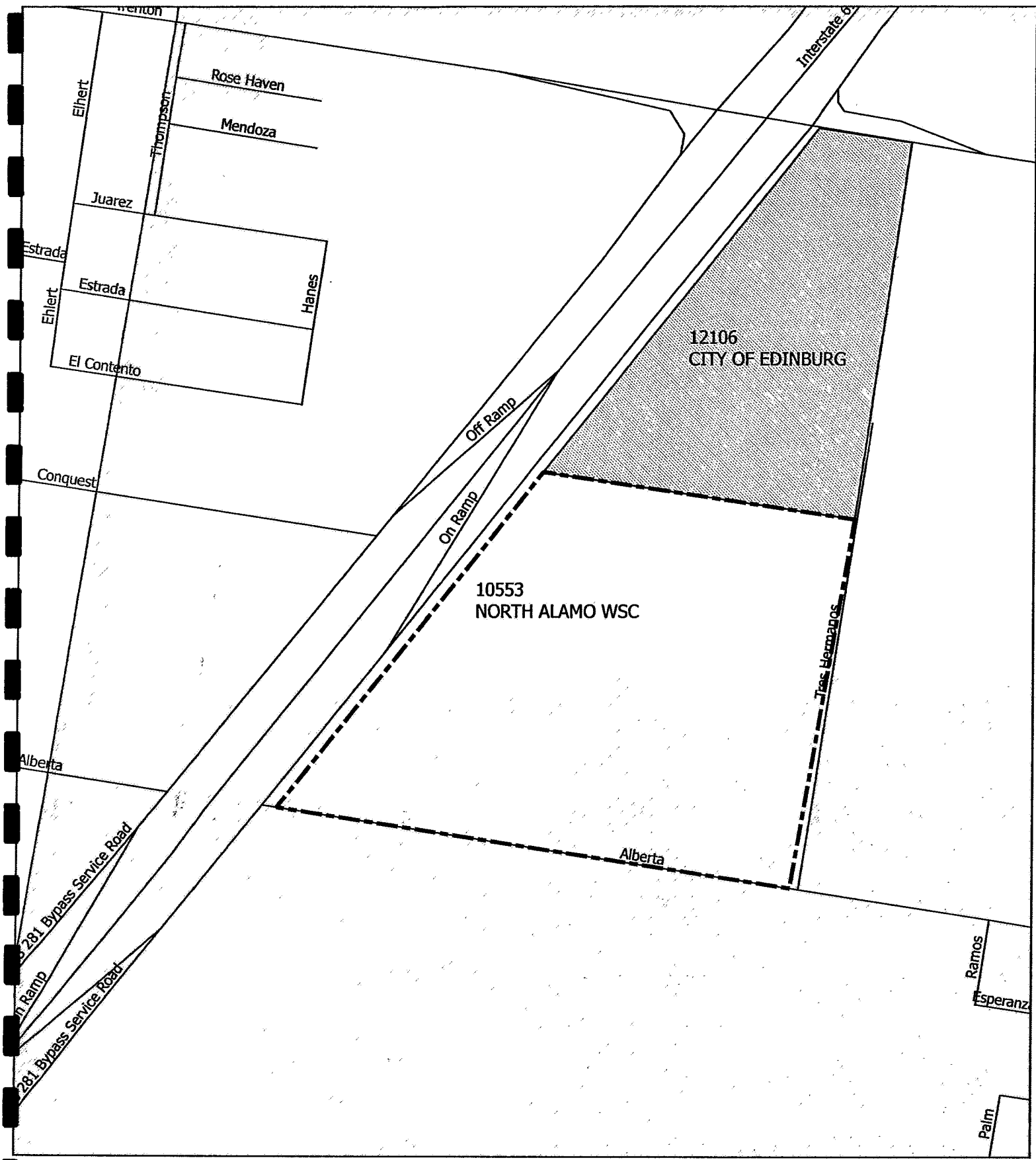
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OWNER

JOB No. G.F. No. 102837

BOOK No. PAGE

Z:\data\SUBDIVISIONS\Edinburg\EDINBURG ARENA SUBDIVISION\VPER ARENA




Legend

 Edinburg Arena Water Buyout

 12106 - City of Edinburg

 10558 - Sharyland WSC

 10546 - Lull WSC

 10553 - North Alamo WSC

0 500 1000 Feet

