

AGENDA
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. January 9, 2023 – 6:00 PM

The City of Pharr has called this meeting as allowed pursuant to Texas law, city charter, and city ordinances. The governing body may recess from day to day when it does not complete consideration of a particularly long subject as authorized by law.

If during the course of the meeting, the PLANNING & ZONING COMMISSION should determine that a closed, or executive session of the COMMISSION is required, then such closed or executive session or meeting is authorized by Sections 551.071 et seq. of the Texas Government Code. Notice of closed or executive session will be given after the commencement of the meeting covered by this notice.

Should any final action, decision, or vote be required in the opinion of the Commission with regard to any item during the meeting, then such final action, final decision, or final vote shall be made during the open meeting covered by this notice upon the reconvening of the public meeting.

In compliance with Section 551.041 et seq. of the Texas Government Codes, VTCS (Open Meetings Act), notice is given that the Planning & Zoning Commission will meet to consider and act upon the following:

A. CALL TO ORDER:

- 1) Roll call and possible action on the excusing of any absent member.

B. PUBLIC TESTIMONY: *(Ordinance No. O-2019-45). A person intending on addressing the governing body may speak at a scheduled meeting of the governing body following registration with the presiding clerk and prior to the scheduled meeting. A registered speaker may speak only on items on the agenda and may not exceed 1.5 minutes when addressing the board regarding an agenda item. A registered speaker may not donate time to another speaker. A sign-in form for public testimony shall be promulgated by the presiding clerk and be made available at the city clerk's office. A person may sign up for public testimony beginning at the time the agenda is posted for the meeting. A person may not sign up later than one hour before the posted meeting is scheduled to begin. No registered speaker may be allowed to speak regarding an item once the public testimony portion of the agenda has ended.*

C. APPROVAL OF MINUTES:

- 1) Minutes of December 27, 2022

D. PUBLIC HEARING: *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

E. PLATS:

- 1) Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting preliminary plat approval of the proposed Majestic International Trade Port Phase 1A Subdivision. The property is legally described as being a 49.49 acre tract out of Lots 93, 94, 97 and 98 of Block 31, also Lots 95 and 96, Block 32 and a portion of a 40 foot road, as shown on the Re-Subdivision of Lots 1 and 5 to 32 inclusive of the San Juan Plantation Subdivision. The property is located approximately 950 feet away from the City limits along E. Military Highway. **SUB#220828**

F. ANNOUNCEMENTS:

G. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Planning and Zoning Commission hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda.*

Pursuant to Section 551.071, the Commission may convene in a closed, non-public meeting with its attorney and discuss any matters related to **legal advice on pending or contemplated litigation, settlement offer, and/or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.072, the Commission may convene in a closed, non-public meeting to discuss any matters related to real property and deliberate the purchase, exchange, lease, or value of **real property as such would be detrimental to negotiations between the City and a third party in an open meeting.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.074, the Commission may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or**

charges against an officer or employee. The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.076, the Commission may convene in a closed, non-public meeting to discuss any matters on the **deployment, or specific occasions for implementation, of security personnel or devices.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.084, the Commission may convene in a closed, non-public meeting to discuss any matters involving an **investigation and may exclude a witness from hearing during the examination of another witness in the investigation.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

Pursuant to Section 551.087, the Commission may convene in a closed, non-public meeting to discuss any matters regarding **economic development issues.** The City and its attorney may also discuss such issues with the appropriate staff so as to obtain necessary and relevant information so that such discussion is informative and developed.

H. RECONVENE: *into Regular Session, and consider action, if necessary on any items(s) discussed in closed session.*

I. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the Planning & Zoning Commission was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 6th day of January 2023 at 4:00 p.m. and will remain posted continuously for at least 72 hours preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 6th day of January 2023.



Imelda Perez
Imelda Perez, Asst. City Clerk

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. December 27, 2022 - 6:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Tuesday, December 27, 2022 and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie Romeo Robles
 Charlie Ramirez Andy Castro

ABSENT: Rafael Munguia Luis Madrigal
 Jonathan Larraga

STAFF PRESENT: Kimberly Mendoza, Director of Development Services
 Anaisha Licerio, Planner II
 Alyn Cervantes, Code Compliance Inspector/Officer
 Joanna Villarreal, Secretary

ITEM A. CALL TO ORDER

1) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER

Chairman, Danny Wylie, called the meeting to order at 6:00 p.m. Roll call established a quorum.

Charlie Ramirez moved to excuse the absent members. Andy Castro seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY

Chairman, Danny Wylie, opened the public testimony and asked if anyone signed up to speak.

Joanna Villarreal, Secretary, stated there was no one signed up to speak.

ITEM C. APPROVAL OF MINUTES

1) APPROVAL OF MINUTES FOR DECEMBER 12, 2022

Chairman, Danny Wylie, introduced the item.

Charlie Ramirez moved to approve the minutes as submitted. Romeo Robles seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) 33 CONSTRUCTION AND ENERGY, LLC., REPRESENTING NORMA D. RODRIGUEZ TREJO, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO GENERAL BUSINESS DISTRICT (C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.97 ACRES, MORE OR LESS, OUT OF LOT 326, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 500 WEST DICKER ROAD. COZ#221169 (THIS ITEM WILL GO TO CITY COMMISSION)**

Anaisa Licerio, Planner II, introduced the item and stated owner was requesting a Change of Zone from Agricultural and/or Open Space District (A-O) to General Business District (C) in order to develop and construct storage facilities. She stated the subject site was located on the north side of West Dicker Road, approximately 0.33 miles west of South Cage Boulevard. The property was legally described as being 0.97 acres, more or less, out of Lot 326, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property fronts West Dicker Road, a 120' – 150' principal arterial street that runs west and east with a posted speed limit of 40-55 miles per hour as identified in the City of Pharr's Thoroughfare Plan.

Anaisa Licerio, Planner II, further stated the property was zoned Agricultural and/or Open Space District (A-O) since the property was annexed to the City of Pharr on December 15, 1987. The subject property and the properties to the east and west were zoned Agricultural and/or Open Space District (A-O). The property to the north was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential on July 17, 2001 and the property to the south was zoned General Business District (C). The property was generally designated for single family residential use in the Land Use Plan.

Anaisa Licerio, Planner II, also stated General Business District (C) was established to provide adequate space and site diversification for most types of commercial development in the City of Pharr and larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences required adequate buffering from residential areas and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors. She reported twenty-seven (27) letters were mailed out to the surrounding property owners within a 200 ft radius on December 9, 2022, and a legal notice was published in the Advance News Journal on December 7, 2022. Staff received (1) response for information to the letters or the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C), as the property meets requirements, and had adequate ingress and

egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for board discussion.

There being no discussion, Charlie Ramirez **moved** to approve the request to re-zone from Agricultural and/or Open Space District (A-O) to General Business District (C). Andy Castro seconded the motion and when put to a vote, it carried unanimously.

2) R. E. GARCIA & ASSOCIATES, REPRESENTING JENE & JONATHAN BYROM, OWNERS, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM AGRICULTURAL AND/OR OPEN SPACE DISTRICT (A-O) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.83 ACRES, MORE OF LESS, OUT OF LOT 249, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 1000-1200 BLOCK OF WEST JAVELINA DRIVE. COZ#221168 (THIS ITEM WILL GO TO CITY COMMISSION)

Anaisa Licerio, Planner II, introduced the item and stated R. E. Garcia & Associates, representing Jene & Jonathan Byrom, owners, were requesting a Change of Zone from Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1) in order to develop and construct a single-family residence on one lot. The subject site was located on the south side of West Javelina Drive and approximately 2,500 feet of South Jackson Road. The property is legally described as being 1.83 acres, more or less, out of Lot 249, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas and the physical address is 1000-1200 Block of West Javelina Drive. The property fronts West Javelina Drive, an 80' minor collector with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

Anaisa Licerio, Planner II, further stated the property was zoned Agricultural and/or Open Space District (A-O) and the property and the properties to the west and a portion to the north and east were annexed on November 7, 2022. She further stated a portion of the city limits lie to the south and another portion to the north and east and there has been no other zoning request within the general vicinity of the subject property since that time. She also stated the property was generally designated for single family residential use in the Land Use Plan and the Single-Family District was intended to be composed of single-family dwellings together with public, denominational, and private schools, churches, and public parks essential to create basic neighborhood units. She mentioned areas that were zoned for this use shall have water, wastewater, drainage, and access to paved streets based on single-family usage and it was intended for areas that were properly buffered from nonresidential uses and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic. She reported five (5) letters were mailed out to the surrounding property owners December 9, 2022, and a

legal notice was published in the Advance News Journal on December 7, 2022. Staff received no response to the letters or the legal notice.

Anaisa Licerio, Planner II, further stated staff recommended approval of the request to re-zone from Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1) as the property meets requirements and had adequate ingress and egress. If approved, the owner must comply with all City Ordinances and City Department requirements.

Anaisa Licerio, Planner II, stated there was representation.

Chairman, Danny Wylie, asked if the applicant had any comments. At the time, Raul Garcia Engineer, for R. E. Garcia & Associates, briefly stated the use would be a single-family residential unit and they would be building a home behind their parents. Also, the subdivision request was further down on the agenda to go ahead and comply with all the city ordinances.

Chairman, Danny Wylie, opened the public hearing and asked if anyone signed up to speak. There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the item for board discussion.

There being no discussion, Andy Castro **moved** to approve the request to re-zone from Agricultural and/or Open Space District (A-O) to Single Family Residential District (R-1). Charlie Ramirez seconded the motion and when put to a vote, it carried unanimously.

ITEM E. PLATS:

- 1) S2 ENGINEERING, PLLC, REPRESENTING CARLOS GOMEZ, MANAGER FOR GOMEZ GROUP, LLC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED BIG D INDUSTRIAL PARK SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING AN 8.635 ACRE TRACT OF LAND AND APART PORTION OF LOT 98, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 700 BLOCK OF EAST NOLANA LOOP (FM 3461) SUB#221036**

Anaisa Licerio, Planner II, introduced the item and stated the property was legally described as being an 8.635-acre tract of land and a part or portion of Lot 98, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. She further stated the property was located within the 700 Block of East Nolana Loop (FM 3461) and was currently zoned Heavy Commercial District (HC). The adjacent zones were Single Family Residential District (R-1) to the north, Heavy Commercial District (HC) to the south, General Business District (C) to the east and Agricultural Open Space District (A-O) to the west. The property was designated for multi-family residential use in the Land Use Plan.

At this time Chairman, Danny Wylie, advised a public hearing was not required and opened the board for discussion and action.

There being no discussion, Charlie Ramirez **moved** to approve the request for preliminary plat approval of the proposed Big D Industrial Park Subdivision. Andy Castro seconded the motion and when put to vote, it carried unanimously.

- 2) R. E. GARCIA & ASSOCIATES, REPRESENTING ROSANA RIOJAS, PRESIDENT FOR RICH HERITAGE CONSTRUCTION, INC., IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED HERITAGE MANOR NO. 4 SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.28 OF AN ACRE TRACT OF LAND BEING A PORTION OF LOT 121, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY'S PHYSICAL ADDRESS IS 1506 WEST HERITAGE DRIVE. SUB#221138**

Anaisa Licerio, Planner II, introduced the item and stated the property was legally described as being an 0.28 of an acre tract of land being a portion of Lot 121, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. She further stated the property physical address was 1506 West Heritage Drive and was currently zoned Agricultural Open Space District (A-O). The adjacent zones were Single Family Residential District (R-1) to the north and west, Residential Multifamily High Density Heavy District (R-MFHD) to the east and Residential Multifamily High Density District (R-MFHD) and Agricultural Open Space District (A-O) to the south. The property was designated for single family residential use in the Land Use Plan.

Anaisa Licerio, Planner II, mentioned there was representation.

Chairman, Danny Wylie, asked if the entrance was going to be cul-de-sac on Heritage. Anaisa Licerio, Planner II, stated entrance was frontage West Heritage Drive.

There being no discussion, Andy Castro **moved** to approve the request for preliminary plat approval of the proposed Heritage Manor No. 4 Subdivision. Charlie Ramirez seconded the motion and when put to vote, it carried unanimously.

- 3) R. E. GARCIA & ASSOCIATES, REPRESENTING JENE & JONATHAN BYROM, OWNERS, ARE REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED RANCHO BLANCO ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 1.83 ACRE TRACT OF LAND BEING A PORTION OF LOT 249, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 900 BLOCK OF WEST JAVELINA DRIVE. SUB#221240**

Anaisa Licerio, Planner II, introduced the item and stated the property was legally described as being a 1.83 acre tract of land being a portion of Lot 249, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. She further stated the property was located within the 900 Block of West Javelina Drive and was currently zoned Agricultural Open Space District (A-O). The adjacent zones are Agricultural Open Space District (A-O) and City limits to the north, City limits to the south, Agricultural Open Space District (A-O) and City limits to the east and Agricultural Open Space District (A-O) to the west. The property is designated for Single family residential use in the Land Use Plan.

Anaisa Licerio, Planner II, stated that there was representation.

There being no discussion, Charlie Ramirez moved to approve the request for preliminary plat approval of the proposed Rancho Blanco Estates Subdivision. Andy Castro seconded the motion and when put to vote, it carried unanimously.

4) R. GUTIERREZ ENGINEERING CORPORATION, REPRESENTING GABRIELA A. CAVAZOS DE SALAZAR, MANAGER FOR TEXAS QUALITY CONSTRUCTION IS REQUESTING PRELIMINARY PLAT APPROVAL OF THE PROPOSED ANGEL S.C. SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 0.54 ACRE TRACT OF LAND, BEING A PORTION OF THE NORTH HALF (1/2) OF LOT 1, BLOCK 1, AND A PORTION OF LOT 2, BLOCK 1, THE VAN WILLIAMS SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 200 BLOCK OF WEST SAM HOUSTON AVENUE. SUB#220932

Anaisa Licerio, Planner II, introduced the item and stated the property was legally described as being a 0.54 acre tract of land, being a portion of the north half (1/2) of Lot 1, Block 1, and a portion of Lot 2, Block 1, The Van Williams Subdivision, Pharr, Hidalgo County, Texas. She further stated the property was located within the 200 Block of West Sam Houston Avenue and was currently zoned Residential Multi-Family District (R-MF). The adjacent zones were Single Family Residential District (R-1), Residential Multi-Family High Density (R-MFHD), and General Business District (C) to the north and Single-Family Residential District (R-1) to the east, south and west. The property was designated for commercial use in the Land Use Plan.

Anaisa Licerio, Planner II, stated that there was no representation.

There being no discussion, Andy Castro moved to approve the request for preliminary plat approval of the proposed Angel S. C. Subdivision. Romeo Robles seconded the motion and when put to vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS/OTHER BUSINESS:

Kimberly Mendoza, Director, informed board about next meeting between holidays and wished the board a Happy New Year.

ITEM G. CLOSED SESSION:

None

ITEM H. RECONVENE:

None.

ITEM I. ADJOURNMENT

There being no further business, Romeo Robles moved to adjourn. Charlie Ramirez second the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:16 p.m.

PLANNING & ZONING COMMISSION

Chairman, Danny Wylie

ATTEST:

Andy Castro, Secretary

APPROVED: _____



AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: E.1.

DATE SUBMITTED: January 6, 2023

MEETING DATE: January 9, 2023

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting preliminary plat approval of the proposed Majestic International Trade Port Phase 1A Subdivision. The property is legally described as being a 49.49 acre tract out of Lots 93, 94, 97 and 98 of Block 31, also Lots 95 and 96, Block 32 and a portion of a 40 foot road, as shown on the Re-Subdivision of Lots 1 and 5 to 32 inclusive of the San Juan Plantation Subdivision. The property is located approximately 950 feet away from the City limits along E. Military Highway. **SUB#220828**

Classification: Regular

(* If closed session, City Attorney must review and approve.)

Issue: Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting preliminary plat approval of the proposed Majestic International Trade Port Phase 1A Subdivision.

Fiscal Consideration:

Staff Recommendation: Staff recommends preliminary plat approval of the proposed Majestic International Trade Port Phase 1A Subdivision subject to the listed conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Patricia Rigney
Kimberly Mendoza

Created/Initiated - 1/6/2023
Approved - 1/6/2023
Final Approval - 1/6/2023



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JANUARY 09, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MAJESTIC INTERNATIONAL TRADE PORT PHASE 1A SUBDIVISION FILE NO. SUB#220828
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GENERAL INFORMATION:

APPLICANT: Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting preliminary plat approval of the proposed Majestic International Trade Port Phase 1A Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 49.49 acre tract out of Lots 93, 94, 97 and 98 of Block 31, also Lots 95 and 96, Block 32 and a portion of a 40 foot road, as shown on the Re-Subdivision of Lots 1 and 5 to 32 inclusive of the San Juan Plantation Subdivision.

LOCATION: The property is located approximately 950 feet away from City limits along E. Military Hwy.

ZONING: The property is located within the City of Pharr Extraterritorial Jurisdiction (ETJ). The adjacent zones are within City of Pharr Extraterritorial Jurisdiction (ETJ) to the north, south, east and west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: City Staff recommends preliminary plat approval of the proposed Majestic International Trade Port Phase 1A Subdivision subject to the following conditions set before you. Attached are the required conditions that shall be complied with.

CONDITIONS:

1. Extend the City of Pharr 12-inch waterline to and thru your subdivision for fire protection purposes only.
2. Fire hydrants installed every 300 ft. on the proposed 12-inch City of Pharr water line extension.
3. Deletion of interconnect between Military Highway Water Supply 10-inch water line and 12-inch City of Pharr water line.
4. Dedication of a 15 ft. utility easement to the City of Pharr for placement of the 12-inch water line extension.
5. Shall return the executed affidavit for annexation (before close of business on Monday, January 9, 2023).
6. Petition for Voluntary Annexation at the next regular Pharr City Commission Meeting of January 16, 2023.

STREETS, PAVING AND R.O.W.:

1. Street lights shall be 250' max spacing, along public street.
2. Shall obtain street cut permits if any, from TxDot department for any street cuts.

EASEMENTS:

1. Provide dimensions for all dedicated easements.
2. Easements shall be 15' exclusive to City of Pharr.
3. Show all easements to be dedicated by plat.
4. Show all existing easements within property.
5. No overlapping easements.

SIDEWALK: ADA:

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

SEWER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Provide drainage statement.
2. See attached comments.

OTHER:

1. Subdivision name to be consistent with all other documents (subdivision application and sewer plans).
2. Label all monuments on plat layout.
3. Plat note #6, combine with flood zone statement.
4. H.C.I.D. #2 verify with district for any issues.
5. Plat note #8, verify street location for sidewalks.
6. Update location map to show recorded subdivisions.
7. Fire protection shall be reviewed by county fire marshal and City of Pharr, fire department.
8. Applicant shall apply for voluntary annexation.
9. Staff comments attached.

To: Gregory Gerbig, P.E.
From: Heriberto Martinez, Planner II
Date: 09/28/2022
Re: **Pharr Warehouses Phase 1A Subdivision – (Staff review Comments 9-27-2022)**

Below are the following comments by staff for the above mentioned subdivision:

GENERAL PLAT NOTE:

1. Subdivision name to be consistent with all other documents (subdivision application and sewer plans).
2. Provide formation documents for KVS Development, LLC
3. Label and show all existing easements.
4. City of Pharr easements shall read: 15' Exclusive easement to City of Pharr dedicated by plat, if any.
5. Label all monuments on plat layout.
6. Location map scale may be 1"= 500' or 1"= 1000' and update to show recorded subdivisions.
7. Use the word dedicated by plat if adding any easements.
8. Provide dimensions for easements shown on plat layout.
9. Plat note#6, combine with flood zone statement.
10. Show easements placement for M.H.W.S.C., (Military Highway Water Supply Corporation).
11. Applicant shall apply for annexation.
12. Staff plat notes are attached comments.

FIRE DEPARTMENT:

1. See attached comments.

PUBLIC UTILITIES WATER & SEWER:

1. See attached comments.

PUBLIC WORKS:

1. See attached comments.

ENGINEERING DEPARTMENT:

1. See attached comments.

STAFF REVIEW FOR:

MAJESTIC INTERNATIONAL PHASE 1

COMMENTS: Initials: R.R. / O.D.L. / J.R. DECEMBER 14, 2022

WATER:

- Will Not allow any interconnections with (MHWSC)
- Fire Hydrant will need to be installed don 12" Water Line (C.O.P)
- Will need to dedicate an additional 15' Utility Easement Exclusive to the City of Pharr (Cannot overlap easements with MHWSC)
- Will need to call out linear footage of all lines within the plans
- Will need to call out all line sizes and usage of water lines within the plans
- 12" Water line to be extended to the E. Side of San Juan Rd.
- Will need to install a Tee on the E. side of San Juan Rd with a Flush out to the E. and a cap to the North for future connection
- Will need to install steel casing on all major road crossings
- Will need to call out steel casing size on all locations
- If Fire Storage Tank System remains a 12" water meter will need to be installed
- All domestic water to be provided by MHWS
- Follow City of Pharr Construction Standards Manual

SEWER:

- Will need to call out line sizes and usage of sewer lines in the plans
- Will need steel casing on all major road crossings
- Sewer lines will need to be within a dedicated easement exclusive to the City of Pharr
- Will need to show details of all sewer connections
- All Manhole Ring and Covers will need to be Composite Based with City Logo
- Follow City of Pharr Construction Standards Manual

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

Print Name: _____

Signature: _____

Date: _____

RECEIVED
JAN 05 2023
BY: *Km @ 9:45 Am*

COURTESY REVIEW FOR:

MAJESTIC INTERNATIONAL TRADE PORT

COMMENTS: **Initials:** J.R. / O.D.L. / R.R. **SEPTEMBER 28, 2022**

☐ **Approve** ☐ **Approved with Conditions** ☒ **Denied**

WATER:

- Water belongs to M.H.W.S.C.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Sewer lines will need to be on exclusive easement to the City of Pharr (gravity and force main)
- Will need to show details on new lift station to be constructed
- Lift station will be temporary ONLY for phase 1A and 1B
- Comments made change depending on the circumstances
- Follow City of Pharr Construction Standards Manual.

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

Print Name: _____

Signature: _____

Date: _____



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: PHARR WAREHOUSES PHASE 1A SUBD.

Reviewed by Dago Soto & Joe Gonzalez

September 30, 2022

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter **for commercial and twelve (12) inches or better for industrial areas**, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED ALUMINUM** from the manufacture with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2012. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. **Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.**
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE **YELLOW** OR **RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF **ALUMINUM AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11**
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (**FIRE LANE – TOW AWAY ZONE**).
11. Any new subdivision with GATED COMMUNITY SECURITY SYSTEMS must obtain the Fire

Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

1. **(STANDARD PLAT NOTE) Additional fire protection may be required during the building permit phase to meet any additional fire protection requirements.**
2. **Shall provide easements on the utility layout for waterlines and hydrants.**
3. **Shall provide fire hydrant and water valve details.**
4. **Shall provide static and residual pressure for the fire protection of the proposed subdivision**
CHECK NOTE # 5.
5. **Additional information on above ground water tank (360,000) gallons NFPA approved.**
6. **Additional information by project fire engineer on 2nd water source (looped line).**



Pharr Public Work



SUBDIVISION: Staff Review Meeting

DATE: 09/28/2022

Pharr Warehouses Phase 1A Subdivision (Majestic)

49.49 Acres

S. Veterans

Pharr Tx, 78577

Plat Notes:

None

General Notes:

- **Approved Drainage Plan Layout**
- **Obtain A UIR Permit Tex -DOT**
- **Show new City of Pharr logo Storm lids**
- **Show and Attach Erosion & Sediment Control Plan Layout to S.W.P.P.P. (must be legible)**
- **Erosion & Sediment Plan Layout Must be in place prior to any earth disturbance.**
- **Erosion & Sediment Control during construction shall be in accordance with the current Texas Pollution Discharge Elimination System (T.P.D.E.S.) and Texas Commission of Environmental Quality (T.C.E.Q.)**
- **Must submit a digital copy (in USB) for review and one (1) hard copy for finalization of the Stormwater Pollution Prevention Plan w/Notice of Intent (N.O.I) at pre-construction meeting. Will be reviewed and must be approved prior to any earthwork disturbance for Notice of Proceed (NTP) is issued.**

COURTESY REVIEW FOR:

MAJESTIC INTERNATIONAL TRADE PORT

COMMENTS: **Initials: J.R. / O.D.L. / R.R. SEPTEMBER 30, 2022**

WATER:

- Water belongs to M.H.W.S.C.
- Follow City of Pharr Construction Standards Manual.

SEWER:

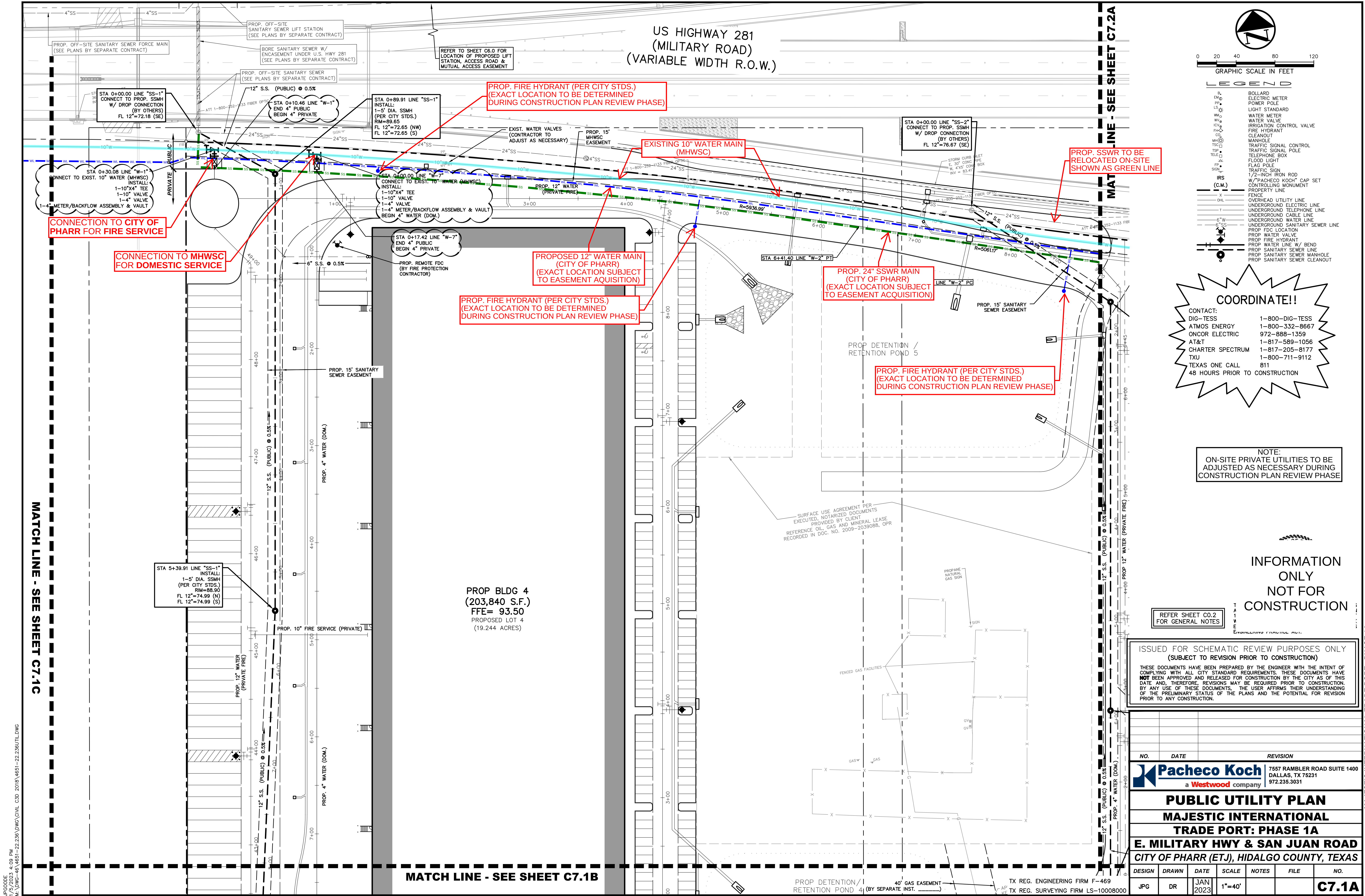
- Will need master plan for future connections and developments
- Sewer lines will need to be on exclusive easement to the City of Pharr (gravity and force main)
- Easement will be required for Lift station location
- Will need to show details on new lift station to be constructed
- Lift station will be temporary ONLY for phase 1A and 1B
- Lift station will need to have access drive for maintenance and accessibility
- Comments made change depending on the circumstances
- Follow City of Pharr Construction Standards Manual.

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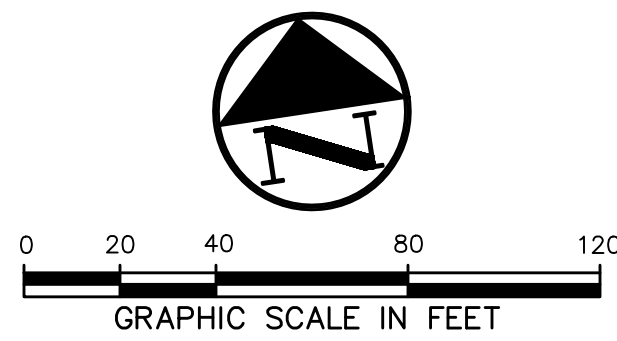


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MATCH LINE - SEE SHEET C7.1C

MATCH LINE - SEE SHEET C7.1B

US HIGHWAY 281
(MILITARY ROAD)
(VARIABLE WIDTH R.O.W.)



LEGEND	
B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
TS	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	VPACHECO KOCH" CAP SET
X	CONTROLLING MONUMENT
OW	PROPERTY LINE
U	OVERHEAD UTILITY LINE
E	UNDERGROUND ELECTRIC LINE
C	UNDERGROUND CABLE LINE
W	UNDERGROUND WATER LINE
SS	UNDERGROUND SANITARY SEWER LINE
WV	PROP. WATER VALVE
FH	PROP. FIRE HYDRANT
WV	PROP. WATER LINE W/ BEND
SS	PROP. SANITARY SEWER LINE
MH	PROP. SANITARY SEWER MANHOLE
CO	PROP. SANITARY SEWER CLEANOUT

COORDINATE!!

CONTACT:
DIG-TESS 1-800-DIG-TESS
ATMOS ENERGY 1-800-332-8667
ONCOR ELECTRIC 972-888-1359
AT&T 1-817-589-1056
CHARTER SPECTRUM 1-817-205-8177
TXU 1-800-711-9112
TEXAS ONE CALL 811
48 HOURS PRIOR TO CONSTRUCTION

NOTE:
ON-SITE PRIVATE UTILITIES TO BE
ADJUSTED AS NECESSARY DURING
CONSTRUCTION PLAN REVIEW PHASE

INFORMATION
ONLY
NOT FOR
CONSTRUCTION

REFER SHEET C0.2
FOR GENERAL NOTES

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NO.	DATE	REVISION
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	7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031
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PUBLIC UTILITY PLAN

MAJESTIC INTERNATIONAL

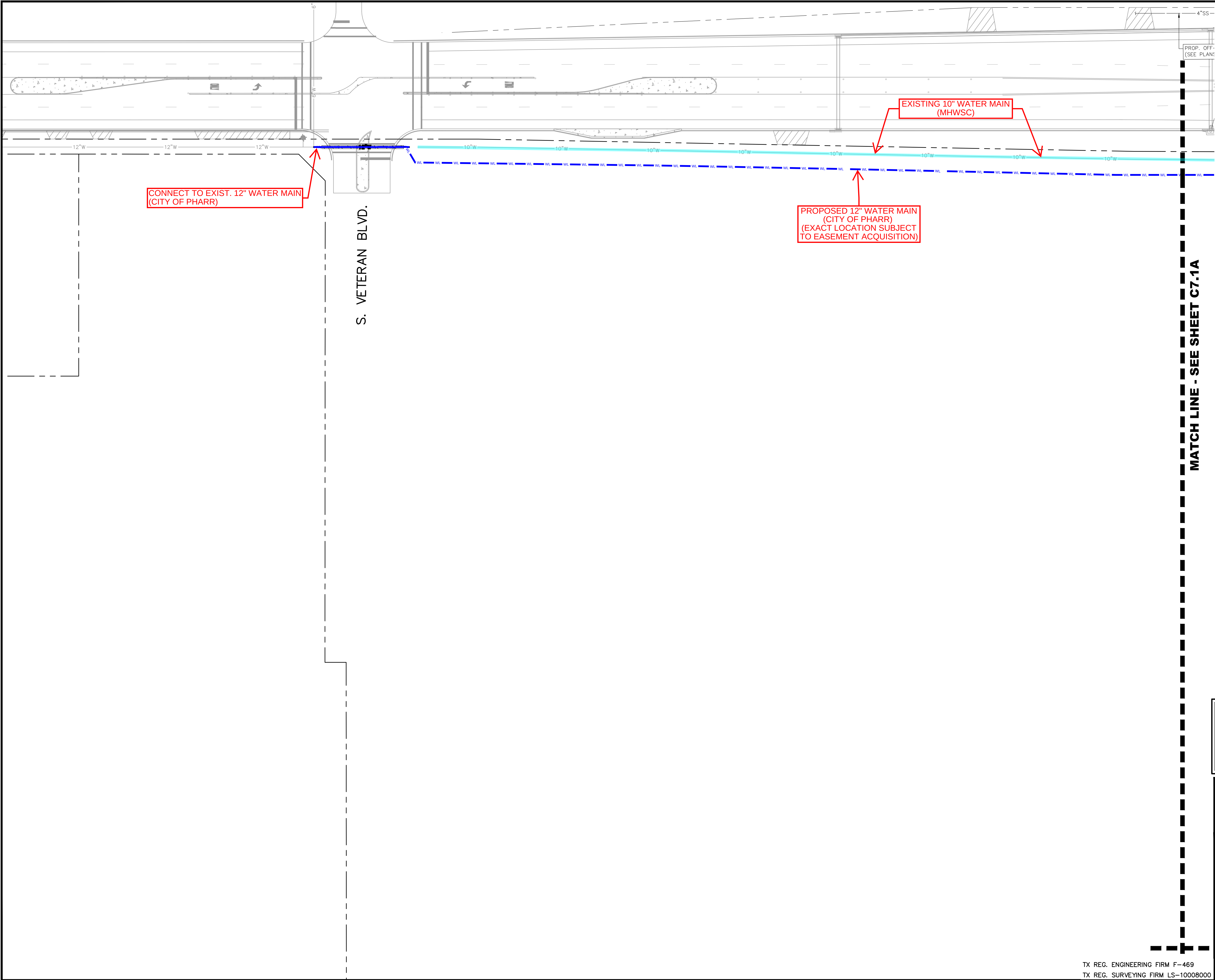
TRADE PORT: PHASE 1A

E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR (ETJ), HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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JPG	DR	JAN 2023	1"=40'			C7.1A
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GRAPHIC SCALE IN FEET

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CS	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/PACHECO KOCH" CAP SET
-X-	CONTROLLING MONUMENT
-OHL-	PROPERTY LINE
-T-	FENCE
-6\"/>	

COORDINATE!!

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 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031		

PUBLIC UTILITY PLAN

MAJESTIC INTERNATIONAL

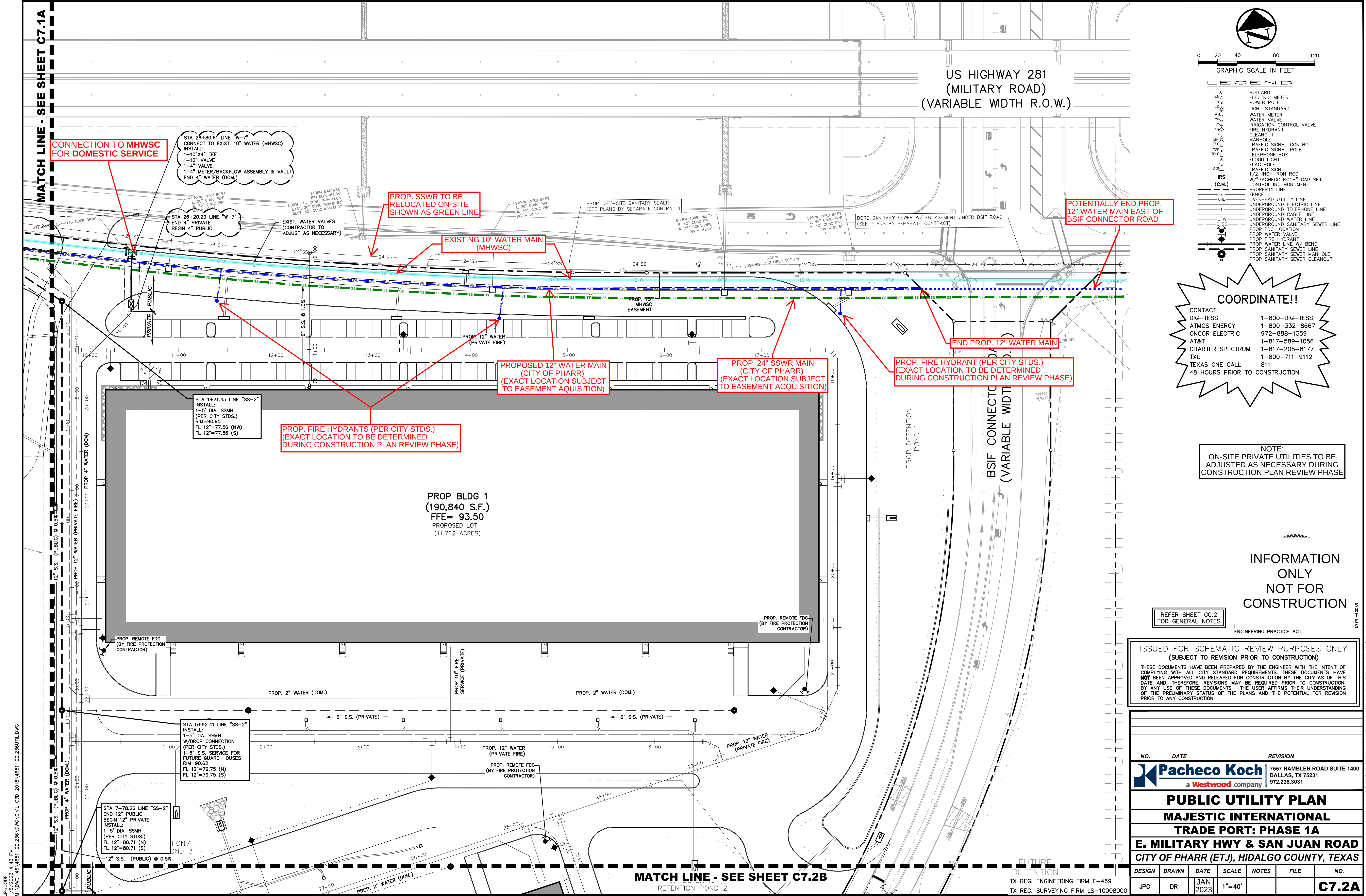
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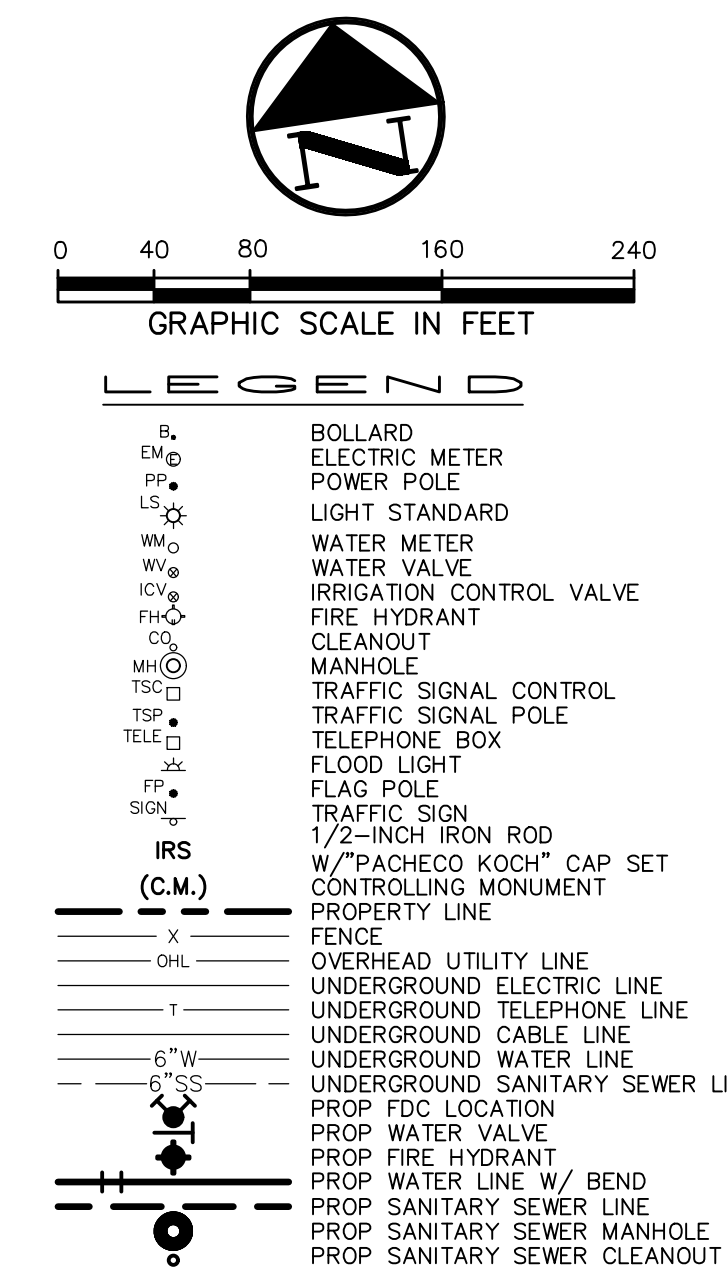
E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR (ETJ), HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000





CONTACT:	
DIG-TESS	1-800-DIG-TESS
ATMOS ENERGY	1-800-332-8667
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48 HOURS PRIOR TO CONSTRUCTION	

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PLANS PREPARED UNDER THE DIRECT
SUPERVISION OF A. GREGORY GERBIG, P.E.
TEXAS REGISTRATION NO. 118740
DATE: 11/07/2022

REFER SHEET C0.2
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NO.	DATE	REVISION



Pacheco Koch

a Westwood company

7557 RAMBLER ROAD SUITE 1400

DALLAS, TX 75231

972.235.3031

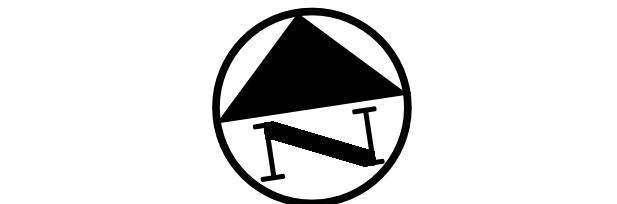
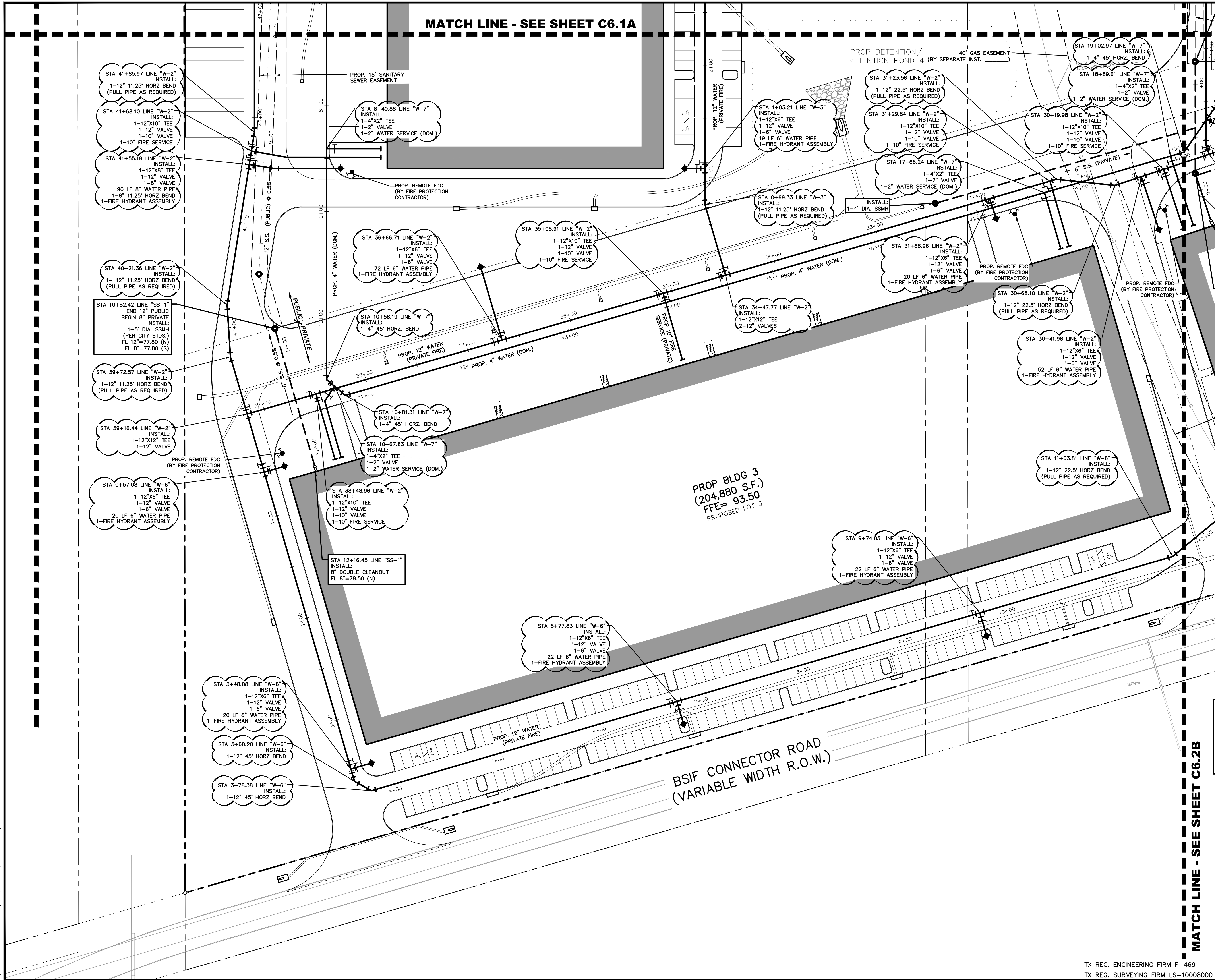
E. MILITARY HWY & SAN JUAN ROAD
CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1000800

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GRAPHIC SCALE IN FEET

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FHC	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
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SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/PACHECO KOCH CAP SET
	CONTROLLING MONUMENT
	PROPERTY LINE
	FENCE
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	UNDERGROUND CABLE LINE
	UNDERGROUND WATER LINE
	UNDERGROUND SANITARY SEWER LINE
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	PROP. WATER VALVE
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COORDINATE!!

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PRELIMINARY

NOT FOR CONSTRUCTION

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7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

PRIVATE UTILITY PLAN

MAJESTIC INTERNATIONAL

TRADE PORT: PHASE 1A

E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

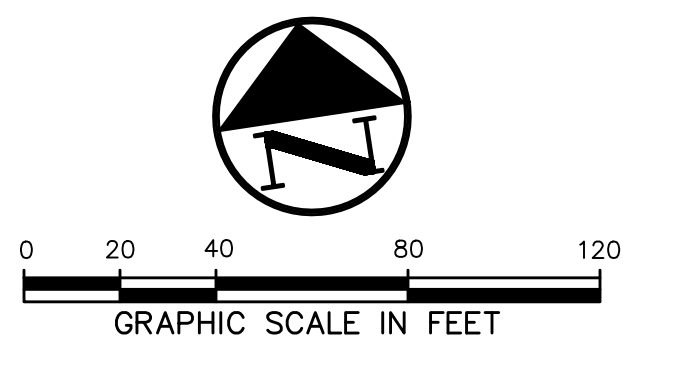
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MATCH LINE - SEE SHEET C6.1A

MATCH LINE - SEE SHEET C6.2B

US HIGHWAY 281
(MILITARY ROAD)
(VARIABLE WIDTH R.O.W.)

BSIF CONNECTOR ROAD
(VARIABLE WIDTH R.O.W.)



LEGEND	
B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FHC	FIRE HYDRANT
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FL	FLOOD LIGHT
FP	FLAG POLE
SI	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/PACHECO KOCH" CAP SET
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COORDINATE!!

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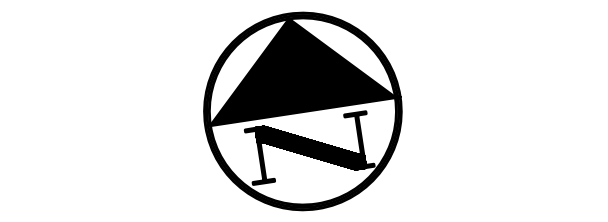
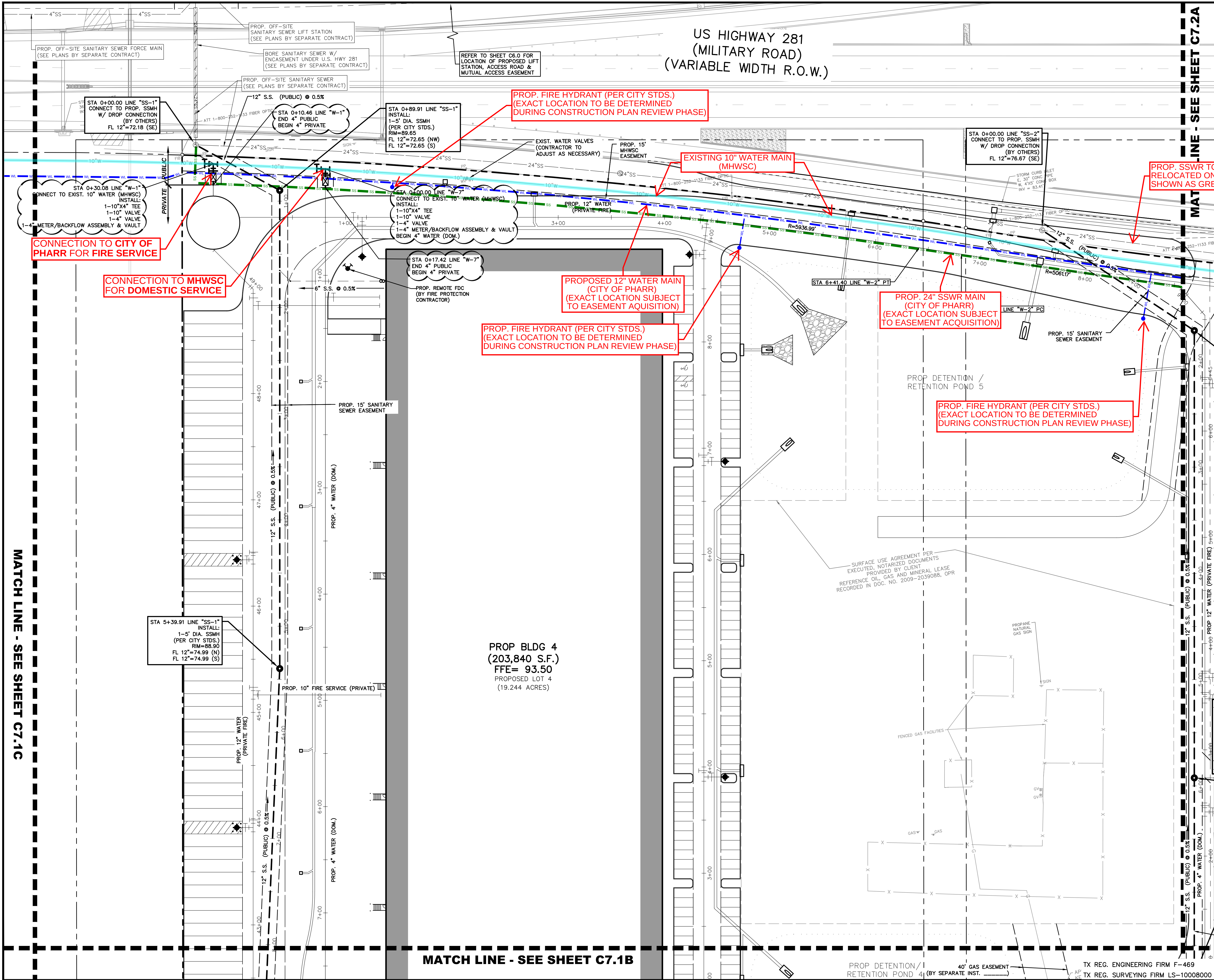
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NO.	DATE	REVISION
 Pacheco Koch a Westwood company		
7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031		
PRIVATE UTILITY PLAN		
MAJESTIC INTERNATIONAL		
TRADE PORT: PHASE 1A		
E. MILITARY HWY & SAN JUAN ROAD		
CITY OF PHARR, HIDALGO COUNTY, TEXAS		
DESIGN	DRAWN	DATE
JPG	DR	NOV 2022
SCALE	NOTES	FILE
1"=40'		
NO.	C6.2A	

MAJESTIC INTERNATIONAL TRADE PORT - PHASE 1A

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MATCH LINE - SEE SHEET C7.1C



LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
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OWL	PROPERTY LINE
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UCL	UNDERGROUND CABLE LINE
UWL	UNDERGROUND WATER LINE
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COORDINATE!!

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Pacheco Koch
a Westwood company
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

PUBLIC UTILITY PLAN
MAJESTIC INTERNATIONAL
TRADE PORT: PHASE 1A
E. MILITARY HWY & SAN JUAN ROAD
CITY OF PHARR (ETJ), HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	JAN 2023	1"=40'			C7.1A

MAJESTIC INTERNATIONAL TRADE PORT - PHASE 1A

NO.	DATE	REVISION

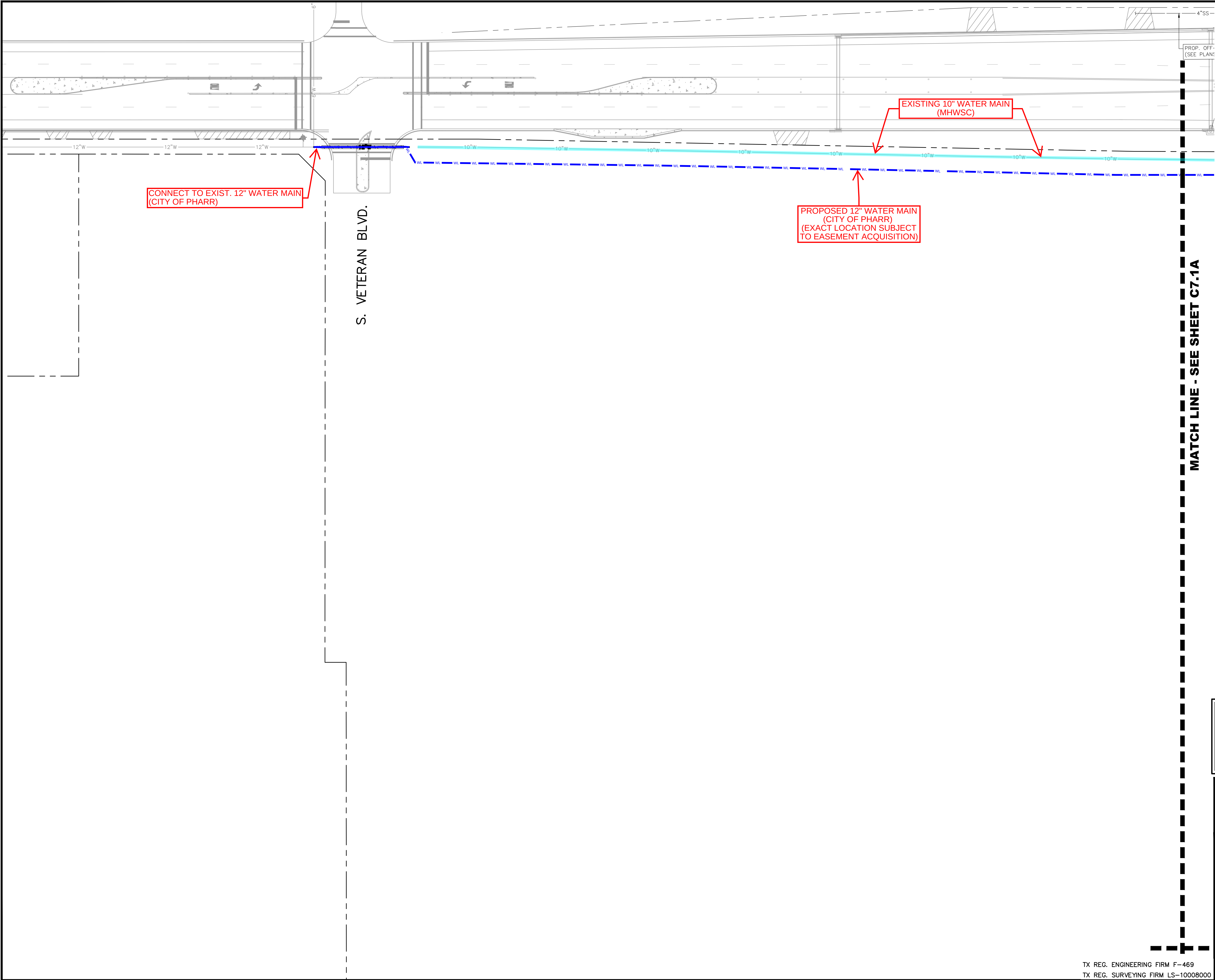
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PUBLIC UTILITY PLAN
MAJESTIC INTERNATIONAL
TRADE PORT: PHASE 1A
E. MILITARY HWY & SAN JUAN ROAD
CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"=40'			C7.1B



0 20 40 80 120

GRAPHIC SCALE IN FEET

LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CS	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/PACHECO KOCH" CAP SET
- X -	CONTROLLING MONUMENT
- OHL -	PROPERTY LINE
- T -	FENCE
- 6\"/>	

PROPOSED FLOOD LIGHT LOCATION

PROPOSED WATER VALVE

PROPOSED WATER LINE W/ BEND

PROPOSED SANITARY SEWER LINE

PROPOSED SANITARY SEWER MANHOLE

PROPOSED SANITARY SEWER CLEANOUT

COORDINATE!!

CONTACT:

DIG-TESS	1-800-DIG-TESS
ATMOS ENERGY	1-800-332-8667
ONCOR ELECTRIC	972-888-1359
AT&T	1-817-589-1056
CHARTER SPECTRUM	1-817-205-8177
TXU	1-800-711-9112
TEXAS ONE CALL	811

48 HOURS PRIOR TO CONSTRUCTION

INFORMATION
ONLY
NOT FOR
CONSTRUCTION

REFER SHEET C0.2
FOR GENERAL NOTES

ISSUED FOR SCHEMATIC REVIEW PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE **NOT** BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION
Pacheco Koch a Westwood company		
7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031		

PUBLIC UTILITY PLAN

MAJESTIC INTERNATIONAL

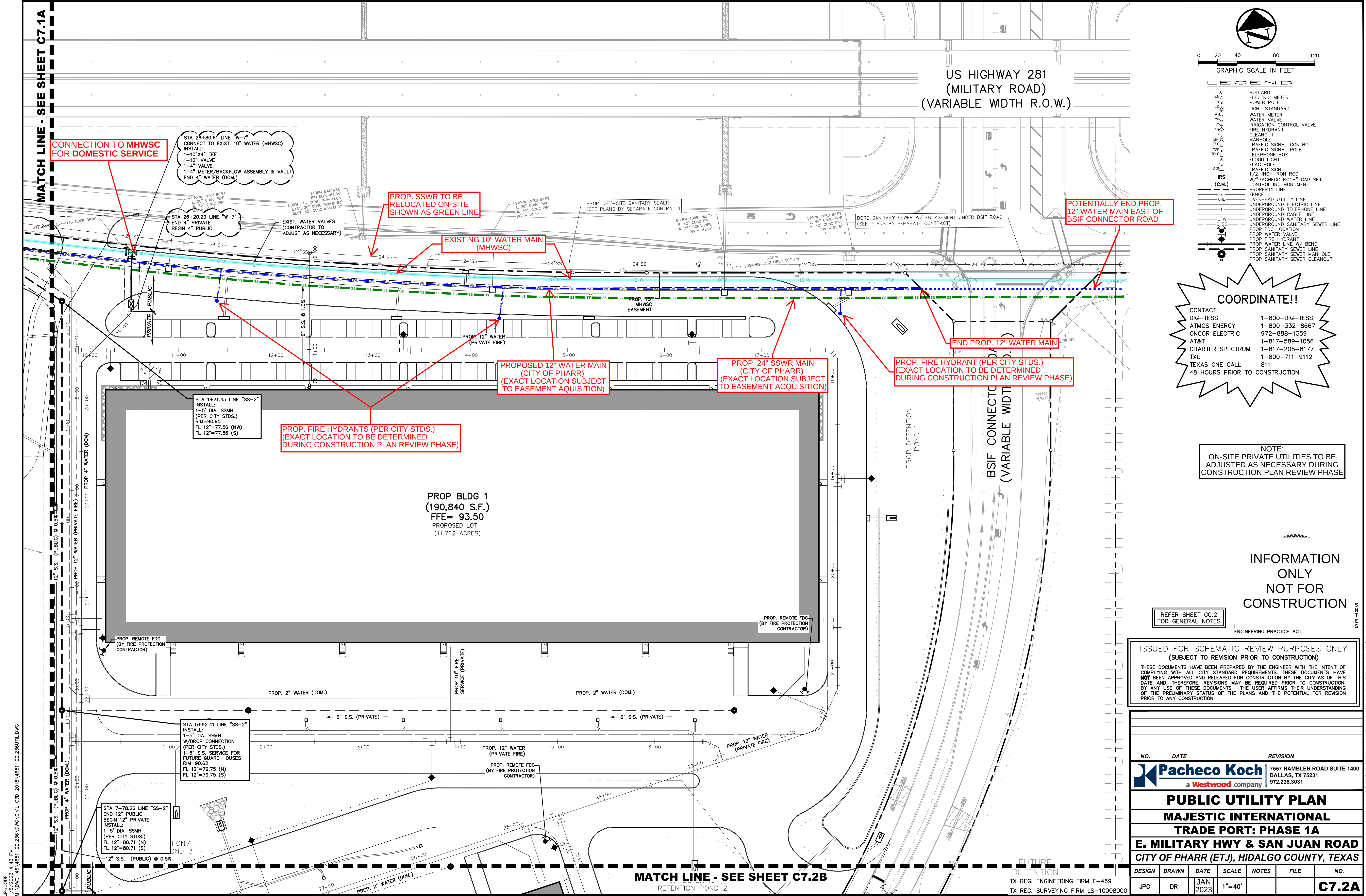
TRADE PORT: PHASE 1A

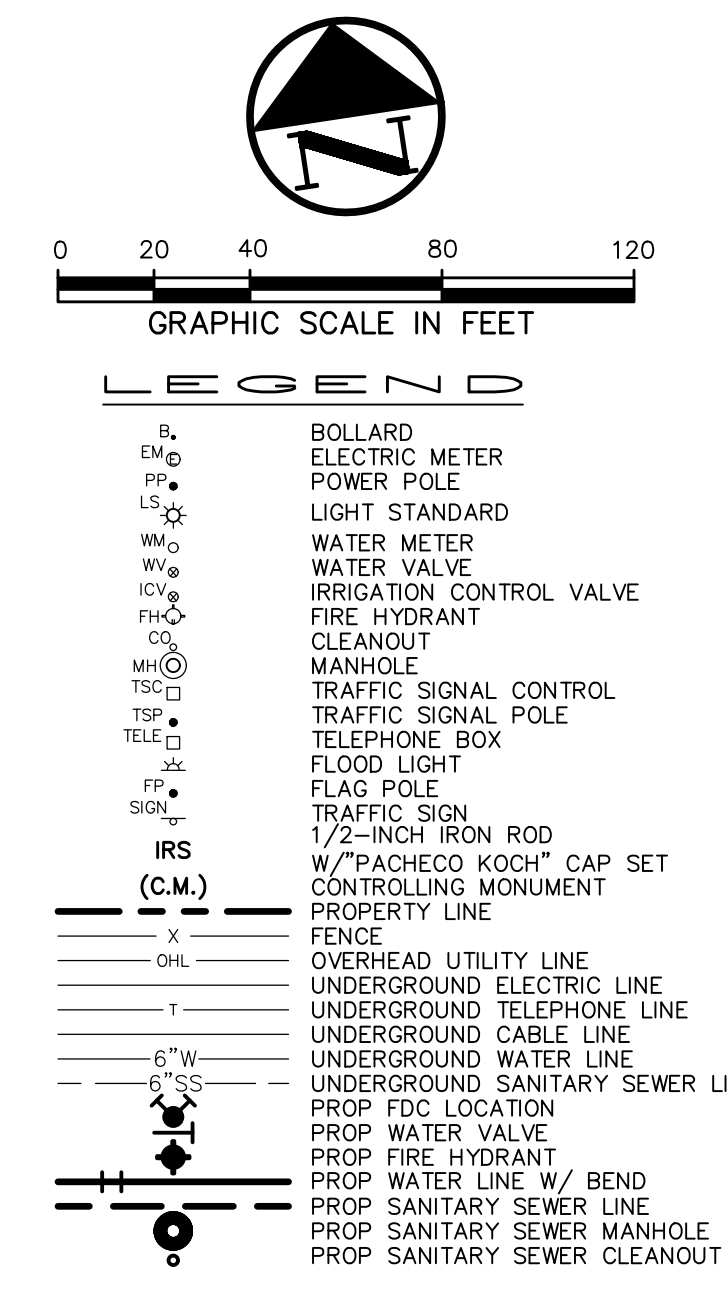
E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR (ETJ), HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	JAN 2023	1"=40'			C7.1C

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000





CONTACT:
DIG-TESS 1-800-DIG-TESS
ATMOS ENERGY 1-800-332-8667
ONCOR ELECTRIC 972-888-1359
AT&T 1-817-589-1056
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PLANS PREPARED UNDER THE DIRECT SUPERVISION OF A. GREGORY GERBIG, P.E.
TEXAS REGISTRATION NO. 118740
DATE: 11/07/2022

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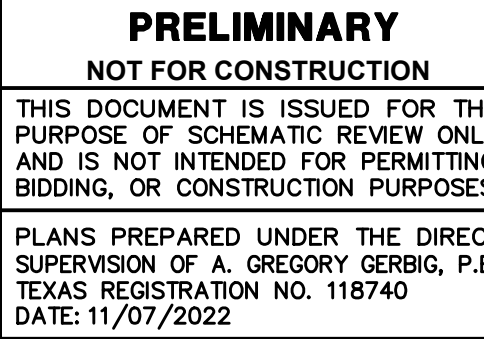
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MAJESTIC INTERNATIONAL TRADE PORT - PHASE 1A



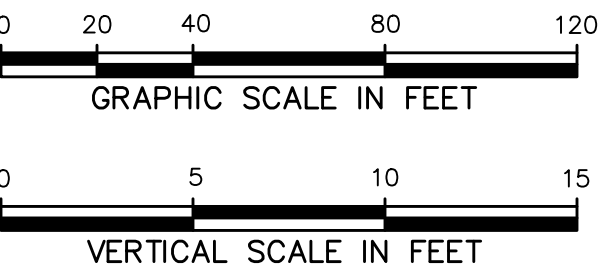
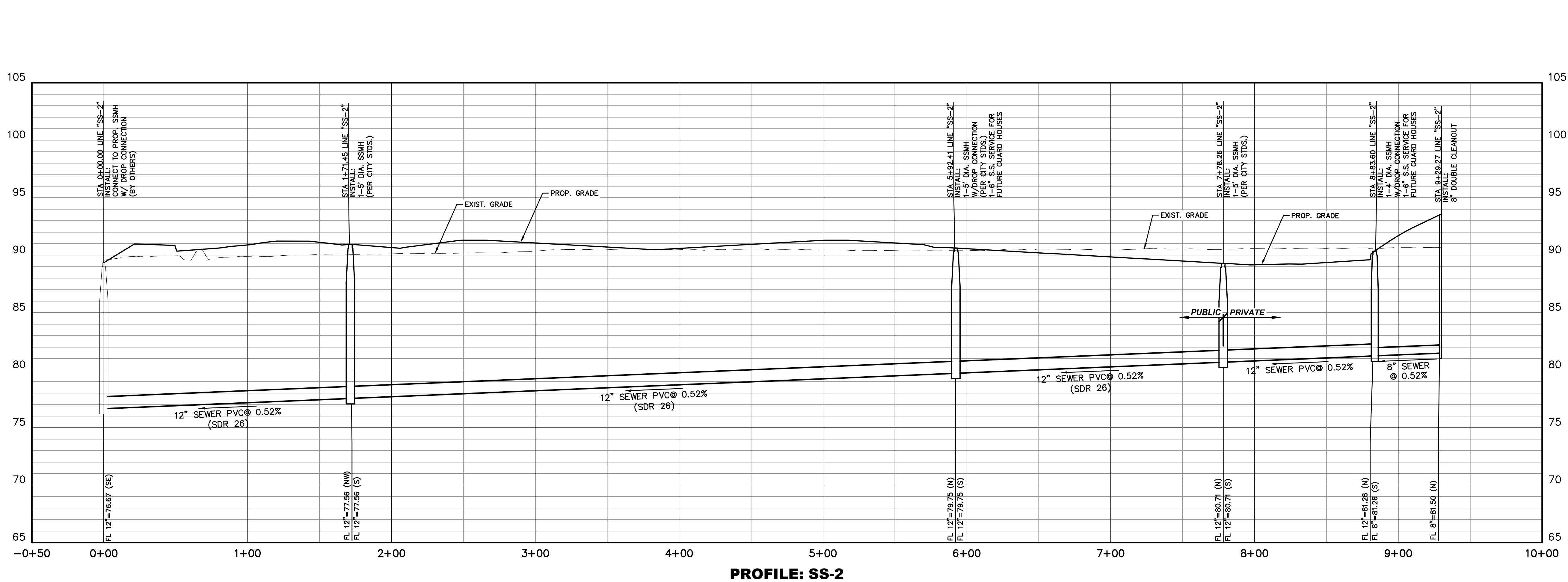
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NO.	DATE	REVISION				
 Pacheco Koch a Westwood company		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031				
PUBLIC UTILITY PROFILES						
MAJESTIC INTERNATIONAL						
TRADE PORT: PHASE 1A						
E. MILITARY HWY & SAN JUAN ROAD						
CITY OF PHARR, HIDALGO COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"= 40' V: 1"= 5'			C7.3

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BENCH MARK LIST

BM# _ " X " CUT ON ELEV=_____

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NO.	DATE	REVISION
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7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

PUBLIC UTILITY PROFILES

MAJESTIC INTERNATIONAL

TRADE PORT: PHASE 1A

E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR, HIDALGO COUNTY, TEXAS

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JPG	DR	NOV 2022	1"=40' V:1"=5'			C7.4

PRELIMINARY

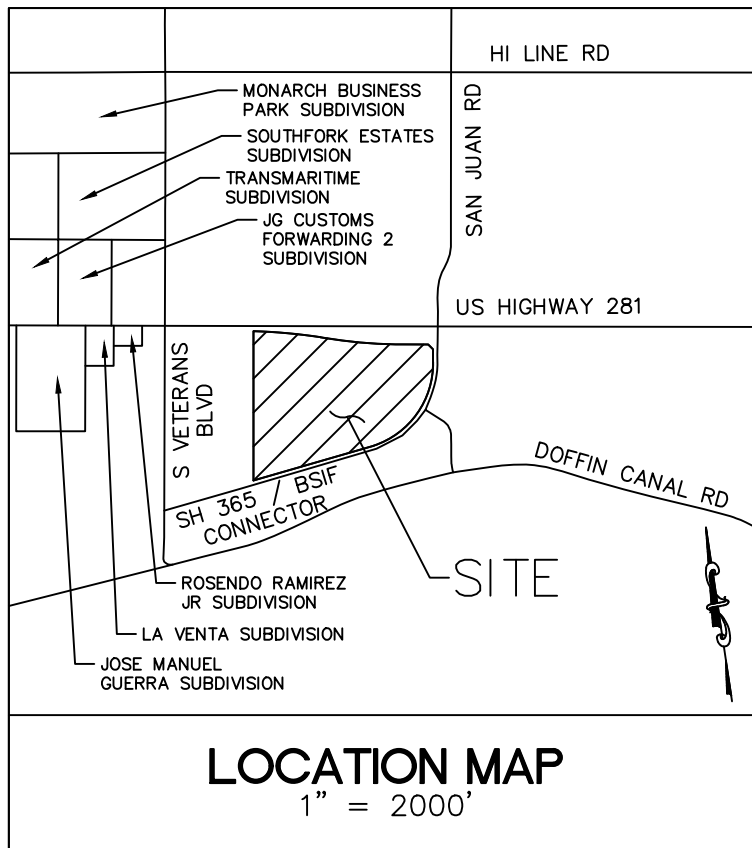
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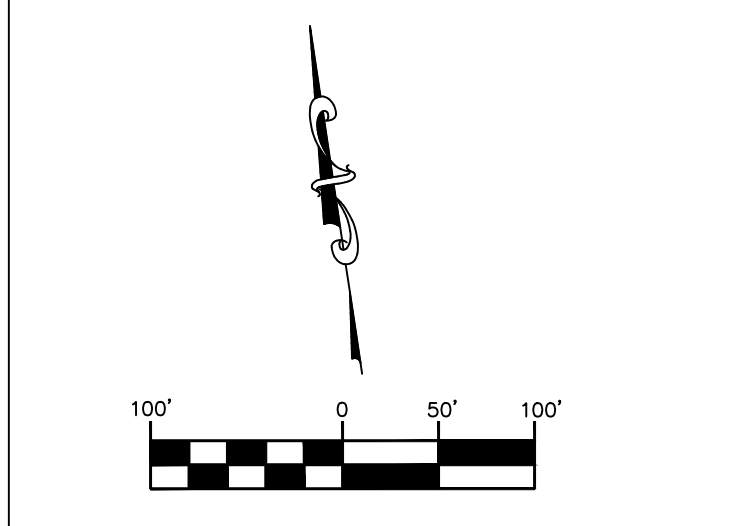
TX REG. ENGINEERING FIRM F-469

TX REG. SURVEYING FIRM LS-10008000



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITIES

MAJESTIC INTERNATIONAL TRADE PORT: PHASE 1A SUBDIVISION IS LOCATED WITHIN 1 MILE OF THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF PHARR, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF PHARR AND HIDALGO COUNTY PLANNING DEPARTMENT



METES AND BOUNDS DESCRIPTION:

A 49.49 ACRE TRACT SITUATED IN PORCION 71, MARISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 93, 94, 97, AND 98, BLOCK 31, LOTS 95 AND 96, BLOCK 32, AND A PORTION OF A 40-FOOT ROAD (NOT IN USE), AS SHOWN ON THE RESUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS, SAID 49.49 ACRE TRACT ALSO BEING THE REMAINING PORTION OF A CALLED 50.781 ACRE TRACT "E", RECORDED IN DOCUMENT NO. 2021-3201939, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS, IN ALL SAID 49.49 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM DISK STAMPED "HIDALGO COUNTY ROW FOUND AT THE INTERSECTION OF THE EAST LINE OF A HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY (100-FOOT WIDE) AND THE SOUTH LINE OF US HIGHWAY 281, ALSO KNOWN AS MILITARY ROAD, A VARIABLE-WIDTH RIGHT-OF-WAY, ALSO BEING ON THE WEST LINE OF SAID LOT 95, FOR THE NORTHWEST CORNER OF SAID TRACT "E" AND THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE SOUTH LINE OF SAID US HIGHWAY 281, THE FOLLOWING COURSES:

ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 700.28 FEET, A RADIUS OF 5970.50 FEET, A DELTA OF 0° 43' 13", AND A CHORD BEARING AND DISTANCE OF S 7° 09' 17" 54" E, 699.88 FEET TO A 5/8" IRON ROD FOUND FOR A POINT OF TANGENCY ON THE WEST LINE OF SAID 40-FOOT ROAD (NOT IN USE);

CROSSING SAID 40-FOOT ROAD (NOT IN USE), S 72° 25' 20" E, PASSING THE COMMON EAST LINE OF SAID LOT 95 AND WEST LINE OF SAID LOT 94, AND CONTINUING IN ALL A TOTAL DISTANCE OF 40.50 FEET TO AN ALUMINUM DISK STAMPED "HIDALGO COUNTY ROW FOUND ON THE EAST LINE OF SAID 40-FOOT ROAD AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG THE ARC OF SAID CURVE, HAVING AN ARC LENGTH OF 744.37 FEET, A RADIUS OF 5036.17 FEET, A DELTA OF 08° 28' 07", AND A CHORD BEARING AND DISTANCE OF S 78° 16' 03" E, PASSING THE COMMON EAST LINE OF SAID LOT 94 AND WEST LINE OF SAID LOT 93, AND CONTINUING IN ALL A TOTAL DISTANCE OF 743.69 FEET TO A 5/8" IRON ROD SET WITH "WESTWOOD 6530" CAP FOR THE SOUTH CUTBACK CORNER OF THE INTERSECTION OF SAID US HIGHWAY 281 AND SAID SH 365;

THENCE, ALONG THE EAST AND SOUTH LINES OF SAID SH 365, THE FOLLOWING COURSES:

S 08° 35' 37" W, 132.56 FEET TO A 1/2" IRON ROD SET WITH "WESTWOOD 6530" CAP FOR A POINT OF CURVATURE AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

ALONG THE ARC OF SAID CURVE, HAVING AN ARC LENGTH OF 1146.49 FEET, A RADIUS OF 902.65 FEET, A DELTA OF 72° 46' 24", AND A CHORD BEARING AND DISTANCE OF S 43° 58' 14" W, PASSING THE COMMON SOUTH LINE OF SAID LOT 93 AND NORTH LINE OF SAID LOT 98, THEN PASSING THE COMMON WEST LINE OF SAID LOT 98 AND EAST LINE OF SAID LOT 97, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1070.96 FEET TO A 1/2" IRON ROD SET WITH "WESTWOOD 6530" CAP FOR A POINT OF TANGENCY, AND

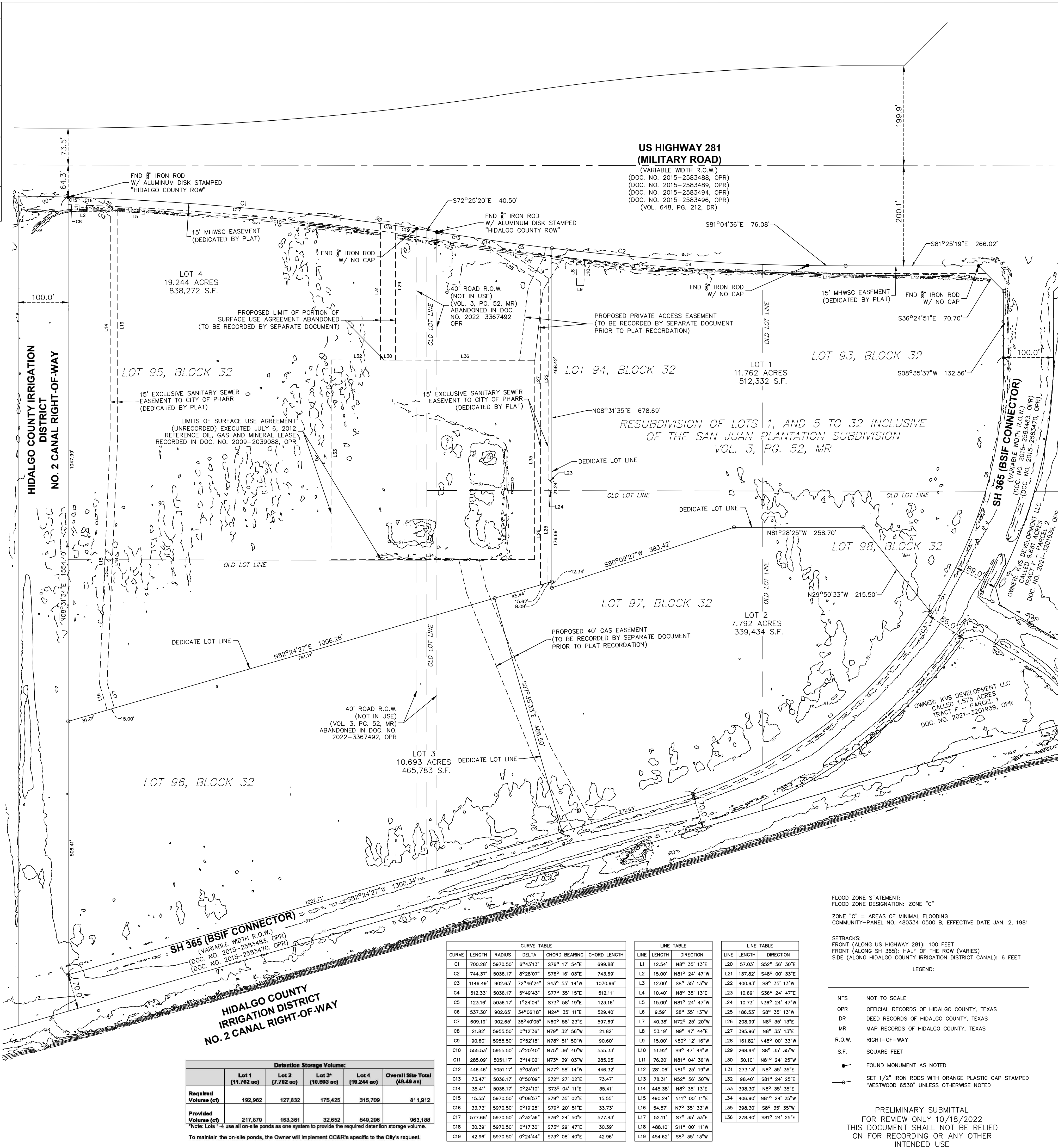
S 82° 24' 27" W, PASSING THE EAST LINE OF SAID 40-FOOT ROAD (NOT IN USE), THE COMMON WEST LINE OF SAID LOT 97 AND EAST LINE OF SAID LOT 96, AND THE WEST LINE OF SAID 40-FOOT ROAD, RESPECTIVELY, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1300.34 FEET TO A 1/2" IRON ROD SET WITH "WESTWOOD 6530" CAP ON THE COMMON WEST LINE OF SAID LOT 96 AND SOUTH LINE OF SAID LOT 95, AND CONTINUING IN ALL A TOTAL DISTANCE OF 1554.40 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 215,527 SQUARE FEET OF LAND OR 49.49 ACRES, MORE OR LESS.

PRINCIPAL CONTACTS

OWNER:
KVS DEVELOPMENT, LLC
2001 S. CYNTHIA STREET, SUITE C
MCALLEN, TEXAS 78503

SURVEYOR AND ENGINEER
WESTWOOD PROFESSIONAL SERVICES
1718 DRY CREEK WAY, SUITE 110
SAN ANTONIO, TEXAS 78259
(210)-265-8302



GENERAL NOTES:

- THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH ZONE (4205), NAD83 (2011 ADJUSTMENT). DISTANCES SHOWN HEREON ARE SURFACE.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83, GEOID08.
- ALL CORNERS DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD 6530", UNLESS OTHERWISE STATED, OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.
- THIS PLAT WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN ON THE RE-SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.
- THIS PLAT IS SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO.
- MINIMUM FINISHED FLOOR ELEVATION: 18" ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER.
- 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.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- SITE BENCHMARK: MAG NAIL AND WASHER IN CONCRETE CURB ISLAND AT INTERSECTION OF SH 365 AND US HIGHWAY 281. E=16,558,465.51', E=1,090,499.88', ELEVATION=91.45'.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- DEVELOPER REQUIRED TO INSTALL WHEELCHAIR RAMPS AND LANDINGS AT TIME OF SUBDIVISION CONSTRUCTION.
- LOTS 1 THROUGH 4 SHALL BE FOR COMMERCIAL USE ONLY, THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 THROUGH 4 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A SURVEYOR'S FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF 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 LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 50.00 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 OCCURRING AN EASEMENT.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 3,872 SQUARE FEET OF DETENTION STORAGE IS REQUIRED. FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY BE REQUIRED. THE ENGINEER OF RECORD SHALL OBTAIN A PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.
- OWNERS TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 314.4.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- THE OWNER WILL IMPLEMENT COAR'S SPECIFIC TO THE CITY'S REQUEST.
- IF THE SUBDIVISION IS ANNEXED INTO THE CITY OF PHARR, THEN THE CITY OF PHARR ORDINANCE WILL APPLY.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 19 CERTIFICATION

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 19 ON THIS, _____ DAY OF _____, 2022.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 19 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____

ATTEST SECRETARY _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, _____ DAY OF _____, 2022.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____

ATTEST SECRETARY _____

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

Westwood

Phone (210) 265-8300 211 N Loop 1604 E, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoods.com

Westwood Professional Services, Inc.
TBPB'S FIRM NO. 10194064 - TPBE FIRM NO. F-11766
PROJECT NUMBER: R0035795.00
DATE OF PREPARATION: 11/02/2022

A. GREGORY GERRIG
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 118740

FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C"
ZONE "C" = AREAS OF MINIMAL FLOODING
COMMUNITY-PANEL NO. 480334 0500 B, EFFECTIVE DATE JAN. 2, 1981

SETBACKS:
FRONT (ALONG US HIGHWAY 281): 100 FEET
SIDE (ALONG HIDALGO COUNTY IRRIGATION DISTRICT CANAL): 6 FEET

LEGEND:
NTS NOT TO SCALE
OPR OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
DDR DEED RECORDS OF HIDALGO COUNTY, TEXAS
MR MAP RECORDS OF HIDALGO COUNTY, TEXAS
R.O.W. RIGHT-OF-WAY
S.F. SQUARE FEET
— SQUARE MONUMENT AS NOTED
— SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "WESTWOOD 6530" UNLESS OTHERWISE NOTED

PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 10/18/2022
THIS DOCUMENT SHALL NOT BE RELIED
ON FOR RECORDING OR ANY OTHER
INTENDED USE

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	700.28	5970.50	6°43'13"	S76°17'54"E	699.88'
C2	744.37	5036.17	8°28'07"	S78°16'03"E	743.69'
C3	1146.49	902.65	72°46'24"	S43°55'14"W	1070.96'
C4	512.33	5036.17	5°49'43"	S77°35'15"E	512.11'
C5	123.16	5036.17	1°24'04"	S73°58'19"E	123.16'
C6	537.30	902.65	34°06'18"	N24°35'11"E	529.40'
C7	609.19	902.65	38°40'05"	N60°58'23"E	597.69'
C8	21.82	5955.50	0°12'36"	N79°32'56"W	21.82'
C9	90.60	5955.50	0°52'18"	N78°51'50"W	90.60'
C10	555.53	5955.50	5°20'40"	N75°36'40"W	555.33'
C11	285.05	5051.17	3°14'02"	N73°39'03"W	285.05'
C12	446.46	5051.17	5°03'51"	N77°58'14"W	446.32'
C13	73.47	5036.17	0°50'09"	S72°27'02"E	73.47'
C14	35.41	5036.17	0°24'10"	S73°04'11"E	35.41'
C15	15.55	5970.50	0°08'57"	S79°35'02"E	15.55'
C16	33.73	5970.50	0°19'25"	S79°20'51"E	33.73'
C17	577.66	5970.50	5°32'36"	S76°24'50"E	577.43'
C18	30.39	5970.50	0°17'30"	S73°29'47"E	30.39'
C19	42.96	5970.50	0°24'44"	S73°08'40"E	42.96'

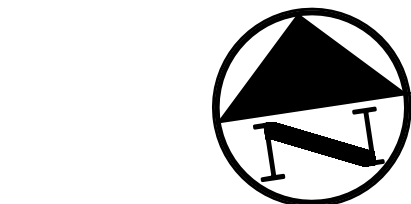
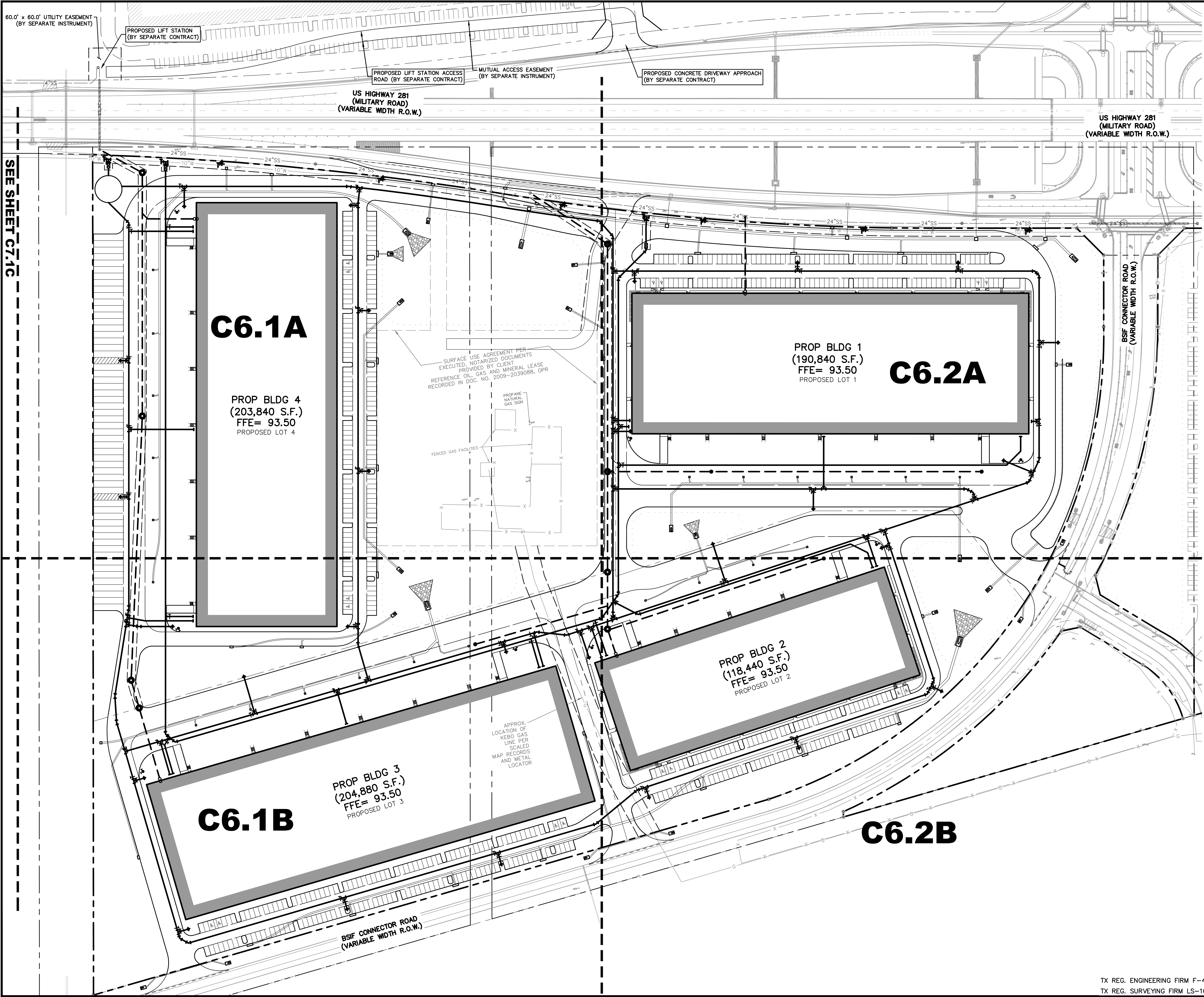
Lot	Area (Acres)	Area (S.F.)
Lot 1	11.762	512,332
Lot 2	7.792	339,434
Lot 3	10.693	465,783
Lot 4	19.244	838,272
Overall Site Total	49.49	2,155,227

Required Volume (cf) 162,802 127,832 175,425 315,709 811,812

Provided Volume (cf) 217,879 163,381 32,652 549,208 963,188

Note: Lots 1-4 use all on-site ponds as one system to provide the required detention storage volume.

To maintain the on-site ponds, the Owner will implement CC&R's specific to the City's request.



0 40 80 160 240

GRAPHIC SCALE IN FEET

LEGEND

- | | |
|--------|---------------------------------|
| B | BOLLARD |
| EM | ELECTRIC METER |
| PP | POWER POLE |
| LS | LIGHT STANDARD |
| WM | WATER METER |
| WV | WATER VALVE |
| ICV | IRRIGATION CONTROL VALVE |
| FHC | FIRE HYDRANT |
| CS | CLEANOUT |
| MH | MANHOLE |
| TSC | TRAFFIC SIGNAL CONTROL |
| TSP | TRAFFIC SIGNAL POLE |
| TELE | TELEPHONE BOX |
| FL | FLOOD LIGHT |
| FP | FLAG POLE |
| SIG | TRAFFIC SIGN |
| IRS | 1/2-INCH IRON ROD |
| (C.M.) | W/PACHECO KOCH" CAP SET |
| --- | CONTROLLING MONUMENT |
| --- | PROPERTY LINE |
| --- | FENCE |
| --- | OVERHEAD UTILITY LINE |
| --- | UNDERGROUND ELECTRIC LINE |
| --- | UNDERGROUND TELEPHONE LINE |
| --- | UNDERGROUND CABLE LINE |
| --- | UNDERGROUND WATER LINE |
| --- | UNDERGROUND SANITARY SEWER LINE |
| --- | PROP. T.D. LOCATION |
| --- | PROP. WATER VALVE |
| --- | PROP. FIRE HYDRANT |
| --- | PROP. WATER LINE W/ BEND |
| --- | PROP. SANITARY SEWER LINE |
| --- | PROP. SANITARY SEWER MANHOLE |
| --- | PROP. SANITARY SEWER CLEANOUT |

COORDINATE!!

CONTACT:
DIG-TESS 1-800-DIG-TESS
ATMOS ENERGY 1-800-332-8667
ONCOR ELECTRIC 972-888-1359
AT&T 1-817-589-1056
CHARTER SPECTRUM 1-817-205-8177
TXU 1-800-711-9112
TEXAS ONE CALL 811
48 HOURS PRIOR TO CONSTRUCTION

BENCH MARK LIST

BM# " X " CUT ON ELEV=

PRELIMINARY

NOT FOR CONSTRUCTION

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PLANS PREPARED UNDER THE DIRECT SUPERVISION OF A. GREGORY GERBIG, P.E. TEXAS REGISTRATION NO. 118740 DATE: 11/07/2022

REFER SHEET C0.2 FOR GENERAL NOTES

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NO. DATE REVISION



7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

OVERALL UTILITY PLANS

MAJESTIC INTERNATIONAL

TRADE PORT: PHASE 1A

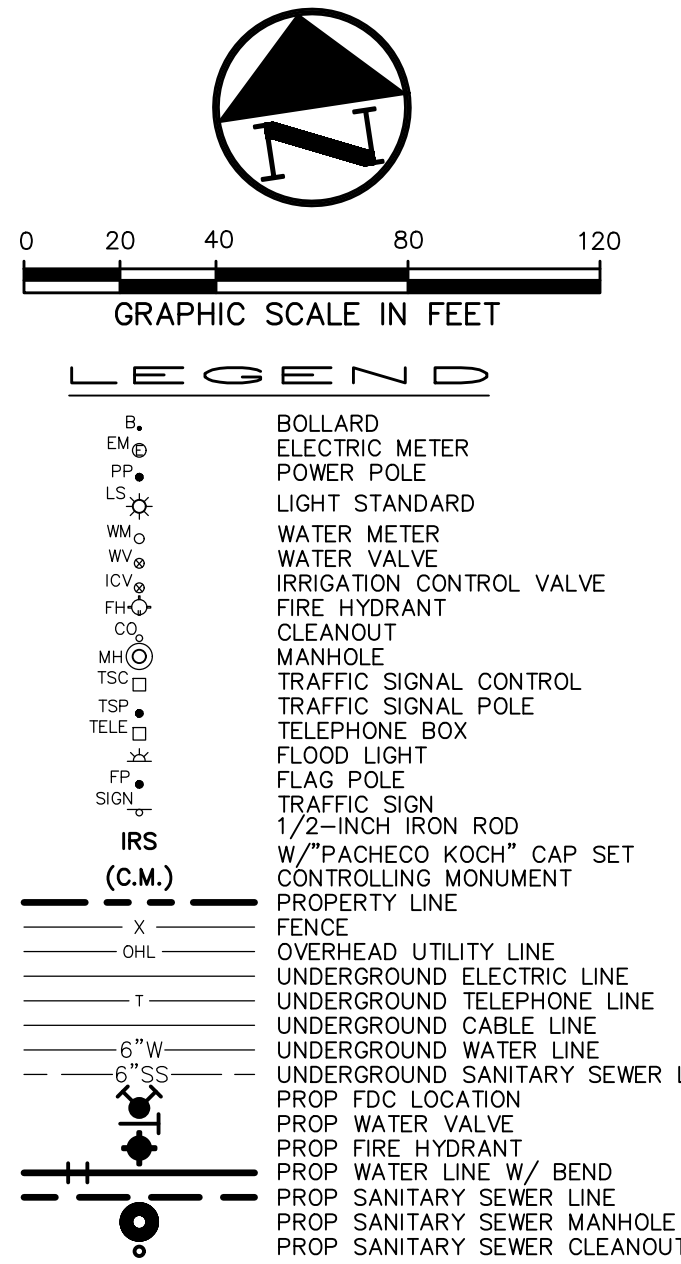
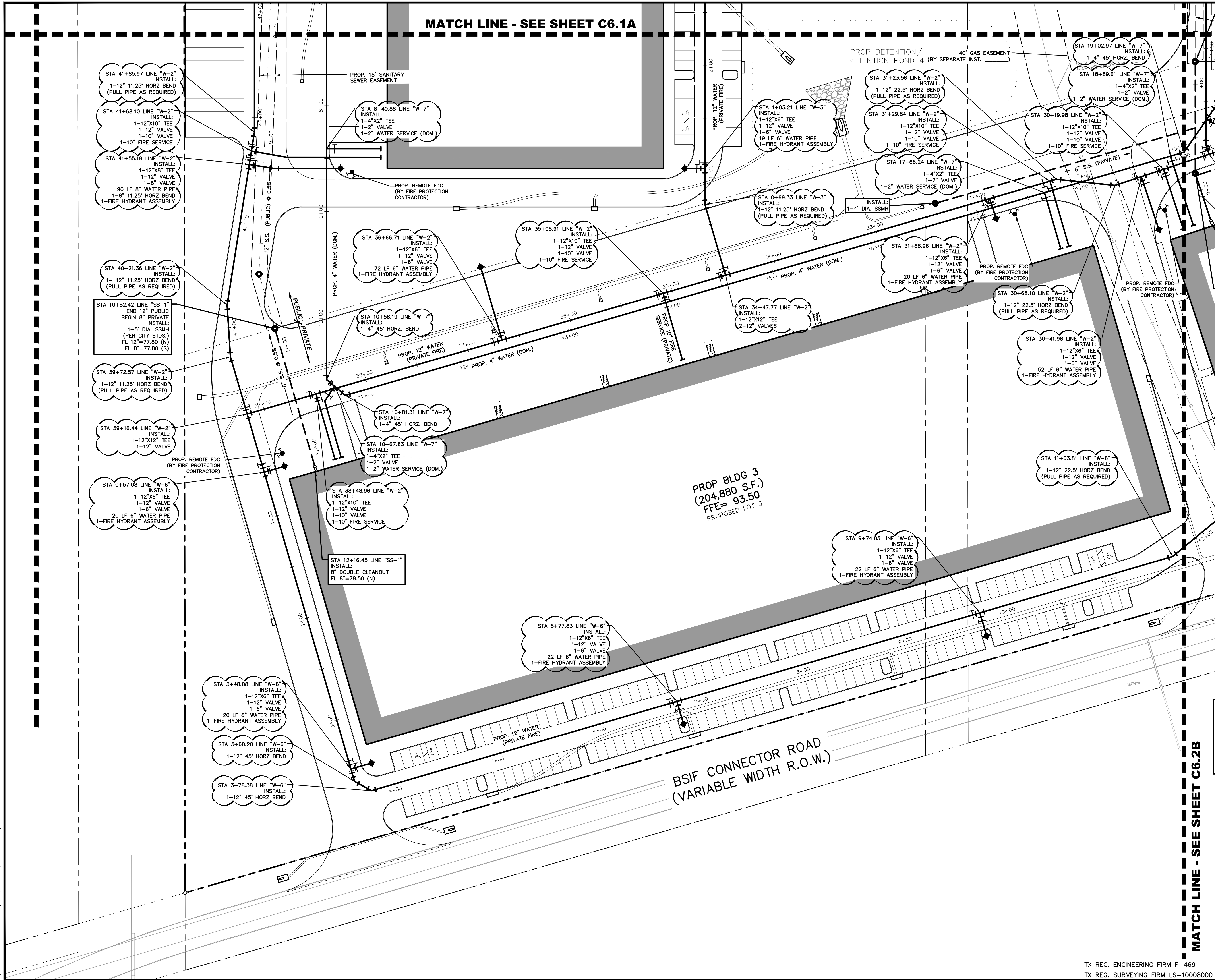
E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"=80'			C6.0

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1000800

PK-4651-22.236UTIL.DWG



COORDINATE!!

CONTACT:
DIG-TESS 1-800-DIG-TESS
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ONCOR ELECTRIC 972-888-1359
AT&T 1-817-589-1056
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PLANS PREPARED UNDER THE DIRECT SUPERVISION OF A. GREGORY GERBIG, P.E.
TEXAS REGISTRATION NO. 118740
DATE: 11/07/2022

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NO.	DATE	REVISION
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7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

PRIVATE UTILITY PLAN

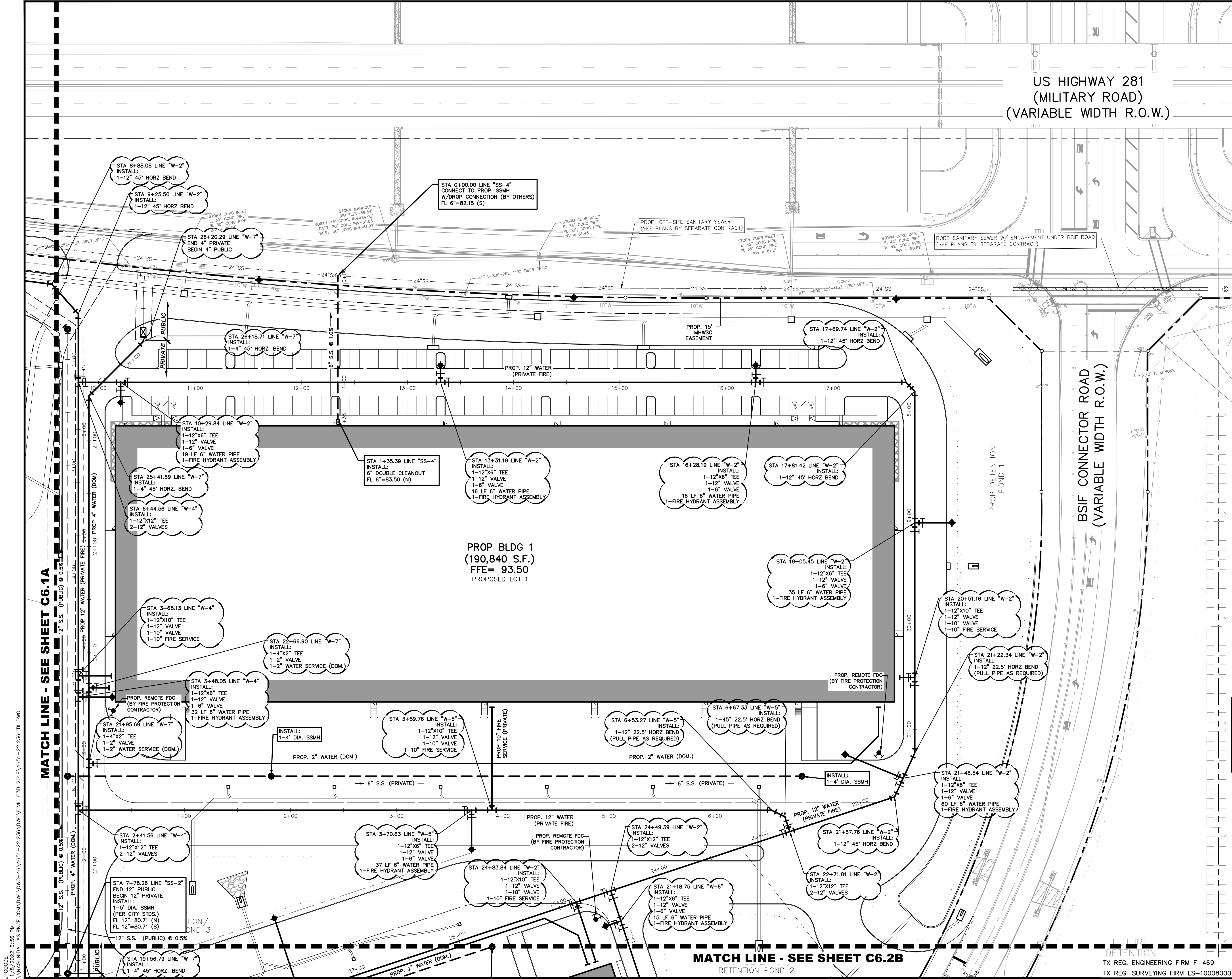
MAJESTIC INTERNATIONAL

TRADE PORT: PHASE 1A

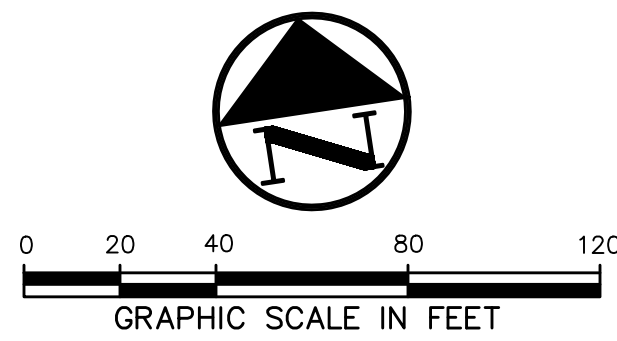
E. MILITARY HWY & SAN JUAN ROAD
CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"=40'			C6.1B

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000



US HIGHWAY 281
(MILITARY ROAD)
(VARIABLE WIDTH R.O.W.)



LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- 1/2-INCH IRON ROD
- W/PACHECO KOCH "CAP SET"
- CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- PROP. FDC LOCATION
- PROP. WATER VALVE
- PROP. WATER LINE W/ BEND
- PROP. SANITARY SEWER LINE
- PROP. SANITARY SEWER MANHOLE
- PROP. SANITARY SEWER CLEANOUT

COORDINATE!!

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NO. DATE REVISION

Pacheco Koch
a Westwood company

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

PRIVATE UTILITY PLAN

MAJESTIC INTERNATIONAL

TRADE PORT: PHASE 1A

E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR, HIDALGO COUNTY, TEXAS

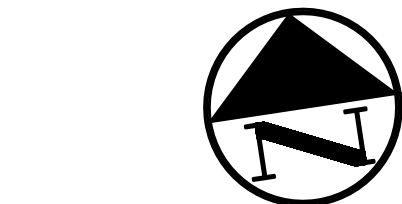
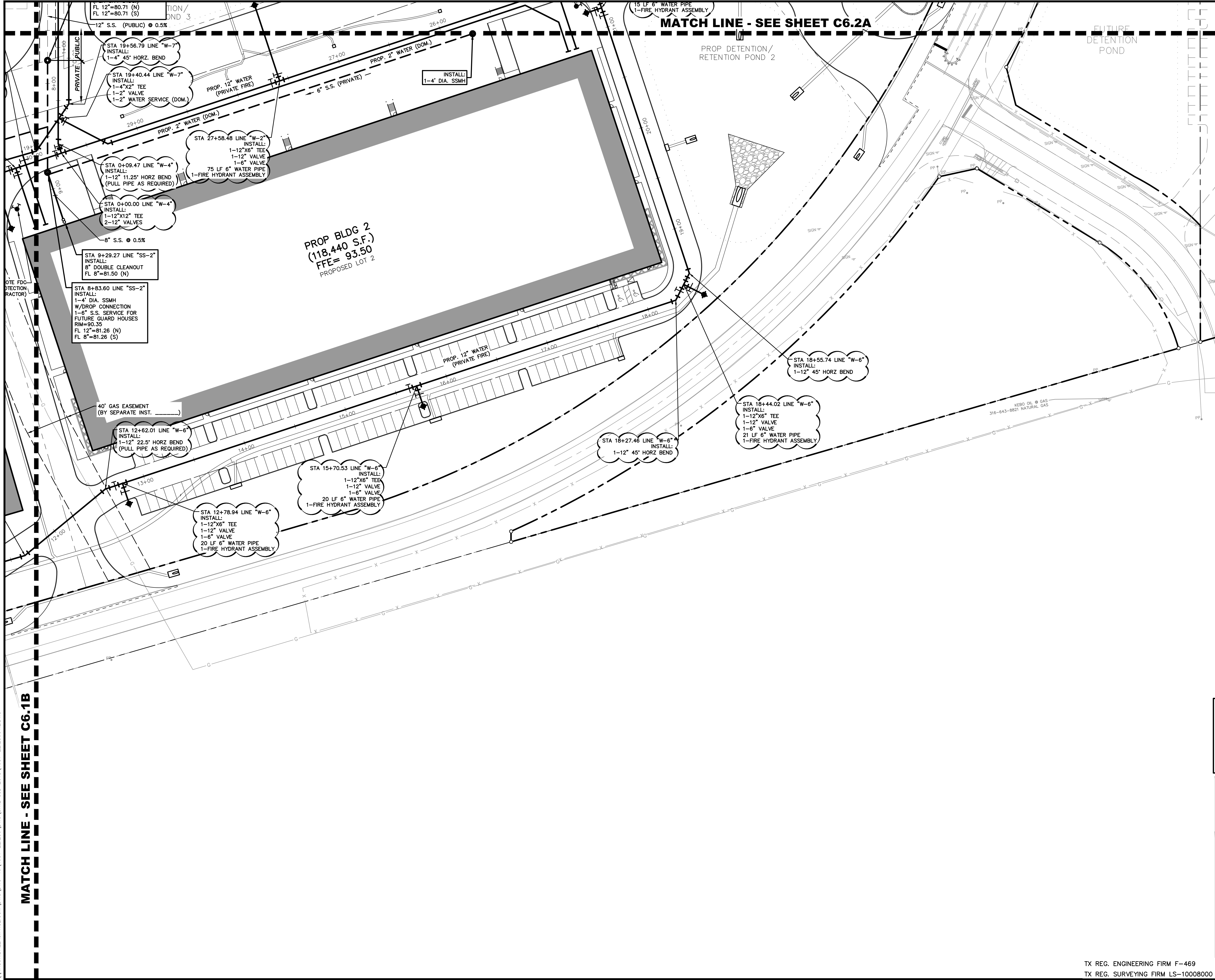
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"=40'			C6.2A

MATCH LINE - SEE SHEET C6.2B

FUTURE DETENTION

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

MATCH LINE - SEE SHEET C6.1B



0 20 40 80 120
GRAPHIC SCALE IN FEET

LEGEND

- | | |
|--------|---------------------------------|
| B | BOLLARD |
| EM | ELECTRIC METER |
| PP | POWER POLE |
| LS | LIGHT STANDARD |
| WM | WATER METER |
| WV | WATER VALVE |
| ICV | IRRIGATION CONTROL VALVE |
| FH | FIRE HYDRANT |
| CO | CLEANOUT |
| MH | MANHOLE |
| TSC | TRAFFIC SIGNAL CONTROL |
| TSP | TRAFFIC SIGNAL POLE |
| TELE | TELEPHONE BOX |
| FL | FLOOD LIGHT |
| FP | FLAG POLE |
| SIGN | TRAFFIC SIGN |
| IRS | 1/2-INCH IRON ROD |
| (C.M.) | W/PACHECO KOCH" CAP SET |
| --- | CONTROLLING MONUMENT |
| --- | PROPERTY LINE |
| --- | FENCE |
| --- | OVERHEAD UTILITY LINE |
| --- | UNDERGROUND ELECTRIC LINE |
| --- | UNDERGROUND TELEPHONE LINE |
| --- | UNDERGROUND CABLE LINE |
| --- | UNDERGROUND WATER LINE |
| --- | UNDERGROUND SANITARY SEWER LINE |
| --- | PROP. FOG LOCATION |
| --- | PROP. WATER VALVE |
| --- | PROP. FIRE HYDRANT |
| --- | PROP. WATER LINE W/ BEND |
| --- | PROP. SANITARY SEWER LINE |
| --- | PROP. SANITARY SEWER MANHOLE |
| --- | PROP. SANITARY SEWER CLEANOUT |

COORDINATE!!

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AT&T 1-817-589-1056
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NO.	DATE	REVISION
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7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

PRIVATE UTILITY PLAN

MAJESTIC INTERNATIONAL

TRADE PORT: PHASE 1A

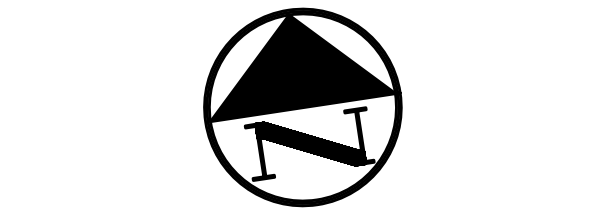
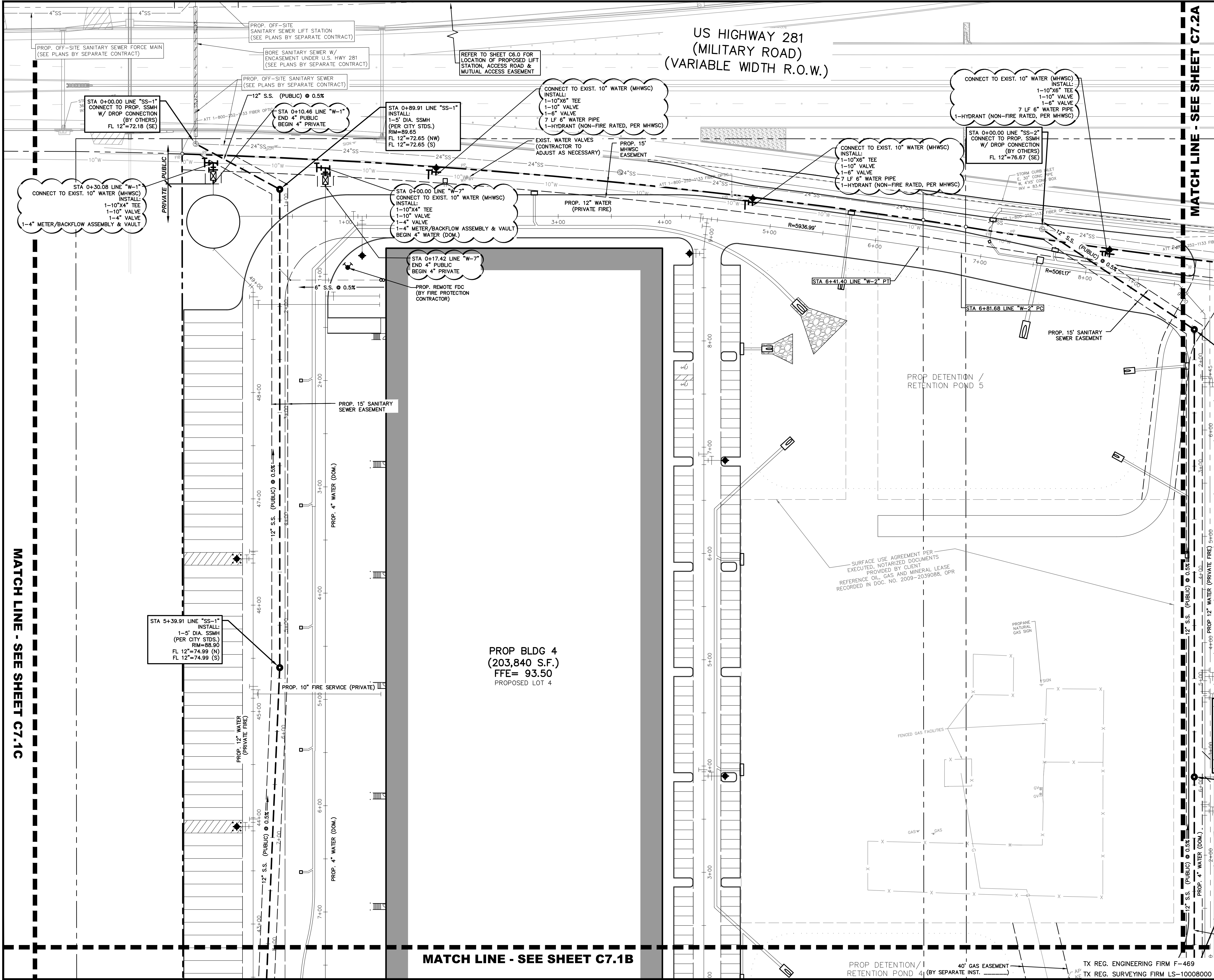
E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"=40'			C6.2B

TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

MATCH LINE - SEE SHEET C7.1C



LEGEND

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
CP	FLAG POLE
TR	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/PACHECO KOCH" CAP SET
-X-	CONTROLLING MONUMENT
OWE	PROPERTY LINE
	FENCE
U	OVERHEAD UTILITY LINE
-T-	UNDERGROUND ELECTRIC LINE
-C-	UNDERGROUND CABLE LINE
-W-	UNDERGROUND WATER LINE
-SS-	UNDERGROUND SANITARY SEWER LINE
	PROP. FDC LOCATION
	PROP. WATER VALVE
	PROP. FIRE HYDRANT
	PROP. WATER LINE W/ BEND
	PROP. SANITARY SEWER LINE
	PROP. SANITARY SEWER MANHOLE
	PROP. SANITARY SEWER CLEANOUT

COORDINATE!!

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NO.	DATE	REVISION
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7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

PUBLIC UTILITY PLAN

MAJESTIC INTERNATIONAL

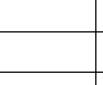
TRADE PORT: PHASE 1A

E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"=40'			C7.1A

NO.	DATE	REVISION



Pacheco Koch

a Westwood company

7557 RAMBLER ROAD SUITE 140
 DALLAS, TX 75231
 972.235.3031

PUBLIC UTILITY PLAN

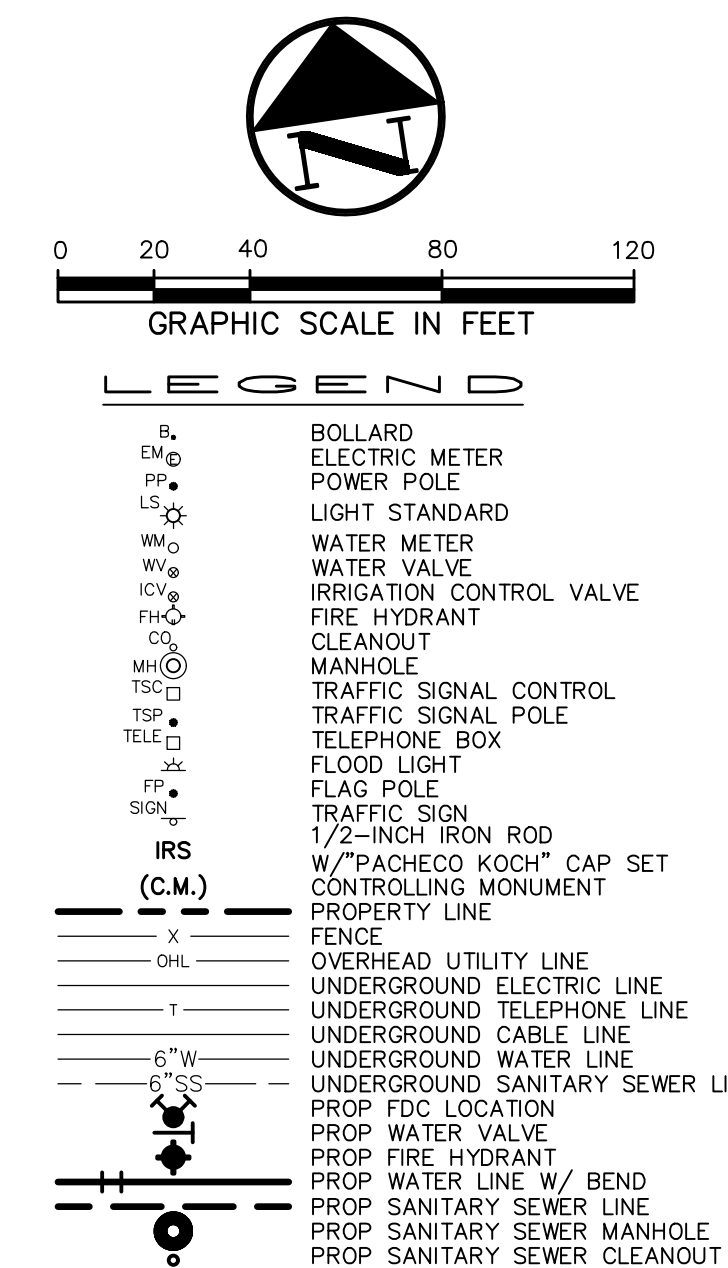
MAJESTIC INTERNATIONAL

TRADE PORT: PHASE 1A

E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"=40'			C7.1K



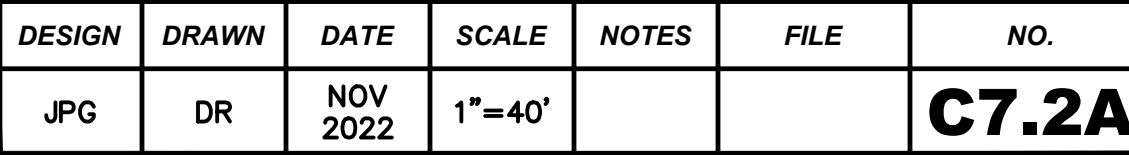
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TEXAS ONE CALL	811
48 HOURS PRIOR TO CONSTRUCTION	

PLANS PREPARED UNDER THE DIRECT
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TEXAS REGISTRATION NO. 118740
DATE: 11/07/2022

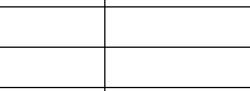
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NO.	DATE	REVISION			
 Pacheco Koch a Westwood company			7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031		
PUBLIC UTILITY PLAN					
MAJESTIC INTERNATIONAL					
TRADE PORT: PHASE 1A					
E. MILITARY HWY & SAN JUAN ROAD					
CITY OF PHARR, HIDALGO COUNTY, TEXAS					
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
JPG	DR	OCT 2022	1"=40'		C7.1C

MAJESTIC INTERNATIONAL TRADE PORT - PHASE 1A

BSIF CONNECTOR ROAD
(VARIABLE WIDTH R.O.W.)

NO.	DATE	REVISION



a Westwood company

7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231
 972.235.3031

PUBLIC UTILITY PLAN

MAJESTIC INTERNATIONAL

TRADE PORT: PHASE 1A

E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"=40'			C7.2B



BENCH MARK LIST

BM# _ " X " CUT ON ELEV=_____

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PRELIMINARY

TX REG. ENGINEERING FIRM F-469



Pacheco Koch
a Westwood company

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972.235.3031

PUBLIC UTILITY PROFILES

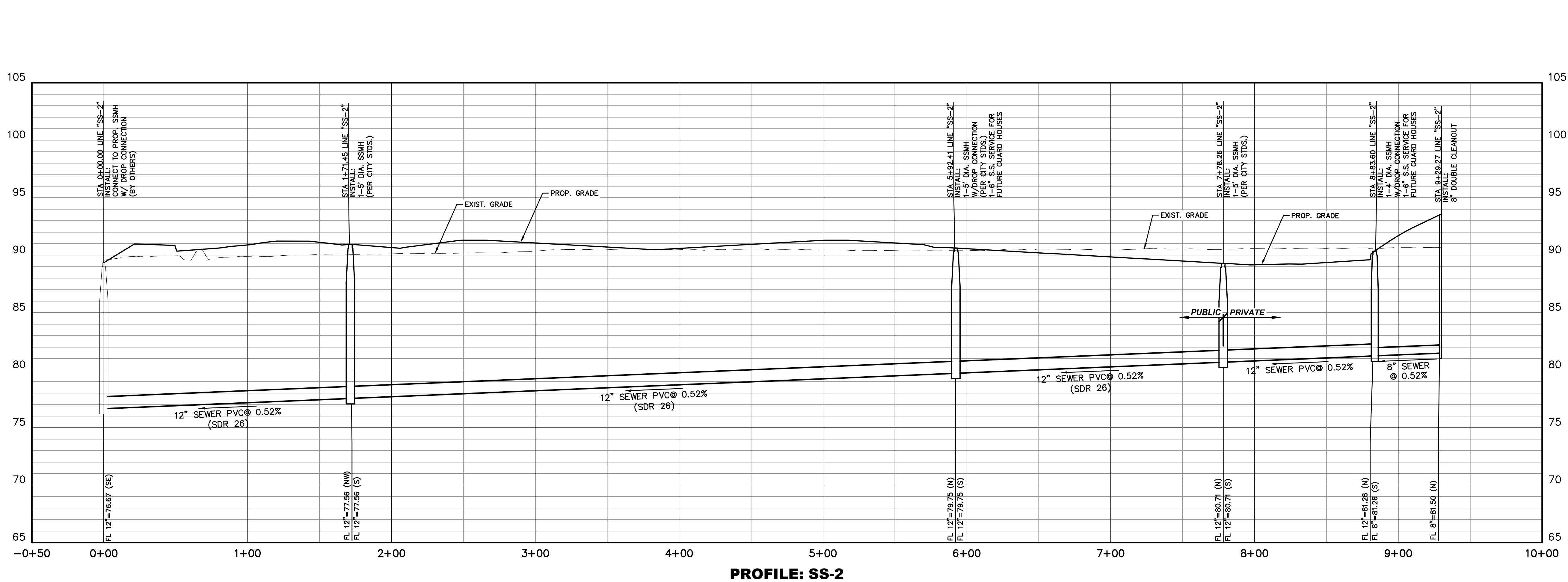
MAJESTIC INTERNATIONAL

TRADE PORT: PHASE 1A

CITY OF PHARR, HIDALGO COUNTY, TEXAS

C7.3

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\\NAS01DALLAS\PCOE\DWG\DWG-46\4651-22.236\DWG\CIVIL C3D 2018\4651-22.236UTL.DWG



BENCH MARK LIST

BM# _ " X " CUT ON ELEV=_____

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PUBLIC UTILITY PROFILES

MAJESTIC INTERNATIONAL

TRADE PORT: PHASE 1A

E. MILITARY HWY & SAN JUAN ROAD

CITY OF PHARR, HIDALGO COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JPG	DR	NOV 2022	1"=40' V:1"=5'			C7.4

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TEXAS REGISTRATION NO. 118740
DATE: 11/07/2022

TX REG. ENGINEERING FIRM F-469

TX REG. SURVEYING FIRM LS-10008000

TEL. (956) 702-8880
FAX: (956) 702-8883

GENERAL CONSTRUCTION NOTES

1. THE INFORMATION SHOWN ON THESE DRAWNGS INDICATING TYPE AND LOCATION OF UNDERGROUND UTILITIES AND ELECTRICAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE LOCATIONS AND SIZES HAVE BEEN TAKEN FROM EXISTING RECORDS AND THE BEST AS-BUILT INFORMATION AVAILABLE. HOWEVER, IT IS EXPECTED THAT THERE MAY BE SOME DISCREPANCIES AND OMISSIONS IN THE LOCATIONS, QUALITIES AND SIZES SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT TYPE, SIZE AND LOCATION OF ALL UTILITIES AFFECTED BY THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL ARRANGE FOR THE REPAIR AND RESTORATION OF CONTRACTOR DAMAGED UTILITIES. THE COST OF ANY REPAIR OR REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CURRENT LINE SPOTTING TOLL FREE NUMBER AND COORDINATE WITH ALL THE UTILITY COMPANIES FOR ACTUAL LOCATING AND UNCOVERING OF EXISTING LINE PRIOR TO EXCAVATION OPERATIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY UNREPORTED OBSTACLES THAT MAY IMPEDE OR PREVENT THE PROPER CONSTRUCTION OF THIS PROJECT.
3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE APPLICABLE STATE STATUES AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS (OSHA). COPIES OF THE O.S.H.A. STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT.
4. ALL WORK SHALL BE PERFORMED WITHIN EACH COMMUNITY RIGHT-OF-WAY, EASEMENTS OR ON DISTRICT-OWNED PROPERTY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION TO USE PRIVATE PROPERTY FOR THE PURPOSES OF STAGING, STOCKPILE, STORAGE OR REFUSE AREAS.
5. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT, AND WORKMAN LIKE MANNER AT ALL TIMES. JOB SAFETY SHALL NOT BE COMPROMISED. ANY UNSAFE OR UNATTRACTIVE NUISANCE SHALL BE REMOVED OR OTHERWISE TAKEN CARE OF BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER OR PROJECT ENGINEER.
6. DE-WATERING, GRADING, BACK FILLING, ETC. TO COMPLETE THE PROJECT. ASSOCIATED COSTS SHALL BE SUBSIDIARY TO THE RESPECTIVE BID ITEMS AS IDENTIFIED IN THE CONTRACT UNLESS NOTED OTHERWISE.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL, EXCESS CONCRETE, AND DEBRIS FROM THE CONSTRUCTION SITE AT NO ADDITIONAL EXPENSE.
8. EXCAVATIONS, TRENCHES AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, LIGHTS AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
9. CONSTRUCTION OF THIS PROJECT WILL BE SUBJECT TO INSPECTIONS AND TESTING AS DEEMED NECESSARY OR APPROPRIATE BY THE ENGINEER. THE CONTRACTOR SHALL FURNISH INCIDENTAL LABOR AND EQUIPMENT TO ALLOW THE TESTING PERSONNEL ACCESS TO THE WORK SITE AND WILL COOPERATE FULLY WITH THE PERSONS CONDUCTING THE TESTING AND INSPECTION PROGRAM.
10. A PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH SYSTEM OR INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE, EVEN THOUGH IT IS NOT SPECIFICALLY INCLUDED IN THE SPECIFICATIONS OR DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE DESCRIBED IN THE SPECIFICATIONS AND SHOWN ON THE DRAWINGS.
11. ALL EXCAVATION FOR THIS PROJECT SHALL BE UNCLASSIFIED.
12. THERE WILL BE NO BLASTING ALLOWED ON THIS PROJECT.
13. THE CONTRACTOR SHALL INSPECT ALL MATERIALS AT DELIVERY AND NOTIFY THE PROJECT ENGINEER OF ANY DAMAGED OR QUESTIONABLE MATERIALS ANY INSTALLED DAMAGED OR QUESTIONABLE MATERIAL WITHOUT PRIOR INSPECTION BY THE PROJECT ENGINEER SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
14. ALL PAVEMENTS SHALL BE NEATLY SAW-CUT. DAMAGE TO PAVEMENT BEYOND THE EXTENTS OF TRENCH WIDTHS AS A RESULT OF FAILURE TO PROPERLY SAW-CUT SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
15. ALL COMPACTION SHALL BE ACHIEVED BY MECHANICAL METHODS, NO WATER JETTING ALLOWED.
16. ALL TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION WITH THE USE OF PROTECTIVE BARRIERS INSTALLED BY THE CONTRACTOR, AT THE DRIP LINE OF EACH TREE.
17. ANY SAFETY DEVICES, WARNING LIGHTS, CONTROLS, ALARMS OR OTHER DEVICES SHOWN ON ANY PLANS OR CALLED FOR BY ANY SECTION OF THE SPECIFICATIONS SHALL BE MADE OPERABLE. THE CONTRACTOR SHALL SUPPLY ALL CONDUIT, WIRING, SWITCHES, SENSORS, OR ANY OTHER MATERIALS NECESSARY TO CONNECT THE DEVICE AND MAKE IT OPERABLE.
18. ALL UTILITIES WHICH ARE TO REMAIN AND WHICH ARE DAMAGED OR REMOVED WILL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
19. THESE NOTES ARE INTENDED TO SUPPLEMENT THE TECHNICAL SPECIFICATIONS AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR THE DETAILED REQUIREMENTS SET FORTH IN THE SPECIFICATIONS. WHERE THERE IS A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE DRAWINGS SHALL GOVERN.

20. AS SOON AS PRACTICAL, ALL PORTIONS OF EXCAVATIONS NOT OCCUPIED BY A PERMANENT STRUCTURE SHALL BE BACKFILLED.
21. AREAS USED FOR THE CONTRACTOR'S JOB TRAILER, PERSONNEL PARKING, MATERIAL STORAGE, SPOILS STOCKPILE, MATERIAL FABRICATION AND RELATED CONSTRUCTION USES MUST BE APPROVED BY THE PROJECT ENGINEER.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND/OR SAFETY OF THE CONSTRUCTION SITE, SITE PERSONNEL, SUBCONTRACTORS, MATERIALS AND SAFETY OF THE CONSTRUCTION.
23. THE CONTRACTOR SHALL RETURN THE SITE TO ORIGINAL GRADES UNLESS FINISHED GRADES SHOW OTHERWISE ON THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL ENSURE NO AREAS OF PONDING AREA PRESENT.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL FIELD CHANGES AND FURNISHING A LEGIBLE SET OF "AS-BUILT" DRAWNGS TO THE PROJECT ENGINEER.
25. CONTRACTOR SHALL REMOVE AND REINSTALL ALL SIGNS, MAILBOXES, FENCES, CULVERTS AND OTHER ITEMS IN WAY OF THE WORK.
26. CONTRACTOR SHALL REPAIR AND RESTORE ALL PAVED AREAS AFFECTED BY OPEN CUTS, TO A BETTER STATE THAN PRE-CONSTRUCTION CONDITIONS, WITH LIKE MATERIALS.
27. PROVIDE INTERIM DRAINAGE DURING CONSTRUCTION AS REQUIRED. USE PUMPS, TEMPORARY DITCHES, ETC. TO MAINTAIN A WELL DRAINED SITE FREE OF STANDING WATER AND WATER SOFTENED SOILS.
28. MAINTAIN COVER BELOW DITCHES AND SURFACE DEPRESSIONS. PRESSURE UTILITIES MAY BE LAID APPROXIMATELY PARALLEL TO GRADE, UNLESS OTHERWISE INDICATED, WITH LOCAL DEEPENING TO AVOID OTHER UTILITIES OR OBSTRUCTIONS. PROVIDE PROTECTION WHERE COVER IS TEMPORARILY REDUCED.
29. ANCHOR ALL UNDERGROUND PRESSURE PIPING AS NECESSARY TO PREVENT MOVEMENT UNDER PRESSURE TEST AND SERVICES.
30. ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A-165, GRADE 60. ALL BARS SHALL CONFORM TO ASTM SPECIFICATION A-305.
31. ALL CONCRETE AND FORM WORK SHALL CONFORM TO CURRENT ACI CODE REQUIREMENTS.
32. DIRT EXCAVATION AND HAULING MEASUREMENT SHALL BE BASED UPON CROSS-SECTIONS, AS REQUIRED IN ACCORDANCE WITH SECTION 02315 OF THE SPECIFICATIONS. NO ADDITIONAL PAYMENT WILL BE GIVEN FOR OVER EXCAVATION. EXCAVATION AND HAULING VOLUMES ARE BASED ON IN-PLACE QUANTITIES.

TRENCH SAFETY

1. IN ACCORDANCE WITH HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE (70TH REGULAR LEGISLATIVE SESSION), THE CONTRACTOR SHALL MEET THE REQUIREMENTS FOR TRENCH SAFETY AS OUTLINED IN THE CURRENT VERSION OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS, 29 CFR, PART 1926, SUBPART P- EXCAVATIONS.
2. PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PLAN. ALL PLANS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS. THE PLAN SHALL BE SUBMITTED TO THE PROJECT ENGINEER.
3. IN THE EVENT CONDITIONS ENCOUNTERED IN THE FIELD REQUIRE TRENCH SAFETY SYSTEMS OUTSIDE OF THE EXTENTS SUGGESTED TRENCH PROTECTION SHOWN ON THE CONSTRUCTION PLANS, ALL EXCAVATION SHALL CEASE AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A REVISED TRENCH SAFETY PLAN. NO EXCAVATION SHALL RESUME UNTIL THE REVISED TRENCH SAFETY PLAN HAS BEEN APPROVED.
4. THE CONTRACTOR SHALL ENSURE APPROVED TRENCH SAFETY PLANS ARE IMPLEMENTED. FAILURE TO ADHERE TO THE TRENCH SAFETY PLAN WILL RESULT IN A STOP WORK ORDER. NONCOMPLIANCE INCIDENTS MAY BE REPORTED TO OSHA.
5. TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE PROJECT ENGINEER. IN CASES WHERE TRENCHES ARE LEFT OPEN, THE CONTRACTOR MUST PROVIDE TRAFFIC RATED, ANCHORED STEEL PLATE COVERS APPROVED BY THE ENGINEER.

EROSION CONTROL NOTES

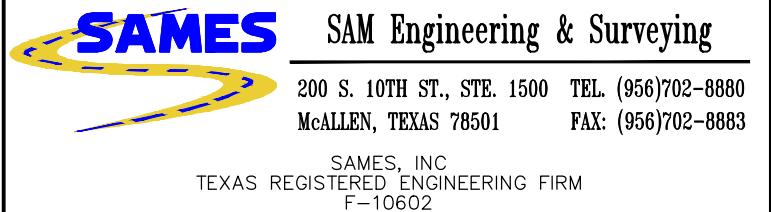
1. THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIRE EROSION AND SEDIMENTATION CONTROL FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL REQUIRED EROSION AND SEDIMENTATION CONTROL. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN.
2. AT A MINIMUM THESE CONTROLS SHALL CONSIST OF ROCK BERMS AND/OR SILT FENCES CONSTRUCTED PARALLEL TO AND DOWN GRADIENT FROM THE TRENCHES. THE ROCK BERM OR SILT FENCES SHALL BE INSTALLED IN A MANNER SUCH THAT ANY RAINFALL RUNOFF SHALL BE FILTERED. HAY BALES SHALL NOT BE USED FOR TEMPORARY EROSION AND SEDIMENTATION CONTROLS.
3. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
4. THE CONTRACTOR SHALL INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO INSURE DISTURBANCE TO THE STRUCTURES HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A RAINFALL SHALL BE REMOVED FROM THE SITE OR PLACED IN AN APPROVED DESIGNATED SOIL DISPOSAL AREA.
5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADINGS OF DOWNSTREAM FACILITIES. SUCH INSTALLATIONS SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE OWNER, THEY ARE WARRANTED.
6. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE IMPLEMENTED BEFORE CONSTRUCTION COMMENCES, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL BE REMOVED WHEN VEGETATION IS ESTABLISHED AND THE CONSTRUCTION AREA IS STABILIZED. ADDITIONAL PROTECTION MAY BE NECESSARY IF EXCESSIVE SOLIDS ARE BEING DISCHARGED FROM THE SITE.
7. SILT FENCEING SHALL BE MAINTAINED AROUND PROPOSED INLETS THROUGHOUT THE LENGTH OF THE PROJECT.
8. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED BY THE CONTRACTOR AT FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER.
9. ALL STAGING, MATERIAL STORAGE, STOCKPILE AND REFUSE AREAS SHALL REQUIRE APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES.
10. ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN APPROPRIATE RECEPTACLES (ROLL-OFF CONTAINERS, DUMPSTERS, TRASH CANS, WIRE-MESH CAGES, Etc.) AND CONFINED WITHIN PERIMETER EROSION AND SEDIMENT CONTROLS.
11. THE CONTRACTOR MAY REFER TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES (2014 EDITION) ITEM 164, "SEEDING FOR EROSION CONTROL" AND ITEM 168, "VEGETATIVE WATERING" FOR VEGETATIVE STABILIZATION SPECIFICATIONS.
12. DUST CONTROL SHALL BE IMPLEMENTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER. DUST CONTROL MAY CONSIST OF WATERING OR OTHER METHODS APPROVED BY THE PROJECT ENGINEER AND SHALL BE CONSIDERED SUBSIDIARY.
13. ALL DISCHARGES ASSOCIATED WITH DEWATERING OPERATIONS SHALL IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES. MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO SEDIMENTATION BASINS OR FILTER SOCKS.
14. CONCRETE WASH-WATER SHALL NOT BE DISCHARGED DIRECTLY INTO A STORM SEWER SYSTEM OR RECEIVING STREAM. ALL WASH ACTIVITIES MUST BE PERFORMED WITHIN THE EXTENTS OF ESTABLISHED EROSION AND SEDIMENT CONTROL MEASURES OR DESIGNATED AREAS APPROVED BY PROJECT ENGINEER.
15. SEDIMENT SHALL BE CLEARED FROM ALL STORM SEWER PIPES, CULVERTS AND APPURTENANCES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO FINAL PROJECT ACCEPTANCE. SEDIMENT SHALL BE PROPERLY DISPOSED.
16. SW3P SHALL BE FOLLOWED AS INDICATED IN SW3P SHEETS

DRAINAGE

1. ALL REINFORCED CONCRETE PIPE SHALL BE ASTM C-76 CLASS III (RUBBER JOINT) UNLESS NOTED OTHERWISE ON THE PLANS. ALL PIPE AND APPURTENANCES (INLETS, MANHOLES, JUNCTION BOXES, ETC.) SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS.
2. BEDDING MATERIAL SHALL CONSIST OF SAND OR PIT RUN GRAVEL WITH A MAXIMUM SIZE OF 3/4-INCHES OR APPROVED SUBSTITUTE AND SHALL EXTEND TO THE SPRING LINE OF THE PIPE. SEE DETAILS.
3. ALL PIPES SHALL EXTEND TO THE INSIDE FACE OF ALL STRUCTURES. ALL JOINTS SHALL BE GROUTED TO ENSURE A WATER TIGHT FIT IN NO INSTANCE SHALL GROUT BE USED TO EXTEND AN INCOMPLETE SEGMENT OF PIPE TO THE INSIDE FACE OF A STRUCTURE.
4. SAND MAY BE USED FOR FINAL BACKFILL IN LIEU OF NATIVE MATERIAL IS ALLOWED AT THE CONTRACTOR'S DISCRETION; NO SEPARATE PAY. THE CONTRACTOR SHALL SUBMIT A SAMPLE OF THE INITIAL BACKFILL MATERIAL TO THE PROJECT ENGINEER FOR INSPECTION AND SHALL UTILIZE THE MATERIAL ONLY UPON APPROVAL BY THE ENGINEER.
5. EXPANSION JOINTS ARE REQUIRED BETWEEN ALL INLET STRUCTURES AND CURB AND GUTTER AND/OR SIDEWALK.
6. THE CONTRACTOR SHALL ENSURE THAT ALL EXISTING STORM SEWER INFRASTRUCTURE REMAINS FUNCTIONAL THROUGHOUT THE COURSE OF CONSTRUCTION. IN THE EVENT THAT ANY ASSOCIATED CONSTRUCTION ACTIVITY IMPEDES THE FUNCTION OF A SYSTEM, THE CONTRACTOR SHALL PROVIDE THE PROJECT ENGINEER A PLAN TO ADDRESS THE ISSUE IN ANTICIPATION OF A STORM EVENT.
7. ALL NEWLY INSTALLED STORM SEWER PIPE AND APPURTENANCES ARE SUBJECT TO VIDEO INSPECTION.
8. ALL STREET TURN-OUTS AND DRIVEWAY CULVERTS AFFECTED BY THE PROPOSED IMPROVEMENTS SHALL BE REPLACED SUBSIDIARY TO CONTRACT.
9. ROADSIDE DITCH REGRADING AS PROPOSED IN PLANS SHALL BE COMPLETED SUBSIDIARY TO CONTRACT OR PER IDENTIFIED BID ITEM.

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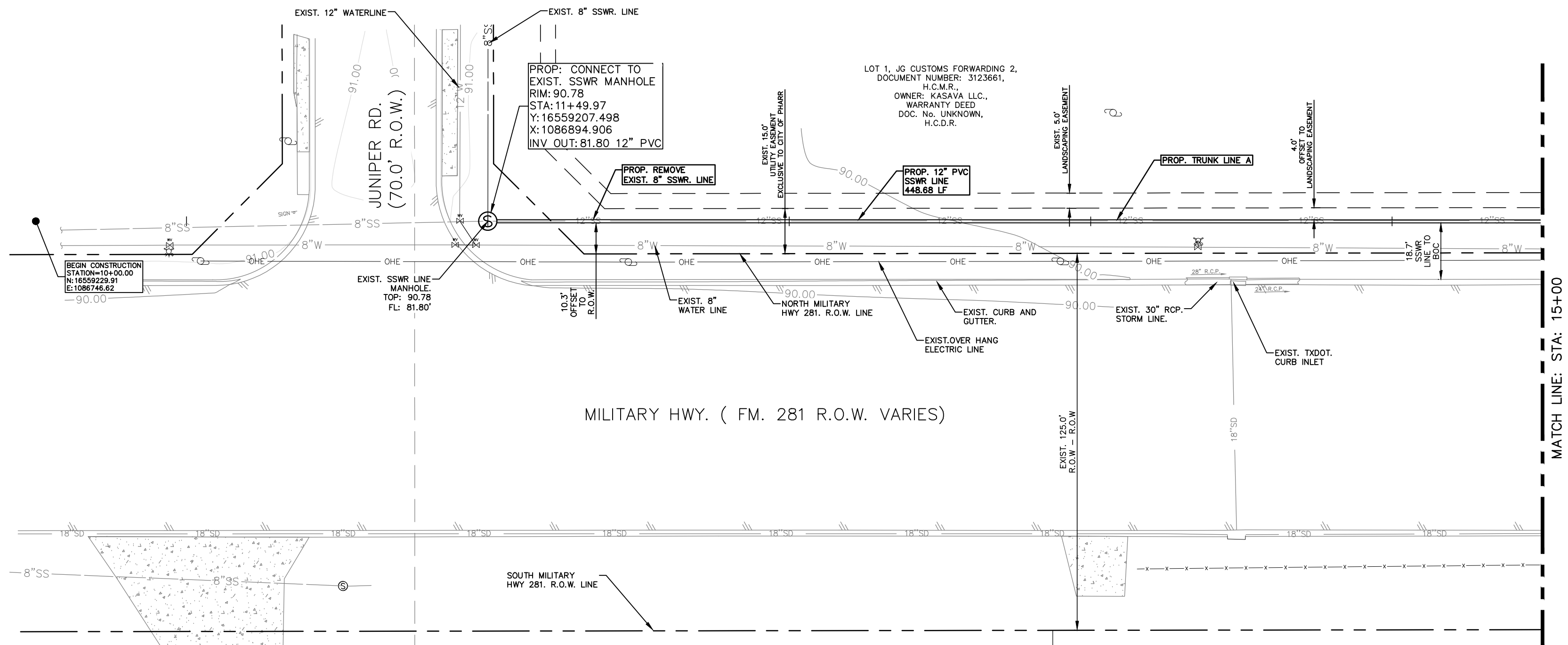
GENERAL NOTES

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DRAWN:	E.H.								
CHECKED:	M.G.	STATE DIST. NO.	21	COUNTY	HIDALGO	CONTROL NO.	000	SECTION NO.	00
DATE:	OCT. 2022						000		02



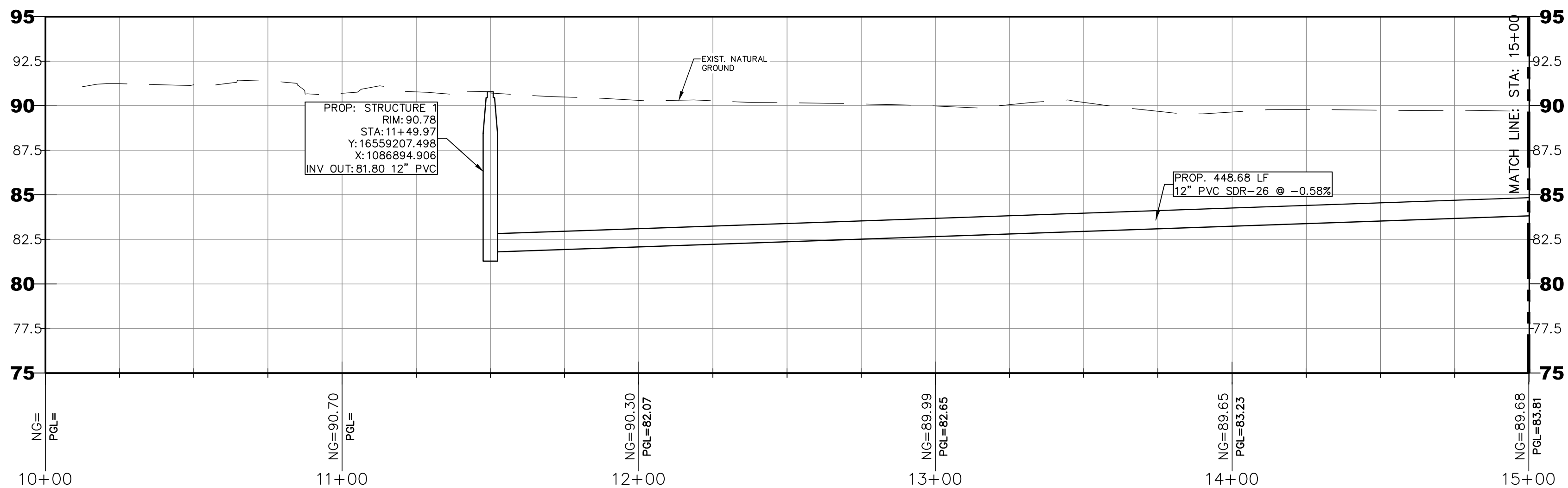
SCALE: 1" = 30'



LEGEND	
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	WATER METER
	STOP SIGN
	FIRE HYDRANT
	CHAINLINK FENCE LINE
	WATER LINE
	SSWR LINE
	POWER POLE
	ASPHALT EDGE OF PAYMENT
	AT&T FIBER OPTIC CABLE
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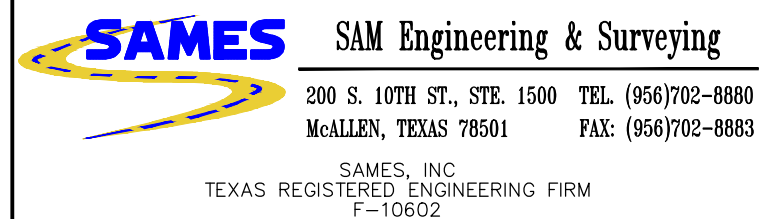
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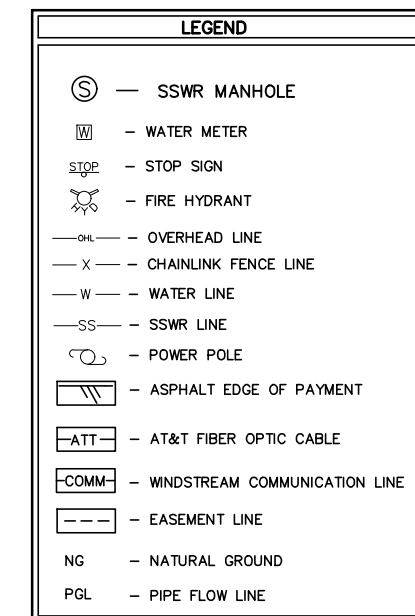
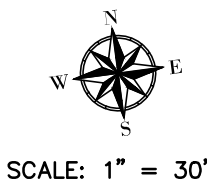
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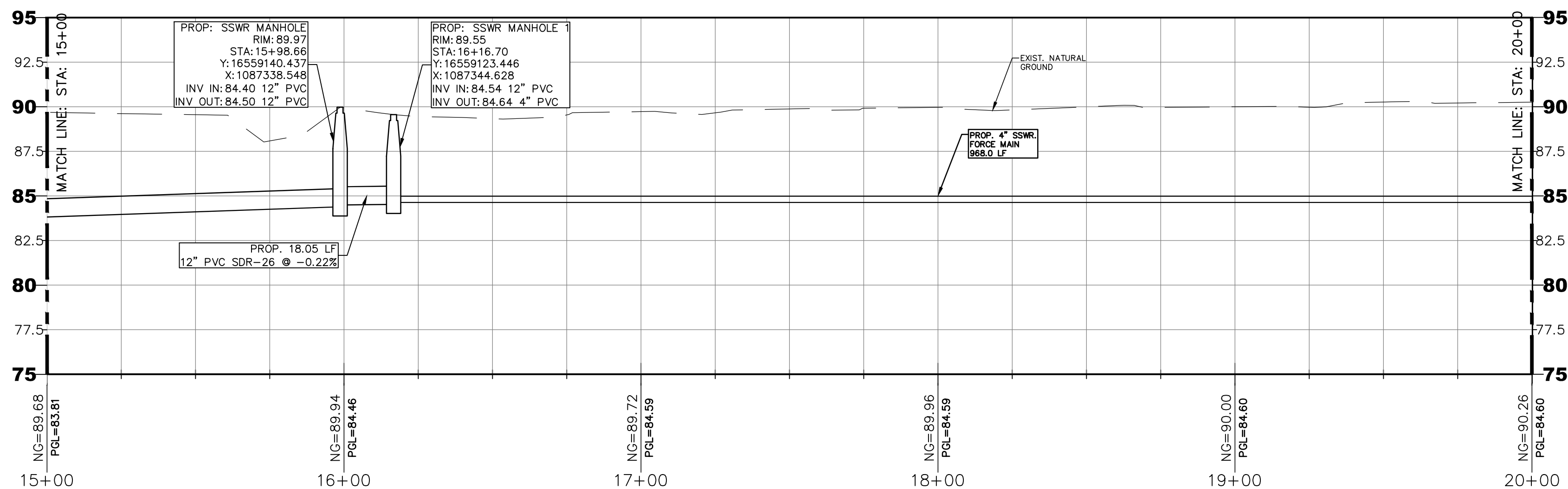
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LAYOUT STA: 10+00 - 15+00
TRUNK LINE A**

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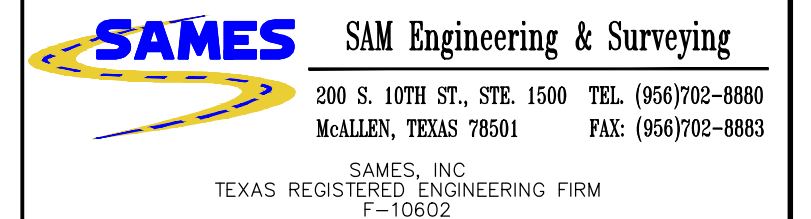
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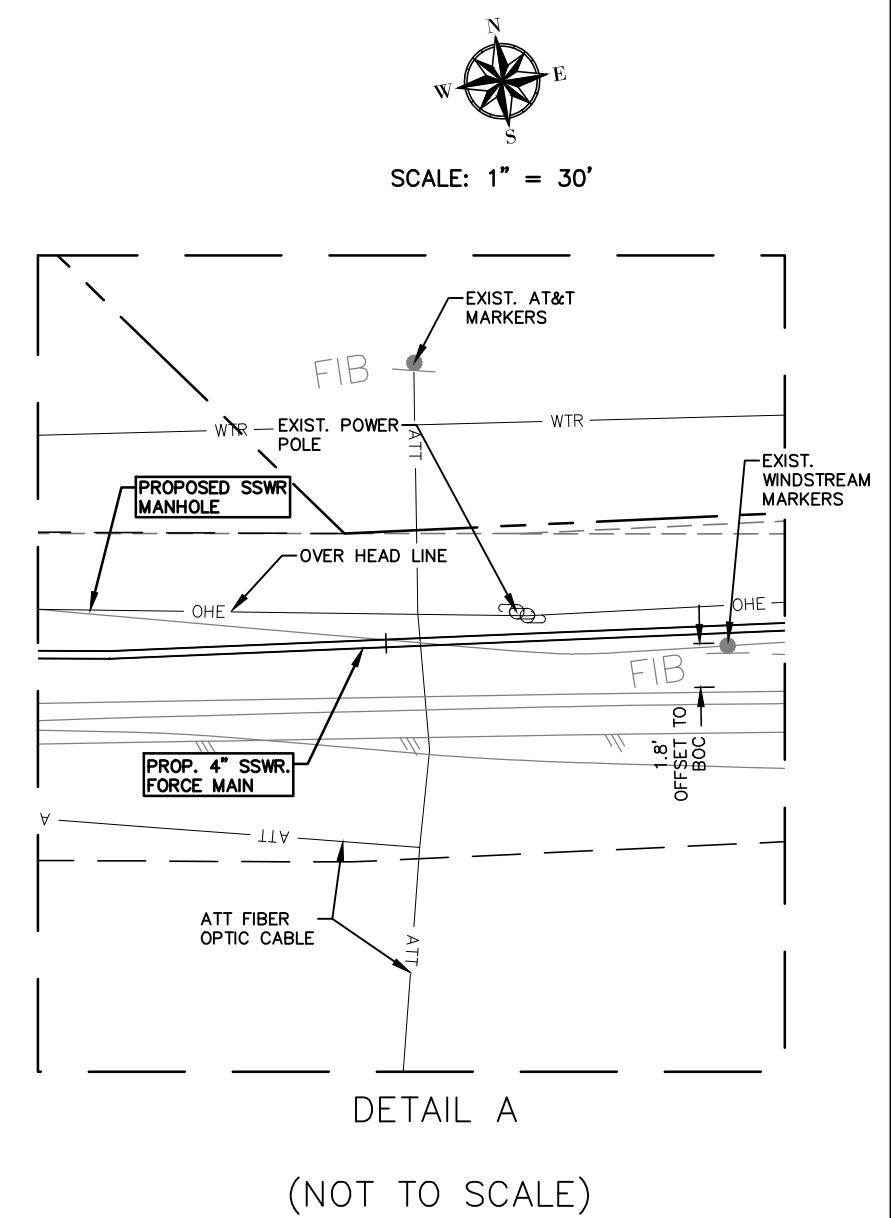
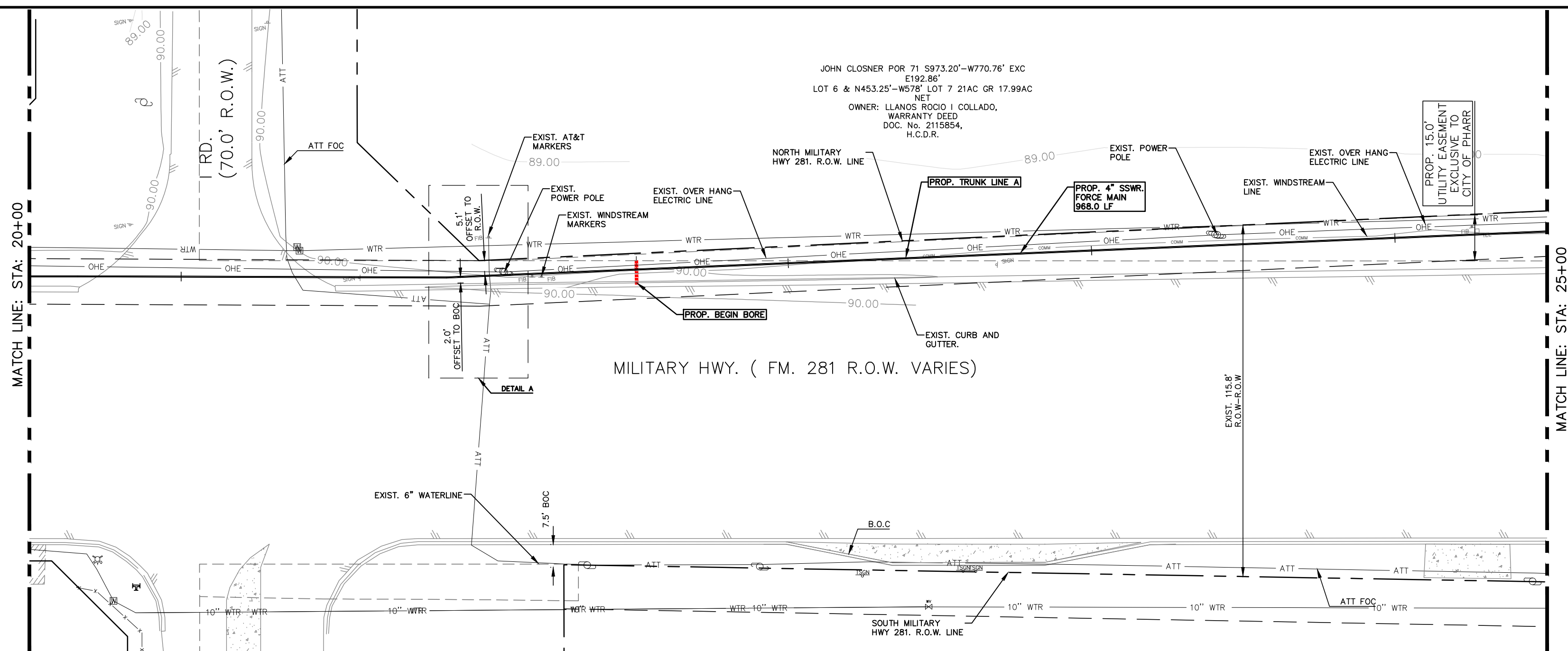
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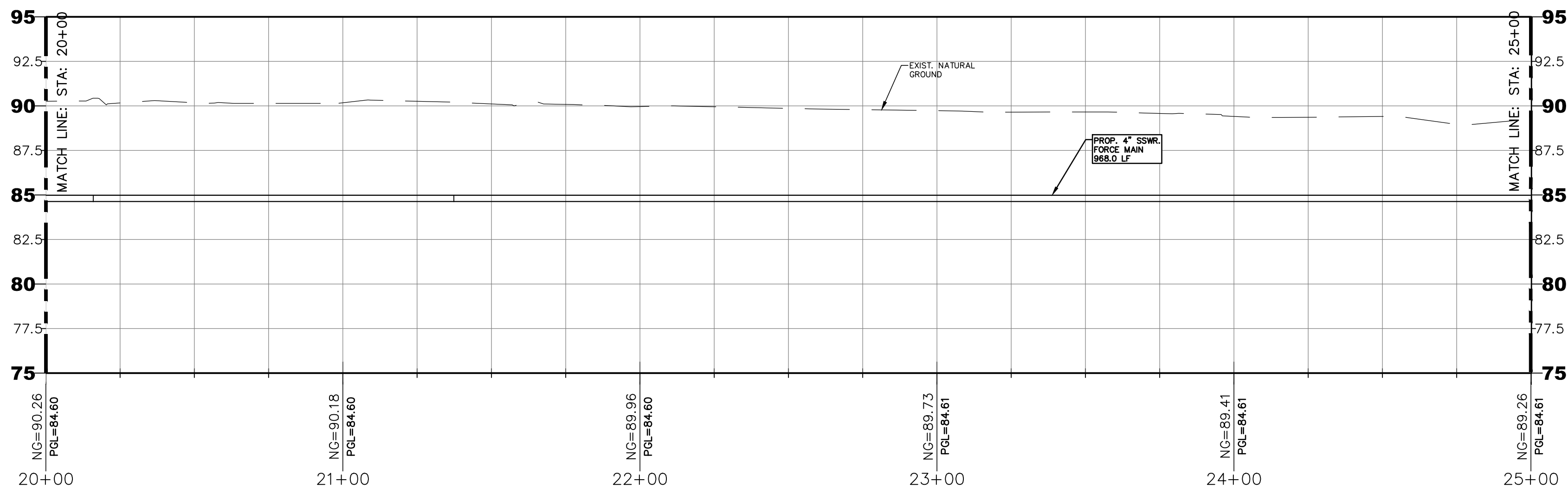
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TRUNK LINE A

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CHECKED:	M.G.	STATE DIST. NO.	COUNTY	CONTROL NO.	SECTION	JOB NO.
DATE:	OCT. 2022	21	HIDALGO	000	00	000
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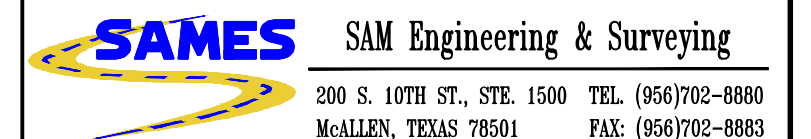
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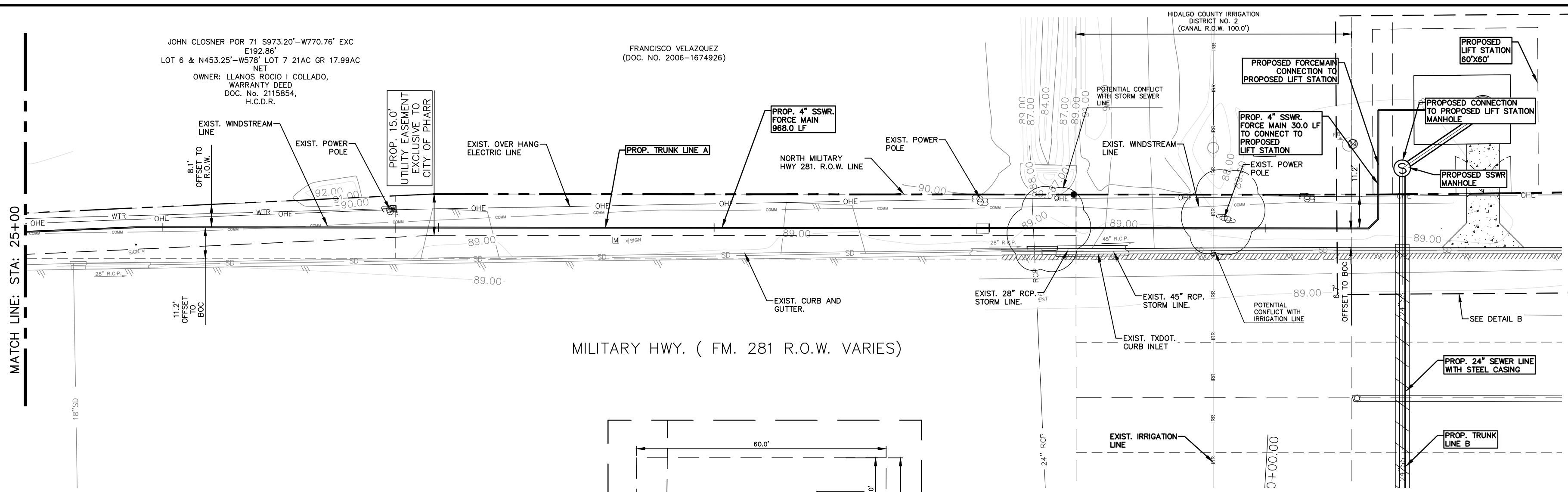
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TEXAS REGISTERED ENGINEERING FIRM
F-10602

**PROPOSED SEWER
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LAYOUT STA: 20+00 - 25+00
TRUNK LINE A**

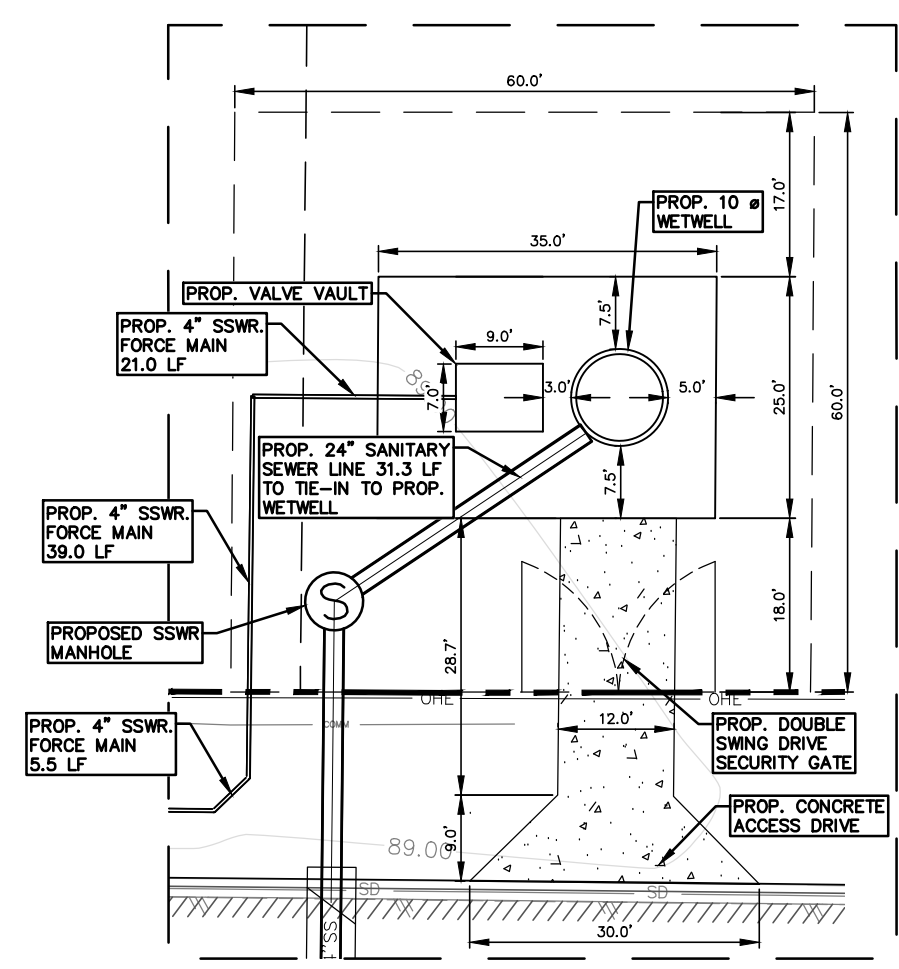
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DRAWN:	E.H.	STATE DIST. NO.:	21	COUNTY:	HIDALGO	CONTROL NO.:	000	SECTION NO.:	00
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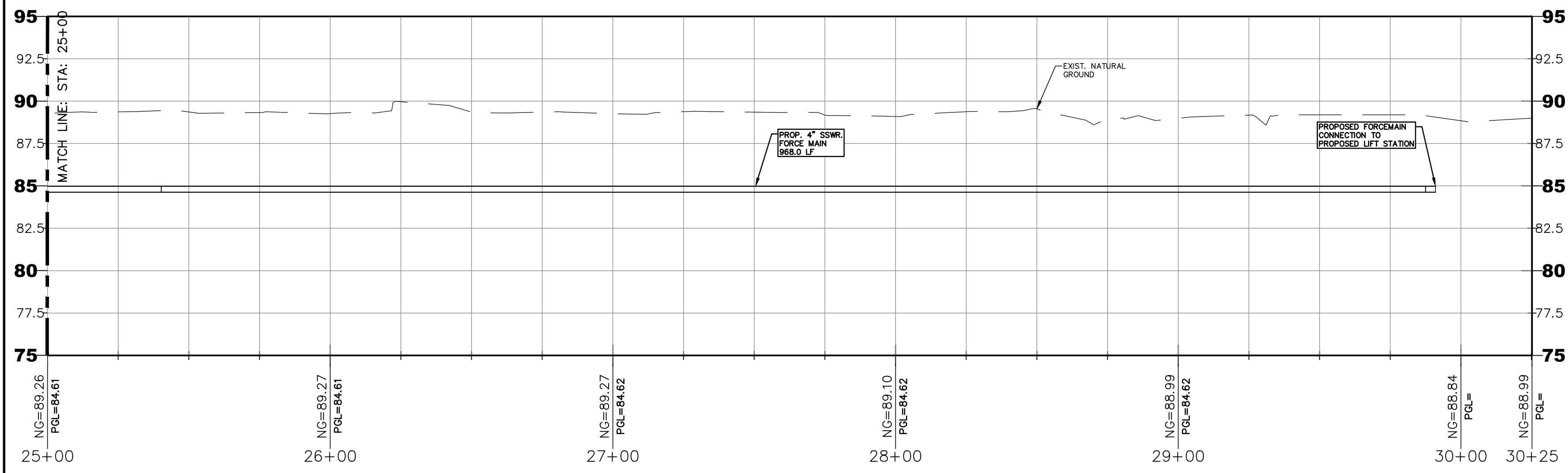
- LEGEND**
- ⊙ — SSWR MANHOLE
 - ⊙ — WATER METER
 - ⊙ — STOP SIGN
 - ⊙ — FIRE HYDRANT
 - — — — — OVERHEAD LINE
 - — — — — CHAINLINK FENCE LINE
 - — — — — WATER LINE
 - — — — — SSWR LINE
 - ⊙ — POWER POLE
 - — — — — ASPHALT EDGE OF PAYMENT
 - — — — — AT&T FIBER OPTIC CABLE
 - — — — — WINDSTREAM COMMUNICATION LINE
 - — — — — EASEMENT LINE
 - NG — NATURAL GROUND
 - PGL — PIPE FLOW LINE

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DETAIL B
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TEXAS DEPARTMENT OF TRANSPORTATION

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

SAMES SAM Engineering & Surveying 200 S. 10TH ST., STE. 1500 TEL. (956)702-8880 McALLEN, TEXAS 78501 FAX: (956)702-8883

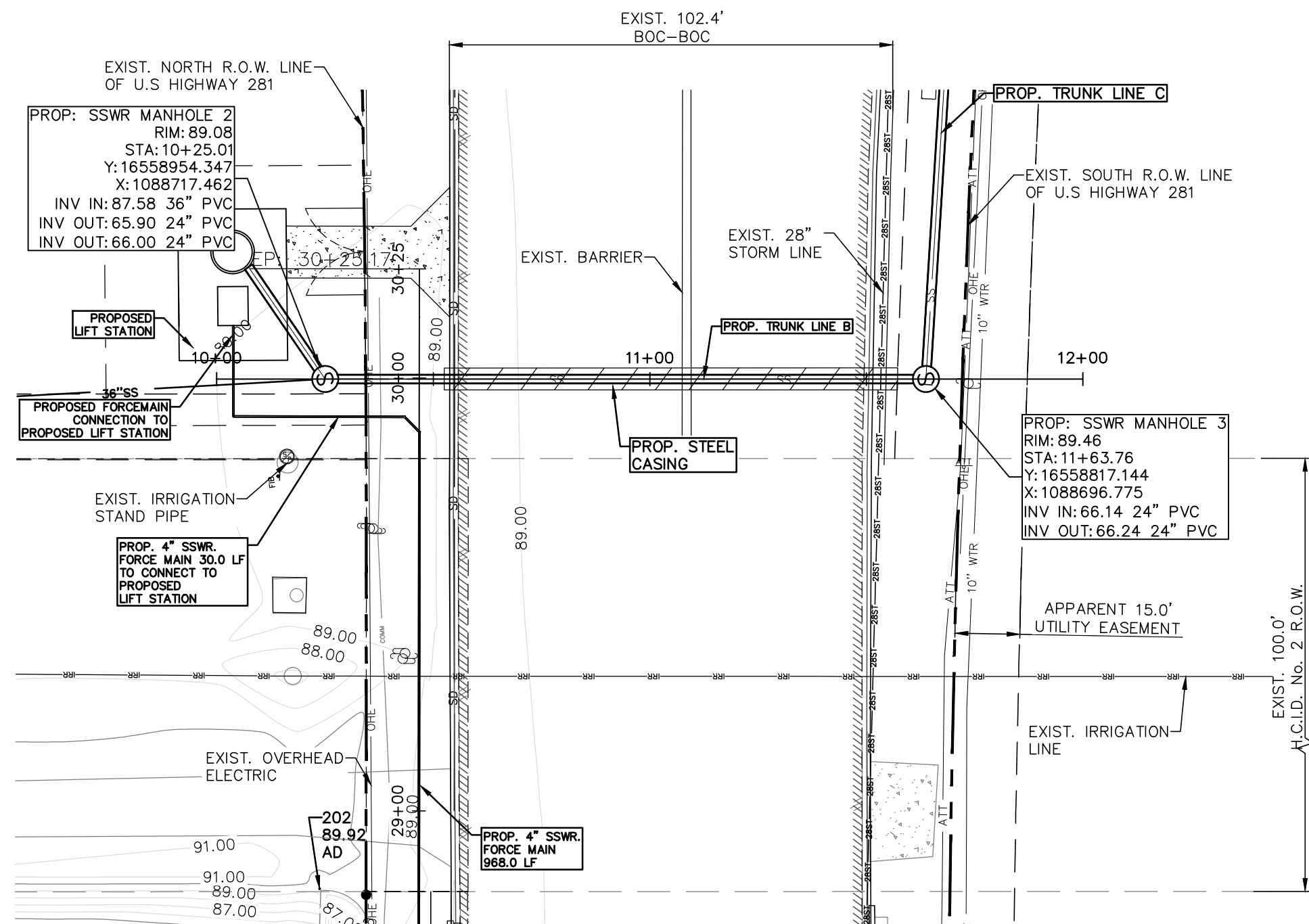
SAMES, INC. TEXAS REGISTERED ENGINEERING FIRM F-10602

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DRAWN: E.H.	STATE DIST. NO.: 21	COUNTY: HIDALGO	CONTROL NO.: 000	SECTION NO.: 00
CHECKED: M.G.	DATE: OCT. 2022		JOB NO.: 000	SHEET NO.: 06



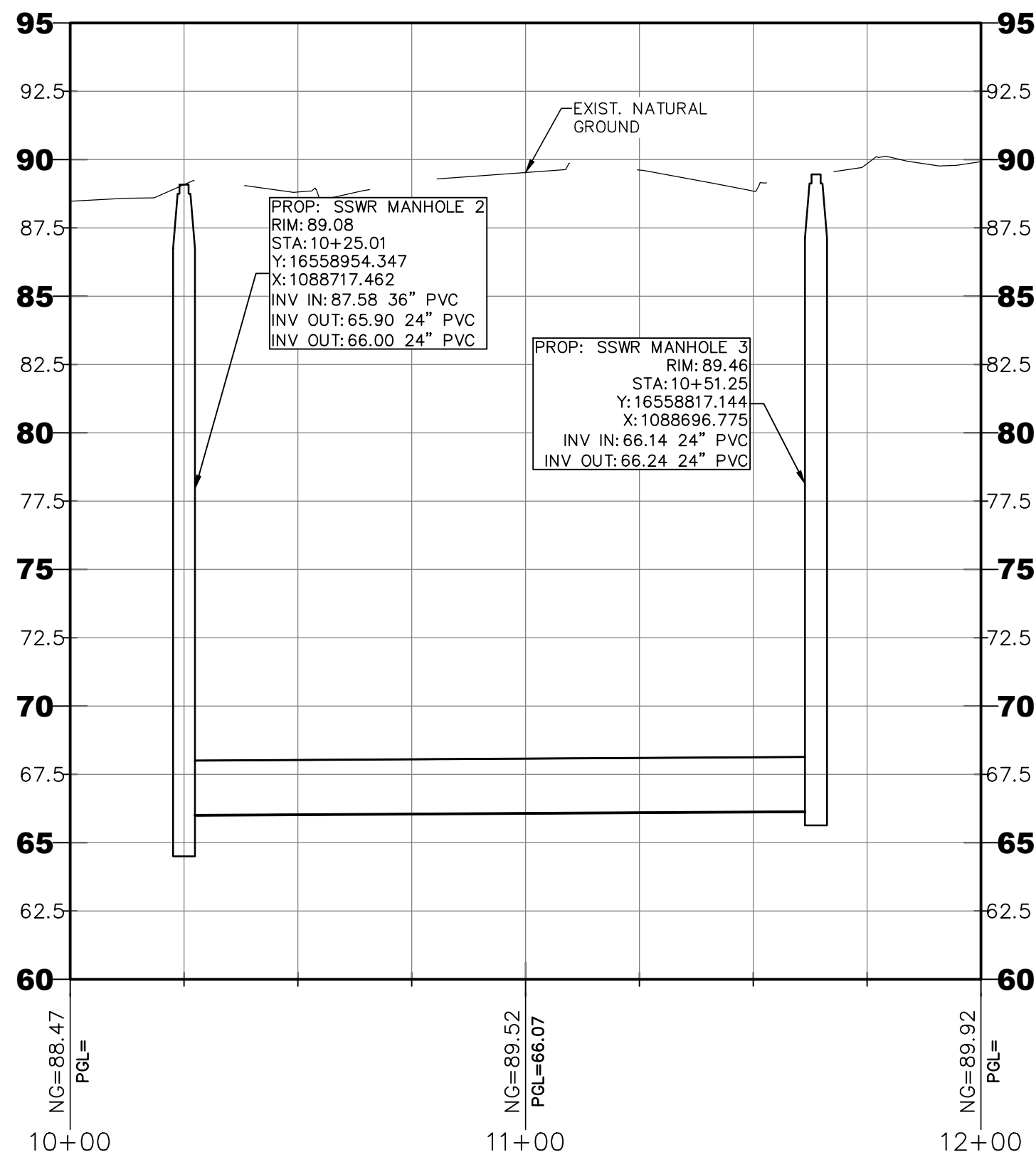
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LEGEND	
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	WATER METER
	STOP SIGN
	FIRE HYDRANT
	OVERHEAD LINE
	CHAINLINK FENCE LINE
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	SSWR LINE
	POWER POLE
	ASPHALT EDGE OF PAYMENT
	AT&T FIBER OPTIC CABLE
	WINDSTREAM COMMUNICATION LINE
	EASEMENT LINE
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Military Crossing PROFILE
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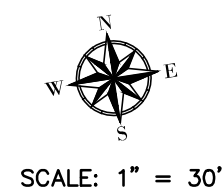
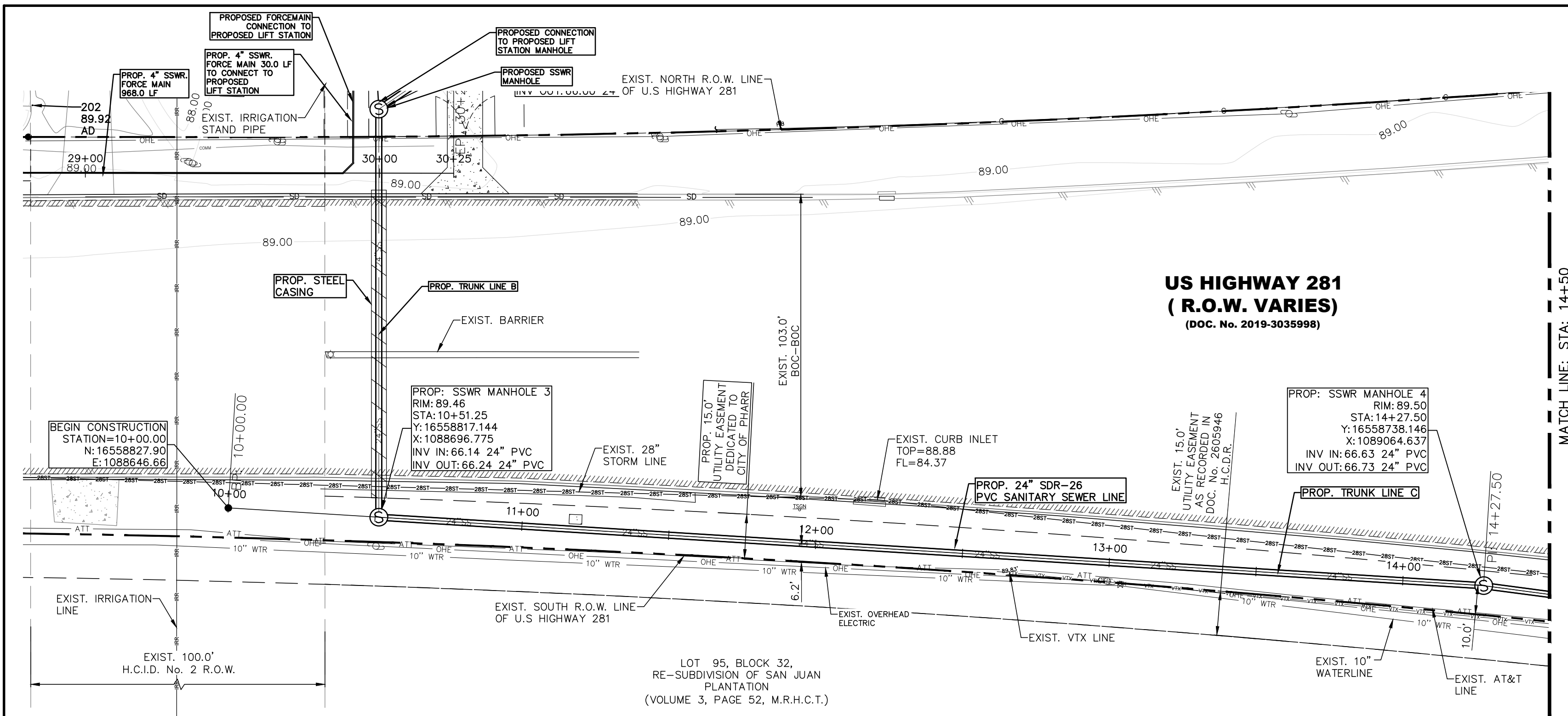


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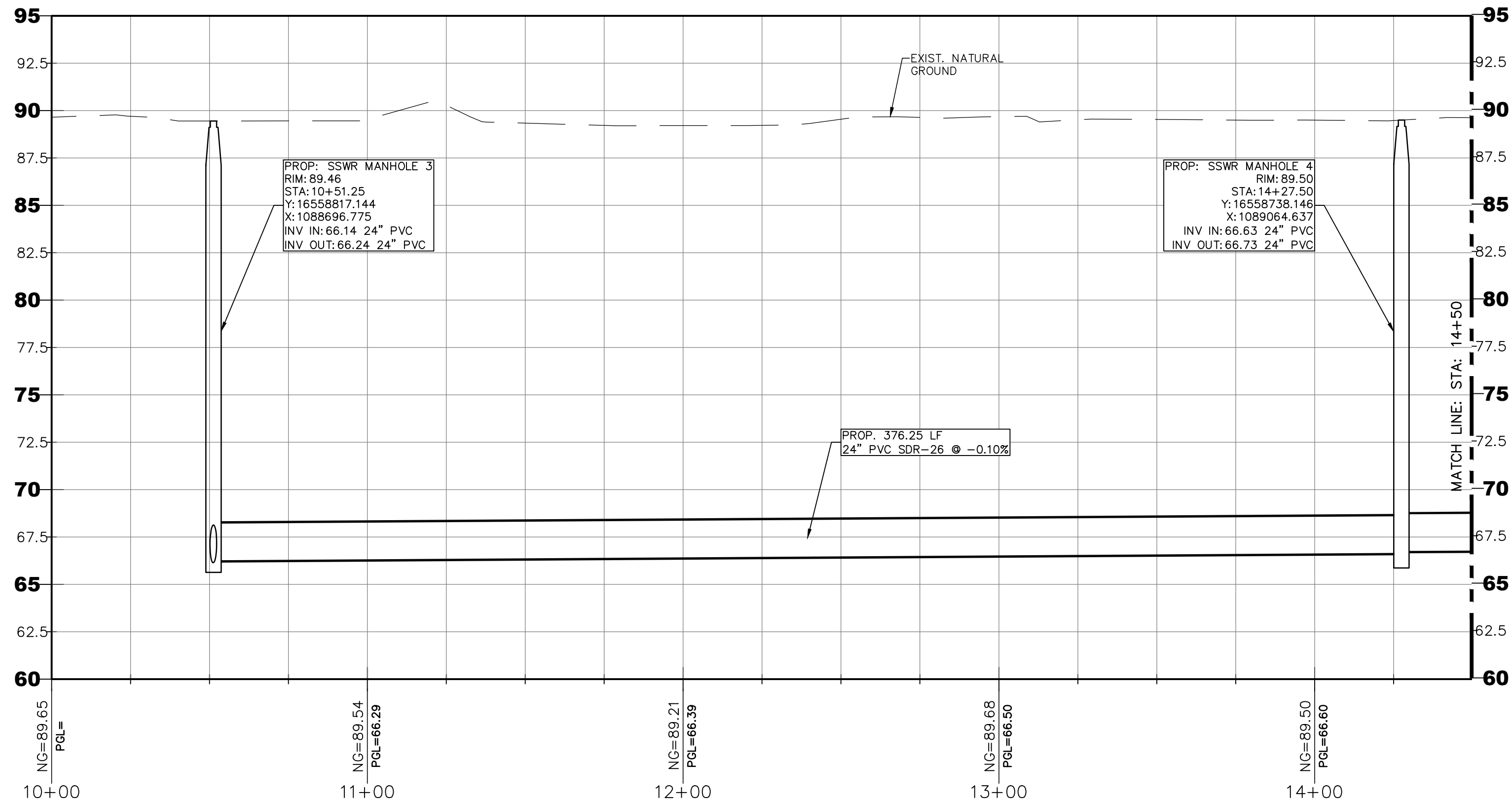
DESIGNED:	L.M.	FED. RD. DIV. NO.:	0	STATE:	TEXAS	PROJECT NO.:	ENG 22.016	HIGHWAY NO.:	
DRAWN:	E.H.	STATE DIST. NO.:	21	COUNTY:	HIDALGO	CONTROL NO.:	000	SECTION NO.:	00
CHECKED:	M.G.	DATE:	OCT. 2022	JOB NO.:	000	SHEET NO.:	07		



LEGEND	
	SSWR MANHOLE
	WATER METER
	STOP SIGN
	FIRE HYDRANT
	OVERHEAD LINE
	CHAINLINK FENCE LINE
	WATER LINE
	SSWR LINE
	POWER POLE
	ASPHALT EDGE OF PAYMENT
	AT&T FIBER OPTIC CABLE
	WINDSTREAM COMMUNICATION LINE
	EASEMENT LINE
	NATURAL GROUND
	PIPE FLOW LINE

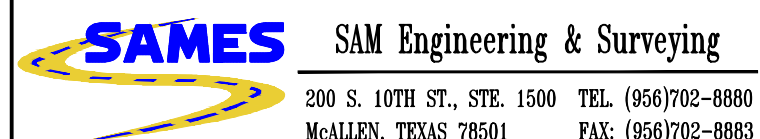
South Military PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

NOTE:
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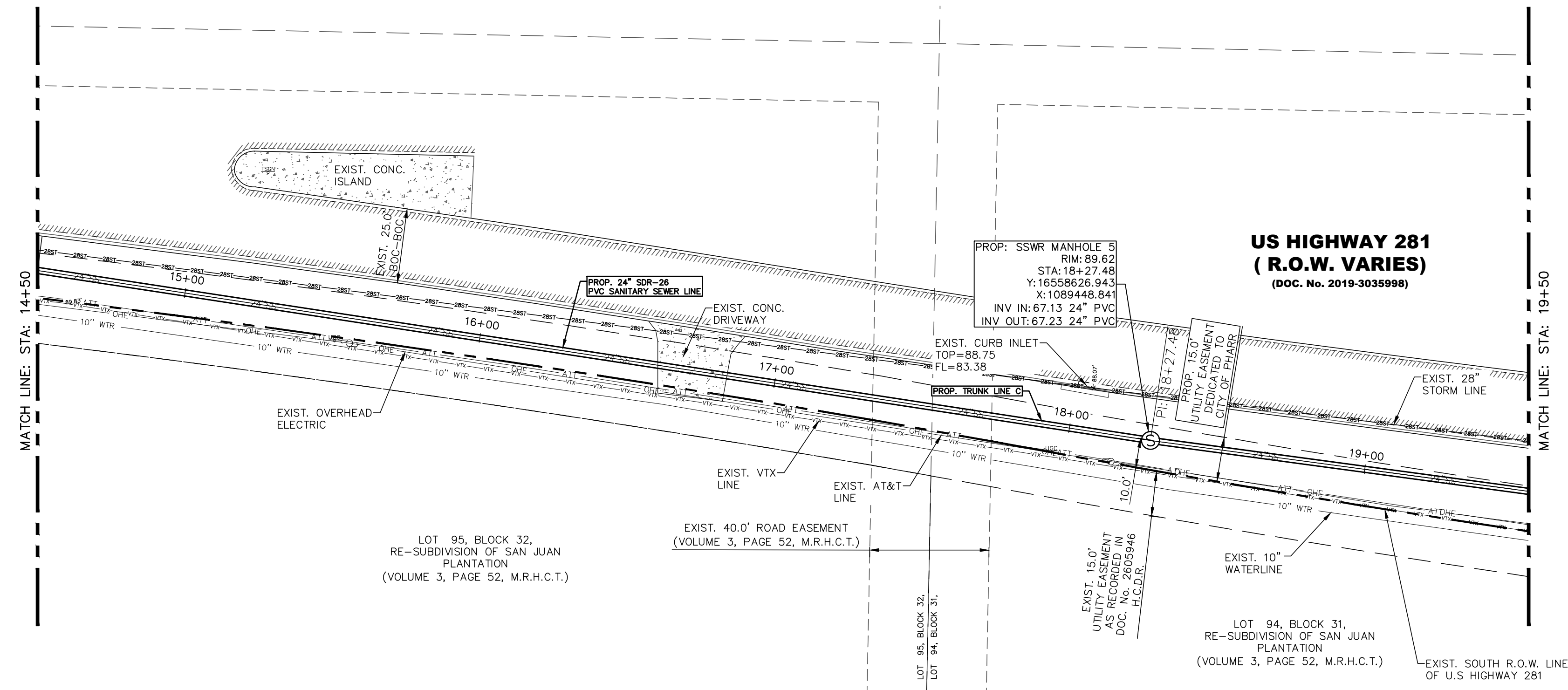
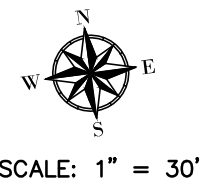
30% SCHEMATIC DESIGN SUBMITTAL FOR REVIEW ONLY



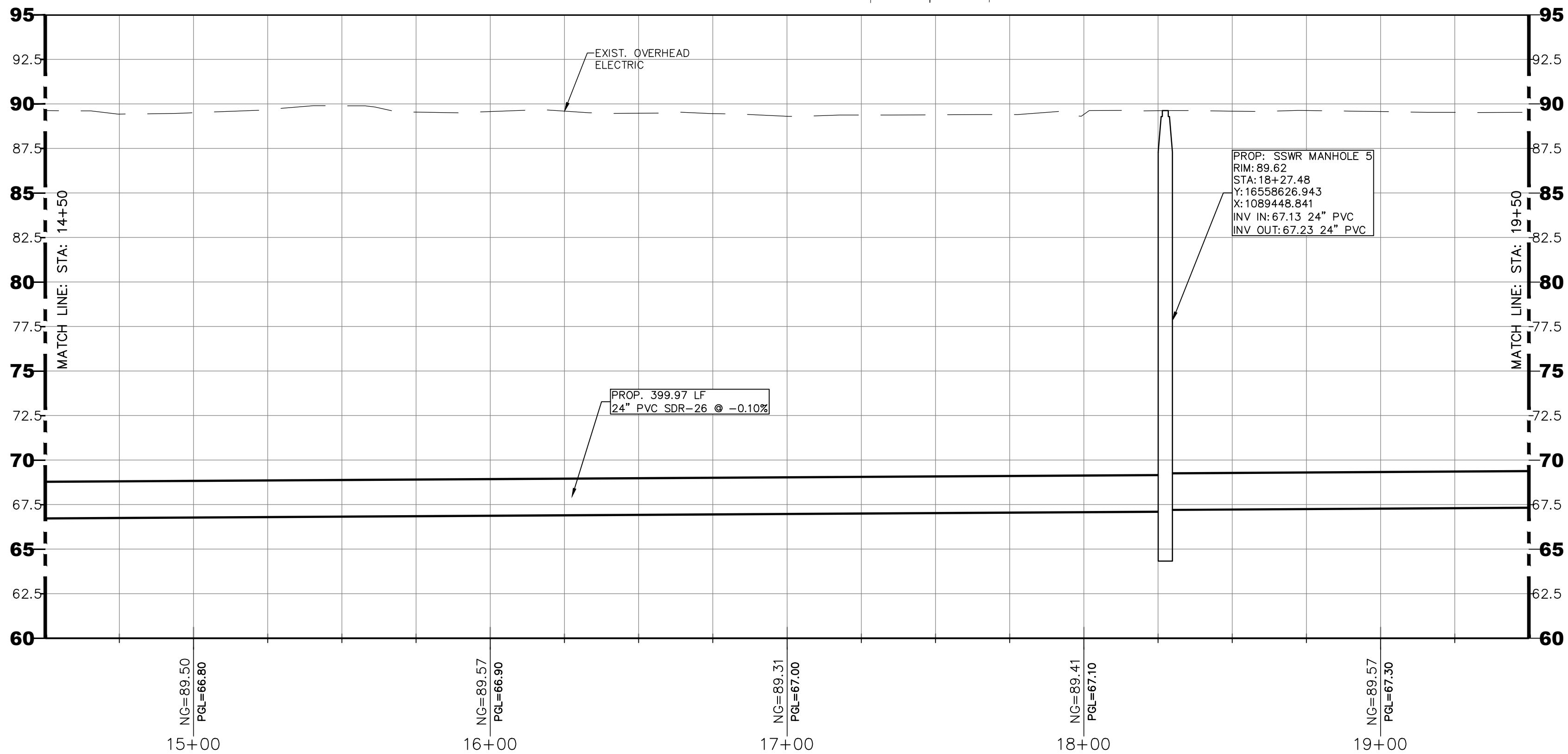
SAMES, INC.
TEXAS REGISTERED ENGINEERING FIRM
F-10602

PROPOSED SEWER IMPROVEMENT LAYOUT STA: 10+00 - 14+50 TRUNK LINE C

DESIGNED:	L.M.	FED. RD. DIV. NO.:	0	STATE:	TEXAS	PROJECT NO.:	ENG 22.016	HIGHWAY NO.:	
DRAWN:	E.H.	STATE DIST. NO.:	21	COUNTY:	HIDALGO	CONTROL NO.:	000	SECTION NO.:	00
CHECKED:	M.G.	DATE:	OCT. 2022	JOB NO.:	000	SHEET NO.:	08		



LEGEND	
	SSWR MANHOLE
	WATER METER
	STOP SIGN
	FIRE HYDRANT
	OVERHEAD LINE
	CHAINLINK FENCE LINE
	WATER LINE
	SSW LINE
	POWER POLE
	ASPHALT EDGE OF PAYMENT
	AT&T FIBER OPTIC CABLE
	WINDSTREAM COMMUNICATION LINE
	EASEMENT LINE
	NATURAL GROUND
	PIPE FLOW LINE

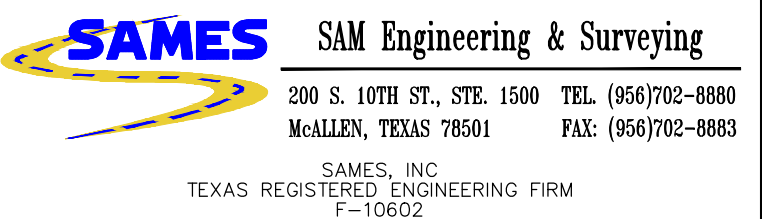


South Military PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

NOTE:
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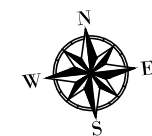
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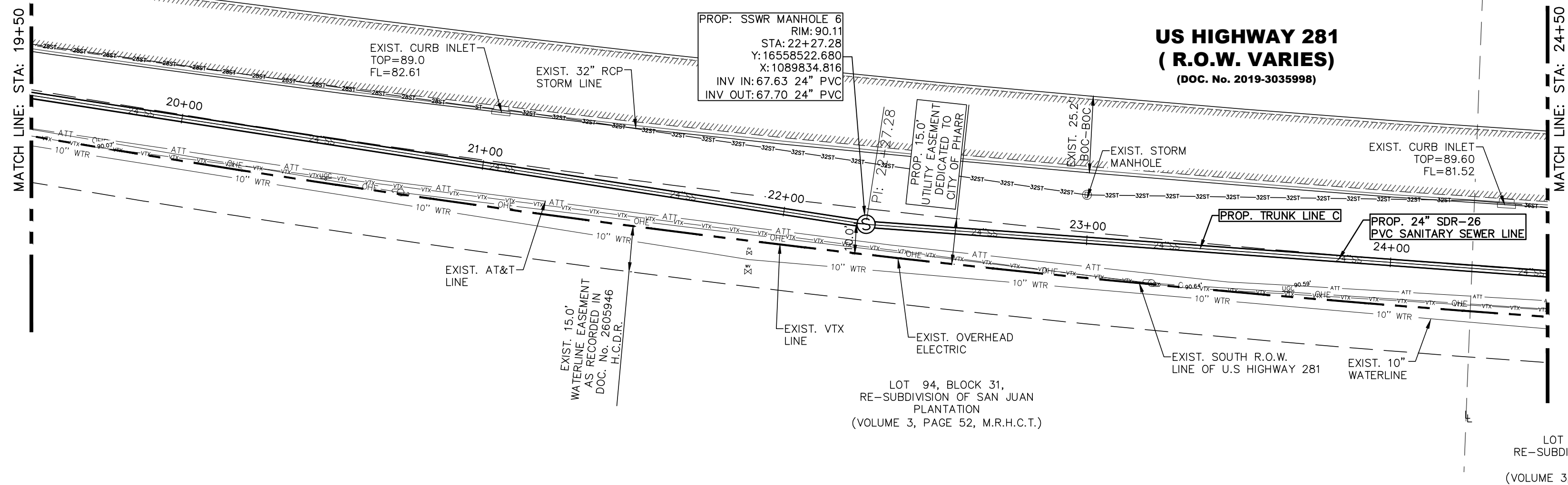


PROPOSED SEWER IMPROVEMENT LAYOUT STA:14+50 - 19+50 TRUNK LINE C

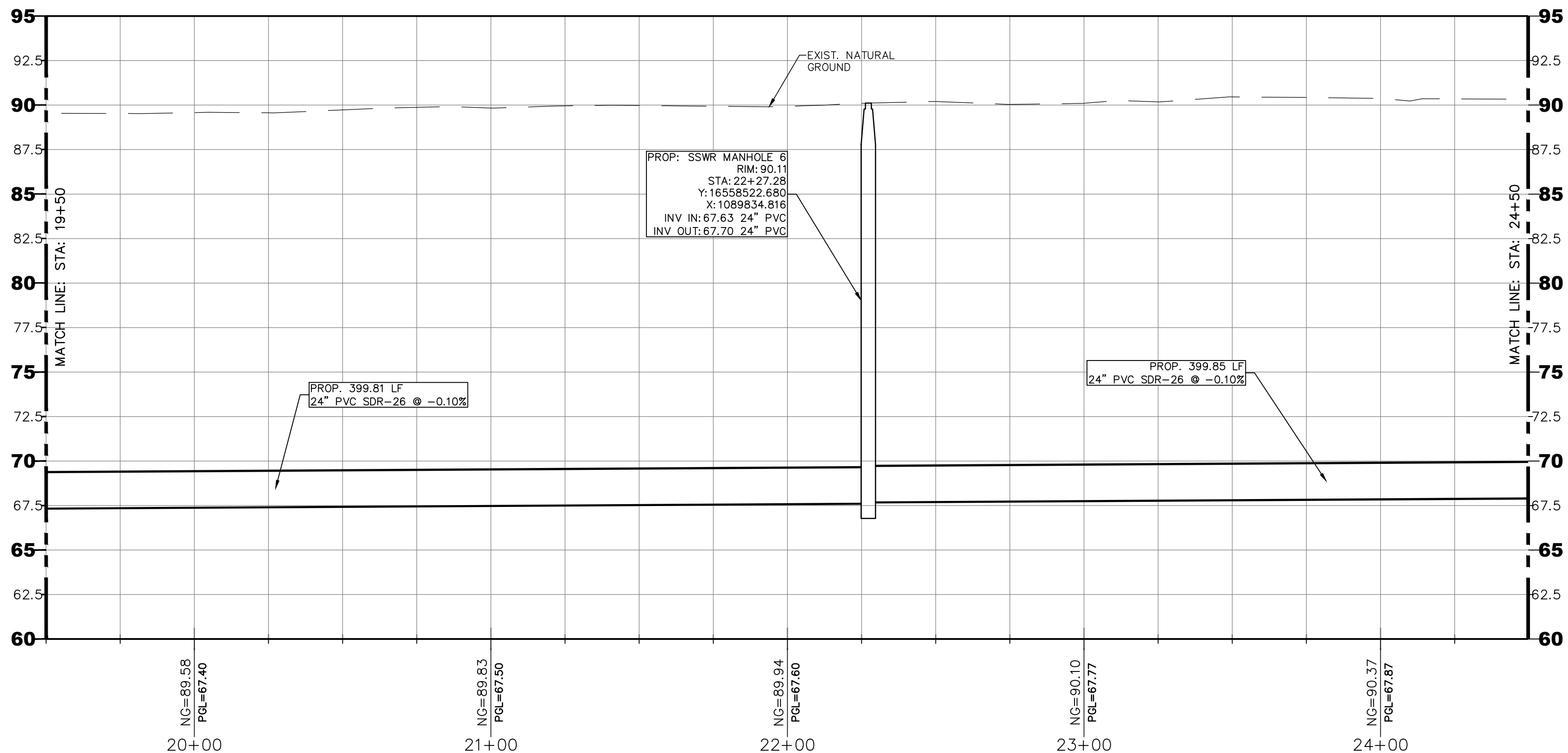
DESIGNED:	L.M.	FED. RD. DIV. NO.:	0	STATE:	TEXAS	PROJECT NO.:	ENG 22.016	HIGHWAY NO.:	
DRAWN:	E.H.	STATE DIST. NO.:	21	COUNTY:	HIDALGO	CONTROL NO.:	000	SECTION NO.:	00
CHECKED:	M.G.	DATE:	OCT. 2022	JOB NO.:	000	SHEET NO.:	09		



SCALE: 1" = 30'



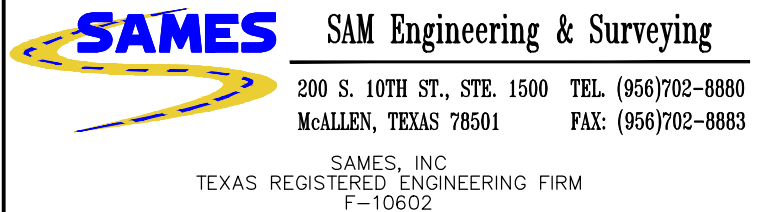
LEGEND	
	SSWR MANHOLE
	WATER METER
	STOP SIGN
	FIRE HYDRANT
	OVERHEAD LINE
	CHAINLINK FENCE LINE
	WATER LINE
	SSWR LINE
	POWER POLE
	ASPHALT EDGE OF PAYMENT
	AT&T FIBER OPTIC CABLE
	WINDSTREAM COMMUNICATION LINE
	EASEMENT LINE
	NATURAL GROUND
	PIPE FLOW LINE



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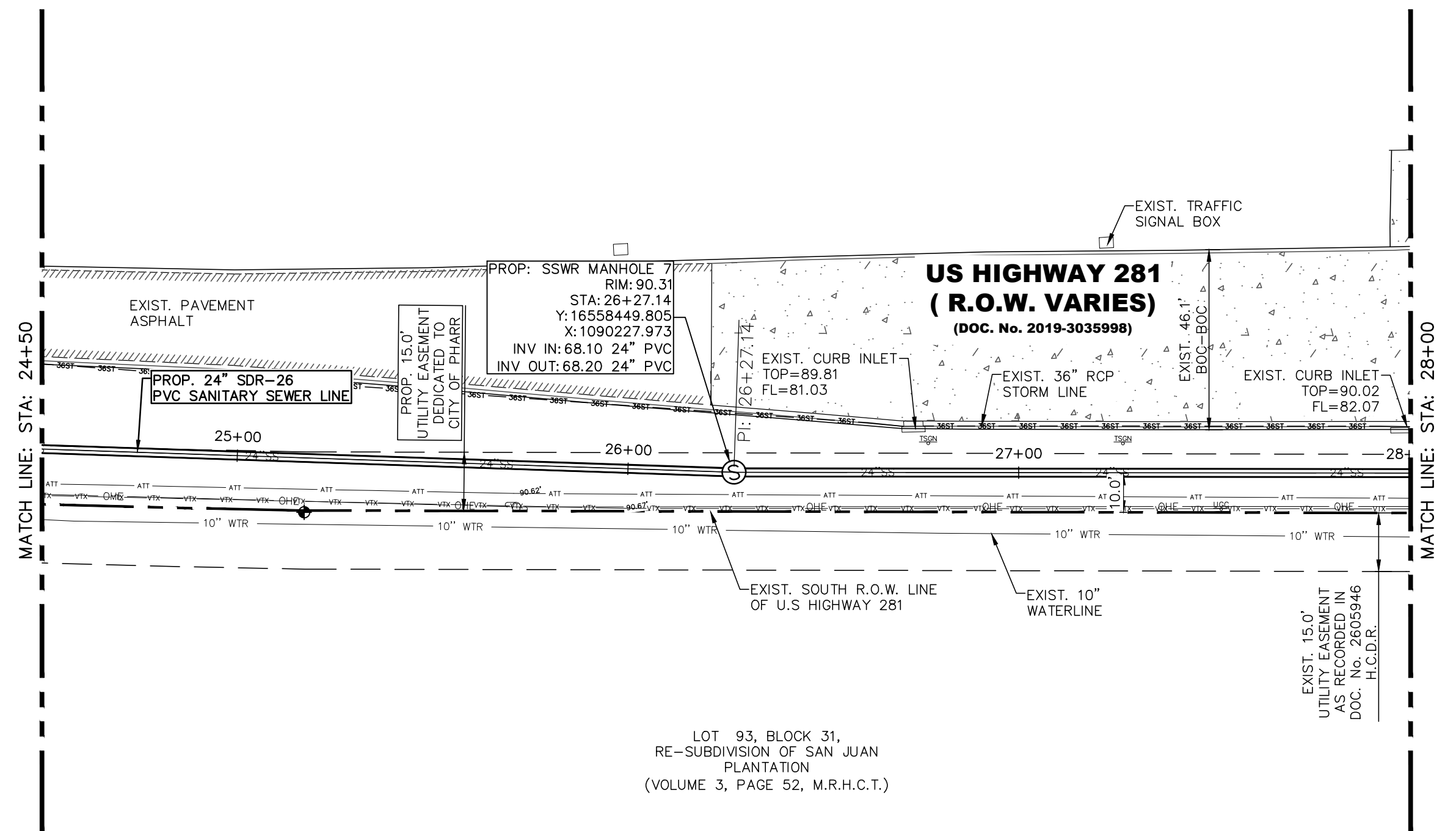
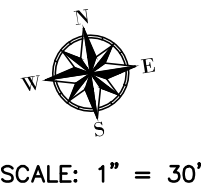
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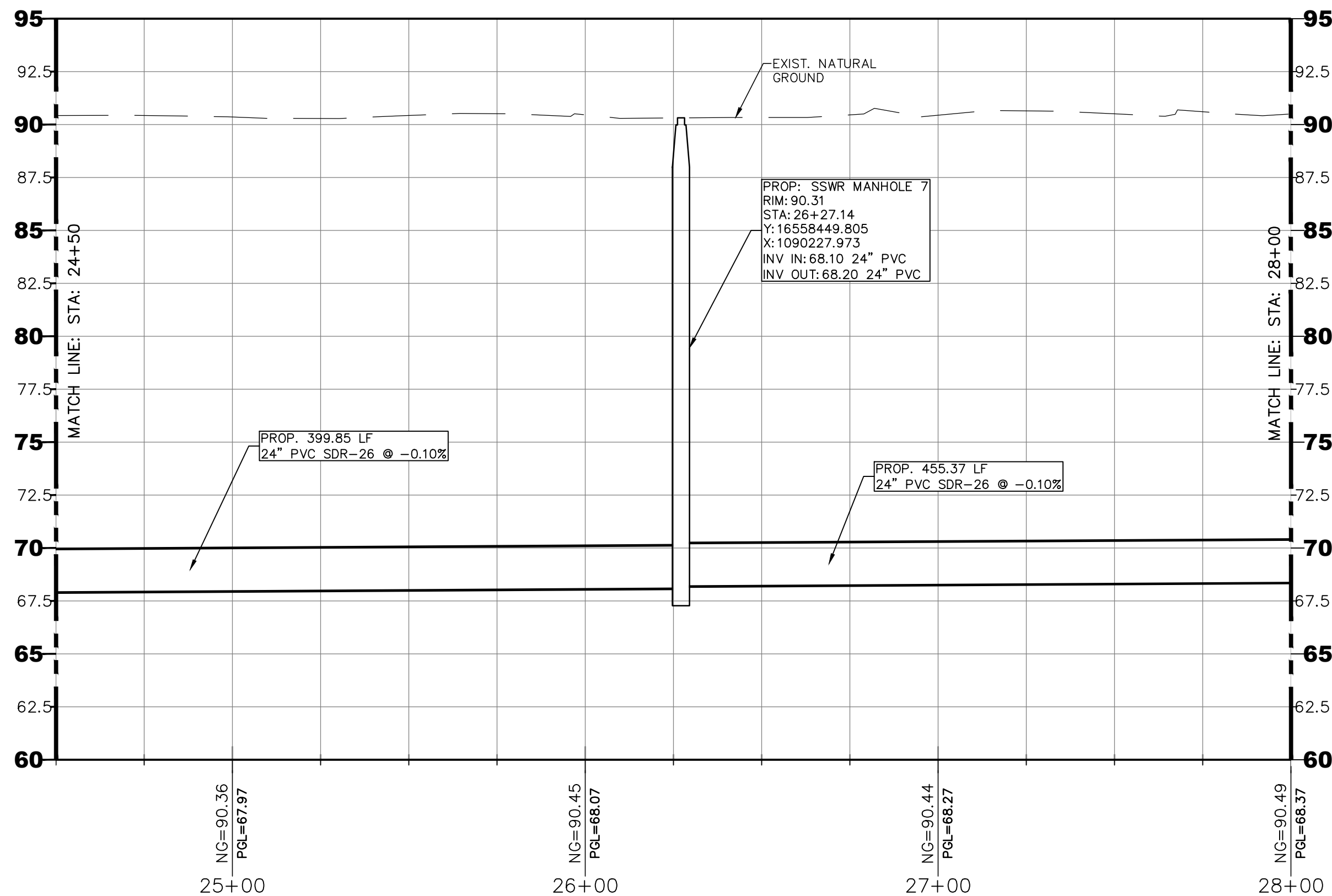


PROPOSED SEWER
IMPROVEMENT
LAYOUT STA:21+00 - 26+00
TRUNK LINE C

DESIGNED:	L.M.	FED. RD. DIV. NO.:	0	STATE:	TEXAS	PROJECT NO.:	ENG 22.016	HIGHWAY NO.:	
DRAWN:	E.H.	STATE DIST. NO.:	21	COUNTY:	HIDALGO	CONTROL NO.:	000	SECTION NO.:	00
CHECKED:	M.G.	DATE:	OCT. 2022	JOB NO.:	000	SHEET NO.:	10		



LEGEND	
	SSWR MANHOLE
	WATER METER
	STOP SIGN
	FIRE HYDRANT
	OVERHEAD LINE
	CHAINLINK FENCE LINE
	WATER LINE
	SSWR LINE
	POWER POLE
	ASPHALT EDGE OF PAYMENT
	AT&T FIBER OPTIC CABLE
	WINDSTREAM COMMUNICATION LINE
	EASEMENT LINE
	NATURAL GROUND
	PIPE FLOW LINE

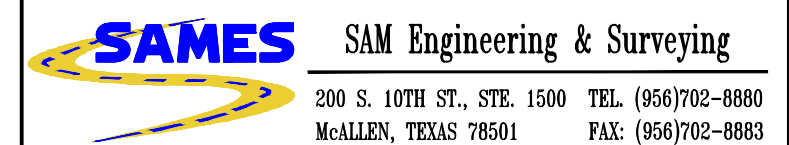


South Military PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

NOTE:
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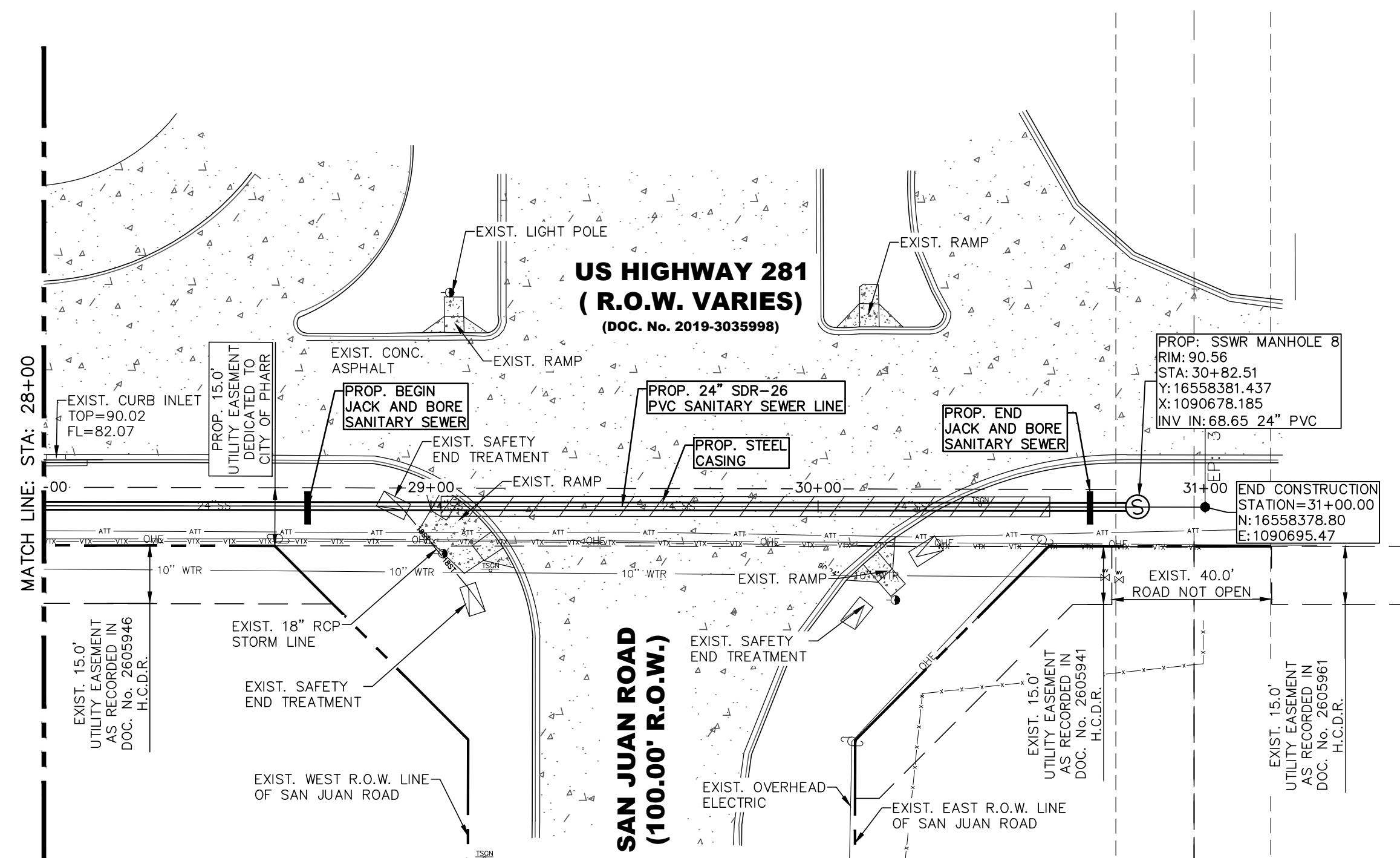
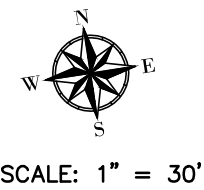
**30% SCHEMATIC DESIGN
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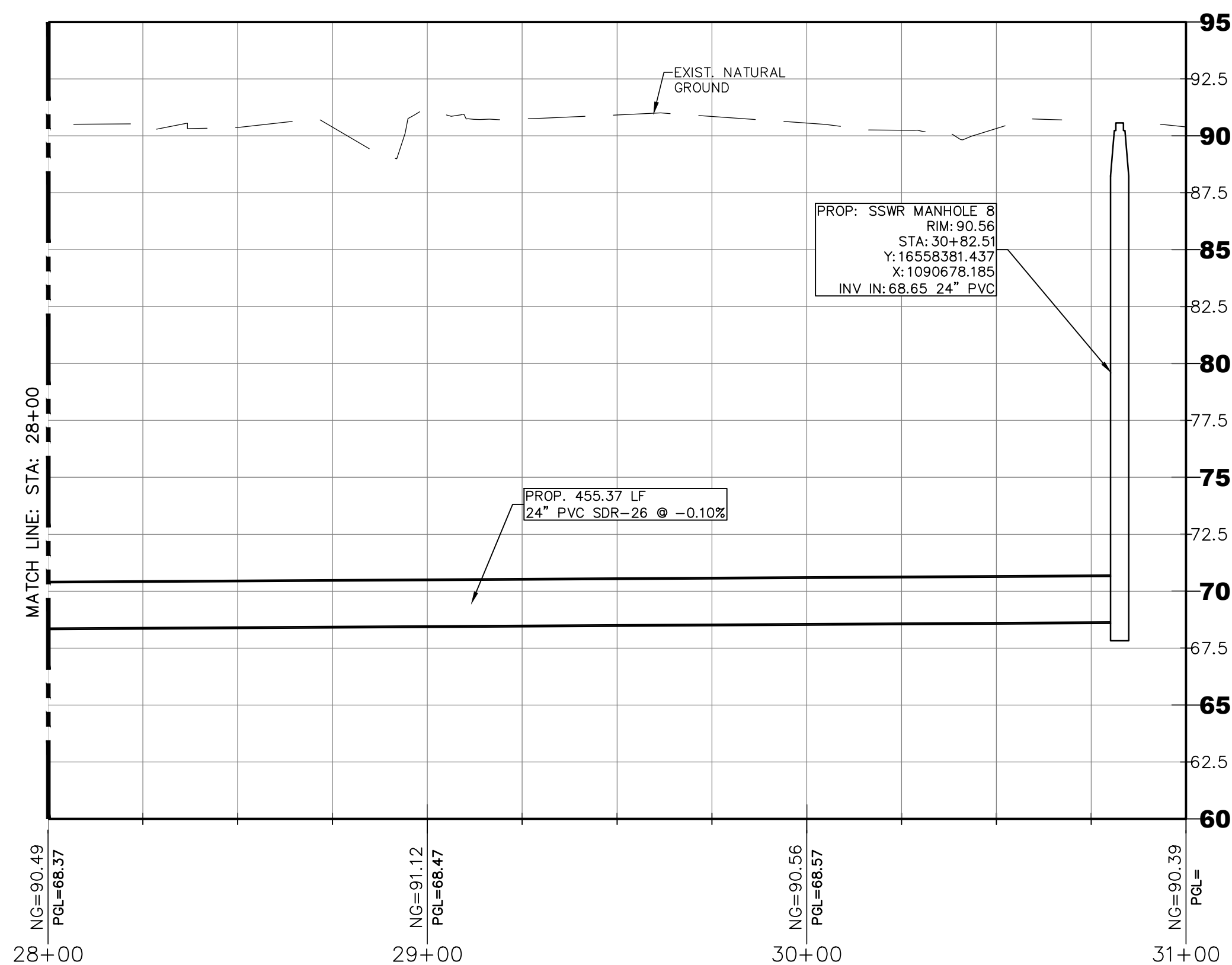
SAMES, INC.
TEXAS REGISTERED ENGINEERING FIRM
F-10602

**PROPOSED SEWER
IMPROVEMENT
LAYOUT STA:24+50 - 28+00
TRUNK LINE C**

DESIGNED:	L.M.	FED. RD. DIV. NO.:	0	STATE:	TEXAS	PROJECT NO.:	ENG 22.016	HIGHWAY NO.:	
DRAWN:	E.H.	STATE DIST. NO.:	21	COUNTY:	HIDALGO	CONTROL NO.:	000	SECTION NO.:	00
CHECKED:	M.G.	DATE:	OCT. 2022	JOB NO.:	000	SHEET NO.:	11		



LEGEND	
	SSWR MANHOLE
	WATER METER
	STOP SIGN
	FIRE HYDRANT
	OVERHEAD LINE
	CHAINLINK FENCE LINE
	WATER LINE
	SSWR LINE
	POWER POLE
	ASPHALT EDGE OF PAYMENT
	AT&T FIBER OPTIC CABLE
	WINDSTREAM COMMUNICATION LINE
	EASEMENT LINE
	NATURAL GROUND
	PIPE FLOW LINE

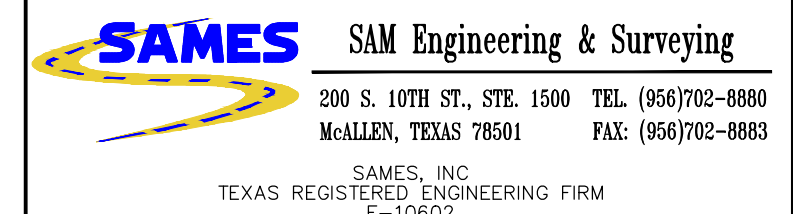


South Military PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

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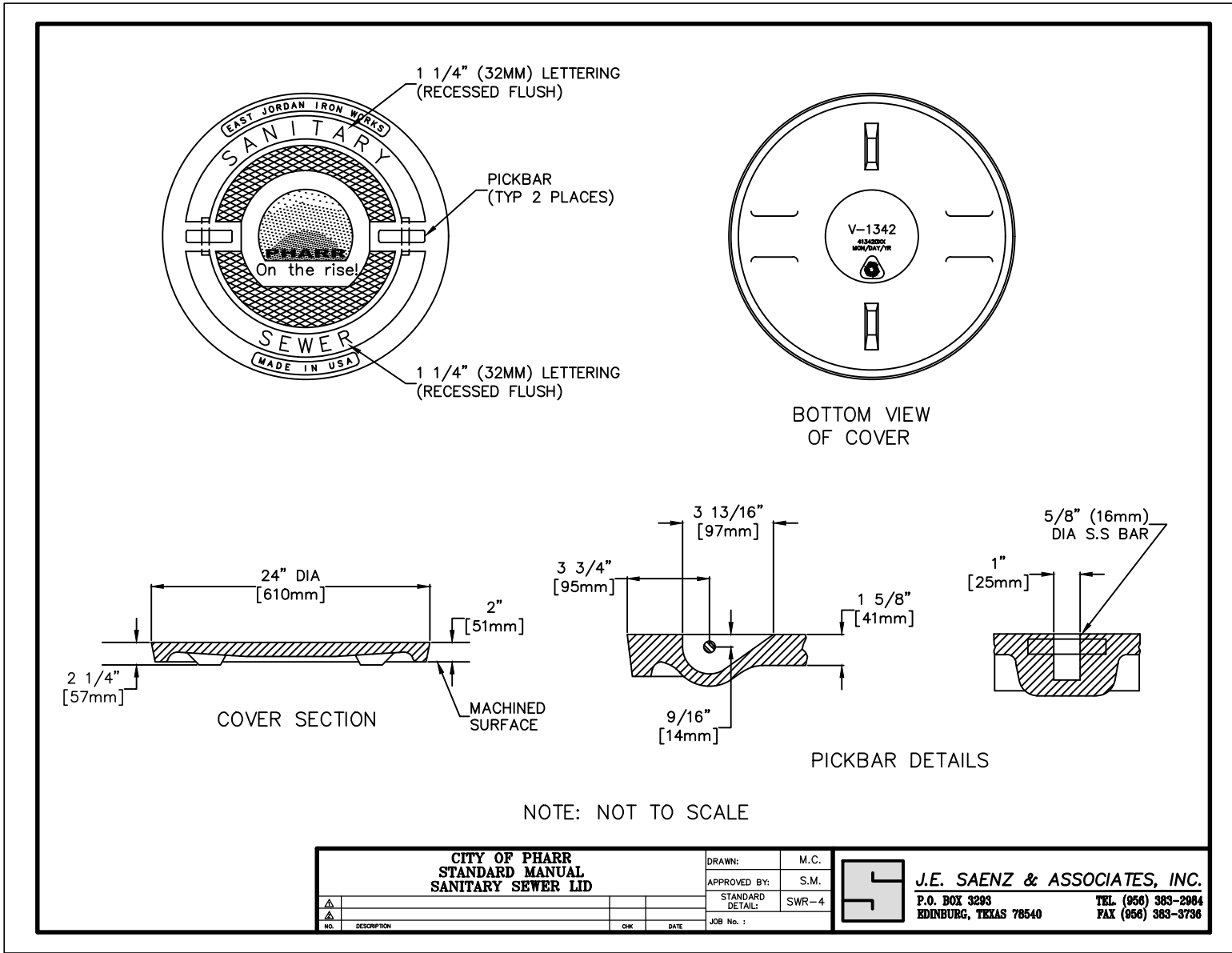
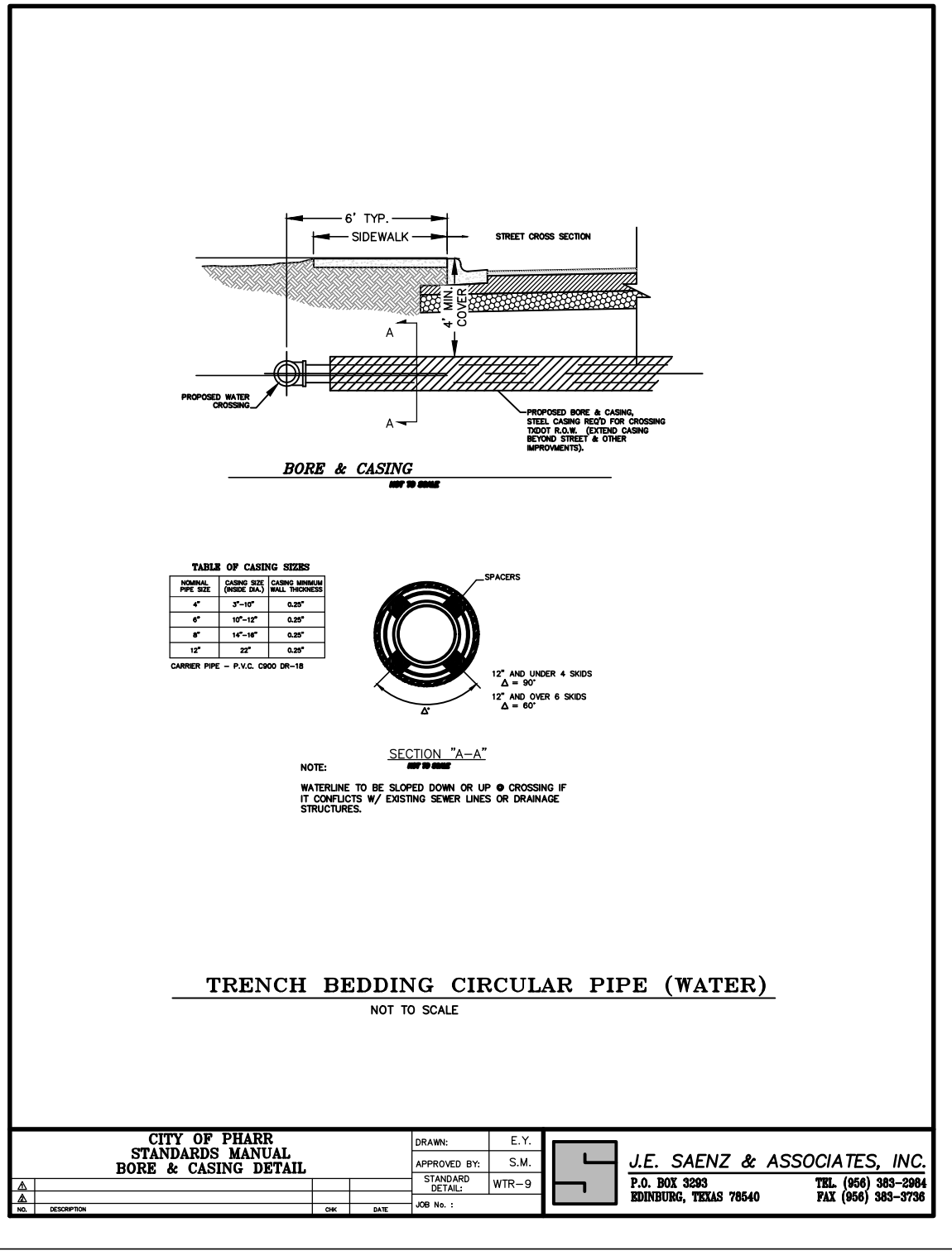
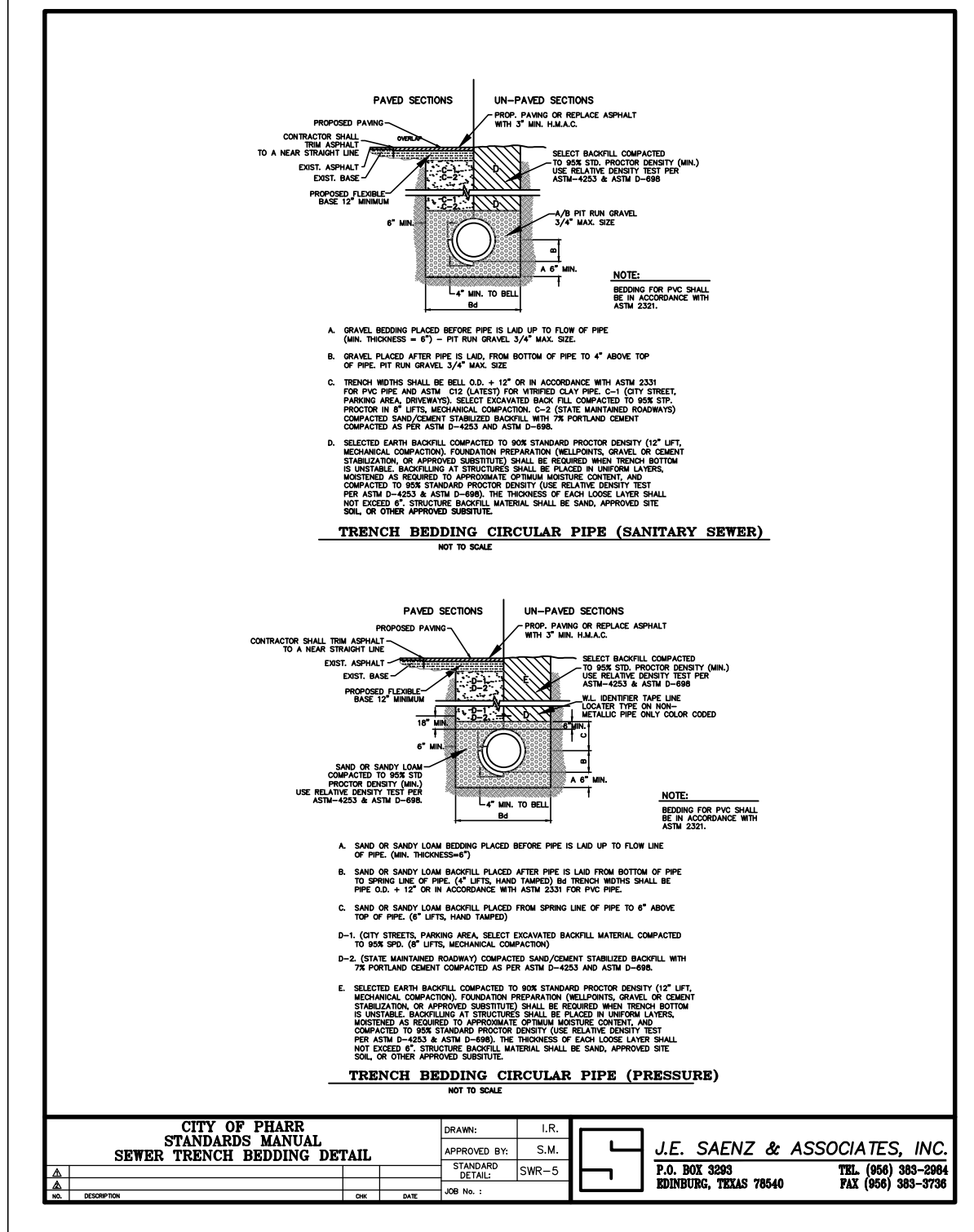
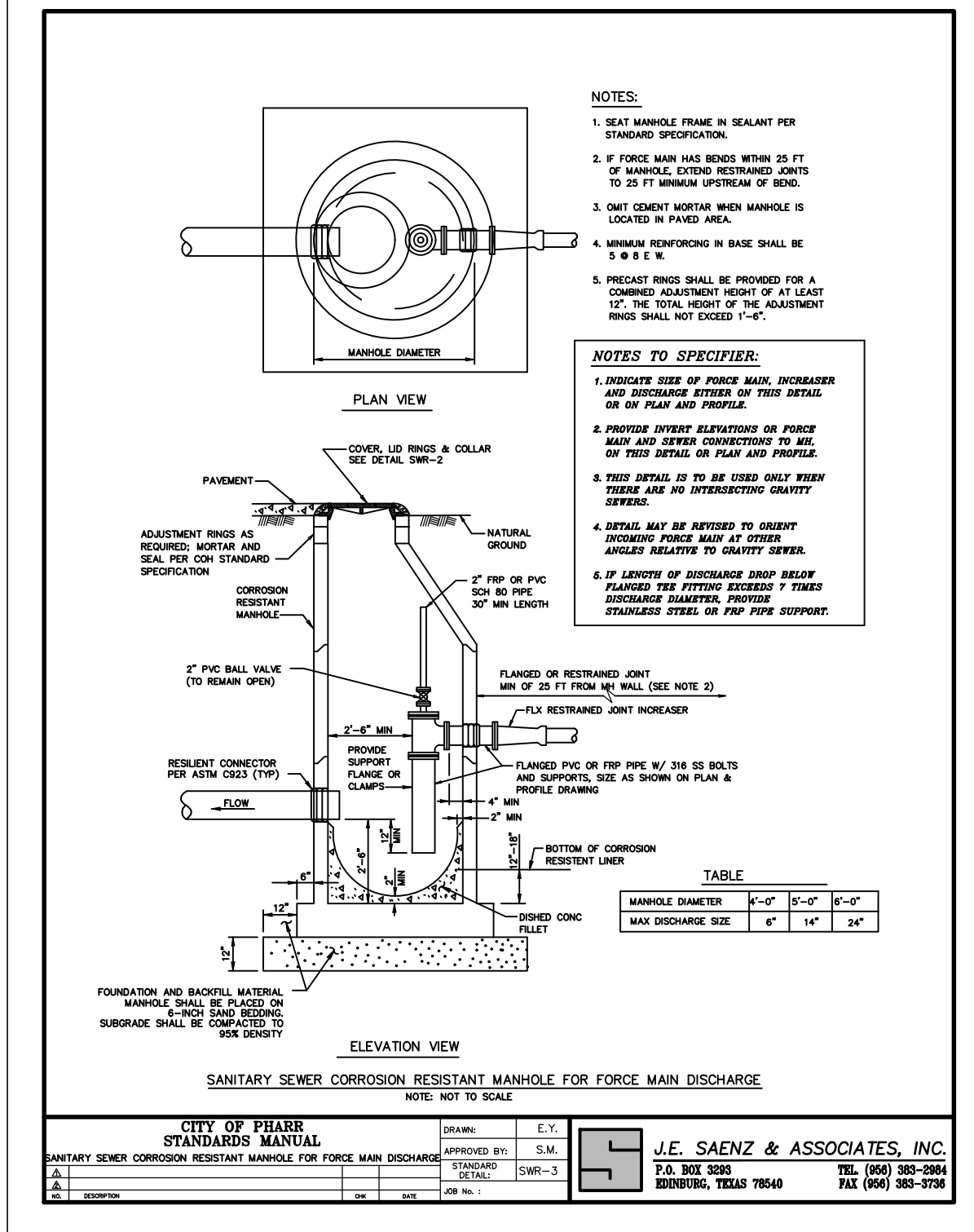
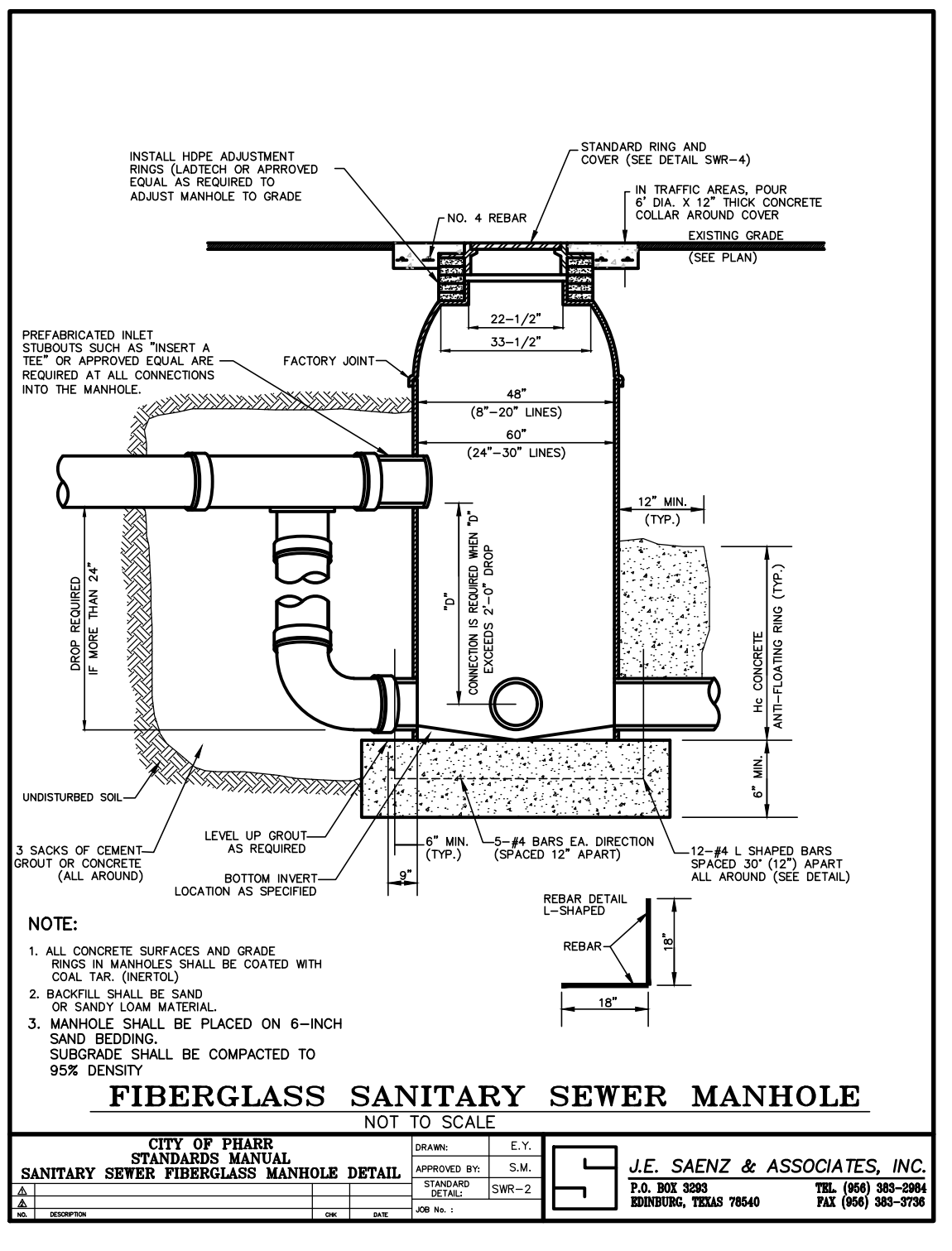
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PROPOSED SEWER IMPROVEMENT LAYOUT STA:26+00 - 31+00 TRUNK LINE C

DESIGNED:	L.M.	FED. RD. DIV. NO.:	0	STATE:	TEXAS	PROJECT NO.:	ENG 22.016	HIGHWAY NO.:	
DRAWN:	E.H.	STATE DIST. NO.:	21	COUNTY:	HIDALGO	CONTROL NO.:	000	SECTION NO.:	00
CHECKED:	M.G.	DATE:	OCT. 2022	JOB NO.:	000	SHEET NO.:	12		



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TEXAS DEPARTMENT OF TRANSPORTATION

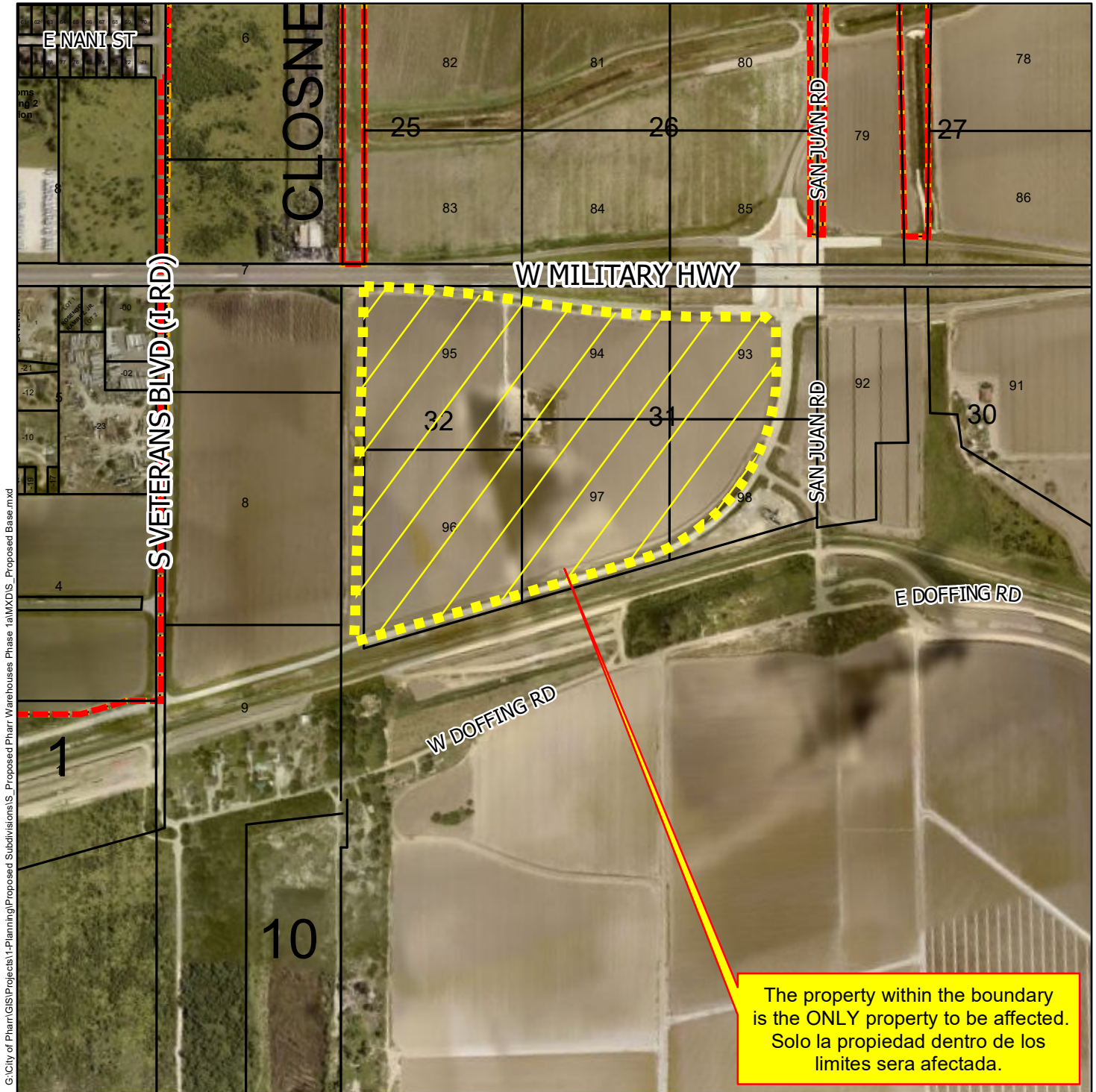
Pacheco Koch 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

SAMES SAM Engineering & Surveying 200 S. 10TH ST., STE. 1500 TEL. (956)702-8880 McALLEN, TEXAS 78501 FAX: (956)702-8883

SAMES, INC. TEXAS REGISTERED ENGINEERING FIRM F-10602

SANITARY SEWER DETAILS

DESIGNED: L.M.	FED. RD. DIV. NO. 0	STATE TEXAS	PROJECT NO. ENG 22.016	HIGHWAY NO.
DRAWN: E.H.				
CHECKED: M.G.	STATE DIST. NO. 21	COUNTY HIDALGO	CONTROL NO. 000	SECTION NO. 00
DATE: OCT. 2022				SHEET NO. 13



The property within the boundary is the ONLY property to be affected.
Solo la propiedad dentro de los limites sera afectada.

