

**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, NOVEMBER 18, 2024**

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. All persons desiring to address the governing body must register with the presiding city clerk prior to the scheduled meeting.

1. CALL TO ORDER:

- A) Roll call and possible action on the excusing of any absent member of the governing board.
- B) Pledge of Allegiance/Invocation

2. PROCLAMATIONS:

- A) Proclamation proclaiming November 18, 2024 as Mayors' Monarch Pledge Day.

3. 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.

4. PUBLIC HEARINGS: (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.

- A) Public hearing on development services cases

B) **Public Hearing:** Solicitation of comments from the general public on the Voluntary Annexation of 22.94 acres more or less, being part or portion of Lot 255, Kelly-Pharr Subdivision of Porciones 69 and 70, located on the south side of East Javelina Drive, approximately 1,700 feet west of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas. **This item supports EV - Economic Vitality.**

5. CITY MANAGER'S REPORTS: *(City Manager's Administrative Reports and discussion, if any, with governing body. The City Manager may also assign a designated spokesperson for any particular listed topic)*

A) Submission of Sales Tax Collection Report for November 2024.

B) Recognition of Pharr Office of City Communications for awards received from (NATOA) National Association of Telecommunications Officers and Advisors and (TATOA) Texas Association of Telecommunications Officers and Advisors.

C) City Events of Interest

6. CONSENT AGENDA: *(All items listed under consent Agenda are considered to be routine and non-controversial by the Governing Body and will be enacted by one motion. Any Commissioner may remove items from the consent agenda by making such request prior to a motion and vote on the Consent Agenda)*

A) Approval of Minutes for November 4, 2024 - Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

B) Consideration and action, if any, on Ordinance extending the boundaries of the present corporate limits of the City of Pharr, Texas and annexing new territory into the City of Pharr consisting of 55.97 acres of land and right-of-way out of the Narciso Cabazos Survey, Abstract No. 30, generally located on South Veterans Boulevard and State Highway 365, and along the south side of East U.S. Highway 281 (Military Highway), approximately 800 ft. east of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas. **(3rd & Final Reading) This item supports EV - Economic Vitality.** (DEVELOPMENT SERVICES)

C) Consideration and action, if any, on Ordinance amending Ordinance No. O-2024-07 adopting an updated Procurement Card Policy Manual **(2nd Reading).** **This item supports SE - Service Excellence.** (PURCHASING)

D) Consideration and action, if any, on Ordinance amending Ordinance No. O-2024-17 Municipal Fiber Optic Fee Schedule **(2nd Reading).** **This item supports SG - Sound Governance and Fiscal Sustainability.** (IT)

E) Consideration and action, if any, on the purchase of additional home equipment needed for Pharr Connect from Calix, Inc, through sole source proposal in an amount not to exceed \$933,422.60. **This item supports IF - Infrastructure.** (IT)

F) Consideration and action, if any, on Development Services Cases:

1. LEM Group LLC, d/b/a The Bridge Bar, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is legally described as being a 0.099-acre tract of land, more or less, out of Lots 1 & 2, Luvil LLC Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 508 West IH-2 Suites 12 & 13. CUP#210741 **This item supports EV - Economic Vitality.**
2. Krystall Event Center is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.51 acres, more or less, out of Lot 1, Willow Grove Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1200 West Sam Houston Blvd, Suite B. CUP#230715 **This item supports EV - Economic Vitality.**

G) PLATS:

1. Foresite Group, representing Zaragoza Hinojosa Jr. General Partner for Heavy Investments, LTD., a Texas Limited Partnership, is requesting final plat approval of the proposed Cross CC Pharr Subdivision. The property is legally described as being a 2.133 acre tract of land, located in the A. Velasco Survey, Porcion 70, Abstract 45 and being a portion of a called 19.36 acre tract of land also being a portion of Lots 13 and 14 of the L.R. Bell Development Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of East Ferguson Avenue. SUB#240307 **This item supports EV - Economic Vitality.**
2. Rio Delta Engineering, representing Alvaro Gonzalez, Manager for Los Hoteles, LP., is requesting preliminary and final plat approval of the proposed Re-plat of Lot 1 of Los Hoteles Subdivision No. 2. The property is legally described as being a 3.66 acre tract of land, same being a resubdivision of all of Lot 1 of Los Hoteles Subdivision No. 2, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Nolana Loop. SUB#241029 **This item supports EV - Economic Vitality.**
3. Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision. The property is legally described as being a re-subdivision of 17.727 acres, being all of West Ridge Estates Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5100 Block of North Sugar Road. SUB#241026 **This item supports EV - Economic Vitality.**
4. Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) Subdivision. The property is legally described as being a re-subdivision of 17.727 acres, being all of West Ridge Estates Phase 2 Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 and 900 Block of West Minnesota Road. **SUB#241027 This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Ordinance extending the boundaries of the present corporate limits of the City of Pharr, Texas and annexing new territory into the City of Pharr consisting of 22.94 acres more or less, being part or portion of Lot 255, Kelly-Pharr Subdivision of Porciones 69 and 70, located on the south side of East Javelina Drive, approximately 1,700 feet west of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas. **(1st Reading) This item supports EV - Economic Vitality. (DEVELOPMENT SERVICES)**

B) Consideration and action, if any, on Resolution submitting entitlement votes for candidate(s) to the Appraisal District Board of Directors 2025-2027. **This item supports SG - Sound Governance and Fiscal Sustainability.** (ADMINISTRATION)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, awarding Service Construction Contract to Paving Markings Inc. of Donna, Texas for the Installation of Thermoplastic Pavement Markings for Public Works. **This item supports IF - Infrastructure.** (PURCHASING)

B) Consideration and action, if any, authorizing City Manager to enter into a subscription services agreement with Spectrum Technologies for anti-virus software for computer equipment, through the Texas Department of Information Resources (DIR) contract DIR-TSO-4383. **This item supports SSC - Safe and Secure Community.** (IT)

9. **CLOSED SESSION:** *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners 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 in accordance with the following below:*

Pursuant to Section 551.071, the Board 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 Board 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 Board 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 Board 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 Board 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 Board 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.

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

11. ADJOURNMENT:

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Clerk's Office at 956-402-4100 Ext 1007 or FAX 956-475-3442 or Email cityclerksoffice@pharr-tx.gov for further information. Braille is not available.

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr 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 15th day of November 2024 at 3:30 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 15th day of November 2024



IMELDA PEREZ, TRMC
CITY CLERK

I certify that the attached notice and agenda of items to be considered by the City Commission was removed from the bulletin board of City Hall on the ____ day of _____, 20__ by,

Name: _____

Title: _____

Proclamation



WHEREAS, the monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and

WHEREAS, 20 years ago, more than one billion Eastern monarch butterflies migrated to Mexico, but when compared to today's numbers, the population has dropped by more than 80%; and

WHEREAS, cities, towns and counties have a critical role to play to help save the monarch butterfly, and the City of Pharr has played a leadership role by dedicating a significant amount of park acreage to native fauna and flora; and

WHEREAS, every citizen of the City of Pharr can make a difference for the monarch by planting native milkweed and other nectar plants to provide habitat for the monarch and pollinators in locations where people live, work, learn, play and worship; and

WHEREAS, on behalf of the people of City of Pharr who have already joined me in creating health habitat for these magnificent butterflies, I am honored to continue to lead the way by signing the National Wildlife Federation's Mayors' Monarch Pledge; and I encourage other city officials across our great nation to take a stand with me so that the monarch butterfly will once again flourish across the continent.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas by virtue of the authority vested in me and on behalf of the City Commission, do hereby proclaim November 18, 2024 as:

"Mayors' Monarch Pledge Day"

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 18th day of November 2024.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 4.A.

DATE SUBMITTED: November 13, 2024

MEETING DATE: November 18, 2024

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Public hearing on development services cases

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Imelda Perez

Created/Initiated - 11/13/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 4.B.

DATE SUBMITTED: November 8, 2024

MEETING DATE: November 18, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Public Hearing: Solicitation of comments from the general public on the Voluntary Annexation of 22.94 acres more or less, being part or portion of Lot 255, Kelly-Pharr Subdivision of Porciones 69 and 70, located on the south side of East Javelina Drive, approximately 1,700 feet west of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas. **This item supports EV - Economic Vitality.**

Classification: Public Hearing

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

Issue: In accordance with Section 43.0673 of the Texas Local Government Code, the governing body must provide persons interested in the annexation the opportunity to be heard.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/8/2024
Approved - 11/8/2024
Final Approval - 11/8/2024

City of Pharr
Notice of Public Hearing

The City of Pharr intends to extend the present corporate limits by annexing land within the City's Extra Territorial Jurisdiction. The Department of Development Services will hold a public hearing regarding the proposed annexation. Any and all persons interested are encouraged to attend the public hearing and review the Service Plan for the area and voice their opinion. Said public hearing is scheduled as follows:

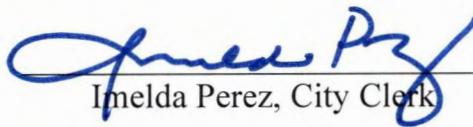
1. Monday, November 18, 2024, at 4:00 p.m. at the Pharr City Commission Room located at 118 S. Cage Boulevard, 2nd floor, Pharr, Texas.

The property is legally described as follows:

- *A tract of land containing 22.94 acres more or less, being part or portion of Lot 255, Kelly-Pharr Subdivision of Porciones 69 and 70, located on the south side of East Javelina Drive, approximately 1,700 feet west of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas.*

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 6th day of November 2024, at 12:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)




Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 5.A.

DATE SUBMITTED: November 14, 2024

MEETING DATE: November 18, 2024

FROM: Jamison Merrick, Interim Finance
Director

DEPARTMENT: Finance

DIRECTOR: Jamison Merrick

Agenda Item: Submission of Sales Tax Collection Report for November 2024.

Classification: Regular

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

Issue: SALES TAX HIGHLIGHTS:

The City of Pharr shows a DECREASE of -2.64% FYTD NOVEMBER 2024 TRUE GROWTH compared to last FYTD NOVEMBER 2023 and a 5.53% INCREASE compared to last NOVEMBER 2023 payments.

Fiscal Consideration: N/A

Staff Recommendation: Presentation Only

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Jamison Merrick

Created/Initiated - 11/14/2024



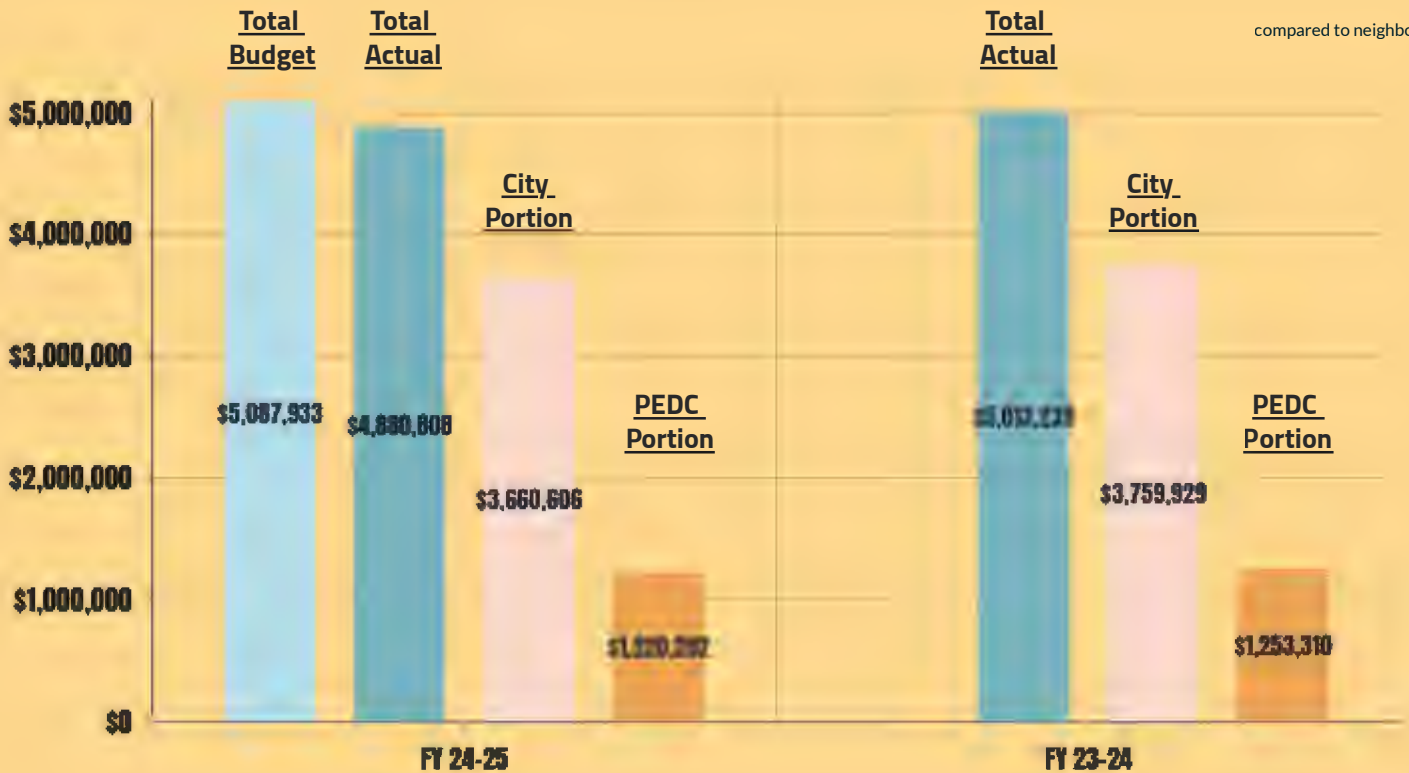
CITY OF PHARR SALES TAXES

as of November 2024
FY 2024-2025

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

Ranked
No. 5

compared to neighbor Cities



2.67% YTD

Increase in Sales Tax from
Last Year*



5.53%

Compared to November
2023 Cash Basis.



-4.1%

Below Budget

*Growth is based on Calendar Year per Texas State Comptroller
Fiscal Year Growth is -2.64%.

CREATED BY

City of Pharr Finance Department





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 5.B.

DATE SUBMITTED: November 15, 2024

MEETING DATE: November 18, 2024

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Recognition of Pharr Office of City Communications for awards received from (NATOA) National Association of Telecommunications Officers and Advisors and (TATOA) Texas Association of Telecommunications Officers and Advisors.

Classification: Regular

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

Issue: Recognition of Pharr Office of City Communications by (NATOA) National Association of Telecommunications Officers and Advisors awards and (TATOA) Texas Association of Telecommunications Officers and Advisors awards.

Three National Awards & Three State Awards received.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends recognition of awards.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 11/15/2024
Final Approval - 11/15/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 5.C.

DATE SUBMITTED: November 14, 2024

MEETING DATE: November 18, 2024

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Imelda Perez

Created/Initiated - 11/14/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.A.

DATE SUBMITTED: November 15, 2024

MEETING DATE: November 18, 2024

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for November 4, 2024 - Regular Called Meeting.
This item supports SG - Sound Governance and Fiscal Sustainability.

Classification: Consent

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

Issue: Approval of Minutes for November 4, 2024 - Regular Called Meeting.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of Minutes as presented.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 11/15/2024
Final Approval - 11/15/2024

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, NOVEMBER 4, 2024
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, November 4, 2024 and following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Michael Pacheco
Comm. Roberto Carrillo
Comm. Ramiro Caballero
Comm. Ricardo Medina
Comm. Itza Flores

BOARD OF COMMISSIONERS ABSENT: Comm. Daniel Chavez

STAFF PRESENT: Jonathan Flores, City Manager
David Friedlein, Assistant City Manager
Cynthia Garza, Assistant City Manager
Hilda Pedraza, Assistant City Manager
Imelda Perez, City Clerk
Maria Rangel, City Engineer
Jamison Merrick, Finance Director
Veronica Ramirez, HR Director
Juan Villescas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Roland Gomez, Code Compliance Director
Kimberly Mendoza, Dev. Svcs. Director
Luis Marin, Public Works Director
Melanie Cano, O.S.E. Director
Oscar De Leon, Asst. Public Utilities Director
Sergio Alanis, Parks & Rec. Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Maritza Magallan, Purchasing Dept.
Raul Escamilla, EMS Captain
C.J. Sanchez, Pharr Chamber President
Yuri Gonzalez, Chief Comm. Officer
Cynthia Gutierrez, Public Health Director
Frank Nunez, Special Events Director
Elizabeth Diaz, Grants Management Director

CITY ATTORNEY Ricardo Rodriguez, City Attorney

ITEM 1. CALL TO ORDER

A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER OF THE GOVERNING BOARD.

Alternate Mayor Pro Tem Carrillo called the meeting to order at 4:00 p.m. Roll call established a quorum.

Comm. Medina moved to excuse absent members. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

Comm. Pacheco was not present at the time of roll call but arrived at 4:03 p.m.

Mayor Hernandez was not present at the time of roll call but arrived at 4:07 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION

Luis Bazan, Bridge Director, led the pledge of allegiance and said the invocation.

ITEM 2. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 3. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 4. CITY MANAGER'S REPORTS

A) CITY ENGINEER'S REPORT

Jonathan Flores, City Manager, introduced the item. He stated Maria Rangel, City Engineer, was in the audience and questions could be entertained at this time.

B) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, called upon Yuri Gonzalez, Chief Communications Officer, for a report on upcoming city events.

Yuri Gonzalez, Chief Communications Officer, presented video recaps of the Trail of Terror and Trunk or Treat events.

Yuri Gonzalez, Chief Communications Officer, further reported the Salute for Veterans Parade and Fireworks event would take place on Saturday, November 9, 2024 at 200 S. Cage Blvd. She advised the parade would commence at 5:30 p.m., followed

MINUTES: REGULAR CALLED MEETING

November 4, 2024

by a hub market, live music and fireworks show at 8:00 p.m. She further extended an invitation to the everyone to attend.

Lastly, Yuri Gonzalez, Chief Communications Officer, reported the Winter Wonderland event would be taking place on Friday, December 6, 2024 at Pharr Downtown Park from 6:00 p.m. to 11:00 p.m. to include the lighting of the Christmas tree at 7:30 p.m. She stated this was a free event and encouraged all families to attend.

ITEM 5. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR OCTOBER 21, 2024 - REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (ADMINISTRATION)**
- B) CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE EXTENDING THE BOUNDARIES OF THE PRESENT CORPORATE LIMITS OF THE CITY OF PHARR, TEXAS AND ANNEXING NEW TERRITORY INTO THE CITY OF PHARR CONSISTING OF 55.97 ACRES OF LAND AND RIGHT-OF-WAY OUT OF THE NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, GENERALLY LOCATED ON SOUTH VETERANS BOULEVARD AND STATE HIGHWAY 365, AND ALONG THE SOUTH SIDE OF EAST U.S. HIGHWAY 281 (MILITARY HIGHWAY), APPROXIMATELY 800 FT. EAST OF SOUTH VETERANS BOULEVARD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS. (2ND READING) THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)**
- C) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. 7-ELEVEN, INC. REQUESTED A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING LOTS 215, 216, 217, 218 AND 219, VALLE DE LA PRIMAVERA SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PHYSICAL ADDRESS TO THE PROPERTY IS 6601 SOUTH JACKSON ROAD. CUP#240922 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. 7-ELEVEN, INC. REQUESTED A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS LOT 1B, MAP OF LOTS 1A AND 1B, NOLANA SQUARE, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PHYSICAL ADDRESS OF THE PROPERTY IS 100 WEST NOLANA LOOP. CUP#240923 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 3. 7-ELEVEN, INC. REQUESTED A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS LOTS 1 & 2, BEAMSLEY SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS. THE PHYSICAL ADDRESS OF THE PROPERTY IS 1407 WEST NOLANA LOOP. CUP#240924 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

4. **TEJAS BAR, REQUESTED RENEWAL OF THE CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.05 ACRES, MORE OR LESS, OUT OF LOTS 13 & 14, BLOCK 32, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED AT 410 WEST STATE AVENUE, SUITE D. CUP#220634 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

Jonathan Flores, City Manager, introduced the consent agenda and recommended approval.

Comm. Medina **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried unanimously.

REGULAR AGENDA - OPEN SESSION

ITEM 6. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, AMENDING ORDINANCE NO. O-2024-07 ADOPTING AN UPDATED PROCUREMENT CARD POLICY MANUAL. (1ST READING) THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (PURCHASING)**

Jonathan Flores, City Manager, introduced the item.

Comm. Medina **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

- B) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE NO. O-2024-17 MUNICIPAL FIBER OPTIC FEE SCHEDULE (1ST READING). THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY. (IT)**

Jonathan Flores, City Manager, introduced the item.

Comm. Medina **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

- C) **CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION TO ACCEPT PETITION FOR VOLUNTARY ANNEXATION, SETTING DATE, TIME AND PLACE FOR PUBLIC HEARING, AUTHORIZING AND DIRECTING PUBLICATION OF THE NOTICE OF SUCH PUBLIC HEARING, AND DIRECTING THE CITY MANAGER TO PREPARE SERVICE PLAN FOR A 22.94 ACRE TRACT OF LAND, BEING PART OR PORTION OF LOT 255, KELLY-PHARR SUBDIVISION OF PORCIONES 69 AND 70, LOCATED ON THE SOUTH SIDE OF EAST JAVELINA DRIVE, APPROXIMATELY 1,700 FT.**

WEST OF SOUTH VETERANS BOULEVARD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ), HIDALGO COUNTY, TEXAS. THIS ITEM SUPPORTS EV - ECONOMIC VITALITY. (DEVELOPMENT SERVICES)

Jonathan Flores, City Manager, introduced the item.

Comm. Medina **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-60 is filed with the City Clerk's Office.

D) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION ALLOWING PARTICIPATION WITH EQUALIS GROUP FOR COOPERATIVE PURCHASES AND/OR SERVICES. THIS ITEM SUPPORTS SE - SERVICE EXCELLENCE. (PURCHASING)

Jonathan Flores, City Manager, introduced the item.

Comm. Medina **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-61 is filed with the City Clerk's Office.

E) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION IN SUPPORT OF SH 68 AND DESIGN MODIFICATION ROUTE NO. 7. THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (ADMINISTRATION)

Jonathan Flores, City Manager, introduced the item.

Comm. Medina **moved** to approve. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Resolution No. R-2024-62 is filed with the City Clerk's Office.

ITEM 7. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ENTER INTO A SERVICE CONTRACT WITH SOUTHERN TRENCHLESS SOLUTIONS OUT OF LA FERIA, TEXAS FOR THE REPAIR AND REHABILITATION OF MANHOLES THROUGH BUYBOARD CONTRACT NO. 730-24 IN THE AMOUNT OF \$247,466.00. **(TABLED) THIS ITEM SUPPORTS IF - INFRASTRUCTURE. (PUBLIC UTILITIES)**

Jonathan Flores, City Manager, introduced the item.

MINUTES: REGULAR CALLED MEETING
November 4, 2024

Comm. Medina **moved** to untable. Comm. Carrillo seconded the motion and when put to a vote, it carried unanimously.

Comm. Medina **moved** to approve. Comm. Caballero seconded the motion and when put to a vote, it carried by a majority vote of five (5) ayes and one (1) abstention. Comm. Carrillo abstained from voting.

B) CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF SAN JUAN POLICE DEPARTMENT AND THE CITY OF PHARR FIRE DEPARTMENT TO PROVIDE TACTICAL EMERGENCY MEDICAL TECHNICIANS FOR THE LAW ENFORCEMENT EMERGENCY REGIONAL RESPONSE TEAM. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (FIRE)

Jonathan Flores, City Manager, introduced the item.

Comm. Carrillo **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

C) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL COOPERATION CONTRACT BETWEEN THE UNIVERSITY OF TEXAS RIO GRANDE VALLEY (UTRGV) AND THE CITY OF PHARR FOR THE USE OF THE REGIONAL SECURITY OPERATIONS CENTER (RSOC) SERVICES. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY. (IT)

Jonathan Flores, City Manager, introduced the item.

Jose Pena, IT Director, briefly stated services included monitoring of cyber-attacks and free cybersecurity trainings.

Comm. Medina **moved** to approve. Comm. Flores seconded the motion and when put to a vote, it carried unanimously.

ITEM 8. CLOSED SESSION

None

ITEM 9. RECONVENE

None

ITEM 10. ADJOURNMENT

MINUTES: REGULAR CALLED MEETING
November 4, 2024

There being no other business to come before the board, Comm. Carrillo **moved** to adjourn. Comm. Medina seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:10 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

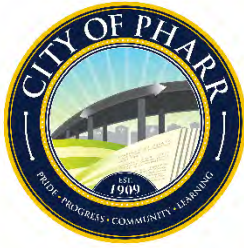
**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 4th DAY OF NOVEMBER 2024 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **IMELDA PEREZ, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

IMELDA PEREZ, CITY CLERK

APPROVED:



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.B.

DATE SUBMITTED: November 5, 2024

MEETING DATE: November 18, 2024

FROM: Imelda Perez, City Clerk

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Consideration and action, if any, on Ordinance extending the boundaries of the present corporate limits of the City of Pharr, Texas and annexing new territory into the City of Pharr consisting of 55.97 acres of land and right-of-way out of the Narciso Cabazos Survey, Abstract No. 30, generally located on South Veterans Boulevard and State Highway 365, and along the south side of East U.S. Highway 281 (Military Highway), approximately 800 ft. east of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas. **(3rd & Final Reading) This item supports EV - Economic Vitality.**

Classification: Consent

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

Issue: This item is the 3rd and Final reading on ordinance extending the boundaries of the present corporate limits of the City of Pharr, Texas and annexing new territory into the City of Pharr consisting of 55.97 acres of land and right-of-way out of the Narciso Cabazos Survey, Abstract No. 30, generally located on South Veterans Boulevard and State Highway 365, and along the south side of East U.S. Highway 281 (Military Highway), approximately 800 ft. east of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/5/2024
Approved - 11/8/2024
Approved - 11/8/2024
Final Approval - 11/8/2024

AN ORDINANCE OF THE CITY OF PHARR, TEXAS, EXTENDING THE BOUNDARIES OF THE PRESENT CORPORATE LIMITS AND ANNEXING TERRITORY CONSISTING OF 55.97 ACRES OF LAND AND RIGHT OF WAY OUT OF THE NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, GENERALLY LOCATED ON SOUTH VETERANS BOULEVARD AND STATE HIGHWAY 365, AND ALONG THE SOUTH SIDE OF EAST U.S. HIGHWAY 281 (MILITARY HIGHWAY), APPROXIMATELY 800 FT. EAST OF SOUTH VETERANS BOULEVARD, LYING ADJACENT TO AND BEING SITUATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PHARR, TEXAS, INCLUDING THE ABUTTING STREETS AND ROADWAYS AND RIGHTS-OF-WAY INTO THE CORPORATE LIMITS OF THE CITY, AT THE REQUEST OF THE PROPERTY OWNERS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY; AND ADOPTING A SERVICE PLAN

WHEREAS, Chapter 43, Subchapter C-3 of the Texas Local Government Code and the City Charter of the City of Pharr, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state;

WHEREAS, the procedures prescribed by the Texas Local Government Code and/or Charter of the City of Pharr, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

SEE "EXHIBIT B"

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS THAT:

Section 1: The Board of Commissioners of the City of Pharr has decided to extend the corporate limits of the City to include tracts of land adjacent to our present corporate limits; and

Section 2: The hereinafter described territory lies within the extraterritorial jurisdiction of the City of Pharr, Texas; and

Section 3: The territory hereinafter described contains approximately 55.97 acres; and

Section 4: The territorial limits of the City of Pharr, Texas contained approximately 15,767.17 acres (24.63 square miles) as of May 20, 2024; and

Section 5: The Director of Development Services held a public hearing on the proposed annexation, on Monday, October 21, 2024, at 4:00 p.m. in the City Commissioners' Room, 118 S. Cage Boulevard, 2nd floor, Pharr, Texas and was also published in the Advance News Journal; and

Section 6: A service plan as required by State Law is hereby adopted and attached as Exhibit A.

Section 7: The Board of Commissioners of the City of Pharr, Texas, finds that all prerequisites for annexation imposed by State Law and the City Charter have been met.

Section 8: That the corporate boundary limits of the City of Pharr, Texas, is hereby extended so as to annex certain territory lying adjacent to and adjoining the present City limits of said City and such territory as hereby annexed to said City as described in Exhibit B.

Section 9: That this ordinance be published, one time in its entirety, in the Advance News, a newspaper in Pharr, Texas.

Section 10: That the service plan attached to this ordinance is hereby approved by the Board of Commissioners of the City of Pharr, Texas provided that such service plan may be amended or repealed in accordance with Section 43.056 of the Texas Local Government Code, when in the opinion of the Board of Commissioners, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

Section 11: That this ordinance shall not become effective until ten (10) days elapsed after the ordinance has been published in the local newspaper after which the territory herein noted and described in Section 1 hereof shall be a part of the City of Pharr and the citizens thereof shall be entitled to all rights and privileges of other citizens and shall be bound by the acts, ordinances, and resolution of the city.

Section 12: Upon annexation of the above described property, the acreage within the city limits of the City of Pharr, Texas will be increased by 55.97 acres for a total of approximately 15,823.09 acres.

The City Clerk is hereby directed to file with the County Clerk of Hidalgo, Texas, a certified copy of this ordinance.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 21st day of October 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 4th day of November 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE THIRD READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on the 18th day of November 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

City of Pharr Notice of Public Hearing

The City of Pharr intends to extend the present corporate limits by annexing land within the City's Extra Territorial Jurisdiction. The Department of Development Services will hold a public hearing regarding the proposed annexation. Any and all persons interested are encouraged to attend the public hearing and review the Service Plan for the area and voice their opinion. Said public hearing is scheduled as follows:

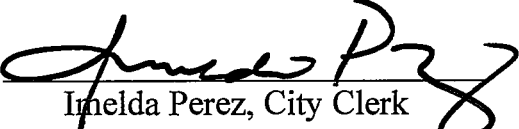
1. Monday, October 21, 2024, at 4:00 p.m. at the Pharr City Commission Room located at 118 S. Cage Boulevard, 2nd floor, Pharr, Texas.

The properties are legally described as follows:

- *A 49.49 ACRE TRACT SITUATED IN NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS BEING OUT OF LOTS 93, 94, 95, 96, 97 AND 98, BLOCKS 31 AND 32 OF THE SAN JUAN PLANTATION SUBDIVISION, LOCATED ON THE SOUTH SIDE OF EAST U.S. HIGHWAY 281 (MILITARY HIGHWAY), APPROXIMATELY 800 FT. EAST OF SOUTH VETERANS BOULEVARD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS.*
- *A 6.48 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS BEING A PORTION OF STATE HIGHWAY 365 SAID PORTION BEING OUT OF PARCEL 18, AND ALSO BEING A PORTION OF A 40-FOOT WIDE ROAD AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS LOCATED AT SOUTH VETERANS BOULEVARD & STATE HIGHWAY 365, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS.*

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 8th day of October 2024, at 12:00 p.m. and in the City of Pharr website (www.pharr-tx.gov).




Imelda Perez, City Clerk

RESOLUTION NO. R-2024- 57

STATE OF TEXAS **§**

COUNTY OF HIDALGO **§**

CITY OF PHARR §

A RESOLUTION OF THE CITY OF PHARR, TEXAS, ACCEPTING THE PETITION FOR ANNEXATION OF A 49.49 ACRE TRACT SITUATED IN PORCION 71 NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS BEING OUT OF LOTS 93, 94, 95, 96, 97 AND 98 BLOCKS 31 AND 32 OF THE SAN JUAN PLANTATION SUBDIVISION, LOCATED ON THE SOUTH SIDE OF EAST U.S. HIGHWAY 281 (MILITARY HIGHWAY), APPROXIMATELY 800 FT. EAST OF SOUTH VETERANS BOULEVARD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS, LYING ADJACENT OR CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE CITY OF PHARR; SETTING DATE, TIME, AND PLACE FOR PUBLIC HEARING, AND DIRECTING THE CITY MANAGER OR HIS DESIGNEE TO PREPARE A SERVICE PLAN; AND DECLARATION OF THE CITY OF PHARR'S EXTRA-TERRITORIAL JURISDICTION; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the owner(s) of certain property located within Hidalgo County, Texas has petitioned the City of Pharr, Texas (herein the “City”), a home-rule City, for annexation of said property, more particularly described herein (the “subject property”), into the City limits; and

WHEREAS, the subject property is contiguous and adjacent to the corporate limits of the City and the owners have submitted petitions for annexation; and

WHEREAS, after review and consideration of such requests and petition of the owner of the subject property for annexation, the City Commission finds that the subject property may be annexed pursuant to § 43.0671 of the Texas Local Government Code; and

WHEREAS, the petitioner has agreed and consented to the annexation of the subject property by the City and further agreed to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, THAT:**

SECTION 1. ACCEPTANCE OF PETITIONS, MAPS AND OTHER PERTINENT INFORMATION.

- A. In accordance with Section 42.022(b) of the Texas Local Government Code, it is the law of this State that the extraterritorial jurisdiction ("ETJ") of a municipality may expand beyond the distance limitations imposed by Section 42.021 of the Texas Local Government Code to include an area contiguous to the otherwise existing ETJ of the municipality if the owners of the area request the expansion in accordance with Section 43.0671 of the Texas Local Government Code. The City of Pharr hereby approves, adopts, and accepts the petitions, deeds, and other exhibits and materials.
- B. The ETJ of the City of Pharr, Texas was 3 ½ miles prior to December 18, 2012. As a reaffirmation and independent approval hereto, the City of Pharr declares the ETJ as described and displayed on the map attached hereto described as Exhibit "D."

SECTION 2. PROCEEDINGS.

- A. The petitions of annexation of the subject property, including the abutting streets, roadways, and rights of way, not previously annexed into the City and the draft service plan shown in Exhibit "B", are hereby accepted:

A 49.49 ACRE TRACT SITUATED IN NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS BEING OUT OF LOTS 93, 94, 95, 96, 97 AND 98, BLOCKS 31 AND 32 OF THE SAN JUAN PLANTATION SUBDIVISION, LOCATED ON THE SOUTH SIDE OF EAST U.S. HIGHWAY 281 (MILITARY HIGHWAY), APPROXIMATELY 800 FT. EAST OF SOUTH VETERANS BOULEVARD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS.

- B. On Monday, October 21, 2024, at 4:00 PM in the City Hall, Commissioners' Room, 118 S. Cage Blvd, Pharr, Texas, the City of Pharr will hold one (1) statutory public hearing as described in Exhibit "C", giving all interested persons the right to appear and be heard on the proposed annexation by the City of Pharr of the Property described in Exhibit "A."

SECTION 3. SAVINGS CLAUSE.

Except as hereby resolved, any other directives or actions of the City of Pharr, not in conflict with this Resolution, shall remain in full force and effect, unimpaired hereby.

SECTION 4. SEVERABILITY CLAUSE.

The invalidity of any section, clause, sentence, or provision of this Resolution shall not affect the validity of any other part thereof. The effects of this Resolution shall at all times be in compliance with state, federal, and other guidelines as directed.

SECTION 5. EFFECTIVE DATE.

This Resolution shall take effect immediately upon passage by the members of the Board of Commissioners of the City of Pharr.

SECTION 6. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE
CITY OF PHARR, TEXAS, ON THIS THE 7th DAY OF OCTOBER 2024**



ATTEST:

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

IMELDA PEREZ, CITY CLERK

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, Texas 78540

Document No: 3201939

Billable Pages: 29

Recorded On: March 12, 2021 03:07 PM

Number of Pages: 30

*****Examined and Charged as Follows*****

Total Recording: \$ 148.00

*****THIS PAGE IS PART OF THE DOCUMENT*****

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

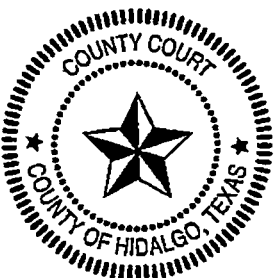
File Information:

Document No: 3201939
Receipt No: 20210312000332
Recorded On: March 12, 2021 03:07 PM
Deputy Clerk: Tania Rivera
Station: McAllen-cc-k23

Record and Return To:

eRecording Partners
1301 Washington Ave. Suite 350

Golden CO 78589



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas.

Arturo Guajardo Jr.
County Clerk
Hidalgo County, Texas

WARRANTY DEED

Date: March 1, 2021

Grantor: KVS Family Limited Partnership, a Texas limited partnership

Grantor's Mailing Address (including county): 2001 S. Cynthia St. Ste. C
McAllen, Texas 78503
Hidalgo County, Texas

Grantee: KVS Development, LLC, a Texas limited liability company

Grantee's Mailing Address (including county): 2001 S. Cynthia St. Ste. C
McAllen, Texas 78503
Hidalgo County, Texas

Consideration: Ten Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

See Exhibit "A"

Reservations from and Exceptions to Conveyance and Warranty:

1. Taxes for the year 2021 and subsequent years.
2. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.

Grantor, for the consideration and subject to the reservations from, and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

Signature on Following Page

KVS Family Limited Partnership

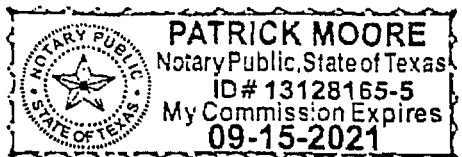
By: KVS Land Co., Inc., General Partner

By: KVS. Chowdary
K.V. Chowdary, President

(Acknowledgment)

State of Texas
County of Hidalgo

This instrument was acknowledged before me on the 1st day of March, 2021, by K.V. Chowdary, President of KVS Land Co., Inc., a Texas corporation, general partner of KVS Family Limited Partnership, a Texas limited partnership, on behalf of said corporation and limited partnership.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

KVS Development, LLC
2001 S. Cynthia St. Ste. C
McAllen, TX 78503

PREPARED BY:

Law Office of Patrick Moore, PLLC
1801 S. 2nd St. Ste. 380
McAllen, TX 78503

EXHIBIT A

Legal Description of the Property

TRACT A – PARCEL 1

DESCRIPTION, of a 1,058,072 square foot (24.290 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 80, 81, and 83 through 85 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 24.290 acre tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas, South Zone 4205. Distances shown have been adjusted to surface by applying the Hidalgo County TxDOT combination factor of 1.00004):

BEGINNING, at a point at the intersection of the west right-of-way line of State Highway 365 (SH 365), a 300-foot right-of-way at this point, and the north right-of-way line of US Highway 281 (US 281) for the southwest corner of a called 182,461.89 square foot tract of land described as Parcel 65 P-11 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660457, ORHCT, and the northernmost northwest corner of a called 201,799.60 square foot tract of land described as Parcel 8 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, from which an aluminum disk stamped "HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY R.O.W. MARKER" found bears South 60 degrees, 42 minutes West, a distance of 0.73 feet;

THENCE, along the said north right-of-way line of US 281, the north line of the said State of Texas Parcel 8 tract, the north line of a called 26,492.73 square foot tract of land described as Parcel 6 in said Deed to the State of Texas, and the north line of a called 2,349.893 square foot tract of land described as Parcel 5 in said Deed to the State of Texas, over and across the said called 700.07 acre tract and said Lots 85, 84, and 83, the following four (4) calls:

South 53 degrees, 33 minutes, 30 seconds West, a distance of 141.27 feet to a point for corner, from which a 1/2-inch iron rod found bears South 77 degrees, 05 minutes West, a distance of 4.48 feet;

North 81 degrees, 26 minutes, 58 seconds West, a distance of 123.47 feet to a point for corner and the beginning of a non-tangent curve to the left, from which a 5/8-inch iron rod found disturbed bears South 84 degrees, 36 minutes West, a distance of 2.11 feet;

In a westerly direction, along said curve to the left, having a central angle of 08 degrees, 15 minutes, 21 seconds, a radius of 4,990.76 feet, an arc distance of 719.12 feet, and a chord bearing North 86 degrees, 35 minutes, 37 seconds West, a distance of 718.50 feet to the beginning of a reverse curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 08 degrees, 04 minutes, 30 seconds, a radius of 5,970.50 feet, an arc distance of 841.45 feet, and a chord bearing North 85 degrees, 39 minutes, 11 seconds West, a distance of 840.76 feet to a point for corner in the west line of the said called 700.07 acre tract, the west line of said Lot 83, and the east line of the Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north line of the State of Texas tracts and the said north right-of-way line of US 281, along the said west line of the said called 700.07 acre tract, the said west line of Lot 83, and the said east line of the Hidalgo County Irrigation District No. 2 Canal right-of-way, a distance of 499.80 feet to a point for the southwest corner of those certain tracts of land described in No Proration Agreement to the County of Hidalgo, from which a 1/2-inch iron rod found bears South 87 degrees, 54 minutes East, a distance of 4.15 feet;

THENCE, departing the said the west line of the called 700.07 acre tract, the said west line of Lot 83, and the said east line of the Hidalgo County Irrigation District No. 2 Canal right-of-way, along the said south line of the County of Hidalgo tracts, over and across said Lots 83 and 84, and over and into said Lot 85 and the said called 700.07 acre tract, the following five (5) calls:

South 85 degrees, 10 minutes, 42 seconds East, a distance of 634.54 feet to a point for the beginning of a tangent curve to the left;

In an easterly direction, along said curve to the left, having a central angle of 19 degrees, 38 minutes, 32 seconds, a radius of 240.00 feet, an arc distance of 82.28 feet, and a chord bearing North 85 degrees, 00 minutes, 02 seconds East, a distance of 81.87 feet to a point for the end of said curve;

North 75 degrees, 10 minutes, 46 seconds East, a distance of 562.87 feet to a point for the beginning of a tangent curve to the right;

In an easterly direction, along said curve to the right, having a central angle of 11 degrees, 30 minutes, 17 seconds, a radius of 75.00 feet, an arc distance of 15.06 feet, and a chord bearing North 80 degrees, 55 minutes, 55 seconds East, a distance of 15.03 feet to a point for the end of said curve;

North 86 degrees, 41 minutes, 03 seconds East, a distance of 545.52 feet to a point in the said west right-of-way line of SH 365 for the northwest corner of the said called 182,461.89 square foot State of Texas tract;

THENCE, South 08 degrees, 35 minutes, 03 seconds West, departing the said south line of the County of Hidalgo tracts, along the said west right-of-way line of SH 365, continuing over and into the said called 700.07 acre tract and said Lot 85, a distance of 674.33 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,058,072 square feet or 24.290 acres of land, more or less.

TRACT A - PARCEL 2

DESCRIPTION, of a 1,903,567 square foot (43.700 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being all of Lots 69 and 70 and part of Lots 71 and 80 through 82 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 43.700 acre tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas South Zone 4205. Distances shown have been adjusted to surface by applying the Hidalgo County TxDOT combination factor of 1.00004):

COMMENCING, at a point at the intersection of the west right-of-way line of State Highway 365 (SH 365), a 300-foot right-of-way at this point, and the north right-of-way line of US Highway 281 (US 281) for the southwest corner of a called 182,461.89 square foot tract of land described Parcel 65 P-11 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660457, ORHCT, and the northernmost northwest corner of a called 201,799.60 square foot tract of land described as Parcel 8 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, from which an aluminum disk stamped "HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY R.O.W. MARKER" found bears South 60 degrees, 42 minutes West, a distance of 0.73 feet;

THENCE, North 08 degrees, 35 minutes, 03 seconds East, departing the said north right-of-way line of US 281, along the said west right-of-way line of SH 365 and the west line of the said called 182,461.89 square foot tract, over and across Lot 85 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, and over and into the said called 700.07 acre tract and said Lot 80, passing at a distance of 674.33 feet the south line of those certain tracts of land described in No Proration Agreement to the County of Hidalgo, and continuing over and across said tracts, in all a distance of 842.96 feet to the **POINT OF BEGINNING** in the north line of the said County of Hidalgo tracts for the southwest corner of a called 215,168.03 square foot tract of land described in Deed to Hidalgo County Regional Mobility Authority described as Parcel 65 P-10 recorded in Document No. 2015-2660458, ORHCT;

THENCE, departing the said west right-of-way line of SH 365, along the said north line the County of Hidalgo tracts, over and across the said called 700.07 acre tract and Lots 80, 81, and 82, the following five (5) calls:

South 86 degrees, 41 minutes, 03 seconds West, a distance of 580.29 feet to a point for the beginning of a tangent curve to the left;

In a westerly direction, along said curve to the left, having a central angle of 11 degrees, 30 minutes, 17 seconds, a radius of 240.00 feet, an arc distance of 48.19 feet, and a chord bearing South 80 degrees, 55 minutes, 55 seconds West, a distance of 48.11 feet to a point for the end of said curve;

South 75 degrees, 10 minutes, 46 seconds West, a distance of 562.87 feet to a point for the beginning of a tangent curve to the right;

In a westerly direction, along said curve to the right, having a central angle of 19 degrees, 38 minutes, 32 seconds, a radius of 75.00 feet, an arc distance of 25.71 feet, and a chord bearing South 85 degrees, 00 minutes, 02 seconds West, a distance of 25.59 feet to a point for the end of said curve;

North 85 degrees, 10 minutes, 42 seconds West, a distance of 606.15 feet to a point for a re-entrant corner of said County of Hidalgo tracts, from which a 1/2-inch iron rod with cap stamped "RGE" found bears North 48 degrees, 35 minutes West, a distance of 0.58 feet;

THENCE, along the westernmost east line of said County of Hidalgo tracts, over and across said Lot 82 and Lot 69, the following two (2) calls:

North 08 degrees, 26 minutes, 45 seconds East, a distance of 762.03 feet to a point for the beginning of a tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 25 degrees, 10 minutes, 14 seconds, a radius of 165.00 feet, an arc distance of 72.49 feet, and a chord bearing North 04 degrees, 08 minutes, 22 seconds West, a distance of 71.90 feet to a point for the northernmost corner of the said County of Hidalgo tracts in the west line of the said called 700.07 acre tract, the west line of said Lot 69, and the east line of the Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, along the said west line of the called 700.07 acre tract, the said west line of Lot 69, and the said east line of the Hidalgo County Irrigation District No. 2 Canal right-of-way, a distance of 407.65 feet to a point for a re-entrant corner of the said Hidalgo County Irrigation District No. 2 Canal right-of-way and the northwest corner of said Lot 69;

THENCE, South 81 degrees, 58 minutes, 48 seconds East, departing the said west line of the called 700.07 acre tract, along the south line of the said Hidalgo County Irrigation District No. 2 Canal right-of-way and the north line of said Lots 69, 70, and 71, over and into the said called 700.07 acre tract, a distance of 1,777.78 feet to a point in the said west right-of-way line of SH 365 for the northwest corner of the said called 215,168.03 square foot tract;

THENCE, South 08 degrees, 35 minutes, 03 seconds West, departing the said south line of the Hidalgo County Irrigation District No. 2 Canal right-of-way and the said north line of Lot 71, along the said west right-of-way line of SH 365 and the west line of the said called 215,168.03 square foot tract, over and across said Lot 71, and over and into said Lot 80 and the said called 700.07 acre tract, a distance of 853.70 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,903,567 square feet or 43.700 acres of land, more or less.

TRACT A - PARCEL 3

DESCRIPTION, of a 991,752 square foot (22.767 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lot 67, all of Lot 68, and a portion of the abandoned Missouri Pacific Railroad Company (San Benito & Rio Grande Railway) right-of-way of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 22.767 acre tract being more particularly described as follows (Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas South Zone 4205. Distances shown have been adjusted to surface by applying the Hidalgo County TxDOT combination factor of 1.00004):

COMMENCING, at a point at the intersection of the west right-of-way line of State Highway 365 (SH 365), a 300-foot right-of-way at this point, and the north right-of-way line of US Highway 281 (US 281) for the southwest corner of a called 182,461.89 square foot tract of land described Parcel 65 P-11 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660457, ORHCT, and the northernmost northwest corner of a called 201,799.60 square foot tract of land described as Parcel 8 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, from which an aluminum disk stamped "HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY R.O.W. MARKER" found bears South 60 degrees, 42 minutes West, a distance of 0.73 feet;

THENCE, North 08 degrees, 35 minutes, 03 seconds East, departing the said north right-of-way line of US 281, along the said west right-of-way line of SH 365, the west line of the said called 182,461.89 square foot tract, and the west line of a called 215,168.03 square foot tract of land described as Parcel 65 P-10 in Deed recorded in Document No. 2015-2660458, ORHCT, over and across Lots 85, 80, 71, and the Hidalgo County Irrigation District No. 2 Canal right-of-way, a 100-foot right-of-way, of said Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, and over and into the said called 700.07 acre tract, passing at a distance of 674.33 feet the south line of those certain tracts of land described in No Proration Agreement to the County of Hidalgo, and passing at a distance of 842.96 feet the north line of said County of Hidalgo tracts, continuing in all a distance of 1,796.66 feet to the **POINT OF BEGINNING** in the north line of the said Hidalgo County Irrigation District No. 2 Canal right-of-way and the south line of said Lot 67; said point also being the southwest corner of a called 127,827.16 square foot tract of land described as Parcel 65 P-9 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660460, ORHCT;

THENCE, North 81 degrees, 58 minutes, 48 seconds West, departing the said west right-of-way line of SH 365, along the said north line of the Hidalgo County Irrigation District No. 2 Canal right-of-way, the said south line of Lot 67, and the south line of said Lot 68, over and across the said called 700.07 acre tract, a distance of 1,877.79 feet to a point in the east line of Lot 5 of the Re-Subdivision of Closner Subdivision and a Subdivision of 200.33 Acres in Porcion No. 71, an addition to Hidalgo County, Texas according to the plat recorded in Volume 1, Page 56-A, MRHCT, for the northernmost southwest corner of the said called 700.07 acre tract and the southwest corner of said Lot 68;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, along the west line of the said called 700.07 acre tract, the west line of said Lot 68, the said east line of Lot 5, and the east line of Lot

4 of said Re-Subdivision of Closner Subdivision, crossing the south right-of-way line of the said abandoned Missouri Pacific Railroad Company, and continuing in all a distance of 541.83 feet to a point for corner in the north right-of-way line of the said abandoned Missouri Pacific Railroad Company and the south right-of-way line of Hi-Line Road, a 40-foot right-of-way, from which a 5/8-inch iron rod found bears South 86 degrees, 19 minutes East, a distance of 10.09 feet;

THENCE, South 81 degrees, 24 minutes, 03 seconds East, departing the said west line of the called 700.07 acre tract and the said east line of Lot 4, along the said south right-of-way line of Hi-Line Road and the said north right-of-way line of the abandoned Missouri Pacific Railroad Company, over and across the said called 700.07 acre tract, a distance of 1,547.80 feet to a point in the west right-of-way line of SH 365, a variable width right-of-way at this point, for the north west corner of said called 127,827.16 square foot tract;

THENCE, departing the said south right-of-way line of Hi-Line Road, the said north right-of-way line of the abandoned Missouri Pacific Railroad Company, and the said north line of Lot 67, along the said west right-of-way line of SH 365 and the west line of the said called 127,827.16 square foot tract, over and across the said abandoned Missouri Pacific Railroad Company right-of-way and said Lot 67, over and into the said called 700.07 acre tract, the following four calls:

South 08 degrees, 35 minutes, 03 seconds West, a distance of 20.00 feet to a point for corner from which a 1/2-inch iron rod found bears South 34 degrees, 57 minutes East, a distance of 0.26 feet;

South 81 degrees, 24 minutes, 03 seconds East, a distance of 280.00 feet to a point for corner from which a 1/2-inch iron rod found bears North 60 degrees, 00 minutes West, a distance of 0.50 feet;

South 36 degrees, 24 minutes, 30 seconds East, a distance of 70.72 feet to a point for corner;

South 08 degrees, 35 minutes, 03 seconds West, a distance of 452.85 feet to the **POINT OF BEGINNING**;

CONTAINING: 991,752 square feet or 22.767 acres of land, more or less.

TRACT B – PARCEL 1

DESCRIPTION, of a 3,532,149 square foot (81.087 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 47 through 55 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT) and also being part of Lots 3 and 4 of the Re-Subdivision of Closner Subdivision according to the Plat recorded in Volume 1, Page 56A, MRHCT; said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 81.087 acre tract being more particularly described as follows:

BEGINNING, at a point for corner at the intersection of the north right-of-way line of Hi-Line Road, a 40-foot right-of-way and the east line of Veterans Boulevard (South "I" Road), a variable width right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of Hi-Line Road, along the said east right-of-way line of Veterans Boulevard, over and across said Lots 3 and 4 of Closner Subdivision, a distance of 1,598.83 feet to a point for corner in the south right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, an 80-foot right-of-way;

THENCE, South 69 degrees, 42 minutes, 41 seconds East, departing the said east right-of-way line of Veterans Boulevard, along the said south right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, over and across said Lot 3 of the of Closner Subdivision and said Lots 47 through 50 of San Juan Plantation Subdivision, a distance of 2,735.37 feet to a point in the west right-of-way line of State Highway 365 (SH 365) for the northwest corner of a called 3,001.81 square foot tract of land described as Parcel 65 P-5 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660461, ORHCT;

THENCE, departing the said south right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, along the said west right-of-way line of SH 365, over and across said Lots 47, 54 and 55 of San Juan Plantation Subdivision the following four (4) calls:

South 08 degrees, 35 minutes, 03 seconds West, along the said easternmost west line of said Parcel 65 P-5, passing at a distance of 35.27 feet the southwest corner of the said Parcel 65 P-5 and passing at a distance of 75.27 feet the northwest corner of a called 258,976.46 square foot tract of land described as Parcel 65 P-6 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660462, ORHCT, and continuing along the said west line of the said called Parcel 65 P-6, a distance of 974.61 feet to a point for corner;

South 53 degrees, 35 minutes, 03 seconds West, along the southernmost north line of said Parcel 65 P-6, a distance of 70.71 feet to a point for corner;

North 81 degrees, 24 minutes, 03 seconds West, along the said southernmost north line of Parcel 65 P-6, a distance of 280.00 feet to a point for corner;

South 08 degrees, 35 minutes, 03 seconds West, along the westernmost west line of said Parcel 65 P-6, a distance of 20.00 feet to a point for corner in the said north right-of-way line of Hi-Line Road;

THENCE, North 81 degrees, 24 minutes, 03 seconds West, departing the said west right-of-way line of SH 365, along the said north right-of-way line of Hi-Line Drive, over and across said Lots 51 through 54, a distance of 2,348.21 feet to the **POINT OF BEGINNING**;

CONTAINING: 3,532,149 square feet or 81.087 acres of land, more or less.

TRACT B - PARCEL 2

DESCRIPTION, of a 1,258,411 square foot (28.889 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 47 through 50 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT) and also being part of Lot 3 of the Re-Subdivision of Closner Subdivision according to the Plat recorded in Volume 1, Page 56A, MRHCT; said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 29.889 acre tract being more particularly described as follows:

COMMENCING, at a point for corner at the intersection of the north right-of-way line of Hi-Line Road, a 40-foot right-of-way and the east line of Veterans Boulevard (South "I" Road), a variable width right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of Hi-Line Road, along the said east right-of-way line of Veterans Boulevard, over and across Lots 3 and 4 of said Closner Subdivision, passing at a distance of 1598.83 feet the south right-of-way line of a Hidalgo County Irrigation District No. 2 drainage ditch, an 80-foot right-of-way, in all a distance of 1,681.00 feet to the **POINT OF BEGINNING** in the north right-of-way line of said Hidalgo County Irrigation District No. 2 drainage ditch;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of the Hidalgo County Irrigation District No. 2 drainage ditch, along the said east right-of-way line of Veterans Boulevard, over and across said Lot 3 of Closner Subdivision, a distance of 365.73 feet to a point for corner in the south right-of-way line of a Hidalgo County Irrigation District No. 2 Canal;

THENCE, departing the said east right-of-way line of Veterans Boulevard, along the said south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, over and across said Lot 3 of Closner Subdivision and said Lots 47 through 50 of San Juan Plantation Subdivision, the following two (2) calls:

South 81 degrees, 25 minutes, 34 seconds East, a distance of 800.41 feet to a point for corner;

South 66 degrees, 39 minutes, 19 seconds East, a distance of 1,942.26 feet to a point in the west right-of-way line of State Highway 365 (SH 365) for the northwest corner of a called 108,829.51 square foot tract of land described as Parcel 65 P-4 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660464, ORHCT;

THENCE, South 08 degrees, 35 minutes, 03 seconds West, departing the said south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, along the said west right-of-way line of SH 365 and the said west line of Parcel 65 P-4, over and across said Lot 47 of San Juan Plantation Subdivision, a distance of 425.94 feet to a point in the north right-of-way line of the said Hidalgo County Irrigation District No. 2 drainage ditch for the southwest corner of said Parcel 65 P-4;

THENCE, North 69 degrees, 42 minutes, 41 seconds West, departing the said west right-of-way line of SH 365, along the said north right-of-way line of the Hidalgo County Irrigation District No. 2. drainage ditch, over and across said Lots 47 through 50 of San Juan Plantation Subdivision and Lot 3 of said Closner Subdivision, a distance of 2,735.39 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,258,411 square feet or 28.889 acres of land, more or less.

TRACT B - PARCEL 3

DESCRIPTION, of a 1,608,875 square foot (36.935 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 36 through 38 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT) and also being part of Lot 2 of the Re-Subdivision of Closner Subdivision according to the Plat recorded in Volume 1, Page 56A, MRHCT; said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 36.935 acre tract being more particularly described as follows:

BEGINNING at point for corner at the intersection of the south right-of-way line of Anaya Road, a 40-foot right-of-way, and the east right-of-way line of Veterans Boulevard (South "I" Road), a variable width right-of-way;

THENCE, South 81 degrees, 24 minutes, 34 seconds East, departing the said east right-of-way line of Veterans Boulevard, along the said south right-of-way line of Anaya Road, over and across said Lot 2 of Closner Subdivision and Lots 36 through 38 of San Juan Plantation Subdivision, a distance of 2,348.67 feet to a point in the west right-of-way line of State Highway 365 (SH 365), a variable width right-of-way, for the northwest corner of a called 257,173.08 square foot tract of land described as Parcel 65 P-3 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660465, ORHCT;

THENCE, departing the said south right-of-way line of Anaya Road, along the said west right-of-way line of SH 365 and the west line of said Parcel 65 P-3, over and across said Lot 38 of San Juan Plantation Subdivision, the following four (4) calls:

South 08 degrees, 35 minutes, 03 seconds West, a distance of 20.00 feet to a point for corner;

South 81 degrees, 24 minutes, 34 seconds East, a distance of 280.00 feet to a point for corner;

South 36 degrees, 24 minutes, 45 seconds East, a distance of 70.71 feet to a point for corner;

South 08 degrees, 35 minutes, 03 seconds West, a distance of 854.67 feet to a point in the north right-of-way line of a Hidalgo County Drainage District No. 2 Canal and the south line of said Lot 38 of San Juan Plantation Subdivision for the southwest corner of said Parcel 65 P-3;

THENCE, North 66 degrees, 39 minutes, 19 seconds West, departing the said west right-of-way line of SH 365, along the said north right-of-way line of the said Hidalgo County Drainage District No. 2 Canal and along the south line of Lots 36 through 38 of San Juan Plantation Subdivision, a distance of 1,941.08 feet to a point for corner;

THENCE, North 81 degrees, 25 minutes, 34 seconds West, along the said north right-of-way line of the Hidalgo County Drainage District No. 2 Canal, over and across said Lot 2 of Closner

Subdivision, a distance of 801.57 feet to a point for corner in the said east right-of-way line of Veterans Boulevard;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of line of the Hidalgo County Drainage District No. 2 Canal, along the said east right-of-way line of Veterans Boulevard, over and across said Lot 2 of Closner Subdivision, a distance of 430.56 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,608,875 square feet or 36.935 acres of land, more or less.

TRACT C – PARCEL 1

DESCRIPTION, of a 5,402,350 square foot (124.021 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being all of Lots 19 through 24 and part of Lots 25 and 33 through 35 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT) and also being part of Lots 1 and 2 of the Re-Subdivision of Closner Subdivision according to the Plat recorded in Volume 1, Page 56A, MRHCT; said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 124.021 acre tract being more particularly described as follows:

BEGINNING at point for corner at the intersection of the north right-of-way line of Anaya Road, a 40-foot right-of-way, and the east right-of-way line of Veterans Boulevard (South "I" Road), a variable width right-of-way;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, departing the said north right-of-way line of Anaya Road, along the said east right-of-way line of Veterans Boulevard, over and across said Lots 1 and 2 of Closner Subdivision, a distance of 1,562.00 feet to a point in the north line of said Lot 1 of Closner Subdivision for the southwest corner of said Lot 22 of San Juan Plantation Subdivision and a reentrant corner of the said called 700.07 acre tract;

THENCE, North 08 degrees, 35 minutes, 26 seconds East, departing the said north line of Lot 1 of Closner Subdivision, along the said east right-of-way line of Veterans Boulevard, the west line of said Lot 22 of San Juan Plantation Subdivision, and the west line of said called 700.07 acre tract, a distance of 938.00 feet to a point in the south right-of-way line of a Hidalgo County Irrigation District No. 2 Canal for the southernmost northwest corner of the said called 700.07 acre tract and the northwest corner of said Lot 22 of San Juan Plantation Subdivision;

THENCE, departing the said east right-of-way line of Veterans Boulevard, along the north line of said Lot 22 of San Juan Plantation Subdivision, the meandering south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, and the north line of the said called 700.07 acre tract, the following three (3) calls:

South 81 degrees, 24 minutes, 34 seconds East, a distance of 211.05 feet to a point for corner;

South 08 degrees, 35 minutes, 26 seconds West, a distance of 61.82 feet to a point for corner;

South 64 degrees, 09 minutes, 34 seconds East, a distance of 104.66 feet to a point for corner;

THENCE, departing the said north line of the called 700.07 acre tract, along the north line of said Lots 19 through 22 of San Juan Plantation Subdivision and the said south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, over and across the said called 700.07 acre tract the following two (2) calls:

South 64 degrees, 09 minutes, 34 seconds East, a distance of 1,351.64 feet to a point for corner;

South 48 degrees, 55 minutes, 42 seconds East, a distance of 1,315.18 feet to a in the north line of said Lot 25 of San Juan Plantation Subdivision point for the southeast corner of said Lot 19 of San Juan Plantation Subdivision;

THENCE, North 81 degrees, 24 minutes, 34 seconds West, departing the said south right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, along the north line of said Lot 25 and the south line of said Lot 19 of the San Juan Plantation Subdivision, a distance of 63.71 feet to a point for corner;

THENCE, departing the said north line of Lot 25 and the said south line of Lot 19 of the San Juan Plantation Subdivision, along the west line of SH 365 and the west line of a called 328,398.69 square foot tract of land described as Parcel 65 P-2 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660466, ORHCT, the following four (4) calls:

South 08 degrees, 35 minutes, 03 seconds West, a distance of 1,210.05 feet to a point for corner;

South 53 degrees, 35 minutes, 14 seconds West, a distance of 70.71 feet to a point for corner;

North 81 degrees, 24 minutes, 34 seconds West, a distance of 280.00 feet to a point for corner;

South 08 degrees, 35 minutes, 03 seconds West, a distance of 20.00 feet to a point for corner in the north right-of-way line of Anaya Road;

THENCE, North 81 degrees, 24 minutes, 34 seconds West, departing the said west right-of-way line of SH 365 and the said west line of Parcel 65 P-2, along the north right-of-way line of Anaya Road, a distance of 2,348.68 feet to the **POINT OF BEGINNING**;

CONTAINING: 5,402,350 square feet or 124.021 acres of land, more or less.

TRACT C - PARCEL 2

DESCRIPTION, of a 1,577,120 square foot (36.206 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 7 through 9 and 18 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 36.206 acre tract being more particularly described as follows:

BEGINNING at point for corner at the intersection of the north right-of-way line of Las Milpas Road, a 40-foot right-of-way, and the west right-of-way line of San Juan Road, a 40-foot right-of-way;

THENCE, South 08 degrees, 35 minutes, 03 seconds West, departing the said south right-of-way line of Las Milpas Road, along the said west right-of-way line of San Juan Road, over and across said Lots 9 and 18 of San Juan Plantation Subdivision, a distance of 1,326.37 feet to a point for corner in the north right-of-way line of a Hidalgo County Irrigation District No. 2 Canal and the south line of said Lot 18 of San Juan Plantation Subdivision;

THENCE, departing the said west right-of-way line of San Juan Road, along the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the south lines of said Lots 18, 7, and 8 of San Juan Plantation Subdivision, the following two (2) calls:

North 48 degrees, 55 minutes, 42 seconds West, a distance of 1,534.82 feet to a point for corner;

North 64 degrees, 09 minutes, 34 seconds West, a distance of 1,396.06 feet to a point in the west line of the said called 700.07 acre tract for the southwest corner of said Lot 7 of San Juan Plantation Subdivision;

THENCE, North 08 degrees, 35 minutes, 26 seconds East, departing the said north right-of-way line of the Hidalgo County Irrigation District No. 2, along the said west line of Lot 7 of San Juan Plantation Subdivision and the west line of the said called 700.07 acre tract, a distance of 88.15 feet to a point for corner in the said south right-of-way line of Las Milpas Road;

THENCE, South 81 degrees, 24 minutes, 34 seconds East, departing the said west line of the called 700.07 acre tract and the said west line of Lot 7 of San Juan Plantation Subdivision, along the said south right-of-way line of Las Milpas Road, over and across said Lots 7, 8, and 9 of San Juan Plantation Subdivision, a distance of 2,627.84 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,577,120 square feet or 36.206 acres of land, more or less.

TRACT D – PARCEL 1

DESCRIPTION, of a 731,050 square foot (16.783 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lots 39 and 56 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 16.783 acre tract being more particularly described as follows:

BEGINNING at point in the east line of the said called 700.07 acre tract, the west right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, a 150-foot right-of-way, and the east line of said Lot 39 of San Juan Plantation Subdivision for the southeast corner of a called 6,403.75 square foot tract of land described as Parcel 69 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2660654, ORHCT; said point bears South 07 degrees, 17 minutes, 46 seconds West, a distance of 20.01 feet from intersection of the east line of the said called 700.07 acre tract and the original south right-of-way line of Anaya Road;

THENCE, South 07 degrees, 17 minutes, 46 seconds West, along the said east line of the called 700.07 acre tract, the said east line of Lot 39 of San Juan Plantation Subdivision, and the said west right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, a distance of 1,280.33 feet to a point for the southeast corner of said Lot 39 and northeast corner of said Lot 56 of San Juan Plantation Subdivision and a re-entrant corner of the said called 700.07 acre tract;

THENCE, South 07 degrees, 16 minutes, 24 seconds West, along the east line of said Lot 56 of San Juan Plantation Subdivision and the said west right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, a distance of 1,280.36 feet to a point for the northeast corner of a called 7,568.71 square foot tract of land described as Parcel 65 P-7 recorded in Document No. 2015-2660652, ORHCT; said point being North 07 degrees, 16 minutes, 24 seconds East, a distance of 20.00 feet from the original north right-of-way line of Hi-Line Road and a reentrant corner of the said called 700.07 acre tract;

THENCE, departing the said east line of Lot 56 of San Juan Plantation Subdivision and the said west right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, along the north line of said Parcel 65 P-7, over and across said Lot 56, the following two (2) calls:

North 81 degrees, 24 minutes, 03 seconds West, a distance of 265.70 feet to a point for corner;

North 36 degrees, 24 minutes, 30 seconds West, a distance of 70.72 feet to a point for the northwest corner of said Parcel 65 P-7 in the east right-of-way line of State Highway 365 (SH 365), a 300-foot right-of-way at this point, and the east right-of-way line of San Juan Road;

THENCE, North 08 degrees, 35 minutes, 03 seconds East, along the said east right-of-way line of State Highway 365 (SH 365) and the said east right-of-way line of San Juan Road, over and across said Lots 56 and 39 of San Juan Plantation Subdivision, a distance of 2,459.98 feet to a point for the southwest corner of said Parcel 69;

THENCE, departing the said east right-of-way line of San Juan Road, along the north line of said Parcel 69, over and across said Lot 39 of San Juan Plantation Subdivision, the following two (2) calls:

North 53 degrees, 35 minutes, 15 seconds East, a distance of 70.71 feet to a point for corner;

South 81 degrees, 24 minutes, 34 seconds East, a distance of 207.64 feet to the **POINT OF BEGINNING**;

CONTAINING: 731,050 square feet or 16.783 acres of land, more or less.

TRACT D – PARCEL 2

DESCRIPTION, of a 1,103,420 square foot (25.331 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30 and Porcion 72, Jose Maria Balli Survey, Abstract No. 26, Hidalgo County, Texas; said tract being part of Lots 39 and 56 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 25.331 acre tract being more particularly described as follows:

BEGINNING at point in a south line of the said called 700.07 acre tract, the east right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, a 150-foot right-of-way, and the north right-of-way line of Hi-Line Road, a 40-foot right-of-way, for the southwest corner of said Lot 58 of San Juan Plantation Subdivision;

THENCE, North 07 degrees, 16 minutes, 24 seconds East, departing the said south line of the said called 700.07 acre tract and the said north right-of-way line of Hi-Line Road, along the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the west line of said Lots 58, 57 and 46 of San Juan Subdivision, a distance of 1,300.39 feet to a point in a north line of the said called 700.07 acre tract for a southwest corner of a called 302.18 acre tract of land described as Tract V in General Warranty Deed to Fortco Properties, Ltd. recorded in Document No. 2018-2895970, ORHCT;

THENCE, South 81 degrees, 24 minutes, 34 seconds East, departing the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said west line of said Lot 46 of San Juan Plantation Subdivision, along the said north line of the said 700.07 acre tract and a south line of the said called 302.18 acre tract, over and across said Lot 46 of San Juan Plantation Subdivision, a distance of 863.66 feet to a point in the east line of said Lot 46 of San Juan Plantation Subdivision for a reentrant corner of the said 302.18 acre tract and a northeast corner of the said called 700.07 acre tract;

THENCE, South 08 degrees, 35 minutes, 26 seconds West, along the said east line of Lots 46, 57, and 58 of San Juan Plantation Subdivision, the west line of Lots 60 and 59 of San Juan Plantation Subdivision, and the east line of the said 700.07 acre tract, a distance of 1,300.17 feet to a point in the north right-of-way line of Hi-Line Road for a southeast corner of the said 700.07 acre tract, the southeast corner of said Lot 58 of San Juan Plantation Subdivision, and the southwest corner of said Lot 59 of San Juan Plantation Subdivision;

THENCE, North 81 degrees, 24 minutes, 03 seconds West, along the north right-of-way line of Hi-Line Road and the south line of said Lot 58 of San Juan Plantation Subdivision, a distance of 833.77 feet to the **POINT OF BEGINNING**;

CONTAINING: 1,103,420 square feet or 25.331 acres of land, more or less.

TRACT E

DESCRIPTION, of a 2,212,005 square foot (50.781 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being all of Lot 96 and part of Lots 93 through 95 and 97 through 98 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 50.781 acre tract being more particularly described as follows:

BEGINNING, at a point in the east right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way, for the southwest corner of said Lot 96 of San Juan Plantation Subdivision and the southwest corner of the said called 700.07 acre tract;

THENCE, North 08 degrees, 34 minutes, 26 seconds East, along the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, the west line of said Lots 95 and 96 of said San Juan Plantation Subdivision, and the west line of the said called 700.07 acre tract, a distance of 1,627.70 feet to a point in the south right-of-way line of US Highway 281 (US 281), a variable width right-of-way, for the southwest corner of a called 26,905.27 square foot tract of land described as Parcel 7 and the southeast corner of a called 1,306.24 square foot tract of land described as Parcel 4 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT; said point also being the beginning of a non-tangent curve to the right;

THENCE, departing the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, the said west line of Lot 95 of San Juan Plantation Subdivision, and the said west line of the called 700.07 acre tract, along the said south right-of-way line of US 281, the south line of said Parcel 7, and the south line of a called 184,167.26 square foot tract of land described as Parcel 9 in said Special Warranty Deed to the State of Texas, over and across the said called 700.07 acre tract and said Lots 93 through 94 of the San Juan Plantation Subdivision, the following six (6) calls:

In an easterly direction, along said curve to the right, having a central angle of 06 degrees, 43 minutes, 43 seconds, a radius of 5,970.50 feet, an arc distance of 701.15 feet, and a chord bearing South 76 degrees, 18 minutes, 33 seconds East, a distance of 700.75 feet to the end of said curve;

South 72 degrees, 25 minutes, 18 seconds East, a distance of 40.50 feet to a point for the beginning of a non-tangent curve to the left;

In an easterly direction, along said curve to the left, having a central angle of 08 degrees, 28 minutes, 06 seconds, a radius of 5,036.17 feet, an arc distance of 744.36 feet, and a chord bearing South 76 degrees, 16 minutes, 27 seconds East, a distance of 743.68 feet to the end of said curve;

South 81 degrees, 04 minutes, 58 seconds East, a distance of 76.08 feet to a point for corner;

South 81 degrees, 25 minutes, 41 seconds East, a distance of 266.02 feet to a point for corner;

South 36 degrees, 25 minutes, 13 seconds East, a distance of 70.70 feet to a point in the west right-of-way line of State Highway 365 (SH 365), a variable width right-of-way, for the northernmost northwest corner of a called 173,970.15 square foot tract of land described as Parcel 18 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2583470, ORHCT;

THENCE, departing the said south right-of-way line of US 281 and the said south line of Parcel 9, along the west and northwest lines of said Parcel 18 and the west and northwest right-of-way lines of SH 365, over and across the said called 700.07 acre tract and said Lots 93, 97, and 98 of San Juan Plantation Subdivision, the following four (4) calls:

South 08 degrees, 35 minutes, 15 seconds West, a distance of 132.56 feet to a point for the beginning of a non-tangent curve to the right;

In a southwesterly direction, along said curve to the right, having a central angle of 72 degrees, 46 minutes, 24 seconds, a radius of 902.65 feet, an arc distance of 1,146.49 feet, and a chord bearing South 43 degrees, 54 minutes, 52 seconds West, a distance of 1,070.96 feet to the end of said curve;

South 82 degrees, 24 minutes, 05 seconds West, a distance of 533.15 feet to a point for corner;

South 08 degrees, 31 minutes, 13 seconds West, a distance of 72.66 feet to a point in the south line of the said called 700.07 acre tract, the south line of said Lot 97 of San Juan Plantation Subdivision, and the north right-of-way line of an Hidalgo County Irrigation District No. 2 Canal for the southwest corner of said Parcel 18;

THENCE, South 82 degrees, 24 minutes, 26 seconds West, along the said south line of the called 700.07 acre tract, the south lines of said Lots 93, 96, and 97 of San Juan Plantation Subdivision, and the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, a distance of 769.67 feet to the **POINT OF BEGINNING**;

CONTAINING: 2,212,005 square feet or 50.781 acres of land, more or less.

TRACT F – PARCEL 1

DESCRIPTION, of a 68,596 square foot (1.575 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lot 98 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 1.575 acre tract being more particularly described as follows:

BEGINNING, at a point in the north right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, the south line of the said called 700.07 acre tract, and the south right-of-way line of State Highway 365 (SH 365) for the southwest corner of said Lot 98 of San Juan Plantation Subdivision, the southeast corner of Lot 97 of San Juan Plantation Subdivision, and the southernmost southeast corner of a called 173,970.15 square foot tract of land described as Parcel 18 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2583470, ORHCT;

THENCE, North 08 degrees, 31 minutes, 13 seconds East, departing the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said south line of the called 700.07 acre tract, along the east line of said Lot 97 of San Juan Plantation Subdivision, the west line of said Lot 98 of San Juan Plantation Subdivision, the westernmost east line of said Parcel 18, and the westernmost east right-of-way line of SH 365, over and across the said called 700.07 acre tract, a distance of 9.70 feet to a point for a reentrant corner of said Parcel 18 and the beginning of a non-tangent curve to the left;

THENCE, departing the said east line of Lot 97 and the said west line of Lot 98 of San Juan Plantation Subdivision, along the south line of said Parcel 18 and the south right-of-way line of said SH 365, over and across the said called 700.07 acre tract and said Lot 98 of San Juan Plantation Subdivision, the following four (4) calls:

In a northeasterly direction, along said curve to the left, having a central angle of 30 degrees, 43 minutes, 21 seconds, a radius of 987.51 feet, an arc distance of 529.51 feet, and a chord bearing North 58 degrees, 56 minutes, 41 seconds East, a distance of 523.19 feet to a point for the end of said curve;

North 86 degrees, 16 minutes, 47 seconds East, a distance of 36.35 feet to a point for corner;

South 50 degrees, 15 minutes, 48 seconds East, a distance of 134.83 feet to a point for the beginning of a non-tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 41 degrees, 54 minutes, 30 seconds, a radius of 173.37 feet, an arc distance of 126.81 feet, and a chord bearing South 28 degrees, 14 minutes, 17 seconds East, a distance of 124.00 feet to a point in the said south line of the called 700.07 acre tract, the south line of said Lot 98 of San Juan Plantation Subdivision, and the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal for the northernmost southwest corner of said Parcel 18;

THENCE, South 82 degrees, 24 minutes, 26 seconds West, departing the said south line of SH 365, along the said south line of the called 700.07 acre tract, the said south line of Lot 98 of San Juan Plantation Subdivision, and the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, a distance of 654.00 feet to the **POINT OF BEGINNING**;

CONTAINING: 68,596 square feet or 1.575 acres of land, more or less.

TRACT F – PARCEL 2

DESCRIPTION, of a 421,691 square foot (9.681 acre) tract of land situated in Porcion 71, Narciso Cabazos Survey, Abstract No. 30, Hidalgo County, Texas; said tract being part of Lot 92, 93, and 98 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 9.681 acre tract being more particularly described as follows:

BEGINNING, at a point in the south right-of-way line of US Highway 281 (US 281), a variable width right-of-way, and the west right-of-way line of a Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way at this point, and the east line of said Lot 92 of San Juan Plantation Subdivision for the southeast corner of a called 56,158.27 square foot tract of land described as Parcel 10 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT and the southwest corner of a called 14,110.00 square foot tract of land described in Special Warranty Deed to the State of Texas recorded in Document No. 2015-2582667, ORHCT, and Special Warranty to the State of Texas recorded in Document No. 2019-3035998, ORHCT;

THENCE, South 07 degrees, 17 minutes, 33 seconds West, departing the said south right-of-way line of US 281, along the said west right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said east line of Lot 92 of San Juan Plantation Subdivision, over and across the said called 700.07 acre tract, a distance of 431.99 feet to a point for corner in the north right-of-way line of another Hidalgo County Irrigation District No. 2 Canal, a variable width right-of-way, and the south line of the said called 700.07 acre tract;

THENCE, along the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said south line of the called 700.07 acre tract, the following six (6) calls:

South 07 degrees, 17 minutes, 12 seconds West, along the said east line of Lot 92 of San Juan Plantation Subdivision, a distance of 146.56 feet to a point for the northernmost southeast corner of said Lot 92 of San Juan Plantation Subdivision;

North 82 degrees, 26 minutes, 34 seconds West, distance of 148.20 feet to a point for a reentrant corner of said Lot 92 of San Juan Plantation Subdivision;

South 08 degrees, 13 minutes, 42 seconds West, a distance of 340.00 feet to a point for the southernmost southeast corner of said Lot 92 of San Juan Plantation Subdivision;

North 88 degrees, 51 minutes, 34 seconds West, a distance of 270.06 feet to a point for the southwest corner of said Lot 92 of San Juan Plantation Subdivision;

North 08 degrees, 35 minutes, 26 seconds East, along the west line of said Lot 92 and the east line of said Lot 98 of San Juan Plantation Subdivision, a distance of 53.79 feet to a point for the southeast corner of said Lot 98 of San Juan Plantation Subdivision;

South 82 degrees, 24 minutes, 26 seconds West, departing the said west line of Lot 92 and the said east line of Lot 98 of San Juan Plantation Subdivision, along the said south line of said Lot 98 of San Juan Plantation Subdivision, a distance of 19.67 feet to a point

in the east right-of-way line of State Highway 365 (SH 365) for the northernmost southeast corner of a called 173,970.15 square foot tract of land described as Parcel 18 in Deed to Hidalgo County Regional Mobility Authority recorded in Document No. 2015-2583470, ORHCT;

THENCE, departing the said north right-of-way line of the Hidalgo County Irrigation District No. 2 Canal, the said south line of the called 700.07 acre tract, and the said south line of Lot 98 of San Juan Plantation Subdivision, along the said east right-of-way line of SH 365 and the east line of said Parcel 18, over and across Lots 98 and 93 of San Juan Plantation Subdivision and the said called 700.07 acre tract the following six (6) calls:

North 08 degrees, 31 minutes, 42 seconds East, a distance of 109.39 feet to a point for corner and the beginning of a non-tangent curve to the left;

In a northerly direction, along said curve to the left, having a central angle of 19 degrees, 02 minutes, 38 seconds, a radius of 233.46 feet, an arc distance of 77.60 feet, and a chord bearing North 44 degrees, 47 minutes, 15 seconds West, a distance of 77.24 feet to the end of said curve;

North 50 degrees, 22 minutes, 07 seconds West, a distance of 130.30 feet to a point for corner;

North 05 degrees, 22 minutes, 34 seconds West, a distance of 36.85 feet to a point for corner and the beginning of a non-tangent curve to the left;

In a northeasterly direction, along said curve to the left, having a central angle of 27 degrees, 46 minutes, 46 seconds, a radius of 987.51 feet, an arc distance of 478.79 feet, and a chord bearing North 22 degrees, 40 minutes, 14 seconds East, a distance of 474.11 feet to the end of said curve;

North 08 degrees, 35 minutes, 15 seconds East, a distance of 132.49 feet to a point in the south right-of-way line of said US 281 for the southernmost southeast corner of a called 184,167.26 square foot tract of land described as Parcel 9 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, and the northeast corner of said Parcel 18;

THENCE, departing the said east right-of-way line of SH 365, along the said south right-of-way line of US 281, the south line of said Parcel 9 and the south line of said Parcel 10, over an across said Lots 93 and 92 of San Juan Plantation Subdivision and the said called 700.07 acre tract, the following three (3) calls:

North 53 degrees, 27 minutes, 44 seconds East, a distance of 71.48 feet to a point for corner;

South 81 degrees, 26 minutes, 03 seconds East, a distance of 259.62 feet to a point for the beginning of a non-tangent curve to the left;

In an easterly direction, along said curve to the left, having a central angle of 02 degrees, 00 minutes, 47 seconds, a radius of 5,036.49 feet, an arc distance of 176.96 feet, and a chord bearing South 83 degrees, 25 minutes, 35 seconds East, a distance of 176.95 feet to the **POINT OF BEGINNING**;

CONTAINING: 421,691 square feet or 9.681 acres of land, more or less.

TRACT F – PARCEL 3

DESCRIPTION, of a 2,704,426 square foot (62.085 acre) tract of land situated in Porcion 72, Jose Maria Balli Survey, Abstract No. 26, Hidalgo County, Texas; said tract being part of Lots 89 through 91 and Lots 100 through 101 and all of Lot 99 of the Re-Subdivision of Lots 1, and 5 to 32 Inclusive of the San Juan Plantation Subdivision, an addition to Hidalgo County, Texas according to the Plat recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas (MRHCT); said tract also being part of a called 700.07 acre tract of land described in Warranty Deed with Vendor's Lien to KVS Family Limited Partnership recorded in Document No. 2002-1048589 of the Official Records of Hidalgo County, Texas (ORHCT); said 62.085 acre tract being more particularly described as follows:

BEGINNING at point in the south right-of-way line of US Highway 281 (US 281), a 100-foot right-of-way at this point, the east line of said Lot 89 of San Juan Plantation Subdivision, the east line of the said called 700.07 acre tract, and the west line of that certain tract of land described in Warranty Deed to Fortco Properties, Ltd. recorded in Document No. 2017-2826305, ORHCT, for the southeast corner of that certain tract of land described in Right-of-Way Easement to the State of Texas recorded in Volume 648, Page 212 of the Deed Records of Hidalgo County, Texas (DRHCT);

THENCE, South 08 degrees, 34 minutes, 26 seconds West, departing the said south right-of-way line of US 281, along the said east line of Lot 89 of San Juan Plantation Subdivision, the said east line of the called 700.07 acre tract, the west line of the Fortco Properties tract, passing a reentrant corner of said Lot 89 and the southwest corner of the said Fortco Properties tract and the northwest corner of that certain tract of land described in General Warranty Deed to Fortco Properties, Ltd. recorded in Document No. 2018-28955970, ORHCT, and continuing along the projection of the said east line of Lot 89 and the west line of the aforesaid Fortco Properties tract, over and across said Lots 100 and 101 of San Juan Plantation Subdivision, a distance of 1,750.77 feet to a point in the north line of a Hidalgo County Irrigation District No. 2 Canal and the south line of said Lot 101 of San Juan Plantation Subdivision for the southeast corner of the said called 700.07 acre tract;

THENCE, along the south line of the said called 700.07 acre tract, the said north line of the Hidalgo County Irrigation District No. Canal, and the south lines of Lots 101, 99, and 91 of San Juan Plantation Subdivision, the following six (6) calls:

North 67 degrees, 51 minutes, 34 seconds West, a distance of 1,081.39 feet to a point for corner;

North 51 degrees, 56 minutes, 34 seconds West, a distance of 311.99 feet to a point for corner;

North 08 degrees, 06 minutes, 34 seconds West, a distance of 270.00 feet to a point for corner;

North 50 degrees, 05 minutes, 34 seconds West, a distance of 690.00 feet to a point for corner;

North 00 degrees, 53 minutes, 26 seconds East, a distance of 150.00 feet to a point for corner;

North 78 degrees, 24 minutes, 34 seconds West, a distance of 122.65 feet to a point in the east line of another Hidalgo County Irrigation District No. 2 Canal, a 100-foot right-of-way, for the southwest corner of said Lot 91 of San Juan Plantation Subdivision;

THENCE, North 07 degrees, 17 minutes, 26 seconds East, departing the said south line of the called 700.07 acre tract, along the said east line of the Hidalgo County Irrigation District No. 2 Canal, and the west line of said Lot 91 of San Juan Plantation Subdivision, over and across the said called 700.07 acre tract, a distance of 433.16 feet to a point in the said south right-of-way line of US 281 for the southwest corner of a called 93,075.55 square foot tract of land described as Parcel 15 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT, and the southeast corner of a called 14,110.00 square foot tract of land described as Parcel 14 in Deed to the State of Texas recorded in Document No. 2015-2582667, ORHCT, and in Special Warranty Deed to the State of Texas recorded in Document No. 2019-3035998, ORHCT; said point also being the beginning of a non-tangent curve to the left;

THENCE, departing the said east right-of-way line of the Hidalgo County Irrigation District No. 2 Canal and the said west line of Lot 91 of San Juan Plantation Subdivision, along the said south right-of-way line of US 281, the south line of said Parcel 15, the south line of a called 9,082.02 square foot tract of land described as Parcel 17 in Special Warranty Deed to the State of Texas recorded in Document No. 2019-2035998, ORHCT, and the said State of Texas tract (Volume 648, Page 212), over and across the said called 700.07 acre tract and said Lots 91, 90, and 89 of San Juan Plantation Subdivision, the following five (5) calls:

In an easterly direction, along said curve to the left, having a central angle of 05 degrees, 06 minutes, 16 seconds, a radius of 5,036.49 feet, an arc distance of 448.70 feet, and a chord bearing South 88 degrees, 07 minutes, 22 seconds East, a distance of 448.56 feet to the beginning of a reverse curve to the right;

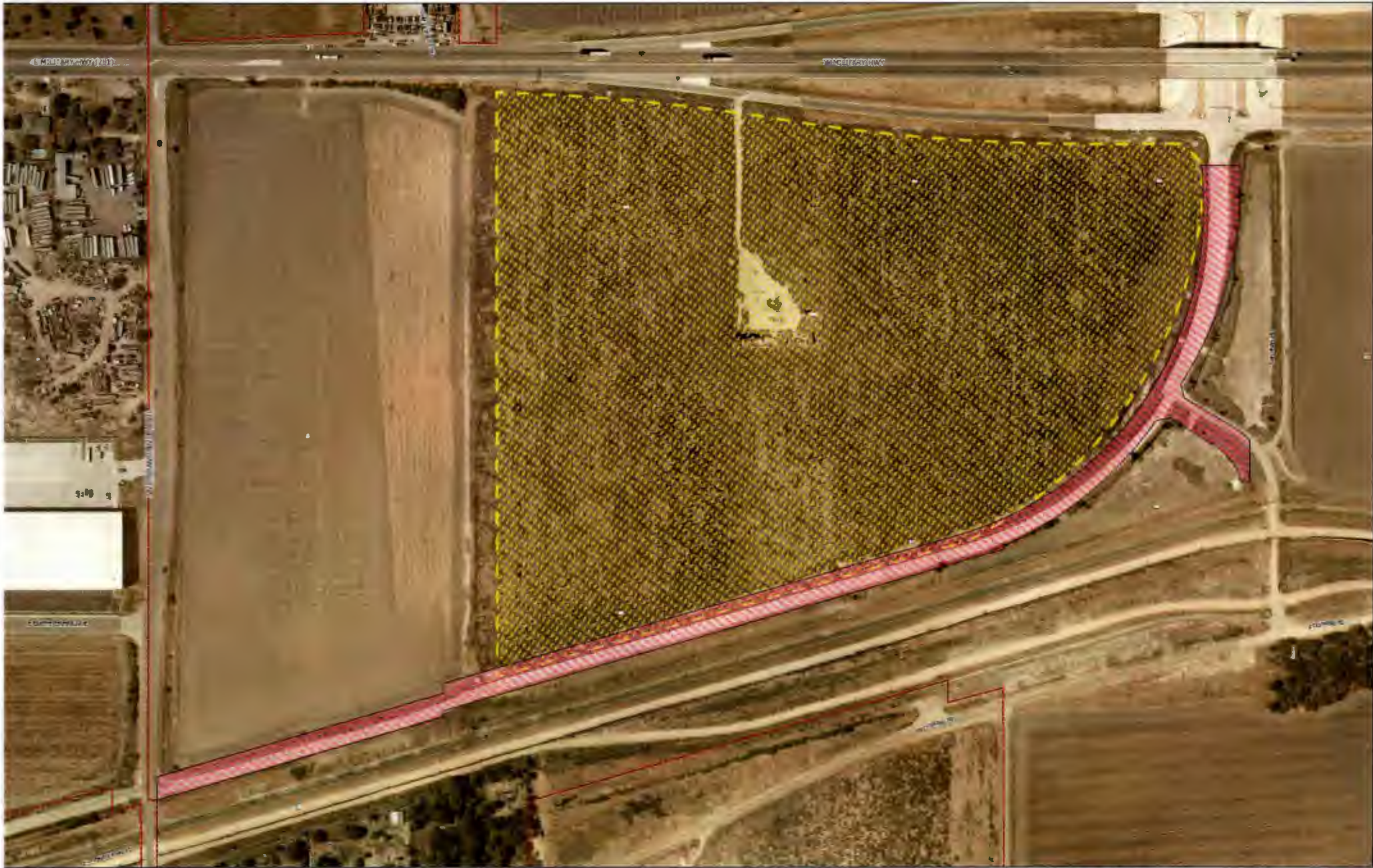
In an easterly direction, along said curve to the right, having a central angle of 08 degrees, 02 minutes, 39 seconds, a radius of 5,974.23 feet, an arc distance of 838.77 feet, and a chord bearing South 85 degrees, 39 minutes, 55 seconds East, a distance of 838.08 feet to the end of said curve;

South 81 degrees, 27 minutes, 03 seconds East, a distance of 381.04 feet to a point for corner;

South 84 degrees, 24 minutes, 21 seconds East, a distance of 452.26 feet to a point for corner;

South 81 degrees, 26 minutes, 04 seconds East, a distance of 27.95 feet to the **POINT OF BEGINNING**;

CONTAINING: 2,704,426 square feet or 62.085 acres of land, more or less.



Legend

- Prior City Line
- HCRPA
- HCRPA_MW

Scale: 1:1,250



© Pharr Engineering
 400-400-4000
 10000 Highway 100
 Pharr, TX 78571

Property Description

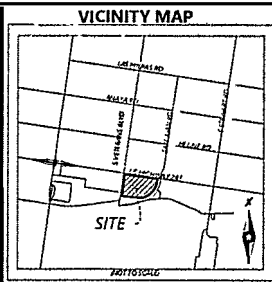
A 49.49 ACRE TRACT SITUATED IN NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS BEING OUT OF LOTS 93, 94, 95, 96, 97 AND 98, BLOCKS 31 AND 32 OF THE SAN JUAN PLANTATION SUBDIVISION, LOCATED ON THE SOUTH SIDE OF EAST U.S. HIGHWAY 281 (MILITARY HIGHWAY), APPROXIMATELY 800 FT. EAST OF SOUTH VETERANS BOULEVARD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS.

1

2

3

4



SCH. B EXCEPTIONS

The following items correspond to the numbering system of the above mentioned title commitment.

1. The following matters and all items of the document's meeting or offering of the matters (the "matters") are shown in the following table:

A. Easement (limited to the extent of the easement) as shown in Volume 1, Page 21, of the County Records, Hidalgo County, Texas. Does not affect subject property. (Recorded 12/15/2022)

B. Interim Interest

C. Interim Interest

D. Interim Interest

E. Interim Interest

F. Interim Interest

G. Interim Interest

H. Interim Interest

I. Interim Interest

J. Interim Interest

K. Interim Interest

L. Interim Interest

M. Interim Interest

N. Interim Interest

O. Interim Interest

P. Interim Interest

Q. Interim Interest

R. Interim Interest

S. Interim Interest

T. Interim Interest

U. Interim Interest

V. Interim Interest

W. Interim Interest

X. Interim Interest

Y. Interim Interest

Z. Interim Interest

AA. Interim Interest

AB. Interim Interest

AC. Interim Interest

AD. Interim Interest

AE. Interim Interest

AF. Interim Interest

AG. Interim Interest

AH. Interim Interest

LEGEND

- NATURAL GAS VALVE
- WELL
- MANHOLE/JUNCTION BOX
- SPRINKLER HEAD
- ROLLING POST
- STREET LIGHT
- FLUORINE GAS RISER/SEWER
- POWER POLE
- GATE VALVE
- OUT WARE
- STEEL WOOD POST
- RIGHT OF WAY LINE
- STUMP/HAYHOLE
- CURB RAIL
- STOCKPILE
- CURB & GUTTER
- GATE LINE
- ADJACENT OVERHEAD
- FEED OPTIC
- CONCRETE SURFACE
- ASPHALT SURFACE
- ROUND MONUMENT (SEE LABEL)
- 1/2" 1/2" IRON ROD W/ ORANGE CAP
- WESTWOOD MAPS OR PUBLIC RECORDS
- HIDALGO COUNTY OFFICIAL PUBLIC RECORDS
- HIDALGO COUNTY MAP RECORDS
- HIDALGO COUNTY DEED RECORDS

TABLE A ITEMS

- Monuments placed at all major corners of the boundary of the property.
- The subject property has not been assigned an address, but has been on US Highway 281 and SH 365.
- The foregoing property is located within Zone C according to FEMA Flood Panel No. 480344000B, dated January 2, 1981. Zone C is not within a 100-year flood zone.
- Subject tract area is 49.4303 acres, or 2,155,827 square feet.
- No buildings were found on site.
- Substantial features observed in the process of conducting the survey are shown hereon.
- Balance of underground utilities existing on or serving the surveyed property as determined by Trenchless Survey No. 221503023, and 221503028 dated on March 16, 2022. USR has notified some AEP Trench, AT&T, Valley Telephone Coop. Inc., and Windstream.
- Names of adjoining owners of platted lands according to current public records are shown hereon.
- No evidence of earth moving work and construction was found on site.
- All structures of the easements or servitudes disclosed in documents provided or obtained are shown hereon.

CERTIFICATION

I, the undersigned, being a duly qualified and licensed Professional Surveyor, do hereby certify that the foregoing is a true and correct copy of the original survey as shown on the plat and as recorded in the County Records, Hidalgo County, Texas.

This is to certify that this was a plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, partly modified and adopted by ALTA and NSPS and include items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 of Items in Item 1. The first work was completed on 04/26/2023.

Edwin Diller
Edwin Diller, P.E., License No. 12780-2023
Professional Surveyor, State of Texas



GENERAL NOTES

- Surveys are based on the North American Datum of 1983 (NAD 83) Adjustments, Texas State Plane Coordinate System for the State of Texas.
- The survey was completed using a Leica Survey File No. 22-04-001-DC, with 670344 and 670345, 2022, surveyed by First National Title Insurance Company.
- Refer to the first note description on the same date.

Curve #	Length	Direction
1	76.18'	121°57'18"E
2	260.02'	121°57'18"E
3	75.70'	121°57'18"E
4	132.34'	121°57'18"E
5	49.33'	121°57'18"E

Curve #	Length	Radius	Center	Chord Bearing	Chord Length
1	76.18'	1679.13'	024°17'18"	121°57'18"E	108.18'
2	260.02'	1338.07'	024°17'18"	121°57'18"E	314.68'
3	75.70'	1679.13'	024°17'18"	121°57'18"E	108.18'

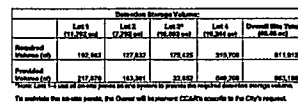
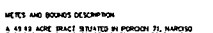
PROJECT NO. 16780-2023
CHECKED BY: [Signature]
DRAWN BY: [Signature]
FIELD DATE: 04/26/23
FIELD WORK DATE: 04/26/23

PREPARED FOR: **Majestic Realty**
EXHIBIT OF: **ALTA/NSPS LAND TITLE SURVEY**

A 49.43 ACRE TRACT 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 RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOL. 2, PG. 52, HIDALGO COUNTY PLAT RECORDS, BEING THE REMAINDER OF A CALLED 50.71 ACRE TRACT "E", RECORDED IN DOCUMENT NO. 102-1-3201938, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS, HIDALGO COUNTY, TEXAS

Westwood
Professional Services, Inc.
211 North Loop West, Suite 270
Houston, Texas 77022
Phone: (713) 296-1399
Fax: (713) 296-1393
www.westwoodpro.com

SHEET NUMBER: **1 of 1**
DATE: 01/25/2023

[illegible][illegible]

Westwood

Phone (210) 265-8300 211 N Loop 1804 E, Suite 209
Cell/Fax (888) 937-6150 San Antonio, TX 78222
www.westwood.com

Westwood Professional Services, Inc.
FAPLCS FORM NO. 1007-0001 • FAPLCS FORM NO. F-11706
PROJECT NUMBER: R0039524.00
DATE OF PUBLICATION: 11/01/2012

COUNTY OF HIDALGO
STATE OF TEXAS

49.49 ACRE TRACT

PROJ. 39524.00
MITP Phase 1A

FIELD NOTE DESCRIPTION of a 49.49 acre tract situated in Porcion 71, Narciso 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, 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 06° 43' 13", and a chord bearing and distance of S 76° 17' 54" E, 699.88 feet to a 5/8" iron rod found for a point of tangency on the west line of a 40-foot road as shown on said plat of San Juan Plantation Subdivision, abandoned in Document No. 2022-3367492, said Official Public Records;

Crossing said abandoned 40-foot road, 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 abandoned 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 76° 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 found for a point of tangency,

S 81° 04' 36" E, 76.08 feet to a 1/2" iron rod set with "WESTWOOD 6530" cap for an angle point,

S 81° 25' 19" E, 266.02 feet to a 5/8" iron rod found for the north cutback corner of the intersection of said US Highway 281 and SH 365, a variable width right-of-way, recorded in Document Nos. 2015-2583470 and 2015-2583483, said Official Public Records, and

Westwood

S 36° 24' 51" E, 70.70 feet to a ½" 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 ½" 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° 55' 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 ½" iron rod set with "WESTWOOD 6530" cap for a point of tangency, and

S 82° 24' 27" W, passing the east line of said abandoned 40-foot road, the common west line of said Lot 97 and east line of said Lot 96, and the west line of said abandoned 40-foot road, respectively, and continuing in all a total distance of 1300.34 feet to a ½" iron rod set with "WESTWOOD 6530" cap on the common east line of said Hidalgo County Irrigation District No. 2 Canal and west line of said Tract "E", also being the west line of said Lot 96, for the southwest corner of the herein described tract of land;

THENCE, along the aforementioned common line, N 08° 31' 34" E, passing the common north 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, 2,155,827 square feet of land or 49.49 acres, more or less. Bearings based on Texas State Plane Coordinate System for the South Zone, 4205 (NAD83, 2011 Adjustment).



EXHIBIT A
SERVICE PLAN

I. ANNEXATION AREAS

The annexation areas are located on the south side of East U.S. Highway 281 (Military Highway), approximately 800 ft. east of South Veterans Boulevard. The property is approximately 49.49 AC and is illustrated in EXHIBIT A and further described below:

OWNER: KVS Development, LLC, a Texas Limited Liability Company

A 49.49 ACRE TRACT SITUATED IN NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS BEING OUT OF LOTS 93, 94, 95, 96, 97 AND 98, BLOCKS 31 AND 32 OF THE SAN JUAN PLANTATION SUBDIVISION, LOCATED ON THE SOUTH SIDE OF EAST U.S. HIGHWAY 281 (MILITARY HIGHWAY), APPROXIMATELY 800 FT. EAST OF SOUTH VETERANS BOULEVARD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS.

II. SERVICE COMPONENTS

This plan contains two service components: A) Municipal Service Plan B) Capital Improvement Program.

A. MUNICIPAL SERVICE PLAN

As required by TLGC 43.056 B), certain municipal services will be provided by the City of Pharr immediately upon the effective date of annexation. These services include:

- Police Protection
- Fire Protection
- Emergency medical services
- Solid waste collection, except as provided by Subsection 43.056 (o);
- Operation and maintenance of water and wastewater facilities in the annexed area that are not within the service area of another water or wastewater utility;
- Operation and maintenance of roads and streets, including road and street lighting; *
- Operation and maintenance of public parks, playgrounds, and swimming pools; and
- Operation and maintenance of any other publicly owned facility, building or service.

*Note: Street lighting will be maintained for fixtures located within the service territory of the City of Pharr.

1. POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Hidalgo County Sheriff's Office. However, upon annexation, the City of Pharr Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

2. FIRE

Existing Services: Primary fire response is currently provided through rural fire agreement with Hidalgo County. Services will continue to be provided

Services to be Provided: Fire suppression will be available to the area upon annexation. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed.

3. BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Pharr.

4. PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Pharr Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Pharr Subdivision Ordinance. These services can be provided within the department's current budget.

5. LIBRARY

Existing Services: None

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

6. HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The Hidalgo County Health Department will implement the enforcement of the City of Pharr's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current City of Pharr's Code Compliance and Health Division Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

7. STREET

Existing Services: County Street Maintenance

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This service can be provided within the current budget appropriation.

8. STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers and/or Public Works Department at time of completions. The City will then maintain the drainage upon approval.

9. STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Pharr will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

10. TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

11. WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

12. SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

13. SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

14. ADDITIONAL SERVICES

All other applicable municipal services will be provided to the area in accordance with the City of Pharr's established policies governing extension of municipal services to newly annexed areas.

B. CAPITAL IMPROVEMENTS

The City, from time to time, include construction of new, expanded or replacement facilities in its Capital Improvements Program (CIP). Facilities to be included in the CIP shall be determined on a City-wide basis. Priorities shall be established by the CIP plans of the City, projected growth trends, and the City Commission through its development plans and policies.

III. LEVEL OF SERVICES TO BE PROVIDED

It is the intent of the City of Pharr to provide the level of services required by State Law. The City Commission finds and determines that the services, infrastructure and infrastructure maintenance proposed by this plan are comparable to that provided to other parts of the City with topography, land use, and population density reasonably similar to the annexed area and will not reduce the level of services available to the territory prior to annexation.

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each are of the City, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

**EXHIBIT C - SCHEDULE FOR VOLUNTARY ANNEXATION
CITY OF PHARR, TEXAS**

DATE	ACTION/EVENT	LEGAL AUTHORITY
September 20, 2024	Submitted petition for annexation.	
October 7, 2024	Resolution to City Commission on accepting petition of annexation	
October 7, 2024	Acceptance of voluntary annexation petition request from landowners and initiation of annexation and City Commission sets a public hearing for October 21, 2024 (14 days)	TLGC 43.0671
October 8, 2024 Publish notice of public hearing AND Send notice to school district and to each public entity.	Send notice to Advance for publication on <u>October 8, 2024 for publication on October 9, 2024.</u> Post notice of public hearing on city's website and maintain until hearings are complete. School District notice. Notify each school district of possible impact w/in the period preserved for publishing the notice of the public hearing. Public Entity notices. Notify each public entity that is located in or provides services to the area proposed for annexation. Public entity includes: County, fire protection, emergency medical services provider, special district (MUD) or other district, of possible impact w/in the period prescribed for publishing the notice of public hearing.	TLGC 43.905 and 43.9051; send notice to school district and to each public entity not less than 10 days nor more than 20 days before public hearing.
October 9, 2024	Legal Notice for Public Hearing Published for the date of October 21, 2024 (12 days)	Not less than 10 days nor more than 20 days before the public hearing. TLGC 43.0673
October 21, 2024	Public Hearing – Regular CC Meeting	Governing body must provide persons in interested in the annexation the opportunity to be heard. TLGC 43.0673
October 21, 2024	First Reading of the Ordinance (after public hearing)	TLGC 43.0673
November 4, 2024 (Could also be at a special called meeting after the First Reading; OR within 90 days of First Reading)	Second Reading of the Ordinance	Second reading of annexation ordinance, City Charter, Article I, Section 5
November 18, 2024	Third and final reading of the ordinance	Third and final reading of the annexation ordinance, Article III, Section 6, City Charter
Within 30 days of Final Reading	City Sends copy of map showing boundary changes to county voter registrar in a format that is compatible with mapping format used by registrar.	Elec. Code 42.0615
Within 60 days of Final Reading of Ordinance	City provides a certified copy of ordinance and maps to: 1. County Clerk 2. County Appraisal District 3. County Tax Assessor Collector 4. 911 Addressing 5. Sheriff's office 6. City Department Heads 7. State Comptroller 8. Franchise Holders	



Legend

- Pharr City Limit
- NORMA
- NORMA HWY

Scale:

1:25,000

0 1,250 2,500 5,000 7,500 10,000 Feet



Pharr
Engineering





Pharr

Development Services



VOLUNTARY ANNEXATION PETITION APPLICATION AND CHECKLIST

Name of Applicant: K.V. Chowdary

Date of Submittal: September 20, 2024

Proposed Acreage to be Annexed: 49.49

APPLICATION COMPLETENESS CERTIFICATION

REQUIRED DOCUMENTS	PROVIDED
Completed and Signed Application/Checklist	☐
Completed annexation petition with each owner's original signature. Must include all owners' signatures if there are multiple owners of record.	☐
A copy of the deed showing current ownership.	☐
A clear and legible copy of certified field notes (metes and bounds) describing the boundary of the property that is being petitioned for annexation with a graphic exhibit (map or plat) clearly showing the property. The boundary description and the graphic exhibit must each be contained on a 8 ½" x 11" sheet of paper. If the property is a subdivided lot, please submit a copy of the recorded subdivision plat.	☐
If applicable, water and wastewater utilities agreement between City and applicant for extension of utilities.	☐

INSTRUCTIONS

Fill out and submit an electronic copy of the completed application package and all subsequent documentation and updates to planning@pharr-tx.gov and provide one (1) hard copy to Development Services, Planning and Zoning Division, 118 S Cage Blvd., Pharr, Texas 78577.

93, 94, 97 and 98,
95 & 96

PROPERTY INFORMATION

Property Address: E Military Hwy Hidalgo County, TX

Total Number of Acres: 49.49

Total Number of Tracts: 1

Subdivision Name: San Juan Plantation

Lot(s): _____ Block(s): 31 & 32

Survey Name and Abstract No.: Narciso Cabazos Survey, Abstract No. 30

Current Land Use: Ag

Proposed Land Use and Purpose of Annexation: A planned Heavy Industrial Development
totaling approximately 720,000 SF across four buildings.

List all qualified voting age persons living on each tract of land:

[illegible]

OWNER INFORMATION – Please fill out a separate sheet for each owner of record

Owner(s) Name: KVS Development, LLC (K.V. Chowdary)

If the property ownerships is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.

Address: 2001 S. Cynthia St. Ste. C City: McAllen State: TX Zip Code: 78503

Phone No.: _____ Cell Phone No.: (956)655-0153 Email: _____

Owner's Signature: KVS Chowdary Date: 9/20/24

AGENT/APPLICATION AUTHORIZATION – Please check one of the following:

☐ I will represent my petition before the city staff and the Board of Commissioners of the City of Pharr

☒ I hereby authorize the person named below to act as my agent/applicant in representing this application before the city staff and the Board of Commissioners of the City of Pharr.

Note: The agent/applicant is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent/applicant. If no agent is listed, the owner will be considered the agent.

Agent/Applicant's Name: Al Sorrels

Company's Name (if applicable): Majestic Realty Co.

Address: 131 E Exchange Ave Suite 220 City: Fort Worth State: TX Zip Code: 76164

Phone No.: (972)232-3760 Cell Phone No.: (214)697-7730 Email: asorrels@majesticrealty.com

If an agent/applicant is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent/applicant in processing the application before the Board of Commissioners of the City of Pharr:

Owner's Printed Name: K.V. Chowdary

Owner's Signature: KVS Chowdary Date: 9/20/24



Pharr

Development Services



VOLUNTARY ANNEXATION PETITION (C-3)

I, K.V. Chowdary, owner of the land described below, hereby voluntarily petition the Board of Commissioners of the City of Pharr, Texas to annex the property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Pharr, Texas, the Property, containing approximately 49.49 acres of land, described as follows:

(Legal description of Property, Exhibit A, attached hereto)

I desire to enter into a written agreement for municipal services with the City of Pharr, pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, I certify that I was offered a development agreement pursuant to Section 43.016 of the Local Government Code and still requested annexation.

I certify that the above-described Property is contiguous and adjacent to the City of Pharr, Texas and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

OWNER(S): (add additional signature lines for each owner)

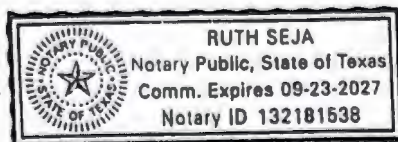
Print Name (Owner) K.V. Chowdary Signature (Owner) KVS. Chowdary
Print Name (Owner) _____ Signature (Owner) _____

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF Hidalgo §

BEFORE ME, the undersigned authority, on this day personally appeared K.V. Chowdary, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of the Owner.

Given under my hand and seal office this 20th day of September, 2024.



NOTARY PUBLIC in and for the
STATE OF TEXAS

Ruth Seja
Printed Name
My commission expires: 09-23-2027

RESOLUTION NO. R-2024- 56

STATE OF TEXAS **§**

COUNTY OF HIDALGO §

CITY OF PHARR §

A RESOLUTION OF THE CITY OF PHARR, TEXAS, ACCEPTING THE PETITION FOR ANNEXATION OF A 6.48 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS BEING A PORTION OF STATE HIGHWAY 365 SAID PORTION BEING OUT OF PARCEL 18, AND ALSO BEING A PORTION OF A 40-FOOT WIDE ROAD AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS LOCATED AT SOUTH VETERANS BOULEVARD & STATE HIGHWAY 365, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS, LYING ADJACENT OR CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE CITY OF PHARR; SETTING DATE, TIME, AND PLACE FOR PUBLIC HEARING, AND DIRECTING THE CITY MANAGER OR HIS DESIGNEE TO PREPARE A SERVICE PLAN; AND DECLARATION OF THE CITY OF PHARR'S EXTRA-TERRITORIAL JURISDICTION; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the owner(s) of certain property located within Hidalgo County, Texas has petitioned the City of Pharr, Texas (herein the “City”), a home-rule City, for annexation of said property, more particularly described herein (the “subject property”), into the City limits; and

WHEREAS, the subject property is contiguous and adjacent to the corporate limits of the City and the owners have submitted petitions for annexation; and

WHEREAS, after review and consideration of such requests and petition of the owner of the subject property for annexation, the City Commission finds that the subject property may be annexed pursuant to § 43.0671 of the Texas Local Government Code; and

WHEREAS, the petitioner has agreed and consented to the annexation of the subject property by the City and further agreed to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, THAT:**

SECTION 1. ACCEPTANCE OF PETITIONS, MAPS AND OTHER PERTINENT INFORMATION.

- A. In accordance with Section 42.022(b) of the Texas Local Government Code, it is the law of this State that the extraterritorial jurisdiction ("ETJ") of a municipality may expand beyond the distance limitations imposed by Section 42.021 of the Texas Local Government Code to include an area contiguous to the otherwise existing ETJ of the municipality if the owners of the area request the expansion in accordance with Section 43.0671 of the Texas Local Government Code. The City of Pharr hereby approves, adopts, and accepts the petitions, deeds, and other exhibits and materials.
- B. The ETJ of the City of Pharr, Texas was 3 ½ miles prior to December 18, 2012. As a reaffirmation and independent approval hereto, the City of Pharr declares the ETJ as described and displayed on the map attached hereto described as Exhibit "D."

SECTION 2. PROCEEDINGS.

- A. The petitions of annexation of the subject property, including the abutting streets, roadways, and rights of way, not previously annexed into the City and the draft service plan shown in Exhibit "B", are hereby accepted:

A 6.48 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS BEING A PORTION OF STATE HIGHWAY 365 SAID PORTION BEING OUT OF PARCEL 18, AND ALSO BEING A PORTION OF A 40-FOOT WIDE ROAD AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS LOCATED AT SOUTH VETERANS BOULEVARD & STATE HIGHWAY 365, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS.

- B. On Monday, October 21, 2024, at 4:00 PM in the City Hall, Commissioners' Room, 118 S. Cage Blvd, Pharr, Texas, the City of Pharr will hold one (1) statutory public hearing as described in Exhibit "C", giving all interested persons the right to appear and be heard on the proposed annexation by the City of Pharr of the Property described in Exhibit "A."

SECTION 3. SAVINGS CLAUSE.

Except as hereby resolved, any other directives or actions of the City of Pharr, not in conflict with this Resolution, shall remain in full force and effect, unimpaired hereby.

SECTION 4. SEVERABILITY CLAUSE.

The invalidity of any section, clause, sentence, or provision of this Resolution shall not affect the validity of any other part thereof. The effects of this Resolution shall at all times be in compliance with state, federal, and other guidelines as directed.

SECTION 5. EFFECTIVE DATE.

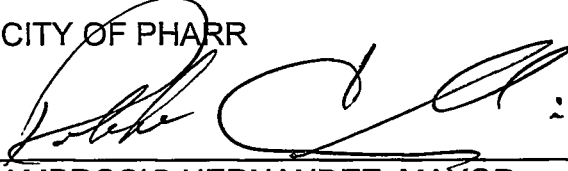
This Resolution shall take effect immediately upon passage by the members of the Board of Commissioners of the City of Pharr.

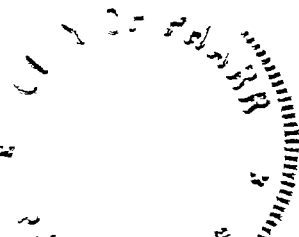
SECTION 6. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE
CITY OF PHARR, TEXAS, ON THIS THE 7th DAY OF OCTOBER 2024**

CITY OF PHARR


AMBROSIO HERNANDEZ, MAYOR


ATTEST:


IMELDA PEREZ, CITY CLERK

**** **Electronically Filed Document** ****

**Hidalgo County
Arturo Guajardo Jr.
County Clerk**

Document Number: 2015-2583470

Recorded As : RECORDING ELECTRONIC

Recorded On: February 04, 2015

Recorded At: 09:23:41 am

Number of Pages: 8

Recording Fee: \$50.00

Parties:

**Direct-
Indirect- NOT REQUIRED**

Receipt Number: 1497373

Processed By: Tania Rivera

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.



**STATE OF TEXAS
COUNTY OF HIDALGO**

I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed herein, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.

DEED

ROW CSJ: 0220-01-023

Parcel No.: 18

Grantor(s), whether one or more:

KVS Family Limited Partnership

Grantor's Mailing Address (including county):

P. O. Box 5790
McAllen, Tx 78502

Grantee:

Hidalgo County Regional Mobility Authority

Grantee's Authority:

The Hidalgo County Regional Mobility Authority (HCRMA) is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Hidalgo County Regional Mobility Authority (HCRMA) is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):

Hidalgo County Regional Mobility Authority
P. O. Box 1766
Pharr, Tx 78577
County of Hidalgo

Consideration:

The sum of Three Hundred Eighty Eight Thousand One Hundred Thirty Three Dollars and Thirty Three Cents (\$388,133.33) "(The consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid formal eminent domain proceedings and the added expenses of litigation.)" to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in Hidalgo County, Texas, being more particularly described in the attached Exhibit "A" (the "**Property**").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Hidalgo County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: **None**

Grantor covenants and agrees to remove the Retained Improvements from the Property by N/A day of N/A, 20N/A, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

KVS Family Limited Partnership

**By: KVS Land Co., Inc, a Texas corporation,
its sole general partner**

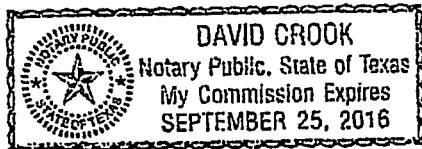
KVS. Chowdary

By: K. V. Chowdary, President

Acknowledgment

State of Texas
County of Hidalgo

This instrument was acknowledged before me on January 23, 2015, by K. V. Chowdary, President of KVS Land Co., Inc., a Texas corporation, general partner of KVS Family Limited Partnership, a Texas limited partnership, on behalf of said corporation and limited partnership.



David Crook
Notary Public, State of Texas

After recording please return this instrument to:
Mr. Jaime Cruz or Jaime Salinas
Hidalgo County Pct. 2
300 W. Hall Acres Rd., Ste. G
Pharr, Tx 78577

CERTIFICATE OF RECORDING

**THE STATE OF TEXAS, §
COUNTY OF HIDALGO §**

SH 365 PROJECT – PAR. 18

County: Hidalgo

Date: April 16, 2014

Road: SH365 (SEGMENT 3) BSIF CONNECTOR

Project Limits: From U.S. 281 (Military Road) and South along San Juan Road and along H.C.I.D. No. 2 Canal R.O.W. to East side of South Veterans Blvd. (South I Road)

R.O.W. CSJ: 0220-01-023

FIELD NOTES FOR PARCEL 18

A 173,970.15 square feet of land out of a 1,257,334.58 square feet tract of land out of Lots 93, 94, 97, and 98 Block 31, Re-Subdivision of San Juan Plantation Subdivision, Hidalgo County, Texas as per map recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas. Said 1,257,334.58 square feet tract of land is vested to KVS Family Limited Partnership, a Texas limited partnership from F. E. & J. A. Knapp Limited Partnership, a Texas limited partnership by virtue of a Warranty Deed with Vendor's Lien dated January 22, 2002 and recorded in Document No. 1048589, Official Records of Hidalgo County, Texas. Said 173,970.15 square feet of land being more particularly described by metes and bounds as follows;

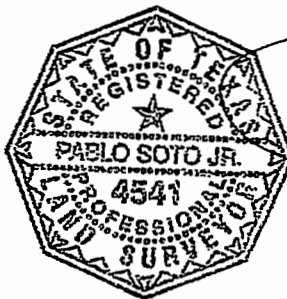
Commencing at a No. 4 rebar set (with a plastic cap stamped RGE) at the Southeast corner of Lot 98, Block 31, Re-Subdivision of San Juan Plantation Subdivision; **Thence**, North 08 degrees 31 minutes 55 seconds East, with the East line of Lot 98, Block 31, Re-Subdivision of San Juan Plantation Subdivision, a distance of 845.23 feet to a No. 4 rebar set (with a plastic cap stamped RGE); **Thence**, North 81 degrees 28 minutes 05 seconds West, a distance of 86.38 feet to a No. 5 rebar with aluminum disk set at the existing East Proposed Right of Way line of S.H 365 (BSIF Connector) for the Northeast corner of this tract of land and the **POINT OF BEGINNING**;

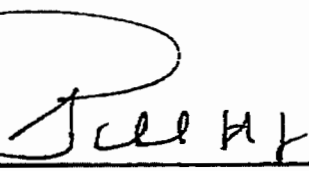
- 1) **THENCE**, South 08 degrees 35 minutes 28 seconds West, with the Proposed East Right of Way line of said S.H. 365 (BSIF Connector), a distance of 132.50 feet to a No. 5 rebar with aluminum disk set for an exterior corner of this tract of land;
- 2) **THENCE**, in a Southwesterly direction with the Proposed East Right of Way line of said S. H. 365 with a curve to the right having a Delta angle of 27 degrees 46 minutes 50 seconds, a Radius 987.51 feet, a Tangent of 244.21 feet, an Arc length 478.81 feet, a Chord length of 474.13, and a Chord bearing of South 22 degrees 40 minutes 31 seconds West to a No. 5 rebar with aluminum disk set for an interior corner of this tract of land;
- 3) **THENCE**, South 05 degrees 22 minutes 21 seconds East, with the Proposed Right of Way clip of S.H. 365 (BSIF Connector), a distance of 36.85 feet to a No. 5 rebar with aluminum disk set for an interior corner of this tract of land;
- 4) **THENCE**, South 50 degrees 21 minutes 54 seconds East, with the Proposed North Right of Way line of S.H. 365 (BSIF Connector), a distance of 130.30 feet to a No. 5 rebar with aluminum disk set for an exterior corner of this tract of land;

- 5) **THENCE**, in a Southeasterly direction with the Proposed North Right of Way line of said S.H. 365 (BSIF Connector) (segment 3) with a curve to the right having a Delta angle of 19 degrees 02 minutes 41 seconds, a Radius of 233.46 feet, a Tangent of 39.16 feet, an Arc length of 77.60 feet, a Chord length of 77.24 feet, and a Chord bearing South 44 degrees 47 minutes 02 seconds East to a No. 5 rebar with aluminum disk set at the existing West Right of Way line of said San Juan Road for an exterior corner of this tract of land;
- 6) **THENCE**, South 08 degrees 31 minutes 55 seconds West, with the existing West Right of Way line of said San Juan Road, a distance of 109.49 feet to a No. 5 rebar with aluminum disk set at the South line of said Lot 98, Block 31 for the Southeast corner of this tract of land;
- 7) **THENCE**, South 82 degrees 24 minutes 23 seconds West, with the South line of said Lot 98, Block 31, a distance of 21.39 feet to a No. 5 rebar with aluminum disk set for an exterior corner of this tract of land;
- 8) **THENCE**, in a Northwesterly direction with the Proposed South Right of Way line of said S. H. 365 with a curve to the left having a Delta angle of 41 degrees 56 minutes 28 seconds, a Radius of 173.37 feet, a Tangent of 66.45 feet, an Arc length of 126.91, a Chord length of 124.09 feet, and a Chord bearing North 28 degrees 13 minutes 07 seconds West to a No. 5 rebar with aluminum disk set for an interior corner of this tract of land;
- 9) **THENCE**, North 50 degrees 15 minutes 35 seconds West, with the Proposed South Right of Way line of said S.H. 365 (BSIF Connector), a distance of 134.83 feet to a No. 5 rebar with aluminum disk set for an interior corner of this tract of land;
- 10) **THENCE**, South 86 degrees 17 minutes 01 seconds West, with the Proposed South Right of Way Clip of said S.H. 365 (BSIF Connector), a distance of 36.35 feet to a No. 5 rebar with aluminum disk set for an interior corner of this tract of land;
- 11) **THENCE**, in a Southwesterly direction with the Proposed South Right of Way line of said S. H. 365 with a curve to the right having a Delta angle of 30 degrees 43 minutes 20 seconds, a Radius of 987.51 feet, a Tangent of 271.28 feet, an Arc length of 529.51 feet, a Chord length of 523.19 feet, and a Chord bearing South 58 degrees 56 minutes 54 seconds West to a No. 5 rebar with aluminum disk set at the common line of said Lot 98 and Lot 97, Block 31 for an interior corner of this tract of land;
- 12) **THENCE**, South 08 degrees 31 minutes 26 seconds West, with the common line of said Lot 98 and Lot 97, Block 31, a distance of 9.86 feet to a No. 5 rebar with aluminum disk set at the common corner of said Lot 98, and Lot 97, Block 31 for an exterior corner of this tract of land;
- 13) **THENCE**, South 82 degrees 24 minutes 28 seconds West, with the South line of said Lot 97, Block 31, a distance of 676.62 to a No. 5 rebar with aluminum disk set at the existing East Right of Way line of a said 40.00 foot County Road (Not Open) for the Southwest corner of this tract of land;

- 14) **THENCE**, North 08 degrees 31 minutes 26 seconds East, with the East Right of Way line of said 40.00 foot County Road (Not Open), a distance of 72.86 feet to a No. 5 rebar with aluminum disk set for an exterior corner of this tract of land;
- 15) **THENCE**, North 82 degrees 24 minutes 18 seconds East, with the Proposed North Right of Way line of said S.H. 365 (BSIF Connector), a distance of 533.15 feet to a No. 5 rebar with aluminum disk set for an interior corner of this tract of land;
- 16) **THENCE**, in a Northeasterly direction with the Proposed West Right of Way line of said S.H. 365 (BSIF Connector) with a curve to the left having a Delta angle of 72 degrees 46 minutes 24 seconds, a Radius of 902.65 feet, a Tangent of 665.17 feet, an Arc length of 1146.49 feet, a Chord length of 1070.96 feet, and a Chord bearing North 43 degrees 55 minutes 05 seconds East to a No. 5 rebar with aluminum disk set for an interior corner of this tract of land;
- 17) **THENCE**, North 08 degrees 35 minutes 28 seconds East, continuing with the Proposed West Right of Way line of said S.H. 365 (BSIF Connector) a distance of 132.56 feet to a No. 5 rebar with aluminum disk set for an interior corner of this tract of land;
- 18) **THENCE**, South 81 degrees 22 minutes 10 seconds East, a distance of 100.00 feet to a the **POINT OF BEGINNING** and containing 173,970.15 square feet of land, more or less.

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.




Pablo Soto, Jr. - R.P.L.S. No. 4541
Date: 04/17/14

Revised: 7/28/14

**** Electronically Filed Document ****

**Hidalgo County
Arturo Guajardo Jr.
County Clerk**

Document Number: 2015-2583483

Recorded As : RECORDING ELECTRONIC

**Recorded On: February 04, 2015
Recorded At: 09:28:12 am
Number of Pages: 7**

Recording Fee: \$46.00

Parties:

**Direct-
Indirect- NOT REQUIRED**

**Receipt Number: 1497382
Processed By: Tania Rivera**

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.



**STATE OF TEXAS
COUNTY OF HIDALGO**

I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed herein, and was duly RECORDED in the Official Records of Hidalgo County, Texas

**Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX**

STG/ ~~SA~~ GF# 3152749

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.

DEED**ROW CSJ:** 0220-01-023**Parcel No.:** 19**Grantor(s), whether one or more:**

KVS Family Limited Partnership

Grantor's Mailing Address (including county):P. O. Box 5790
McAllen, Tx 78502**Grantee:**

Hidalgo County Regional Mobility Authority

Grantee's Authority:

The Hidalgo County Regional Mobility Authority (HCRMA) is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Hidalgo County Regional Mobility Authority (HCRMA) is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):Hidalgo County Regional Mobility Authority
P. O. Box 1766
Pharr, Tx 78577
County of Hidalgo**Consideration:**

The sum of One Hundred Ten Thousand and no/100 Dollars (**\$110,000.00**) "(The consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid formal eminent domain proceedings and the added expenses of litigation.)" to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in Hidalgo County, Texas, being more particularly described in the attached Exhibit "A" (the "Property").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Hidalgo County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: **None**

Grantor covenants and agrees to remove the Retained Improvements from the Property by N/A day of N/A, 20N/A, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

KVS Family Limited Partnership

**By: KVS Land Co., Inc, a Texas corporation,
its sole general partner**

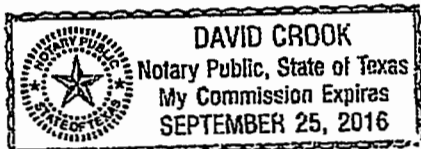
KVS - Chowdary

By: K. V. Chowdary, President

Acknowledgment

State of Texas
County of Hidalgo

This instrument was acknowledged before me on January 23, 2015, by K. V. Chowdary, President of KVS Land Co., Inc., a Texas corporation, general partner of KVS Family Limited Partnership, a Texas limited partnership, on behalf of said corporation and limited partnership.



David Crook
Notary Public, State of Texas

After recording please return this instrument to:
Mr. Jaime Cruz or Jaime Salinas
Hidalgo County Pct. 2
300 W. Hall Acres Rd., Ste. G
Pharr, Tx 78577

CERTIFICATE OF RECORDING

THE STATE OF TEXAS, §
COUNTY OF HIDALGO §

SH 365 PROJECT – PAR. 19

County: Hidalgo

Date: April 15, 2014

Road: SH365 (SEGMENT 3) BSIF CONNECTOR

Project Limits: From U.S. 281 (Military Road) and South along San Juan Road and along H.C.I.D. No. 2 Canal R.O.W. to East side of South Veterans Blvd. (South I Road)

R.O.W. CSJ: 0220-01-023

FIELD NOTES FOR PARCEL 19

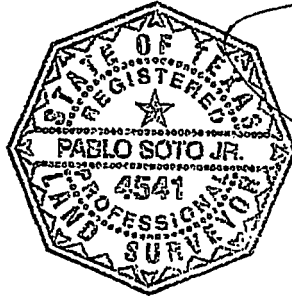
A 50,789.22 square feet of land out of a 572,022.34 square feet tract of land out of Lot 96 Block 32, Re-Subdivision of San Juan Plantation Subdivision, Hidalgo County, Texas as per map recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas. Said 572,022.34 square feet tract of land is vested to KVS Family Limited Partnership, a Texas limited partnership from F. E. & J. A. Knapp Limited Partnership, a Texas limited partnership by virtue of a Warranty Deed with Vendor's Lien dated January 22, 2002 and recorded in Document No. 1048589, Official Records of Hidalgo County, Texas. Said 50,789.22 square feet of land being more particularly described by metes and bounds as follows;

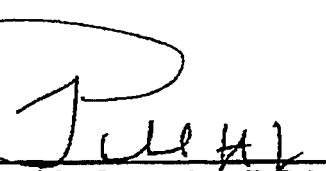
Commencing at a No. 4 rebar set (with a plastic cap stamped RGEC) at the Northeast corner of Lot 96, Block 32, Re-Subdivision of San Juan Plantation Subdivision; **Thence**, South 08 degrees 31 minutes 26 seconds West, with the East line of Lot 96, Block 32, Re-Subdivision of San Juan Plantation Subdivision, a distance of 626.65 feet to a No. 4 rebar set (with a plastic cap stamped RGEC); **Thence**, North 81 degrees 28 minutes 34 seconds West, a distance of 20.00 feet to a No. 5 rebar with aluminum disk set at the existing West Right of Way line of a 40.00 foot County Road (Not Open) for the Northeast corner of this tract of land and the **POINT OF BEGINNING**;

- 1) **THENCE**, South 08 degrees 31 minutes 26 seconds West, with the existing West Right of Way line of said 40.00 foot County Road (Not Open), a distance of 72.86 feet to a No. 5 rebar with aluminum disk set at the existing North Canal Right of Way line of the Hidalgo County Irrigation District No. 2 and the South line of said Lot 96, Block 32 for the Southeast corner of this tract of land;
- 2) **THENCE**, South 82 degrees 24 minutes 17 seconds West, with the existing North Canal Right of Way line of said Hidalgo County Irrigation District No. 2 and the South line of said Lot 96, Block 32, a distance of 725.55 feet to a No. 5 rebar with aluminum disk set at the Southwest corner of said Lot 96, Block 32 and the East Canal Right of Way line of said Hidalgo County Irrigation District No. 2 for the Southwest corner of this tract of land;
- 3) **THENCE**, North 08 degrees 31 minutes 26 seconds East, with the West line of said Lot 96, Block 32 and the East Canal Right of Way line of said Hidalgo County Irrigation District No. 2, a distance of 72.87 feet to a No. 5 rebar set with aluminum disk set at the Proposed North Right of Way line of SH 365 for the Northwest corner of this tract of land;

- 4) **THENCE**, North 82 degrees 24 minutes 18 seconds East, with the Proposed North Right of Way line of said SH 365, a distance of 725.55 feet to the **POINT OF BEGINNING** and containing 50,789.22 square feet of land, more or less.

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.




Pablo Soto, Jr. - R.P.L.S. No. 4541

Date: 4/17/14

Revised: 7/28/14

H.C.I.D. No. 2 CANAL R.O.W.

OWNER:
HIDALGO COUNTY IRRIGATION
DISTRICT No. 2
WARRANTY DEED
VOL. 19, PG. 49,
D.R.H.C.

LINE DATA		
LINE No.	BEARING	LENGTH
L22	S 08° 31' 26" W	72.86'
L23	N 08° 31' 26" E	72.87'

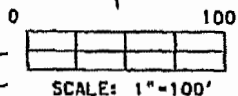
RE-SUBDIVISION OF SAN JUAN PLANTATION SUBDIVISION VOL. 3, PG. 52, M.R.H.C. LOT 96-BLK. 32

OWNER:
KVS FAMILY LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP,
WARRANTY DEED WITH VENDOR'S LIEN
DOC. No. 1048589,
O.R.H.C.

P.O.D. PARCEL 19
STA. 1320+91.99
27.04 FT R
N: 16558031.83
E: 1089209.12

40.00' COUNTY ROAD
ROW (NOT OPEN)

20.00'
1320+0
BASIS OF
BEARING



19

SH 365 (SEGMENT 3)

N 82° 24' 18" E
S 82° 24' 17" W

HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CANAL RIGHT OF WAY

EXISTING LEVEL

REVISION	
DATE	COMMENT
7/28/2014	MADE CHANGE TO PARCEL NUMBER
9/16/2014	REMOVED ACCESS CONTROL LINE

NOTES:

- ALL BEARING AND DISTANCES ARE BASED ON THE TEXAS SOUTH COORDINATE SYSTEM (NAD 83), TEXAS SOUTH ZONE.
- ALL DISTANCES AND COORDINATE SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED FACTOR OF 0.999960

LEGEND

- LOT AND PROPERTY LINES
- EXIST. ROW LINES
- PARCEL BOUNDARY LINES
- EXIST. EASEMENTS INSIDE PARCEL
- EXIST. EASEMENT OUTSIDE PARCEL
- COMMON OWNERSHIP LINES
- FENCE LINES
- EXIST. SWALE LINES
- EDGE OF PAVEMENT LINES
- EDGE OF CALICHE ROAD
- EDGE OF DIRT ROAD
- SANITARY SEWER LINES
- FIBER OPTIC LINES
- OVER HEAD POWER LINES
- CULVERTS & DRAINAGE LINES
- WATER LINES

- WATER VALVES AND METERS
- SIGNS AND STOP SIGNS
- IRRIGATION STAND PIPE
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- CONC. STRUCTURES
- MONUMENTS
- SET No. 4 REBAR
- SET No. 4 REBAR W/ CAP (RGEC)
- SET No. 5 REBAR W/ ALUM DYSK
- SET COTTON PICKER SPINDLE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- POWER POLES & GUY WIRE
- PARCEL NUMBER

19

LOT 96-BLK. 32
13.13 ACRES

OWNER:
KVS FAMILY LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP,
WARRANTY DEED WITH VENDOR'S LIEN
DOC. No. 1048589,
O.R.H.C.

19

P.O.C. PARCEL 19
STA. 1318+97.06 - 622.93 FT R
N: 16558648.59 E: 1089321.78
N.E. CORNER OF LOT 96, BLOCK 32
RE-SUBDIVISION OF SAN JUAN
PLANTATION SUBDIVISION
VOL. 03, PAGE 52, M.R.H.C.

40.00' COUNTY ROAD
RD. (NOT OPEN)
S 08° 31' 26" W
626.65'
20.00'

H.C.I.D. No. 2 CANAL ROW
INSET



PABLO SOTO, JR. - R.P.L.S.

No. 4541

Date: 4/28/14

REV: 9/16/14

ROW ACQUISITION:
50,789.22 SQ. FT.

R. Gutierrez
Engineering
Corporation



HCRMA
HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY

PLAT OF SURVEY: PARCEL 19

Dist. Name: PHARR County: HIDALGO

RCSJ No: 0220-01-023 DATE: 03/10/2014

Project: SH365-SEG. 3 Sht. No: 3 of 3
Name: U.S. 281

**** Electronically Filed Document ****

**Hidalgo County
Arturo Guajardo Jr.
County Clerk**

Document Number: 2015-2599927

Recorded As : RECORDING ELECTRONIC

Recorded On: April 06, 2015
Recorded At: 09:23:01 am
Number of Pages: 7

Recording Fee: \$46.00

Parties:

Direct-
Indirect- NOT REQUIRED

Receipt Number: 1511401
Processed By: Ismael Hidalgo

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.



STATE OF TEXAS
COUNTY OF HIDALGO

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed herein, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

STG/ ~~WA~~ GF# 3152750

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.

DEED

ROW CSJ: 0220-01-023

Parcel No.: 20

Grantor(s), whether one or more:

Hidalgo County Irrigation District No. 2

Grantor's Mailing Address (including county):

P. O. Box 6
San Juan, Tx 78589

Grantee:

Hidalgo County Regional Mobility Authority

Grantee's Authority:

The Hidalgo County Regional Mobility Authority (HCRMA) is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Hidalgo County Regional Mobility Authority (HCRMA) is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):

Hidalgo County Regional Mobility Authority
P. O. Box 1766
Pharr, Tx 78577
County of Hidalgo

Consideration:

The sum of Thirteen Thousand Six Hundred Sixty and no/100 Dollars (\$13,660.00) "(The consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid formal eminent domain proceedings and the added expenses of litigation.)" to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied.

Property:

All of that certain tract or parcel of land in Hidalgo County, Texas, being more particularly described in the attached Exhibit "A" (the "Property").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Hidalgo County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor especially reserves all Oil, Gas and other Minerals not previously reserved by Grantor in and under and that may be produced from the above described property but waives the right of ingress and egress the surface for the purpose of mining, drilling, exploring, operating and developing the Property for oil, gas and other minerals and removing the same there from.

Oil, Gas and Mineral Leases of record in which the Grantor is lessor, if any.

Grantor further reserves an easement for the purpose of the installation, maintenance, and operation of water pipeline or for other facilities or approved uses by Grantor on, over, and across the Property as described in the attached Exhibit "A".

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: None

Grantor covenants and agrees to remove the Retained Improvements from the Property by N/A day of N/A, 20N/A, subject to such extensions of time as may be granted by Grantee in writing. In the event Grantor fails, for any reason, to remove the Retained Improvements within the time prescribed, then, without further consideration, title to all or part of such Retained Improvements not so removed shall pass to and vest in Grantee, its successors and assigns, forever.

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

Hidalgo County Irrigation District No. 2

Karl Obst
By: Karl Obst

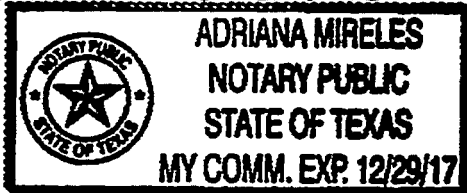
President
Title

Corporate Acknowledgment

State of Texas
County of Hidalgo

This instrument was acknowledged before me on January 8, 2015 by Karl Obst

President of Hidalgo County Irrigation District No. 2, a Political entity, on behalf of said entity.



[Signature]
Notary Public's Signature

After recording please return this instrument to:
Mr. Jaime Cruz or Jaime Salinas
Hidalgo County Pct. 2
300 W. Hall Acres Rd., Ste. G
Pharr, Tx 78577

CERTIFICATE OF RECORDING

THE STATE OF TEXAS, §
COUNTY OF HIDALGO §

SH 365 PROJECT - PAR. 20

County: Hidalgo

Date: April 15, 2014

Road: SH365 (SEGMENT 3) BSIF CONNECTOR

Project Limits: From U.S. 281 (Military Road) and South along San Juan Road and along H.C.I.D. No. 2 Canal R.O.W. to East side of South Veterans Blvd. (South I Road)

R.O.W. CSJ: 0220-01-023

FIELD NOTES FOR PARCEL 20

A 7,286.82 square feet of land out of a 165,616.33 square feet tract of land out of the Hidalgo County Irrigation District No. 2 Canal Right of Way, Block 32, Re-Subdivision of San Juan Plantation Subdivision, Hidalgo County, Texas as per map recorded in Volume 3, Page 52, Map Records of Hidalgo County, Texas. Said 165,616.33 square feet tract of land is vested to the Hidalgo County Irrigation District No. 2 by virtue of a Warranty Deed dated April 5, 1911, recorded in Volume 19, Page 49, Deed Records of Hidalgo County, Texas. Said 7,286.82 square feet of land being more particularly described by metes and bounds as follows;

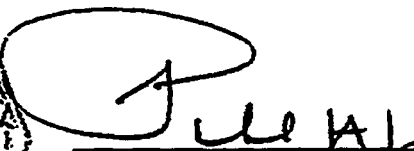
Commencing at a No. 4 rebar set (with a plastic cap stamped RGE) at the Northwest corner of Lot 96, Block 32, Re-Subdivision of San Juan Plantation Subdivision; **Thence**, South 08 degrees 31 minutes 26 seconds West, with the existing East Canal Right of Way line of the Hidalgo County Irrigation District No. 2 and the West line of Lot 96, Block 32 Re-Subdivision of San Juan Plantation Subdivision, a distance of 828.92 feet to a No. 5 rebar with aluminum disk set at the Proposed North Right of Way line of SH 365 for the Northeast corner of this tract of land and the **POINT OF BEGINNING**;

- 1) **THENCE**, continuing South 08 degrees 31 minutes 26 seconds West, with the existing East Canal Right of Way line of said Hidalgo County Irrigation District No. 2 and the West line of said Lot 96, Block 32, a distance of 72.87 feet to a No. 5 rebar with aluminum disk set at the North Canal Right of Way of said Hidalgo County Irrigation District No. 2 and the Southwest corner of said Lot 96, Block 32 for the Southeast corner of this tract of land;
- 2) **THENCE**, South 82 degrees 24 minutes 21 seconds West, with the North Canal Right of Way line of said Hidalgo County Irrigation District No. 2, a distance of 104.10 feet to a No. 5 rebar with aluminum disk set at the West Canal Right of Way line of said Hidalgo County Irrigation District No. 2 and the East line of Lot 9, Resubdivision of Closner Subdivision for the Southwest corner of this tract of land;
- 3) **THENCE**, North 08 degrees 31 minutes 26 seconds East, with the West Canal Right of Way line of said Hidalgo County Irrigation District No. 2 and the East line of said Lot 9, a distance of 72.86 feet to a No. 5 rebar with aluminum disk set at the Proposed North Right of line of said SH 365 for the Northwest corner of this tract of land;

- 4) **THENCE**, North 82 degrees 24 minutes 18 seconds East, with the Proposed North Right of Way line of said SH 365 a distance of 104.10 feet to the **POINT OF BEGINNING** and containing 7,286.82 square feet of land, more or less.

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.




Pablo Soto, Jr. - R.P.L.S. No. 4541

Date: 4/17/14

Revised: 7/28/14

OWNER:
HIDALGO COUNTY
IRRIGATION
DISTRICT No. 2
WARRANTY DEED
VOL. 19, PG. 49,
D.R.H.C.

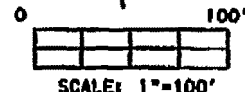
RE-SUBDIVISION OF SAN JUAN PLANTATION SUBDIVISION VOL. 3, PG. 52, M.R.H.C.

BLOCK 32

LOT 96

OWNER:
KVS FAMILY LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP,
WARRANTY DEED WITH VENDOR'S LIEN
DOC. No. 1048589,
D.R.H.C.

P.O.B. PARCEL 20
STA. 1328+17.54
29.15' FT R
N 16557935.93
E 1088469.93



LINE DATA		
LINE No.	BEARING	LENGTH
L23	S 08° 31' 26" W	72.87'
L24	N 08° 31' 26" E	72.86'

REVISION	
DATE	COMMENT
7/28/2014	MADE CHANGE TO PARCEL NUMBER
9/16/2014	REMOVED ACCESS CONTROL LINE

LOT 8
RESUBDIVISION
OF CLOSER
SUBD.
VOL. 1, PG. 56A,
M.R.H.C.
LOT 9

H.C.I.D. No. 2
CANAL R.O.W.

N. 82° 24' 18" E
104.10'

IRS2
L24
1329+00
IRS2
L23
1327+00
IRS2

20

1327+00
1326+00
PGL (SH365)
SH 365 (SEGMENT 3)

HIDALGO COUNTY IRRIGATION DISTRICT
No. 2 CANAL RIGHT OF WAY
EXISTING CONC. LINED CANAL
EXISTING LEVEE

- NOTES:
- ALL BEARING AND DISTANCES ARE BASED ON THE TEXAS SOUTH COORDINATE SYSTEM (NAD 83), TEXAS SOUTH ZONE.
 - ALL DISTANCES AND COORDINATE SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED FACTOR OF 0.999960

LEGEND

- | | | | |
|-----|--------------------------------|--------|-------------------------------|
| --- | LOT AND PROPERTY LINES | ○ | WATER VALVES AND METERS |
| --- | EXIST. ROW LINES | ⊙ | SIGNS AND STOP SIGNS |
| --- | PARCEL BOUNDARY LINES | ● | IRRIGATION STAND PIPE |
| --- | EXIST. EASEMENTS INSIDE PARCEL | ○ | IRRIGATION VALVE |
| --- | EXIST. EASEMENT OUTSIDE PARCEL | ○ | SANITARY SEWER MANHOLE |
| --- | COMMON OWNERSHIP LINES | ○ | CONC. STRUCTURES |
| --- | FENCE LINES | ○ | MONUMENTS |
| --- | EXIST. SWALE LINES | IRS | SET No. 4 REBAR |
| --- | EDGE OF PAVEMENT LINES | IRS1 | SET No. 4 REBAR W/ CAP (RDEC) |
| --- | EDGE OF CALICHE ROAD | IRS2 | SET No. 5 REBAR W/ ALUM DISK |
| --- | EDGE OF DIRT ROAD | CPS | SET COTTON PICKER SPINDLE |
| --- | SANITARY SEWER LINES | P.O.B. | POINT OF BEGINNING |
| --- | FIBER OPTIC LINES | P.O.C. | POINT OF COMMENCEMENT |
| --- | OVER HEAD POWER LINES | ⊙ | POWER POLES & GUY WIRE |
| --- | CULVERTS & DRAINAGE LINES | ⊙ | PARCEL NUMBER |
| --- | WATER LINES | | |



PABLO SOTO, JR. - R.P.L.S.
No. 4541

Date: 4/17/14
4/28/14 REV.: 9/16/14

U.S 281 (MILITARY RD.)

IRS1

P.O.C. PARCEL 20
STA. 1325+85.08
824.81 FT R
N 16558755.70
E 1088612.80
N.W. CORNER OF
LOT 96, BLOCK 32
RE-SUBDIVISION OF
SAN JUAN PLANTATION
SUBDIVISION
VOL. 03, PAGE 52,
M.R.H.C.

LOT 96
BLK. 32

OWNER:
HIDALGO COUNTY
IRRIGATION
DISTRICT No. 2
WARRANTY DEED
VOL. 19, PG.
49,
D.R.H.C.

P.O.B. PARCEL 20
STA. 1328+17.54
29.15' FT R
N 16557935.93
E 1088469.93

20

H.C.I.D. No. 2 CANAL ROW
INSET

R. Gutierrez
Engineering
Corporation

ROW ACQUISITION:
7,286.82 SQ. FT.



PLAT OF SURVEY: PARCEL 20	
Dist. Name: PHARR	County: HIDALGO
RCSJ No: 0220-01-023	DATE: 03/10/2014
Project: SH365-SEG. 3	Sht. No: 3 of 3
Name: U.S. 281	

Electronically Filed Document

**Hidalgo County
Arturo Guajardo Jr.
County Clerk**

Document Number: 2015-2599936

Recorded As : RECORDING ELECTRONIC

Recorded On: April 06, 2015

Recorded At: 09:25:30 am

Number of Pages: 8

Recording Fee: \$50.00

Parties:

**Direct-
Indirect- NOT REQUIRED**

Receipt Number: 1511408

Processed By: Elisa Castillo

******* THIS PAGE IS PART OF THE INSTRUMENT *******

**Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.**



**STATE OF TEXAS
COUNTY OF HIDALGO**

**I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas**

**Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX**

SIERRA TITLE
STG/ 4A GF# 3152751

Notice of Confidentiality Rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your Social Security Number or your Driver's License Number.

SPECIAL WARRANTY DEED

ROW CSJ: 0220-01-023

Parcel No.: 21

Grantor(s), whether one or more:

9GS3GD, LP

Grantor's Mailing Address (including county):

2011 West Doffing Canal Road
Pharr, Tx 78577

Grantee:

Hidalgo County Regional Mobility Authority

Grantee's Authority:

The Hidalgo County Regional Mobility Authority (HCRMA) is authorized under the Texas Transportation Code to purchase land and such other property rights (including requesting that counties and municipalities acquire highway right of way) deemed necessary or convenient to a state highway or turnpike project to be constructed, reconstructed, maintained, widened, straightened, or extended, or to accomplish any purpose related to the location, construction, improvement, maintenance, beautification, preservation, or operation of a state highway or turnpike project.

The Hidalgo County Regional Mobility Authority (HCRMA) is also authorized under the Texas Transportation Code, Chapter 203 to acquire or request to be acquired such other property rights deemed necessary or convenient for the purposes of operating a state highway or turnpike project, with control of access as necessary to facilitate the flow of traffic and promote the public safety and welfare on both non-controlled facilities and designated controlled access highways and turnpike projects.

Grantee's Mailing Address (including county):

Hidalgo County Regional Mobility Authority
P. O. Box 1766
Pharr, Tx 78577
County of Hidalgo

Consideration:

The sum of One and no/100 Dollars (**\$1.00**) "(The consideration recited herein represents a settlement and compromise by all parties as to the value of the property herein conveyed in order to avoid formal eminent domain proceedings and the added expenses of litigation.)" and other good and valuable consideration. to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied

Property:

All of that certain tract or parcel of land in Hidalgo County, Texas, being more particularly described in the attached Exhibit "A" (the "**Property**").

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made by Grantor and accepted by Grantee subject to the following:

1. Visible and apparent easements not appearing of record.
2. Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show.
3. Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Hidalgo County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.
4. Any right or claim of right by the U.S. Government or its agencies.
5. Any right or claim of right by Hidalgo County Irrigation District No. 2.

Grantor reserves all of the oil, gas, sulfur in and under the Property but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the Grantee, its successors and assigns, to take and use all other minerals and materials thereon, therein and thereunder.

Grantor is retaining title to the following improvements ("**Retained Improvements**") located on the Property, to wit: **None**

Access on and off Grantor's remaining property to and from the State highway facility shall be permitted except to the extent that such access is expressly prohibited by the provisions set out in Exhibit "A". Grantor acknowledges that such access on and off the State highway facility is subject to regulation as may be determined by the Texas Department of Transportation Access Management Manual to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

GRANTOR, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs, successors and assigns to Warrant and Forever Defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to the claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXECUTED on the date(s) of acknowledgement indicated below.

GRANTOR:

9GS3GD, LP

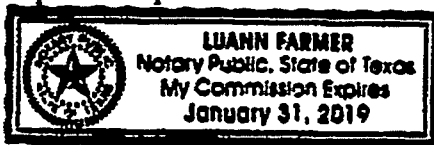
By: 3SID Corporation, its General Partner

Don P Dyer
By: Don P. Dyer aka Phil Dyer, President

State of Texas

County of Hidalgo

This instrument was acknowledged before me on February 3 2015
by Don P. Dyer aka Phil Dyer, President of 3SID Corporation, a Texas corporation, General Partner of 9GS3GD, LP, a Texas limited partnership, on behalf of said partnership.



Luann Farmer
Notary Public's Signature

After recording please return this instrument to:
Mr. Jaime Cruz or Jaime Salinas
Hidalgo County Pct. 2
300 W. Hall Acres Rd., Ste. G
Pharr, Tx 78577

CERTIFICATE OF RECORDING

THE STATE OF TEXAS, §

COUNTY OF HIDALGO §

SH 365 PROJECT – PAR. 21

County: Hidalgo

Date: April 15, 2014

Road: SH365 (SEGMENT 3) BSIF CONNECTOR

Project Limits: From U.S. 281 (Military Road) and South along San Juan Road and along H.C.I.D. No. 2 Canal R.O.W. to East side of South Veterans Blvd. (South I Road)

R.O.W. CSJ: 0220-01-023

FIELD NOTES FOR PARCEL 21

A 47,750.24 square feet of land out of a 200,820.92 square feet tract of land out of Lot 9, Resubdivision of Closner Subdivision, Hidalgo County, Texas as per map recorded in Volume 1, Page 56a, Map Records of Hidalgo County, Texas. Said 200,820.92 square feet tract of land is vested to the 9GS3DG, L.P., a Limited Partnership from Celia Virgen Avendano de Collado, Domingo Collado Virgen, Maria Eugenia Collado Virgen, Nadia Elena Collado Virgen, Virginia Collado de Llanos, Virginia Llanos de Nachon, Maria Teresa Llanos de Tort, and Rocio Isabel Llanos Collado by virtue of a Warranty Deed with Vendor's Lien dated September 28, 2004 (effective October 20, 2004) recorded in Document No. 1398810, Official Records of Hidalgo County, Texas. Said 47,750.24 square feet of land being more particularly described by metes and bounds as follows;

Commencing at a No. 4 rebar set (with a plastic cap stamped RGE) at the Northeast corner of Lot 9, Resubdivision of Closner Subdivision; **Thence**, South 08 degrees 31 minutes 26 seconds West, with East line of Lot 9, Resubdivision of Closner Subdivision, a distance of 88.56 feet to No. 5 rebar with aluminum disk set at the Proposed North Right of Way line of S.H. 365 for the Northeast corner of this tract of land;

- 1) **THENCE**, continuing South 08 degrees 31 minutes 26 seconds West, with the East line of said Lot 9, a distance of 62.52 feet to a No. 5 rebar with aluminum disk set at the North Canal Right of Way line of the Hidalgo County Irrigation District No. 2 and the Southeast corner of said Lot 9 for the Southeast corner of this tract of land;
- 2) **THENCE**, South 82 degrees 12 minutes 13 seconds West, with the South line of said Lot 9 and the North Canal Right of Way line of said Hidalgo County Irrigation District No. 2, a distance of 795.88 feet to a No. 5 rebar with aluminum disk set at the existing East Right of Way line of South Veterans Blvd. (South I Road) for the Southwest corner of this tract of land;
- 3) **THENCE**, North 08 degrees 36 minutes 15 seconds East, with the existing East Right of Way line of said South Veterans Blvd. (South I Road), a distance of 62.54 feet to a No. 5 rebar with aluminum disk set at the Proposed North Right of Way line of said S.H. 365 for the Northwest corner of this tract of land;
- 4) **THENCE**, North 82 degrees 12 seconds 13 seconds East, with the Proposed North Right of Way line of said S.H. 365 a distance of 795.75 feet to the **POINT OF Beginning** and containing 47,750.24 square feet of land, more or less.

I, Pablo Soto, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above metes and bounds are true and are the result of an actual survey performed on the ground under my direction.



Pablo Soto, Jr. - R.P.L.S. No. 4541

Date: 04/17/14, 7/24/14, 7/28/14

Revised: 10/14/14

RESUBDIVISION OF CLOSER SUBDIVISION

VOL. 1, PG. 56A, M.R.H.C.

LOT 9

OWNER:
9653DG, L.P. A
LIMITED PARTNERSHIP
WARRANTY DEED WITH
VENDOR'S LIEN
DOC. No. 1398810,
O. R. H. C.

RE-SUBDIVISION OF
SAN JUAN
PLANTATION SUBD.
VOL. 3, PG. 52,
M. R. H. C. 28.0'

P.O.B. PARCEL 21
STA. 1329+29.13
3.80' FT R
N: 16557895.74
E: 1088382.79

H.C.I.D. No. 2
CANAL ROW

END S.H. 365
SEGMENT 3 (BSIF
CONNECTOR
STA. 1337+98.56

SCALE: 1"=100'

SH 365 (SEGMENT 3)

HIDALGO COUNTY IRRIGATION DISTRICT
No. 2 CANAL RIGHT OF WAY

LINE DATA

LINE No.	BEARING	LENGTH
L25	S 08° 31' 26" W	62.52'

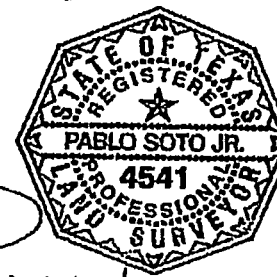
REVISION

DATE	COMMENT
7/23/2014	CHANGED WIDTH OF ROW FROM 85.0' TO 60.0'
7/28/2014	MADE CHANGE TO PARCEL NUMBER
9/16/2014	REMOVED ACCESS CONTROL LINE

LEGEND

LOT AND PROPERTY LINES
EXIST. ROW LINES
PARCEL BOUNDARY LINES
EXIST. EASEMENTS INSIDE PARCEL
EXIST. EASEMENT OUTSIDE PARCEL
COMMON OWNERSHIP LINES
FENCE LINES
EXIST. SWALE LINES
EDGE OF PAVEMENT LINES
EDGE OF CALICHE ROAD
EDGE OF DIRT ROAD
SANITARY SEWER LINES
FIBER OPTIC LINES
OVER HEAD POWER LINES
CULVERTS & DRAINAGE LINES
WATER LINES

WATER VALVES AND METERS
SIGNS AND STOP SIGNS
IRRIGATION STAND PIPE
IRRIGATION VALVE
SANITARY SEWER MANHOLE
CONC. STRUCTURES
MONUMENTS
SET No. 4 REBAR
SET No. 4 REBAR W/ CAP (RREC)
SET No. 5 REBAR W/ ALUM DISK
SET COTTON PICKER SPINDLE
POINT OF BEGINNING
POINT OF COMMENCEMENT
POWER POLES & GUY WIRE
PARCEL NUMBER



PABLO SOTO, JR. - R.P.L.S.
No. 4541 04/17/14
07/24/14

Date: 07/28/14 REV: 9/16/14

INSET

OWNER:
9653DG, L.P., A LIMITED
PARTNERSHIP
WARRANTY DEED WITH
VENDOR'S LIEN
DOC. No. 1398810, O. R. H. C.

LOT 9
4.61 ACRES

H.C.I.D. No. 2 CANAL R.O.W.

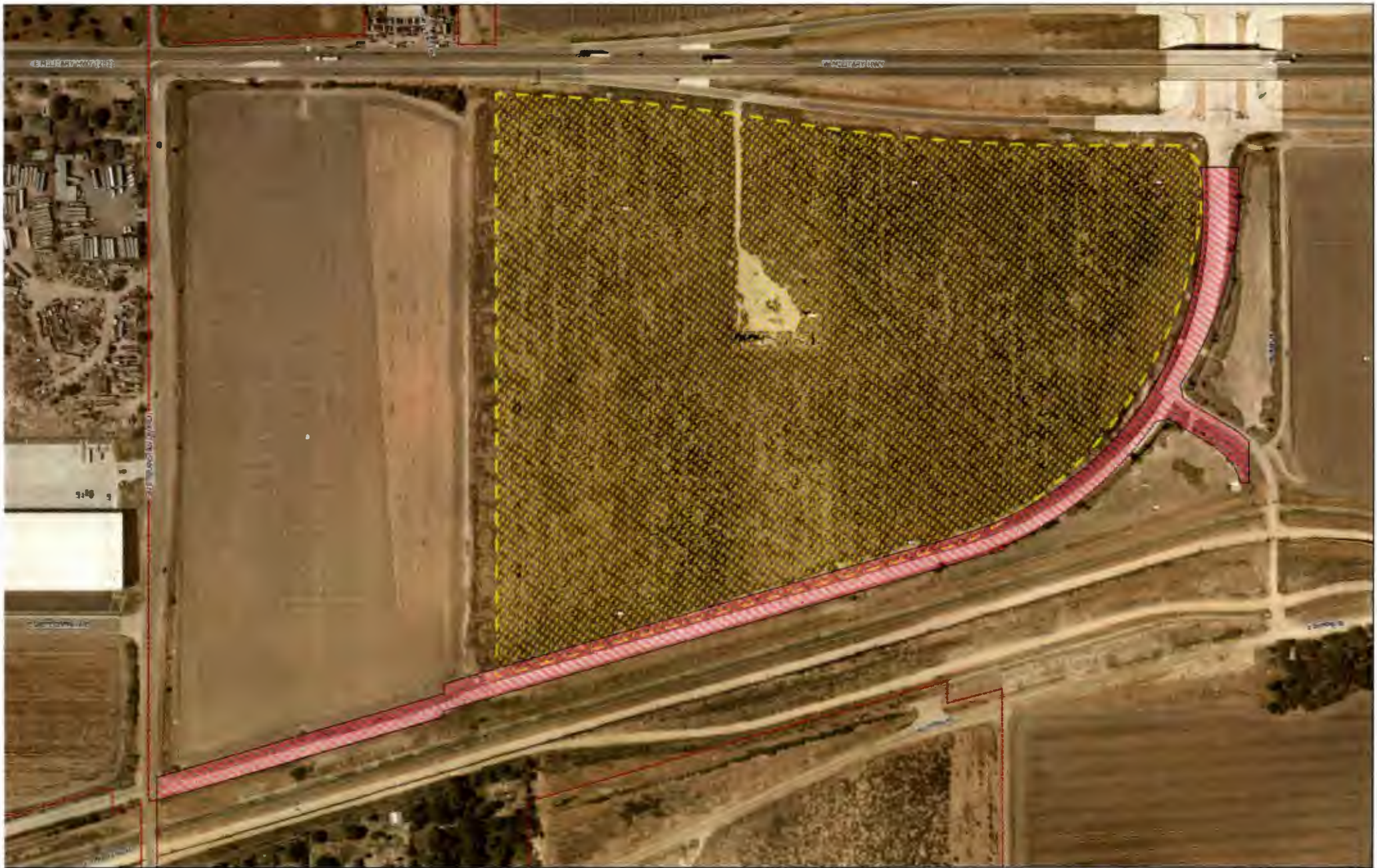
P.O.B. PARCEL 21
STA. 1329+29.13
3.80' FT R
N: 16557895.74
E: 1088382.79

R. Gutierrez
Engineering
Corporation

ROW ACQUISITION:
47,750.24 SQ. FT.



PLAT OF SURVEY:	PARCEL 21
Dist. Name: PHARR	County: HIDALGO
RCSJ No: 0220-01-023	DATE: 04/15/2014
Project: SH365-SEG. 3	Sht. No: 3 of 3
Name: U.S. 281	



Legend

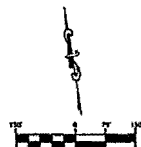
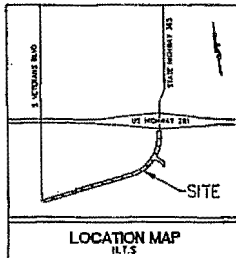
- Major City Limit
- HCDRA
- HCDRA_HRP

Scale: 1:1,250



Property Description

A 6.48 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS BEING A PORTION OF STATE HIGHWAY 365 SAID PORTION BEING OUT OF PARCEL 18, AND ALSO BEING A PORTION OF A 40-FOOT WIDE ROAD AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS LOCATED AT SOUTH VETERANS BOULEVARD & STATE HIGHWAY 365, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS.

[illegible]

NEW AND RECENT PUBLICATIONS

[illegible][illegible][illegible]

(4) SCENE #2 OF 23 LATE, 16:00 FEET.

12) ALONG THE LINE, THERE IS A CHAIN OF SIX AS TEXT, AND THE CHAIN OF SEVEN TEXT
AND A FIVE TEXT OF THE SIX IS THE CHAIN OF SEVEN TEXT AND THE CHAIN OF SEVEN TEXT IS
THE CHAIN OF SEVEN TEXT AND THE CHAIN OF SEVEN TEXT IS THE CHAIN OF SEVEN TEXT
AND THE CHAIN OF SEVEN TEXT IS THE CHAIN OF SEVEN TEXT

(12) DEFENDANT WAS NOTED TO BE A MEMBER OF THE BLACK PANTHER PARTY, A GROUP OF PEOPLE WHOSE GOALS ARE TO BRING ABOUT A REVOLUTION IN THE UNITED STATES.

[illegible]

WORTH, JAMES EARL CLARK, BORN 6 JAN 29 1918 AT NEW BERN, NC; 5'11 1/2 FEET
AND 160 LBS; BUILT OF 30" 33 1/2" (THOROUGH MEASUREMENTS); 10 1/2" 11 1/2" 12 1/2" 13 1/2" 14 1/2" 15 1/2" 16 1/2" 17 1/2" 18 1/2" 19 1/2" 20 1/2" 21 1/2" 22 1/2" 23 1/2" 24 1/2" 25 1/2" 26 1/2" 27 1/2" 28 1/2" 29 1/2" 30 1/2" 31 1/2" 32 1/2" 33 1/2" 34 1/2" 35 1/2" 36 1/2" 37 1/2" 38 1/2" 39 1/2" 40 1/2" 41 1/2" 42 1/2" 43 1/2" 44 1/2" 45 1/2" 46 1/2" 47 1/2" 48 1/2" 49 1/2" 50 1/2" 51 1/2" 52 1/2" 53 1/2" 54 1/2" 55 1/2" 56 1/2" 57 1/2" 58 1/2" 59 1/2" 60 1/2" 61 1/2" 62 1/2" 63 1/2" 64 1/2" 65 1/2" 66 1/2" 67 1/2" 68 1/2" 69 1/2" 70 1/2" 71 1/2" 72 1/2" 73 1/2" 74 1/2" 75 1/2" 76 1/2" 77 1/2" 78 1/2" 79 1/2" 80 1/2" 81 1/2" 82 1/2" 83 1/2" 84 1/2" 85 1/2" 86 1/2" 87 1/2" 88 1/2" 89 1/2" 90 1/2" 91 1/2" 92 1/2" 93 1/2" 94 1/2" 95 1/2" 96 1/2" 97 1/2" 98 1/2" 99 1/2" 100 1/2" 101 1/2" 102 1/2" 103 1/2" 104 1/2" 105 1/2" 106 1/2" 107 1/2" 108 1/2" 109 1/2" 110 1/2" 111 1/2" 112 1/2" 113 1/2" 114 1/2" 115 1/2" 116 1/2" 117 1/2" 118 1/2" 119 1/2" 120 1/2" 121 1/2" 122 1/2" 123 1/2" 124 1/2" 125 1/2" 126 1/2" 127 1/2" 128 1/2" 129 1/2" 130 1/2" 131 1/2" 132 1/2" 133 1/2" 134 1/2" 135 1/2" 136 1/2" 137 1/2" 138 1/2" 139 1/2" 140 1/2" 141 1/2" 142 1/2" 143 1/2" 144 1/2" 145 1/2" 146 1/2" 147 1/2" 148 1/2" 149 1/2" 150 1/2" 151 1/2" 152 1/2" 153 1/2" 154 1/2" 155 1/2" 156 1/2" 157 1/2" 158 1/2" 159 1/2" 160 1/2" 161 1/2" 162 1/2" 163 1/2" 164 1/2" 165 1/2" 166 1/2" 167 1/2" 168 1/2" 169 1/2" 170 1/2" 171 1/2" 172 1/2" 173 1/2" 174 1/2" 175 1/2" 176 1/2" 177 1/2" 178 1/2" 179 1/2" 180 1/2" 181 1/2" 182 1/2" 183 1/2" 184 1/2" 185 1/2" 186 1/2" 187 1/2" 188 1/2" 189 1/2" 190 1/2" 191 1/2" 192 1/2" 193 1/2" 194 1/2" 195 1/2" 196 1/2" 197 1/2" 198 1/2" 199 1/2" 200 1/2" 201 1/2" 202 1/2" 203 1/2" 204 1/2" 205 1/2" 206 1/2" 207 1/2" 208 1/2" 209 1/2" 210 1/2" 211 1/2" 212 1/2" 213 1/2" 214 1/2" 215 1/2" 216 1/2" 217 1/2" 218 1/2" 219 1/2" 220 1/2" 221 1/2" 222 1/2" 223 1/2" 224 1/2" 225 1/2" 226 1/2" 227 1/2" 228 1/2" 229 1/2" 230 1/2" 231 1/2" 232 1/2" 233 1/2" 234 1/2" 235 1/2" 236 1/2" 237 1/2" 238 1/2" 239 1/2" 240 1/2" 241 1/2" 242 1/2" 243 1/2" 244 1/2" 245 1/2" 246 1/2" 247 1/2" 248 1/2" 249 1/2" 250 1/2" 251 1/2" 252 1/2" 253 1/2" 254 1/2" 255 1/2" 256 1/2" 257 1/2" 258 1/2" 259 1/2" 260 1/2" 261 1/2" 262 1/2" 263 1/2" 264 1/2" 265 1/2" 266 1/2" 267 1/2" 268 1/2" 269 1/2" 270 1/2" 271 1/2" 272 1/2" 273 1/2" 274 1/2" 275 1/2" 276 1/2" 277 1/2" 278 1/2" 279 1/2" 280 1/2" 281 1/2" 282 1/2" 283 1/2" 284 1/2" 285 1/2" 286 1/2" 287 1/2" 288 1/2" 289 1/2" 290 1/2" 291 1/2" 292 1/2" 293 1/2" 294 1/2" 295 1/2" 296 1/2" 297 1/2" 298 1/2" 299 1/2" 300 1/2" 301 1/2" 302 1/2" 303 1/2" 304 1/2" 305 1/2" 306 1/2" 307 1/2" 308 1/2" 309 1/2" 310 1/2" 311 1/2" 312 1/2" 313 1/2" 314 1/2" 315 1/2" 316 1/2" 317 1/2" 318 1/2" 319 1/2" 320 1/2" 321 1/2" 322 1/2" 323 1/2" 324 1/2" 325 1/2" 326 1/2" 327 1/2" 328 1/2" 329 1/2" 330 1/2" 331 1/2" 332 1/2" 333 1/2" 334 1/2" 335 1/2" 336 1/2" 337 1/2" 338 1/2" 339 1/2" 340 1/2" 341 1/2" 342 1/2" 343 1/2" 344 1/2" 345 1/2" 346 1/2" 347 1/2" 348 1/2" 349 1/2" 350 1/2" 351 1/2" 352 1/2" 353 1/2" 354 1/2" 355 1/2" 356 1/2" 357 1/2" 358 1/2" 359 1/2" 360 1/2" 361 1/2" 362 1/2" 363 1/2" 364 1/2" 365 1/2" 366 1/2" 367 1/2" 368 1/2" 369 1/2" 370 1/2" 371 1/2" 372 1/2" 373 1/2" 374 1/2" 375 1/2" 376 1/2" 377 1/2" 378 1/2" 379 1/2" 380 1/2" 381 1/2" 382 1/2" 383 1/2" 384 1/2" 385 1/2" 386 1/2" 387 1/2" 388 1/2" 389 1/2" 390 1/2" 391 1/2" 392 1/2" 393 1/2" 394 1/2" 395 1/2" 396 1/2" 397 1/2" 398 1/2" 399 1/2" 400 1/2" 401 1/2" 402 1/2" 403 1/2" 404 1/2" 405 1/2" 406 1/2" 407 1/2" 408 1/2" 409 1/2" 410 1/2" 411 1/2" 412 1/2" 413 1/2" 414 1/2" 415 1/2" 416 1/2" 417 1/2" 418 1/2" 419 1/2" 420 1/2" 421 1/2" 422 1/2" 423 1/2" 424 1/2" 425 1/2" 426 1/2" 427 1/2" 428 1/2" 429 1/2" 430 1/2" 431 1/2" 432 1/2" 433 1/2" 434 1/2" 435 1/2" 436 1/2" 437 1/2" 438 1/2" 439 1/2" 440 1/2" 441 1/2" 442 1/2" 443 1/2" 444 1/2" 445 1/2" 446 1/2" 447 1/2" 448 1/2" 449 1/2" 450 1/2" 451 1/2" 452 1/2" 453 1/2" 454 1/2" 455 1/2" 456 1/2" 457 1/2" 458 1/2" 459 1/2" 460 1/2" 461 1/2" 462 1/2" 463 1/2" 464 1/2" 465 1/2" 466

POHOLE, BEARING THE EAST LINE AND ADJACENT SAN FRANCISCO COUNTY TRACT 27 37 WEST 74 38 TRACT TO A POINT ON THE WEST LINE OF SAN FRANCISCO COUNTY, BEING THE SOUTHWEST CORNER OF SAN FRANCISCO.

DETECT, BEING THE NORTH LINE OF SAID PARCEL TO NORTH 21° 54' 31" WEST 374.66 FEET TO A 3/4" PIN FOR FOUND FOR THE SOUTHWEST CORNER OF SAID PARCEL TO ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL OR

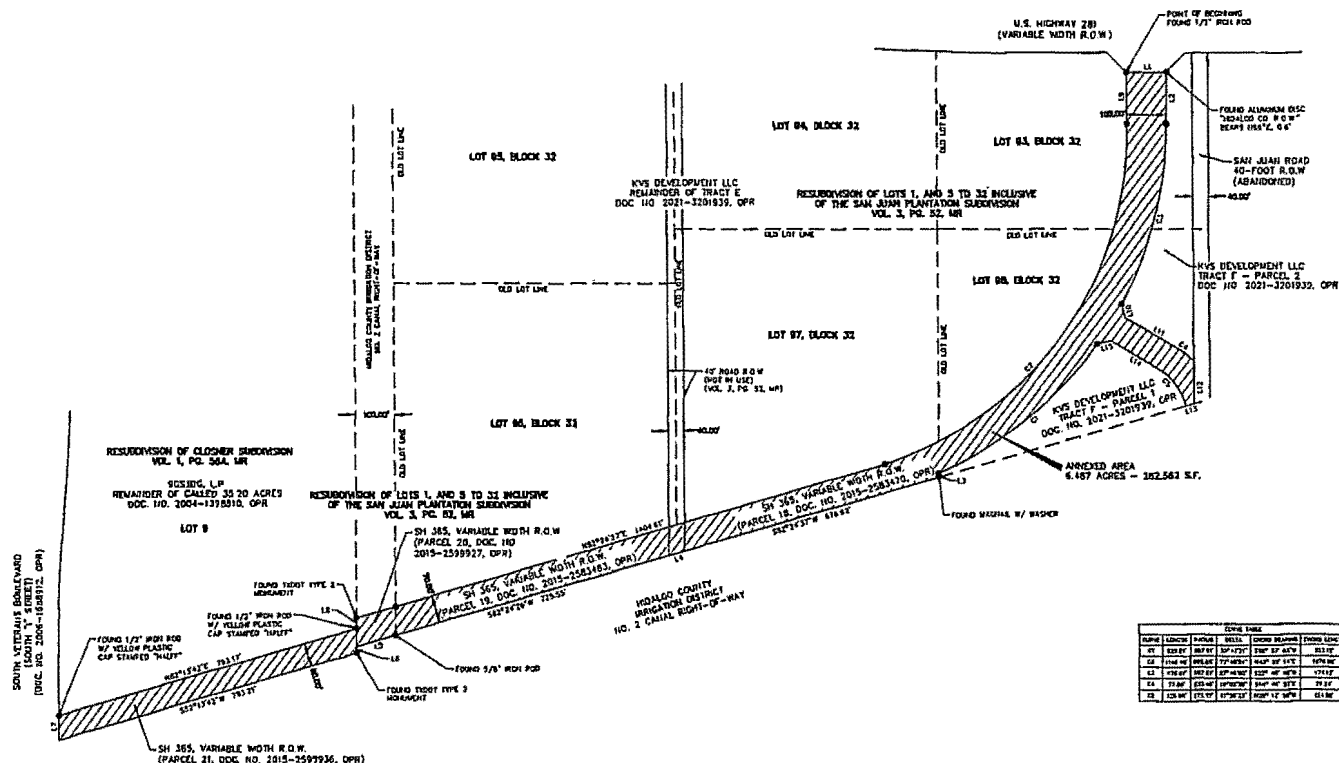
INDEED, ALONG THE EAST LINE, NORTH 31° 30' 00" WEST, 10.43 FEET BY A CORNER POLE 1
MEASURED FROM THE SOUTHEAST CORNER OF SAID POWER, 31.

TRUCK, APPROXIMATELY 1965, IN THE LINE OF VEHICLES (LIGHT POLLUTION EFFECT) FOR 2 LANE HIGHWAY, 1947. REPORTED SAID TRUCK APPROXIMATELY 1965, AND ALONG THE HIGHWAY IN PARCELS 21, CONCRETE WITH THE EAST LINE AT 1000 FEET, APPROXIMATE 1965, WITHIN 10' OF 14' EAST 1234 FEET TO A 45° FROM THE WEST BEARING PLASTIC CAR STAMPER "HULT" FOUND FOR THE

BRIDGE, EXISTING WAS 17 FT HIGH-10 IN. AND ALONG THE NORTH END OF THE BRIDGE, IN
CONCRETE WITH THE NORTH END OF THE BRIDGE WAS 10 IN. HIGH-10 IN. AT THE
WEST END, TO A 1/2" HIGH AND 10 IN. HIGH-10 IN. THE BRIDGE WAS 10 IN. HIGH-10 IN.
THE BRIDGE WAS 10 IN. HIGH-10 IN. THE BRIDGE WAS 10 IN. HIGH-10 IN. THE BRIDGE WAS 10 IN. HIGH-10 IN.

[illegible]

BRIDGE, ALONG THE RIVER, IN THE DISTANCE OF THE CITY. THE BRIDGE IS OF THE
TYPE OF A BRIDGE, AND IS OF THE TYPE OF A BRIDGE, AND IS OF THE TYPE OF A
BRIDGE, AND IS OF THE TYPE OF A BRIDGE, AND IS OF THE TYPE OF A BRIDGE.



NAME	ADDRESS	PHONE	DATE	TIME	LOCATION
1	1234 E. 1st St.	123-4567	10/1/77	10:00	1000
2	5678 N. 2nd St.	234-5678	10/2/77	11:00	1100
3	9012 W. 3rd St.	345-6789	10/3/77	12:00	1200
4	3456 S. 4th St.	456-7890	10/4/77	13:00	1300

LINE TABLE		
LINE	WAVELENGTH	SPECTRUM
1.1	1125.00	2077 27 30 10
1.2	1125.00	2077 27 30 10
1.3	1125.00	2077 27 30 10
1.4	1125.00	2077 27 30 10
1.5	1125.00	2077 27 30 10
1.6	1125.00	2077 27 30 10
1.7	1125.00	2077 27 30 10
1.8	1125.00	2077 27 30 10
1.9	1125.00	2077 27 30 10
2.0	1125.00	2077 27 30 10
2.1	1125.00	2077 27 30 10
2.2	1125.00	2077 27 30 10
2.3	1125.00	2077 27 30 10
2.4	1125.00	2077 27 30 10
2.5	1125.00	2077 27 30 10
2.6	1125.00	2077 27 30 10
2.7	1125.00	2077 27 30 10
2.8	1125.00	2077 27 30 10
2.9	1125.00	2077 27 30 10
3.0	1125.00	2077 27 30 10
3.1	1125.00	2077 27 30 10
3.2	1125.00	2077 27 30 10
3.3	1125.00	2077 27 30 10
3.4	1125.00	2077 27 30 10
3.5	1125.00	2077 27 30 10
3.6	1125.00	2077 27 30 10
3.7	1125.00	2077 27 30 10
3.8	1125.00	2077 27 30 10
3.9	1125.00	2077 27 30 10
4.0	1125.00	2077 27 30 10
4.1	1125.00	2077 27 30 10
4.2	1125.00	2077 27 30 10
4.3	1125.00	2077 27 30 10
4.4	1125.00	2077 27 30 10
4.5	1125.00	2077 27 30 10
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4.7	1125.00	2077 27 30 10
4.8	1125.00	2077 27 30 10
4.9	1125.00	2077 27 30 10
5.0	1125.00	2077 27 30 10
5.1	1125.00	2077 27 30 10
5.2	1125.00	2077 27 30 10
5.3	1125.00	2077 27 30 10
5.4	1125.00	2077 27 30 10
5.5	1125.00	2077 27 30 10
5.6	1125.00	2077 27 30 10
5.7	1125.00	2077 27 30 10
5.8	1125.00	2077 27 30 10
5.9	1125.00	2077 27 30 10
6.0	1125.00	2077 27 30 10
6.1	1125.00	2077 27 30 10
6.2	1125.00	2077 27 30 10
6.3	1125.00	2077 27 30 10
6.4	1125.00	2077 27 30 10
6.5	1125.00	2077 27 30 10
6.6	1125.00	2077 27 30 10
6.7	1125.00	2077 27 30 10
6.8	1125.00	2077 27 30 10
6.9	1125.00	2077 27 30 10
7.0	1125.00	2077 27 30 10
7.1	1125.00	2077 27 30 10
7.2	1125.00	2077 27 30 10
7.3	1125.00	2077 27 30 10
7.4	1125.00	2077 27 30 10
7.5	1125.00	2077 27 30 10
7.6	1125.00	2077 27 30 10
7.7	1125.00	2077 27 30 10
7.8	1125.00	2077 27 30 10
7.9	1125.00	2077 27 30 10
8.0	1125.00	2077 27 30 10
8.1	1125.00	2077 27 30 10
8.2	1125.00	2077 27 30 10
8.3	1125.00	2077 27 30 10
8.4	1125.00	2077 27 30 10
8.5	1125.00	2077 27 30 10
8.6	1125.00	2077 27 30 10
8.7	1125.00	2077 27 30 10
8.8	1125.00	2077 27 30 10
8.9	1125.00	2077 27 30 10
9.0	1125.00	2077 27 30 10
9.1	1125.00	2077 27 30 10
9.2	1125.00	2077 27 30 10
9.3	1125.00	2077 27 30 10
9.4	1125.00	2077 27 30 10



LEADS	
NYE	NOT TO BE MADE
OPR	OFFICIAL RECORDS OF MOHAWK COUNTY, TEXAS
DR	DEED RECORDS OF MOHAWK COUNTY, TEXAS
WR	WILL RECORDS OF MOHAWK COUNTY, TEXAS
BSB	PORT OF CALL
SE	SECURITY FILE

Westwood

Phone 73101 283-8300 211 N Loop 1604 E, Suite 205
Fax/Fon (847) 837-1150 West Atlanta, TN 37191
west@pacpc.com

Manufactured Professional Services, Inc.
TIPELS FORM NO. 1007-0001 • TIPELS FORMING & SETTING
PROMAX MEMBER #0001121200
DATE OF REGISTRATION: 8/2/2005

COUNTY OF HIDALGO
STATE OF TEXAS

6.487 ACRE TRACT
ROW ANNEXATION

PROJ. 0039524.00
9/9/2024

FIELD NOTE DESCRIPTION OF A 6.487 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS, BEING A PORTION OF STATE HIGHWAY 365, SAID PORTION BEING OUT OF PARCEL 18, RECORDED IN DOCUMENT 2015-2583470, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS, PARCEL 19, RECORDED IN 2015-2583483, SAID OFFICIAL PUBLIC RECORDS, PARCEL 20, RECORDED IN 2015-2599927, SAID OFFICIAL PUBLIC RECORDS, AND PARCEL 21, RECORDED IN 2015-2599936, SAID OFFICIAL PUBLIC RECORDS, AND ALSO BEING A PORTION OF A 40-FOOT WIDE ROAD AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS; IN ALL, SAID 6.487 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHERN END OF THE SOUTHWEST CUTBACK AT THE INTERSECTION OF UNITED STATES HIGHWAY 281 (MILITARY ROAD), A VARIABLE-WIDTH RIGHT-OF-WAY, AND SAID STATE HIGHWAY 365, A VARIABLE-WIDTH RIGHT-OF-WAY, ALSO BEING THE WEST CORNER ON THE NORTH LINE OF SAID PARCEL 18;

THENCE, ACROSS SAID STATE HIGHWAY 365, SOUTH 81° 22' 54" EAST, 100.01 FEET, TO THE SOUTHERN END OF THE SOUTHEAST CUTBACK AT SAID INTERSECTION, ALSO BEING THE EAST CORNER ON THE NORTH LINE OF SAID PARCEL 18, FROM WHICH AN ALUMINUM DISC STAMPED "HIDALGO CO. R.O.W." FOUND, BEARS NORTH 66° EAST, 0.6 FEET;

THENCE, ALONG THE EAST RIGHT-OF-WAY OF SAID STATE HIGHWAY 365, COINCIDENT WITH THE EAST LINE OF SAID PARCEL 18, SOUTH 8° 35' 37" WEST, 132.50 FEET TO A 1/2" IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE, HAVING A RADIUS OF 987.51 FEET, AN ARC LENGTH OF 478.81 FEET, AND A DELTA ANGLE OF 27° 46' 50" (CHORD BEARING SOUTH 22° 40' 40" WEST, 474.13 FEET) TO A 1/2" IRON ROD FOUND;

THENCE, DEPARTING SAID SOUTHEAST RIGHT-OF-WAY AND FOLLOWING THE BOUNDARY OF PARCEL 18 THE FOLLOWING EIGHT (8) COURSES:

- (1) SOUTH 5° 22' 12" EAST, 36.85 FEET;
- (2) SOUTH 50° 21' 45" EAST, 130.30 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
- (3) ALONG SAID CURVE, HAVING A RADIUS OF 233.46 FEET, AN ARC LENGTH OF 77.60 FEET, AND A DELTA ANGLE OF 19° 02' 38" (CHORD BEARING SOUTH 44° 46' 53" EAST, 77.24 FEET) TO POINT ON THE WEST RIGHT-OF-WAY OF SAN JUAN ROAD (AN ABANDONED 40-FOOT RIGHT-OF-WAY);

(4) ALONG SAID ABANDONED WEST RIGHT-OF-WAY LINE, SOUTH 8° 32' 04" WEST, 109.49 FEET TO A POINT ON THE NORTH LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY;

(5) DEPARTING SAID WEST RIGHT-OF-WAY AND ALONG SAID NORTH LINE, SOUTH 82° 24' 37" WEST, 21.39 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

(6) DEPARTING SAID NORTH LINE AND ALONG SAID CURVE, HAVING A RADIUS OF 173.37 FEET, AN ARC LENGTH OF 126.90 FEET, AND A DELTA ANGLE OF 41° 56' 23" (CHORD BEARING NORTH 28° 12' 58" WEST, 124.09 FEET);

(7) NORTH 50° 15' 26" WEST, 134.83 FEET;

(8) SOUTH 86° 17' 10" WEST, 36.35 FEET TO A 1/2" IRON ROD FOUND ON SAID SOUTHEAST RIGHT-OF-WAY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, ALONG SAID CURVE, HAVING A RADIUS OF 987.51 FEET, AN ARC LENGTH OF 529.51 FEET, AND A DELTA ANGLE OF 30° 43' 21" (CHORD BEARING SOUTH 58° 57' 03" WEST, 523.19 FEET) TO A 1/2" IRON ROD FOUND;

THENCE, SOUTH 8° 31' 35" WEST, 9.86 FEET, TO A 1/2" IRON ROD FOUND FOR A POINT ON SAID NORTH LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY;

THENCE, ALONG SAID NORTH LINE, SOUTH 82° 24' 37" WEST, 676.62 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 18, BEING ON THE EAST LINE OF SAID 40-FOOT ROAD;

THENCE, DEPARTING SAID EAST LINE AND ACROSS SAID 40-FOOT ROAD, SOUTH 82° 23' 57" WEST, 41.64 FEET TO A POINT ON THE WEST LINE OF SAID 40-FOOT ROAD, BEING THE SOUTHEAST CORNER OF SAID PARCEL 19;

THENCE, ALONG THE SOUTH LINE OF SAID PARCEL 19, SOUTH 82° 24' 26" WEST, 725.55 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID PARCEL 19, ALSO BEING THE SOUTHEAST CORNER OF SAID PARCEL 20;

THENCE, ALONG THE SOUTH LINE OF SAID PARCEL 20, SOUTH 82° 24' 46" WEST, 104.37 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 20, BEING A POINT ON THE EAST LINE OF SAID PARCEL 21;

THENCE, ALONG SAID EAST LINE, SOUTH 8° 36' 02" WEST, 16.43 FEET TO A TXDOT TYPE 2 MONUMENT FOUND FOR THE SOUTHEAST CORNER OF SAID PARCEL 21;

THENCE, ALONG THE SOUTH LINE OF SAID PARCEL 21, SOUTH $82^{\circ} 13' 42''$ WEST, 793.21 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 21, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH VETERANS BOULEVARD, ALSO KNOWN AS SOUTH "I" ROAD;

THENCE, DEPARTING SAID NORTH LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY, ACROSS SAID STATE HIGHWAY 365, AND ALONG THE WEST LINE OF PARCEL 21, COINCIDENT WITH THE EAST LINE OF SAID SOUTH VETERANS BOULEVARD, NORTH $8^{\circ} 37' 44''$ EAST, 62.54 FEET TO A $1/2$ " IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" FOUND FOR THE NORTHWEST CORNER OF SAID PARCEL 21;

THENCE, DEPARTING SAID EAST RIGHT-OF-WAY, AND ALONG THE NORTH LINE OF SAID PARCEL 21, COINCIDENT WITH THE NORTH LINE OF SAID STATE HIGHWAY 365, NORTH $82^{\circ} 13' 42''$ EAST, 793.17 FEET, TO A $1/2$ " IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF" FOUND FOR THE NORTHEAST CORNER OF SAID PARCEL 21, BEING A POINT ON THE WEST LINE OF SAID PARCEL 20;

THENCE, ALONG THE WEST LINE OF SAID PARCEL 20, NORTH $8^{\circ} 36' 02''$ EAST, 26.79 FEET TO A TXDOT TYPE 2 MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID PARCEL 20;

THENCE, CONTINUING ALONG SAID NORTH LINE OF STATE HIGHWAY 365, NORTH $82^{\circ} 24' 27''$ EAST, AT 104.28 FEET PASS A $1/2$ " IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID PARCEL 20, AT 829.83 PASS THE WEST LINE OF SAID 40-FOOT ROAD, AT 871.46 PASS THE EAST LINE OF SAID 40-FOOT ROAD, IN ALL A TOTAL DISTANCE OF 1404.61 FEET TO A $1/2$ " IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, ALONG SAID CURVE, HAVING A RADIUS OF 902.65 FEET, AN ARC LENGTH OF 1146.49 FEET, AND A DELTA ANGLE OF $72^{\circ} 46' 24''$ (CHORD BEARING NORTH $43^{\circ} 55' 14''$ EAST, 1070.96 FEET) TO A $1/2$ " IRON ROD FOUND;

THENCE, NORTH $8^{\circ} 35' 37''$ EAST, 132.56 FEET TO THE **POINT OF BEGINNING**.

CONTAINING IN ALL, 282,562 SQUARE FEET OF LAND OR 6.487 ACRES, MORE OR LESS. BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH ZONE, 4205 (NAD83, 2011 ADJUSTMENT). THIS DOCUMENT WAS PREPARED UNDER 22 TAC §138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

THIS DESCRIPTION WAS PREPARED IN CONJUNCTION WITH AN EXHIBIT OF THE SAME DATE, NOTED HEREON.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the tract described.

Westwood

Ethan C. Oelke

Ethan C. Oelke 9/9/2024
Registered Professional Land Surveyor No. 6926
Westwood Company
211 North Loop 1604 East, Suite 205,
San Antonio, TX 78232
(210) 265-8300
TX Reg. Surveying Firm LS-10074301



EXHIBIT A
SERVICE PLAN

I. ANNEXATION AREAS

The annexation areas are located on the S Veterans Road & State Highway 365 . The property is approximately 6.48 AC and is illustrated in EXHIBIT A and further described below:

OWNER: KVS Development, LLC, a Texas limited liability company

A 6.48 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS BEING A PORTION OF STATE HIGHWAY 365 SAID PORTION BEING OUT OF PARCEL 18, AND ALSO BEING A PORTION OF A 40-FOOT WIDE ROAD AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS LOCATED AT SOUTH VETERANS BOULEVARD & STATE HIGHWAY 365, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS.

II. SERVICE COMPONENTS

This plan contains two service components: A) Municipal Service Plan B) Capital Improvement Program.

A. MUNICIPAL SERVICE PLAN

As required by TLGC 43.056 B), certain municipal services will be provided by the City of Pharr immediately upon the effective date of annexation. These services include:

- Police Protection
- Fire Protection
- Emergency medical services
- Solid waste collection, except as provided by Subsection 43.056 (o);
- Operation and maintenance of water and wastewater facilities in the annexed area that are not within the service area of another water or wastewater utility;
- Operation and maintenance of roads and streets, including road and street lighting; *
- Operation and maintenance of public parks, playgrounds, and swimming pools; and
- Operation and maintenance of any other publicly owned facility, building or service.

*Note: Street lighting will be maintained for fixtures located within the service territory of the City of Pharr.

1. POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Hidalgo County Sheriff's Office. However, upon annexation, the City of Pharr Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

2. FIRE

Existing Services: Primary fire response is currently provided through rural fire agreement with Hidalgo County. Services will continue to be provided

Services to be Provided: Fire suppression will be available to the area upon annexation. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed.

3. BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Pharr.

4. PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Pharr Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Pharr Subdivision Ordinance. These services can be provided within the department's current budget.

5. LIBRARY

Existing Services: None

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

6. HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The ____Hidalgo____ County Health Department will implement the enforcement of the City of Pharr's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current City of Pharr's Code Compliance and Health Division Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

7. STREET

Existing Services: County Street Maintenance

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This service can be provided within the current budget appropriation.

8. STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers and/or Public Works Department at time of completions. The City will then maintain the drainage upon approval.

9. STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Pharr will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

10. TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

11. WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

12. SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

13. SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

14. ADDITIONAL SERVICES

All other applicable municipal services will be provided to the area in accordance with the City of Pharr's established policies governing extension of municipal services to newly annexed areas.

B. CAPITAL IMPROVEMENTS

The City, from time to time, include construction of new, expanded or replacement facilities in its Capital Improvements Program (CIP). Facilities to be included in the CIP shall be determined on a City-wide basis. Priorities shall be established by the CIP plans of the City, projected growth trends, and the City Commission through its development plans and policies.

III. LEVEL OF SERVICES TO BE PROVIDED

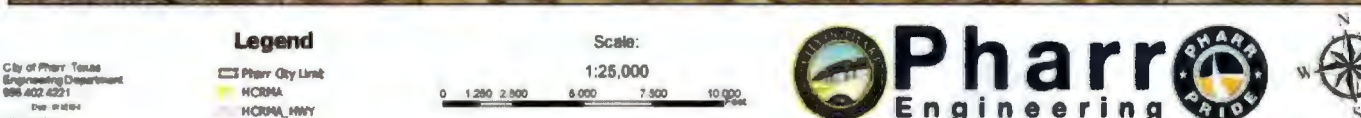
It is the intent of the City of Pharr to provide the level of services required by State Law. The City Commission finds and determines that the services, infrastructure and infrastructure maintenance proposed by this plan are comparable to that provided to other parts of the City with topography, land use, and population density reasonably similar to

the annexed area and will not reduce the level of services available to the territory prior to annexation.

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each are of the City, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

**EXHIBIT C - SCHEDULE FOR VOLUNTARY ANNEXATION
CITY OF PHARR, TEXAS**

DATE	ACTION/EVENT	LEGAL AUTHORITY
September 20, 2024	Submitted petition for annexation.	
October 7, 2024	Resolution to City Commission on accepting petition of annexation	
October 7, 2024	Acceptance of voluntary annexation petition request from landowners and initiation of annexation and City Commission sets a public hearing for October 21, 2024 (14 days)	TLGC 43.0671
October 8, 2024 Publish notice of public hearing AND Send notice to school district and to each public entity.	Send notice to Advance for publication on <u>October 8, 2024 for publication on October 9, 2024.</u> Post notice of public hearing on city's website and maintain until hearings are complete. School District notice. Notify each school district of possible impact w/in the period preserved for publishing the notice of the public hearing. Public Entity notices. Notify each public entity that is located in or provides services to the area proposed for annexation. Public entity includes: County, fire protection, emergency medical services provider, special district (MUD) or other district, of possible impact w/in the period prescribed for publishing the notice of public hearing.	TLGC 43.905 and 43.9051; send notice to school district and to each public entity not less than 10 days nor more than 20 days before public hearing.
October 9, 2024	Legal Notice for Public Hearing Published for the date of October 21, 2024 (12 days)	Not less than 10 days nor more than 20 days before the public hearing. TLGC 43.0673
October 21, 2024	Public Hearing – Regular CC Meeting	Governing body must provide persons in interested in the annexation the opportunity to be heard. TLGC 43.0673
October 21, 2024	First Reading of the Ordinance (after public hearing)	TLGC 43.0673
November 4, 2024 (Could also be at a special called meeting after the First Reading; OR within 90 days of First Reading)	Second Reading of the Ordinance	Second reading of annexation ordinance, City Charter, Article I, Section 5
November 18, 2024	Third and final reading of the ordinance	Third and final reading of the annexation ordinance, Article III, Section 6, City Charter
Within 30 days of Final Reading	City Sends copy of map showing boundary changes to county voter registrar in a format that is compatible with mapping format used by registrar.	Elec. Code 42.0615
Within 60 days of Final Reading of Ordinance	City provides a certified copy of ordinance and maps to: 1. County Clerk 2. County Appraisal District 3. County Tax Assessor Collector 4. 911 Addressing 5. Sheriff's office 6. City Department Heads 7. State Comptroller 8. Franchise Holders	





Pharr

Development Services



VOLUNTARY ANNEXATION PETITION APPLICATION AND CHECKLIST

Name of Applicant: Hidalgo County Regional Mobility Authority

Date of Submittal: 08-08-2024

Proposed Acreage to be Annexed: 6.487

APPLICATION COMPLETENESS CERTIFICATION

REQUIRED DOCUMENTS	PROVIDED
Completed and Signed Application/Checklist	☒
Completed annexation petition with each owner's original signature. Must include all owners' signatures if there are multiple owners of record.	☒
A copy of the deed showing current ownership.	☒
A clear and legible copy of certified field notes (metes and bounds) describing the boundary of the property that is being petitioned for annexation with a graphic exhibit (map or plat) clearly showing the property. The boundary description and the graphic exhibit must each be contained on a 8 1/2" x 11" sheet of paper. If the property is a subdivided lot, please submit a copy of the recorded subdivision plat.	☒
If applicable, water and wastewater utilities agreement between City and applicant for extension of utilities.	☒

INSTRUCTIONS

Fill out and submit an electronic copy of the completed application package and all subsequent documentation and updates to planning@pharr-tx.gov and provide one (1) hard copy to Development Services, Planning and Zoning Division, 118 S Cage Blvd., Pharr, Texas 78577.

PROPERTY INFORMATION

Property Address: N/A

Total Number of Acres: 6.487 Total Number of Tracts: 4

Subdivision Name: N/A Lot(s): _____ Block(s): _____

Survey Name and Abstract No.: _____

Current Land Use: Right of Way

Proposed Land Use and Purpose of Annexation: BSIF Connector. Connecting Road
between BSIF Exit and 365 Tollway.

List all qualified voting age persons living on each tract of land:

[illegible]

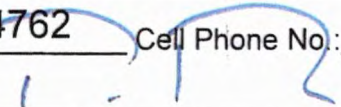
OWNER INFORMATION – Please fill out a separate sheet for each owner of record

Owner(s) Name: Hidalgo County Regional Mobility Authority - Pilar Rodriguez - Executive Director

If the property ownerships is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.

Address: 203 Newcombe Ave. City: Pharr State: TX Zip Code: 78577

Phone No.: (956) 402-4762 Cell Phone No.: _____ Email: pilar.rodriguez@hcrma.net

Owner's Signature:  Date: 9/19/2024

AGENT/APPLICATION AUTHORIZATION – Please check one of the following:

☐ I will represent my petition before the city staff and the Board of Commissioners of the City of Pharr

☒ I hereby authorize the person named below to act as my agent/applicant in representing this application before the city staff and the Board of Commissioners of the City of Pharr.

Note: The agent/applicant is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent/applicant. If no agent is listed, the owner will be considered the agent.

Agent/Applicant's Name: Ruben Alfaro, P.E., C.F.M., P.M.P

Company's Name (if applicable): Hidalgo County Regional Mobility Authority

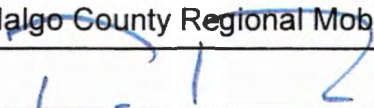
Address: 203 Newcombe Ave. City: Pharr State: TX Zip Code: 78577

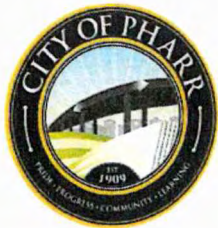
Phone No.: (956) 402-4762 Cell Phone No.: _____ Email: ruben.alfaro@hcrma.net

If an agent/applicant is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent/applicant in processing the application before the Board of Commissioners of the City of Pharr:

Owner's Printed Name: Hidalgo County Regional Mobility Authority - Pilar Rodriguez - Executive Director

Owner's Signature:  Date: 9/19/2024



Pharr

Development Services



VOLUNTARY ANNEXATION PETITION (C-3)

I, Hidalgo County Regional Mobility Authority, owner of the land described below, hereby voluntarily petition the Board of Commissioners of the City of Pharr, Texas to annex the property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Pharr, Texas, the Property, containing approximately 6.487 acres of land, described as follows:

(Legal description of Property, Exhibit A, attached hereto)

I desire to enter into a written agreement for municipal services with the City of Pharr, pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, I certify that I was offered a development agreement pursuant to Section 43.016 of the Local Government Code and still requested annexation.

I certify that the above-described Property is contiguous and adjacent to the City of Pharr, Texas and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

OWNER(S): (add additional signature lines for each owner)

Print Name (Owner) Pilar Rodriguez Signature (Owner) [Signature]

Print Name (Owner) _____ Signature (Owner) _____

NOTARY ACKNOWLEDGEMENT

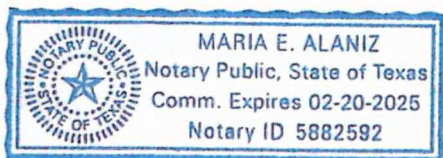
STATE OF TEXAS

COUNTY OF Hidalgo

§
§
§

BEFORE ME, the undersigned authority, on this day personally appeared Pilar Rodriguez, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of the Owner.

Given under my hand and seal office this 19th day of September, 20 .



NOTARY PUBLIC in and for the
STATE OF TEXAS

[Signature]
Maria Alaniz

Printed Name

My commission expires: 2/20/2025



Board of Directors

S. David Deanda, Jr., Chairman
Ezequiel Reyna, Jr., Vice Chairman
Juan Carlos Del Ángel, Secretary/Treasurer
Gabriel Kamel, Director
Francisco "Frank" Pardo, Director
Sergio Saenz, Director
Michael J. Williamson, Director

February 6, 2024

Greg Gerbig
Commercial Market Lead
Westwood
7557 Rambler Road Suite 1400
Dallas, TX 75231

**RE: Annexation of the Border Safety Inspection Facility (BSIF) Connector Road in the City of Pharr
Corporate Limits**

Mr. Gerbig,

The Hidalgo County Regional Mobility Authority's (HCRMA) has no objection to the annexation of the BSIF Connector Roadway, which is owned by the HCRMA, into the City of Pharr Corporate Limits.

If you should have any questions or require additional information, please feel free to contact me at 956-402-4762 or at prodriguez@hcrma.net.

Sincerely,

Hidalgo County Regional Mobility Authority

Pilar Rodriguez, PE
Executive Director

cc: Ramon Navarro, PE, Chief Construction Engineer – HCRMA
Celia Gaona, CIA, Chief Auditor/Compliance Officer – HCRMA
Jose Castillo, Chief Financial Officer – HCRMA
Blakely Fenandez, General Counsel - HCRMA



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.C.

DATE SUBMITTED: November 5, 2024

MEETING DATE: November 18, 2024

FROM: Imelda Perez, City Clerk

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: Consideration and action, if any, on Ordinance amending Ordinance No. O-2024-07 adopting an updated Procurement Card Policy Manual (**2nd Reading**). This item supports **SE - Service Excellence**.

Classification: Consent

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

Issue: As part of our commitment to be transparent and to demonstrate good internal control practices, the City of Pharr is revising and isolating its Procurement Card Manual adopted March 2024 by ordinance.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval on Procurement Card Policy Manual

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
Mayra Gomez
Hilda Pedraza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 11/5/2024
Approved - 11/15/2024
Approved - 11/15/2024
Approved - 11/15/2024
Approved - 11/15/2024
Final Approval - 11/15/2024

ORDINANCE NO. O-2024-__

AN ORDINANCE AMENDING ORDINANCE NO. O-2024-07, THE CITY OF PHARR PURCHASING PROCUREMENT CARD POLICY MANUAL AS THE AUTHORITATIVE GUIDE TO PURCHASING ACTIONS; INCLUSION IN PHARR CODE OF ORDINANCES; INCORPORATION OF OTHER ORDINANCES; REPEALING CONFLICTING ORDINANCES; SEVERABILITY; AND EFFECTIVE DATE

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSIONERS OF THE CITY OF THE CITY OF PHARR TEXAS, THAT:

Section 1: The City Manager or his designated representative shall act as purchasing agent for the City and shall purchase all merchandise material and supplies needed by the City and will establish a suitable storehouse where such supplies shall be kept and from which the same shall be issued as needed. He shall adopt such rules and regulations as he shall deem necessary governing requisitions and transaction of business between himself and the department heads, officers and employees of the City.

SECTION 2: REPEALING CLAUSE. This Ordinance, as well as the attached purchasing procurement card policy manual, shall be enforce and apply to all personnel and agents of the City of Pharr and vendors. This ordinance shall incorporate herein all other ordinances that exist in the Pharr Code of Ordinances not in direct conflict with this Ordinance as such are hereby abolished, and repealed to the extent of the conflict, and this Ordinance shall supersede any provisions in conflict herewith. All other provisions of the above described ordinance shall remain in full force and effect.

SECTION 3: SEVERABILITY CLAUSE. If any section, part of provisions of this Ordinance is declared unconstitutional or invalid, such declaration shall not affect the validity of the remaining sections, parts or provision of this Ordinance.

SECTION 4: EFFECTIVE DATE. This Ordinance shall take effect upon receiving final approval by the governing body following three (3) readings of the Board of Commissioners.

CONSIDERED PASSED AND APPROVED ON FIRST READING BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of November, 2024.

CITY OF PHARR

Ambrosio Hernandez Mayor

ATTEST:

Imelda, Perez, City Clerk

CONSIDERED PASSED AND APPROVED ON SECOND READING BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of November, 2024.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda, Perez, City Clerk

CONSIDERED PASSED AND APPROVED ON THIRD AND FINAL READING BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of December, 2024.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda, Perez, City Clerk



Pharr



2/5/2024

PURCHASING DEPARTMENT

PROCUREMENT CARD POLICY MANUAL

DRAFT

Mayra Gomez
PURCHASING DIRECTOR

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PROCUREMENT CARD POLICIES AND PROCEDURES

INTRODUCTION

Welcome to the City of Pharr's Procurement Card Program. This program is designed to reduce the flow of paperwork and at the same time provide better controls on all low-dollar purchases (purchases less than \$2,000.00) made at the department level. The Procurement Card can and may be utilized for larger purchases if approved by the City Manager.

The City of Pharr departments shall provide an opportunity for competitive bidding, on request(s) for informal verbal and/or written bids, proposals, and/or price quotations when the anticipated expense is expected to exceed \$2,000.00. Informal bids, proposals, and/or price quotations may be delivered electronically, by e-mail, fax, phone, by person, and/or courier. Informal price quotes must be listed in the comments area of the transaction detail. In a case of "emergency" the requirement for solicitation for bid(s), proposal(s), and/or request for informal price quotation(s) may be waived by the Department Head at the department level and must be documented accordingly. Departments shall be responsible for ensuring compliance with the Purchasing Policies and Procedures Manual (i.e., Insurance Requirements, State and Federal Funding Requirements, etc.)

The success of the Procurement Card Program and its continuing use depends on the participation and cooperation of all City employees that will be issued Procurement Cards. The primary responsibility for ensuring compliance with these Policies and Procedures belongs to the individual Department Heads. Department Heads shall ensure that Assistant Director/Manager/Supervisors and Cardholders are in strict compliance with this Purchasing Manual.

A. GENERAL INFORMATION

The Procurement Card is a credit tool that is issued by a bank. This credit tool offers an extremely efficient and effective method of purchasing and paying for small dollar items with a not to exceed total value of \$2,000.00 per transaction.

In the rare instance that a vendor is not set up to accept credit cards, the department has the option of entering a small dollar amount Request for Purchase (Requisition) through the City's Financial Management system.

The Procurement Card shall enable employees of the City of Pharr to purchase non-restrictive commodities, by telephone, on the Internet, or in person, direct from the vendors. The Procurement Cards shall be issued in the employee's name and the City of Pharr's name shall be clearly indicated on each card.

All purchases made with the Procurement Card shall be paid by the bank that the City of Pharr contracts with for the Procurement Card Service. The Bank on contract will then bill the City of Pharr.

B. PROCUREMENT CARD PROGRAM DESIGNEE(S)

The City of Pharr's Procurement Card Program shall be utilized and/or administered by City employees in one of the following designations:

DEPARTMENT DIRECTOR

The Department Director shall select responsible and trustworthy individuals to participate in the P-Card Program. Department Director shall select Assistant Director, Manager(s), Supervisor(s) and Cardholder(s) to participate in the P-Card Program. In the absence of the Department Director, he/she may authorize his/her Assistant Director to approve P-Card transactions online and on paper. Under normal circumstances, the Department Director shall approve all P-Card transactions on the P-Card Program software, affix signature on receipts and support documentation for all cardholder(s) transaction(s). The Department Director shall ensure that all transactions are supported with proper documentation and that this documentation reaches the Finance Department (Accounts Payable) in an organized and timely manner. Department Head shall be responsible for providing sufficient internal department controls with separation of duties to guard against misappropriation of products and/or services. Periodic reporting shall be reviewed monthly, quarterly, semi-annually, and annually for auditing, planning, and efficiency purposes.

ASSISTANT DIRECTOR/MANAGER/SUPERVISOR

Assistant Director/Manager(s)/Supervisor(s) shall be selected by their respective Department Director. In the absence of the Department Head, the Assistant Director may authorize and/or approve P-Card transactions. Assistant Director shall approve all P-Card transactions on the P-Card Program software, affix signature on receipts and support documentation for all cardholder(s) transaction(s). Assistant Director shall ensure that all transactions are supported with proper documentation and that this documentation reaches the Finance Department (Accounts Payable) in an organized and timely manner. Similarly, Assistant Director, Managers, and Supervisors shall be responsible for the activity of subordinates. Periodic reporting shall be reviewed monthly, quarterly, semi-annually, and annually for auditing, planning, and efficiency purposes.

CARDHOLDER

Cardholders shall be selected by their respective Department Director. City employees selected to participate as a "Cardholder" shall utilize the Procurement Card as a resource for non-routine purchases of authorized goods and services in strict compliance with the City of Pharr's Purchasing Policies and Procedures Manual. The Cardholder shall approve his/her transaction activity. The Cardholder is responsible for reviewing his/her transactions and shall report any suspicion of fraudulent activity to the Bank on record and to the Purchasing Department. The Cardholder is responsible for resolving disputes and issues associated with his/her P-card transactions. The Cardholder is responsible for reviewing periodic reporting for efficiency purposes.

PROGRAM ADMINISTRATOR (PURCHASING DEPARTMENT)

The Director of Purchasing and/or his/her designated representative shall administer the Procurement Card program for the City of Pharr and shall be the first point of contact regarding the proper use of the Procurement Card or the interpretation of the procurement card policy manual. The Program Administrator shall be completely knowledgeable of every aspect of the program and as such shall be responsible for all Cardholders in respect to the proper use of the Procurement Card. The program administrator shall approve and process p-card applications and shall provide p-card training.

FINANCE DEPARTMENT – FISCAL MANAGEMENT ANALYST

The Finance Department shall be first point of contact for reconciliation, verification of purchase activities, and/or correct any problems in respect to account codes, hierarchy of department

account structure, disputes, etc. The FMA shall be the final approval of transactions on P-Card statement and shall be responsible for providing responses and required documentation related to the monthly p-card reports. The FMA shall be completely knowledgeable in every aspect of the program and must complete p-card training at least once very fiscal year.

C. SEGREGATION OF DUTIES

To ensure proper internal controls, each department must maintain a separation of duties for the electronic review and approval of all transactions in the P-card program. Cardholder, Department Head and/or Assistant Director/Manager/Supervisor(s) must approve transactions in the Procurement Card program software. Under no circumstances should the same individual be the reviewer and the approver.

D. RENEWAL OF EXISTING PROCUREMENT CARD

Renewed procurement cards are automatically sent to the Purchasing Department thirty (30) days prior to the expiration date. The Purchasing Department shall notify individuals when cards are available to be picked up.

E. ISSUANCE OF PROCUREMENT CARDS

Cards will be issued in the name of the individual employee and the City of Pharr. Any Department may request a Procurement Card be issued to a full-time regular employee (who has successfully passed his/her introductory period), who has been selected by the Department Director to perform the duties of procuring goods and/or services for that department in strict compliance with the existing Purchasing Policies and Procedures Manual. We caution all Department Directors in their selection of responsible personnel for this program.

F. CRITERIA TO RECEIVE A PROCUREMENT CARD

- 1) Applicant must be a full-time employee of the City of Pharr, with no less than six (6) months of employment (Under special circumstances this requirement may be waived by the City Manager and/or Deputy/Assistant City Manager, or their designated representative(s).
- 2) Applicant's request for a Procurement Card must be approved by his/her Department Director. (Request for Procurement Card shall be submitted in e-mailing via the application process.)
- 3) Applicant must be assigned to a department Admin Assistant selected by his/her Department Director.
- 4) Each individual cardholder must sign a Cardholder Agreement (see Attachment "A") in the presence of the Department Director, Assistant Director/Manager/ Supervisor or Procurement Card Administrator – Purchasing Department.

G. DEPARTMENT HEAD RESPONSIBILITIES

- 1) Ensure that the Cardholder(s) and Department Administrators Assistant (s) comply with the Procurement Card Policies and Procedures as outlined in the Purchasing Policies and Procedures Manual.
- 2) Responsible to give the City of Pharr assurances that the Cardholder(s) are in strict compliance with these Policies and Procedures.
- 3) Responsible for reviewing/approving transaction activity in the Procurement Card software, as well as in hard-copy form, ensuring proper support documentation is maintained and turned into the Finance Management Analyst in an organized and timely manner.
- 4) Responsible to be thoroughly familiar with the program guidelines.

- 5) Responsible for taking disciplinary action when necessary. A copy of the action form shall be submitted to the City Manager and/or Assistant City Manager, as required.
- 6) Responsible for obtaining the Procurement Card from cardholder upon termination of employment (resignation or termination) and returning the card to the Purchasing Department.
- 7) Responsible for obtaining the Procurement Card from cardholder upon transfer to other City of Pharr department and returning the card to the Purchasing Department.
- 8) Responsible to review periodic reporting: monthly, quarterly, semi-annually, and annually for auditing, planning, and efficiency purposes (i.e., recommend item(s)).

H. ASSISTANT DIRECTOR/MANAGER/SUPERVISOR RESPONSIBILITIES

- 1) Ensure that the Cardholder(s) complies with the Procurement Card Policy Manual.
- 2) Responsible to be thoroughly familiar with the program guidelines.
- 3) Responsible for reviewing transaction activity and support documentation.
- 4) In the absence of the Department Head, is responsible for reviewing/approving transaction activity in the Procurement Card software, as well as in hard-copy form, ensuring proper support documentation is maintained and turned into the Finance Department in an organized and timely manner.
- 5) Responsible to review periodic reporting: monthly, quarterly, semi-annually, and annually for auditing, planning, and efficiency purposes (i.e., recommend item(s)).

I. CARDHOLDER RESPONSIBILITIES

- 1) Responsible for ensuring that products and/or services are procured in strict compliance with the Purchasing Policies and Procedures Manual.
- 2) Ensure the Procurement Card is used for legitimate City business purposes.
- 3) Ensure that Insurance Requirements are met before services are rendered.
- 4) Responsible for ensuring that products and/or services being procured have been delivered and are accounted for.
- 5) Always maintain the Procurement Card in a secure location.
- 6) Must not allow other individuals to use their Procurement Card.
- 7) Must use the Procurement Card within its purchase limits and restrictions.
- 8) Receive and inspect all ordered materials and/or services for discrepancies.
- 9) Obtain, sign, and reconcile all receipts against corresponding weekly report.
- 10) Must match receipts to appropriate transaction(s), indicating proper charge-to account for expenses.
- 11) Must upload scanned receipts to Procurement Card software and check-off transaction approval noting price quotes obtained, charge-to account(s), etc.
- 12) Submit reconciled weekly report to Department Admin Assistants along with receipts, in an organized manner. If receipts are not submitted, a justification memo must accompany the weekly report.
- 13) Must never accept cash, gift cards, or gift certificates in lieu of credit to the Procurement Card.
- 14) Ensure that Sales Taxes are not charged (cardholder is responsible for obtaining City reimbursement of sales tax)
- 15) Immediately notify the Purchasing Department and bank institution of a lost or stolen Procurement Card.
- 16) Attempt to resolve disputes or billing errors, if any, with the vendor. The Finance Department must be notified of all disputes. All documentation concerning the disputed items will be turned into the Finance Department as soon as possible. Finance will follow dispute procedures.

- 17) Report any erroneous transactions to the Purchasing Department.
- 18) Report/notify fraudulent activity to Purchasing Department.
- 19) Report lost or stolen cards to the Purchasing Department and Bank on record.
- 20) Must return Procurement Card to Department Admin Assistants upon transfer to another department.
- 21) Must return Procurement Card to the Purchasing Department upon resignation/ termination of employment.
- 22) Must request a "new card" and turn-in "existing" Procurement Card if legal name changes. (i.e.: marriage, divorce, etc.).
- 23) Cardholders must review each transaction at least weekly thus indicating the transaction is valid.
- 24) Save all sale(s) receipts, credit-memos, and pertinent documentation.
- 25) If for some reason the cardholder does not have documentation of the transaction to send with the statement, the cardholder must try to obtain a copy and if this is not possible, details of the purchase must be attached via memorandum (with Department Head signature). The detail will include a description of each item, the number of items purchased, the unit cost, the date of purchase, the vendor name and why there is no supporting documentation. Continued incidents of missing documentation may result in disciplinary action.
- 26) The Cardholder is responsible for obtaining a credit memo from a supplier, when the merchandise that was purchased with the City P-Card is returned to the supplier. The credited amount will be applied to the cardholder's account. Cash refunds are prohibited.
- 27) Responsible to review periodic reporting: monthly, quarterly, semi-annually, and annually for auditing, planning, and efficiency purposes (i.e., recommend item(s)).

J. DEPARTMENT LIASON RESPONSIBILITIES

- 1) Coordinate meeting with card holders within the department for reconciling receipts against weekly reports.
- 2) Ensure that all complete and reconciled weekly reports are submitted monthly to the Finance Department, Fiscal Management Analyst for review and reconciliation by scheduled due date.
- 3) Responsible for verifying and/or changing accounting codes for all transactions, when necessary, on the weekly Department reports prior to the cut-off date established by the Procurement Card Program Administrator (Finance – FMA)
- 4) Must notify Procurement Card Program Administrator (Purchasing Department) of any purchase violations, lost or stolen cards.
- 5) Must advise Procurement Card Program Administrator (Purchasing Department) to cancel a Cardholder's card (i.e., department transfer, loss of Procurement Card privileges due to misuse/violations, etc.) with the approval of the Department Head.
- 6) Responsible for collecting and turning in "canceled procurement cards" to the Procurement Card Program Administrator (Purchasing Department).

K. PROGRAM ADMINISTRATOR RESPONSIBILITIES (PURCHASING DEPARTMENT)

- 1) Responsible for Policy interpretations and/or clarifications.
- 2) Review Procurement Card applications turned in by the Departments for completeness of required information.
- 3) Approve application(s), request new, renewal, or replacement Procurement Card(s), and disburse upon receipt.

- 4) Responsible for training as to the proper use of the Procurement Card, Department Admin Assistants and Cardholder(s) before releasing Procurement Cards.
- 5) Responsible for having all Cardholders sign the Cardholder Agreement(s) signifying agreement with the terms of the Procurement Card Program.
- 6) Responsible for securing all canceled Procurement Cards and advising Bank (electronically).
- 7) Responsible for updating Procurement Card system, assigning access and removing users as necessary.
- 8) Responsible for maintaining Procurement Card Policies and Procedures updated.

L. PROGRAM ADMINISTRATOR (FINANCE – FISCAL MANAGEMENT ANALYST) RESPONSIBILITIES

- 1) Responsible for the training of all Department Admin Assistants and Cardholders in the proper way of reconciling and properly coding all transactions against weekly reports.
- 2) Understanding the electronic media that the City will use to communicate with the Bank on contract. Be familiar with all report formats to be used with the program.
- 3) Responsible for reconciling weekly transactions totals to Bank statement.
- 4) Responsible for advising of cut-off date for approvals and/or changes to default account code changes.
- 5) Notify the department when approved monthly department statements are not received. Responsible for preparing bill for payment to the Bank on contract.
- 6) Responsible for reconciling the hard copy of the bank's bill against the bank's electronic file and the transaction totals posted to the City's Financial Management system.
- 7) Responsible for establishing hierarchy of department account code structure.
- 8) Responsible for providing charge to chart of accounts for each respective department.
- 9) Keep all necessary documentation in respect to all transactions for audits by the internal and external auditors.
- 10) Report P-Card misuse to the Finance Director and cc to the Purchasing Department

M. PROHIBITED USES OF PROCUREMENT CARD

Resulting in Disciplinary Action (**only City Manager and/or Assistant City Manager can waive any of these prohibited uses**).

- 1) The Procurement Card is used for personal or unauthorized purposes.
- 2) The Cardholder receives cash, gift cards, or certificates in lieu of credit.
- 3) The Cardholder purchases gift cards without proper written approval unless approved, in writing, by the City Manager and/or Assistant City Manager.
- 4) The Cardholder purchases gifts for employee annual events, promotional events, and/or Retirement parties, luncheons, or dinner.
- 5) The Cardholder allows the card to be used by another individual for valid purchases.
- 6) The Cardholder splits a purchase to circumvent the card limits.
- 7) The Cardholder uses another Cardholder's card to circumvent the authorized purchase limits assigned to either the Cardholder or the limitations of the Card.
- 8) The Cardholder fails to ensure the receipt of products and/or services procured with their card has been delivered and are accounted for.
- 9) The Cardholder refuses and/or fails to provide Department Administrator Assistant with required receipts.
- 10) The Cardholder refuses and/or fails to provide information about any specific purchase.

- 11) Sponsorship(s)/donation(s) are prohibited.
- 12) Alcohol Beverages are prohibited.
- 13) ~~Service charge tips are prohibited.~~

N. MEALS

Payment may be authorized for the actual cost of meals for elective and appointive officials and city employees, for business meetings or training sessions where attendance is advantageous to the City of Pharr, and where ALL of the following requirements are met:

1. The purpose of the meeting is to conduct official city business or to provide training to city employees or city officials; AND
2. The meals are an integral part of the business meeting or training session. Integral is defined as: "essential to completeness; part of the curriculum; formed as a unit with another part." AND
3. The meeting or training is a special situation or occasion outside of the normal daily business of city employees. City funds may not be used to provide meals for staff parties, routine staff meetings, routine departmental meetings, or any event deemed to be social in nature; AND
4. Approval is obtained prior to the meeting, as documented by a properly completed Request for Approval – Meals with Meetings form signed by the department director; AND
5. Any added tip may not exceed 15% of the cost of the food, excluding tax; AND
6. The city obtains an itemized receipt for the actual cost of the meals; AND Exceptions to these guidelines must be pre-approved by the City Manager.

When submitting receipts for authorized business meeting meals, cardholder shall indicate name of attendees and meeting purpose.

O. SPLIT TRANSACTIONS

CHARGES FOR AN ITEM MUST NOT BE SPLIT INTO SEPARATE PAYMENTS TO CIRCUMVENT THE SINGLE TRANSACTION LIMIT.

1. Always remember your single transaction limits when considering a purchase.
2. If your limit is not sufficient, do not continue with the purchase without having prior approval from the P-Card Administrator and verification that a one-time change to your profile has been made.
3. If purchase is made over the phone or internet, confirm full transactional pricing with shipping and handling before approving the charge. Be sure that the purchase excludes sales and use tax and is not split into separate transactions. Some suppliers will take it upon themselves to split transactions in order to complete the sale.
4. Contact your P-Card Administrator for assistance with reviewing your limits.

P. P-CARD USE AND GUIDELINES

- The P-Card is issued in the Cardholder's name with a unique number. All purchases made on the P-Card must be made by the individual to whom the card is issued. The Cardholder is responsible for the security of the Purchasing Card and the transactions made with it.
Failure to follow the guidelines of the P-Card Program could result in disciplinary action, including termination.

- The P-Card is a corporate credit card that must only be used to make authorized City of Pharr purchases.
- Cardholders may use the P-Card to purchase supplies, materials, and services to include reservations related to City business, which do not exceed the single dollar transaction limit that was established by Purchasing Director.
- Cardholders must not exceed the maximum monthly dollar limit assigned to the P-Card in any given month without prior authorization from the Purchasing Director or designee.
- It is the responsibility of the Cardholder to resolve any disputes with the Supplier. If a resolution cannot be reached, the Cardholder should report the problem to their Department P-Card Liaison for assistance.
- The P-Card is **NOT** for **PERSONAL** use.

Q. SALES AND USE TAX - THE CITY OF SAN PHARR IS EXEMPT FROM TEXAS SALES AND USE TAX. THIS IS NOTED ON EACH CARD. THE CARDHOLDER SHOULD INFORM THE VENDOR BEFORE MAKING A TRANSACTION. IF A SUPPLIER IS REQUESTING A TAX-EXEMPT NUMBER, PLEASE CONTACT THE FINANCE DEPARTMENT FOR THE APPROPRIATE FORM. BE PREPARED TO PROVIDE THE SUPPLIER'S NAME AND ADDRESS, AS WELL AS A DESCRIPTION OF THE PURCHASE. IT IS RECOMMENDED THAT CARDHOLDERS REQUEST THE FORM PRIOR TO MAKING A PURCHASE.

R. SECURITY OF THE PROCUREMENT CARD - THE CARDHOLDER IS RESPONSIBLE FOR THE SECURITY OF THE P-CARD. IT SHOULD BE TREATED WITH THE SAME LEVEL OF CARE AS THE CARDHOLDER WOULD HIS/HER OWN PERSONAL FUNDS. GUARD THE ACCOUNT NUMBER, CVV, PIN, ETC. CAREFULLY. IT SHOULD NOT BE POSTED IN A WORK AREA OR LEFT IN A CONSPICUOUS PLACE. THE CARD IS TO BE USED FOR CITY OF PHARR BUSINESS PURPOSES ONLY AND ONLY BY THE PERSON NAMED ON THE CARD.

S. P-CARD SAFEGUARDING PRACTICES

It is the cardholder(s) responsibility to safeguard the p-card.

Tips to Safeguarding the P-Card:

- Keep a record of your account number, expiration date and phone number to report fraud in a secure place.
- Do not allow anyone to use the card on your behalf.
- Do not give your account number to anyone over the phone unless you've confirmed they are a reliable source. If you've never done business before with an entity, conduct on-line research prior to making a transaction.
- During a transaction, keep your eye on the card and ensure you get it back before you walk away.
- Keep the P-card in a safe place and only carry it with you when you need it.
- Draw a line through any blank spaces on the receipt.
- Reconcile all receipts.

REBATES AND PROMOTIONAL ITEMS

Any manufacturer rebates or credits received by the Cardholder as a result of a P-Card transaction shall be credited to the P-Card. Documentation reflecting the transaction shall be included on the p-card statement. Any rebate and promotional type items received as the result of a P-Card transaction shall become the property of the City of San Pharr and utilized by the respective department. Misuse could result in disciplinary action.

CARD DECLINES

The following are some reasons that a P-Card transaction may be declined:

- The transaction is greater than the Cardholder's single transaction limit amount.
- The P-Card has reached its assigned monthly transaction limit amount.
- The Supplier's Merchant Category Code has been purposely excluded from the P-Card program by the City.

In the event a decline occurs the Cardholder should contact the issuing bank to determine the reason for the decline. In most cases, the Cardholder should then contact the Purchasing Department to inform him/her of the decline, the reason, and to request resolution.

If purchase is attempted outside normal business hours, an alternate payment method should be found or the purchase should be terminated.

MERCHANT CATEGORY CODE (MCC) BLOCKING

Merchant category codes (MCC) are codes that best describe what commodities or services the supplier provides. When using a Merchant Category Code listed on the blocked Merchant Category Code List, the transaction will be denied at the point-of-sale (in person, over the phone, or on the Internet). These categories listed on the blocked MCC List are maintained by the Program Administrator. Suppliers are assigned a MCC by their bank that best describes the commodity or service they provide. Cardholders should be familiar with this list.

RECEIPT AND RETURN OF GOODS

It is the Cardholder's responsibility to confirm receipt of goods and services and to follow up with Suppliers to resolve any delivery problems, discrepancies, and / or claims for damaged goods.

1. At the time of return, the Cardholder must request that the Supplier issue a MasterCard credit transaction slip in order to verify that credit was given. A credit memo showing the reason(s) for applying a credit to the transaction should also be requested. The Cardholder will be required to include this information on their monthly Transaction Report.

UNDER NO CIRCUMSTANCE SHOULD A CARDHOLDER ACCEPT CASH OR GIFTCARDS OR STORE CREDIT IN LIEU OF A P-CARD CREDIT RETURN.

Transaction Documentation Requirements

Every P-Card transaction, including credit or return transactions, must be supported by valid and complete documentation. Not providing supporting documentation for all transactions within established deadlines is a Cardholder violation. Documentation should show supplier name, itemized list, price, date, and proof of credit card payment.

Acceptable Supporting Documentation is defined as one of the following:

- Detailed receipt and MasterCard transaction slip from the Supplier
- A packing slip which shows the cost of each item
- Order forms, or a copy of the form used to pay memberships, subscriptions, registration fees and similar items.

When making over-the-counter purchases:

1. Advise supplier that the City of Pharr is a Tax-exempt entity and confirm that no sales tax has been charged to the card before signing.
2. Review itemized receipts to ensure proper charges are shown.
3. Retain the customer copy of the MasterCard transaction slip as proof of P-Card purchase.
4. Obtain the itemized receipt for your records.
5. Ensure that all carbons showing full account number are destroyed.
6. **Include all supporting information on the p-card statement.**
7. Indicate purpose of purchase on the p-card statement.

When placing a telephone order:

1. Confirm with supplier that charges will be made only upon shipment of goods or when the service has been performed.
2. Request supplier to send itemized invoice directly to the Cardholder.
3. Advise suppliers that the City of Pharr is a Tax-exempt entity and confirm that no sales tax will be charged.
4. The supplier will not be allowed to keep the account number on file.
5. Indicate purpose of purchase on the p-card statement.

When placing an online order:

1. A copy of the order is printed (prior to order confirmation). Review the itemized order form to ensure proper charges are applied.
2. Review the order form for Tax Exempt procedures. (May have to call prior to placing order.)
3. A copy of the order confirmation is printed.
4. **Include all documentation in p-card statement.**
5. Indicate purpose of purchase on the p-card statement.

When placing a mail order:

1. You may have a different "Ship To" address than the billing address.

2. Review the order form for accuracy.
3. Review the order form for Tax Exempt procedures.
4. Make a copy of the order form before mailing for record.
5. **Include all documentation in P-card Statement.**
6. Indicate purpose of purchase on the p-card statement.

PROGRAM INFRACTIONS

Failure to comply with the program guidelines or the purchasing Cardholder Agreement may result in one or more of the following circumstances:

- a. Oral or written warning.
- b. Cancellation of the card.
- c. Oral or written reprimand.
- d. Termination of employment.

See below table for a sample of standard responses to an infraction. The severity of the infraction can affect the standard response. These are recommendations, but departments may establish internal disciplinary policies.

Type of Infraction	1st offense	2nd offense	3rd offense
Perpetrate a fraud or theft Card given to non Cit of Pharr employees to perpetrate fraud or theft	Card is canceled, employment terminated, possible criminal charges.	n/a	n/a
Taxes Charged	Department Director is contacted. A written warning to the Cardholder is required from Department.	Department Director is contacted; card suspended 30 days. Memo from Director will be required to reinstate.	Card is canceled.
Split Purchases	Department Director is contacted. A written warning to the Cardholder is required from Department.	Department Director is contacted; card suspended 30 days. Memo from Director will be required to reinstate.	Card is canceled.

Failure to turn in receipts	Written warning – CH should submit a memo to the P-Card Administrator with description of purchase and reason for missing receipt.	Second written warning and card suspended for 30 days.	Card canceled. is
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TERMINATED EMPLOYEES

When an employee is terminated or voluntarily separated from the City of Pharr, the P-Card must be turned into the Purchasing Department and cancelled.

1. Department Liaison secures P-Card from terminated employee and notifies the P-Card Program Administrator.
2. The p-card administrator shall cancel, shred and dispose of the card.
3. Program Administrator updates status for the Cardholder in the banking system and files confirmation in Cardholder's / Department's file as appropriate.

PROCUREMENT CARD DOLLAR LIMITS

Credit Limits shall be provided as follows:

1. Procurement Card Administrator: \$500,000
2. Department Director: \$10,000 - \$15,000
3. Assistant Director: \$5,000 - \$10,000
4. Other Staff: \$2,500 - \$5,000

Note: Procurement Card Administrator shall be responsible for all utility payments for the entire city and all waste management fees.

T. PROCUREMENT CARD EMPLOYEE AGREEMENT (ATTACHMENT "A")

U. APPLICATION FORM FOR A PROCUREMENT CARD (ATTACHMENT "B")

ATTACHMENT "A"



PROCUREMENT CARD EMPLOYEE AGREEMENT

The City of Pharr is allowing you the privilege of being presented with a Procurement Card. This privilege represents trust in you as a responsible agent of the City capable of protecting the City's assets.

I, (type name) _____, Employee # _____ on this the ____ day of _____, 20__, as a cardholder, agree to comply with the terms and conditions of this Agreement, Procurement Card Policies and Procedures as well as the Purchasing and Contracting Policies and Procedures. I understand that the Procurement Card limit per transaction shall be \$2,000.00 or less. I also understand that I am not to split any transaction(s) in an attempt to circumvent the single transaction limit. I also understand that all transactions with a potential of exceeding \$2,000.00 must be submitted to the Purchasing Department on a Purchase Requisition.

I acknowledge that I have received orientation in respect to the Purchasing Department Policies and Procedures and the Procurement Card Policies and Procedures.

I acknowledge that I have received training in the proper use of the Procurement Card.

I acknowledge that the Procurement Card will not affect my personal credit rating.

I acknowledge that the City of Pharr may terminate my right to use this card at any time for any reason.

I further acknowledge that I understand that improper use of this card may result in disciplinary action, up to and including termination of employment. Should I fail to use this card properly, I authorize the City of Pharr to deduct from my salary an amount equal to the total of the discrepancy. I also allow the City of Pharr to collect any amounts owed by me even if the City of Pharr no longer employs me.

I agree to return the card to the City of Pharr immediately upon request or upon termination of employment.

I acknowledge receipt of said Agreement and confirm, by my original signature below, that I am in full understanding of all requirements, term and conditions, in respect to the Procurement Card Program.

Cardholder:

Procurement Card Administrator

Signature: _____

Signature: _____

Print Name: _____

Name: Mayra Gomez, Purchasing Director

Department: _____

Date: _____

ATTACHMENT "B"



Purchasing Department **APPLICATION FORM FOR A P-CARD**

THIS FORM REQUIRES A SIGNATURE BY RESPECTIVE DEPARTMENT HEAD. THIS APPLICATION FORM MUST BE PROPERLY FILLED OUT IN ITS ENTIRETY. EACH APPLICATION FORM SHOULD REFLECT ONLY (1) ONE EMPLOYEE PER FORM (SELECTED BY THE DEPARTMENT HEAD). INCOMPLETE FORMS OR FORMS SUBMITTED WITHOUT DEPARTMENT HEAD SIGNATURE ARE **VOID AND SHALL BE DISCARDED.** SELECTED EMPLOYEE MUST BE A FULL-TIME REGULAR EMPLOYEE (EMPLOYED FOR AT LEAST 6 MONTHS). **(ALL FORMS ARE TO BE SUBMITTED ELECTRONICALLY).**

DATE: _____

Name of Employee designated as Department Cardholder (type): _____

Employee #: _____ Employee's Position/Title: _____

Department/Division: _____ Dept./Div. Acct #: _____

Employee's length of employment months/years: _____ Phone #: _____

Employee Signature: _____ Date: _____

Employee E-mail: _____

Department Information:

Department Submitting Request: _____

Department Name

Department Telephone Number: _____

Name of Department Head submitting application: _____

Department Head Name

Department Head's signature: _____ Date: _____

Purchasing Department Use Only

Monthly P-Card Limit:

Director: ☐ \$10,000 Asst. Director: ☐ \$5,000 Other: ☐ \$2,500 Specify Other Amount \$ _____

Date Received: _____ Entered Card Request: _____

Card Number Assigned: _____

Date Card Received: _____ Processed By: _____

Card-Holder Signature: _____ Date Card P/U: _____



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.D.

DATE SUBMITTED: November 5, 2024

MEETING DATE: November 18, 2024

FROM: Imelda Perez, City Clerk

DEPARTMENT: IT

DIRECTOR: Jose Pena

Agenda Item: Consideration and action, if any, on Ordinance amending Ordinance No. O-2024-17 Municipal Fiber Optic Fee Schedule (*2nd Reading*). This item supports SG - Sound Governance and Fiscal Sustainability.

Classification: Consent

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

Issue: Fee ordinance is being amended to include the new SmartBiz software to offer to commercial customers and updating our enterprise plan cost.

Fiscal Consideration: NA

Staff Recommendation: Staff recommends approval.

Alternatives: NA

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Imelda Perez

Created/Initiated - 11/5/2024

Jose Pena

Approved - 11/13/2024

Hilda Pedraza

Approved - 11/15/2024

Ricardo Rodriguez

Approved - 11/15/2024

Jamison Merrick

Approved - 11/15/2024

City Management Office

Final Approval - 11/15/2024

ORDINANCE NO. O-2024-__

AN ORDINANCE AMENDING ORDINANCES O-2023-33 AND O-2022-36 AMENDING THE MUNICIPAL FIBER OPTIC SERVICE FEE SCHEDULE, PROVIDING FOR REPEALING OF CONFLICTING ORDINANCE(S) CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Commissioners of the City of Pharr desire to provide reliable, high-speed internet to the residents and businesses of Pharr, for the benefit and growth of economic and community goals; and

WHEREAS, the Board of Commissioners find that providing fiber-optic services will provide reliable, high-speed internet serves a public purpose; and

WHEREAS, the Board of Commissioners has approved a municipally owned fiber-optic broadband network to provide fast and reliable internet service to residential and commercial customers; and

WHEREAS, a community survey was conducted for residents and businesses to determine the appropriate monthly service rates; and

WHEREAS, home-ruled cities may take actions authorized by the City charter and not specifically prohibited or preempted by the Texas Constitution, state, or federal law; and

WHEREAS, Cities may regulate a range of local services to promote the general welfare of the City's residents; and

WHEREAS, the City, as a home-rule municipality, can provide a service and charge a user fee for its use; and

WHEREAS, the Board of Commissioners seeks to establish user fees for the cost of providing the services; and

WHEREAS, the City has adopted a schedule of fees, charges, expenses and a collection procedure for municipal fiber optic services and other such matters pertaining to this ordinance; and

WHEREAS, all existing and prior ordinances are hereby amended and reinstated to read as follows:

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, THAT:

SECTION 1: Ordinance No. 2024-__ is hereby adopted.

SECTION 2. RATES AND FEES.

A. FIBER OPTIC MONTHLY SERVICE RATES

1. Residential Monthly Rates

Residential	Speed	Monthly Rate
Blue Plan	500 Mbps	\$25.00
Gold Plan	1 Gbps	\$50.00
Platinum Plan	2 Gbps	\$80.00

2. **Small Business Commercial Monthly Rates** – shall apply to small and medium sized businesses requiring a wireless modem.

Small Business	Speed	Monthly Rate
Silver Plan	300 Mpps	\$70.00
Blue Plan	500 Mbps	\$100.00
Gold Plan	1 Gbps	\$150.00
Platinum Plan	2 Gbps	\$200.00

3. **Enterprise Commercial Monthly Rates** – shall apply to businesses that require dedicated fiber connection.

Enterprise	Speed (Mbps)	Monthly Rate
Green Plan	300 Mbps	\$750.00
Blue Plan	500 Mbps	\$1,000.00
Gold Plan	1 Gbps	\$1,500.00
Enterprise 2 G	2 Gbps	\$2,000.00
Enterprise 5 G	5 Gbps	\$3,000.00
Enterprise 10 G	10 Gbps	\$4,000.00

B. FIRST MONTH SERVICE FEE

A payment for first month of service shall be made for residential, small business, and enterprise commercial connections to the city's broadband internet services prior to getting connected.

C. MISCELLANEOUS FEES

Type	Fee
SmartBiz Business Application	\$20.00/month
Bark Parental Controls	\$12.00/month
No Premise Access	\$25.00
Missed Appointment	\$25.00
Reconnection	\$25.00
*Upgraded Wireless Access Point	\$5.00/month
Wireless Mesh Device	\$5.00/device/month

Outdoor Wireless Mesh Device	\$10.00/device/month
<u>Equipment Fees if not returned</u>	
UPS battery backup	\$65.00
Fiber ONT	\$120.00
Standard Wifi Access Point	\$100.00
Upgraded Wifi Access Point	\$165.00
Wireless Mesh Device	\$100.00
Outdoor Wireless Mesh Device	\$220.00
<u>Static IP Addresses</u>	
One-time Setup	\$50.00
SmartPak 1 (1 useable)	\$5.00
SmartPak 2 (5 useable)	\$25.00
SmartPak 3 (13 useable)	\$65.00
SmartPak 4 (29 useable)	\$145.00

(*Note) – Standard modem is included at no charge.

SECTION 3: REPEALING CLAUSE.

All ordinances or parts of ordinances or conflict with this ordinance are hereby repealed.

SECTION 4: SEVERABILITY CLAUSE.

The invalidity of any section, clause, sentence, or provision of this ordinance shall not affect the validity of any other part thereof.

SECTION 5: EFFECTIVE DATE; PUBLICATION.

The Ordinance shall take effect and be in force from and after its passage and approval on three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication, if necessary, may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 6: PROPER NOTICE AND MEETING.

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of April 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of May, 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK

PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the __ day of May, 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

HILDA PEDRAZA, CITY CLERK



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.E.

DATE SUBMITTED: November 13, 2024

MEETING DATE: November 18, 2024

FROM: Jose Pena, IT Director

DEPARTMENT: IT

DIRECTOR: Jose Pena

Agenda Item: Consideration and action, if any, on the purchase of additional home equipment needed for Pharr Connect from Calix, Inc, through sole source proposal in an amount not to exceed \$933,422.60. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: The City of Pharr uses Calix equipment for Pharr Connect services for our subscribers. Due to increased demand for services, we need additional residential equipment to account for our projected growth this fiscal year. This equipment was budgeted and we will work with Calix on a shipping schedule based on when equipment is needing to be received and used. We have included outdoor wifi access points to deploy at city parks for the new smart town solution which will provide a better experience to our subscribers and guest when visiting Pharr. Project No. 2425-01-518-P02-01

Fiscal Consideration: \$933,422.60

Staff Recommendation: Staff recommends approval of purchase.

Alternatives: NA

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Jose Pena
Mayra Gomez
Hilda Pedraza
Cynthia Garza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 11/13/2024
Approved - 11/13/2024
Approved - 11/15/2024
Approved - 11/15/2024
Approved - 11/15/2024
Approved - 11/15/2024
Final Approval - 11/15/2024



Network Configuration & Quotation

Customer Name: City of Pharr, Texas
Project Name: 2025 Gigaspire and ONTs
Quote Description: 2025 Gigaspire and ONTs
Author Name: Rich Bell
Contact Name:

Quote Reference Number: 768659A-3
Quote Type: Prem
Date Created: November 8, 2024
Date Modified: November 8, 2024
Quote Expiration: December 8, 2024



Equipment Summary

E9	Price	Qty	Ext. Price
100-04494	\$15,663.70	1	\$15,663.70
E9-2 NG1601 16 port line card (4xQSFP28, 16x10GPON OIM) CLEI: BVL3A99FAD			
100-05709	\$23,680.00	1	\$23,680.00
E9-2 XG3201 line card (32 ports XGS-PON) CLEI: BVL3BD8FAB			

EXOS	Price	Qty	Ext. Price
100-05833	\$20.00	2	\$40.00
GigaPro GPR2032H wall mount bracket CLEI: NA			
100-05837	\$38.00	23	\$874.00
GigaPro GPR2032H pole mount bracket CLEI: NA			
100-06005	\$60.00	25	\$1,500.00
802.3bt PoE injector; 5Gbps WAN, 5Gbps LAN, AC Power Cord			

EXOS ONT	Price	Qty	Ext. Price
100-05463	\$99.00	3000	\$297,000.00
GP1100X GigaPoint, 1 2.5GE, 1 POTS - AM Power Adapter CLEI: BVMGZ10ARC			

GigaSpire	Price	Qty	Ext. Price
100-06034	\$102.90	2000	\$205,800.00
GigaSpire u4.2, GS2029E, Dual band 2x2 Wi-Fi 6, 2.5GE WAN, 2.5GE LAN, 1 USB, AM Power Adapter			
000-01177	\$102.90	2000	\$205,800.00
GS2028E, GigaSpire BLAST u4, Dual band 2x2 Wi-Fi 6, GE WAN, 2 GE LAN, 1 USB, AM Power Adapter			

GigaSpire3	Price	Qty	Ext. Price
100-05907	\$135.20	20	\$2,704.00
GigaPro p4, GPR1027E, dual band 2x2 Wi-Fi 6 PoE RG/Mesh, 2.5G LAN/WAN, AM power adapter CLEI: BVMNC00ARA			

GigaSpire4	Price	Qty	Ext. Price
100-05969	\$292.50	10	\$2,925.00



Network Configuration & Quotation

Customer Name: City of Pharr, Texas
Project Name: 2025 Gigaspire and ONTs
Quote Description: 2025 Gigaspire and ONTs
Author Name: Rich Bell
Contact Name:

Quote Reference Number: 768659A-3
Quote Type: Prem
Date Created: November 8, 2024
Date Modified: November 8, 2024
Quote Expiration: December 8, 2024

GigaSpire GS7 10GE Tri Gateway, GS5239E, Triband Wi-Fi 7 RG/Mesh, AM PA
CLEI: BVMNG10ARA

GigaSpire5	Price	Qty	Ext. Price
100-05678	\$382.50	25	\$9,562.50
GigaPro GPR2032H, GigaPro Hardened Wi-Fi System, Triband Wi-Fi 6E 2x2, 2.5GE WAN, 2.5GE LAN, 802.3bt PoE, AFC license CLEI: BVMLH00BRA			

OIM 10G PON	Price	Qty	Ext. Price
100-05524	\$595.00	10	\$5,950.00
XGS-PON XFP, 10G/10G, Class N2, 1577/1270nm, Single Fiber Transceiver, 20km, C-Temp, OLT, E-Series CLEI: BVL3BBZFAA			
100-05644	\$852.50	10	\$8,525.00
XGS-PON XFP, 10G/10G, Class E1, 1577/1270nm, Single Fiber Transceiver, 20km, C-Temp, OLT, E-Series CLEI: BVL3BCTFAA			

ONT	Price	Qty	Ext. Price
100-05537	\$177.00	60	\$10,620.00
GigaPoint Wall Mount Fiber Mgmt Bracket - Quantity 50			

Equipment Total	\$790,644.20
Grand Total	\$790,644.20

Package Details:

000-01177 package consists of the following:

100-05493	GS2028E, GigaSpire BLAST u4, Dual band 2x2 Wi-Fi 6, GE WAN, 2 GE LAN, 1 USB, AM Power Adapter	Qty 1
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Notes & Optional Equipment and Services

All prices are in USD

Due to rounding, some totals may not correspond with the sum of the separate figures.

Calix Warranty - See Purchase Agreement.

Calix does not purchase cargo insurance on your behalf that covers the replacement value of the shipment. If you wish to have any portion of your order insured for shipment, please contact Calix Customer Operations to make the appropriate arrangements and to provide your preferred carrier and account details. Any orders not designated by the customer to be insured will be shipped without insurance and coverage for loss or damage will be the sole responsibility of the customer.

Important Ordering Instructions:



Network Configuration & Quotation

Customer Name: City of Pharr, Texas
Project Name: 2025 Gigaspire and ONTs
Quote Description: 2025 Gigaspire and ONTs
Author Name: Rich Bell
Contact Name:

Quote Reference Number: 768659A-3
Quote Type: Prem
Date Created: November 8, 2024
Date Modified: November 8, 2024
Quote Expiration: December 8, 2024

Please include the Calix quote number (found in the upper right hand corner) on your PO. You may also provide an internal PO number to be used with your order. Orders received without an internal PO number will use the Calix quote number by default.

Include contact information (Name, Email & Tel) for the person who will receive the order acknowledgements and shipping notifications as well as the required billing and shipping addresses for your order.

Send Purchase Orders to Calix Order Management:

Email: om@calix.com
Fax: 707-283-3771

You may check the status of your order at any time on our website. (www.calix.com, click Login)



Network Configuration & Quotation

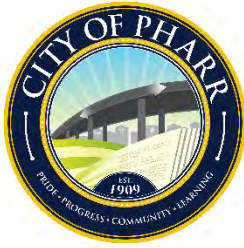
Customer Name: City of Pharr, Texas
Project Name: 2025 Gigaspire and ONTs
Quote Description: 2025 Gigaspire and ONTs
Author Name: Rich Bell
Contact Name:

Quote Reference Number: 768659A-3
Quote Type: Prem
Date Created: November 8, 2024
Date Modified: November 8, 2024
Quote Expiration: December 8, 2024



Optional Summary

Extended Warranty	Price	Qty	Ext. Price
110-01162 Extended Warranty - Upfront - 5 years for 100-04494	\$274.80	1	\$274.80
110-01165 Extended Warranty - Upfront - 4 years for 100-05969	\$20.16	10	\$201.60
110-01165 Extended Warranty - Upfront - 4 years for 100-05463	\$20.16	3000	\$60,480.00
110-01165 Extended Warranty - Upfront - 4 years for 100-05493	\$20.16	2000	\$40,320.00
110-01165 Extended Warranty - Upfront - 4 years for 100-05678	\$20.16	25	\$504.00
110-01162 Extended Warranty - Upfront - 5 years for 100-05709	\$274.80	1	\$274.80
110-01165 Extended Warranty - Upfront - 4 years for 100-05907	\$20.16	20	\$403.20
110-01165 Extended Warranty - Upfront - 4 years for 100-06034	\$20.16	2000	\$40,320.00
Optional Total			\$142,778.40



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.F.

DATE SUBMITTED: November 14, 2024

MEETING DATE: November 18, 2024

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Consideration and action, if any, on Development Services Cases:

Classification: Public Hearing

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Imelda Perez

Created/Initiated - 11/14/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.F.1.

DATE SUBMITTED: November 13, 2024

MEETING DATE: November 18, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: LEM Group LLC, d/b/a The Bridge Bar, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). The property is legally described as being a 0.099-acre tract of land, more or less, out of Lots 1 & 2, Luvil LLC Estates Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 508 West IH-2 Suites 12 & 13. CUP#210741 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: LEM Group LLC, d/b/a The Bridge Bar, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C). This request constitutes the 2nd renewal for The Bridge Bar.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/13/2024
Approved - 11/14/2024
Final Approval - 11/15/2024



Pharr

Development Services



MEMORANDUM

DATE: MONDAY NOVEMBER 18, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT AND LATE HOURS PERMIT FOR **ABC**
FILE NO. **CUP#210741** (THE BRIDGE BAR)

GENERAL INFORMATION:

APPLICANT: LEM Group LLC, d/b/a The Bridge Bar, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being a 0.099-acre tract of land, more or less, out of Lots 1 & 2, Luvil LLC Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 508 West IH-2 Suites 12 & 13.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the east, south, north, and west. This area is generally designated for commercial in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services recommends **approval** of the renewal request for the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

November 18, 2024

Conditional Use Permit **Renewal** for ABC –

The Bridge Bar

Background:

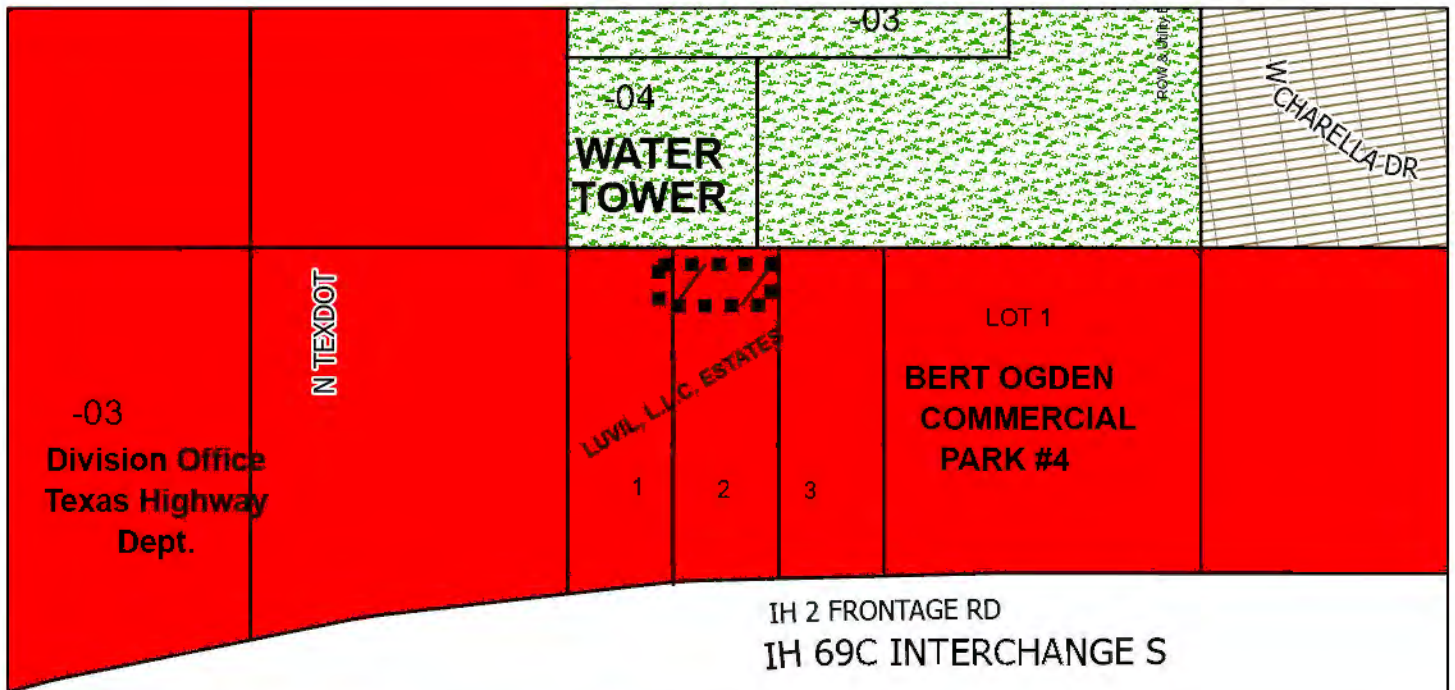
LEM Group, LLC, d/b/a The Bridge Bar & Grill, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 2nd renewal for The Bridge Bar.

The property is located at 508 West IH-2, Suites 12 & 13. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the request for renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

CUP Renewal
 508 W IH-2 STE 12 & 13
 0.099 AC, M/L, OUT OF LOTS 1&2 LUVIL LLC
 ESTATES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS
 THE BRIDGE BAR / CLAUDIA DURAN



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:2,400

0 100 200 400 600 800 Feet



Date: 11/12/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.F.2.

DATE SUBMITTED: November 13, 2024

MEETING DATE: November 18, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Krystall Event Center is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.51 acres, more or less, out of Lot 1, Willow Grove Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1200 West Sam Houston Blvd, Suite B. CUP#230715 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Krystall Event Center is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). This request constitutes the 1st renewal for Krystall Event Center.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/13/2024
Approved - 11/14/2024
Final Approval - 11/15/2024



MEMORANDUM

DATE: MONDAY, NOVEMBER 18, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC FILE NO. CUP#230715 (KRYSTALL EVENT CENTER)

GENERAL INFORMATION:

APPLICANT: Krystall Event Center is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.51 acres, more or less, out of Lot 1, Willow Grove Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1200 West Sam Houston Blvd, Suite B.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the west. The property to the north and east is zoned Residential Multi-Family High Density District (R-MFHD). The property to the south is zoned Office and Professional District (O-P). The area is generally designated for commercial in the Land Use Plan.

COMMENTS: POLICE CHIEF: Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

November 18, 2024

Conditional Use Permit **Renewal** for ABC –

Krystall Event Center

Background:

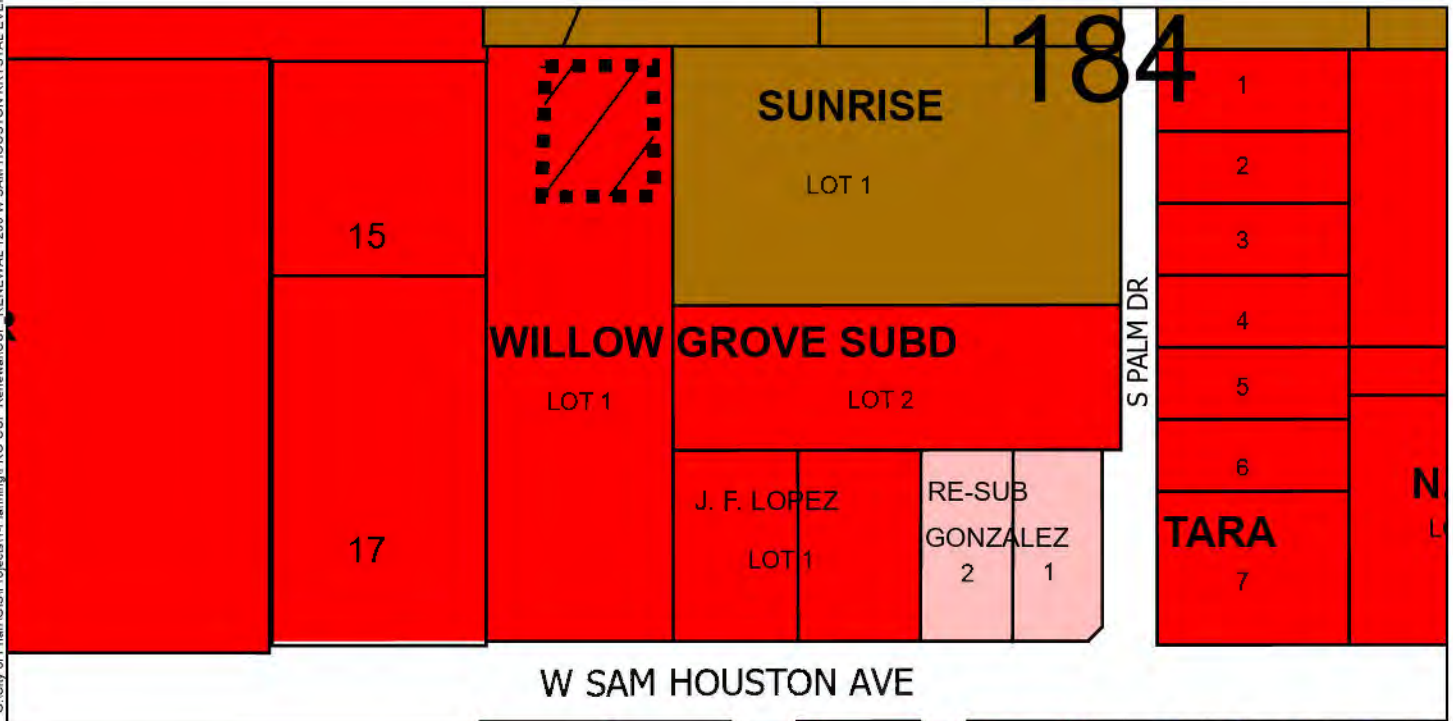
Krystall Event Center is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption. This request constitutes the 1st renewal for Krystall Event Center.

The property is located at 1200 West Sam Houston Boulevard, Suite B. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the request for renewal of the Conditional Use Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

CUP RENEWAL
 1200 W SAM HOUSTON BLVD
 0.51 AC M/L OUT OF LOT 1 WILLOW GROVE SUBDIVISION, PHARR
 KRYSTAL EVENT CENTER/ MARIANA LOPEZ



- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |
| Mobile Home | Business District | Office Professional | |

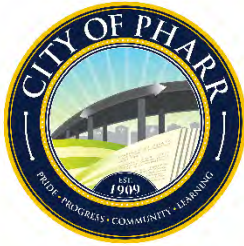
City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:2,400

0 100 200 400 600 800 Feet



Date: 11/12/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.

DATE SUBMITTED: November 14, 2024

MEETING DATE: November 18, 2024

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: PLATS:

Classification: Consent

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Imelda Perez

Created/Initiated - 11/14/2024



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.1.

DATE SUBMITTED: November 13, 2024

MEETING DATE: November 18, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Foresite Group, representing Zaragoza Hinojosa Jr. General Partner for Heavy Investments, LTD., a Texas Limited Partnership, is requesting final plat approval of the proposed Cross CC Pharr Subdivision. The property is legally described as being a 2.133 acre tract of land, located in the A. Velasco Survey, Porcion 70, Abstract 45 and being a portion of a called 19.36 acre tract of land also being a portion of Lots 13 and 14 of the L.R. Bell Development Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1400 Block of East Ferguson Avenue. SUB#240307 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Foresite Group, representing Zaragoza Hinojosa Jr. General Partner for Heavy Investments, LTD a Texas Limited Partnership, is requesting final plat approval of the proposed Cross CC Pharr Subdivision.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends final plat approval of the proposed Cross CC Pharr Subdivision subject to the listed conditions.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed Cross CC Pharr Subdivision at their meeting on November 12, 2024. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/13/2024
Approved - 11/14/2024
Final Approval - 11/15/2024



MEMORANDUM

DATE: MONDAY, NOVEMBER 18, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: CROSS CC PHARR SUBDIVISION
FILE NO. **SUB#240307**

GENERAL INFORMATION:

APPLICANT: Foresite Group, representing Zaragoza Hinojosa Jr. General partner for Heavy Investments, LTD., a Texas Limited Partnership, is requesting final plat approval of the proposed Cross CC Pharr Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 2.133 acre tract of land, located in the A. Velasco Survey, Porcion 70, Abstract 45 and being a portion of a called 19.36 acre tract of land also being a portion of Lots 13 and 14 of the L.R. Bell Development Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1400 Block of East Ferguson Avenue.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north and east, Single Family Residential District (R-1) to the south and Agricultural and or Open/Space District (A-O) to the west. The property is designated for single family residential and commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Auto Collision shop.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Cross CC Pharr Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Street lights shall be 250' max spaced out, along E. Ferguson Ave.
2. Shall obtain street cut permits from public works and public utility department for any street cuts or excavation, if any.

EASEMENTS:

1. Provide offsite easement.
2. Easements shall be 15' exclusive to City of Pharr for any utilities for City of Pharr.
3. Show all adjacent existing easements and verify the dimensions.
4. Show all the dedicated easements on the plat if any (label existing or dedicated by plat).
5. No overlapping easements.

**SIDEWALK:
ADA:**

1. Follow City of Pharr Construction Standards Manual.

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. See attached comments.

OTHER:

1. Recording with performance bond.
2. See staff comments attached.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to recommend approval of the final plat of the proposed Cross CC Pharr Subdivision at their meeting on November 12, 2024. There were five members present and voting.

STRAFF REVIEW MEETING FOR: *CALIBER COLLISION CENTER SUBDIVISION*

COMMENTS:

Initials: J.R.

MAY 14, 2024

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to keep same alignment for water line.
- Will need to install MJ tee with 2 gate valves on southwest corner of property.
- Will need to get gas permit for water crossing.
- Water services will need to be 2" or 1"x 3/4"
- Proposed gate valves will need to be relocated to the location recommended by Public Utilities
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Will need to upgrade the manhole lid and rim detail.
- Sewer service line remains private.
- Manhole rim and lid will need to be composite base with city of Pharr logo
- Comments made may 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: CALIBER COLLISION

Reviewed by: LEEROY CANTU

5-16-2024

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 SILVER** in Color 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 2018. 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 (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336)** 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.
17. General Plat Notes & Restrictions: FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET ADDITIONAL FIRE PROTECTION REQUIEMENTS.

Additional Comments:

1. FIRE HYDRANTS EVERY 300 FEET.
2. FIRE HYDRANT WITHIN 100 FEET OF A FDC.
3. RELOCATE PROPOSE FIRE HYDRANT ON THE SOUTH SIDE.



Staff Pre-Construction Meeting
Caliber Collision Subdivision
Pharr TX, 78577

DATE: 05/14/2024

2.13 Acres

Plat Notes:

- **No comments**

General Notes:

- **Include a Sediment Erosion Control plan.**
- **Include drainage plan and details such as type of pipe, elevations, separation details, and crossings.**
- **Obtain a street cut, bore permit, or curb cut permit from the Public Works Department if needed.**
- **Shall obtain a Construction notice from T.C.E.Q.**
- **Must submit (1) digital copy in (USB) to review and must be approved prior to any earthwork disturbance or Notice to Proceed (N.T.P.) is issued. Must submit (3) three hard copies of the Finalized Stormwater Pollution Prevention Plan (S.W.P.P.P.) at Pre-Construction Stage.**

SUBDIVISION: Collision Center Subdivision **DATE:** May 16, 2024

REVIEW: Preliminary plan comments dated: 5/3/2024

PLAT

1. Signature for P.E. & R.P.L.S. required.
2. Note No. 2---Northing and easting values are mismatched.
3. Note No. 7--- Revise note to say... "Erosion and sediment control during construction shall be in accordance to all current Texas Pollution Discharge Elimination Systems (TPDES).
4. Note No. 10---Revise note to say... "5'-ft sidewalk with ADA wheelchair ramps and landing along all streets shall be required to be constructed at time of subdivision construction."

SITE PLAN

1. Minimum cover for water line shall be 4'-ft from top of pipe to natural ground.
2. Revise manhole detail to a composite lid with updated logo.
3. Show all water line tie-in details.
4. What is the purpose of pipe deflection.
5. Provide a street light layout.
6. Provide a paving and sidewalk layout.
7. Have fiber optics layout in a separate sheet.
8. Obtain a gas crossing easement permit if needed.
9. Ensure water crossing with sanitary sewer line is TCEQ compliant.
10. Town of Prosper details are not valid.

DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Sheet C-3.2 shows a proposed storm like is too close to the proposed 8"-in sanitary sewer line.
4. Include drainage areas for all inlets and include hydraulic gradient.
5. Show name of subdivision on drainage report.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

CONSTRUCTION SCHEDULE

- The contractor shall provide a construction schedule for the above-mentioned subdivision.

ADDITIONAL COMMENTS

STANDARD REQUIREMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- **TCEQ requires 9'-ft separation between water and sewer lines. This includes manholes to be spaced out away from water lines.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCURE DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.**

GENERAL NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM (NAD) OF 1983. SCALE FACTOR: 1.000117149.

2. PROJECT BENCHMARKS: #100 ELEVATION = 103.68' TOP OF SET MAG NAIL WITH WASHER STAMPED "MATKIN HOOVER ENG & SVY" IN CONCRETE BEARS, S76°41'22"E, A DISTANCE OF 41.22 FEET FROM THE NORTHEAST CORNER OF THE SUBJECT TRACT. #101 ELEVATION = 103.55' TOP OF SET MAG NAIL WITH WASHER STAMPED "MATKIN HOOVER ENG & SVY" IN CURB BEARS, N34°38'52"E, A DISTANCE OF 93.93 FEET FROM THE SOUTHWEST CORNER OF LOT 1 HRES-CK PHARR SUBDIVISION PHASE I.

CITY OF PHARR BENCHMARK: REFERENCE #51 ELEVATION = 101.99' TOP OF MONUMENT LOCATED APPROXIMATELY 125 FEET WEST OF N. VETERANS BLVD AND 2 FEET SOUTH OF E. FERGUSON AVENUE. NORTHING: 16601588.755', EASTING: 1093933.829'.

3. REFERENCED PROPERTY IS IN FLOOD ZONE "B", AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE BLOOD (MEDIUM SHADING), AS SCALED FROM FEMA COMMUNITY PANEL NO. 4803470005C, DATED OCTOBER 19, 1982.

4. ALL CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE OR TANGENCY DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AND ALL LOT CORNERS AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2" IRON ROD WITH A RED CAP STAMPED "MATKIN HOOVER ENG. & SURVEY", UNLESS OTHERWISE STATED, OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.

5. MINIMUM BUILDING SETBACK LINES SHALL BE, AS PER CITY OF PHARR ORDINANCE.

6. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.

7. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CURRENT TPDES.

8. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHO THE DEDICATION IS GRANTED.

9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

10. 5-FT SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDING ALONG ALL STREETS SHALL BE REQUIRED TO BE CONSTRUCTED AT THE TIME OF SUBDIVISION CONSTRUCTION.

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

12. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.

13. OWNERS TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.

14. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).

15. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.

16. A 5' SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG F.M. 495 AT THE TIME OF THE BUILDING PERMIT PHASE.

17. THE OWNER SHALL MAINTAIN ALL FIRE PROTECTION IMPROVEMENTS APPROVED AT TIME OF BUILDING PERMIT THAT ARE NOT LOCATED WITHIN AN EASEMENT OR RIGHT OF WAY DEDICATED TO THE CITY OF PHARR.

18. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.117 ACRE FEET AND VOLUME OF 0.46 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.

19. TITLE COMMITMENT FOR LOT 2 PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 23-750006-NJ, EFFECTIVE DATE: JULY 9, 2023, ISSUED DATE: JULY 20, 2023.

METES AND BOUNDS

A 2.133 ACRE TRACT OF LAND, LOCATED IN THE A. VELASCO SURVEY, PORCION 70, ABSTRACT 45, HIDALGO COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 19.36 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2005-1479590 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. SAID 19.36 ACRE TRACT OF LAND ALSO BEING A PORTION OF LOTS 13 AND 14 OF THE L.R. BELL DEVELOPMENT SUBDIVISION OF RECORD IN VOLUME 5, PAGE 57 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 2.133 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET CHISELED "X" IN CONCRETE IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 495, ALSO KNOWN AS E. FERGUSON AVENUE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, FOR THE NORTHWEST CORNER OF LOT 1 OF THE HRES-CK PHARR SUBDIVISION PHASE I OF RECORD IN DOCUMENT NO. 2882606 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, IN THE NORTH LINE OF SAID 19.36 ACRE TRACT AND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD IN SAID RIGHT-OF-WAY LINE, IN THE NORTH LINE OF SAID 19.36 ACRE TRACT, AND FOR THE NORTHEAST CORNER OF A 10' R.O.W. DEDICATION AS SHOWN ON SAID HRES-CK PHARR SUBDIVISION PHASE I PLAT, BEARS S 81° 27' 41" E, A DISTANCE OF 308.16 FEET;

THENCE: S 08° 37' 22" W, DEPARTING SAID RIGHT-OF-WAY LINE AND WITH THE WEST LINE OF SAID HRES-CK PHARR SUBDIVISION PHASE I PLAT, AT A DISTANCE OF 299.99 FEET PASSING A FOUND 1/2" IRON FOR THE COMMON WESTERLY CORNER OF SAID HRES-CK PHARR SUBDIVISION PHASE I PLAT AND LOT 1 OF THE EAST PARK SUBDIVISION PLAT OF RECORD IN DOCUMENT NO. 3129914 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING WITH THE WEST LINE OF SAID EAST PARK SUBDIVISION, A TOTAL DISTANCE OF 580.65 FEET TO A FOUND 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CVO L5" FOR THE SOUTHWEST CORNER OF SAID EAST PARK SUBDIVISION PLAT, IN THE NORTH LINE OF A 10' WIDE ALLEY AS SHOWN ON THE BAGWELL ACRES SUBDIVISION OF RECORD IN VOLUME 14, PAGE 54 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS, IN THE SOUTH LINE OF SAID 19.36 ACRE TRACT AND FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND PK NAIL IN ASPHALT FOR THE SOUTHEAST CORNER OF SAID EAST PARK SUBDIVISION BEARS, S 81° 31' 20" E, A DISTANCE OF 325.16 FEET;

THENCE: N 81° 31' 20" W, WITH THE COMMON LINE BETWEEN SAID 10' ALLEY AND SAID 19.36 ACRE TRACT, A DISTANCE OF 160.00 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD AS CALLED FOR IN THE SOUTH LINE OF SAID 19.36 ACRE TRACT BEARS, N 81° 31' 20" W, A DISTANCE OF 935.06 FEET;

THENCE: N 08° 37' 22" E, INTO SAID 19.36 ACRE TRACT, A DISTANCE OF 581.38 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG. & SURVEY" IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. 495, IN THE NORTH LINE OF SAID 19.36 ACRE TRACT AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND 1/2" IRON ROD AS CALLED FOR IN THE NORTH LINE OF SAID 19.36 ACRE TRACT, BEARS N 80° 45' 07" W, A DISTANCE OF 781.96 FEET, AND N 81° 27' 31" W, A DISTANCE OF 155.52 FEET;

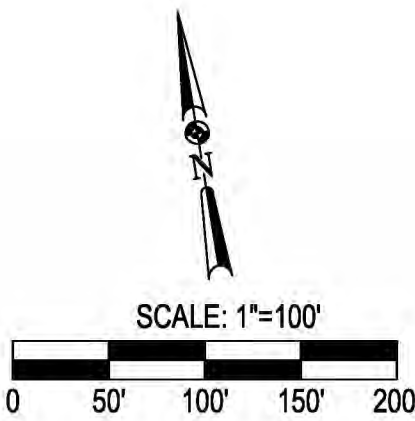
THENCE: WITH SAID RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID 19.36 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

- S 80° 45' 07" E, A DISTANCE OF 45.01 FEET TO A FOUND 1/2" IRON ROD FOR ANGLE, AND
- S 81° 27' 41" E, A DISTANCE OF 114.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.133 ACRES OF LAND SITUATED IN THE CITY OF PHARR, HIDALGO COUNTY, TEXAS.

CROSS CC PHARR SUBDIVISION

A 2.133 ACRE TRACT OF LAND, LOCATED IN THE A. VELASCO SURVEY, PORCION 70, ABSTRACT 45, HIDALGO COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.133 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2024-3576094 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. SAID 2.133 ACRE TRACT OF LAND ALSO BEING A PORTION OF LOTS 13 AND 14 OF THE L.R. BELL DEVELOPMENT SUBDIVISION OF RECORD IN VOLUME 5, PAGE 57 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

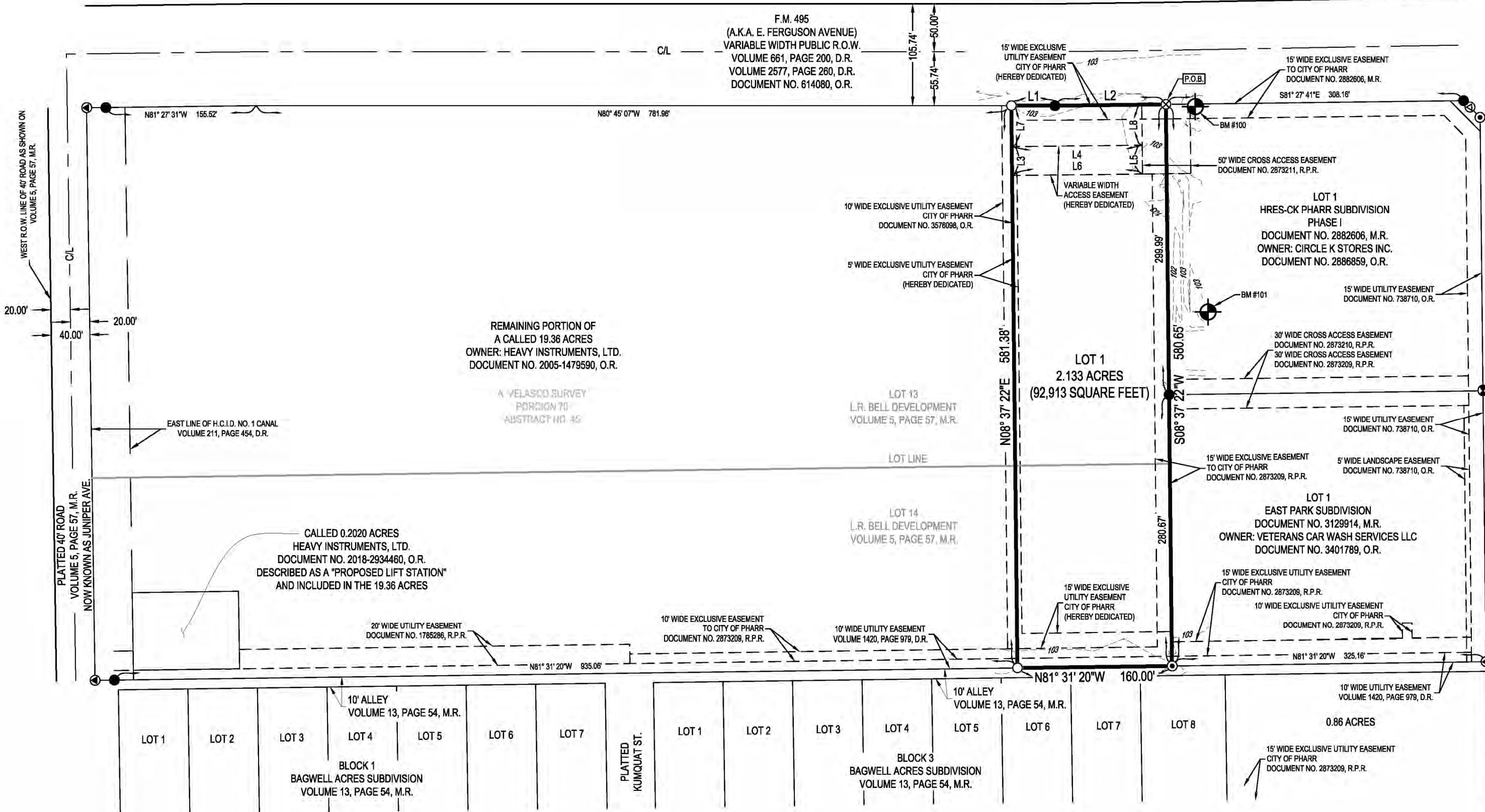
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80° 45' 07"E	45.01'
L2	S81° 27' 41"E	114.99'
L3	N08° 37' 22"E	29.80'
L4	S81° 22' 38"E	135.00'
L5	S08° 37' 22"W	29.83'
L6	N81° 21' 49"W	135.00'
L7	S08° 37' 22"W	42.21'
L8	S08° 37' 22"W	41.86'



LEGEND

P.O.B. POINT OF BEGINNING
C/L CENTERLINE
M.R. MAP RECORDS OF HIDALGO COUNTY, TEXAS
D.R. DEED RECORDS OF HIDALGO COUNTY, TEXAS
O.R. OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
R.P.R. REAL PROPERTY RECORDS OF HIDALGO COUNTY, TEXAS

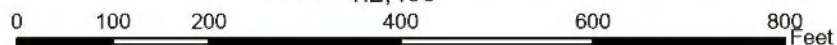
⊕ BENCHMARK
● FOUND 1/2" IRON ROD
⊙ FOUND 1" IRON PIPE
⊙ FOUND 1/2" IRON ROD WITH A YELLOW "CVO L5" PLASTIC CAP
⊙ SET CHISELED "X" IN CONCRETE
⊙ FOUND CHISELED "X" IN CONCRETE
⊙ FOUND 1/2" IRON ROD WITH ALUMINUM CAP
⊙ FOUND PK NAIL
○ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP



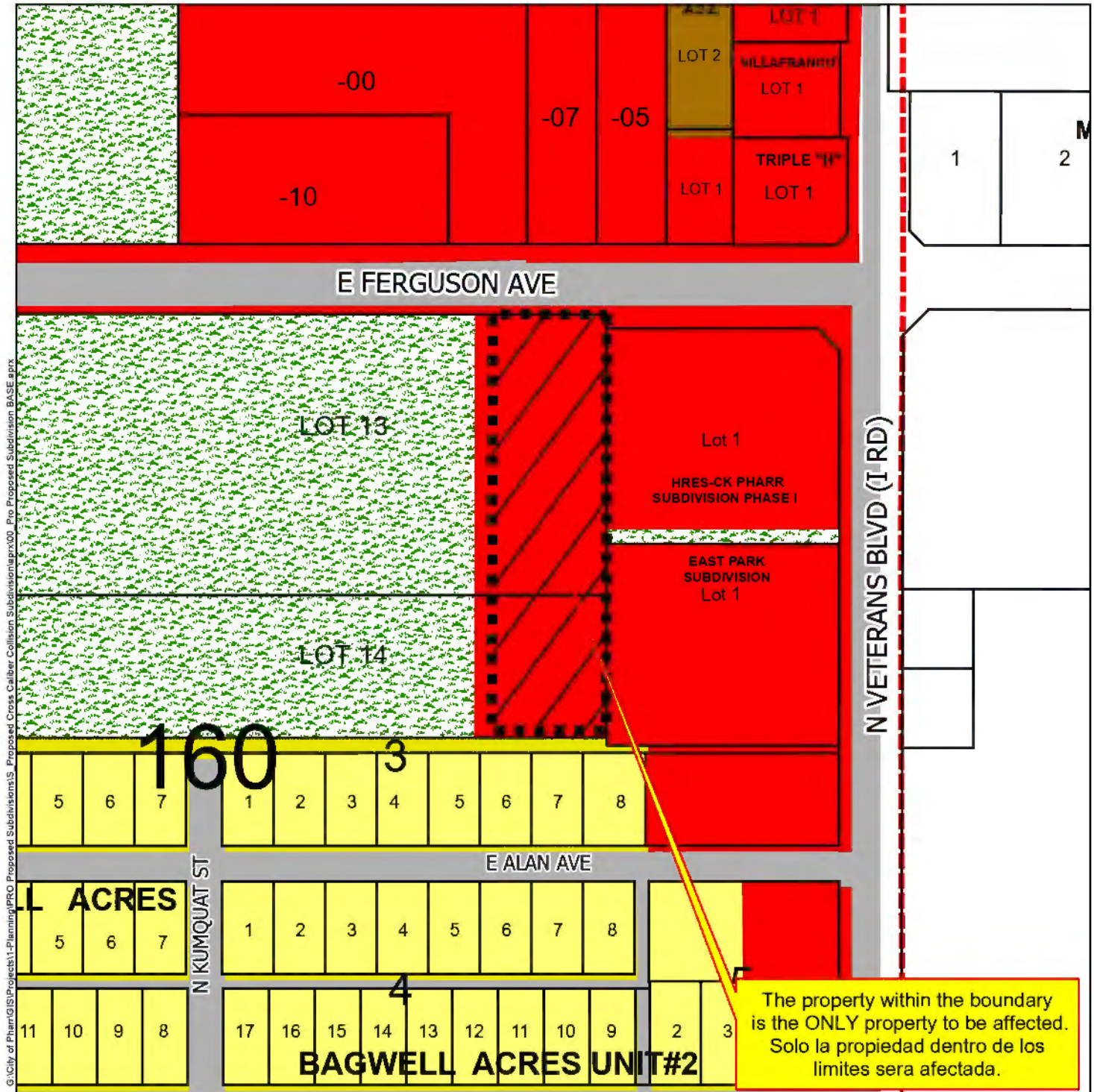


City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:2,400



Date: 5/9/2024





Pharr
Development Services



Site Photo

1400 Block of E. Ferguson Ave.





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.2.

DATE SUBMITTED: November 13, 2024

MEETING DATE: November 18, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Rio Delta Engineering, representing Alvaro Gonzalez, Manager for Los Hoteles, LP., is requesting preliminary and final plat approval of the proposed Re-plat of Lot 1 of Los Hoteles Subdivision No. 2. The property is legally described as being a 3.66 acre tract of land, same being a resubdivision of all of Lot 1 of Los Hoteles Subdivision No. 2, Pharr, Hidalgo County, Texas. The property is located within the 300 Block of West Nolana Loop. SUB#241029 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Rio Delta Engineering, representing Alvaro Gonzalez, Manager for Los Hoteles, LP., is requesting preliminary and final plat approval of the proposed Re-plat of Lot 1 of Los Hoteles Subdivision No. 2.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Replat of Lot 1 of Los Hoteles Subdivision No. 2 subject to the listed conditions.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the preliminary and final plat of the proposed Re-plat of Lot 1 of Los Hoteles Subdivision No. 2 at their meeting on November 12, 2024. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/13/2024
Approved - 11/14/2024
Final Approval - 11/15/2024



MEMORANDUM

DATE: MONDAY, NOVEMBER 18, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: RE-PLAT OF LOT 1 OF LOS HOTELES SUBDIVISION NO. 2
FILE NO. **SUB#241029**

GENERAL INFORMATION:

APPLICANT: Rio Delta Engineering, representing Alvaro Gonzalez, Manager for Los Hoteles, LP., is requesting preliminary and final plat approval of the proposed Re-plat of Lot 1 of Los Hoteles Subdivision No.2.

LEGAL DESCRIPTION: The property is legally described as being a 3.66 acre tract of land, same being a resubdivision of all of Lot 1 of Los Hoteles Subdivision No. 2, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 300 Block of West Nolana Loop.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Agricultural and/or Open Space District (A-O), General Business District (C) and Limited Industrial District (L-I) to the north, Limited Industrial District (L-I) to the east and Heavy Industrial District (H-I) and Limited Industrial District (L-I) to the south and Heavy Commercial District (HC) to the west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail/restaurant.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Re-plat of Lot 1 of Los Hoteles Subdivision No.2 subject to the following conditions set before you.

**STREETS, PAVING
AND R.O.W.:** 1. In compliance.

EASEMENTS:

1. Add to existing 15', 5' exclusive easement to City of Pharr for water & sewer lines, west side of property.
2. Add plat note: access easement is for lots 1A, 1B and 2.
3. Easements shall not overlap with other easements, if any.
4. Verify with H.C.I.D.#2 easements on west side of property, 30' easement center on the property line.
5. Label and show all existing easements.

**SIDEWALK:
ADA:** 1. Follow City of Pharr standards.

FIRE PROTECTION: 1. See attached comments.

WATER:

1. See attached comments.
3. Follow City of Pharr Construction Standards Manual.

SEWER:

1. See attached comments.
2. Follow City of Pharr Construction Standards Manual.

DRAINAGE: 1. Drainage report to be reviewed by HCDD 1, for approval.

OTHER:

1. Label all monuments on plat layout.
2. Turn of utility layer on plat layout.
3. Provide address for owner, on owners signature block.
4. Show correct existing lot number for Los Hoteles Subdivision No. 2.
5. Add the bank presidents names on the signature blocks.
6. Staff notes are attached.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to recommend approval of the preliminary and final plat of the proposed Re-plat of Lot 1 of Los Hoteles Subdivision No.2 at their meeting on November 12, 2024. There were five members present and voting.

STAFF REVIEW MEETING FOR:

RE-PLAT OF LOT 1 LOS HOTELES SUBDIVISION, No 2

COMMENTS: **Initials:** J.R. **October 29, 2024**

WATER:

- Easements will need to be 20' exclusive to the City of Pharr for water and sewer lines.
- Water services and meters boxes will need to be installed to ground level before the meters are installed.
- Will need to obtain a RULIS permit from Tex Dot for water line installation.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 20' exclusive to City of Pharr for water and sewer lines.
- Comments made may 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: RE-PLAT OF LOT 1 OF LOS HOTELES SUBD. 2

Reviewed by: J. GONZALEZ 10/29/24

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 SILVER** in Color 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 2018. 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 (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336)** 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.
17. General Plat Notes & Restrictions: **ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.**

Additional Comments:

- 1. LOS HOTELES SUBDIVISION RE-PLAT ARE IN REASONABLE COMPLIANCE.**



Pharr

Public Works



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Staff Review

DATE: 10/29/2024

Re-Plat of Lot 1 of Los Hoteles Subdivision No. 2

3.66 Acres

Pharr Tx, 78577

Plat Notes:

- **No comments**

General Notes:

- **Include a Sediment Erosion Control Plan.**

SUBDIVISION REVIEW COMMENTS

PHARR ENGINEERING • 118 S. CAGE BLVD., 1ST FLOOR • PHARR, TX 78577 • 956.402.4221

SUBDIVISION: Re-plat of Lot 1 of Los
Hoteles Subdivision No. 2

DATE: October 29, 2024

REVIEW: Preliminary (comments plans dated 10-28-2024)

PLAT

1. Signature from P.E. & R.P.L.S.
2. Provide a 20'-ft exclusive City of Pharr utility easement for water and sewer.
3. Combined note 9 and 10 into one note.
4. Note No. 15---Remove the word "lot".
5. Provide a drainage easement for future development.
6. Remove water and sewer line from plat.

SITE PLAN

At time of building permit phase:

1. Please ensure sidewalk and driveway permit from TX Dot is acquired before construction.
2. Existing curb cut that is currently not being used shall be required to be closed with new curb.
3. Existing asphalt driveway shall be removed and must meet TX Dot specifications and ADA guidelines.

DRAINAGE

1. Drainage report to be reviewed and approved by HCDD No. 1.
2. Drainage plan to be reviewed and approved at building permit stage.
3. Existing drain ditch may not have sufficient volume for discharge.
4. Ensure storm drain does not conflict with future relocation of lift station #31. Include profile view for storm line crossing easement.

CLOSEOUT DOCUMENTS

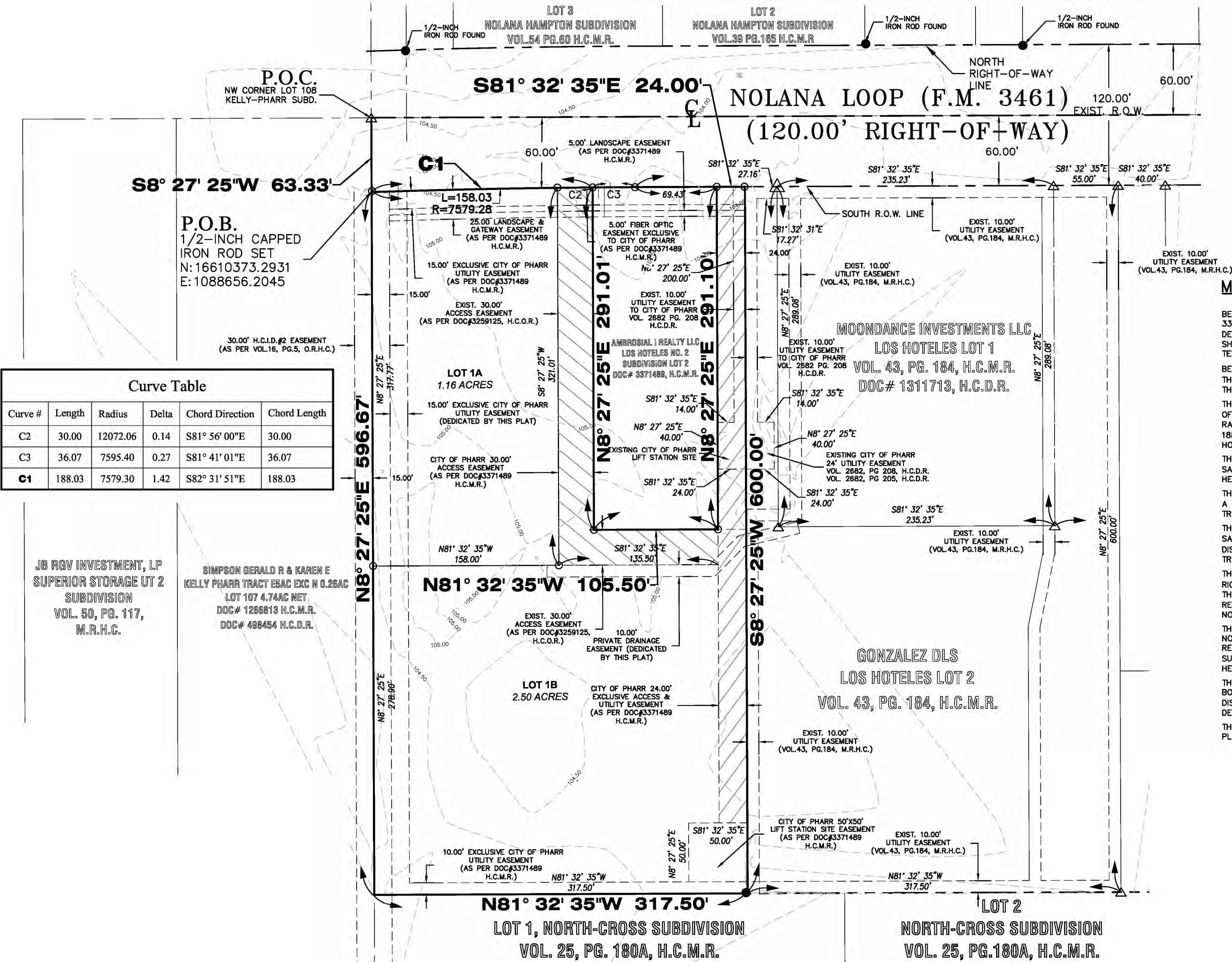
- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

STANDARD REQUIREMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Proposed water line shall have a 4'-ft minimum cover from natural ground.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange).
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- **TCEQ requires 9'-ft separation between water and sewer lines, including sewer manholes.**
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.
- **SHOULD ANY DESIGN ISSUES OCCUR DURING CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE ENGINEER ON RECORD TO ADDRESS THESE ISSUES AND COORDINATE WITH THE CONTRACTOR. ALSO PROVIDE REVISED PLANS TO ENGINEERING DEPARTMENT FOR REVIEW.**

RE-PLAT OF LOT 1 OF LOS HOTELES SUBDIVISION No.2

BEING A 3.66 ACRES TRACT OF LAND, SAME BEING A RESUBDIVISION OF ALL OF LOT 1 OF LOS HOTELES SUBDIVISION NO.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF IN DOC# 3371489 MAP RECORDS, HIDALGO COUNTY, TEXAS.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	30.00	12072.06	0.14	S81° 56' 00"E	30.00
C3	36.07	7595.40	0.27	S81° 41' 01"E	36.07
C1	188.03	7579.30	1.42	S82° 31' 51"E	188.03

JB ROY INVESTMENT, LP
SUPERIOR STORAGE UT 2
SUBDIVISION
VOL. 50, PG. 117,
M.R.H.C.

SIMPSON GERALD R & KAREN E
KELLY PHARR TRACT 66AC EXC N 0.26AC
LOT 107 4.74AC NET
DOC# 1266813 H.C.M.R.
DOC# 498454 H.C.D.R.

STATE OF TEXAS – COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE), THE UNDERSIGNED, OWNER(S) **LOS HOTELES, LP** OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **RE-PLAT OF LOT 1 OF LOS HOTELES SUBDIVISION No.2** AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF PHARR, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF PHARR.

LOS HOTELES, LP

By: **ALVARO GONZALEZ, MANAGER**

Date: _____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, **ALVARO GONZALEZ** PERSONALLY APPEARED AND PROVED, THROUGH HIS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED, ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

PRESIDENT _____
ATTEST: SECRETARY _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, _____ DAY OF _____, 20____.

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

STATE OF TEXAS COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTEST: _____
CITY CLERK _____

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF **RE-PLAT OF LOT 1 OF LOS HOTELES SUBDIVISION No.2** CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE DATED THIS ____ DAY OF _____, 2022.

DANNY WYLIE CHAIRMAN, PLANNING & ZONING COMMISSION

METES AND BOUNDS:

BEING A 3.66 ACRES TRACT BEING ALL OF LOT 1, LOS HOTELES SUBDIVISION No.2, RECORDED IN DOCUMENT NUMBER 3371489, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 3.66 ACRE TRACT BEING OUT OF A CERTAIN TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM SAID A SHUAIB, HASAN H. MOHAMMED AND TWAIB A. SHUAIB TO LOS HOTELES, L.P., RECORDED IN DOCUMENT NUMBER 1272694, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 3.66 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING IN A 1/2 INCH CAPPED IRON ROD SET, AT THE NORTHWEST CORNER OF LOT 1, SAME BEING A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF W. NOLANA LOOP (F.M. ROAD 3461), FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG THE NORTH BOUNDARY OF THE SAID LOT 1, SAME BEING ALONG THE EXISTING SOUTH RIGHT-OF-WAY OF W. NOLANA LOOP (F.M. ROAD 3461), ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 188.03 FEET, A RADIUS OF 7579.30 FEET, A DELTA OF 1.42, AND A CHORD THAT BEARS S 82° 31' 51"E AND A CHORD DISTANCE OF 188.03 FEET TO A 1/2 INCH CAPPED IRON ROD SET AT THE NORTHWEST CORNER OF LOT 2 OF THE SAID LOS HOTELES SUBDIVISION No.2, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 08° 27' 25"W ALONG THE WEST BOUNDARY LINE OF THE SAID LOT 2, TO THE SOUTHWEST CORNER OF THE SAID LOT 2, A DISTANCE OF 291.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 81° 32' 35"E ALONG THE SOUTH LINE OF THE SAID LOT 2, TO THE SOUTHEAST CORNER OF THE SAID LOT 2, A DISTANCE OF 105.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE N 08° 27' 25"E ALONG THE EAST LINE OF THE SAID LOT 2, TO THE NORTHEAST CORNER OF THE SAID LOT 2, SAME BEING A POINT ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF W. NOLANA LOOP (F.M. ROAD 3461), A DISTANCE OF 291.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE S 81° 32' 35"E ALONG THE NORTH BOUNDARY OF THE SAID LOT 1, SAME BEING ALONG THE EXISTING SOUTH RIGHT-OF-WAY OF W. NOLANA LOOP (F.M. ROAD 3461), TO THE NORTHEAST CORNER OF THE SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF A CALLED LOS HOTELES SUBDIVISION RECORDED IN DOCUMENT NUMBER 1266813, MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 24.00 FEET TO A 1/2-INCH IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08° 27' 25"W ALONG THE WEST LINE OF THE SAID LOT HOTELES SUBDIVISION, SAME BEING A POINT ON THE NORTH BOUNDARY LINE OF A CALLED NORTH-CROSS SUBDIVISION RECORDED IN VOLUME 25, PAGE 180A, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAME POINT BEING THE SOUTHWEST CORNER OF THE SAID LOS HOTELES SUBDIVISION, A DISTANCE OF 600.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

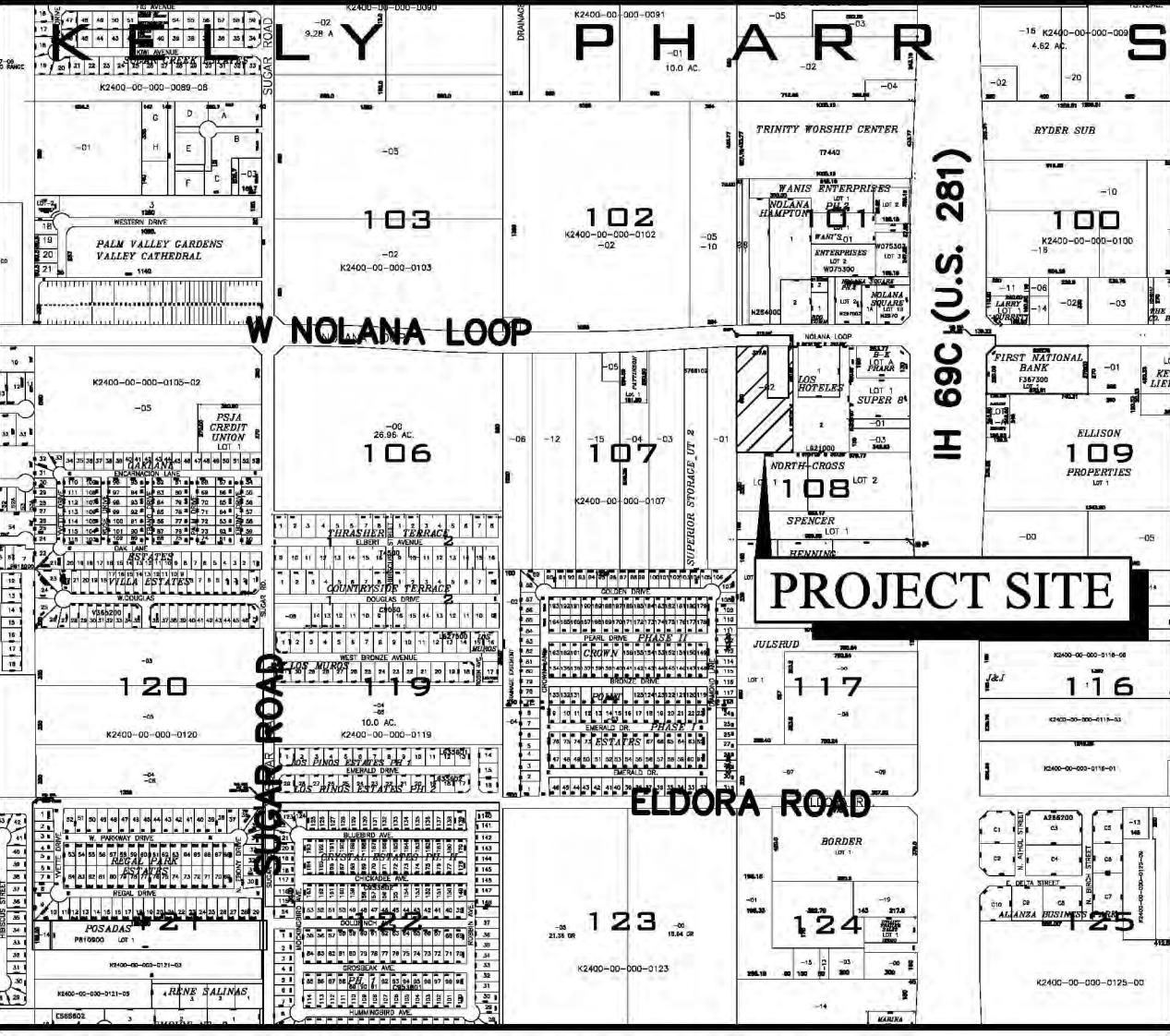
THENCE N 81° 32' 35"W ALONG THE SOUTH BOUNDARY LINE OF THE SAID LOT 1, SAME BEING ALONG THE NORTH BOUNDARY LINE OF THE SAID NORTH-CROSS SUBDIVISION, TO THE SOUTHWEST CORNER OF THE SAID LOT 1, A DISTANCE OF 317.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08° 27' 25"E ALONG THE WEST LINE OF THE SAID LOT 1, A DISTANCE OF 596.67 FEET TO THE POINT AN PLACE OF BEGINNING, SAID TRACT 3.66 ACRES TRACT OF LAND, MORE OR LESS.

LEGEND

- FOUND 4" IRON PIPE
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- ⊗ FOUND CONCRETE MONUMENT
- ⊕ BENCHMARK HUB WITH NAIL
- △ CALCULATED POINT
- △ FOUND PK NAIL
- P.O.B. PLACE OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT-OF-WAY
- ⊖ CENTER LINE
- ⊖ LOT LINE
- U.E. UTILITY EASEMENT
- S.E.C. SOUTHEAST CORNER
- X.X.X.X. NATURAL GROUND
- (X.X.X.X.) DEED RECORDED IN DOC#2848608

SCALE: 1" = 60'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH (4205)
(NAD 83)



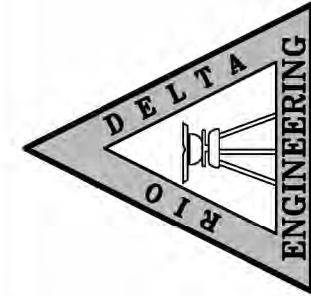
VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

- FINISHED FLOOR ELEVATION SHALL BE 18" FROM TOP OF CURB OF ROAD AS MEASURED FROM THE CENTER OF EACH LOT.
- THE SUBDIVISION IS IN ZONE "B" (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480347 0005 C, REVISED DATE OCTOBER 19, 1982.
- NO STRUCTURES SHALL BE BUILT ON TOP OF ANY EASEMENTS.
- CITY OF PHARR BENCHMARK No. 58, ELEVATION = 102.82 FOUND MONUMENT ON THE SOUTH SIDE OF W. NOLANA LOOP GRID COORDINATES N:16610325.293, E:1089083.521
- A 5' SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING BUILDING PLAN REVIEW PHASE TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- LANDSCAPING REQUIREMENT SHALL BE AS PER CITY OF PHARR ORDINANCE
- MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 3.66 ACRE FEET AND A VOLUME OF APPROXIMATELY 41,696 CUBIC FEET WILL BE REQUIRED FOR THE SUBDIVISION. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- OWNERS ARE TO MAINTAIN DETENTION/RETENTION AREAS.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEMS (TPDES).
- FIRE SPRINKLER PROTECTION SHALL BE INSTALLED BY A TEXAS LICENSE FIRE PROTECTION COMPANY WITH A MINIMUM RME-U LICENSE TO INSTALL THE FIRE SPRINKLER UNDERGROUND.
- LOT OWNERS TO MAINTAIN RIGHT-OF-WAY AND PERIMETER OF SUBDIVISION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- EXISTING 30.00' ACCESS EASEMENT (AS PER DOC#3371489 H.C.M.R.) WILL PROVIDE ACCESS TO LOTS 1A AND 1B.

RIO DELTA ENGINEERING

FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON

IT IS NOT TO BE
USED FOR CONSTRUCTION,
BIDDING OR PERMIT
PURPOSES.

ISSUED FOR:
PRELIMINARY

RE-PLAT OF LOT 1 OF LOS HOTELES SUBDIVISION NO.2
PHARR, TEXAS
HIDALGO COUNTY

PROJECT :
ENGINEER:
SURVEYOR:
CHECKED:
DRAWN:
SCALE:
DATE:
PROJECT:
REVISIONS:
PAGE NO.

IVAN GARCIA P.E. R.P.L.S.
IVAN GARCIA P.E. R.P.L.S.
EDWIN PENA
1" = 60'
NOVEMBER 4, 2024
SUB 24 50
1-OF-1



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

BY: _____ DEPUTY

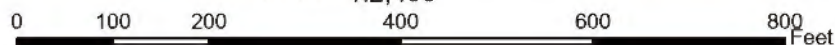
NAME	ADDRESS	PHONE & FAX
OWNER(S): LOS HOTELES, LP	201 W. HOBBS DRIVE	EDINBURG, TX. 78539
SURVEYOR: IVAN GARCIA	PE., R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	PE., R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083



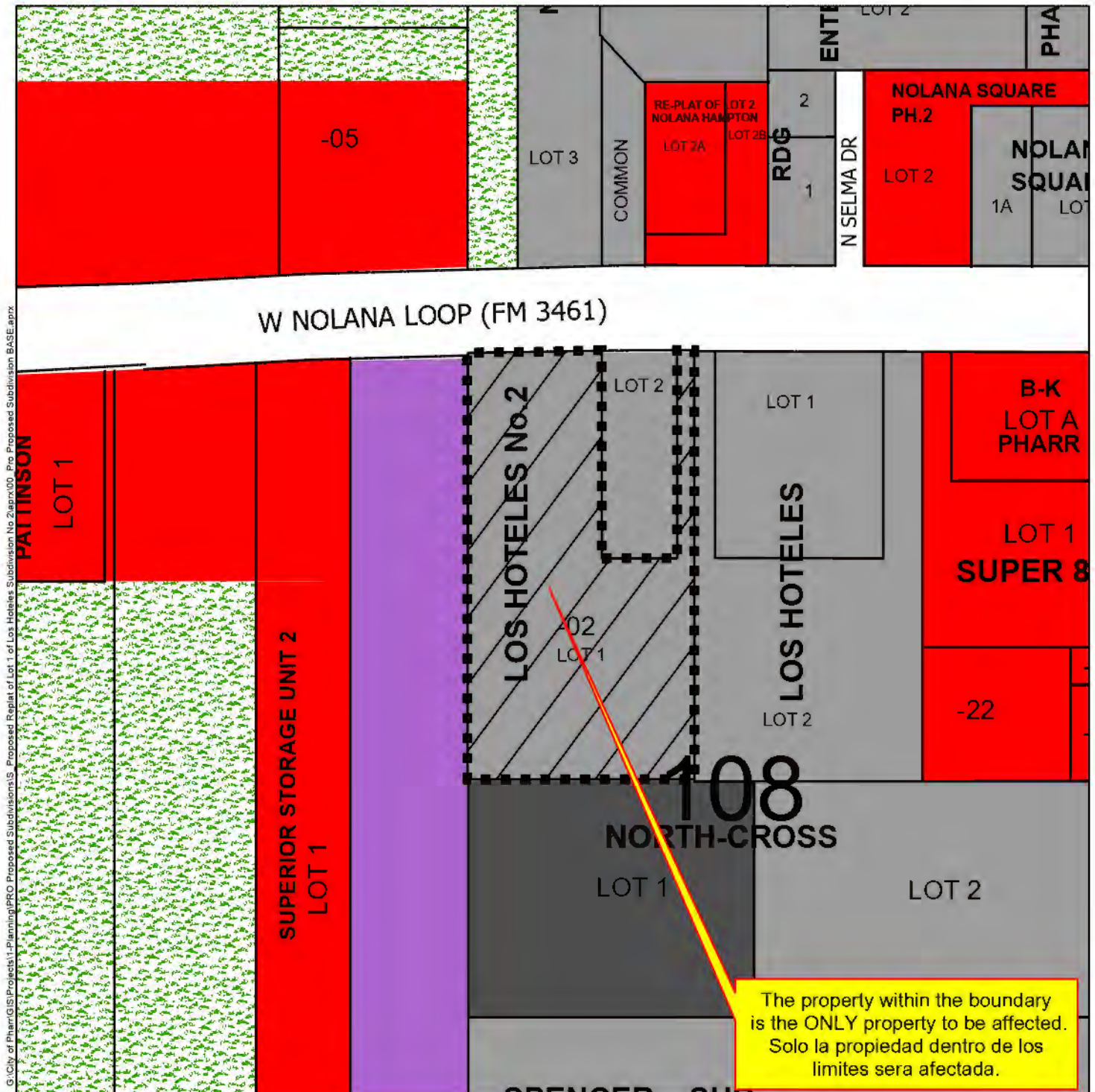
 Subject Property

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:2,400



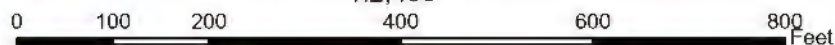
Date: 10/31/2024



- | | | | |
|---|---|---|--|
|  Agricultural Open Space |  Townhouse |  Drainage Easement |  PSJA ISD |
|  Single Family |  HUD Code |  Heavy Commercial |  Hidalgo ISD |
|  Single Family Small Lot |  Rail Road R.O.W |  Heavy Industrial |  Valley View ISD |
|  Residential Multi-Family |  Government Owned |  Limited Industrial |  Planned Unit Development |
|  Residential Multi-Family High Density |  General Business |  Neighborhood Commercial |  Subject Property |
|  Mobile Home |  Business District |  Office Professional | |

City of Pharr, Texas
Engineering Department
956.702.5355

Scale: 1:2,400



Date: 10/31/2024



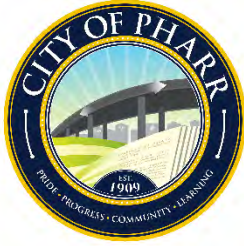
Pharr
Development Services



Site Photo

300 Block of W. Nolana Loop





AGENDA MEMORANDUM



BOARD: Planning & Zoning Commission

AGENDA ITEM #: 6.G.3.

DATE SUBMITTED: November 13, 2024

MEETING DATE: November 18, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision. The property is legally described as being a re-subdivision of 17.727 acres, being all of West Ridge Estates Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 5100 Block of North Sugar Road. SUB#241026 **This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision subject to the listed conditions.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the preliminary and final plat of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision at their meeting on November 12, 2024. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/13/2024
Approved - 11/14/2024
Final Approval - 11/15/2024



MEMORANDUM

DATE: MONDAY, NOVEMBER 18, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: VACATING OF WEST RIDGE ESTATES SUBDIVISION TO REPLAT OF WEST RIDGE ESTATES (PRIVATE) SUBDIVISION
FILE NO. **SUB#241026**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a re-subdivision of 17.727 acres, being all of West Ridge Estates Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 5100 Block of North Sugar Road.

ZONING: The property is currently zoned Single Family Residential District (R-1). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Single Family Residential District (R-1) to the east, Single Family Residential Estate District (R1-E) to the south, Heavy Commercial District (H-C) and Residential Multifamily High Density District (R-MFHD) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Existing single family residential homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Need to provide letter that H.O.A, will be responsible for street lights charges/monthly bill.
2. Street signs shall be blue (private).

EASEMENTS:

1. On easements to be dedicated, remove the word Prop.
2. Public water or sewer lines dedicated to City of Pharr easements shall read "15 ft. Exclusive easement to City of Pharr", show on plat layout.
- 3.
4. Electrical lines shall not be within an Exclusive easement for City of Pharr.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

DRAINAGE:

1. Storm lines shall be maintained by the H.O.A, up to the outfall.
2. Storm line easements shall be private.

OTHER:

1. Need to provide engineer and surveyor signature
2. H.O.A., instrument number shall be on plat notes.
3. Must comply with all City requirements.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to recommend approval of the preliminary and final plat of the proposed Vacating of West Ridge Estates Subdivision to Replat of West Ridge Estates (Private) Subdivision at their meeting on November 12, 2024. There were five members present and voting.

STAFF REVIEW MEETING FOR: *WEST RIDGE ESTATES PHASE I SUBDIVISION*

COMMENTS: **Initials: LR.** **OCTOBER 29, 2024**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show all existing utilities.
- Will need to show all water crossing and connections details.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show all existing utilities.
- Will need to show all sewer crossing and connections details.
- Comments made may 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: PRELIMINARY WEST RIDGE ESTATES

Reviewed by: J. GONZALEZ

10/29/2024

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 SILVER** in Color 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 2018. 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 (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336)** 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.
17. General Plat Notes & Restrictions: **ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.**

Additional Comments:

- 1. SHALL PROVIDE GATE DETAILS FOR FIRE TRUCK ACCESS.**
- 2. SHALL PROVIDE A KNOX SWITCH ON GATES FOR FIRE DEPARTMENT ACCESS.**
- 3. SHALL RE-PAINT FIRE LANES.PLEASE SEE NOTE #10.**



Staff Review Meeting

DATE: 10/29/2024

Replat of West Ridge Estates

17.73 Acres

Pharr TX, 78577

Plat Notes:

- **No comments**

General Notes:

- **Submit a proposed Drainage Plan with details of outfall, detention pond, and elevations.**
- **Street signs must be changed from green to blue.**
- **Drainage easements located by lots 46, 47, 51, 50, 53, 54, 55, 56, 60, 59, 58, 57, 26, 25, 29, 30, 38, and 37 must be changed to private easement.**



SUBDIVISION: West Ridge Subdivision PH 1 **DATE:** October 31, 2024
(Private)

REVIEW: Preliminary plan comments dated: 10/11/2024

PLAT

1. Include a Home Owners Association statement as part of plat notes.
2. Change all internal utility easements for storm line to private drainage easement.
3. HOA to handle payments for internal streetlights.

SITE PLAN

DRAINAGE

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

CONSTRUCTION SCHEDULE

ADDITIONAL COMMENTS:

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: Replat of West Ridge Estates (Private) S/d; Replat of West Ridge Estates Phase 2 (Private) S/d: Mirpla S/d
Date: Monday, October 28, 2024 11:19:02 AM

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Hello Eddie,

HCID2 claims for the proposed subdivisions:

West Ridge Estates (Private) Subdivision

We have the general right of way covering all the lot v. 19, Pg. 41.

Plat will need to add the Kelly-Pharr Subdivision name into the P.O.C. label.

Update the signature script as:

THIS PLAT ... DISTRICT NO.(replace #) 2 ON THIS THE(SPACE) ____ DAY OF _____,(ADD COMMA) 20____.

NO IMPROVEMENTS ... LIMITATION,(add comma) TREES, ... DISTRICT NO.(replace # & add space) 2 ...

The proposed s/d is already excluded from the District.

West Ridge Estates Phase 2 (Private) Subdivision

We have the general right of way covering all the lot v. 19, Pg. 41.

Plat will need to add the Kelly-Pharr Subdivision name into the P.O.C. label.

Update the signature script as:

THIS PLAT ... DISTRICT NO.(replace #) 2 ... DAY OF _____,(ADD COMMA) 20____.

NO IMPROVEMENTS ... LIMITATION,(add comma) TREES, ... DISTRICT NO.(replace # & add space) 2 ...

The proposed s/d is already excluded from the District.

Mirpla Subdivision

We have the general right of way covering all the lot v. 19, Pg. 41.

Plat will need to add the Kelly-Pharr Subdivision name into the P.O.C. label.

Update the signature script as:

THIS PLAT ...

NO IMPROVEMENTS ... FENCES(remove comma) AND BUILDINGS)(close parenthesis) SHALL BE ...

DISTRICT NO.(replace # & space) 2 RIGHTS ...

Add ATTEST: before the signature line of SECRETARY.

The proposed s/d is already excluded from the District.

If there are any questions, please advise or call our office. Thank you.

John Salinas

Hidalgo County Irrigation District No. 2

P.O. Box 6

San Juan, TX 78589

Phone: (956) 787-1422

Fax: (956) 781-7622

Email: jbsalinas@hcid2.org

VACATING OF WEST RIDGE ESTATES SUBDIVISION TO REPLAT OF WEST RIDGE ESTATES (PRIVATE) SUBDIVISION

BEING A RESUBDIVISION OF 17.727 ACRES [772,200.017 Sq. Ft.]
BEING ALL OF WEST RIDGE ESTATES SUBDIVISION
INSTRUMENT NUMBER 2955503, H.C.M.R.
ALSO BEING OUT OF LOT 90, KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.O.R.
CITY OF PHARR, HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING A RESUBDIVISION OF A TRACT OF LAND CONTAINING 17.727 ACRES [772,200.017 SQUARE FEET] SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF WEST RIDGE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2955503, HIDALGO COUNTY MAP RECORDS, ALSO BEING OUT OF LOT 90, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS, SAID 17.727 ACRES [772,200.017 SQUARE FEET] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHWEST CORNER OF SAID LOT 90 AND FOR THE SOUTHWEST CORNER OF A 1.103-ACRE TRACT CONVEYED TO LETITIA L. ARNOLD BY VIRTUE OF WARRANTY DEED RECORDED IN VOLUME 2687, PAGE 959, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

1. THENCE, S 81° 31' 42" E, ALONG THE NORTH LINE OF SAID LOT 90 AND SOUTH LINE OF LOT 87 OF SAID KELLY-PHARR SUBDIVISION, A DISTANCE OF 660.00 FEET TO A NAIL SET AT A POINT WITHIN THE RIGHT-OF-WAY OF WEST MINNESOTA ROAD, FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 28' 18" W, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET [NORTHING: 16613319.283, EASTING: 1087094.993] ON THE SOUTH RIGHT-OF-WAY LINE OF WEST MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 1170.00 FEET TO A NO. 4 REBAR SET [NORTHING: 16612181.831, EASTING: 1086925.575] FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 31' 42" W, ALONG THE NORTH LINE OF A 2.169 ACRE-TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY VIRTUE OF WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 825349, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 620.00 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF NORTH SUGAR ROAD, CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO A NAIL SET AT A POINT WITHIN THE RIGHT-OF-WAY OF NORTH SUGAR ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 08° 28' 18" E, ALONG THE WEST LINE OF SAID LOT 90, A DISTANCE OF 1170.00 FEET TO THE POINT OF BEGINNING, CONTAINING 17.727 ACRES [772,200.017 SQUARE FEET], OF WHICH 0.529 OF ONE ACRE [22,989.822 SQUARE FEET] LIES WITHIN THE RIGHT-OF-WAY OF WEST MINNESOTA ROAD, 0.985 OF ONE ACRE [42,916.488 SQUARE FEET] LIES WITHIN THE RIGHT-OF-WAY OF NORTH SUGAR ROAD, LEAVING A NET OF 16.214 ACRES [706,278.334 SQUARE FEET] OF LAND, MORE OR LESS.

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

APPROVED THIS _____ DAY OF _____, 20____.

DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

DATE

ATTEST:
CITY CLERK

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
ON THIS _____ DAY OF _____, 20____.

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, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VACATING OF WEST RIDGE ESTATES SUBDIVISION TO "REPLAT OF WEST RIDGE ESTATES (PRIVATE) SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

DOMAIN DEVELOPMENT CORP.
SHAVI MANTANI, PRESIDENT
100 E VOLCANO AVE., SUITE #130
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MANTANI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §48.21 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

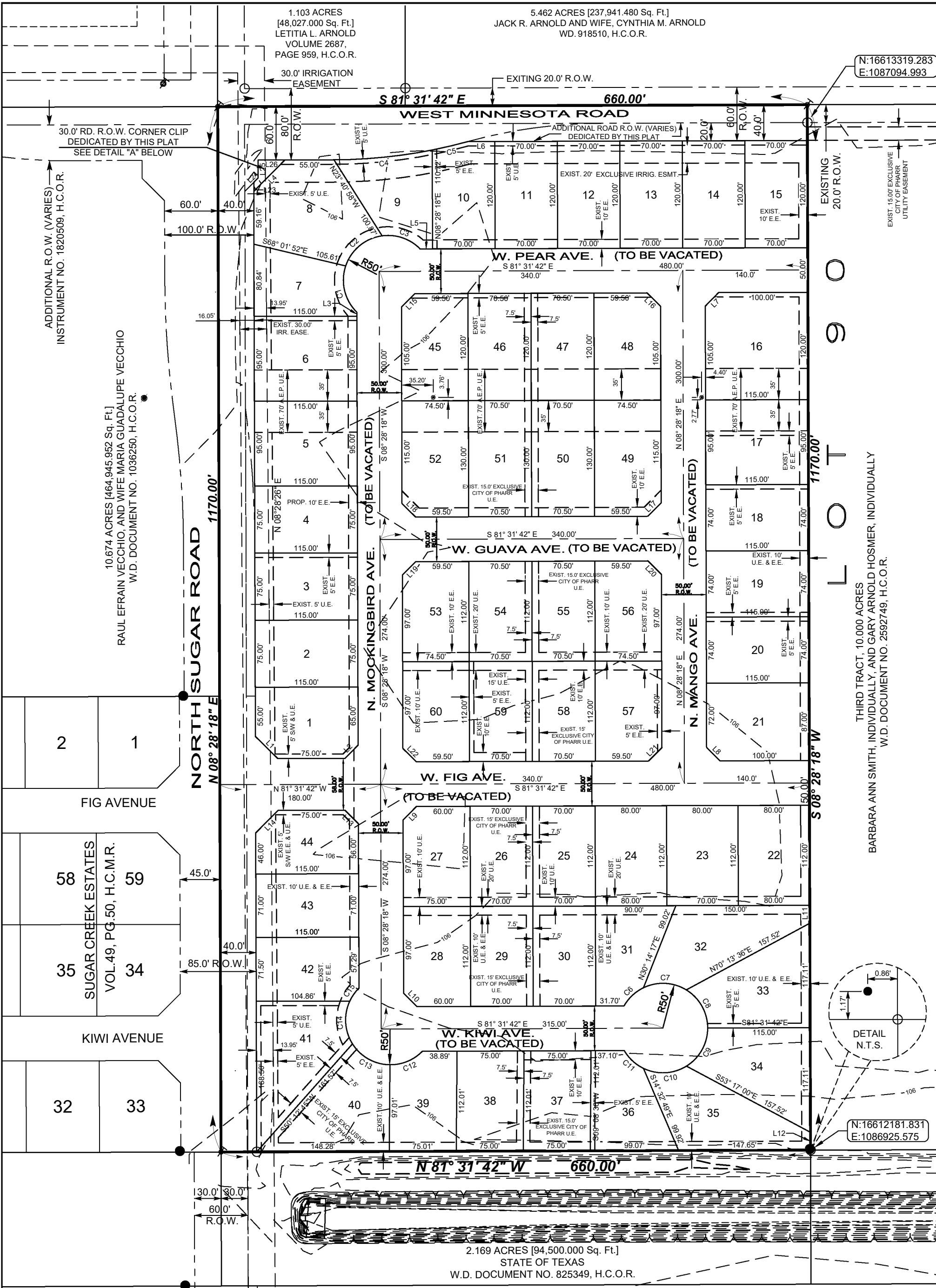
HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE

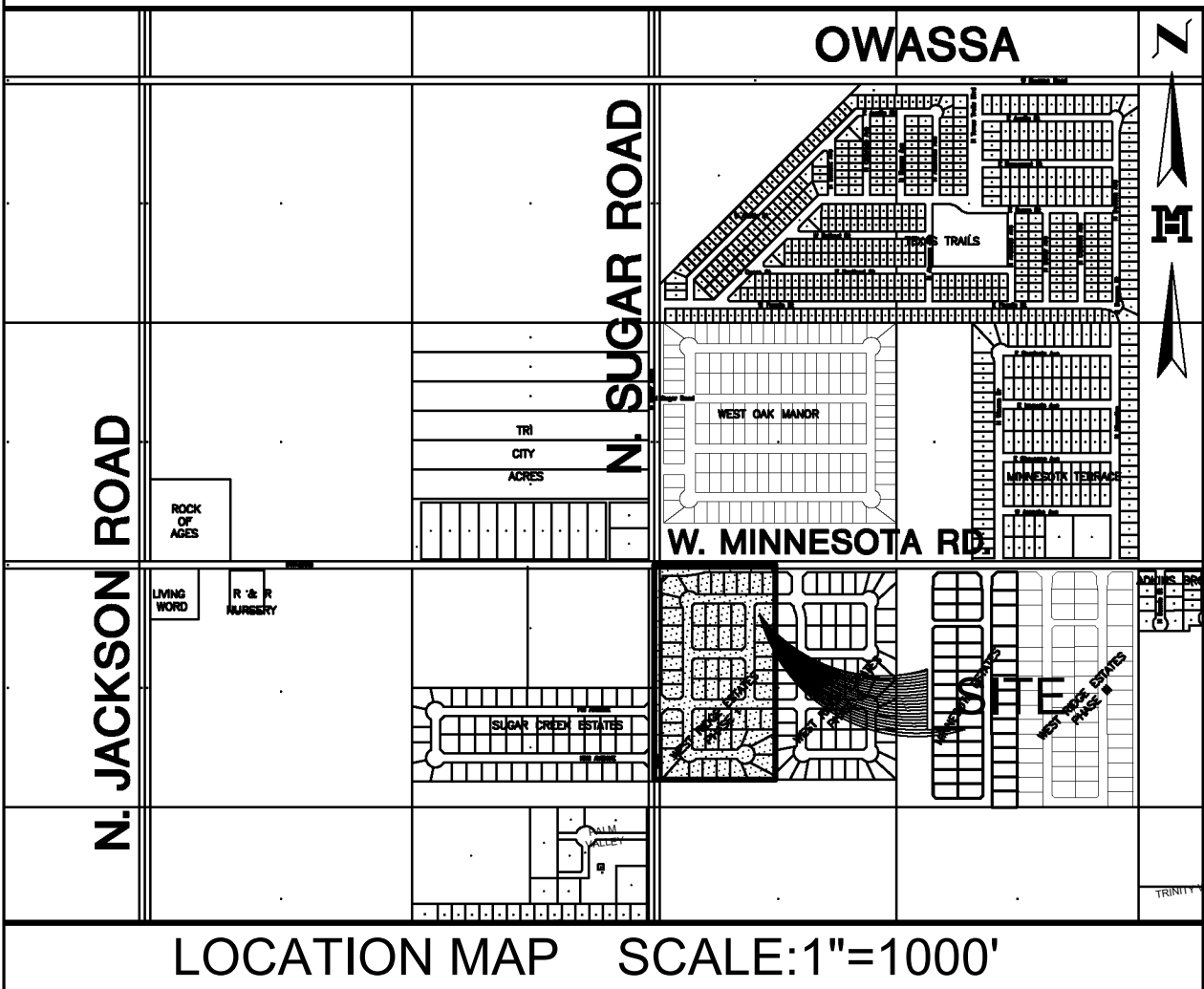


MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MONTPE
EDINBURG, TX 78541
227 N. F.W. 3187
RIO GRANDE CITY, TX 78082
E-MAIL: www.meldenandhunt.com
OFF: (956) 381-0981
FAX: (956) 381-1839
OFF: (956) 487-8256
FAX: (956) 488-8591
ESTABLISHED 1947



VACATING WEST RIDGE ESTATES SUBDIVISION

DRAWN BY: R.D.J. & O.G. DATE: 8/20/2024.
SURVEYED, CHECKED _____ DATE: _____
FINAL CHECK _____ DATE: _____



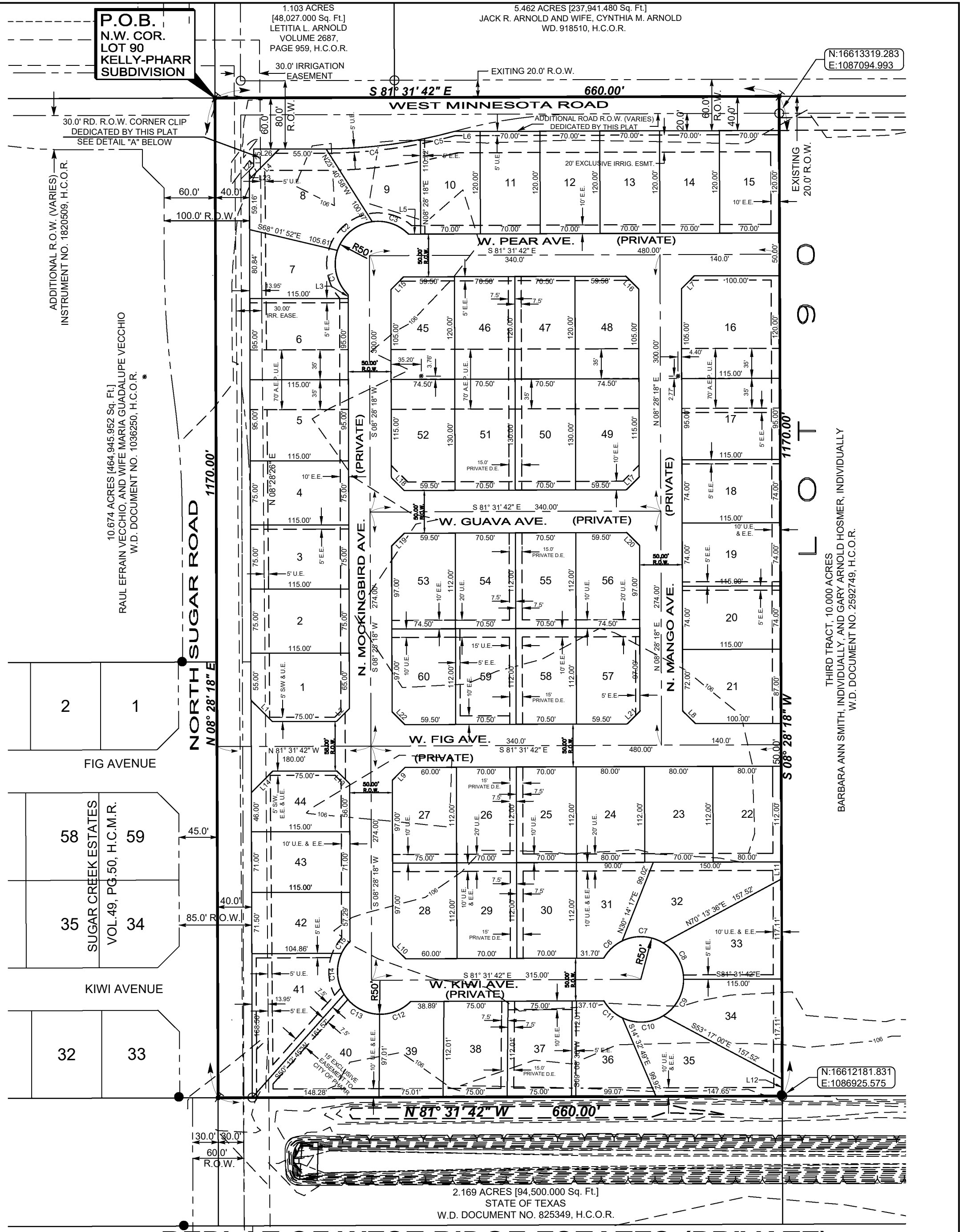
SCALE: 1"=100'

- NOTES:
1. SETBACK INFORMATION:
FRONT: 20.0' OR GREATER FOR EASEMENT
SIDE: 5.0' OR GREATER FOR EASEMENT
CORNER: 10.0' OR GREATER FOR EASEMENT
REAR: 15.0' OR GREATER FOR EASEMENT
 2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 16' ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
 3. THIS SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD INSURANCE RATE MAP COMM. PANEL NO. 480334-0425 C.
ELEV. 105.94 (GEO ID) 1999, AS PER THE CITY OF PHARR.
 4. BENCHMARK: CITY OF PHARR BM#4 ALUMINUM DISK LOCATED ON THE SOUTH SIDE OF W. OWASSA ROAD APPROXIMATELY 1,440.00 FEET WEST OF SUGAR ROAD.
ACTUAL N: 16610265.741 E: 10869394.263
ELEV. 105.94 (GEO ID) 1999, AS PER THE CITY OF PHARR.
 5. THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATELY 78,808 C.F. 1.809 ACRES-FEET WILL BE REQUIRED FOR DETENTION. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS, NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS RESIDENTIAL DEVELOPMENT.
 6. A 5.0-FOOT ADA COMPLIANT SIDEWALK IS REQUIRED ALONG NORTH SUGAR ROAD AND WEST MINNESOTA ROAD AT SUBDIVISION CONSTRUCTION STAGE. INTERNAL STREETS 5-FT ADA COMPLIANT SIDEWALKS TO BE BUILT AT BUILDING PERMIT STAGE.
 7. NO BUILDINGS ALLOWED OVER ANY EASEMENT.
 8. LOTS 1-8 AND 42-45 SHALL NOT HAVE CURB CUT ACCESS, OR LOT FRONTAGE ALONG N. SUGAR ROAD, AND LOTS 8-14 SHALL NOT HAVE CURB CUT ACCESS, OR LOT FRONTAGE ALONG W. MINNESOTA ROAD.
 9. ALL LOTS WILL HAVE A NO. 4 REBAR SET ON THE EACH CORNER WITH A PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 10. INTERIOR STREET CORNERS SHOULD HAVE A 15.0x15.0-FOOT CORNER CLIP EASEMENT AND A 25.0x25.0-FOOT CORNER AT SUBDIVISION ENTRANCE.
 11. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
 12. OWNERS TO MAINTAIN R.O.W./FRONTAGE AND PERIMETER OF SUBDIVISION.
 13. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
 14. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
 15. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
 16. ALL FIRE PROTECTION UNDERGROUND LINES TO BE INSTALLED BY A LICENSE FIRE PROTECTION COMPANY.
 17. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
 18. STORM LINES SHALL BE MAINTAINED BY THE H.O.A., UP TO THE OUTFALL.

Lot Line Table		
Line #	Length	Direction
L1	35.36'	S36° 31' 42"E
L2	21.21'	N53° 28' 18"E
L3	4.29'	N08° 28' 18"E
L4	49.49'	N53° 28' 18"E
L5	14.29'	S81° 31' 42"E
L6	30.34'	S81° 31' 42"E
L7	21.21'	N53° 28' 18"E
L8	21.21'	N36° 31' 42"W
L9	21.21'	N53° 28' 18"E
L10	21.21'	S36° 31' 42"E
L11	19.89'	N08° 28' 18"E
L12	19.89'	N08° 28' 18"E
L13	21.21'	S36° 31' 42"E
L14	35.36'	N53° 28' 18"E
L15	21.21'	N53° 28' 18"E
L16	21.21'	N36° 31' 42"W
L17	21.21'	S53° 28' 18"W
L18	21.21'	S36° 31' 42"E
L19	21.21'	N53° 28' 18"E
L20	21.21'	N36° 31' 42"W

Lot Line Table		
Line #	Length	Direction
L21	21.21'	S53° 28' 18"W
L22	21.21'	S36° 31' 42"E
L23	10.00'	N08° 28' 18"E
L24	7.07'	N53° 28' 18"E
L25	20.00'	N08° 28' 18"E
L26	30.00'	S81° 31' 42"E

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	51.25'	50.00'	058° 43' 53"	S7° 44' 08"E	49.04'	28.13
C2	55.72'	50.00'	063° 50' 43"	S59° 17' 25"W	52.88'	31.15
C3	46.10'	50.00'	052° 49' 54"	N62° 22' 16"W	44.49'	24.84
C4	110.70'	570.03'	011° 07' 36"	S87° 05' 32"E	110.52'	55.52
C5	40.74'	570.03'	004° 05' 43"	N85° 17' 49"E	40.73'	20.38
C6	29.89'	50.00'	034° 15' 09"	S55° 35' 52"W	29.45'	15.41
C7	50.09'	50.00'	057° 23' 52"	N78° 34' 37"W	48.02'	27.37
C8	50.92'	50.00'	058° 20' 59"	N20° 42' 12"W	48.75'	27.92
C9	50.92'	50.00'	058° 20' 59"	N37° 36' 47"E	48.75'	27.92
C10	50.09'	50.00'	057° 23' 52"	S84° 28' 47"E	48.02'	27.37
C11	29.89'	50.00'	034° 15' 09"	S36° 39' 16"E	29.45'	15.41
C12	40.36'	50.00'	046° 14' 41"	N76° 01' 16"E	39.27'	21.35
C13	50.09'	50.00'	057° 23' 52"	S52° 09' 27"E	48.02'	27.37
C14	50.09'	50.00'	057° 23' 52"	S5° 14' 25"W	48.02'	27.37
C15	17.55'	50.00'	020° 06' 20"	S43° 59' 31"W	17.46'	8.86



REPLAT OF WEST RIDGE ESTATES (PRIVATE) SUBDIVISION

THE STATE OF TEXAS
COUNTY OF HIDALGO:

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

DATED THIS _____ DAY OF _____, 20____. TEXAS REGISTRATION F-1435

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 8/21/2024
ENGINEERING JOB NO. 20157.00

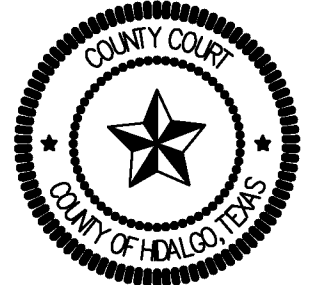
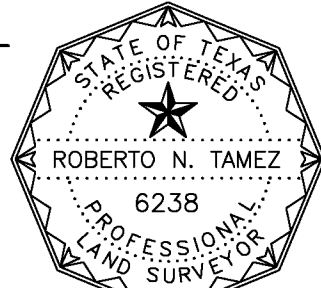
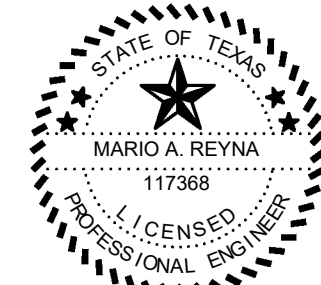
STATE OF TEXAS
COUNTY OF HIDALGO:

I, ROBERT N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OF THE GROUND.

DATED THIS _____ DAY OF _____, 20____.

ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 11/21/2016
T-995, PGS 61-64
SURVEY JOB # 15105.08



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

CONSENT TO AMENDED SUBDIVISION PLAT
OF
WEST RIDGE ESTATES SUBDIVISION

The undersigned owners constitute all of the owners of fee simple title (the "Owners") to all of Lots 1-60 in West Ridge Estates Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas, according to the map or plat thereof recorded in Document No. 2955503, Map Records, Hidalgo County, Texas (the "Subdivision"). The Owners hereby execute this as (i) their approval of and signature on the Amended Plat of West Ridge Estates Subdivision (the "Amended Plat") and all reservations and dedications shown thereon; and (ii) their agreement that all public streets previously dedicated to the City of Pharr with the initial plat of the Subdivision are hereby vacated and such streets shall be private streets subject to roadway easements in favor of all Owners and the City of Pharr as indicated on the Amended Plat.

OWNER OF LOT 1:
Myma Trevino 2/16/23
Date

OWNER OF LOT 2:
Scott Trevino Nov 27, 2023
Date

OWNER OF LOT 3:
Karin Durva 5/23/23
Date

OWNER OF LOT 4:
Gene 07/12/2024
Date

OWNER OF LOT 5:
Eduardo Orduna 9/6/23
Date

OWNER OF LOT 6:
John F. Galt Feb 18, 2023
Date

OWNER OF LOT 7:
Carl H. 5-23-23
Date

OWNER OF LOT 8:
Ull 3/15/23
Date

OWNER OF LOT 9:
Vincent Y. Lopez 2-1-24
Date

OWNER OF LOT 10:
St 10/15/2023
Date

OWNER OF LOT 11:
H. Torres Oct 20, 2023
Date

OWNER OF LOT 12:
Walter S. Serrano 5/23/23
Date

OWNER OF LOT 13:
Leticia Mendoza 10-25-23
Date

OWNER OF LOT 14:
Alma Aron 02/16/2023
Date

OWNER OF LOT 15:
Mayer Salinas 5-23-23
Date

OWNER OF LOT 16:
Scott Bailey 3/8/2023
Date

OWNER OF LOT 17:
X 10/9/2023
Date

OWNER OF LOT 18:
X 5/23/23
Date

OWNER OF LOT 19:
John Durva 5-23-23
Date

OWNER OF LOT 20:
John F. Galt 2-3-2024
Date

OWNER OF LOT 21:
John F. Galt 10-23-2023
Date

OWNER OF LOT 22:
John F. Galt 5/23/23
Date

OWNER OF LOT 23:
John F. Galt 11/23/2023
Date

OWNER OF LOT 24:
John F. Galt 5/23/2023
Date

OWNER OF LOT 25:
M. Salis 10/15/2023
Date

OWNER OF LOT 26:
Melissa V. R. 8/14/2023
Date

OWNER OF LOT 27:
Mike Rodriguez 5-23-2023
Date

OWNER OF LOT 28:
Alma Aron 2/16/23
Date

OWNER OF LOT 29:
Brady Campos 5/23/23
Date

OWNER OF LOT 30:
Alma Aron 5-23-23
Date

OWNER OF LOT 31:
John F. Galt 10-23-23
Date

OWNER OF LOT 32:
John F. Galt 2/14/23
Date

OWNER OF LOT 33:
John F. Galt 5/23/23
Date

OWNER OF LOT 34:
John F. Galt 10/15/23
Date

OWNER OF LOT 35:
John F. Galt 2/14/23
Date

OWNER OF LOT 36:
John F. Galt 10/15/23
Date

OWNER OF LOT 37:
John F. Galt 05/23/2023
Date

OWNER OF LOT 38:
John F. Galt 10-25-23
Date

OWNER OF LOT 39:
John F. Galt 8/14/23
Date

OWNER OF LOT 40:
John F. Galt 10-25-2023
Date

OWNER OF LOT 41:
John F. Galt 10/15/23
Date

OWNER OF LOT 42:
John F. Galt 02/16/2023
Date

OWNER OF LOT 43:
John F. Galt 2/16/23
Date

OWNER OF LOT 44:
John F. Galt 5/23/23
Date

OWNER OF LOT 45:
John F. Galt 11/27/23
Date

OWNER OF LOT 46:
John F. Galt 5/23/2023
Date

OWNER OF LOT 47:
John F. Galt 8/14/2023
Date

OWNER OF LOT 48:
John F. Galt 5/23/23
Date

OWNER OF LOT 49:
John F. Galt 5/23/23
Date

OWNER OF LOT 50:
John F. Galt 2-3-2024
Date

OWNER OF LOT 51:
John F. Galt 2/14/23
Date

OWNER OF LOT 52:
John F. Galt 10/15/23
Date

OWNER OF LOT 53:
John F. Galt 5-23-23
Date

OWNER OF LOT 54:
John F. Galt 5-8-23
Date

OWNER OF LOT 55:
John F. Galt 10/15/23
Date

OWNER OF LOT 56:
John F. Galt 9-10-2023
Date

OWNER OF LOT 57:
John F. Galt 5-23-2023
Date

OWNER OF LOT 58:
John F. Galt 9-10-23
Date

OWNER OF LOT 59:
John F. Galt 9/10/23
Date

OWNER OF LOT 60:
John F. Galt 9/11/23
Date

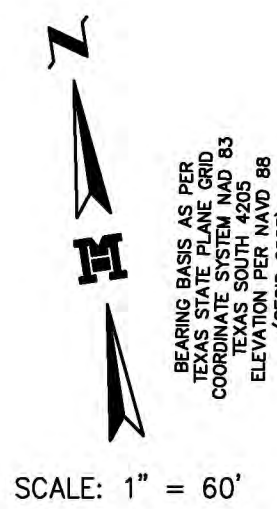
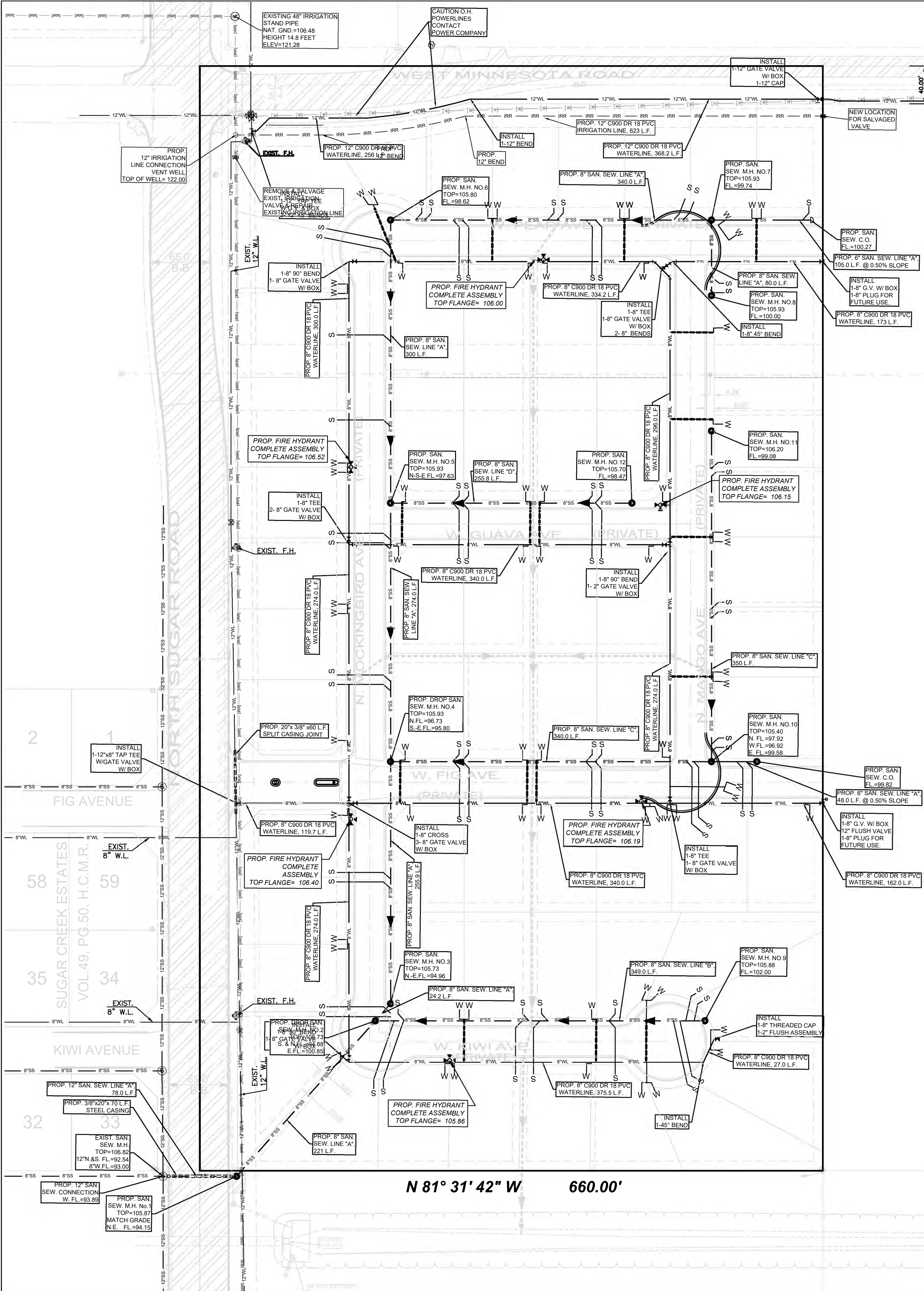


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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



MELDEN & HUNT, INC.
CONSULTANTS - ENGINEERS - SURVEYORS
115 W. ICHTIE
EDINBURG, TX 78541
227 N. FM 3187
800 GRANDE CITY, TX 78026
E-MAIL: www.meldenandhunt.com
OFF: (361) 391-6981
FAX: (361) 391-1579
OFF: (361) 457-8358
FAX: (361) 455-5951
ESTABLISHED 1947



LEGEND	
$\overline{W} \frac{1}{1} \frac{2}{2} \frac{4}{4}$	2" DOUBLE WATER SERV. CONN. ACROSS W/ 4" P.V.C. CASING
$\overline{W} \frac{1}{1} \frac{2}{2}$	1" SINGLE WATER SERV. CONN. ACROSS W/ 2" P.V.C. CASING
W	WATER SERVICE LOCATIONS SHALL BE ENGRAVED ON CONCRETE CURB WITH A (W).
$\overline{S} \overline{S}$	DUAL SANITARY SEWER SERVICE CONNECTION
S	SANITARY SEWER SERVICE CONNECTION
S	SANITARY SEWER SERVICE LOCATIONS SHALL BE ENGRAVED ON CONCRETE CURB WITH A (S).
	PROP. FIRE HYDRANT
	PROP. GATE VALVE
	PROP. TEE

JOB No.
17119.01

BY
DATE

REVISION

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
1115 W. MCINTYRE
EDINBURG, TX 78541
(956) 484-1881
FAX: (956) 484-9999
WWW.MELDENANDHUNT.COM
ESTABLISHED 1947

ENG. TECH. R. DE JESUS

PROJECT ENG. F.L.K.

T-BOOK: PG.

1. RELEASE DATE: 9-26-17

2. RELEASE DATE:

3. RELEASE DATE:

SCALE: 1"=60'

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRED L. KURTH, P.E. 54151

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

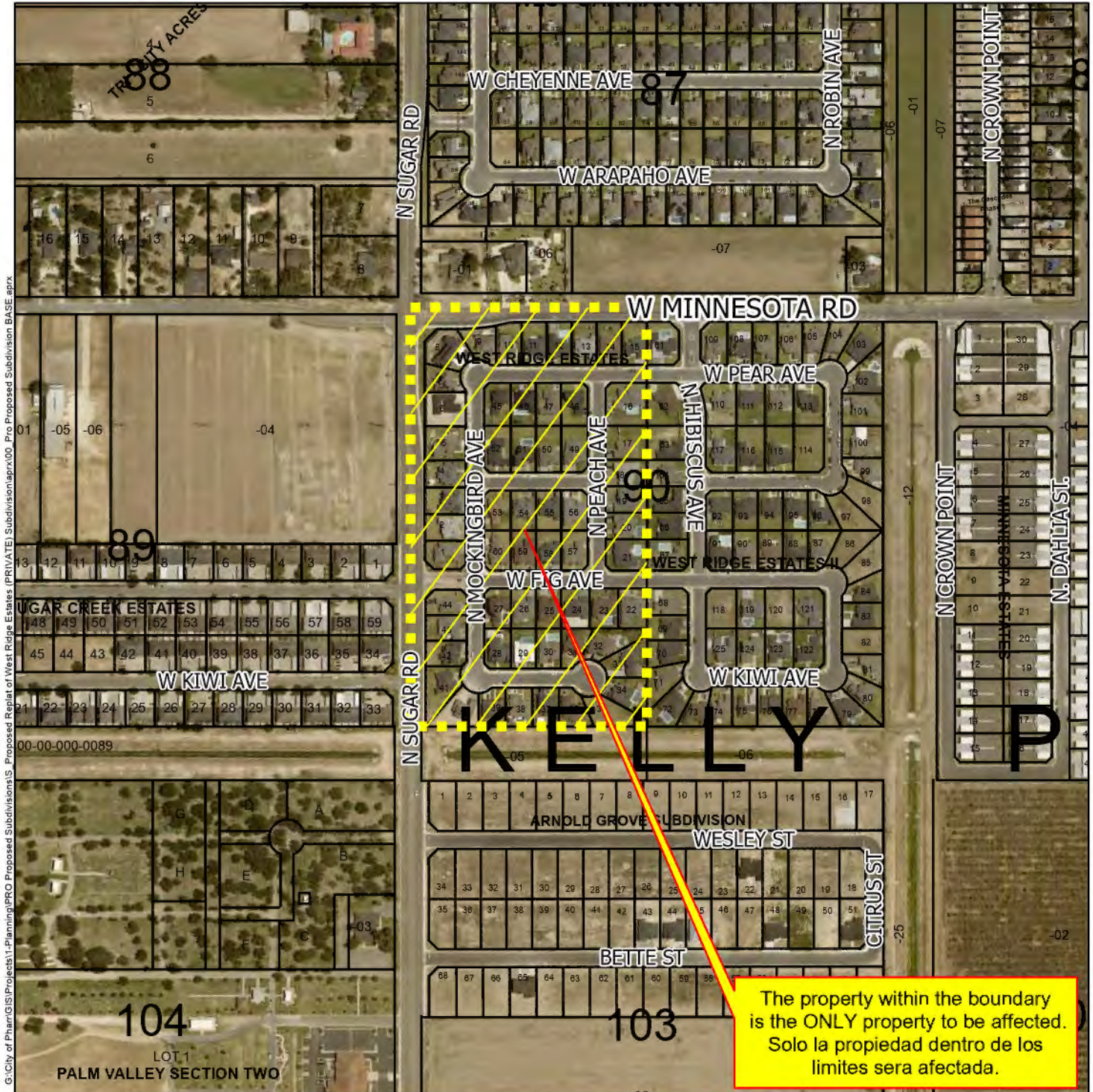
WEST RIDGE ESTATES
SUBDIVISION
PHARR, TEXAS

WATER & SANITARY LAYOUT

Copyright 2017 Melden & Hunt, Inc.
All Rights Reserved.
File Name: SUBD. PLAT

SHEET 1

OF 6



 Subject Property

City of Pharr, Texas
 Engineering Department
 956.702.5355

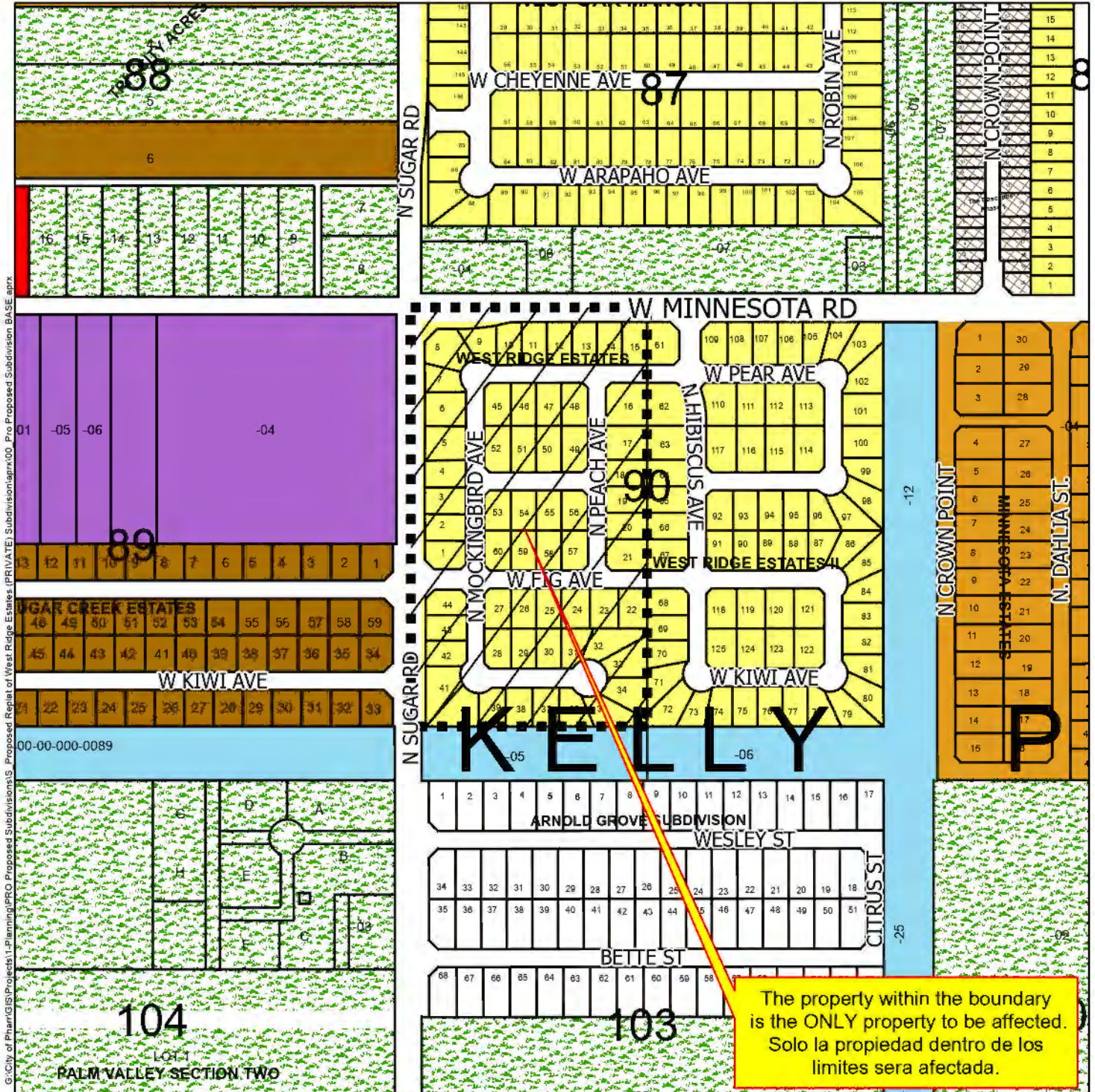
Scale: 1:4,800

0 200 400 800 1,200 1,600 Feet



Date: 10/28/2024

ZONING



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



Pharr
Development Services



Site Photo

5100 Block of N. Sugar Rd.





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 6.G.4.

DATE SUBMITTED: November 13, 2024

MEETING DATE: November 18, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) Subdivision. The property is legally described as being a re-subdivision of 17.727 acres, being all of West Ridge Estates Phase 2 Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 and 900 Block of West Minnesota Road. **SUB#241027 This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) Subdivision.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends preliminary and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) Subdivision subject to the listed conditions.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission voted unanimously to recommend approval of the preliminary and final plat of the proposed West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) Subdivision at their meeting on November 12, 2024. There were five members present and voting.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza

Created/Initiated - 11/13/2024

Ricardo Rodriguez
City Management Office

Approved - 11/14/2024
Final Approval - 11/15/2024



MEMORANDUM

DATE: MONDAY, NOVEMBER 18, 2024

TO: MAYOR AND CITY COMMISSION

FROM: KIMBERLY MENDOZA, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN B. FLORES, CITY MANAGER

SUBJECT: VACATING OF WEST RIDGE ESTATES PHASE 2 SUBDIVISION TO
REPLAT OF WEST RIDGE ESTATES PHASE 2 (PRIVATE) SUBDIVISION
FILE NO. **SUB#241027**

GENERAL INFORMATION:

APPLICANT: Melden & Hunt, Inc., representing Shavi Mahtani, President of Domain Development Corp., is requesting preliminary and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a re-subdivision of 17.727 acres, being all of West Ridge Estates Phase 2 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800 and 900 Block of West Minnesota Road.

ZONING: The property is currently zoned Single-Family Residential District (R-1). The adjacent zones are Agricultural and/or Open Space District (A-O) to the north, Residential multifamily District (R-MF) to the east, Single-Family Residential Estate District (R1-E) to the south and Single-Family Residential District (R-1) to the west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Existing single-family residential homes.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends preliminary and final plat approval of the proposed Vacating of West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.:

1. Need to provide letter that H.O.A, will be responsible for street lights charges/monthly bill.
2. Street signs shall be blue (private).

EASEMENTS:

1. On easements to be dedicated, remove the word Prop.
2. Public water or sewer lines dedicated to City of Pharr easements shall read "15 ft. Exclusive easement to City of Pharr", show on plat layout.
3. Electrical lines shall not be within an Exclusive easement for City of Pharr.

**SIDEWALK:
ADA:**

1. In compliance.

FIRE PROTECTION:

1. In compliance.

WATER:

1. In compliance.

SEWER:

1. In compliance.

DRAINAGE:

1. Storm lines shall be maintained by the H.O.A, up to the outfall.
2. Storm line easements shall be private.

OTHER:

1. Need to provide engineer and surveyor signature.
2. Owner's signature block change public to private.
3. H.O.A., instrument number shall be on plat notes.
4. Must comply with all City requirements.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission voted unanimously to recommend approval of the preliminary and final plat of the proposed West Ridge Estates Phase 2 Subdivision to Replat of West Ridge Estates Phase 2 (Private) Subdivision at their meeting on November 12, 2024. There were five members present and voting.

STAFF REVIEW MEETING FOR: *WEST RIDGE ESTATES PHASE I SUBDIVISION*

COMMENTS: **Initials: LR.** **OCTOBER 29, 2024**

WATER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show all existing utilities.
- Will need to show all water crossing and connections details.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Easements will need to be 15' exclusive to the City of Pharr.
- Will need to show all existing utilities.
- Will need to show all sewer crossing and connections details.
- Comments made may 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: PRELIMINARY WEST RIDGE ESTATES

Reviewed by: J. GONZALEZ

10/29/2024

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 SILVER** in Color 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 2018. 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 (SHERWIN-WILLIAMS SILVER BRIGHT 631-1336)** 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.
17. General Plat Notes & Restrictions: **ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PHASE IN ORDER TO MEET FIRE PROTECTION REQUIREMENTS.**

Additional Comments:

- 1. SHALL PROVIDE GATE DETAILS FOR FIRE TRUCK ACCESS.**
- 2. SHALL PROVIDE A KNOX SWITCH ON GATES FOR FIRE DEPARTMENT ACCESS.**
- 3. SHALL RE-PAINT FIRE LANES.PLEASE SEE NOTE #10.**



Staff Review Meeting

DATE: 10/29/2024

Replat of West Ridge Estates Phase 2

17.73 Acres

Pharr TX, 78577

Plat Notes:

- No comments

General Notes:

- Submit a proposed Drainage Plan with details of outfall, detention pond, and elevations.
- Street signs must be changed from green to blue.
- Drainage easements located by lots 111, 112, 116, 115, 89, 90, 91, 92, 93, 94, 119, 120, 124, 123, 75, and 76 must be changed to private easement.

SUBDIVISION: West Ridge Subdivision PH 2 **DATE:** October 31, 2024
(Private)

REVIEW: Preliminary plan comments dated: 10/11/2024

PLAT

1. Include a Home Owners Association statement as part of plat notes.
2. Change all internal utility easements for storm line to private drainage easement.
3. HOA to handle payments for internal streetlights.

SITE PLAN

DRAINAGE

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

CONSTRUCTION SCHEDULE

ADDITIONAL COMMENTS:

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: Replat of West Ridge Estates (Private) S/d; Replat of West Ridge Estates Phase 2 (Private) S/d: Mirpla S/d
Date: Monday, October 28, 2024 11:19:02 AM

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Hello Eddie,

HCID2 claims for the proposed subdivisions:

West Ridge Estates (Private) Subdivision

We have the general right of way covering all the lot v. 19, Pg. 41.

Plat will need to add the Kelly-Pharr Subdivision name into the P.O.C. label.

Update the signature script as:

THIS PLAT ... DISTRICT NO.(replace #) 2 ON THIS THE(SPACE) ____ DAY OF _____,(ADD COMMA) 20____.

NO IMPROVEMENTS ... LIMITATION,(add comma) TREES, ... DISTRICT NO.(replace # & add space) 2 ...

The proposed s/d is already excluded from the District.

West Ridge Estates Phase 2 (Private) Subdivision

We have the general right of way covering all the lot v. 19, Pg. 41.

Plat will need to add the Kelly-Pharr Subdivision name into the P.O.C. label.

Update the signature script as:

THIS PLAT ... DISTRICT NO.(replace #) 2 ... DAY OF _____,(ADD COMMA) 20____.

NO IMPROVEMENTS ... LIMITATION,(add comma) TREES, ... DISTRICT NO.(replace # & add space) 2 ...

The proposed s/d is already excluded from the District.

Mirpla Subdivision

We have the general right of way covering all the lot v. 19, Pg. 41.

Plat will need to add the Kelly-Pharr Subdivision name into the P.O.C. label.

Update the signature script as:

THIS PLAT ...

NO IMPROVEMENTS ... FENCES(remove comma) AND BUILDINGS)(close parenthesis) SHALL BE ...

DISTRICT NO.(replace # & space) 2 RIGHTS ...

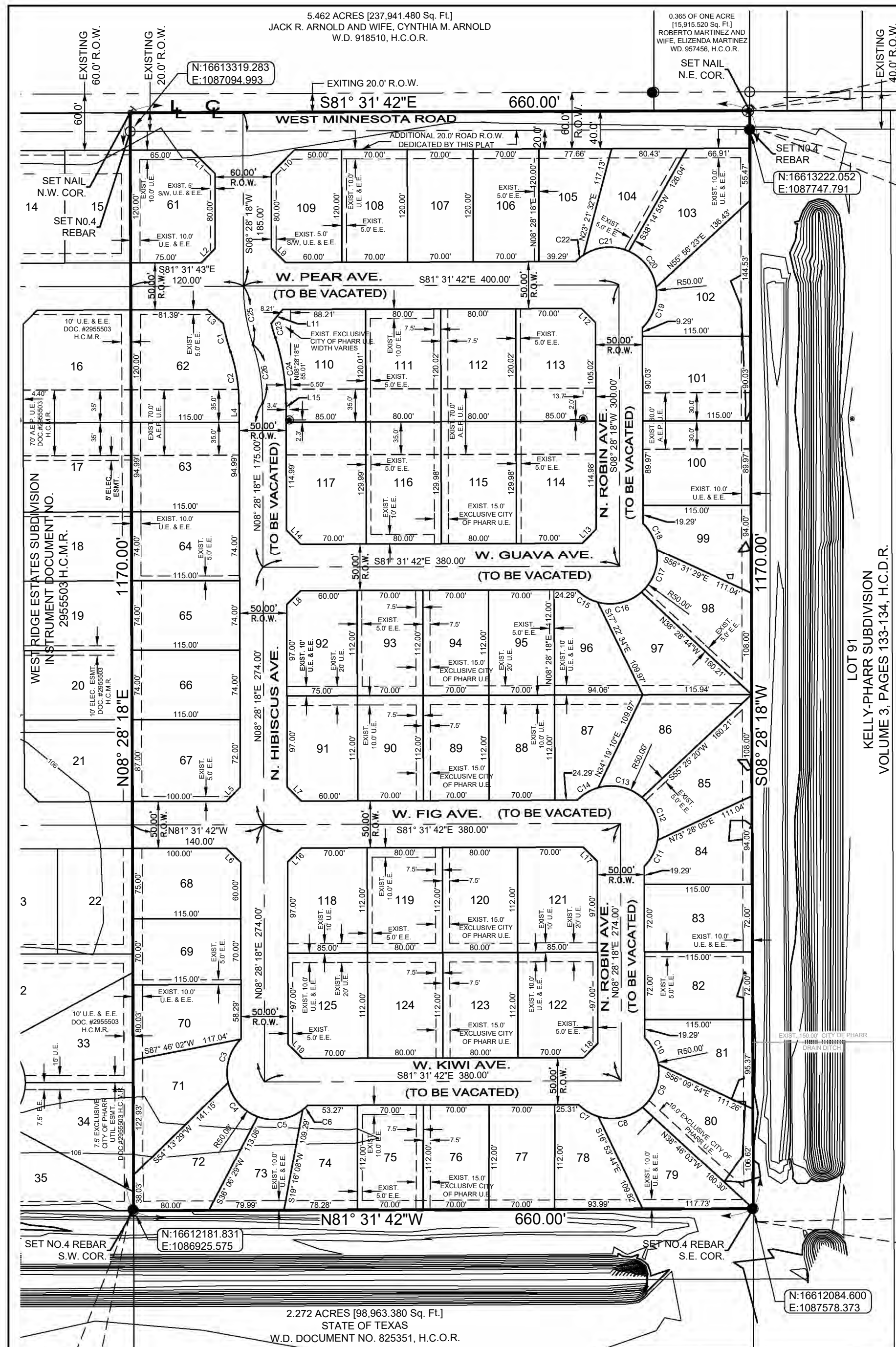
Add ATTEST: before the signature line of SECRETARY.

The proposed s/d is already excluded from the District.

If there are any questions, please advise or call our office. Thank you.

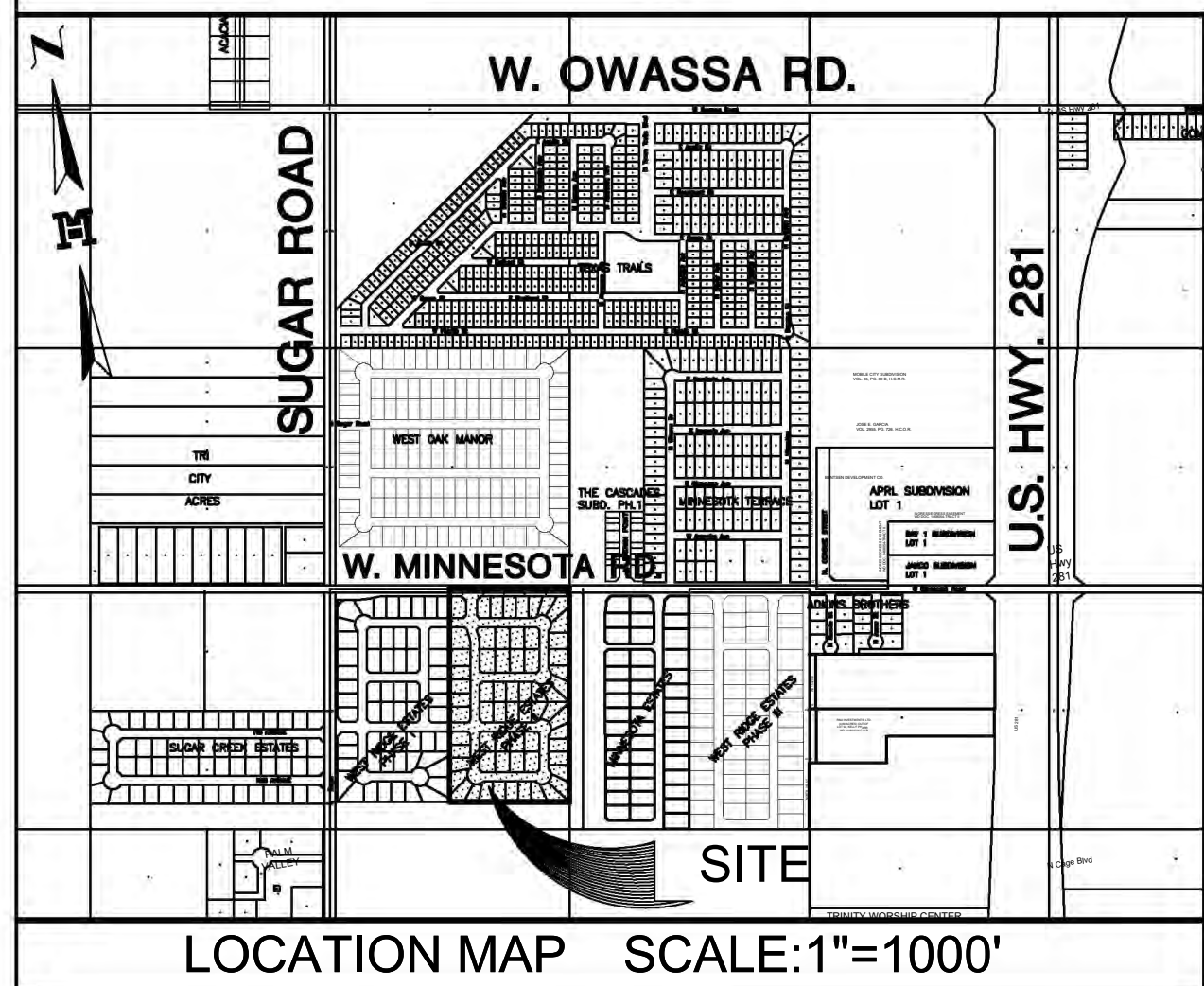
John Salinas

Hidalgo County Irrigation District No. 2



VACATING WEST RIDGE ESTATES PHASE 2 SUBDIVISION

DRAWN BY: R.D.J. DATE: 2-28-2020.
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____



Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
61	10375.00	0.238	83	8290.00	0.190	105	7380.93	0.169
62	12875.88	0.296	84	7522.37	0.173	106	8400.00	0.193
63	10924.06	0.251	85	8795.92	0.202	107	8400.00	0.193
64	8510.00	0.195	86	8706.74	0.200	108	8400.00	0.193
65	8510.00	0.195	87	7367.73	0.169	109	8575.00	0.197
66	8510.00	0.195	88	7840.00	0.180	110	10800.66	0.248
67	8992.83	0.227	89	7840.00	0.180	111	9601.22	0.220
68	8512.49	0.195	90	7840.00	0.180	112	9601.50	0.220
69	8049.99	0.185	91	8287.50	0.190	113	10089.39	0.232
70	7953.64	0.183	92	8287.50	0.190	114	10935.61	0.251
71	8517.71	0.196	93	7840.00	0.180	115	10398.50	0.238
72	9708.08	0.223	94	7840.00	0.180	116	10398.78	0.239
73	6304.55	0.145	95	7840.00	0.180	117	10936.51	0.251
74	7599.78	0.174	96	7367.73	0.169	118	9407.50	0.216
75	7840.15	0.180	97	8706.74	0.200	119	8960.00	0.206
76	7840.15	0.180	98	8795.92	0.202	120	8960.00	0.206
77	7840.15	0.180	99	7522.37	0.173	121	9407.50	0.216
78	7393.94	0.170	100	10346.70	0.238	122	9407.50	0.216
79	8769.58	0.201	101	10353.30	0.238	123	8960.00	0.206
80	8761.22	0.201	102	10173.60	0.234	124	8960.00	0.206
81	7621.51	0.175	103	10313.25	0.237	125	9407.50	0.216
82	8290.00	0.190	104	6854.98	0.157			

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
227 N. F.M. 3167
RIO GRANDE CITY, TX 78582
E-MAIL: www.meldenandhunt.com
OFF: (956) 381-0981
FAX: (956) 381-1839
OFF: (956) 487-8256
FAX: (956) 488-5591
ESTABLISHED 1947

VACATING OF WEST RIDGE ESTATES PHASE 2 SUBDIVISION TO REPLAT OF WEST RIDGE ESTATES PHASE 2 (PRIVATE) SUBDIVISION

BEING A RESUBDIVISION OF 17.727 ACRES [772,201.495 Sq. Ft.]
BEING ALL OF WEST RIDGE ESTATES PHASE 2 SUBDIVISION
INSTRUMENT NUMBER 3168355, H.C.M.R.
ALSO BEING OUT OF LOT 90, KELLY-PHARR SUBDIVISION
VOLUME 3, PAGES 133-134, H.C.D.R.
CITY OF PHARR, HIDALGO COUNTY, TEXAS

NOTES:

- SETBACK INFORMATION, AS PER CITY OF PHARR ORDINANCE: FRONT- 20.0' OR GREATER FOR EASEMENT; SIDE- INTERNAL- 5.0' OR GREATER FOR EASEMENT; REAR- 10.0' OR GREATER FOR EASEMENT; CORNER- 10.0' OR GREATER FOR EASEMENT; CUL-DE-SAC FRONT-10.0' OR GREATER FOR EASEMENT.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
- THIS SUBDIVISION IS IN ZONE "B" AREAS WITHIN THE LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH ACREAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD INSURANCE RATE MAP COMM. PANEL NO. 480334-0425 C. MAP REVISED NOVEMBER 16, 1992.
- BENCHMARK: CITY OF PHARR BM#4 ALUMINUM DISK LOCATED ON THE SOUTH SIDE OF W. OWASSA ROAD APPROXIMATELY 1,440.00 FEET WEST OF SUGAR ROAD. ELEV: 105.94 (GEO ID) 1999, AS PER THE CITY OF PHARR.
- THE ENGINEER OF RECORD FOR THE SITE DEVELOPMENT HAS ESTIMATED THAT AN APPROXIMATELY 75,686 C.F. 1.738 ACRES FEET WILL BE REQUIRED FOR DETENTION. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS RESIDENTIAL DEVELOPMENT.
- A 5.0-FOOT ADA COMPLIANT SIDEWALK WITH ADA RAMPS AND LANDINGS IS REQUIRED ALONG THE SOUTH SIDE OF WEST MINNESOTA ROAD AT SUBDIVISION CONSTRUCTION STAGE. INTERNAL STREETS 5-FEET ADA COMPLIANT SIDEWALKS TO BE BUILT AT BUILDING PERMIT STAGE.
- NO STRUCTURES ALLOWED OVER ANY EASEMENT.
- LOT 61 AND LOTS 103 THRU 109 SHALL NOT HAVE CURB CUT ACCESS, OR LOT FRONTAGE ALONG W. MINNESOTA ROAD.
- ALL LOTS WILL HAVE A NO. 4 REBAR SET ON THE EACH CORNER WITH A PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- INTERIOR STREET CORNERS SHOULD HAVE A 15.0x15.0-FOOT CORNER CLIP EASEMENT AND A 25.0x25.0-FOOT CORNER AT SUBDIVISION ENTRANCE.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- EROSION AND SEDIMENT CONTROL, DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- ALL FIRE PROTECTION UNDERGROUND LINES TO BE INSTALLED BY A LICENSED FIRE PROTECTION COMPANY.
- DEVELOPER TO CONSTRUCT FENCE FOR LOTS ABUTTING / FRONTING ANY DRAIN DITCH REGARDLESS OF WHO OWNS IT.
- OWNER(S) RESPONSIBLE FOR MAINTENANCE OF DETENTION/RETENTION AREAS.
- OWNERS WILL BE RESPONSIBLE FOR MAINTAINING R.O.W. FRONTAGE AND PERIMETER OF SUBDIVISION.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
- STORM LINES SHALL BE MAINTAINED BY THE H.O.A. UP TO THE OUTFALL.

LEGEND

- FOUND NO.4 REBAR
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- TRANSMISSION POWER POLE
- FOUND PIPE
- SET NAIL
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- N.W. COR. - NORTHWEST CORNER
- S.E. COR. - SOUTHEAST CORNER
- S.W. COR. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- Sq. Ft. - SQUARE FEET
- W.D. - WARRANTY DEED
- E.E. - ELECTRIC EASEMENT
- U.E. - UTILITY EASEMENT
- SW - SIDEWALK
- N.T.S. - NOT TO SCALE
- EXIST. - EXISTING
- PROPP. - PROPOSED
- LOT LINE
- CENTER LINE

Line #	Length	Direction
L1	35.36'	S36° 31' 42"E
L2	21.21'	S53° 28' 18"W
L3	22.69'	S40° 40' 02"E
L4	20.01'	N08° 28' 18"E
L5	21.21'	N53° 28' 18"E
L6	21.21'	S36° 31' 42"E
L7	21.21'	S36° 31' 42"E
L8	21.21'	N53° 28' 18"E
L9	21.21'	S36° 31' 42"E
L10	35.36'	N53° 28' 18"E
L11	19.15'	N48° 08' 47"E
L12	21.21'	S36° 31' 42"E
L13	21.21'	S53° 28' 18"W
L14	21.21'	S36° 31' 42"E
L15	20.01'	N08° 28' 18"E
L16	21.21'	S53° 28' 18"W
L17	21.21'	S36° 31' 42"E
L18	21.21'	S53° 28' 18"W
L19	21.21'	N36° 31' 42"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	31.44'	225.31'	007° 59' 42"	S5° 42' 41"E	31.41'	15.75
C2	55.63'	175.31'	018° 10' 50"	N0° 37' 07"W	55.40'	28.05
C3	50.33'	50.00'	057° 40' 14"	S25° 12' 34"W	48.23'	27.53
C4	50.06'	50.00'	057° 21' 34"	S32° 18' 20"E	47.99'	27.35
C5	50.89'	50.00'	058° 05' 17"	N89° 56' 14"E	48.55'	27.77
C6	7.01'	50.00'	008° 01' 41"	N56° 54' 46"E	7.00'	3.51
C7	24.76'	50.00'	028° 22' 41"	S50° 08' 40"E	24.51'	12.64
C8	50.13'	50.00'	057° 26' 38"	N86° 56' 41"E	48.06'	27.40
C9	50.73'	50.00'	058° 07' 37"	N29° 09' 29"E	48.58'	27.79
C10	32.46'	50.00'	037° 11' 45"	N18° 30' 12"W	31.89'	16.82
C11	31.81'	50.00'	036° 26' 45"	N35° 49' 18"E	31.27'	16.46
C12	50.57'	50.00'	057° 56' 52"	N11° 22' 31"W	48.44'	27.69
C13	50.00'	50.00'	057° 17' 41"	N68° 59' 47"W	47.94'	27.31
C14	25.71'	50.00'	029° 27' 27"	S67° 37' 39"W	25.42'	13.14
C15	25.71'	50.00'	029° 27' 27"	S50° 41' 03"E	25.42'	13.14
C16	50.00'	50.00'	057° 17' 41"	N85° 56' 23"E	47.94'	27.31
C17	50.57'	50.00'	057° 56' 52"	N28° 19' 07"E	48.44'	27.69
C18	31.81'	50.00'	036° 26' 45"	N18° 52' 42"W	31.27'	16.46
C19	47.10'	50.00'	053° 58' 27"	N27° 03' 27"E	45.36'	25.46
C20	50.09'	50.00'	057° 23' 52"	N28° 37' 43"W	48.02'	27.37
C21	50.16'	50.00'	057° 28' 39"	N86° 03' 58"W	48.08'	27.42
C22	10.73'	50.00'	012° 17' 47"	S59° 02' 49"W	10.71'	5.39
C23	15.54'	175.31'	005° 04' 42"	S7° 10' 11"E	15.53'	7.77
C24	71.49'	225.31'	018° 10' 50"	N0° 37' 07"W	71.19'	36.05
C25	63.56'	200.31'	018° 10' 50"	S0° 37' 07"E	63.29'	32.05
C26	63.56'	200.31'	018° 10' 50"	S0° 37' 07"E	63.29'	32.05

METES AND BOUNDS DESCRIPTION

BEING A RESUBDIVISION OF LAND CONTAINING 17.727 ACRES, SITUATED IN THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, BEING ALL OF WEST RIDGE ESTATES PHASE 2 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3168355, HIDALGO COUNTY MAP RECORDS, ALSO BEING OUT OF LOT 90, KELLY-PHARR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGES 133-134, HIDALGO COUNTY DEED RECORDS, SAID 17.727 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THENCE, S 08° 28' 18" E ALONG THE EAST LINE OF SAID LOT 90, AT A DISTANCE OF 20.0 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF W. MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 1170.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 31' 42" W A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET [NORTHING: 16612181.831, EASTING: 1086925.575] FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 28' 18" E AT A DISTANCE OF 1150.00 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF W. MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 1,170.00 FEET TO A NAIL SET ON THE NORTH LINE OF SAID LOT 90, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 31' 42" E ALONG THE NORTH LINE OF SAID LOT 90 AND WITHIN THE RIGHT-OF-WAY OF W. MINNESOTA ROAD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.727 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VACATING OF WEST RIDGE ESTATES PHASE 2 SUBDIVISION TO "REPLAT OF WEST RIDGE ESTATES PHASE 2 (PRIVATE) SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

DOMAIN DEVELOPMENT CORP.
SHAVI MAHTANI, PRESIDENT
100 E. NOLANA AVE., SUITE #130
MCALLEN, TX 78504

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

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

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

APPROVED THIS THE _____ DAY OF _____, 20____.

DANNY WYLIE CHAIRMAN, PLANNING AND ZONING COMMISSION

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

AMBROSIO HERNANDEZ, _____ DATE _____
MAYOR, CITY OF PHARR

ATTEST: _____

CITY CLERK

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 20____.

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

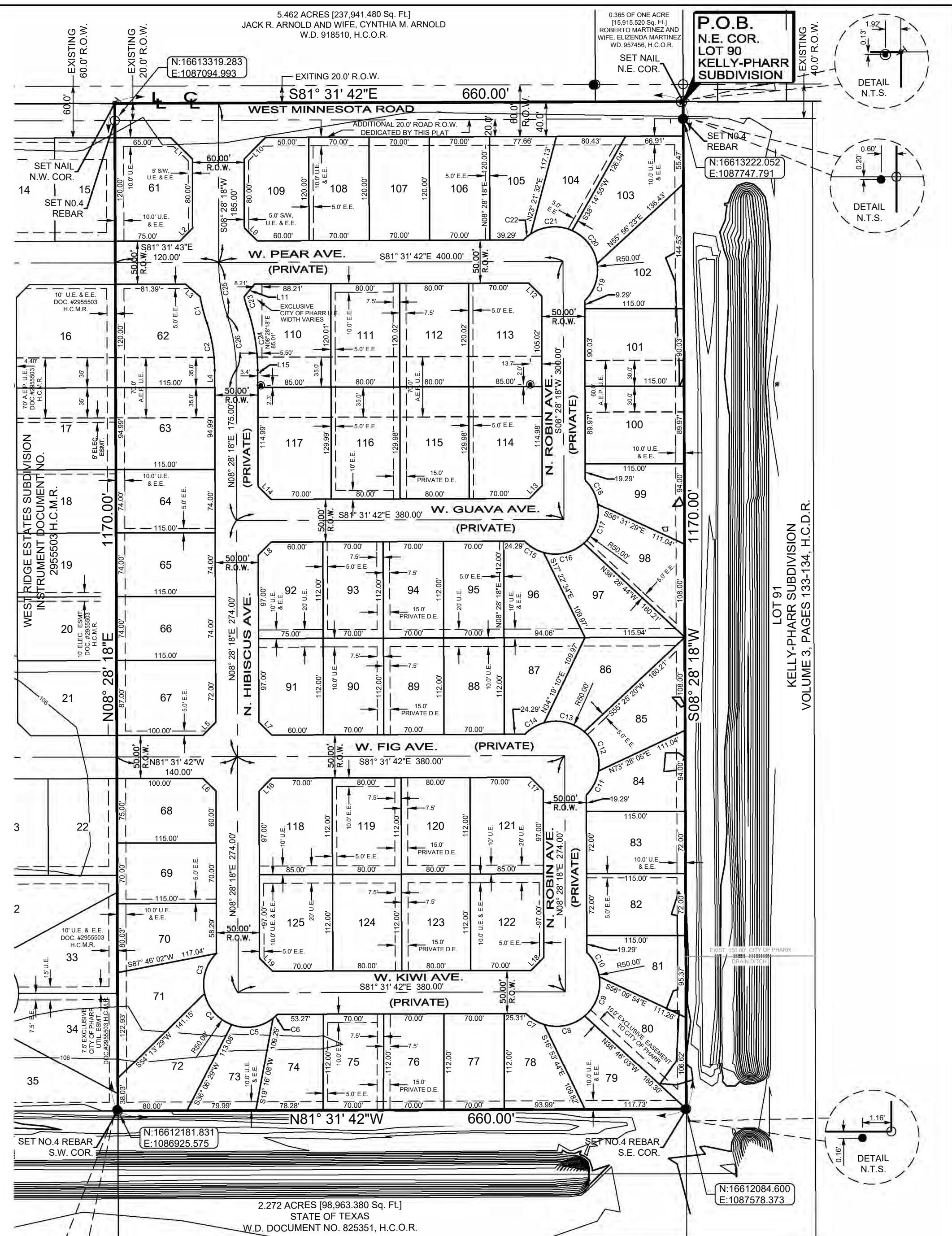
APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE



REPLAT OF WEST RIDGE ESTATES PHASE 2 (PRIVATE) SUBDIVISION

THE STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____, 20____.

MARIO A. REYNA, PROFESSIONAL ENGINEER NO. 117368
STATE OF TEXAS

DATE PREPARED: 8/21/2024
ENGINEERING JOB NO. 20157.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERT N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATED THIS THE _____ DAY OF _____, 20____.

ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR NO. 6238
STATE OF TEXAS
DATE SURVEYED: 11/21/2016
1:956, PGS 61-64
SURVEY JOB # 15105.08



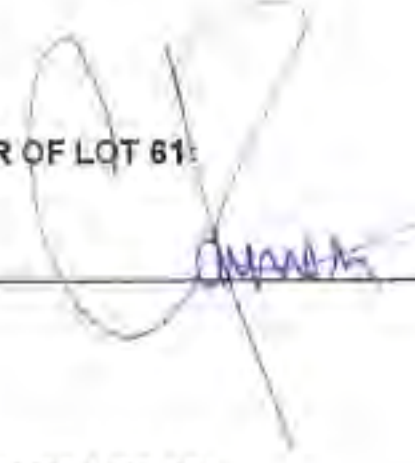
ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

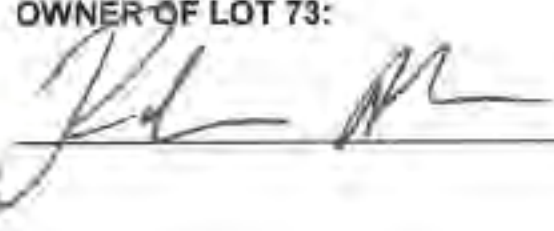
BY: _____ DEPUTY

**CONSENT TO AMENDED SUBDIVISION PLAT
OF
WEST RIDGE ESTATES PHASE 2 SUBDIVISION**

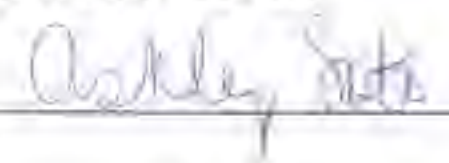
The undersigned owners constitute all of the owners of fee simple title (the "Owners") to all of Lots 61-125 in West Ridge Estates Phase II Subdivision, an Addition to the City of Pharr, Hidalgo County, Texas, according to the map or plat thereof recorded in Document No. 3168355, Map Records, Hidalgo County, Texas ("Subdivision"). The Owners hereby execute this as (i) their approval of and signature on the Amended Plat of West Ridge Estates Phase 2 Subdivision (the "Amended Plat") and all reservations and dedications shown thereon; and (ii) their agreement that all public streets previously dedicated to the City of Pharr with the initial plat of the Subdivision are hereby vacated and such streets shall be private streets subject to roadway easements in favor of all Owners and the City of Pharr as indicated on the Amended Plat.

OWNER OF LOT 61:


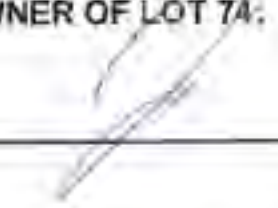
09/10/2023
Date

OWNER OF LOT 73:


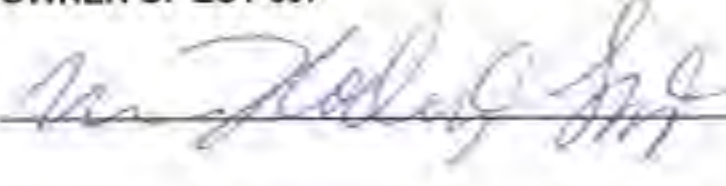
9/10/23
Date

OWNER OF LOT 62:


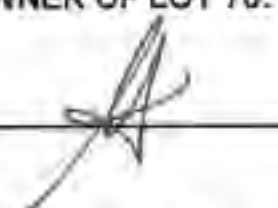
3-14-2023
Date

OWNER OF LOT 74:


5/23/23
Date

OWNER OF LOT 63:


9/14/23
Date

OWNER OF LOT 75:


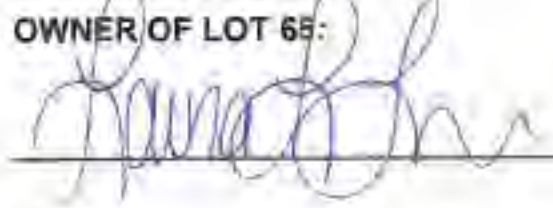
9/10/23
Date

OWNER OF LOT 64:

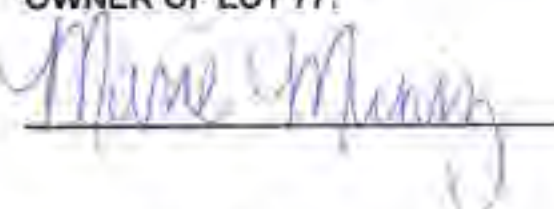

11/27/23
Date

OWNER OF LOT 76:

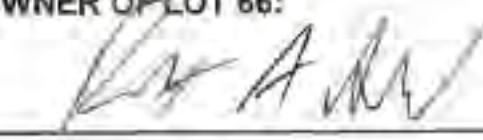

9-23-23
Date

OWNER OF LOT 65:


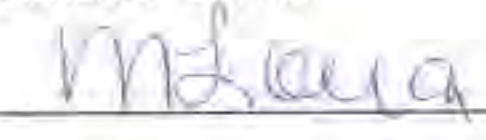
5/23/23
Date

OWNER OF LOT 77:


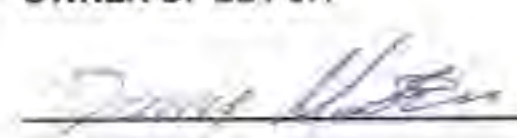
5/23/2023
Date

OWNER OF LOT 66:


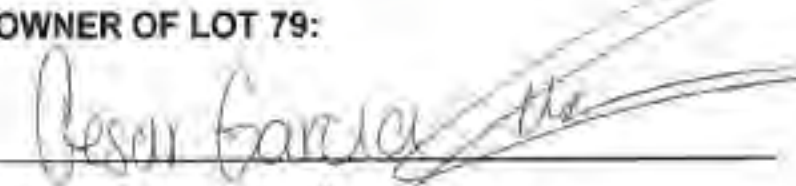
10/22/23
Date

OWNER OF LOT 78:


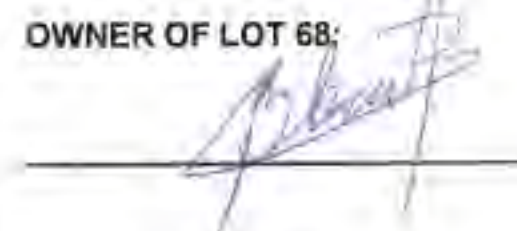
5/23/23
Date

OWNER OF LOT 67:


8-2-23
Date

OWNER OF LOT 79:


02/16/2023
Date

OWNER OF LOT 68:


5/23/23
Date

OWNER OF LOT 79:

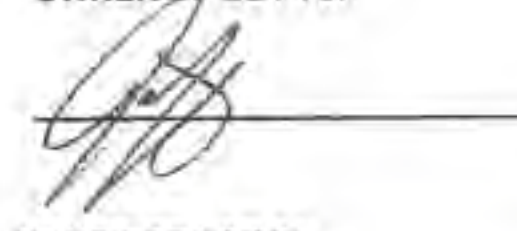

02/16/2023
Date

OWNER OF LOT 69:

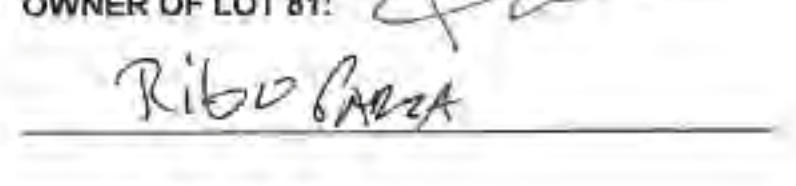

02/16/23
Date

OWNER OF LOT 80:


Nov 10, 2023
Date

OWNER OF LOT 70:


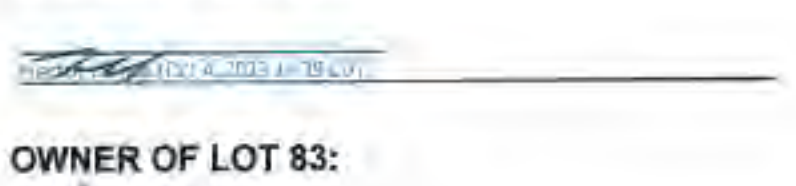
09/10/23
Date

OWNER OF LOT 81:


10-25-23
Date

OWNER OF LOT 71:

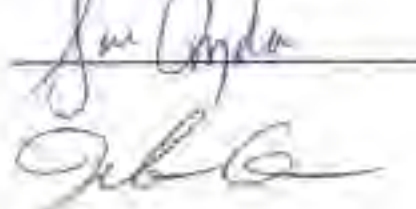

3/23/2023
Date

OWNER OF LOT 82:


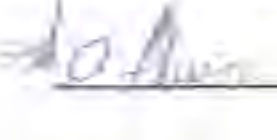
Oct 4, 2023
Date

OWNER OF LOT 72:

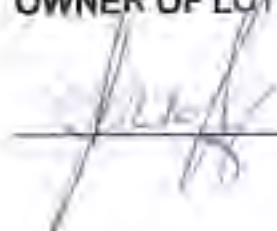

01/23/23
Date

OWNER OF LOT 83:


02-17-2023
Date

OWNER OF LOT 84:


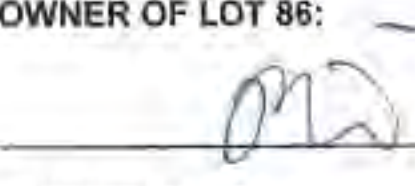
10-15-2023
Date

OWNER OF LOT 85:


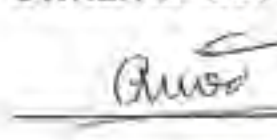
2-16-23
Date

OWNER OF LOT 86:

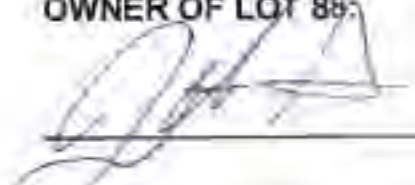

7/25/24
Date

OWNER OF LOT 87:


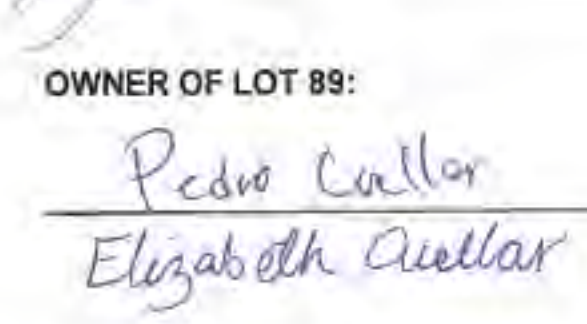
2-1-2024
Date

OWNER OF LOT 88:


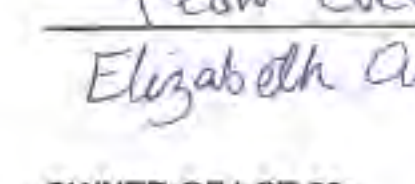
5/21/23
Date

OWNER OF LOT 89:


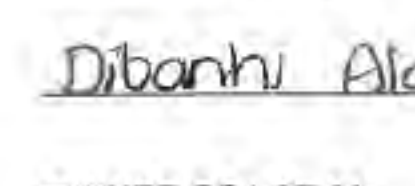
05-23-23
Date

OWNER OF LOT 90:


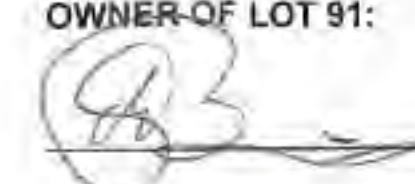
10/8/23
Date

OWNER OF LOT 91:


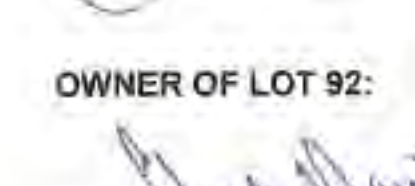
4/10/2023
Date

OWNER OF LOT 92:


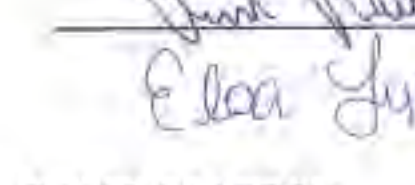
5/23/23
Date

OWNER OF LOT 93:


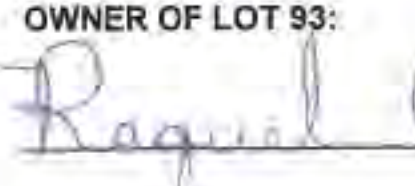
11-28-23
Date

OWNER OF LOT 94:


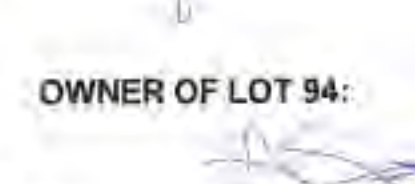
8/14/2023
Date

OWNER OF LOT 95:


9/22/23
Date

OWNER OF LOT 96:


Oct 2, 2023
Date

OWNER OF LOT 97:


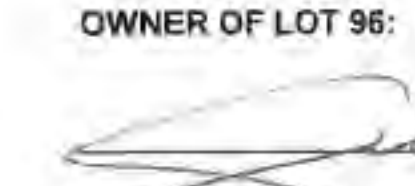
09/10/23
Date

OWNER OF LOT 98:


2-16-23
Date

OWNER OF LOT 99:

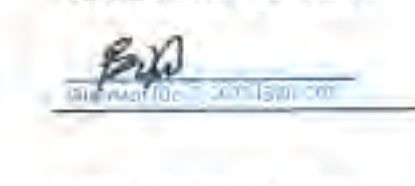

Feb 16, 2023
Date

OWNER OF LOT 100:


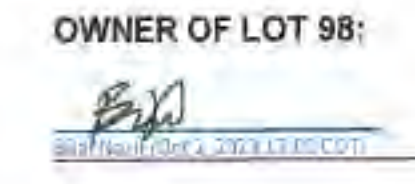
2-16-23
Date

OWNER OF LOT 101:

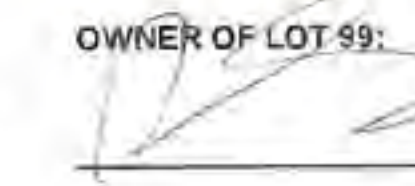

09/10/23
Date

OWNER OF LOT 102:


09/10/23
Date

OWNER OF LOT 103:


09/10/23
Date

OWNER OF LOT 104:


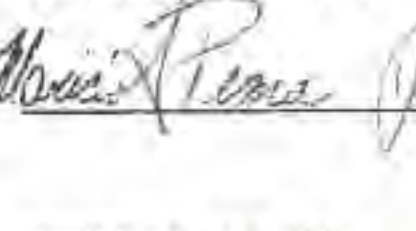
09/10/23
Date

OWNER OF LOT 105:

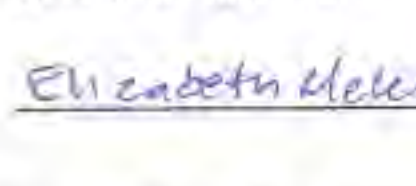

09/10/23
Date

OWNER OF LOT 106:

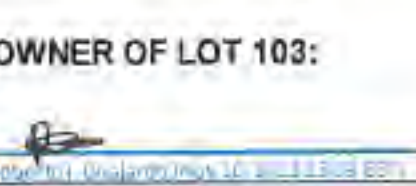

May 24, 2023
Date

OWNER OF LOT 107:


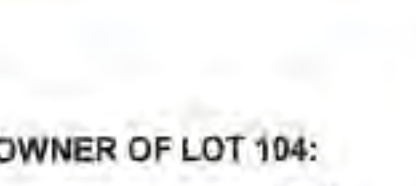
09/16/2023
Date

OWNER OF LOT 108:


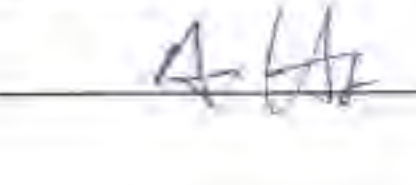
Nov 10, 2023
Date

OWNER OF LOT 109:


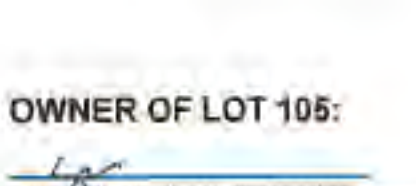
09-10-23
Date

OWNER OF LOT 110:


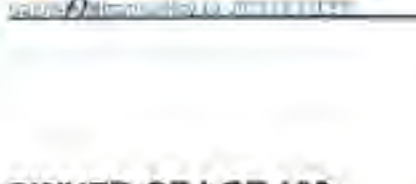
09-10-23
Date

OWNER OF LOT 111:


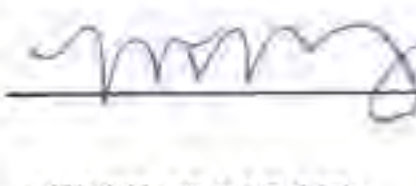
09-10-23
Date

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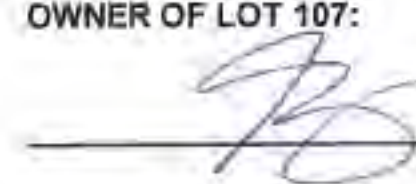
09-10-23
Date

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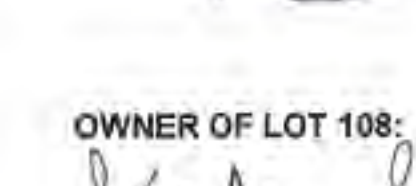
09-10-23
Date

OWNER OF LOT 114:


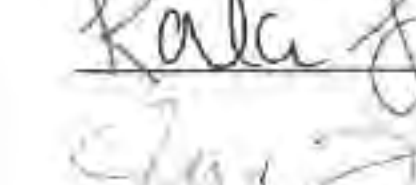
09-10-23
Date

OWNER OF LOT 115:


09-10-23
Date

OWNER OF LOT 116:


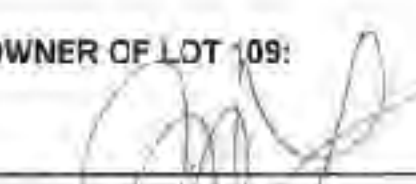
09-10-23
Date

OWNER OF LOT 117:


09-10-23
Date

OWNER OF LOT 118:

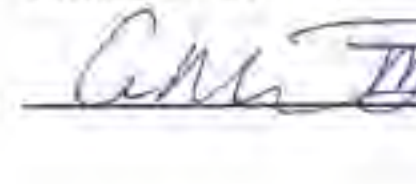

09-10-23
Date

OWNER OF LOT 119:


09-10-23
Date

OWNER OF LOT 120:


09-10-23
Date

OWNER OF LOT 121:


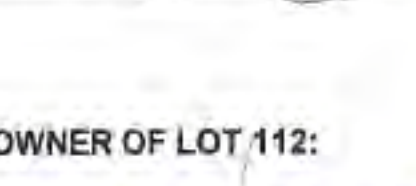
09-10-23
Date

OWNER OF LOT 122:

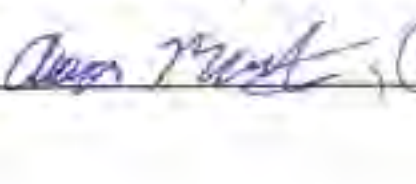

09-10-23
Date

OWNER OF LOT 123:


09-10-23
Date

OWNER OF LOT 124:


09-10-23
Date

OWNER OF LOT 125:


09-10-23
Date

OWNER OF LOT 126:


09-10-23
Date

OWNER OF LOT 127:


09-10-23
Date



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

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

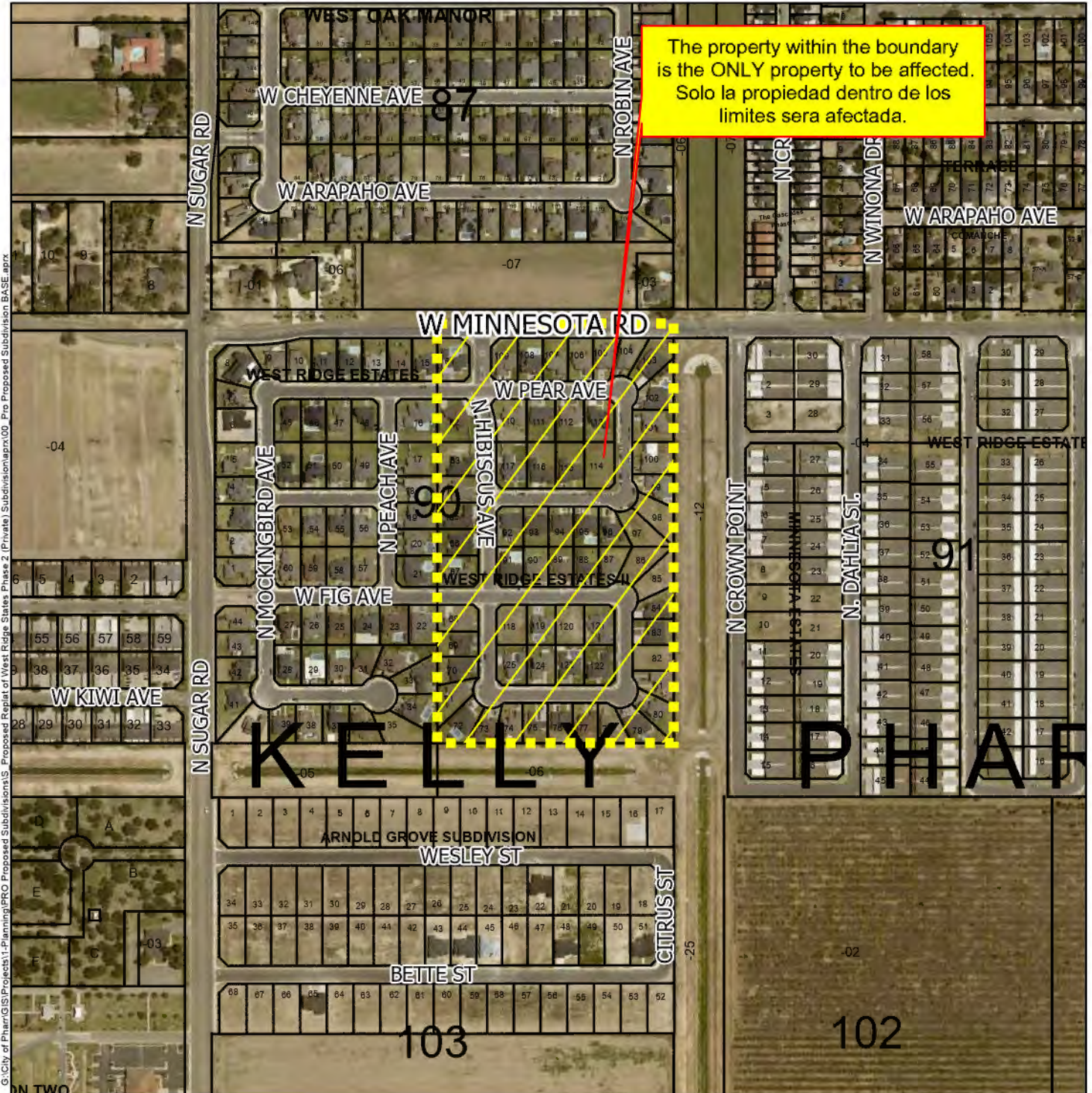


MELDEN & HUNT, INC.
CONSULTANTS - ENGINEERS - SURVEYORS
115 W. ICHTAYE OFF: (504) 391-6941
EDINBURG, TX 78541 OFF: (504) 391-1579
227 N. FM 3187 OFF: (504) 457-8258
P.O. BOX 1000, TX 78062 OFF: (504) 457-8961
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

Proposed Subdivision
 Replat of West Ridge Estates Phase 2 (Private) Subdivision
 Melden & Hunt Inc.



AERIAL

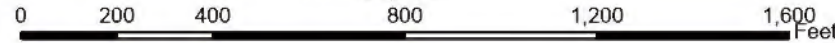


G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\1- Proposed Replat of West Ridge Estates Phase 2 (Private) Subdivision\Map\000 Pro Proposed Subdivision BASE.aprx

Subject Property

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:4,800

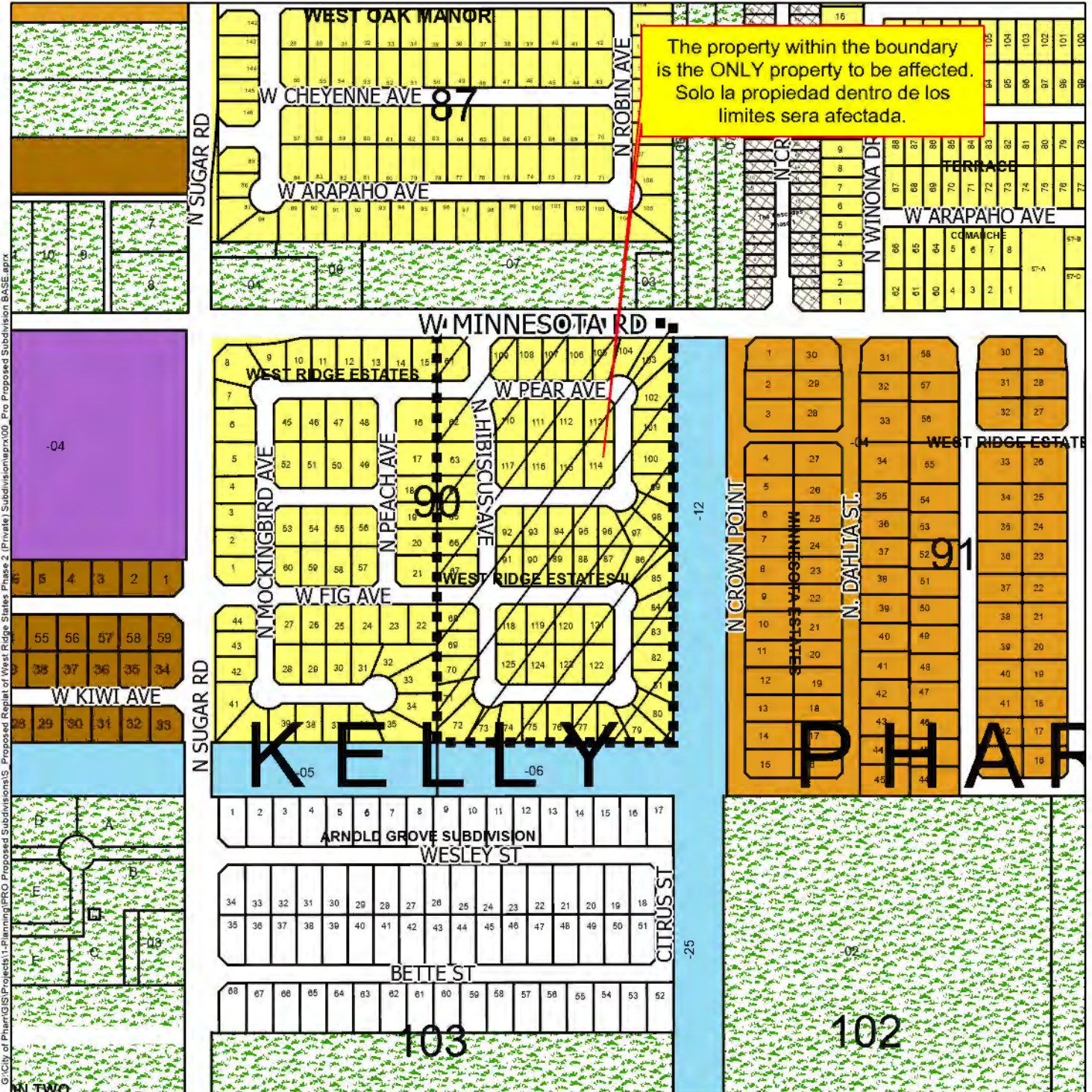


Date: 10/28/2024

Proposed Subdivision
 Replat of West Ridge Estates Phase 2 (Private) Subdivision
 Melden & Hunt Inc.

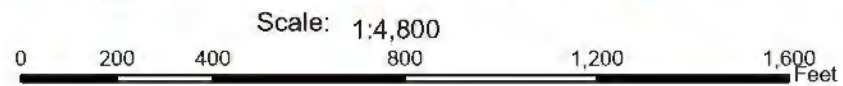


ZONING



- | | | | |
|---------------------------------------|------------------|-------------------------|--------------------------|
| Subject Property | Mobile Home | Business District | Office Professional |
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo ISD |
| Single Family Small Lot | Rail Road R.O.W | Heavy Industrial | Valley View ISD |
| Residential Multi-Family | Government Owned | Limited Industrial | Planned Unit Development |
| Residential Multi-Family High Density | General Business | Neighborhood Commercial | |

City of Pharr, Texas
 Engineering Department
 956.702.5355





Pharr
Development Services



Site Photo

800 thru 900 Block of W. Minnesota Rd.





AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 7.A.

DATE SUBMITTED: November 8, 2024

MEETING DATE: November 18, 2024

FROM: Kimberly Mendoza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Kimberly Mendoza

Agenda Item: Consideration and action, if any, on Ordinance extending the boundaries of the present corporate limits of the City of Pharr, Texas and annexing new territory into the City of Pharr consisting of 22.94 acres more or less, being part or portion of Lot 255, Kelly-Pharr Subdivision of Porciones 69 and 70, located on the south side of East Javelina Drive, approximately 1,700 feet west of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas. **(1st Reading) This item supports EV - Economic Vitality.**

Classification: Regular

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

Issue: This item is the 1st reading on ordinance extending the boundaries of the present corporate limits of the City of Pharr, Texas annexing new territory into the City of Pharr consisting of 22.94 acres more or less, being part or portion of Lot 255, Kelly-Pharr Subdivision of Porciones 69 and 70, located on the south side of East Javelina Drive, approximately 1,700 feet west of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas.

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Kimberly Mendoza
Ricardo Rodriguez
City Management Office

Created/Initiated - 11/8/2024
Approved - 11/14/2024
Final Approval - 11/15/2024

O-2024-_____

AN ORDINANCE OF THE CITY OF PHARR, TEXAS, EXTENDING THE BOUNDARIES OF THE PRESENT CORPORATE LIMITS AND ANNEXING TERRITORY CONSISTING OF 22.94 ACRES MORE OR LESS, BEING PART OR PORTION OF LOT 255, KELLY-PAHRR SUBDIVISION OF PORCIONES 69 AND 70, LOCATED ON THE SOUTH SIDE OF EAST JAVELINA DRIVE, APPROXIMATELY 1,700 FEET WEST OF SOUTH VETERANS BOULEVARD, LYING ADJACENT TO AND BEING SITUATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF PHARR, TEXAS, INCLUDING THE ABUTTING STREETS AND ROADWAYS AND RIGHTS-OF-WAY INTO THE CORPORATE LIMITS OF THE CITY, AT THE REQUEST OF THE PROPERTY OWNERS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY; AND ADOPTING A SERVICE PLAN

WHEREAS, Chapter 43, Subchapter C-3 of the Texas Local Government Code and the City Charter of the City of Pharr, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state;

WHEREAS, the procedures prescribed by the Texas Local Government Code and/or Charter of the City of Pharr, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

SEE "EXHIBIT B"

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS THAT:

Section 1: The Board of Commissioners of the City of Pharr has decided to extend the corporate limits of the City to include tracts of land adjacent to our present corporate limits; and

Section 2: The hereinafter described territory lies within the extraterritorial jurisdiction of the City of Pharr, Texas; and

Section 3: The territory hereinafter described contains approximately 22.94 acres; and

Section 4: The territorial limits of the City of Pharr, Texas contained approximately 15,823.09 acres (24.72 square miles) as of November 18, 2024; and

Section 5: The Director of Development Services held a public hearing on the proposed annexation, on Monday, November 18, 2024, at 4:00 p.m. in the City Commissioners' Room, 118 S. Cage Boulevard, 2nd floor, Pharr, Texas and was also published in the Advance News Journal; and

Section 6: A service plan as required by State Law is hereby adopted and attached as Exhibit A.

Section 7: The Board of Commissioners of the City of Pharr, Texas, finds that all prerequisites for annexation imposed by State Law and the City Charter have been met.

Section 8: That the corporate boundary limits of the City of Pharr, Texas, is hereby extended so as to annex certain territory lying adjacent to and adjoining the present City limits of said City and such territory as hereby annexed to said City as described in Exhibit B.

Section 9: That this ordinance be published, one time in its entirety, in the Advance News, a newspaper in Pharr, Texas.

Section 10: That the service plan attached to this ordinance is hereby approved by the Board of Commissioners of the City of Pharr, Texas provided that such service plan may be amended or repealed in accordance with Section 43.056 of the Texas Local Government Code, when in the opinion of the Board of Commissioners, changed conditions or subsequent occurrences make the plan unworkable or obsolete.

Section 11: That this ordinance shall not become effective until ten (10) days elapsed after the ordinance has been published in the local newspaper after which the territory herein noted and described in Section 1 hereof shall be a part of the City of Pharr and the citizens thereof shall be entitled to all rights and privileges of other citizens and shall be bound by the acts, ordinances, and resolution of the city.

Section 12: Upon annexation of the above described property, the acreage within the city limits of the City of Pharr, Texas will be increased by 22.94 acres for a total of approximately 15,846.03 acres.

The City Clerk is hereby directed to file with the County Clerk of Hidalgo, Texas, a certified copy of this ordinance.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 18th day of November 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS
OF THE CITY OF PHARR, TEXAS, on this the 2nd day of December 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE THIRD READING BY THE BOARD OF CITY COMMISSIONERS
OF THE CITY OF PHARR, TEXAS, on the 16th day of December 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

City of Pharr
Notice of Public Hearing

The City of Pharr intends to extend the present corporate limits by annexing land within the City's Extra Territorial Jurisdiction. The Department of Development Services will hold a public hearing regarding the proposed annexation. Any and all persons interested are encouraged to attend the public hearing and review the Service Plan for the area and voice their opinion. Said public hearing is scheduled as follows:

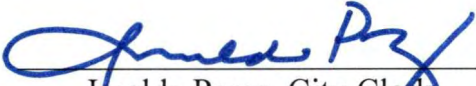
1. Monday, November 18, 2024, at 4:00 p.m. at the Pharr City Commission Room located at 118 S. Cage Boulevard, 2nd floor, Pharr, Texas.

The property is legally described as follows:

- *A tract of land containing 22.94 acres more or less, being part or portion of Lot 255, Kelly-Pharr Subdivision of Porciones 69 and 70, located on the south side of East Javelina Drive, approximately 1,700 feet west of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas.*

I, certify that the above notice of public hearing was posted on the bulletin board at City Hall on this the 6th day of November 2024, at 12:00 p.m. and in the City of Pharr web site (www.pharr-tx.gov)




Imelda Perez, City Clerk

RESOLUTION NO. R-2024- 60

STATE OF TEXAS **§**

COUNTY OF HIDALGO **§**

CITY OF PHARR §

A RESOLUTION OF THE CITY OF PHARR, TEXAS, ACCEPTING THE PETITION FOR ANNEXATION OF A TRACT OF LAND CONTAINING 22.94 ACRES, MORE OR LESS, BEING PART OR PORTION OF LOT 255, KELLY-PHARR SUBDIVISION OF PORCIONES 69 AND 70, LOCATED ON THE SOUTH SIDE OF EAST JAVELINA DRIVE, APPROXIMATELY 1,700 FEET WEST OF SOUTH VETERANS BOULEVARD, IN THE CITY OF PHARR'S EXTRATERRITORIAL JURISDICTION (ETJ) IN HIDALGO COUNTY, TEXAS, LYING ADJACENT OR CONTIGUOUS TO THE PRESENT CORPORATE LIMITS OF THE CITY OF PHARR; SETTING DATE, TIME, AND PLACE FOR PUBLIC HEARING, AND DIRECTING THE CITY MANAGER OR HIS DESIGNEE TO PREPARE A SERVICE PLAN; AND DECLARATION OF THE CITY OF PHARR'S EXTRA-TERRITORIAL JURISDICTION; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT

WHEREAS, the owner(s) of certain property located within Hidalgo County, Texas has petitioned the City of Pharr, Texas (herein the “City”), a home-rule City, for annexation of said property, more particularly described herein (the “subject property”), into the City limits; and

WHEREAS, the subject property is contiguous and adjacent to the corporate limits of the City and the owners have submitted petitions for annexation; and

WHEREAS, after review and consideration of such requests and petition of the owner of the subject property for annexation, the City Commission finds that the subject property may be annexed pursuant to § 43.0671 of the Texas Local Government Code; and

WHEREAS, the petitioner has agreed and consented to the annexation of the subject property by the City and further agreed to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, THAT: §

SECTION 1. ACCEPTANCE OF PETITIONS, MAPS AND OTHER PERTINENT INFORMATION.

- A. In accordance with Section 42.022(b) of the Texas Local Government Code, it is the law of this State that the extraterritorial jurisdiction ("ETJ") of a municipality may expand beyond the distance limitations imposed by Section 42.021 of the Texas Local Government Code to include an area contiguous to the otherwise existing ETJ of the municipality if the owners of the area request the expansion in accordance with Section 43.0671 of the Texas Local Government Code. The City of Pharr hereby approves, adopts, and accepts the petitions, deeds, and other exhibits and materials.
- B. The ETJ of the City of Pharr, Texas was 3 ½ miles prior to December 18, 2012. As a reaffirmation and independent approval hereto, the City of Pharr declares the ETJ as described and displayed on the map attached hereto described as Exhibit "D."

SECTION 2. PROCEEDINGS.

- A. The petitions of annexation of the subject property, including the abutting streets, roadways, and rights of way, not previously annexed into the City and the draft service plan shown in Exhibit "B", are hereby accepted:

A tract of land containing 22.94 acres more or less, being part or portion of Lot 255, Kelly-Pharr Subdivision of Porciones 69 and 70, located on the south side of East Javelina Drive, approximately 1,700 feet west of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas.

- B. On Monday, November 18, 2024, at 4:00 PM in the City Hall, Commissioners' Room, 118 S. Cage Blvd, Pharr, Texas, the City of Pharr will hold one (1) statutory public hearing as described in Exhibit "C", giving all interested persons the right to appear and be heard on the proposed annexation by the City of Pharr of the Property described in Exhibit "A."

SECTION 3. SAVINGS CLAUSE.

Except as hereby resolved, any other directives or actions of the City of Pharr, not in conflict with this Resolution, shall remain in full force and effect, unimpaired hereby.

SECTION 4. SEVERABILITY CLAUSE.

The invalidity of any section, clause, sentence, or provision of this Resolution shall not affect the validity of any other part thereof. The effects of this Resolution shall at all times be in compliance with state, federal, and other guidelines as directed.

SECTION 5. EFFECTIVE DATE.

This Resolution shall take effect immediately upon passage by the members of the Board of Commissioners of the City of Pharr.

SECTION 6. PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE
CITY OF PHARR, TEXAS, ON THIS THE 4th DAY OF NOVEMBER 2024**

CITY OF PHARR



AMBROSIO HERNANDEZ, MAYOR

ATTEST:



IMELDA PEREZ, CITY CLERK

Hidalgo County
Arturo Guajardo Jr.
County Clerk
Edinburg, TX 78540



70 2013 02473935

Instrument Number: 2013-2473935

Recorded On: December 23, 2013

As
Recording

Parties:

To

Billable Pages: 6

Number of Pages: 7

Comment: SPECIAL WARRANTY DEED

**** Examined and Charged as Follows: ****

Recording	46.00
Total Recording:	46.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2013-2473935
Receipt Number: 1408380
Recorded Date/Time: December 23, 2013 04:09P

Record and Return To:

ATLAS, HALL & RODRIGUEZ LLP
ORIGINAL RETURNED TO CUSTOMER
TX

User / Station: D Rodriguez - Cash Superstation 10



STATE OF TEXAS,
COUNTY OF HIDALGO

I hereby certify that this instrument was FILED in the File Number sequence on the date/time
printed herein, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.
County Clerk
Hidalgo County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: December 19, 2013

Grantor: ESTATE OF ANNA MAE KELLY, DECEASED

Grantor's Mailing Address (including county):

2473935

1111 Hermann Dr. #20a
Houston, Harris County, Texas 77004

Grantee: KELFAM, LTD., a Texas limited partnership

Grantee's Mailing Address:

1111 Hermann Dr. #20a
Houston, Harris County, Texas 77004

Consideration:

Good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property:

That property being more particularly described in Exhibit "A", which is attached hereto and incorporated herein for all purposes.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

To the extent such matters are valid and enforceable against the Property: any and all restrictions, reservations, covenants, conditions, easements and other matters, if any, relating to the Property, but only to the extent they still are in effect and shown of record in Hidalgo County, Texas, to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they still are in effect, relating to the hereinabove described Property and to all taxes and assessments now or hereafter assessed against the Property, the payment of which Grantee expressly assumes.

Grantor, for the consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys the Property to Grantee, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof except by through or under Grantor, but not otherwise, as to the Exceptions to Conveyance and Warranty above.

As a material part of the consideration for execution of this instrument, Grantor and Grantee agree that the Property is to be sold to and accepted by Grantee in its present condition, **"AS IS, WHERE IS, WITH ALL FAULTS, AND WITHOUT ANY WARRANTY WHATSOEVER, EXPRESS OR IMPLIED"**. GRANTEE ACKNOWLEDGES THAT IT IS NOT RELYING UPON THE ACCURACY OR COMPLETENESS OF ANY REPRESENTATION, BROCHURE, RENDERING, PROMISE, STATEMENT OR OTHER ASSERTION OR INFORMATION WITH RESPECT TO THE PROPERTY MADE OR FURNISHED BY OR ON BEHALF OF, OR OTHERWISE ATTRIBUTED TO, GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIVES, ANY AND ALL SUCH RELIANCE BEING HEREBY EXPRESSLY AND UNEQUIVOCALLY DISCLAIMED, BUT IS RELYING SOLELY AND EXCLUSIVELY UPON ITS OWN EXPERIENCE AND ITS INDEPENDENT JUDGMENT, EVALUATION AND EXAMINATION OF THE PROPERTY. GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND TO GRANTEE, INCLUDING, WITHOUT LIMITATION: (A) THE PHYSICAL CONDITION OF THE PROPERTY AND ANY IMPROVEMENTS LOCATED THEREON; (B) ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY AND FITNESS FOR A PARTICULAR PURPOSE; (C) ANY REPRESENTATION OR WARRANTY WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING OF ANY HAZARDOUS WASTE, SUBSTANCE OR SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R. PART 2261, OR HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1990, AS AMENDED, AND REGULATIONS PROMULGATED THEREUNDER; AND (D) ANY REPRESENTATION, WARRANTY OR GUARANTEE OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED CONCERNING THE PROPERTY, INCLUDING WITHOUT LIMITATION: (I) THE PROFITABILITY, SUITABILITY OR FITNESS OF THE PROPERTY FOR A PARTICULAR PURPOSE; (II) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO THE IMPROVEMENTS, IF ANY, ON THE PROPERTY; (III) THE MANNER OF REPAIR, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE PROPERTY; AND (IV) THE AVAILABILITY OF UTILITIES AND ACCESS OF THE PROPERTY TO

PUBLIC ROADS. GRANTEE EXPRESSLY WARRANTS AND REPRESENTS THAT NO PROMISE OR AGREEMENT WHICH IS NOT HEREIN EXPRESSED HAS BEEN MADE TO IT AND HEREBY DISCLAIMS ANY RELIANCE UPON ANY SUCH ALLEGED PROMISE OR AGREEMENT. GRANTEE SHALL RELY ON GRANTEE'S INVESTIGATIONS OF THE PROPERTY IN DETERMINING WHETHER TO ACQUIRE IT. GRANTEE FURTHER UNEQUIVOCALLY DISCLAIMS: (Y) THE EXISTENCE OF ANY DUTY TO DISCLOSE ON THE PART OF GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIVES; AND (Z) ANY RELIANCE BY GRANTEE ON THE SILENCE OR ANY ALLEGED NONDISCLOSURE OF GRANTOR OR ANY OF ITS AGENTS, EMPLOYEES OR REPRESENTATIVES. THIS PROVISION WAS FREELY NEGOTIATED AND PLAYED AN IMPORTANT PART IN THE BARGAINING PROCESS FOR THIS INSTRUMENT. GRANTEE HAS AGREED TO DISCLAIM RELIANCE ON GRANTOR AND TO ACCEPT THE PROPERTY "AS-IS" WITH FULL AWARENESS THAT THE PROPERTY'S PRIOR USES OR OTHER MATTERS COULD AFFECT ITS CONDITION, VALUE, SUITABILITY OR FITNESS; AND GRANTEE CONFIRMS THAT GRANTEE IS HEREBY ASSUMING ALL RISK ASSOCIATED THEREWITH. GRANTEE UNDERSTANDS THAT THE DISCLAIMERS OF RELIANCE AND OTHER PROVISIONS CONTAINED HEREIN COULD LIMIT ANY LEGAL RECOURSE OR REMEDY GRANTEE OTHERWISE MIGHT HAVE. GRANTEE ACKNOWLEDGES THAT IT HAS SOUGHT AND HAS RELIED UPON THE ADVICE OF ITS OWN LEGAL COUNSEL CONCERNING THIS PROVISION. THE PROVISIONS OF THIS PARAGRAPH ARE A MATERIAL PART OF THE CONSIDERATION FOR GRANTOR'S ENTERING EXECUTING THIS INSTRUMENT, AND SHALL SURVIVE CLOSING AND SHALL NOT MERGE.

NO TITLE EXAMINATION WAS REQUESTED IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT, NOR WAS ANY MADE. THE PREPARER EXPRESSES NO OPINION ON TITLE TO THIS PROPERTY.

When the context requires, singular nouns and pronouns include the plural.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has executed this instrument effective as of the date first set forth above.

GRANTOR:

Barbara Evans Williams
BARBARA EVANS WILLIAMS,
INDEPENDENT ADMINISTRATOR OF THE
ESTATE OF ANNA MAE KELLY, DECEASED

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me this 19th day of December, 2013, by BARBARA EVANS WILLIAMS, INDEPENDENT ADMINISTRATOR OF THE ESTATE OF ANNA MAE KELLY, DECEASED.



Kimberly Poole

NOTARY PUBLIC, STATE OF TEXAS

After recording return to:

Kelfam, Ltd.
Attention: Barbara Williams
1111 Hermann Dr. #20a
Houston, Texas 77004

EXHIBIT "A"

TRACT I:

The North 22.0 acres of Lot 4, Block 20, STEELE AND PERSHING SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 8, Page 115, Deed Records of Hidalgo County, Texas.

TRACT II:

Lot 302, KELLY-PHARR SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 3, Pages 133 and 134, Deed Records of Hidalgo County, Texas.

TRACT III:

A 31.8 acre tract out of Lot 303, KELLY PHARR SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 3, page 133 and 134, Deed Records of Hidalgo County, Texas.

TRACT IV:

A 31.08 acre tract of land out of Lot 289, KELLY-PHARR SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 3, Pages 133 and 134, Deed Records of Hidalgo County, Texas.

TRACT V:

A 18.8 acre tract of land out of Lot 290, KELLY-PHARR SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 3, Pages 133 and 134, Deed Records of Hidalgo County, Texas.

TRACT VI:

Lot 255, KELLY-PHARR SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 3, Pages 133 and 134, Deed Records of Hidalgo County, Texas.

SAVE AND EXCEPT, the East 200' feet conveyed to Pharr Rifle & Pistol Club, Inc. as shown in Deed recorded in Volume 830, Page 320, Deed Records of Hidalgo County, Texas.

TRACT VII:

Lot 253, KELLY-PHARR SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 3, Pages 133 and 134, Deed Records of Hidalgo County, Texas.

SAVE AND EXCEPT those tracts of land described in Volume 383, Page 109, Volume 1182, page 315, Volume 1386, Page 703, Volume 1543, Page 126, Volume 1589, Page 445 and Volume 1771, Page 190, all in Deed Records of Hidalgo County, Texas.

TRACT VIII:

Lot 337, KELLY-PHARR SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 3, Pages 133 and 134, Deed Records of Hidalgo County, Texas.

TRACT IX:

Lot 338, KELLY-PHARR SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 3, Pages 133 and 134, Deed Records of Hidalgo County, Texas.

SAVE AND EXCEPT, a tract of land described in instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 27, 1994, under Clerk's file #394631.

TRACT X:

Lot 339, KELLY-PHARR SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 3, Pages 133 and 134, Deed Records of Hidalgo County, Texas.

SAVE AND EXCEPT, those portions of land described in Deed recorded in Volume 1707, Page 73 and under Clerk's file #394630 and 1047444.

TRACT XI:

Lot 351, KELLY-PHARR SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 3, Pages 133 and 134, Deed Records of Hidalgo County, Texas.

SAVE AND EXCEPT, those portions of land described in Deeds filed for record in the Office of the County Clerk of Hidalgo County, Texas, on June 27, 1994, under Clerk's file #394632.

TRACT XII:

Lot 352, KELLY-PHARR SUBDIVISION, Hidalgo County, Texas, according to map thereof recorded in Volume 3, Pages 133 and 134, Deed Records of Hidalgo County, Texas.

SAVE AND EXCEPT, that portion of land described in instrument filed for record in the Office of the County Clerk of Hidalgo County, Texas, on August 25, 2001, under Clerk's file #998498.



Property Description

A tract of land containing 22.94 acres of land more or less, situated in Hidalgo County, Texas, being part or portion of LOT 255 KELLY-PHARR SUBDIVISION of Porciones 69 and 70 Hidalgo County, Texas, located on the south side of East Javelina Drive, approximately 1,700 feet west of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas.

EXHIBIT "A"

**METES AND BOUNDS DESCRIPTION
22.94 ACRES OF LAND OUT OF LOT 255
KELLY-PHARR SUBDIVISION
HIDALGO COUNTY, TEXAS**



A tract of land containing 22.94 acres of land more or less, situated in Hidalgo County, Texas, being part or portion of **LOT 255 KELLY-PHARR SUBDIVISION** of Porciones 69 and 70 Hidalgo County, Texas, map reference: Volume 3 Page 133 and 134 Deed Records, Hidalgo County, Texas, said 22.94 acres also being more particularly described as follows;

COMMENCING, for reference at the northeast corner of said Lot 255, within Javelina Drive, right-of-way, **THENCE N 81° 27' 24" W** along the north line of said Lot 255, a distance of 200.00 feet, to the northwest corner of a tract of land deeded to Pharr Rifle and Pistol Club, recorded in Volume 830 Page 320, Deed Records, Hidalgo County, Texas, **THENCE S 08° 32' 36" W** along the west line of said Pharr tract, a distance of 55.00 feet, to the south right-of-way line of said Javelina Drive, recorded in Document Number 2350840, Deed Records, Hidalgo County, Texas, **FOR THE POINT OF BEGINNING**, and the Northeast corner of this tract;

THENCE S 08° 32' 36" W along the west line of said Pharr tract, a distance of 1265.00 feet, to the south line of said Lot 255, the north line of South Texas College Regional Center For Public Safety Excellence Subdivision, recorded in Document Number 2926806, Map Records, Hidalgo County, Texas, for the Southeast corner hereof;

THENCE N 81° 27' 24" W, along the south line of said Lot 255 and the north line of said Public Safety tract, a distance of 790.00 feet, to an inside corner of said Public Safety tract, for the Southwest corner hereof;

THENCE N 08° 32' 36" E, along the east line of said Public Safety tract, a distance of 1265.00 feet, to the south right-of-way line of said Javelina Drive, for the Northwest corner hereof;

THENCE S 81° 27' 24" E, along the south right-of-way line of said Javelina Drive , a distance of 790.00 feet, to the **POINT OF BEGINNING**, containing 22.94 acres of land, more or less.

JAVELINA DRIVE

CITY OF PHARR
(DOCUMENT No. 2350840, H.C.D.R.)

N 81°27'24" W
200.00'

S 81°27'24" E 790.00'

55.00'

P.O.C.

N. E. CDR.
LOT 255

P.O.B.

22.94 ACRES

LOT 1

SOUTH TEXAS COLLEGE REGIONAL CENTER
FOR PUBLIC SAFETY EXCELLENCE SUBDIVISION
(DOCUMENT No. 2926806, H.C.D.R.)

N 08°32'36" E 1265.00'

S 08°32'36" W 1265.00'

PHARR RIFLE & PISTOL CLUB, INC.
(VOL. 830, PG. 320, H.C.D.R.)

BASE OF MAPAS AS FOR
TEXAS STATE PLANE COORDINATE SYSTEM
AND 83, SOUTH ZONE

SCALE: 1" = SCALE

N 81°27'24" W 790.00'

LOT 1
SOUTH TEXAS COLLEGE REGIONAL CENTER
FOR PUBLIC SAFETY EXCELLENCE SUBDIVISION
(DOCUMENT No. 2926806, H.C.D.R.)

**"EXHIBIT"
SHOWING**

**22.94 ACRES
OUT LOT 255
KELLY-PHARR
SUBDIVISION
HIDALGO COUNTY, TEXAS**

(VOL. 1, PGS. 133-134) H.C.M.R.)

FOR: JAVIER HINDJOSA P.E.

PROJECT INFORMATION	
SURVEYED DATE:	
JOB NO.:	
DRAWN BY:	
CHECKED BY:	
REVISIONS:	



C.J. & S. ENGINEERS
LLC
517 BEAUMONT AVE.
McALLEN, TEXAS 78501
Ph. (958) 618-1551
FAX (958) 618-1547
www.cjsa.com
TBPLS FIRM No. 10119600

EXHIBIT A
SERVICE PLAN

I. ANNEXATION AREAS

The annexation areas are located on East Javelina Drive, approximately 1,700 feet west of South Veterans Boulevard. The property is approximately **22.94 AC** and is illustrated in EXHIBIT A and further described below:

OWNER: KELFAM, LTD., a Texas limited partnership

A tract of land containing 22.94 acres more or less, being part or portion of Lot 255, Kelly-Pharr Subdivision of Porciones 69 and 70, located on the south side of East Javelina Drive, approximately 1,700 feet west of South Veterans Boulevard, in the City of Pharr's Extraterritorial Jurisdiction (ETJ) in Hidalgo County, Texas.

II. SERVICE COMPONENTS

This plan contains two service components: A) Municipal Service Plan B) Capital Improvement Program.

A. MUNICIPAL SERVICE PLAN

As required by TLGC 43.056 B), certain municipal services will be provided by the City of Pharr immediately upon the effective date of annexation. These services include:

- Police Protection
 - Fire Protection
 - Emergency medical services
 - Solid waste collection, except as provided by Subsection 43.056 (o);
 - Operation and maintenance of water and wastewater facilities in the annexed area that are not within the service area of another water or wastewater utility;
 - Operation and maintenance of roads and streets, including road and street lighting; *
 - Operation and maintenance of public parks, playgrounds, and swimming pools; and
 - Operation and maintenance of any other publicly owned facility, building or service.
- *Note: Street lighting will be maintained for fixtures located within the service territory of the City of Pharr.

1. POLICE

Existing Services: None

Services to be Provided: Currently, the area is under the jurisdiction of the Hidalgo County Sheriff's Office. However, upon annexation, the City of Pharr Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

2. FIRE

Existing Services: Primary fire response is currently provided through rural fire agreement with Hidalgo County. Services will continue to be provided

Services to be Provided: Fire suppression will be available to the area upon annexation. Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed.

3. BUILDING INSPECTION

Existing Services: None

Services to be Provided: The Building Inspection Department will provide Code Enforcement Services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulated building construction within the City of Pharr.

4. PLANNING AND ZONING

Existing Services: None

Services to be Provided: The Planning and Zoning Department's responsibility for regulating development and land use through the administration of the City of Pharr Zoning Ordinance will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Pharr Subdivision Ordinance. These services can be provided within the department's current budget.

5. LIBRARY

Existing Services: None

Services to be Provided: Upon the effective date of annexation, free library use privileges will be available to anyone residing in this area. These privileges can be provided within the current budget appropriation.

6. HEALTH DEPARTMENT- HEALTH CODE ENFORCEMENT SERVICE

Existing Services: None

Services to be Provided: The ____Hidalgo____ County Health Department will implement the enforcement of the City of Pharr's health ordinances and regulations on the effective date of the annexation. Such services can be provided with current City of Pharr's Code Compliance and Health Division Personnel and within the current budget appropriation. In addition, animal control services will be provided to the area as needed.

7. STREET

Existing Services: County Street Maintenance

Services to be Provided: Maintenance to the street facilities will be provided by the City upon the effective date of the annexation. This service can be provided within the current budget appropriation.

8. STORM WATER MANAGEMENT

Existing Services: None

Services to be Provided: Developers will provide storm water drainage at their own expense and will be inspected by the City Engineers and/or Public Works Department at time of completions. The City will then maintain the drainage upon approval.

9. STREET LIGHTING

Existing Services: None

Services to be Provided: The City of Pharr will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

10. TRAFFIC ENGINEERING

Existing Services: None

Services to be Provided: The Engineering Department will be able to provide, after the effective date of annexation, any additional traffic control devices.

11. WATER SERVICE

Existing Services: None

Services to be Provided: Water service to the area will be provided in accordance with the applicable codes and departmental policy. When other property develops in the adjacent area, water service shall be provided in accordance with extension ordinances. Extension of service shall comply with City codes and ordinances.

12. SANITARY SEWER SERVICE

Existing Services: None

Services to be Provided: Sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policy. When property develops in the adjacent areas, sanitary sewer service shall be provided in accordance with the present extension ordinance. Extension of service shall comply with applicable codes and ordinances.

13. SOLID WASTE SERVICES

Existing Services: None

Services to be Provided: Solid Waste Collection shall be provided to the area of annexation in accordance with the present ordinance. Service shall comply with existing City policies, beginning with occupancy of structures.

14. ADDITIONAL SERVICES

All other applicable municipal services will be provided to the area in accordance with the City of Pharr's established policies governing extension of municipal services to newly annexed areas.

B. CAPITAL IMPROVEMENTS

The City, from time to time, include construction of new, expanded or replacement facilities in its Capital Improvements Program (CIP). Facilities to be included in the CIP shall be determined on a City-wide basis. Priorities shall be established by the CIP plans of the City, projected growth trends, and the City Commission through its development plans and policies.

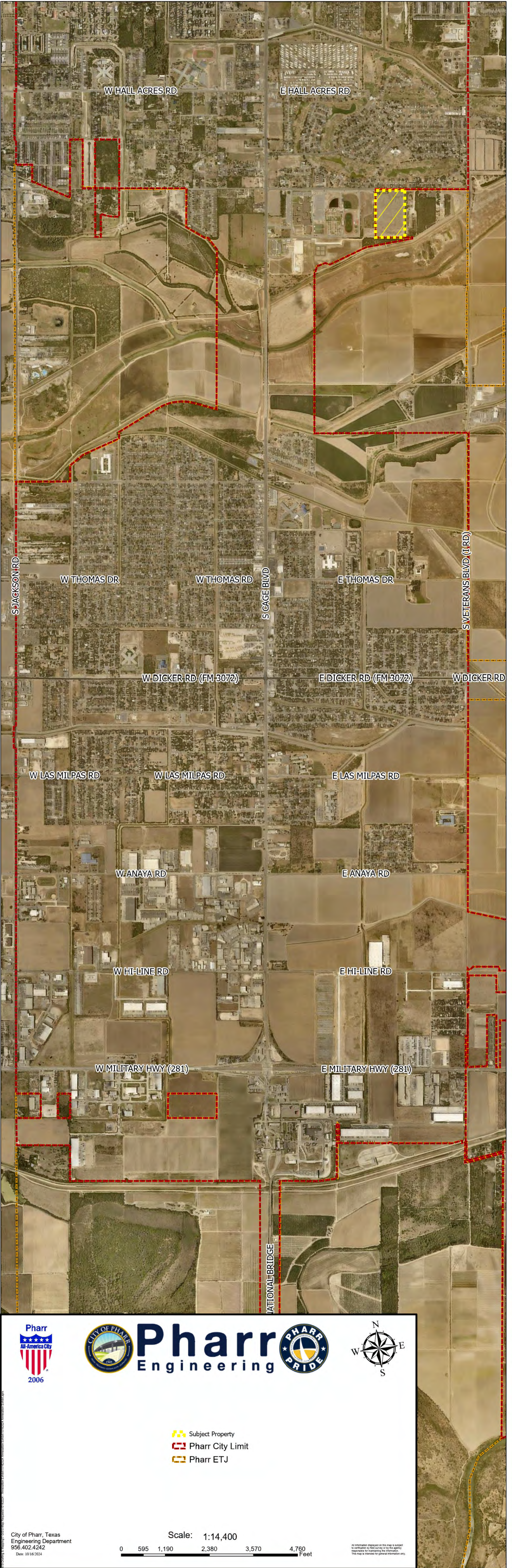
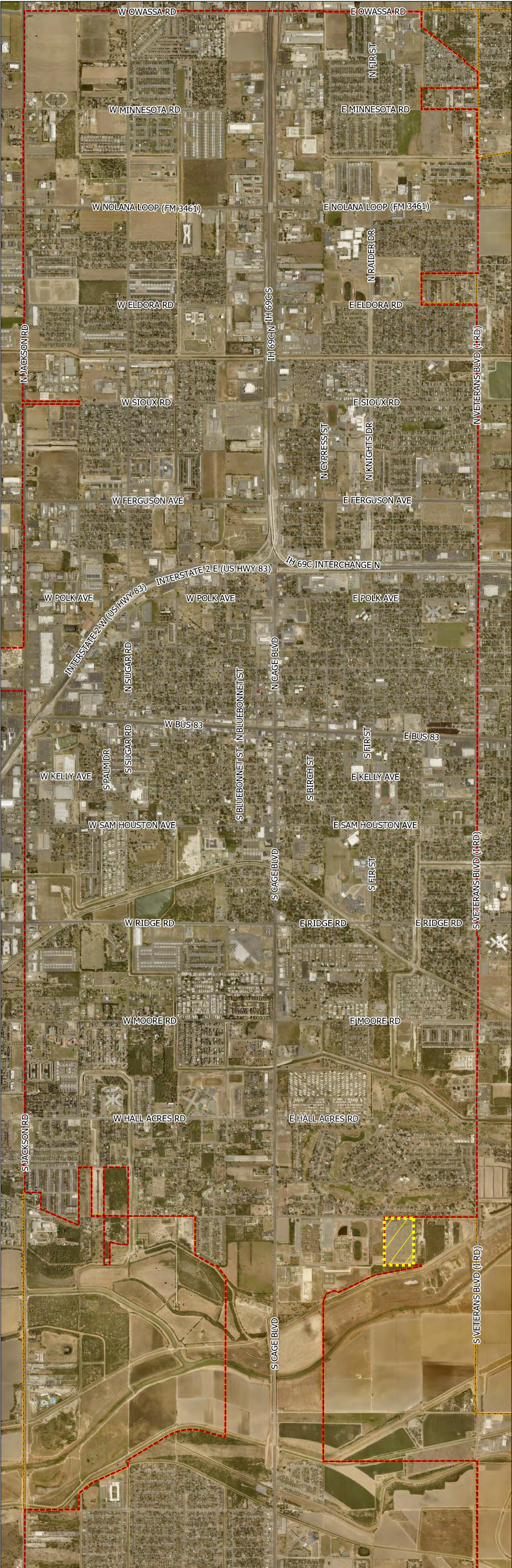
III. LEVEL OF SERVICES TO BE PROVIDED

It is the intent of the City of Pharr to provide the level of services required by State Law. The City Commission finds and determines that the services, infrastructure and infrastructure maintenance proposed by this plan are comparable to that provided to other parts of the City with topography, land use, and population density reasonably similar to the annexed area and will not reduce the level of services available to the territory prior to annexation.

Nothing in this plan shall require the City to provide a uniform level of full municipal services to each are of the City, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

**EXHIBIT C - SCHEDULE FOR VOLUNTARY ANNEXATION
CITY OF PHARR, TEXAS**

DATE	ACTION/EVENT	LEGAL AUTHORITY
October 3, 2024	Submitted petition for annexation.	
November 4, 2024	Resolution to City Commission on accepting petition of annexation	
November 4, 2024	Acceptance of voluntary annexation petition request from landowners and initiation of annexation and City Commission sets a public hearing for November 18, 2024 (14 days)	TLGC 43.0671
November 5, 2024 Publish notice of public hearing AND Send notice to school district and to each public entity.	Send notice to Advance for publication on <u>November 5, 2024 for publication on November 6, 2024.</u> Post notice of public hearing on city's website and maintain until hearings are complete. School District notice. Notify each school district of possible impact w/in the period preserved for publishing the notice of the public hearing. Public Entity notices. Notify each public entity that is located in or provides services to the area proposed for annexation. Public entity includes: County, fire protection, emergency medical services provider, special district (MUD) or other district, of possible impact w/in the period prescribed for publishing the notice of public hearing.	TLGC 43.905 and 43.9051; send notice to school district and to each public entity not less than 10 days nor more than 20 days before public hearing.
November 6, 2024	Legal Notice for Public Hearing Published for the date of November 18, 2024 (12 days)	Not less than 10 days nor more than 20 days before the public hearing. TLGC 43.0673
November 18, 2024	Public Hearing – Regular CC Meeting	Governing body must provide persons in interested in the annexation the opportunity to be heard. TLGC 43.0673
November 18, 2024	First Reading of the Ordinance (after public hearing)	TLGC 43.0673
December 2, 2024 (Could also be at a special called meeting after the First Reading; OR within 90 days of First Reading)	Second Reading of the Ordinance	Second reading of annexation ordinance, City Charter, Article I, Section 5
December 16, 2024	Third and final reading of the ordinance	Third and final reading of the annexation ordinance, Article III, Section 6, City Charter
Within 30 days of Final Reading	City Sends copy of map showing boundary changes to county voter registrar in a format that is compatible with mapping format used by registrar.	Elec. Code 42.0615
Within 60 days of Final Reading of Ordinance	City provides a certified copy of ordinance and maps to: 1. County Clerk 2. County Appraisal District 3. County Tax Assessor Collector 4. 911 Addressing 5. Sheriff's office 6. City Department Heads 7. State Comptroller 8. Franchise Holders	





Pharr

Engineering



Subject Property

Pharr City Limit

Pharr ETJ

City of Pharr, Texas
Engineering Department
956.402.4242
Date: 10/16/2024

Scale: 1:14,400

0 595 1,190 2,380 3,570 4,760 Feet

All information displayed on this map is subject to verification by the City of Pharr. This map is intended for general information only.



Pharr

Development Services



VOLUNTARY ANNEXATION PETITION APPLICATION AND CHECKLIST

Name of Applicant: Carlos I. Garza

Date of Submittal: October 3, 2024

Proposed Acreage to be Annexed: 22.94

APPLICATION COMPLETENESS CERTIFICATION

REQUIRED DOCUMENTS	PROVIDED
Completed and Signed Application/Checklist	☒
Completed annexation petition with each owner's original signature. Must include all owners' signatures if there are multiple owners of record.	☒
A copy of the deed showing current ownership.	☒
A clear and legible copy of certified field notes (metes and bounds) describing the boundary of the property that is being petitioned for annexation with a graphic exhibit (map or plat) clearly showing the property. The boundary description and the graphic exhibit must each be contained on a 8 1/2" x 11" sheet of paper. If the property is a subdivided lot, please submit a copy of the recorded subdivision plat.	☒
If applicable, water and wastewater utilities agreement between City and applicant for extension of utilities.	☐

INSTRUCTIONS

Fill out and submit an electronic copy of the completed application package and all subsequent documentation and updates to planning@pharr-tx.gov and provide one (1) hard copy to Development Services, Planning and Zoning Division, 118 S Cage Blvd., Pharr, Texas 78577.

PROPERTY INFORMATION

Property Address: _____

Total Number of Acres: 22.94 Total Number of Tracts: 1

Subdivision Name: Kelly-Pharr Subdivision Lot(s): 255 Block(s):

Survey Name and Abstract No.: GEO ID K2400-00-000-0255-00

Current Land Use: Agriculture

Proposed Land Use and Purpose of Annexation: Single Family Residential

List all qualified voting age persons living on each tract of land:

[illegible]

OWNER INFORMATION – Please fill out a separate sheet for each owner of record

Owner(s) Name: KELFAM, LTD (Debra Brooks, Co-Managing Partner and Janet Cavanaugh, Co-Managing Partner)

If the property ownerships is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.

Address: 1111 Hermann Dr. #20a City: Houston State: TX Zip Code: 77004

Phone No.: _____ Cell Phone No.: _____ Email: _____

Owner's Signature: Javier Hinojosa, P.E. (Authorized Agent) Date: 10/03/2024

AGENT/APPLICATION AUTHORIZATION – Please check one of the following:

☐ I will represent my petition before the city staff and the Board of Commissioners of the City of Pharr

☒ I hereby authorize the person named below to act as my agent/applicant in representing this application before the city staff and the Board of Commissioners of the City of Pharr.

Note: The agent/applicant is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent/applicant. If no agent is listed, the owner will be considered the agent.

Agent/Applicant's Name: Javier Hinojosa, P.E.

Company's Name (if applicable): Javier Hinojosa Engineering

Address: 416 E. Dove Avenue City: McAllen State: TX Zip Code: 78504

Phone No.: 956-668-1588 Cell Phone No.: 956-624-7006 Email: javier@javierhinojosaeng.com

If an agent/applicant is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent/applicant in processing the application before the Board of Commissioners of the City of Pharr:

Owner's Printed Name: _____

Owner's Signature: _____ Date: _____

OWNER INFORMATION – Please fill out a separate sheet for each owner of record

Owner(s) Name: KELFAM, LTD (Debra Brooks, Co-Managing Partner and Janet Cavanaugh, Co-Managing Partner)

If the property ownerships is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing partner.

Address: 1111 Hermann Dr. #20a City: Houston State: TX Zip Code: 77004

Phone No.: _____ Cell Phone No.: _____ Email: _____

Owner's Signature: [Signature] Date: 10/3/24

Javier Hinojosa, Authorized Agent

AGENT/APPLICATION AUTHORIZATION – Please check one of the following:

☐ I will represent my petition before the city staff and the Board of Commissioners of the City of Pharr

☒ I hereby authorize the person named below to act as my agent/applicant in representing this application before the city staff and the Board of Commissioners of the City of Pharr.

Note: The agent/applicant is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent/applicant. If no agent is listed, the owner will be considered the agent.

Agent/Applicant's Name: Javier Hinojosa, P.E.

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Address: 416 E. Dove Avenue City: McAllen State: TX Zip Code: 78504

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If an agent/applicant is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent/applicant in processing the application before the Board of Commissioners of the City of Pharr:

Owner's Printed Name: _____

Owner's Signature: _____ Date: _____



Pharr

Development Services



VOLUNTARY ANNEXATION PETITION (C-3)

I, Javier Hinojosa, Authorized Agent, owner of the land described below, hereby voluntary petition the Board of Commissioners of the City of Pharr, Texas to annex the property and extend the present city limits and extraterritorial jurisdiction so as to include as part of the City of Pharr, Texas, the Property, containing approximately 22.94 acres of land, described as follows:

(Legal description of Property, Exhibit A, attached hereto)

I desire to enter into a written agreement for municipal services with the City of Pharr, pursuant to Section 43.0672 of the Local Government Code. If any portion of the Property is appraised for ad valorem tax purposes as agricultural, wildlife management use or timber land under Chapter 23 of the Tax Code, I certify that I was offered a development agreement pursuant to Section 43.016 of the Local Government Code and still requested annexation.

I certify that the above-described Property is contiguous and adjacent to the City of Pharr, Texas and that this petition is signed and duly acknowledged by each and every person, corporation, or entity having an ownership interest in said Property.

OWNER(S): (add additional signature lines for each owner)

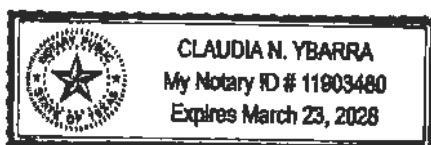
Print Name (Owner) Javier Hinojosa (Auth. Agent) Signature (Owner) [Signature]
 Print Name (Owner) _____ Signature (Owner) _____

NOTARY ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
 COUNTY OF Hidalgo §

BEFORE ME, the undersigned authority, on this day personally appeared Javier Hinojosa, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of the Owner.

Given under my hand and seal office this 3rd day of October, 2024.



[Signature]
 NOTARY PUBLIC in and for the
 STATE OF TEXAS

Claudia N. Ybarra
 Printed Name
 My commission expires: 03/23/2028

EXHIBIT A

September 30, 2024

City of Pharr, Texas
Pharr Public Works
Hidalgo County Drainage District #1
Magic Valley Electric Cooperative
Federal Emergency Management Agency

Re: KELLY PHARR TRACT E790' OF W 1120', LOT 255, 23.94 AC GROSS,
22.94 AC NET

Dear Ladies and Gentlemen:

The undersigned owner/trustee of the real property described above has entered into a contract to sell Property to Carlos I. Garza, or assigns, who in turn, intends to develop the Property into a residential subdivision.

The undersigned hereby appoints Carlos I Garza or Assigns, Jason E. Garza, Carlos I Garza and Javier Hinojosa Engineering as agents for purposes of seeking the following preliminary approvals from the City of Pharr, Pharr Public Works, Hidalgo County Drainage District #1, Federal Emergency Management Agency (FEMA) and MVEC regarding the proposed Subdivision:

- 1) FEMA approval/certification of BFE redetermination
- 2) Preliminary and final plat approval;
- 3) Zoning approval and/or PD (Planned District Development);
- 4) Annexation into the City of Pharr;
- 5) Preliminary and final approval of a drainage plan for the Subdivision; and
- 6) Preliminary and final approval of a water and sanitary sewer utility plans for the Subdivision.

Yours very truly,

DocuSigned by:

A8F348B6B34642B...

Debra Brooks co-managing partner

Kelfam, Ltd.

DocuSigned by:

A20C86C83B61472...

Janet Cavanaugh

co managing partner



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 7.B.

DATE SUBMITTED: November 5, 2024

MEETING DATE: November 18, 2024

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Consideration and action, if any, on Resolution submitting entitlement votes for candidate(s) to the Appraisal District Board of Directors 2025-2027. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: The Chief Appraiser of Hidalgo County Appraisal District has called for the election of the Hidalgo County Appraisal District Board of Directors. HCAD is governed by nine (9) Board of Directors; five (5) members are appointed by vote of the eligible taxing units participating in the District, three (3) members are elected by majority vote in the November general election, and finally, the County Tax Assessor/Collector serves as a voting ex-officio member.

The governing body of each eligible taxing unit may cast all its votes for one (1) candidate or distribute the votes among any number of candidates. Each voting unit shall determine its vote by written resolution and submit it to the Chief Appraiser before December 15, 2024.

The nine (9) nominees on the Official Ballot for Election of 2025-2027 Appraisal District Board of Directors are:

Eddy Betancourt
Albert Cardenas
Fernando Castillo
Yolanda Castillo
Pete Garcia
Richard A. Garza
Christina Jaramillo
Joe D. Olivarez
Amador Requenez

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends casting of votes for candidate(s) named on the ballot.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez

Ricardo Rodriguez

City Management Office

Created/Initiated - 11/5/2024

Approved - 11/7/2024

Final Approval - 11/7/2024

RESOLUTION NO. R-2024-_____

STATE OF TEXAS

COUNTY OF HIDALGO

WHEREAS, the Chief Appraiser of Hidalgo County Appraisal District has called for the election of the Hidalgo County Appraisal District Board of Directors; and

WHEREAS, the City of Pharr is entitled to cast a total of 160 votes in said election; and

WHEREAS, ballots must be returned by December 15, 2024, which is the deadline for accepting votes.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Pharr, Hidalgo County, Texas, that city does hereby cast _____votes for _____for Hidalgo County Appraisal Board of Directors for 2025-2027.

PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF PHARR, TEXAS on this the 18th day of November, 2024.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

HIDALGO COUNTY APPRAISAL DISTRICT

Albert D. Cardenas	Chairman
Joe D. Olivarez	Vice-Chairman
Amador Requenez	Secretary
Richard A. Garza	Member
Eddy Betancourt	Member



Pablo "Paul" Villarreal, Jr.	Member
Place 1 Erica E. Canales	Member
Place 2 Veronica "Ronnie" Ontiveros	Member
Place 3 Karina Cardoza	Member
Rolando Garza	Chief Appraiser

PO Box 208
Edinburg, TX 78540-0208
(956) 381-8466 (956) 565-2461
www.hidalgoad.org

October 29, 2024

City of Pharr Mayor
Dr. Ambrosio Hernandez
PO Box 1729
Pharr TX 78577

RECEIVED

NOV 04 2024

CITY CLERK'S OFFICE
IMELDA PEREZ

Dear Dr. Hernandez,

As prescribed by Section 6.03 of the Texas Property Tax Code, enclosed you will find the "Official Ballot" with the candidates' names and the number of votes you are authorized to cast in the election for the Board of Directors of the Hidalgo County Appraisal District (HCAD). In addition, I have provided a condensed biography of each candidate that provided such, a list of the total vote distribution for all voting entities, and a sample resolution for your convenience, which you may use or submit one prepared by your office.

HCAD is governed by nine (9) Board of Directors; five (5) members are appointed by vote of the eligible taxing units participating in the District, three (3) members are elected by majority vote in the November general election, and finally, the County Tax Assessor/Collector serves as a voting ex-officio member.

The governing body of each eligible taxing unit may cast all its votes for one (1) candidate or distribute the votes among any number of candidates. Each voting unit shall determine its vote by written resolution and submit it to the Chief Appraiser **Before December 15th**. Please note that there is no provision for write-in candidates. Therefore, any vote cast for someone not listed on the ballot will be discarded.

The Chief Appraiser will count all timely submitted votes, declare the five candidates that receive the largest cumulative vote totals elected, and submit the results before December 31st to the governing body of all taxing units in the District and to the candidates.

Should you have any additional questions, please do not hesitate to contact me.

Sincerely,

Rolando Garza, RPA
Chief Appraiser

RG:plg

Enclosures

HIDALGO COUNTY APPRAISAL DISTRICT

Albert D. Cardenas
Joe D. Olivarez
Amador Requenez
Richard A. Garza
Eddy Betancourt

Chairman
Vice-Chairman
Secretary
Member
Member



Pablo "Paul" Villarreal, Jr. Member
Place 1 Erica E. Canales Member
Place 2 Veronica "Ronnie" Ontiveros Member
Place 3 Karina Cardoza Member
Rolando Garza Chief Appraiser

PO Box 208
Edinburg, TX 78540-0208
(956) 381-8466 (956) 565-2461
www.hidalgoad.org

Hidalgo County Appraisal District 4405 S. Professional Drive PO Box 208 Edinburg TX 78540-0208 OFFICIAL BALLOT Election 2025-2027 Appraisal District Board of Directors	
Entity: City of Pharr	Authorized Votes: 160
Nominee	# of Votes
Betancourt, Eddy	
Cardenas, Albert	
Castillo, Fernando	
Castillo, Yolanda	
Garcia, Pete	
Garza, Richard A.	
Jaramillo, Christina	
Olivarez, Joe D.	
Requenez, Amador	

Date Resolution Passed (attach resolution)

Authorized Representative

EDDY BETANCOURT
805 N Ware Rd
McAllen, TX 78501
(956) 789-8891

Overview

Results-driven construction and project manager with over 30 years of expertise as a superintendent, construction manager and construction business owner. History of concurrently directing multiple projects to successful completion through effective management and team collaboration. Continually strives to produce high quality Industrial, Commercial, Institutional, and Residential projects while adhering to a tight schedule and budget. Advanced understanding of customer needs with diligent attention to detail results in superior customer service and high levels of client satisfaction.

Project Management / Budget & Finances / Personnel Acquisition & Training /

Team Management / Design & Development / Customer Relations / Multi-Site Management /

New Business Development

Industry

- Commercial Construction
- Commercial / Residential Real Estate
- Retail Automotive Accessories

Project Management/Leadership

-
- Large Scale Construction management and implementation.
 - Small Business Owner

WORK EXPERIENCE

Aug 1984 to Present

R & B General Construction Co, Inc., President

McAllen TX.

Administer construction budgets and supervise a staff of 60 full-time employees. Plan & design industrial warehouses and commercial ventures. Assist in the development of industrial facilities in various industrial parks. Coordinate development of residential homes and Multi project of renovations for commercial projects. Work closely with city municipalities, Engineers, Architects. Often present viable projects to city and county entities, and city officials to obtain necessary variances and permits for various private projects to meet city ordinances and overall governmental building codes. Development and Management of multi-million-dollar investment projects, specializing in the Cold Storage warehouse industry.

Oct 2015 to Dec. 2022

National Tire and Wheel, LLC Co-Owner and President.

McAllen, TX

Purchased existing business on 10/22/2015.

Current sales have exceeded historical sales.

Feb 2012 to Present

E2H Investments, LLC, General Retail Partner Manager.

McAllen, TX

Manage a Rent to Own Business.

Account Management

Sales

Marketing

Grew business to 8 locations in 48 months.

January 1992 - 1998

Century Forwarding Agency, Inc, Vice President

Hidalgo, Texas

Manage export operation of the Agency specializing in exporting general goods for various Mexican and American corporations as well as managing. Just In-Time inventories for various fortune 500 companies. Successfully implemented all logistics for Wal-Mart Mexico and Wal-Mart USA specializing in their produce sector through various U.S and Mexican custom brokers with strict adherence to the NAFTA rules and regulations.

Aug 1987 - 1992

Technics Construction of Texas Inc.

McAllen, TX.

Vice-President Administered construction budgets and supervised a staff of 30 full-time employees. Designed and Build warehouse storage facilities. Assisted in the Development of Industrial facilities. Coordinated all aspects of construction for residential homes and renovations of commercial projects.

COMMUNITY SERVICES:

Appointed to Texas Facilities Commission by Texas Governor Sept. 2020 to term expiring in 1/31/2023.

Most Recent Re-Appointment by Texas Governor as Commissioner for the Texas Facilities Commission and Confirmed by the Texas Senate with term Expiring in 1/31/2029.

Appointment as Member of Board of Directors Hidalgo County Appraisal District. By Hidalgo County Entities Terms 2020-22, 2022-2023

Appointed Member to Hidalgo County Appraisal District Review Board 2007 - 2012

Board Held Positions

- Member
- Secretary
- Chairman

PROFESSIONAL DEVELOPMENT:

University of Texas Pan-American - School of Business Continuing Education
Real Estate, Appraisals, Marketing, Real Estate principles, Law and Contracts
Mathematics, and Finance.

State Licensed in Real Estate # 0440351(1994)

Fluent in Reading and Writing Spanish

EXTRA CURRICULAR ACTIVITIES:

- ENACTUS Advisory Board (Students In Free Enterprise early 90's Alumni)
- Chairman entrepreneurship workshops,
- Small business development conference Invitee speaker
- Active supporter of Higher Education
- Golfing Activities, Fishing,
- Active in Daughter's School Outreach Programs
- Enjoy Family Trips

FORMAL EDUCATION

BBA (94)– Marketing and International Business, University of Texas Pan American

OTHER

Bilingual - Spanish/English.

**Albert Cardenas
McAllen**



Current Board member of McAllen Public Utility Board

Current member Boys & Girls Club

Vice-President Easton Construction, dealing mainly with commercial projects with offices in McAllen and San Antonio

Served 6 years on the McAllen Planning & Zoning Board

Board Member Hidalgo County Appraisal District Board of Directors 2014-Current

YOLANDA CASTILLO

1036 South Cesar Chavez Rd. • Alamo, Texas 78516 • (956) 460-6200 • ycastillo58@gmail.com

Professional Summary

Highly motivated and uniquely qualified individual with over 33 years' experience in elementary school administration and dual language instruction. Able to conduct leadership trainings, focused in areas within the educational field such as training, teacher empowerment and coaching.

Skills

- Strong record of helping students achieve and sustain academic success, especially with minority, ELL, (English Language Learners)
- Experience in implementing the principles and methods of the International Baccalaureate and dual language programs while, maintaining a strong focus in educating the whole child.
- Ability to evaluate professional contributions through ongoing reflection building upon previous learning and being open and receptive to ongoing feedback.
- Capacity to build teams and achieve results despite major obstacles.
- Highly knowledgeable of best teaching practices and resources.

Experience

Educational Consultant Vanguard Academy Edinburg, Tx. 2022 - Present

Elementary Principal, Vanguard Academy Pharr, TX, 2019 -2021

Elementary Principal, Graciela Garcia Elementary Pharr, TX, 2006 - 2016

Elementary Assistant Principal, Graciela Garcia Elementary Pharr, TX, 2001- 2006

Parental Involvement Specialist, Geraldine Palmer Elementary Pharr, TX, 1996 - 2001

Elementary School Counselor, Garza Peña Elementary San Juan, TX, 1995 - 1996

Elementary School Counselor, North San Juan Elementary, San Juan, TX, 1994 - 1995

Bilingual Elementary Teacher, Vida Clover Elementary, San Juan, TX, 1985 - 1993

Bilingual Elementary Teacher, James Bowie Elementary School, Alamo, TX, 1983 - 1985

Education

Masters of Education Administration, Texas A&I Kingsville, Kingsville, TX, 1994

Masters in Guidance and Counseling, University of Texas Pan American, Edinburg, TX, 1993

Bachelor of Science in Education, University of Texas Pan American, Edinburg, TX, 1983

A Pattern of Professional Development

Region 18 Leadership Training, 2014

McREL Evaluation System Training, 2014

International Baccalaureate Leadership Training New Orleans, 2013

International Baccalaureate Leadership Training Classroom Environment New Orleans, 2013

International Center for Leadership in Education with John Harrison, Pharr, Texas, 2012

International Baccalaureate Leadership Training Cancun, Mexico, 2012

Ongoing Leadership Training Raise Your Hand, Dallas, Texas, 2012

Leadership Summer Institute, Harvard University, Boston, Massachusetts, 2012

International Baccalaureate Leadership Training Level II Inquiry-based training, Austin, Texas, 2011

Leadership in Education, (International Leadership in Education Center), Pharr, Texas, 2011

International Baccalaureate Leadership Training Project-based instruction, Chicago, Illinois, 2010

C-Scope Implementation Training, Edinburg, Texas, 2010

International Baccalaureate Interdisciplinary Themes, San Francisco, California, 2009
Principles of Personnel Supervision Institute, Edinburg, Texas, 2008
Data Analysis and Assessment Training, Pharr, Texas, 2008
Integration of Curriculum, Orlando, Florida, 2008
Dual Language Research Centers, Pharr, Texas, 2005
Special Education Training, Pharr, Texas 2003
Differentiated Instruction, Pharr, Texas, 2002
Classroom Management, Pharr, Texas, 2002
Professional Development Appraisal, Pharr, Texas, 2001
Total Mastery Learning Program, Pharr, Texas, 1985

Honors and Awards

HEB, (Howard E. Butt), Grocery Company, Excellence in Education Principal Award Finalist, 2016
Educate the Whole Child Certified School, 2015 - 2016
HEB (Howard E. Butt), Grocery Company ,Excellence in Education Principal Award Finalist, 2015
Graciela Garcia received TEA, (Texas Education Agency) Reward School Recognition, 2013 - 2014
Selected to present at the AIE, (Academics Intervention in Education) Conference in Austin, TX, 2014
Selected to pilot the Young Playwrights' Theater, a nonprofit organization, Washington D.C., 2014
Region 1 TABE (Texas Association for Bilingual Education) Dual Language District Principal of the Year, 2014
District Dual Language Educator of the Year, 2013
Received scholarship to attend the Harvard Leadership Institute through Raise Your Hand Texas, 2012
Graciela Garcia Elementary recognized as Higher Performing School NCEA(National Certificate of Educational Achievement), 2010
Graciela Garcia becomes an International Baccalaureate authorized school, 2009
Graciela Garcia Elementary is featured in the Texas Monthly as one of the top schools, 2008
Received recognized rating for first time in history at Graciela Garcia Elementary, 2007
Graciela Garcia Elementary becomes a Dual Language campus, 2001
Received at White House the 21 Century Million Dollar Grant by President Clinton, 2000
Named Teacher of the Year at Clover Elementary, 1993

Professional Associations

DEIC (Districtwide Educational Improvement Council) Administrative Representative, 2015
TIF (Teacher Incentive Fund) Board Member, 2014
Member of the Research Review Board, 2014
Member of the PBMAS, (Performance Based Mentoring Analysis System) Committee, 2014
District Bilingual Committee Member, 2012
Raise Your Hand Texas Participant/Facilitator, 2012
TEPSA Member (Texas Elementary Principals and Supervisors Association), 2012
NABE Member (National Association for Bilingual Education), 2009
Valley Interfaith Executive Committee Member, 1996 - 2001
Alliance School Representative, 1996 - 2001
Title One Committee Member, 1989 - 1996
Member of the District Wide Committee, 1987 - 1994
LPAC (Language Proficiency Assessment Committee) Member, 1987 - 1995

Community Involvement

Social Justice Committee, St. John's Parish, 2015-Present

St. Johns Parish Council Member, 2013-Present
Funeral Service Ministry, 2012-Present
Eucharistic Minister at St. John's Parish, 2010-Present
Food Bank of the Rio Grande Valley Community Partner, 2011-2016
Young Playwrights' Theater Partner, 2013-2015
City of Pharr Recycling for a Beautiful Community Participant, 2013-2015
CCD Teacher, 1990-2011
Director of the Passion of Christ Drama at St. John's Parish, 2012-2014

References Upon Request

MEET RICHARD. A. GARZA,

Richard A. Garza is a lifelong resident of the Rio Grande Valley. He first received his real estate license at the age of 18 then continued on to graduate with a BBA in Finance from Pan American University in Edinburg, TX. He first joined BIC Realty in 1977. As Richard continues working on sales in residential and commercial real estate, he has also represented many banks in selling REO properties. His knowledge of over 46 years of experience in the Real Estate Industry allows him to provide clients with versatile, multi-market expertise. In the mid 80's, Richard began purchasing tracts of land and developed them into residential/ranch-type subdivisions and has since developed and sold over 10,000 acres. As a Real Estate developer, his job entails coordinating the development with engineers, city officials, city staff, utility



contractors, paving contractors, water suppliers, and surveyors creating robust loyal industry relationships. Over the years Richard has also founded and participates in BIC Investments, GR Land Corporation, Garco, LTD, BIC Development, Goldstar Holdings, Ice House Ranches, GR Inversiones, and Anacahuillas companies. He is the previous Chairman of the Hidalgo County Appraisal District Board of Directors, Current Director of the Texas Land Developers Association, Current Member of the Santa Gertrudis Breeders International, Current Member of the Edinburg Chamber of commerce, Current Member of the McAllen Chamber of Commerce, Current Member of the McAllen Hispanic Chamber of Commerce and has participated/served his community in so many ways over his time in the Real Estate Industry.

Joe Daniel Olivarez

LNR Apartments

614 North Texas

956-463-5656

joe@LNRapts.com

OBJECTIVE

As a member of the Weslaco community I would like to be known as a leader. Someone who inspires and motivates other to achieve their goals.

EDUCATION —

University of Texas Austin
Bachelors of Arts in
Business Administration

EXPERIENCE

January 1999-Present
Owner • Olivarez Company

Manage, rent, renovate, build apartments and commercial offices.

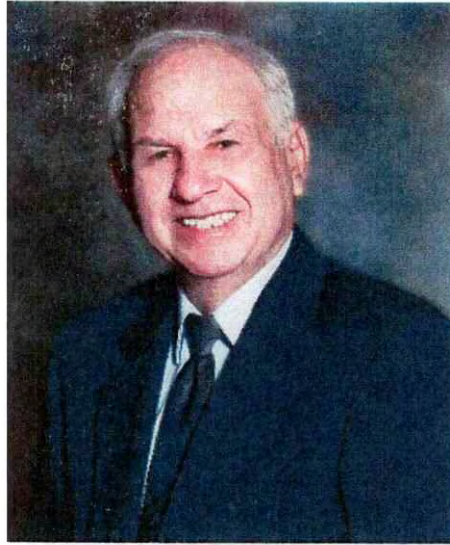
LEADERSHIP

Weslaco Economic Development Corporation
10 years to present
Hidalgo County Subdivision Review Board
10 years to present
Hidalgo County Appraisal District Review Board
12 years
Hidalgo County Appraisal District Board of Directors
4 years

REFERENCES

[Available upon request.]

**Amador Requenez
Mission**



Owner & operator of Valley Welding Steel & Steel Fabrication in Mission since 1970

Owner & Operator of Valley Crane Service since 1970

Member of the (AGC) Associated General Contractors of America for 43 years

Member of Mission Chamber of Commerce for 20 and Director for 4 years

Member of Mission Rotary for 20 years

Served on Board of Hidalgo County Water District #6

Served on the Hidalgo PIC (Private Industry Council)

Served on Hidalgo County Appraisal District Board of Directors from 1992 to 2009

Current Secretary Hidalgo County Appraisal District Board of Directors 2012 to Present

	2023 Tax Levied	2023 Total Levy	2023 Percent	Voting	2025-2027 Directorships	2025-2027 Official Votes
Entity						
Hidalgo County	\$ 301,903,688	\$ 1,076,972,422	28.033%	280	5	1,400
Cities						
Alamo	\$ 5,798,228	\$ 1,076,972,422	0.538%	5	5	25
Alton	\$ 3,671,868	\$ 1,076,972,422	0.341%	3	5	15
Donna	\$ 6,866,862	\$ 1,076,972,422	0.638%	6	5	30
Edcouch	\$ 717,755	\$ 1,076,972,422	0.067%	1	5	5
Edinburg	\$ 42,919,134	\$ 1,076,972,422	3.985%	40	5	200
Elsa	\$ 2,123,068	\$ 1,076,972,422	0.197%	2	5	10
Granjeno	\$ 32,308	\$ 1,076,972,422	0.003%	1	5	5
Hidalgo	\$ 3,355,112	\$ 1,076,972,422	0.312%	3	5	15
La Joya	\$ 1,339,280	\$ 1,076,972,422	0.124%	1	5	5
La Villa	\$ 738,372	\$ 1,076,972,422	0.069%	1	5	5
McAllen	\$ 62,158,794	\$ 1,076,972,422	5.772%	58	5	290
Mercedes	\$ 6,761,148	\$ 1,076,972,422	0.628%	6	5	30
Mission	\$ 32,462,336	\$ 1,076,972,422	3.014%	30	5	150
Palmview	\$ 4,205,944	\$ 1,076,972,422	0.391%	4	5	20
Penitas	\$ 1,904,345	\$ 1,076,972,422	0.177%	2	5	10
Progreso	\$ 1,164,505	\$ 1,076,972,422	0.108%	1	5	5
Pharr	\$ 34,450,268	\$ 1,076,972,422	3.199%	32	5	160
San Juan	\$ 11,550,566	\$ 1,076,972,422	1.073%	11	5	55
Sullivan City	\$ 791,149	\$ 1,076,972,422	0.073%	1	5	5
Weslaco	\$ 18,366,022	\$ 1,076,972,422	1.705%	17	5	85
Schools						
Donna	\$ 22,865,615	\$ 1,076,972,422	2.123%	21	5	105
Edcouch-Elsa	\$ 5,269,807	\$ 1,076,972,422	0.489%	5	5	25
Edinburg	\$ 78,035,449	\$ 1,076,972,422	7.246%	72	5	360
Hidalgo	\$ 8,696,499	\$ 1,076,972,422	0.807%	8	5	40
La Joya	\$ 32,969,209	\$ 1,076,972,422	3.061%	31	5	155
La Villa	\$ 1,657,030	\$ 1,076,972,422	0.154%	2	5	10
Lyford	\$ 190,106	\$ 1,076,972,422	0.018%	1	5	5
McAllen	\$ 86,308,387	\$ 1,076,972,422	8.014%	80	5	400
Mercedes	\$ 7,709,539	\$ 1,076,972,422	0.716%	7	5	35
Mission	\$ 30,925,838	\$ 1,076,972,422	2.872%	29	5	145
Monte Alto	\$ 2,319,190	\$ 1,076,972,422	0.215%	2	5	10
PSJA	\$ 62,430,424	\$ 1,076,972,422	5.797%	58	5	290
Progreso	\$ 3,250,072	\$ 1,076,972,422	0.302%	3	5	15
Sharyland	\$ 39,797,048	\$ 1,076,972,422	3.695%	37	5	185
So Tx College	\$ 83,552,783	\$ 1,076,972,422	7.758%	78	5	390
South Texas ISD	\$ 27,090,743	\$ 1,076,972,422	2.515%	25	5	125
Valley View	\$ 10,651,523	\$ 1,076,972,422	0.989%	10	5	50
Weslaco	\$ 29,972,407	\$ 1,076,972,422	2.783%	28	5	140
GRAND TOTALS	\$ 1,076,972,422		100.000%	1002		5,010



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 8.A.

DATE SUBMITTED: November 13, 2024

MEETING DATE: November 18, 2024

FROM: Daniela Villarreal, Buyer II

DEPARTMENT: Purchasing

DIRECTOR: Mayra Gomez

Agenda Item: Consideration and action, if any, awarding Service Construction Contract to Paving Markings Inc. of Donna, Texas for the Installation of Thermoplastic Pavement Markings for Public Works. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: On November 05, 2024 the City of Pharr received a total of two (2) bids for the Installation of Thermoplastic Pavements Markings for Public Works. Staff is recommending award to the low bidder, Pavement Markings Inc., from Donna, TX for prices depicted on the attached bid tabulation. If approved, staff is requesting authorization to award this contract for two (2) years with the option to extend, with City Manager approval, for two (2) additional years in one (1) year increments. Project No. 2324-01-517-C10-153

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Daniela Villarreal

Mayra Gomez

Luis Marin

Hilda Pedraza

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 11/13/2024

Approved - 11/13/2024

Approved - 11/14/2024

Approved - 11/15/2024

Approved - 11/15/2024

Approved - 11/15/2024

Final Approval - 11/15/2024

BID OPENING: NOVEMBER 5, 2024 AT 3:00 PM (CST)

LOCATION: CITY HALL - 1st FLOOR LARGE CONFERENCE ROOM

PROJECT NO. 2324-01-517-C10-153 - INSTALLATION OF THERMOPLASTIC PAVEMENT MARKINGS FOR PUBLIC WORKS

BIDDERS:				PAVEMENT MARKINGS INC. DONNA, TX		VALLEY STRIPING CORP. WESLACO, TX	
ITEM	DESCRIPTION	U/M	QTY	UNIT COST	EXTENDED	UNIT COST	EXTENDED
1	ELIMINATE EXISTING PAV MRK & MRKS (4").	LF	4000	\$0.10	\$400.00	\$1.00	\$4,000.00
2	ELIMINATE EXISTING PAV MRK & MRKS (6").	LF	500	\$0.10	\$50.00	\$1.50	\$750.00
3	ELIMINATE EXISTING PAV MRK & MRKS (8").	LF	500	\$0.15	\$75.00	\$2.00	\$1,000.00
4	ELIMINATE EXISTING PAV MRK & MRKS (12").	LF	500	\$0.40	\$200.00	\$3.00	\$1,500.00
5	ELIMINATE EXISTING PAV MRK & MRKS (24").	LF	500	\$0.80	\$400.00	\$4.00	\$2,000.00
6	ELIMINATE EXISTING PREFAB MRK (WORDS)	EA	20	\$15.00	\$300.00	\$20.00	\$400.00
7	ELIMINATE EXISTING PREFAB MRK (SINGLE-ARROWS)	EA	15	\$10.00	\$150.00	\$20.00	\$300.00
8	ELIMINATE EXISTING PREFAB MRK (DOUBLE-ARROWS)	EA	10	\$15.00	\$150.00	\$30.00	\$300.00
9	PAVEMENT SEALER 4"	LF	1500	\$0.50	\$750.00	\$0.15	\$225.00
10	PAVEMENT SEALER 8"	LF	600	\$0.60	\$360.00	\$0.30	\$180.00
11	PAVEMENT SEALER 12"	LF	300	\$0.90	\$270.00	\$0.45	\$135.00
12	PAVEMENT SEALER 24"	LF	500	\$1.00	\$500.00	\$0.90	\$450.00
13	REFL PAV MRK TY I (WHITE) 4" (BROKEN) (100MIL). ALL COMPLETE IN PLACE.	LF	10560	\$0.26	\$2,745.60	\$0.65	\$6,864.00
14	REFL PAV MRK TY I (WHITE) 4" (SOLID) (100MIL). ALL COMPLETE IN PLACE.	LF	4000	\$0.60	\$2,400.00	\$0.65	\$2,600.00
15	REFL PAV MRK TY I (WHITE) 8" (DOTTED) (100MIL). ALL COMPLETE IN PLACE.	LF	750	\$2.00	\$1,500.00	\$1.30	\$975.00
16	REFL PAV MRK TY I (WHITE) 8" (SOLID) (100MIL). ALL COMPLETE IN PLACE.	LF	3000	\$1.20	\$3,600.00	\$1.30	\$3,900.00
17	REFL PAV MRK TY I (WHITE) 12" (SOLID) (100MIL) FOR CROSSWALKS. ALL COMPLETE IN PLACE.	LF	1000	\$3.40	\$3,400.00	\$3.00	\$3,000.00
18	REFL PAV MRK TY I (WHITE) 24" (SOLID) (100MIL) FOR STOP BAR. ALL COMPLETE IN PLACE.	LF	1000	\$6.80	\$6,800.00	\$5.00	\$5,000.00
19	REFL PAV MRK TY I (YELLOW) 4" (BROKEN) (100MIL). ALL COMPLETE IN PLACE.	LF	21120	\$0.26	\$5,491.20	\$0.65	\$13,728.00
20	REFL PAV MRK TY I (YELLOW) 4" (SOLID) (100MIL). ALL COMPLETE IN PLACE.	LF	10560	\$0.55	\$5,808.00	\$0.65	\$6,864.00
21	REFL PAV MRK TY I (YELLOW) 12" (SOLID) (100MIL) FOR DIAGONAL CROSSHATCH. ALL COMPLETE IN PLACE	LF	100	\$6.80	\$680.00	\$3.00	\$300.00
22	REFL PAV MRK TY B (WHITE) (THRU-ARROW). ALL COMPLETE IN PLACE	EA	5	\$120.00	\$600.00	\$125.00	\$625.00
23	REFL PAV MRK TY B (WHITE) (LEFT-ARROW). ALL COMPLETE IN PLACE.	EA	20	\$120.00	\$2,400.00	\$150.00	\$3,000.00

BID OPENING: NOVEMBER 5, 2024 AT 3:00 PM (CST)

LOCATION: CITY HALL - 1st FLOOR LARGE CONFERENCE ROOM

PROJECT NO. 2324-01-517-C10-153 - INSTALLATION OF THERMOPLASTIC PAVEMENT MARKINGS FOR PUBLIC WORKS

BIDDERS:				PAVEMENT MARKINGS INC. DONNA, TX		VALLEY STRIPING CORP. WESLACO, TX	
ITEM	DESCRIPTION	U/M	QTY	UNIT COST	EXTENDED	UNIT COST	EXTENDED
24	REFL PAV MRK TY B (WHITE) (RIGHT-ARROW). ALL COMPLETE IN PLACE	EA	5	\$120.00	\$600.00	\$150.00	\$750.00
25	REFL PAV MRK TY B(WHITE) (THRU & LEFT-DOUBLE ARROW). ALL COMPLETE IN PLACE	EA	5	\$200.00	\$1,000.00	\$250.00	\$1,250.00
26	REFL PAV MRK TY B (WHITE) (THRU & RIGHT-DOUBLE ARROW). ALL COMPLETE IN PLACE	EA	3	\$200.00	\$600.00	\$250.00	\$750.00
27	REFL PAV MRK TY B (WHITE) (WORD-"ONLY"). ALL COMPLETE IN PLACE.	EA	25	\$120.00	\$3,000.00	\$150.00	\$3,750.00
28	REFL PAV MRK TY B (WHITE) (WORD-"STOP"). ALL COMPLETE IN PLACE	EA	8	\$160.00	\$1,280.00	\$150.00	\$1,200.00
29	REFL PAV MRK TY B (WHITE) (WORD-"R X R"). ALL COMPLETE IN PLACE.	EA	8	\$140.00	\$1,120.00	\$300.00	\$2,400.00
30	REFL PAV MRK TY B (WHITE) (WORD-"SCHOOL XING"). ALL COMPLETE IN PLACE.	EA	4	\$240.00	\$960.00	\$400.00	\$1,600.00
31	REFL PAV MRK TY B (WHITE) (WORD-"YIELD"). ALL COMPLETE IN PLACE.	EA	4	\$280.00	\$1,120.00	\$200.00	\$800.00
32	REFL PAV MARK TY B (WHITE) (YIELD LINE) ISOSCELES TRIANGLES TO BE 24"X36." ALL COMPLETE IN PLACE	EA	26	\$38.00	\$988.00	\$40.00	\$1,040.00
33	REFL PAV MARK TY B (WHITE) (SPEED HUMP ADVANCE WARNING W/ARROW) EACH WAY. ALL COMPLETE IN PLACE	EA	170	\$45.00	\$7,650.00	\$100.00	\$17,000.00
34	REFL PAV MRKR TY I-C. ALL COMPLETE IN PLACE	EA	482	\$4.40	\$2,120.80	\$5.00	\$2,410.00
35	REFL PAV MRKR TY II-A-A. ALL COMPLETE IN PLACE.	EA	492	\$4.40	\$2,164.80	\$5.00	\$2,460.00
36	HYDRANT MARK). ALL COMPLETE IN PLACE.	EA	50	\$8.80	\$440.00	\$5.00	\$250.00
37	BOND RATE FOR PAYMENT & PERFORMANCE BONDS (AMOUNT BID MUST BE EXPRESSED IN PERCENT AMOUNT, i.e. FOR 2% ENTER .02, CONTRACTORS ARE ADVISED NOT TO ENTER A DOLLAR AMOUNT) TO BE USED IF TASK ORDER ASSIGNMENT (CONTRACTED AMOUNT) IS GREATER THAN >\$50,000	EA	1	\$0.01	\$0.01	\$0.03	\$0.03

BID OPENING: NOVEMBER 5, 2024 AT 3:00 PM (CST)
LOCATION: CITY HALL - 1st FLOOR LARGE CONFERENCE ROOM
PROJECT NO. 2324-01-517-C10-153 - INSTALLATION OF THERMOPLASTIC PAVEMENT MARKINGS FOR PUBLIC WORKS

BIDDERS:				PAVEMENT MARKINGS INC. DONNA, TX		VALLEY STRIPING CORP. WESLACO, TX	
ITEM	DESCRIPTION	U/M	QTY	UNIT COST	EXTENDED	UNIT COST	EXTENDED
38	BOND RATE FOR PAYMENT BOND ONLY (AMOUNT BID MUST BE EXPRESSED IN PERCENT AMOUNT, i.e. FOR 2% ENTER .02, CONTRACTORS ARE ADVISED NOT TO ENTER A DOLLAR AMOUNT) TO BE USED IF TASK ORDER ASSIGNMENT (CONTRACTED AMOUNT) IS GREATER THAN >\$25,000 AND LESS THAN <\$50,000	EA	1	\$0.01	\$0.01	\$0.03	\$0.03
GRAND TOTAL				\$62,073.42		\$93,756.06	
STATEMENT OF QUALIFICATIONS				SUBMITTED		NOT SUBMITTED	
BID PROPOSAL FORM SIGNATURE PAGE				SUBMITTED		SUBMITTED	
BID SUBMITTAL CHECKLIST (COMPLETED)				SUBMITTED		SUBMITTED	
APPROVAL OF SUB-CONTRACTORS FORM				SUBMITTED		SUBMITTED	
PROVIDE EXECUTED PAYMENT AND PERFORMANCE BONDS				YES		YES	



AGENDA MEMORANDUM



BOARD: Board of Commissioners

AGENDA ITEM #: 8.B.

DATE SUBMITTED: November 13, 2024

MEETING DATE: November 18, 2024

FROM: Jose Pena, IT Director

DEPARTMENT: IT

DIRECTOR: Jose Pena

Agenda Item: Consideration and action, if any, authorizing City Manager to enter into a subscription services agreement with Spectrum Technologies for anti-virus software for computer equipment, through the Texas Department of Information Resources (DIR) contract DIR-TSO-4383. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

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

Issue: Securing the city network and computer equipment is of utmost importance for IT as well as receiving appropriate support from our vendors. We recently started evaluating multiple top of the line solutions in regard to antivirus due to our current solution being bought out and receiving support from them has been problematic. Staff has identified this solution as best one to fit our computer and network needs and support much more responsive as well as provide assistance whenever necessary. Spectrum Technologies are resellers through TD Synnex and can sell under their DIR contract. (Project No. 2425-01-518-S05-01)

Fiscal Consideration: \$82,790.05

Staff Recommendation: In addition, staff recommends approval to renew with City Manager approval for two (2) additional years in one (1) year increments.

Alternatives: Alternate vendors

Exclude Material from Public Packet? No

Reason: NA

ROUTING:

Jose Pena
Mayra Gomez
Hilda Pedraza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 11/13/2024
Approved - 11/15/2024
Approved - 11/15/2024
Approved - 11/15/2024
Approved - 11/15/2024
Final Approval - 11/15/2024



CUSTOM PROPOSAL

Harmony Endpoint Elite
City of Pharr
Quote # 012582
Version 1

PRINTERS & COPIERS IT DIGITAL & PRINT MARKETING

Spectrum Technologies
(915) 781-2000
SpectrumIsTechnology.com





Software	Price	Qty	Ext. Price
 Check Point Harmony Endpoint • start date: 10/15/2024 - End Date: 10/24/2025 • Harmony Endpoint Elite- Including Posture Management, DLP • Infinity XPR for Endpoint, Data Protection, Sandboxing, Browser Security, Attack Investigation, Threat Prevention, Access Control and Threat Intelligence. For 1 year	\$22.72	950	\$21,584.00
 Basic implementation of Harmony End-Point - 1 Year	\$10,657.07	1	\$10,657.07
 Managed Detection & Response - 1 Year	\$53.73	850	\$45,670.50
 Bulk Enterprise Premium Support	\$4,878.48	1	\$4,878.48
 DIR-CPO-4846		1	
Subtotal:			\$82,790.05



Anti-Phishing Support

Prepared by:

Spectrum Technologies

5900 Gateway East

El Paso, Texas 79905

Account Executive

915-781-2000

Fax 915-771-6517

dlavarez@spectrumistechnology.com

Prepared for:

City of Pharr

100 W. Ferguson Ave.

Pharr, Texas 78577

Alex Velasquez

(956) 402-4900

Alex.Velasquez@pharr-tx-gov

Quote Information:

Quote #: 012582

Version: 1

Delivery Date: 10/04/2024

Expiration Date: 11/02/2024

Quote Summary		Amount
Software		\$82,790.05
Total:		\$82,790.05

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Spectrum Technologies

City of Pharr

Signature: _____

Name: Daniel Alvarez

Title: Account Executive

Date: 10/04/2024

Signature: _____

Name: Alex Velasquez

Date: _____

Policy

All hardware and software items will be invoiced after being received from vendor and payment will be due upon receipt or within standard account terms as approved and based on available credit. Contracted installation services may be billed separately and due upon satisfactory completion of our services without regard to customer's use of other contractors. If applicable, please refer to the "Scope of Work" and "SpectraCare IT Support Agreement" documents for additional terms and conditions including phase-complete or milestone billing for more complex/lengthy projects.

If applicable, monthly recurring service agreements shall be effective as of the executed date and shall be for an initial term of twelve (12) months or the term of the lease (if applicable) and automatically renews for a subsequent twelve (12) month term beginning on the day immediately following the end of the term, unless either party gives the other thirty (30) days prior written notice of its intent not to renew this agreement.

For your convenience, this quotation will become an order when accepted and approved. Overdue amounts shall be subject to a monthly finance charge. In addition, customer shall reimburse all costs and expenses for attorney's fees incurred in collecting any amounts past due. The then existing recurring payment or charge may be increased by a maximum of fifteen percent on an annual basis. Additional training or professional services can be provided at our standard rates. Any additional devices or services added to the managed services program will have an incremental cost of (determined by device/service type) per month per device. The monthly pricing will be automatically updated with the addition of a device/service.

Any software/licensing that is added to the contract during the contract term will have an incremental cost of (determined by software/licensing type) per month per instance. The monthly pricing will be automatically updated on the next contract invoice of the billing cycle and shall be for an initial term of twelve (12) months or the term of the lease (if applicable) and automatically renews for a subsequent twelve (12) month term, unless either party gives the other thirty (30) days prior written notice of its intent not to renew the software/licensing that was added.

All product returns must meet Spectrum's return policy requirement in order for Spectrum to issue a return order. Spectrum only accepts the return of products within thirty days from the date that the order was received if the product is Defective or Dead on Arrival (DOA). In no event shall Spectrum Technologies be held liable for any special, incidental, indirect, or consequential damages of any kind including those resulting from loss of data, income, profit, or any other loss arising out of or in connection with the services or use thereof even if CLIENT has been advised or has knowledge of the possibility of such damages.

[Home](#) > [Explore DIR Contracts](#)

Contract Number

DIR-TSO-4383

Contract Start Date: **08/21/19** ⓘContract Term Date: **08/21/25** ⓘContract Expiration Date: **08/21/25** ⓘ

Vendor Information

[Synnex Corporation](#)

Vendor ID: **1942703333700**HUB Type: **Non HUB** ⓘRFO: **DIR-TSO-TMP-416**Contract Status: **Active****VENDOR CONTACT:**[Destiny Lark](#) ⓘ

Phone: (864) 666-2364

Fax: 864-289-4511

[Vendor Website](#) ⓘ**DIR CONTACT:**[Matthew Arabshahi](#) ⓘ

Phone: (737) 270-2650

Contract Overview

TD SYNnex Corporation, formerly known as SYNnex Corporation, offers Software Products and Services, Software as a Service (SaaS) for Access Management, Identity Management, Vulnerability Management, Access Control, Security, Firewall, VPN, Threat Protection and many other types of software. The brands offered under this contract are BeyondTrust, CheckPoint, Docker, Ekahau, Erwin, Paessler, RedHat, PrinterLogic, StorageCraft and tripwire. SYNnex provide installation, configuration, maintenance and support services for all brands provided as part of their Related Services to the software solutions they offered. SYNnex Contract may be used by state and Local government, public education, other public entities in Texas, as well as public entities outside the state. DIR has exercised the automatic renewal option for this Contract. This renewal extends the contract through 8/21/2025.

Contract Details & Ordering Information

[Products & Services](#)

Products & Services

This contract offers the following products and services. Please contact the Vendor for the latest information.

MORE INFORMATION

[Vendor Website](#) 

Visit this Vendor's website to view the latest product, service, and pricing information.

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1

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2

[Search our 700+ contracts](#) to find one that offer the products or services you need.

3

Order from the Vendor. DIR's discounts are a starting point—negotiate further to save more! See [tips for procurement professionals](#).

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Department of
Information
Resources

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Austin, TX 78701
512-475-4700

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