

**TAKE NOTICE THAT A REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
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
THURSDAY, DECEMBER 4, 2025**

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.

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

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

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

A. CALL TO ORDER:

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

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

C. APPROVAL OF MINUTES:

- 1) Minutes for November 20, 2025 - Regular Called Meeting

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

E. PLATS:

1) J&R Engineering, LLC, representing Gabriela Salinas and Beatriz Eugenia Rivera Garcia, Members for Xaser Development, LLC, owner, is requesting preliminary plat approval of the proposed Pharr-Hidalgo Industrial Park I Subdivision. The property is legally described as being A 24.695-Acre tract of land, being a part or portion of LOT 3, BLOCK 14, A.J. McColl Subdivision, Vol 21, Pg. 598, Hidalgo County. The property is located within the 1400 Block of West Produce Drive. **SUB251137**

2) M GARCIA ENGINEERING, representing Rolando Martinez, owner, is requesting preliminary plat approval of the proposed ODS Logistics. The property is legally described as being a 3.00 acres out of Lot 363 Kelly-Pharr Subdivision. The property is within the 9800 Block of South Alondra Street. **SUB250514**

3) CEI Engineering Associates, Inc, representing Hector Trevino & Raquene V. Palacios Rev Lv Trust, owner, is requesting preliminary plat approval of the proposed Pharr Corners Subdivision. The property is legally described as being a 1.34 acre tract, out of the North 10 acres of the West one-half of Lot 221, Kelly-Pharr Subdivision, Hidalgo County, Texas. The property is within the 1800 Block of South Cage Boulevard. **SUB250725**

4) SAMES Engineering & Surveying, Inc., representing Efrain Agustin, President for MECA Investments, Inc., is requesting final plat approval of the proposed ACME Square Subdivision. The property is legally described as being a 20.00 acre gross tract of land out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Minnesota Rd. **SUB220618**

5) Treviño Engineering, representing Tomas Tudor, owner, is requesting final plat approval of the proposed Jackson Crossing Subdivision. The property is legally described as being a 0.803 of an acre tract of land out of Lot 7, Block 6, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of North Jackson Rd. **SUB#220304**

F. ADMINISTRATIVE:

1) Discussion and action regarding the Our Pharr Our Future City of Pharr Comprehensive Plan. The City of Pharr is undertaking the development of a new Comprehensive Plan titled Our Pharr, Our Future. This plan will serve as a long-range policy document guiding land use, transportation, housing, economic development, infrastructure, and quality-of-life initiatives for the next 10 years. The plan reflects community input, demographic trends, and strategic priorities identified by city leadership.

G. ANNOUNCEMENTS:

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

Pursuant to Section 551.071, the 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.

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

J. **ADJOURNMENT:**

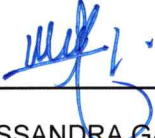
NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

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 956-402-4200 Ext 1201 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 Planning and Zoning 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 21st day of November 2025 at 3:00 p.m. and will remain posted continuously for at least three (3) business days 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 21st day of November 2025




ALESSANDRA GARCIA, CPM
ASSISTANT CITY CLERK

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

Name: _____

Title: _____

MINUTES
PLANNING & ZONING COMMISSION
City Commissioner's Room
118 S. Cage Blvd. November 20, 2025 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Monday, November 20, 2025, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Cantu Jr.
Mercedes Guillen
Roberto Carrillo Jr.
Charlie Ramirez

MEMBERS ABSENT: Rafael Munguia
Andy Castro
Ruben Luna

STAFF PRESENT: Ricardo Rodriguez Jr., City Attorney
Joe Garza, Asst. Director of Development Services
Eddie Martinez, Planner III
Joana Villarreal, Planner I
Karina Gonzalez, Secretary

ITEM A. CALL TO ORDER:

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

Danny Wylie, Chairman, called the meeting to order at 4:00 p.m. Roll call established a quorum.

Board Member, Charlie Ramirez **moved** to excuse the absent members. Board Member Roberto Carrillo Jr. seconded the motion and when put to a vote, it carried unanimously.

ITEM B. PUBLIC TESTIMONY:

There were no comments from the public.

ITEM C. APPROVAL OF MINUTES:

1) MINUTES FOR NOVEMBER 06, 2025 - REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

Board Member, Romeo Cantu, **moved** to approve. Board Member, Mercedes Guillen, second the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING:

There were no comments from the public.

ITEM E. PLATS:

- 1) **1. SUPREME ENGINEERING, PLLC, REPRESENTING HUGO A. DE LA GARZA, OWNER, IS REQUESTING FINAL PLAT APPROVAL OF THE PROPOSED YELLOW STORAGE SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING 1.667 ACRES OUT OF THE SOUTH, 5.00 ACRES OF THE WEST, 10.0 ACRES OF THE EAST 20 ACRES OF LOT 326, KELLY-PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 500 BLOCK OF W. DICKER RD. SUB#231236**

Eddie Martinez, Planner III, introduced the item and went over the property's legal description. He stated the property was located within the 500 Block of West Dicker Road. He stated the property is currently zoned General Business District (C) and the adjacent zones are General Business District (C) and Agricultural and/or Open Space District (A-O) to the east and west, Single Family Residential District (R-I) to the north and south. He further stated the property is designated for a single family residential use in the Proposed Land Use Plan.

Eddie Martinez, Planner III, stated staff recommended final plat approval of the proposed Yellow Storage Subdivision, subject to the conditions.

There being no further discussion, Board Member, Charlie Ramirez, **moved** to approve the request for final approval of proposed Yellow Storage Subdivision. Board Member, Roberto Carrillo Jr., seconded the motion and when put to a vote, it carried unanimously.

ITEM F. ANNOUNCEMENTS:

None

ITEM G. CLOSED SESSION:

None

ITEM H. RECONVENE:

None

ITEM I. ADJOURNMENT:

There being no further business, Board Member, Charlie Ramirez **moved** to adjourn. Board Member, Romeo Cantu seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:05 p.m.

PLANNING & ZONING COMMISSION

Danny Wylie, Chairman

ATTEST:

Andy Castro, Secretary

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

ON THIS THE 20th DAY OF NOVEMBER 2025 the Planning and Zoning Commission 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, **KARINA GONZALEZ, SECRETARY**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

KARINA GONZALEZ, SECRETARY

APPROVED:



AGENDA MEMORANDUM

BOARD: PLANNING & ZONING COMMISSION

AGENDA ITEM #: E.1.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 4, 2025

FROM: Joe Garza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Joe Garza

Agenda Item: J&R Engineering, LLC, representing Gabriela Salinas and Beatriz Eugenia Rivera Garcia, Members for Xaser Development, LLC, owner, is requesting preliminary plat approval of the proposed Pharr-Hidalgo Industrial Park I Subdivision. The property is legally described as being A 24.695-Acre tract of land, being a part or portion of LOT 3, BLOCK 14, A.J. McColl Subdivision, Vol 21, Pg. 598, Hidalgo County. The property is located within the 1400 Block of West Produce Drive.
SUB251137

Classification: Regular

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

Issue: J&R Engineering, LLC, representing Gabriela Salinas and Beatriz Eugenia Rivera Garcia, Members for Xaser Development, LLC, owner, is requesting preliminary plat approval of the proposed Pharr-Hidalgo Industrial Park I Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Pharr-Hidalgo Industrial Park I Subdivision subject to the following conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza
Kimberly Mendoza
Ricardo Rodriguez
Melanie Cano

Created/Initiated - 11/20/2025
Approved - 11/20/2025
Approved - 11/20/2025
New -



MEMORANDUM

DATE: THURSDAY, DECEMBER 4, 2025
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: PHARR-HIDALGO INDUSTRIAL PARK I SUBDIVISION
FILE NO. **SUB251137**

GENERAL INFORMATION

APPLICANT: J&R Engineering, LLC, representing Gabriela Salinas and Beatriz Eugenia Rivera Garcia, Members for Xaser Development, LLC, owner, is requesting preliminary plat approval of the proposed Pharr-Hidalgo Industrial Park I Subdivision.

LEGAL DESCRIPTION: The property is legally described as being A 24.695-Acre tract of land, being a part or portion of LOT 3, BLOCK 14, A.J. McColl Subdivision, Vol 21, Pg. 598, Hidalgo County

LOCATION: The property is located within the 1400 Block of West Produce Drive.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) and Extra Territorial Jurisdiction (E.T.J) to the north, Limited Industrial District (L-I) to the east, Extra Territorial Jurisdiction (E.T.J.) to the south and City limits to the west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Pharr-Hidalgo Industrial Park I Subdivision subject to the following conditions:

LOCATION:
118 S. CAGE BLVD
1st FLOOR
PHARR, TX 78577
PHONE: 956-402-4242



REVIEWED BY:
HERIBERTO MARTINEZ
PLANNER III
EDDIE.MARTINEZ@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: PHARR-HIDALGO INDUSTRIAL PARK I SUBDIVISION

1. On lot 4, will easement remain or to be adjusted.
2. will street be requested to be punched out through Bebo Dr.
3. Label new street "Dedicated by plat".
4. Provide name, on Owner's dedication block.
5. Provide owner name on notary block.

STAFF REVIEW MEETING FOR: PHARR-HIDALGO INDUSTRIAL PARK I SUBDIVISION

SUBDIVISION: ODS Logistics Subdivision

DATE: 11/13/2025

REVIEW: Preliminary (Comments for plans dated: 11-3-2025)

PLAT

1. Signature from P.E. & R.P.L.S. shall be required.
2. Dedicate an easement for a drainage area and label as "Private Drainage Easement".
3. Add note---Owners to maintain detention/retention area.
4. Verify with gas company of any crossings that may occur.
5. Additional easements may be required for electrical and fiber lines.

SITE PLAN

1. Fire Department may require fire hydrants for fire protection.
2. Adjust sanitary sewer service to an alternate location outside of the berm.
3. Provide details for all proposed improvements.

DRAINAGE

1. Provide a cross-section detail for detention pond.
2. Outfall for detention pond shall be an 8"-in PVC bleeder line. Revisions on the main storm line may be required.
3. All detention ponds shall be required to be stabilized using sod or hydro-mulch to prevent erosion.
4. Verify with gas company of any crossings that may occur.

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.
- 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. (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 internal street and into nearest storm infrastructures.
- 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.

STAFF REVIEW MEETING FOR: PHARR-HIDALGO INDUSTRIAL PARK I SUBDIVISION

1. SHALL PROVIDE A FIRE HYDRANT DETAIL TO INCLUDE A VALVE DETAIL WITH A 30X30X6 CONCRETE COLOR.

THE FOLLOWING ARE STANDARD COMMENTS TO ASSURE AND FOLLOW:

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. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.

5. 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.

6. A \$25.00 fee for each BLUE MARKER to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE YELLOW OR RED FROM MANUFACTURE AND FINISHED WITH A COAT OF ALUMINUM AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.

7. 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).

8. 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.

9. Shall Provide a True Loop for the Fire protection needs with 12inch water line to be connected to the existing on Jackson Road.

Additional Comments

1. Shall give a gate detail for West side gate

2. Shall give a lock detail for fire department access to west side gate
3. Shall provide a Knox pad lock for fire department access if gate is manual, or if gate will be automatic, a Knox switch shall be installed.

LOCATION:
1015 E. FERGUSON
PHARR, TX 78577
PHONE: 956-402-4350



REVIEWED BY:
BILLY BOWDEN
STORMWATER INSPECTOR
BILLY.BOWDEN@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: PHARR-HIDALGO INDUSTRIAL PARK I SUBDIVISION

Any detention pond with a depth of 3 feet or deeper must have a surrounding fence with a height minimum of 4 feet.

Obtain all necessary permits from T.C.E.Q. (Large Construction Site Notice)

Must submit (1) digital copy in (Accela) for review and One (1) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.

STAFF REVIEW MEETING FOR: PHARR-HIDALGO INDUSTRIAL PARK I SUBDIVISION

SECTION X FIBER OPTIC?

X 1 General?The purpose of this section is to define the general requirements for the design of the city fiber ?optic improvements and to provide details for its correct implementation. All?new proposed subdivisions shall design and escrow conduit and handholes designated?exclusively to the city of Pharr optic network. All designs shall adhere to the?standards located within this directive. The City of Pharr Innovation & Technology (IT)?and Engineering Departments shall be consulted if variations from these standards are?anticipated.?

X 2 Design

1. A main (2)" PVC conduit with (30"x48"x30") distribution handholes shall be designed to?reach and provide connection to each service handhole in the subdivision.?
2. A 1.25" PVC conduit shall be run from every service handhole on the main conduit? side, across the roadway, and to a service handhole between every other lot On the opposite side of the roadway.?
3. A (17"x30") service-handhole shall be installed between every other lot.?
4. All PVC conduits shall be a minimum of 3-ft deep when parallel to roadway and 5?ft deep at roadway crossings. ?
- 5.All fiber optic improvements shall be located inside a 5ft Communication?Easement Exclusive to the City of Pharr or inside an existing or proposed 15-ft?Utility Easement Exclusive to the City of Pharr if permitted by Public Utilities?Department.?
6. A proposed passive optical network (PON) cabinet adjacent to the city's fiber? backbone shall be included in the design depending on the size of the subdivision?as requested by the City's IT Department during plan review.

X-3 Required Submittals?

A. Preliminary Approval Phase?To properly review and consider projects and grant preliminary approval, the?following items must be addressed and shown on a fiber conduit site plan (1'= 50'):

1. Communication Easement(s) (if needed) Exclusive to the City of Pharr, ?width(s) and location(s)?
2. PON cabinet(s), size(s) and location(s)?
3. Handhole(s), size(s) and location(s)?
4. Conduit(s), size(s) and location(s) PWN?B. Construction Phase?After preliminary approval has been granted by the COP-P&Z, the City will accept?construction documents for review and approval.

The submittal should include the?following:?

1. Plan and profiles showing service arrangements.?
2. Complete construction details?
3. Cost Estimate for all fiber optic utility improvements. Unit costs will be provided?by the City's IT Department.?

After the IT Department reviews and approves the submittals, the following shall?be

submitted as part of the subdivision process:?

1. Approved design for all fiber optic utility improvements in shapefile or KMZ file?
2. Escrow amount for fiber optic utilities. These two items shall be required as part of the subdivision process to obtain a Notice to Proceed for the Subdivision. If the developer is required to extend fiber optic utilities past their property limits and through other properties a reimbursement contract may be executed to allow the developer to recover that cost.

X 4 Standard Details The following Standard Details (see appendix B) show the adopted standards required by the City of Pharr: FO 1 Typical Fiber Optic Layout F O 2 Typical Utility Service Arrangements STR 1 local 50' with 15' utility easements a n Pharr Connect Design is required for the Pharr-Hidalgo Industrial Park Subdivision.

- a. Escrow will be determined by the Pharr Connect Design.
- b. Easement will be required for Pharr Connect Fiber Optics Infrastructure.

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: RE: Pharr-Hidalgo Industrial Park I preliminary subdivision plan review
Date: Wednesday, November 12, 2025 10:08:56 AM
Attachments: [image005.png](#)
[image002.png](#)
[image003.png](#)

***** 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,

H.C.I.D. No. 2 reservations, comments and updates for the proposal:

1. We have the general right of way covering all the lot. Vol. 19, pg. 297 d.r.
2. Plat will need to show the remaining portion of an 80' FEE SIMPLE Vol. 26, Pg. 203 tract 52 within Lots 28, 5 and 4, PHARR PRODUCE DISTRICT SUBDIVISION PHASE 1. Will need to reference special warranty deed 2331664 for the remaining portion.
3. The 15.00' utility easement by this plat will need to stop outside of H.C.I.D. No. 2 easement in LOT "A" and in LOT "B". A permit will be required for crossing the irrigation line.
4. A permit will be required for the street crossing on the irrigation line. Details to be discussed with the developer.
5. Add plat note: A permit is required for any utility service crossing H.C.I.D. No. 2 rights of way, easement or facility.
6. We will need the certificate of filing and the certificate of formation for the LLC.
7. Plat will need to exclude from the District the 24.695 acre development.

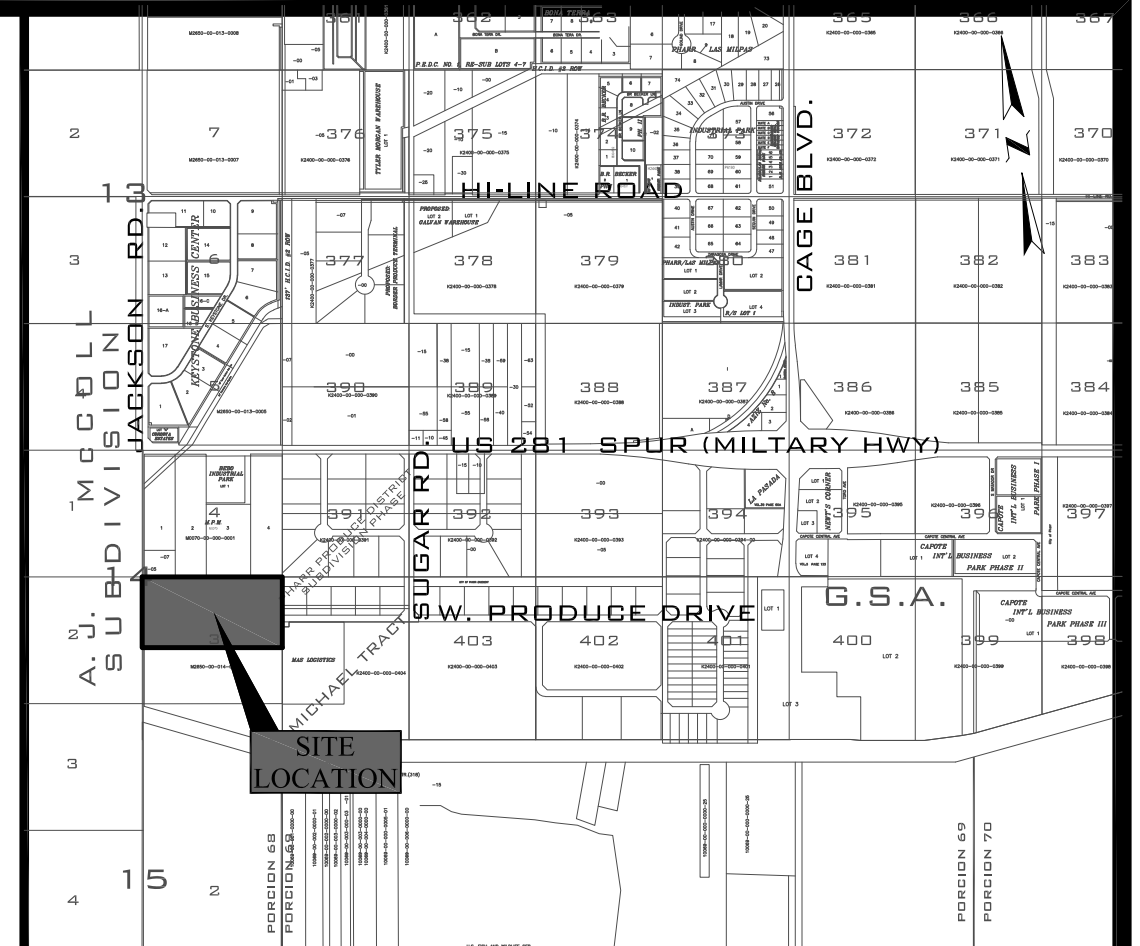
If there are any questions or concerns, please advise or call our office. Thank you.

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Office: (956) 787-1422
Fax: (956) 781-7622
Email: jbsalinas@hcid2.org

From: Eddie Martinez [<mailto:eddie.martinez@pharr-tx.gov>]
Sent: Friday, November 7, 2025 4:30 PM
To: isaac.gonzalez@hcdd1.org; esther.mireles@hcdd1.org; hcid2@sbcglobal.net; jbs_hcid2@att.net; jl_hcid2@att.net; peter.garza@usps.gov; jl3008@att.com; Erick.Torres@charter.com; Rafael.Macias@onegas.com; Rene.Casares@onegas.com; svallejo@rgv911.org; rafael.gonzales@psjaisd.us; tammy.saenz@psjaisd.us; mavaldes@aep.com; dlucio@aep.com;

PHARR-HIDALGO INDUSTRIAL PARK I SUBDIVISION

CITY OF PHARR, HIDALGO COUNTY, TEXAS
A 24.695-ACRE TRACT OF LAND, MORE OR LESS, BEING A PART OR PORTION OF LOT 3, BLOCK 14, A. J. MCCOLL SUBDIVISION, VOLUME 21, PAGE 598, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE: 1" = 2000'

PREPARED BY:
J&R ENGINEERING, LLC
ROBERTO J. SALINAS, P.E.
1209 S. 10th STREET STE. A539
McALLEN, TEXAS 78501
DATE PREPARED: NOVEMBER 13, 2025
DATE SURVEYED: AUGUST 8, 2025

METES AND BOUNDS DESCRIPTION

A 24.695-ACRE TRACT OF LAND, MORE OR LESS, BEING A PART OR PORTION OF LOT 3, BLOCK 14, A. J. MCCOLL SUBDIVISION, VOLUME 21, PAGE 598, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES, LOCATED ON THE EAST SIDE OF JACKSON ROAD AND APPROXIMATELY ONE-QUARTER MILE SOUTH OF MILITARY HIGHWAY (HIGHWAY 281), IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND NO.4 REBAR ON THE APPARENT EXISTING 40-FOOT RIGHT-OF-WAY CENTERLINE OF SAID JACKSON ROAD, FOR THE APPARENT COMMON CORNER BEING THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF SAID LOT 3 AND OF SAID 24.695-ACRE TRACT, AND FOR THE POINT OF BEGINNING (P.O.B.) OF SAID 24.695-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, S 81°30'36" E, WITH THE NORTH LOT LINE OF SAID LOT 3 AND OF SAID 24.695-ACRE TRACT, A DISTANCE OF 20.00 FEET PAST A NO. 4 REBAR SET WITH ORANGE PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID JACKSON ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,459.96 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED 2791, BEING N 81°30'36" W A DISTANCE OF 1.66 FEET FROM A NO. 4 REBAR FOUND, FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 3 AND OF SAID 24.695-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°31'08" W, WITHIN THE APPARENT EXISTING 30-FOOT EXCLUSIVE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 EASEMENT, AND THE APPARENT EAST LOT LINE OF SAID LOT 3 AND OF SAID 24.695-ACRE TRACT, A DISTANCE OF 736.90 TO A NO. 4 REBAR SET WITH ORANGE PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHEAST CORNER OF SAID 24.695-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°30'36" W, PARALLEL TO THE NORTH LOT LINE OF SAID LOT 3 AND WITH THE APPARENT SOUTH LOT LINE OF SAID 24.695-ACRE TRACT, A DISTANCE OF 1,459.96 FEET PAST A NO. 4 REBAR SET WITH ORANGE PLASTIC CAP STAMPED 2791 ON THE SAID JACKSON ROAD EXISTING EAST RIGHT-OF-WAY LINE, CONTINUING FOR A TOTAL DISTANCE OF 1,459.59 FEET TO A SET NAIL ON THE SAID JACKSON ROAD EXISTING 40-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT COMMON LOT LINE OF SAID LOT 2 AND LOT 3 FOR AN APPARENT SOUTHWEST CORNER OF SAID 24.695-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°29'24" E, WITH THE SAID JACKSON ROAD EXISTING 40-FOOT RIGHT-OF-WAY CENTERLINE, THE SAID COMMON LOT LINE OF LOT 2 AND LOT 3, AND THE APPARENT WEST LOT LINE OF SAID 24.695-ACRE TRACT, A DISTANCE OF 736.90 FEET TO THE SAID NO.4 REBAR FOUND FOR THE COMMON CORNER BEING THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF SAID LOT 3, AND BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 24.695-ACRE TRACT HEREIN DESCRIBED, CONTAINING A GROSS OF 24.695 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PHARR-HIDALGO INDUSTRIAL PARK I SUBDIVISION, TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

OWNER: XASER DEVELOPMENT, LLC
GABRIELA SALINAS, MEMBER
5123 N. McCOLL ROAD
McALLEN, TEXAS 78504

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GABRIELA SALINAS AND BEATRIZ EUGENIA RIVERA GARCIA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS COUNTY OF HIDALGO

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

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR, TEXAS.

ATTEST: CLERK, CITY OF PHARR, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

THIS PLAT OF PHARR-HIDALGO INDUSTRIAL PARK I SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2025.

DANNY WYLIE, CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS COUNTY OF HIDALGO

I, ROBERTO J. SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 98352, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.



ROBERTO J. SALINAS, P.E. DATE
REG. PROFESSIONAL ENGINEER #98352

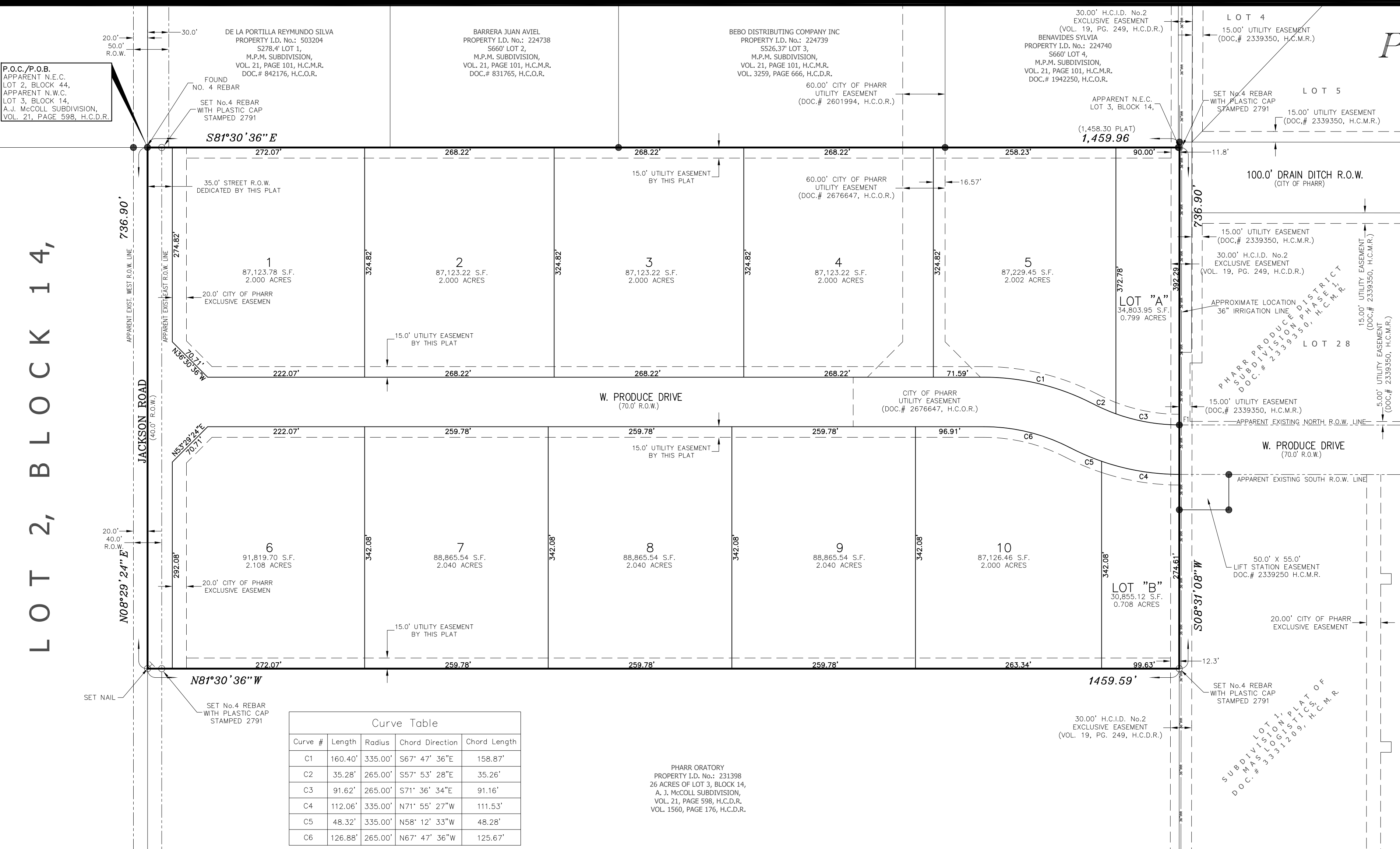
STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE JULY 26, 2025, ON THE GROUND UNDER MY SUPERVISION.

THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.



HOMERO LUIS GUTIERREZ, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #2791



Curve #	Length	Radius	Chord Direction	Chord Length
C1	160.40'	335.00'	S67° 47' 36"E	158.87'
C2	35.28'	265.00'	S57° 53' 28"E	35.26'
C3	91.62'	265.00'	S71° 36' 34"E	91.16'
C4	112.06'	335.00'	N71° 36' 27"W	111.53'
C5	48.32'	335.00'	N58° 12' 33"W	48.28'
C6	126.88'	265.00'	N67° 47' 36"W	125.67'

PHARR ORATORY
PROPERTY I.D. No.: 231398
26 ACRES OF LOT 3, BLOCK 14,
A. J. MCCOLL SUBDIVISION,
VOL. 21, PAGE 598, H.C.D.R.,
VOL. 1560, PAGE 176, H.C.D.R.



- LEGEND**
- FOUND NO.4 REBAR
 - F1 FOUND NO.4 REBAR WITH PLASTIC CAP STAMPED CVQ
 - SET NAIL
 - SET NO.4 REBAR WITH ORANGE PLASTIC CAP STAMPED 2791
 - R.O.W. RIGHT OF WAY
 - H.C.M.R. HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. HIDALGO COUNTY DEED RECORDS
 - H.C.D.I. No.2 HIDALGO COUNTY IRRIGATION DISTRICT No.2
 - N.W.C. NORTHWEST CORNER
 - N.E.C. NORTHEAST CORNER
 - S.W.C. SOUTHWEST CORNER
 - S.E.C. SOUTHEAST CORNER
 - VOL. VOLUME

GENERAL PLAT NOTES:

- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS PER CITY OF PHARR ORDINANCE.
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B" (SHADED) AREA 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 LEVES FROM THE BASE FLOOD. (MEDIUM SHADING) COMMUNITY PANEL NO. 480334 0500 B EFFECTIVE JANUARY 02, 1981.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1.507 ACRES AND A VOLUME OF APPROXIMATELY 5,747 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.
- NO STRUCTURAL IMPROVEMENTS WILL BE ALLOWED ON EASEMENTS OF ANY KIND.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE TOP OF THE CURB OF ROAD LOCATED AT THE CENTER OF LOT.
- UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE MONUMENTED BY A NO.4 REBAR BY 18" WITH PLASTIC CAP STAMPED 2791.
- BENCHMARK NOTE:
PHARR SURVEY CONTROL POINT No. 2, N.A.V.D 88 - LOCATED APPROXIMATELY 590 FEET SOUTH OF THE INTERSECTION OF U.S. HIGHWAY 281 (MILITARY ROAD) AND SOUTH CAGE BOULEVARD.
N-16558969.198, E-1082248.846, ELEV.=91.79
- 5' CONCRETE SIDEWALK WITH A.D.A. WHEELCHAIR RAMPS AND LANDINGS SHALL BE BUILT AT BUILDING PERMIT PHASE.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- SITE PLAN MUST BE APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO BUILDING PERMIT ISSUANCE.
- 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).
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- HOME OWNERS ASSOCIATION (H.O.A.) SHALL BE RESPONSIBLE TO MAINTAIN DETENTION POND AREAS (LOT "A" AND LOT "B").
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE PLAN REVIEW PHASE TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- ALL FIRE PROTECTION LINES SHALL BE DONE BY LICENSED FIRE SPRINKLER COMPANY.

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



HIDALGO COUNTY IRRIGATION DISTRICT NO. 2
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2025.

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.

ATTEST: _____
PRESIDENT SECRETARY

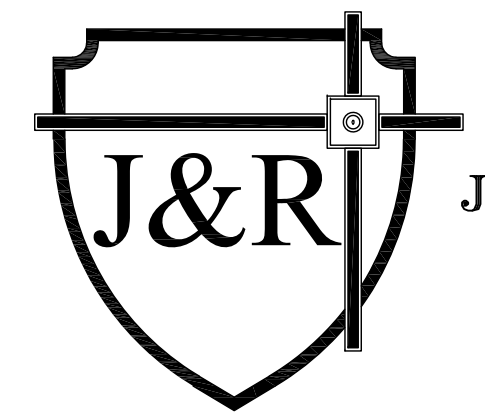
APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

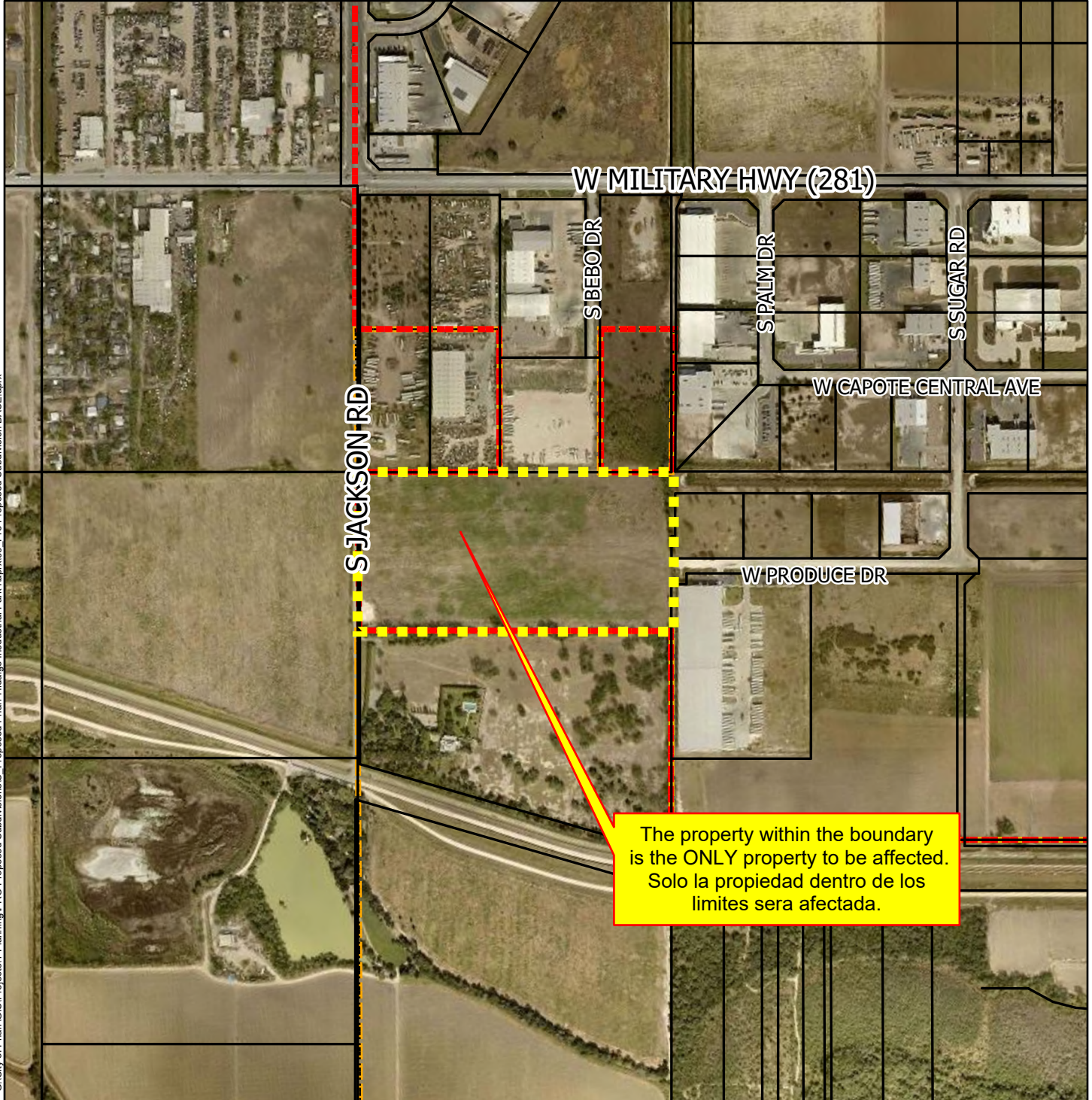
PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: XASER DEVELOPMENT, LLC	5123 N. McCOLL ROAD	McALLEN, TEXAS 78504	(956) _____
ENGINEER: ROBERTO J. SALINAS	1209 S. 10th ST. STE. A539	McALLEN, TEXAS 78501	(956) 432-5851
SURVEYOR: HOMERO LUIS GUTIERREZ	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988



J&R ENGINEERING, LLC
1209 S. 10th STREET STE. A539
McALLEN, TEXAS 78501
(956) 432-5851
FIRM # 12509

Proposed Subdivision
 Pharr-Hidalgo Industrial Park I Subdivision
 A 24.695-Acre tract of land, being a part or
 portion of LOT 3, BLOCK 14, A.J. McColl

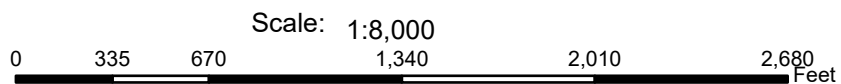


The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\1- Proposed Pharr-Hidalgo Industrial Park \Aprx\001 Pro Proposed Subdivision BASE.aprx

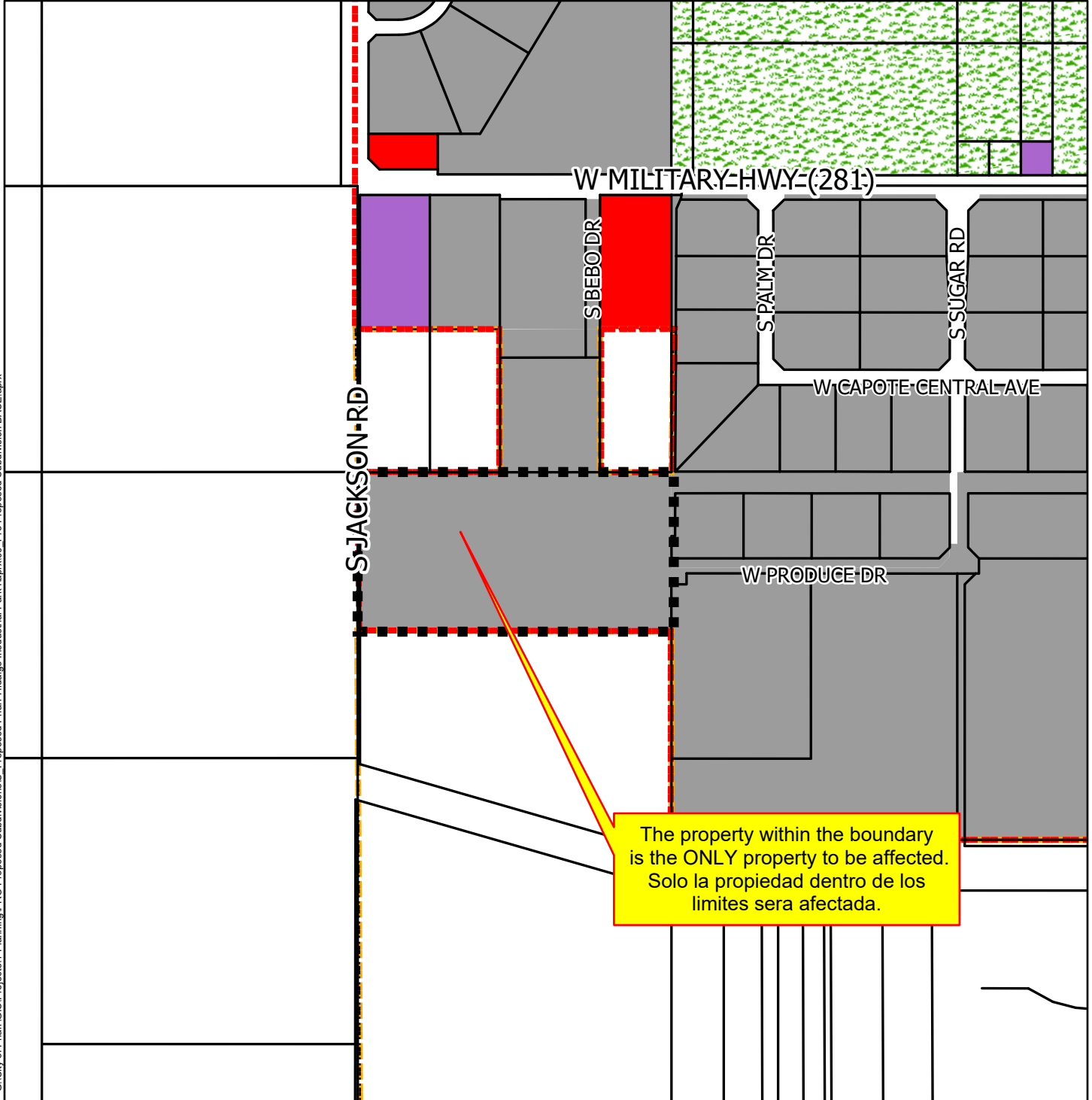
Subject Property
 Pharr City Limit

City of Pharr, Texas
 Engineering Department
 956.702.5355



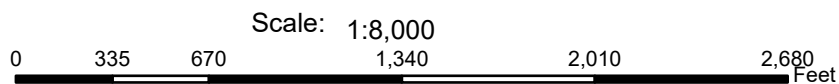
Date: 11/13/2025

Proposed Subdivision
 Pharr-Hidalgo Industrial Park I Subdivision
 A 24.695-Acre tract of land, being a part or
 portion of LOT 3, BLOCK 14, A.J. McColl
ZONING



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

- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property | Residential Multi-Family High Density | General Business | Neighborhood Commercial |
| Pharr City Limit | 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 |





Pharr
Development Services



Site Photo

1400 Block of W. Produce Drive





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING COMMISSION

AGENDA ITEM #: E.2.

DATE SUBMITTED: November 20, 2025
MEETING DATE: December 4, 2025

FROM: Joe Garza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Joe Garza

Agenda Item: M GARCIA ENGINEERING, representing Rolando Martinez, owner, is requesting preliminary plat approval of the proposed ODS Logistics. The property is legally described as being a 3.00 acres out of Lot 363 Kelly-Pharr Subdivision. The property is within the 9800 Block of South Alondra Street. **SUB250514**

Classification: Regular

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

Issue: M GARCIA ENGINEERING, representing Rolando Martinez, owner, is requesting preliminary plat approval of the proposed ODS Logistics.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed ODS Logistics Subdivision subject to the following conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza
Kimberly Mendoza
Joe Garza
Ricardo Rodriguez
Melanie Cano

Created/Initiated - 11/20/2025
Approved - 11/20/2025
Approved - 11/20/2025
Approved - 11/20/2025
Final Approval - 11/20/2025



MEMORANDUM

DATE: THURSDAY, DECEMBER 4, 2025
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: ODS LOGISTICS
FILE NO. **SUB250514**

GENERAL INFORMATION

APPLICANT: M GARCIA ENGINEERING, representing Rolando Martinez, owner, is requesting preliminary plat approval of the proposed ODS Logistics.

LEGAL DESCRIPTION: The property is legally described as being a 3.00 acres out of Lot 363 Kelly-Pharr Subdivision.

LOCATION: The property is within the 9800 Block of South Alondra Street.

ZONING: The property is currently zoned Limited Industrial District (L-I). The adjacent zones are Limited Industrial District (L-I) to the north and west and Planned Unit Development District (PUD) to the east and south. The property is designated for Industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: New warehouse

VARIANCES: None requested

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed ODS Logistics Subdivision subject to the following conditions:

LOCATION:
118 S. CAGE BLVD
1st FLOOR
PHARR, TX 78577
PHONE: 956-402-4242



REVIEWED BY:
HERIBERTO MARTINEZ
PLANNER III
EDDIE.MARTINEZ@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: ODS LOGISTICS

1. On owners block verify if Rolando Martinez is the owner or member of company Specify.
2. Verify the gross acres within lot/property.
3. Provide documentation for abandoned gas line.

LOCATION:
801 E. SAM HOUSTON
PHARR, TEXAS 78577
PHONE: 956-402-4300



REVIEWED BY:
JAVIER RODRIGUEZ
PUBLIC UTILITIES - WD DISTRIBUTION
SUPERVISOR
JAVIER.RODRIGUEZ@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: ODS LOGISTICS

PLAT REVIEW FOR:
ODS LOGISITICS SUBDIVISION

COMMENTS: Initials: J.R. NOVEMBER 18, 2025

WATER:

- Ok as proposed.
- Water service will need to be outside of the fence or property.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual

SEWER:

- Ok as proposed.
- 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.

STAFF REVIEW MEETING FOR: ODS LOGISTICS

SUBDIVISION: ODS Logistics Subdivision

DATE: 11/13/2025

REVIEW: Preliminary (Comments for plans dated: 11-3-2025)

PLAT

1. Signature from P.E. & R.P.L.S. shall be required.
2. Dedicate an easement for a drainage area and label as "Private Drainage Easement".
3. Add note---Owners to maintain detention/retention area.
4. Verify with gas company of any crossings that may occur.
5. Additional easements may be required for electrical and fiber lines.

SITE PLAN

1. Fire Department may require fire hydrants for fire protection.
2. Adjust sanitary sewer service to an alternate location outside of the berm.
3. Provide details for all proposed improvements.

DRAINAGE

1. Provide a cross-section detail for detention pond.
2. Outfall for detention pond shall be an 8"-in PVC bleeder line. Revisions on the main storm line may be required.
3. All detention ponds shall be required to be stabilized using sod or hydro-mulch to prevent erosion.
4. Verify with gas company of any crossings that may occur.

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.
- 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. (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 internal street and into nearest storm infrastructures.
- 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.

STAFF REVIEW MEETING FOR: ODS LOGISTICS

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.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each BLUE MARKER to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE YELLOW OR RED FROM MANUFACTURE AND FINISHED WITH A COAT OF ALUMINUM AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted RED: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
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.

16. Must meet City of Pharr Standards Manual Construction & Development Guide.nAdditional Comments:

1. Fire hydrants shall be placed every 300 feet.
2. Existing fire hydrants cannot be utilized due to location and access so all new hydrants shall be placed on property for fire protection.
3. Supplying future site for entrances and access road will help establish Hydrant placement.
4. Shall provide standard City detail for fire hydrants, water valves, and concrete collar.

LOCATION:
1015 E. FERGUSON
PHARR, TX 78577
PHONE: 956-402-4350



REVIEWED BY:
BILLY BOWDEN
STORMWATER INSPECTOR
BILLY.BOWDEN@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: ODS LOGISTICS

Sediment Erosion Control Plans require additional details and BMPs such as a Construction Entrance, Silt Fence, washout, on site dumpster, ect.

Construction Entrance shall measure 20 feet in width and 50 feet in length with 4-8inch bull rock.

Silt fence shall only use metal stakes and shall be set around the whole perimeter of the property.

Obtain any required Street Cut, Bore, Curb Cut, or Discharge permits as needed.

Obtain all necessary permits from T.C.E.Q.

Must submit (1) digital copy in (Accela) for review and One (1) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.

STAFF REVIEW MEETING FOR: ODS LOGISTICS

Plat Notes:

SECTION X FIBER OPTIC

X 1 General The purpose of this section is to define the general requirements for the design of the city fiber optic improvements and to provide details for its correct implementation. All new proposed subdivisions shall design and escrow conduit and handholes designated exclusively to the city of Pharr fiber optic network. All designs shall adhere to the standards located within this directive. The City of Pharr Innovation & Technology (IT) and Engineering Departments shall be consulted if variations from these standards are anticipated.

X 2 Design

1. A main (2)" PVC conduit with (30"x48"x30") distribution handholes shall be designed to reach and provide connection to each service handhole in the subdivision.
2. A 1.25" PVC conduit shall be run from every service handhole on the main conduit side, across the roadway, and to a service handhole between every other lot on the opposite side of the roadway.
3. A (17"x30") service-handhole shall be installed between every other lot.
4. All PVC conduits shall be a minimum of 3-ft deep when parallel to roadway and 5 ft deep at roadway crossings.
5. All fiber optic improvements shall be located inside a 5ft Communication Easement Exclusive to the City of Pharr or inside an existing or proposed 15-ft Utility Easement Exclusive to the City of Pharr if permitted by Public Utilities Department.
6. A proposed passive optical network (PON) cabinet adjacent to the city's fiber backbone shall be included in the design depending on the size of the subdivision as requested by the City's IT Department during plan review.

X-3 Required Submittals

A. Preliminary Approval Phase To properly review and consider projects and grant preliminary approval, the following items must be addressed and shown on a fiber conduit site plan (1' = 50'):

1. Communication Easement(s) (if needed) Exclusive to the City of Pharr,

width(s) and location(s)

2. PON cabinet(s), size(s) and location(s)

3. Handhole(s), size(s) and location(s)

4. Conduit(s), size(s) and location(s) PWN B. Construction Phase After preliminary approval has been granted by the COP-P&Z, the City will accept construction documents for review and approval.

The submittal should include the following:

1. Plan and profiles showing service arrangements.
2. Complete construction details
3. Cost Estimate for all fiber optic utility improvements. Unit costs will be provided by the City's IT Department.

After the IT Department reviews and approves the submittals, the following shall be submitted as part of the subdivision process:

1. Approved design for all fiber optic utility improvements in shapefile or KMZ file
2. Escrow amount for fiber optic utilities. These two items shall be required as part of the subdivision process to obtain a Notice to Proceed for the Subdivision. If the developer is required to extend fiber optic utilities past their property limits and through other properties a reimbursement contract may be executed to allow the developer to recover that cost.

X 4 Standard Details The following Standard Details (see appendix B) show the adopted standards required by the City of Pharr: FO 1 Typical Fiber Optic Layout F O 2 Typical Utility Service Arrangements STR 1 local 50' with 15' utility easements anPharr Connect Design is required for ODS Logistics-S Alondra St

- a. Escrow will be determined by the Pharr Connect Design.
- b. Easement will be required for Pharr Connect Fiber Optics Infrastructure.

Proposed Data/Telephone Access.

1. Data/Telephone Existing Access Point Location:

- a. Estimated at coordinates: 26° 6'35.32"N 98°12'15.36"W.

2. Primary Conduit Installation:

- a. A **1x4" Schedule 40 conduit** or **1x4" SDR11 Orange conduit** Sleeve shall be routed within the Utility Easement on S Alondra St (estimate coordinates 26° 6'31.27"N 98°12'16.29"W to 26° 6'28.45"N 98°12'16.77"W °)

- b. A **1x4" Schedule 40 conduit** or **1x4" SDR11 Orange conduit** Sleeve shall be routed within the Utility Easement on Westside of S Alondra ST to within the Subdivision Location in accordance with Utilities & Planning and Zoning Department Site Plan.

Upon reviewing the submitted site plans, it was noted that the following critical elements related to data/telephone wiring were omitted:

1. Utility Site Plan Omissions:

- The plans do not illustrate the routing of data/telephone wiring, whether externally (outer shell) or within the subdivision.

2. Utility Plan Omissions:

- Data/telephone cabling pathways are absent from the electrical plans.
- The point of entry (POE) for data/telephone services — whether via underground utility easement or aerial entry — should be clearly indicated.

The final determination of entry location remains at the owner's discretion.

• Future Recommendations:

- Site Plan Revisions: Include a dedicated overlay or notation for data/telephone wiring distribution, externally within the Utility Easement
- MDF Representation: The MDF storage area should be clearly marked on the electrical site plan.

The MDF may be installed either within the building or adjacent to it, provided space and accessibility requirements are met.

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: RE: ODS Logistics Subdivision preliminary review plans lot 363 k-p
Date: Tuesday, November 11, 2025 3:51:03 PM
Attachments: [image005.png](#)
[image002.png](#)
[image003.png](#)

***** 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,

H.C.I.D. No. 2 reservations and comments for the proposal:

1. We have the general right of way covering all the lot. Vol. 19, pg. 41 d.r.
2. We will need the recorded warranty deed of ownership.
3. Plat will need to exclude the 3.00 acres from the district.
4. We will need the certificate of filing and the certificate of formation for the llc.

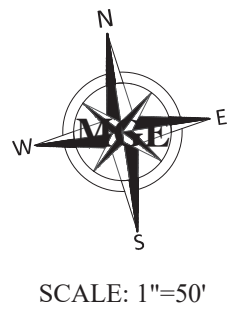
If there are any questions or concerns, please advise or call our office. Thank you.

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Office: (956) 787-1422
Fax: (956) 781-7622
Email: jbsalinas@hcid2.org

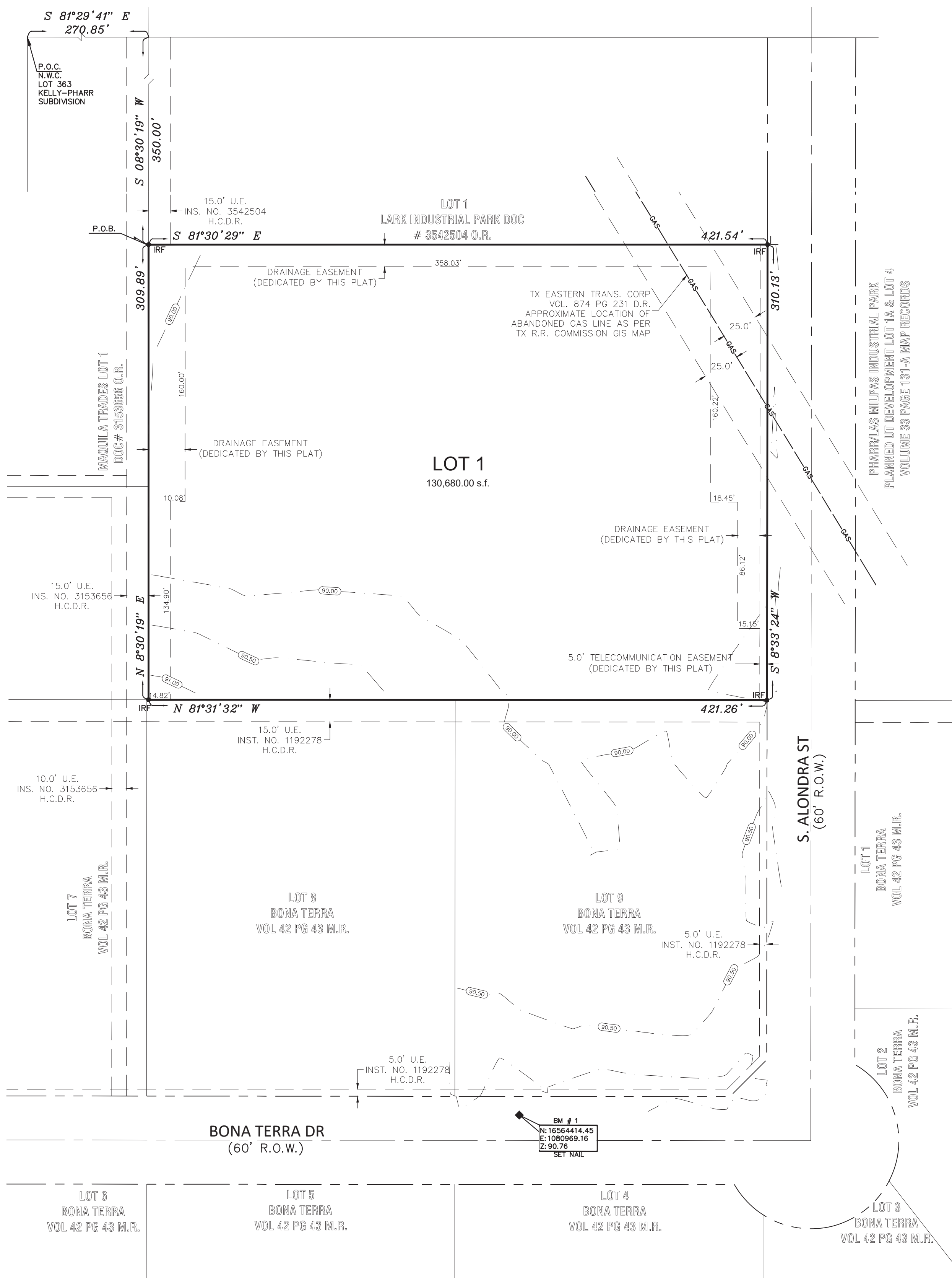
From: Eddie Martinez [<mailto:eddie.martinez@pharr-tx.gov>]
Sent: Friday, November 7, 2025 4:17 PM
To: isaac.gonzalez@hcdd1.org; esther.mireles@hcdd1.org; hcid2@sbcglobal.net; jbs_hcid2@att.net; jl_hcid2@att.net; peter.garza@usps.gov; jl3008@att.com; Erick.Torres@charter.com; Rafael.Macias@onegas.com; Rene.Casares@onegas.com; svallejo@rgv911.org; rafael.gonzales@psjaisd.us; tammy.saenz@psjaisd.us; mavaldes@aep.com; dlucio@aep.com; khernandez@aep.com; jolague@aep.com; jlozano@magicvalley.coop; carlosguajardo@magicvalley.coop
Cc: Joe Garza
Subject: ODS Logistics Subdivision preliminary review plans

Good afternoon,

The attached preliminary subdivision plans are been reviewed by the City and are been routed to you for review and comments as well, if any. Also, you may attend meeting as stated on memo. Please provide me with any comments that you may have, so I can make the developer aware of the comments.



LEGEND	
●	IRF= FOUND 1/2" IRON ROD
○	IRS= SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RDS"



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ODS LOGISTICS SUBDIVISION TO THE CITY OF PHARR 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 FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

ROLANDO MARTINEZ - MANAGING MEMBER
ODS LOGISTICS AND WAREHOUSE, LLC
1100 E. MILITARY HWY 281 STE. B
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROLANDO MARTINEZ THE ABOVE NAMED TRUSTEES, KNOWN TO ME BY THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, MARIANO GARCIA, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

MARIANO GARCIA, P.E.
REG. PROFESSIONAL ENGINEER NO. 90956



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF ODS LOGISTICS SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JOSE MARIO GONZALEZ, R.P.L.S.
REG. PROFESSIONAL LICENSED SURVEYOR NO. 5571
24593 FM 88
MONTE ALTO, TEXAS 78538
T.B.P.L.S. FIRM # 10013900



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL THE 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

REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

APPROVED THIS THE _____ DAY OF _____ 20____,
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

DANNY WYLIE, CHAIRMAN
PLANNING AND ZONING COMMISSION

GENERAL PLAT NOTES AND RESTRICTIONS:

- THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0500 B, REVISED JAN. 2, 1981. B IS DESCRIBED AS AREAS BETWEEN THE 100 YEAR AND 500 YEAR FLOOD OR AREAS SUBJECT TO 100 YEAR FLOODING WITH AVE. DEPTHS LESS THAN ONE FOOT, OR WHERE THE CONTRIBUTING DRAINAGE AREAS IS LESS THAN ONE SQ. MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- CITY OF PHARR'S BENCH MARK: BM #9
SET BY J.E. SAENZ AND ASSOCIATES, INC. LOCATED AT CAGE AVE. AND ANAYA ROAD
NORTHING= 16564970.016
EASTING= 1083132.670
ELEVATION= 88.63

SURVEYOR'S BENCH MARK: BM #1
A SET NAIL NORTH OF THE CENTER LINE OF BONA TERRA DR 17.30' AND WEST OF THE CENTERLINE S. ALONDRA ST 198.49'
NORTHING= 16564414.45
EASTING= 1080969.16
ELEVATION= 90.76
- FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED FROM THE CENTER OF THE LOT.
- A 8' OPAQUE BUFFER IS REQUIRED BETWEEN RESIDENTIAL ZONES AND COMMERCIAL ZONES.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.435 ACRES AND A VOLUME OF APPROXIMATELY 0.823 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.
- NO STRUCTURES SHALL BE CONSTRUCTED ON ANY EASEMENTS.
- MINIMUM BUILDING SETBACKS SHALL BE AS PER CITY OF PHARR ORDINANCE.
- 5' SIDEWALK WITH ADA COMPLIANT RAMPS AND LANDINGS WILL BE REQUIRED TO BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF BUILDING PERMIT PHASE.
- LANDSCAPING SHALL BE AS PER CITY OF PHARR ORDINANCE.
- EROSION & 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 PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- ALL FIRE LINES SHALL BE INSTALLED BY A LICENSED SPRINKLER COMPANY.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- OWNERS TO MAINTAIN DETENTION/RETENTION AREA, R.O.W. AND PERIMETER OF ENTIRE SUBDIVISION.
- A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A HCID NO. 2 RIGHT OF WAY, EASEMENT OR FACILITY.

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 CODES §49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

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

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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.

ATTEST: _____
PRESIDENT SECRETARY

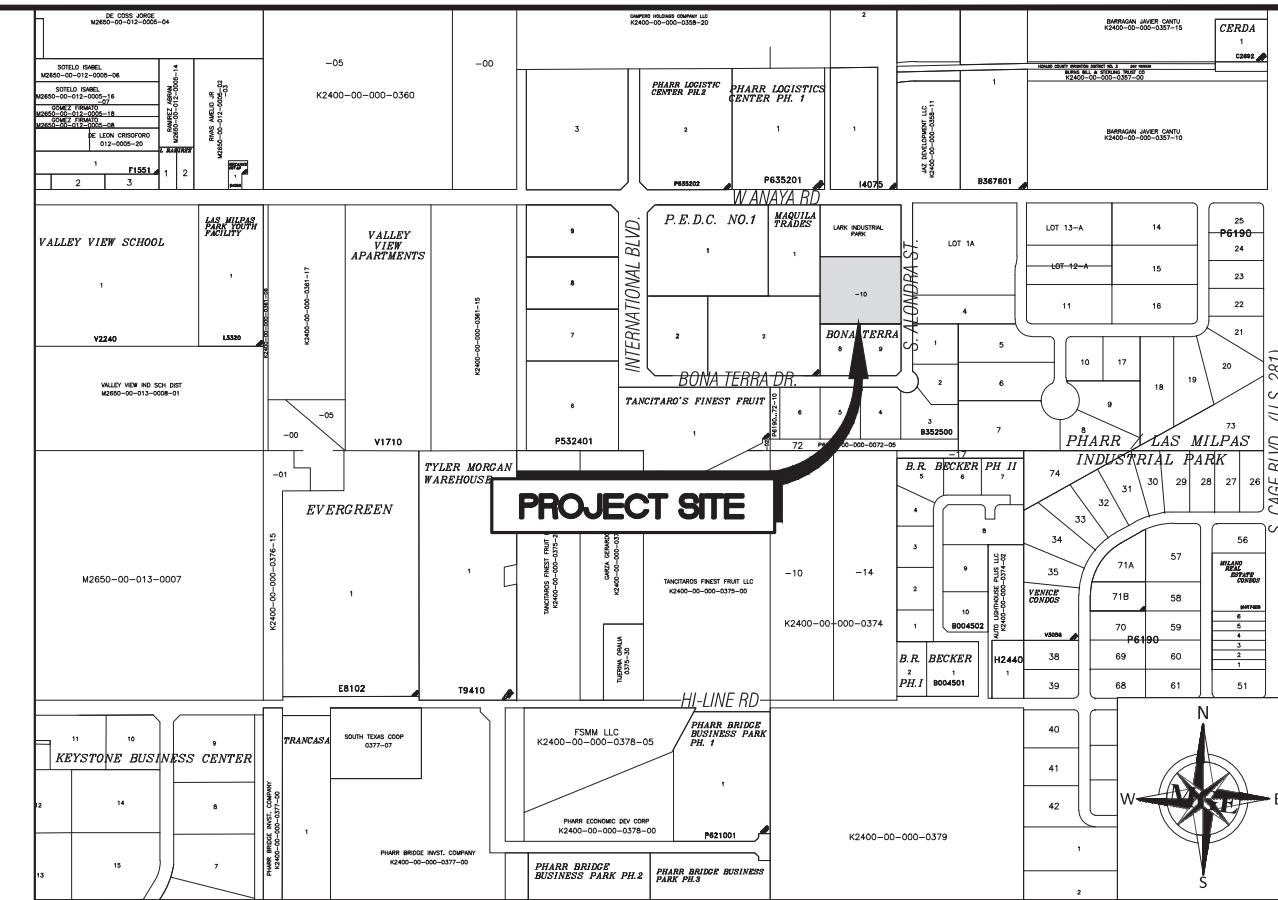


FILE FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

PRELIMINARY REVIEW

THIS DOCUMENT HAS BEEN RELEASED FOR PRELIMINARY REVIEW BY MARIANO GARCIA, P.E. No. 90956. THIS DOCUMENT IS FOR REVIEW PURPOSES ONLY. NOVEMBER 2025



LOCATION MAP SCALE: 1"=1,000'

PREPARED BY: M. GARCIA ENGINEERING, LLC.
1022 E. GRIFFIN PARKWAY SUITE 202B
MISSION TX 78572
DATE PREPARED: 11-14-25
DATE SURVEYED: 01-28-25 PROJECT NO. 24-125

PLAT OF
ODS LOGISTICS SUBDIVISION
BEING A 3.00 ACRE TRACT OF LAND OUT OF LOT 363, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS
PLAT SHEET 1 OF 1

METES & BOUNDS DESCRIPTION:

BEING A 3.00 ACRE TRACT OF LAND OUT OF LOT 363, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 3.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 363, KELLY-PHARR SUBDIVISION; THENCE S 81°29'41" E, A DISTANCE OF 270.85'; THENCE S 08°30'19" W, A DISTANCE OF 350.00' TO A 1/2" ROD FOUND AT THE SOUTHWEST CORNER OF THE LARK INDUSTRIAL PARK SUBDIVISION (DOC # 3542504 O.R.) FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND, AND THE POINT OF BEGINNING;
THENCE S81°30'29"E, WITH THE SOUTH LINE OF SAID LARK INDUSTRIAL PARK SUBDIVISION, A DISTANCE OF 421.54' TO A 1/2" ROD FOUND ON THE WEST RIGHT OF WAY LINE OF S. ALONDRA ST. FOR THE SOUTHEAST CORNER OF SAID LARK INDUSTRIAL PARK SUBDIVISION AND THE NORTHEAST CORNER OF THIS TRACT OF LAND;
THENCE S08°33'24"W, WITH THE WEST RIGHT OF WAY LINE OF SAID S. ALONDRA ST., A DISTANCE OF 310.13' TO A 1/2" ROD FOUND AT THE NORTHEAST CORNER OF LOT 9, BONA TERRA (VOL. 42 PG 43 M.R.) FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;
THENCE N81°31'32"W, WITH THE NORTH LINE OF LOT 8 AND 9, OF SAID BONA TERRA SUBDIVISION, A DISTANCE OF 421.26' TO A 1/2" ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;
THENCE N08°30'19"E, WITH THE EAST LINE OF THE MAQUILA TRADES SUBDIVISION (DOC # 3153656 O.R.) A DISTANCE OF 309.89' TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: TEXAS STATE PLANE COORDINATES, SOUTH ZONE. NAD 1983

PLAT OF
ODS LOGISTICS
SUBDIVISION

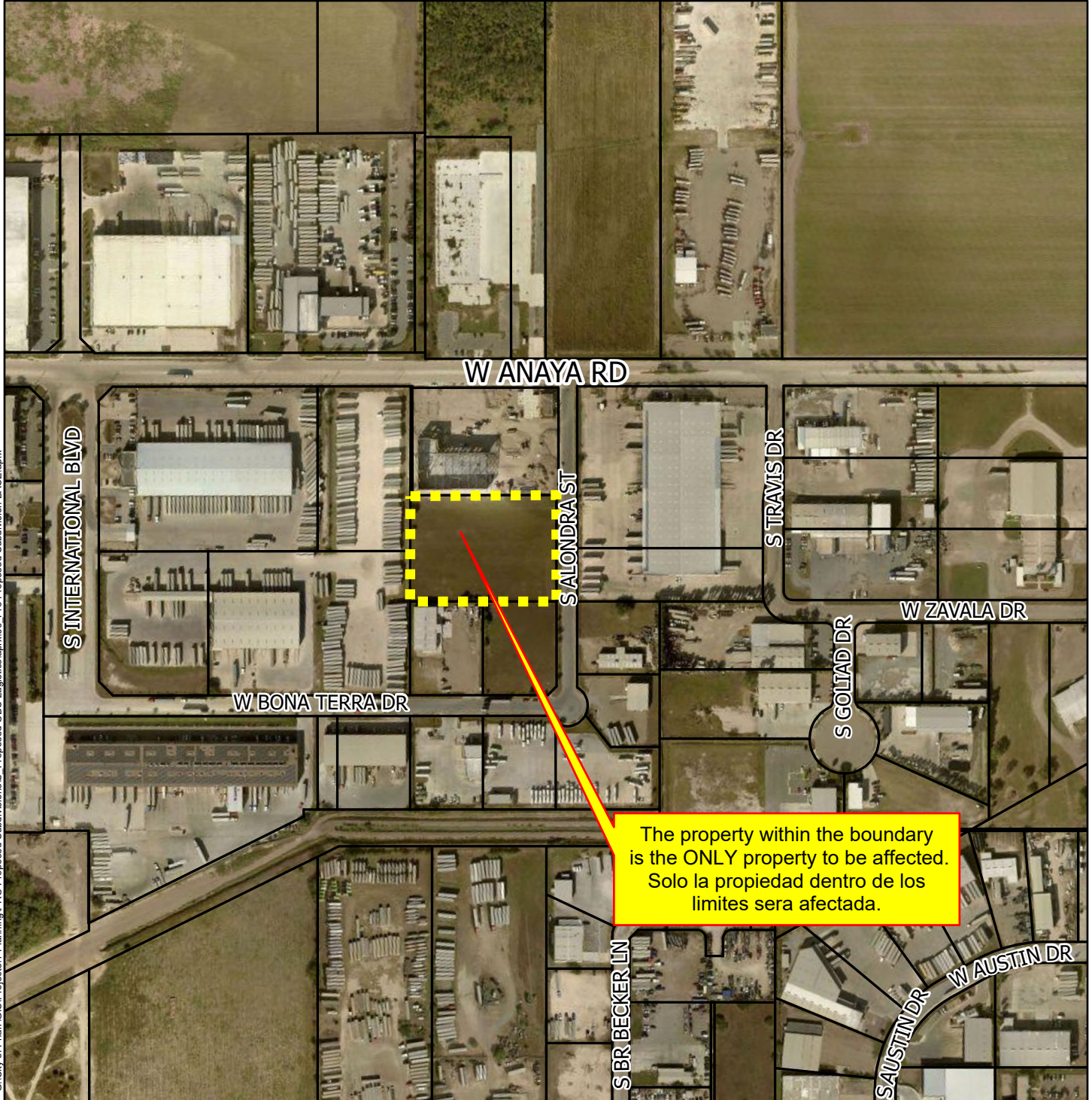
BEING A 3.00 ACRE TRACT OF LAND OUT OF LOT 363, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS OF HIDALGO COUNTY, TEXAS



1022 E. Griffin Parkway #202B
Mission TX, 78572
Bus. 956.598.5417
Firm Reg. No. F-9828



NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ROLANDO MARTINEZ	1100 E. MILITARY HWY 281 STE. B	PHARR, TEXAS 78577	(956) 787-2211	
ENGINEER: MARIANO GARCIA	1022 E. GRIFFIN PARKWAY	MISSION, TEXAS 78572	(956) 598-5417	
SURVEYOR: MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156

Proposed Subdivision
 ODS Logistics
 3.00 acres out of Lot 363 Kelly-Pharr
 Subdivision
 AERIAL



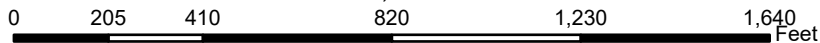
The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

G:\City of Pharr\GIS\Projects\1-Planning\PRO Proposed Subdivisions\Proposed ODS Logistics\aprx00 - Pro Proposed Subdivision BASE.aprx

 Subject Property
 Pharr City Limit

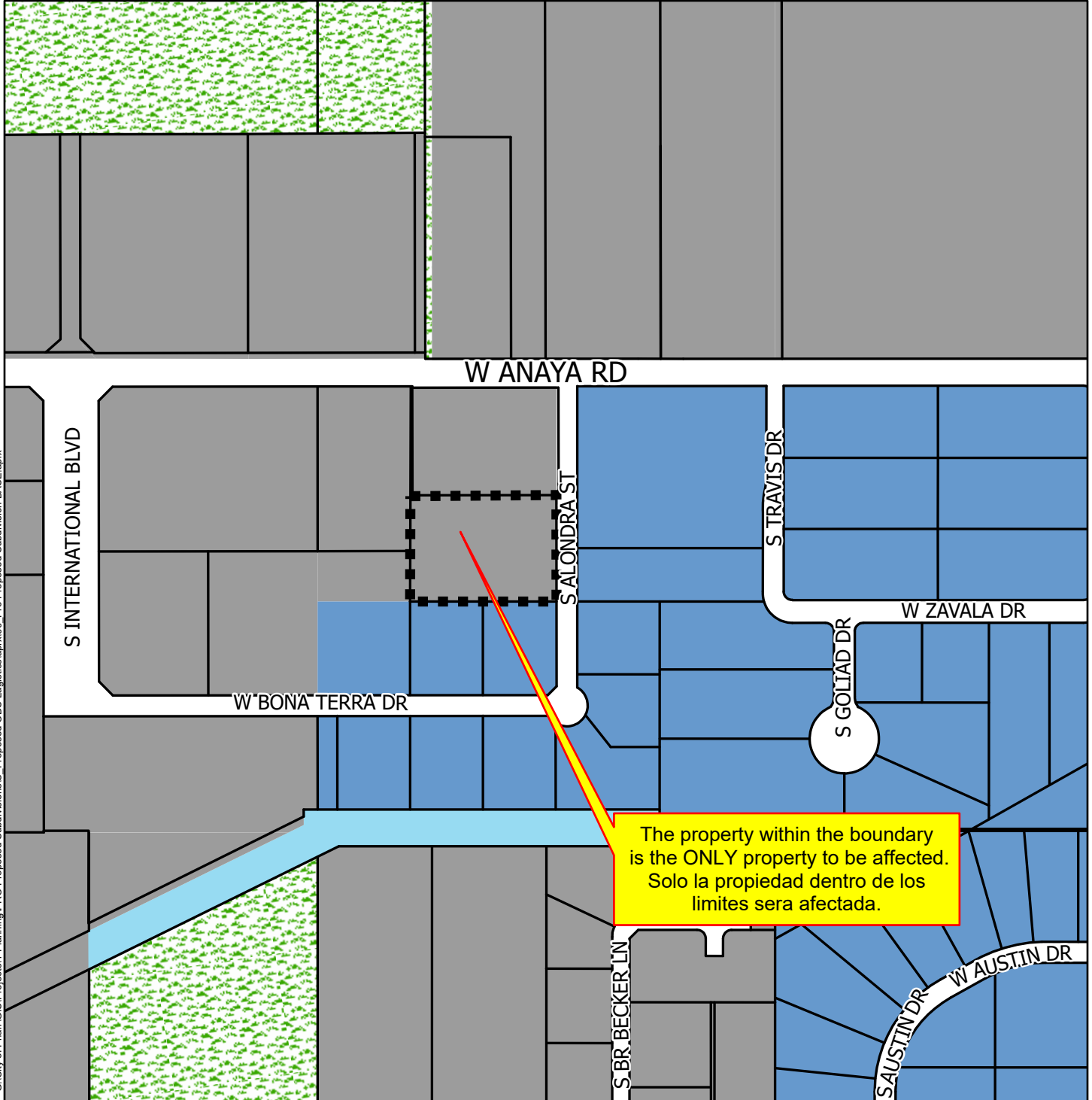
City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:5,000



Date: 11/13/2025

Proposed Subdivision
 ODS Logistics
 3.00 acres out of Lot 363 Kelly-Pharr
 Subdivision
 ZONING



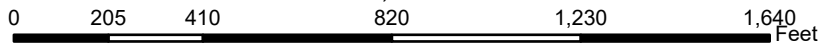
The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

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- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property | Residential Multi-Family High Density | General Business | Neighborhood Commercial |
| Pharr City Limit | 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 |

Scale: 1:5,000

City of Pharr, Texas
 Engineering Department
 956.702.5355



Date: 11/13/2025



Pharr
Development Services



Site Photo

9800 Block of S. Alondra Street.





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING COMMISSION

AGENDA ITEM #: E.3.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 4, 2025

FROM: Joe Garza, Development Services Director

DEPARTMENT: Development Services

DIRECTOR: Joe Garza

Agenda Item: CEI Engineering Associates, Inc, representing Hector Trevino & Raquene V. Palacios Rev Lv Trust, owner, is requesting preliminary plat approval of the proposed Pharr Corners Subdivision. The property is legally described as being a 1.34 acre tract, out of the North 10 acres of the West one-half of Lot 221, Kelly-Pharr Subdivision, Hidalgo County, Texas. The property is within the 1800 Block of South Cage Boulevard. **SUB250725**

Classification: Regular

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

Issue: CEI Engineering Associates, Inc, representing Hector Trevino & Raquene V. Palacios Rev Lv Trust, owner, is requesting preliminary plat approval of the proposed Pharr Corners Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends preliminary plat approval of the proposed Pharr Corners Subdivision subject to the following conditions.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza
Kimberly Mendoza
Ricardo Rodriguez
Melanie Cano

Created/Initiated - 11/20/2025
Approved - 11/20/2025
Approved - 11/20/2025
Final Approval - 11/20/2025



MEMORANDUM

DATE: THURSDAY, DECEMBER 4, 2025
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: PHARR CORNERS SUBDIVISION
FILE NO. **SUB250725**

GENERAL INFORMATION

APPLICANT: CEI Engineering Associates, Inc, representing Trevino Hector and Raquene V Palacios Rev LV Trust, owner, is requesting preliminary plat approval of the proposed Pharr Corners Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 1.34 acre tract, out of the North 10 acres of the West one-half of Lot 221, Kelly-Pharr Subdivision, Hidalgo County, Texas.

LOCATION: The property is within the 1800 Block of South Cage Boulevard.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south, east and west. The property is designated for commercial use in the Land Use Plan.

PROPERTY PROPOSED USE: Murphy gas store

VARIANCES: None Requested.

RECOMMENDATIONS: Development Services recommends preliminary plat approval of the proposed Pharr Corners Subdivision subject to the following conditions:

LOCATION:
118 S. CAGE BLVD
1st FLOOR
PHARR, TX 78577
PHONE: 956-402-4242



REVIEWED BY:
HERIBERTO MARTINEZ
PLANNER III
EDDIE.MARTINEZ@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: PHARR CORNERS SUBDIVISION

1. Remove the street layout from plat layout.
2. On owners dedication, provide name and address.
3. Remove plat note #3.
4. Remove plat note #1 & 2.
5. See redlines on plat notes.

STAFF REVIEW MEETING FOR: PHARR CORNERS SUBDIVISION

PHARR CORNERS Date:11/13/2025 Initials: O.M.Q.

PLAT

1. Signature from P.E. & R.P.L.S. shall be required.
2. Dedicate an easement for a drainage area and label as "Private Drainage Easement". Easement can be acquired at the building permit phase.
3. Add note---Include City of Pharr benchmarks with benchmark number, location, northing, easting and elevation.
4. Note No. 9--- Revise the note to say the following... "Storm Water detention is required for this property. The engineer of record for this subdivision plat has estimated that an area of approximately _____acres and a volume of approximately_____ 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."

SITE PLAN

1. Fire Department may require additional fire hydrants for fire protection.
2. Provide details for all proposed improvements which include driveways, sidewalks
3. All ADA ramps along the ROW shall require truncated domes.

DRAINAGE

1. Tie-in to TX-Dot inlet requires a TX-Dot permit via Rulis website.
2. All detention ponds shall be required to be stabilized using sod or hydro-mulch to prevent erosion.
3. Detention ponds that exceed depths of 2.5'-ft shall require a perimeter fence with a minimum height of 4'-ft.
4. Provide a cross-section detail of detention pond and total volume provided.

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.
- 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. (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 internal street and into nearest storm infrastructures.
- 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.

STAFF REVIEW MEETING FOR: PHARR CORNERS SUBDIVISION

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.
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.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each BLUE MARKER to be affixed on pavement by city to indicate location of the fire hydrant. FIRE HYDRANT COLOR MAY BE YELLOW OR RED FROM MANUFACTURE AND FINISHED WITH A COAT OF ALUMINUM AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted RED: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.
Additional Comments:
 1. Shall provide Standard City Detail for fire hydrant, and water valves, and Concrete Collars.

LOCATION:
1015 E. FERGUSON
PHARR, TX 78577
PHONE: 956-402-4350



REVIEWED BY:
BILLY BOWDEN
STORMWATER INSPECTOR
BILLY.BOWDEN@PHARR-TX.GOV

STAFF REVIEW MEETING FOR: PHARR CORNERS SUBDIVISION

Construction Entrance shall measure 20 feet in width and 50 feet in length with 4-8inch bull rock.

Obtain any required Street Cut, Bore, Curb Cut, permits as needed for the work done off Moore Rd.

Add A concrete washout detail specifying 10x10 feet in size with a 7mil Plastic Liner

Must submit (1) digital copy in (Uploaded to Accela) for review and One hard copy of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.

Obtain all necessary permits from T.C.E.Q. (Small Construction Site Notice)

8 inch PVC bleeder is required for outfall connection with the City of Pharr.

STAFF REVIEW MEETING FOR: PHARR CORNERS SUBDIVISION

General Notes: Proposed Data/Telephone Access.

1. Data/Telephone Existing Access Point Location: Estimated at coordinates: 26°10'23.25"N 98°11'14.93"W.

a. Hand Hole with Core-Fiber has been allocated coordinates: 26°10'23.25"N 98°11'14.93"W for S Cage Blvd Pharr Corners Subdivision Development.

2. Primary Conduit Installation:

a. A **1x4" Schedule 40 conduit (gray conduit) ** or **HDR 11 (Orange Conduit) * or **SDR 11 (Orange Conduit) ** has been routed along the East side of S Cage Blvd easement and Southside of Moore RD easement (estimate coordinates: 26°10'23.25"N 98°11'14.93"W to 26°10'23.62"N 98°11'8.74"W & 26°10'23.25"N 98°11'14.93"W to 26°10'25.15"N 98°11'14.57"W.)

Upon reviewing the submitted site plans, it was noted that the following critical elements related to data/telephone wiring were omitted:

1. Site Plan Omissions:

- The plans do not illustrate the routing of data/telephone wiring, whether externally (outer shell) or within the building.
- The Main Distribution Frame (MDF) storage area, a key component of telecommunications infrastructure, is not depicted.

2. Electrical Plan Omissions:

- Data/telephone cabling pathways are absent from the electrical plans.
- The point of entry (POE) for data/telephone services — whether via underground utility easement or aerial entry — should be clearly indicated.

The final determination of entry location remains at the owner's discretion.

• Recommendations:

- Site Plan Revisions: Include a dedicated overlay or notation for data/telephone wiring distribution, externally within the Utility Easement
- MDF Representation: The MDF storage area should be clearly marked on the electrical site plan. The MDF may be installed either within the building or adjacent to it, provided space and accessibility requirements are met.

From: [John Salinas](#)
To: [Eddie Martinez](#)
Cc: jl_hcid2@att.net
Subject: PHARR CORNERS SUBDIVISION plat review lot 221 k-p
Date: Wednesday, November 12, 2025 4:45:13 PM

***** 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 initial reservations and updates for the proposal:

1. We have the general r.o.w. covering all the lot. v. 20, pg.467.
2. We have a delivery point at the n.w. corner of the Lot and the developer would need to extend the delivery to the remaining portion of the adjoining tract. Vol. 16, pg. 5 m.r. and would need to provide a 30' exclusive easement. If the landowner excludes all of the property, then the delivery point can be plugged and not extend the irrigation line. Please advise which option is most likely.
3. Plat will need to reference the corner Lot 221 k-p and include the distances and bearings to the p.o.b.

4. Update the signature block:

This Plat ... on this(no comma) the ___ day of _____, (add comma) 20__.

No improvements ... trees, fences(no comma) and ... No. 2 rights(add "s") of way(no "s") ...

...

ATTEST: _____ (add before)

SECRETARY

5. Additional plat note: A permit is required for any utility service crossing a H.C.I.D. No. 2 rights of way, easement or facility. All permits are submitted to Javier Lopez for review.
6. We need the recorded warranty deed if it's a different property owner.
7. We need the certificate of filing for the company/llc and documentation for the signing member.
8. The petition fee and form are pending to be submitted with the mylar. Attached the petition form as reference and the description can be:

A 1.34 acre tract of land of Lot 221, Kelly-Pharr Subdivision.

(PHARR CORNERS SUBDIVISION)

If owner is to exclude the entire property, then the description will change. Please advise.

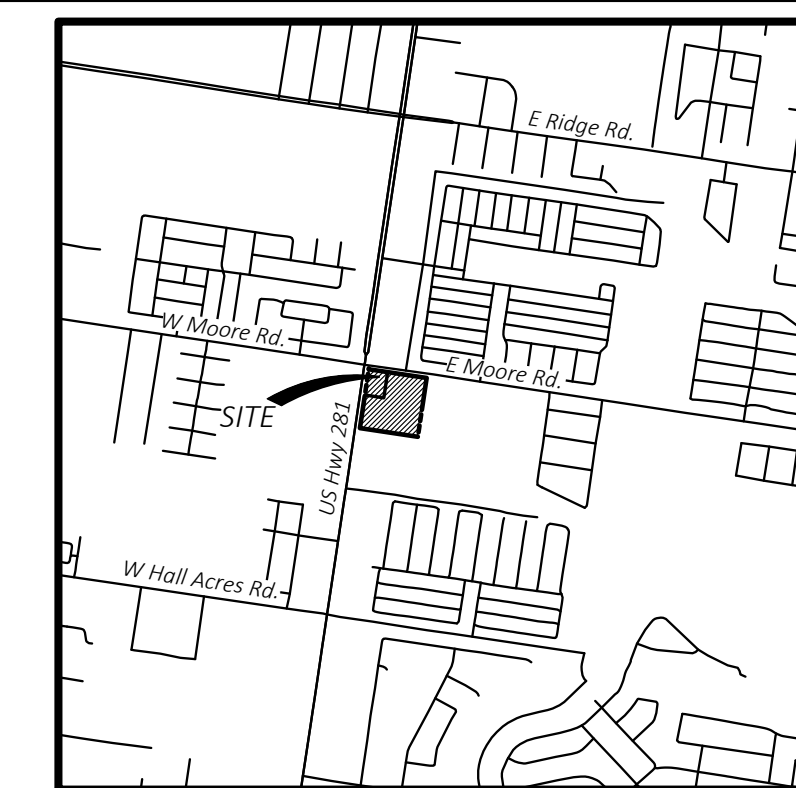
If there are any questions or concerns, please advise. Thank you!

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Office: (956) 787-1422
Fax: (956) 781-7622
Email: jbsalinas@hcid2.org

PHARR CORNERS SUBDIVISION

AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS.

Being a 1.34 acre tract, out of the North 10 acres of the West one-half of Lot 221, Kelly-Pharr Subdivision, Hidalgo County, Texas, out of Porciones 69 and 70, according to the Map or Plat recorded in Volume 3, Page 133, Deed Records, Hidalgo County, Texas.

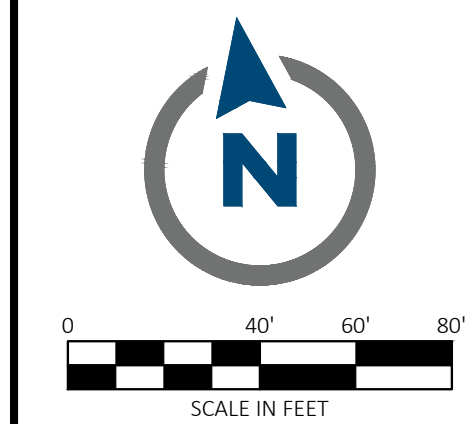


VICINITY MAP

NOT TO SCALE
Latitude: 26°10'23"N
Longitude: 98°11'14"W

Legend

- Boundary Line
- Parent Boundary Line
- Adjoining Boundary Line
- Right-of-Way Line
- Control Line
- Break Line
- Benchmark (BM)
- Found Monument (As Noted)
- Set 5/8" Rebar "CEI ENG ASSOC INC"
- Found Chiseled "X"
- Record monument from "For Sale" sign
- Record Bearings and Distances from "For Sale" sign



SCALE IN FEET

0 40' 60' 80'

CITY OF PHARR BENCHMARK

N83°23'22"W 199.01'

NW CORNER LOT 221
KELLY-PHARR SUBDIVISION

P.O.B.
(A) CHISEL

S59°31'11"E
54.13'

5/8" REBAR W/ YC
"CEI ENG ASSOC INC"

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"CEI ENG ASSOC INC"

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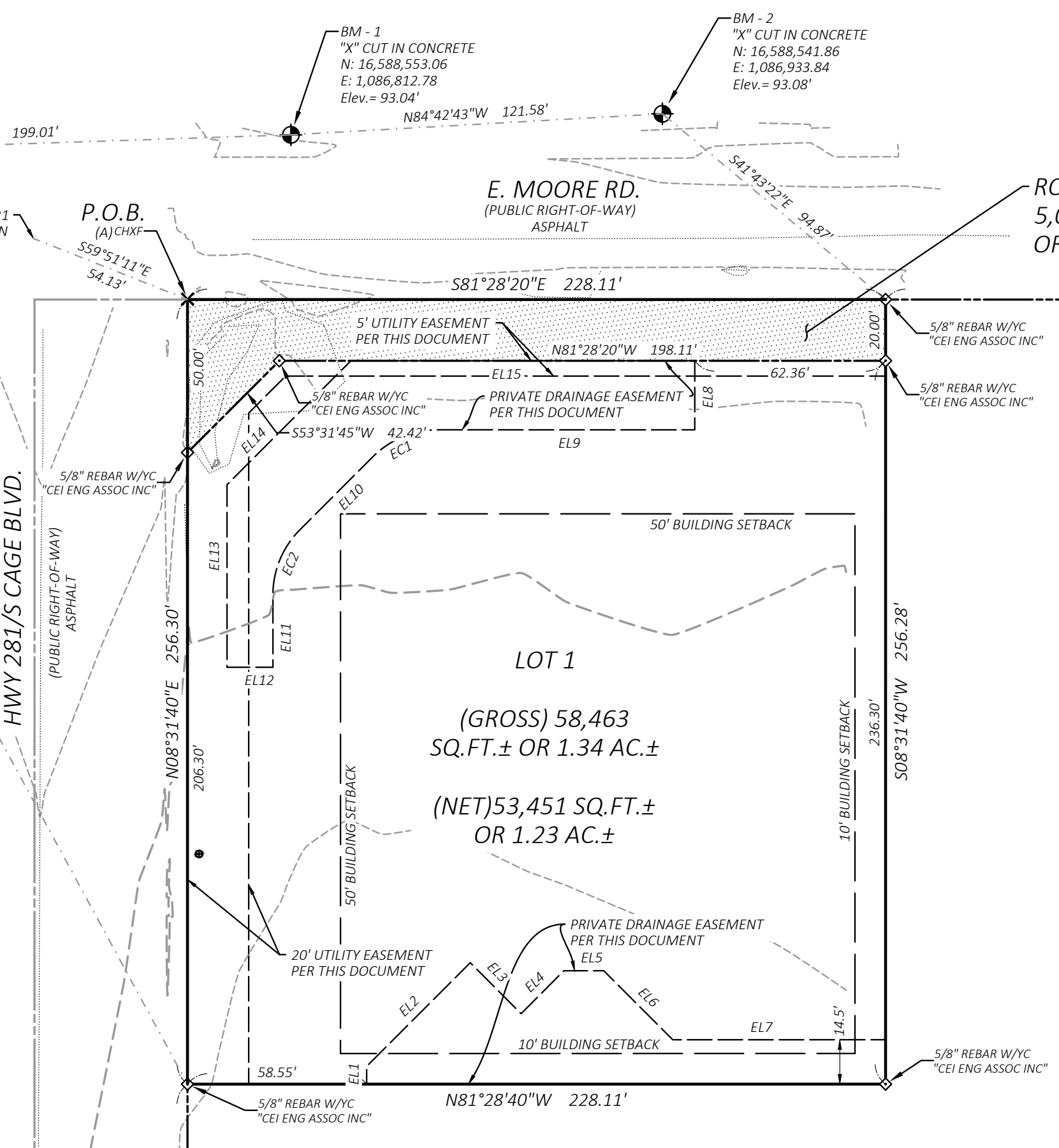
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REMAINDER OF KELLY PHARR TRACT N1/2-W1/2, LOT 221 THE SUBDIVISION OF PORCIONES 66, 67, 69, AND 70 VOL. 3, PG. 133

324,297 SQ.FT.± OR 7.44 AC.±

LINE	BEARING	DISTANCE
EL1	N08°31'20"E	5.82'
EL2	N53°31'43"E	47.88'
EL3	S36°22'37"E	23.52'
EL4	N53°23'28"E	19.78'
EL5	S81°32'36"E	13.05'
EL6	S36°28'40"E	31.89'
EL7	S81°28'40"E	69.55'
EL8	S08°31'35"W	22.55'
EL9	N81°28'20"W	84.01'
EL10	S53°30'09"W	33.79'
EL11	S08°31'40"W	23.73'
EL12	N81°28'20"W	15.00'
EL13	N08°31'40"E	59.65'
EL14	N53°31'45"E	57.24'
EL15	S81°28'20"E	198.11'

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
EC1	30.02'	23.53'	44°54'19"	S75°58'04"W	22.93'
EC2	30.00'	23.48'	44°50'10"	S31°05'03"W	22.88'

PARENT TRACT
KELLY PHARR TRACT N1/2-W1/2, LOT 221
THE SUBDIVISION OF PORCIONES 66, 67, 69 AND 70
VOL. 3, PG. 133
CALLED 10.00 AC TRACT
PARCEL # 202931
TREVINO HECTOR & RAQUENEL V PALACIOS REV LV
TRUST
INST. NO. 3348105
O.P.R.H.C.T.

390,400 SQ. FT.±
OR 8.96 AC.±

City of Pharr Benchmark Information

Benchmark: City of Pharr's Bench Mark: BM #32 located 58 feet west of the west R.O.W. line of the intersection of Cage Boulevard and W. Moore Road.
Coordinates provided to Surveyor: Northing= 16588320.0780', Easting= 1086650.6890', Elevation= 90.31'
The following are the coordinates observed on BM #32 by the surveyor:
Northing= 16588575.97', Easting= 1086615.09', Elevation= 92.55'

CEI Benchmark Information

Benchmark #1: A "X" CUT IN CONCRETE ON THE SOUTH SIDE OF A SIDEWALK LOCATED ON THE NORTH SIDE OF E. MOORE RD. APPROXIMATELY 31' EAST OF A SIGNAL LIGHT POLE. ELEV=93.04' NAVD88
Benchmark #2: A "X" CUT IN CONCRETE ON THE NORTH SIDE OF A SIDEWALK LOCATED ON THE NORTH SIDE OF E. MOORE RD. APPROXIMATELY 152' EAST OF A SIGNAL LIGHT POLE. ELEV=93.08' NAVD88

Metes and Bounds Descriptions:
Being a 1.34-acre tract, out of the North 10-acre tract of the West one-half of Lot 221, Kelly-Pharr Subdivision, Hidalgo County, Texas, out of Porciones 69 and 70, according to the Map or Plat recorded in Volume 3, Page 133, Deed Records, Hidalgo County, Texas, and being more particularly described by metes and bounds from an on-the-ground survey using Grid NAD83 State Plane Coordinates in the Texas South Zone as a Basis of Bearings, performed on December 05, 2024 by CEI Engineering Associates, Inc., under the supervision of James Barnett, RPLS 6596 as follows:
BEGINNING at a "X" cut in concrete for the northwest corner of the herein described tract, being a common point on the south Right-of-Way (ROW) of E. Moore Road and the east ROW of State Highway 281 (S. Cage Boulevard);
THENCE along said south ROW South 81°28'20" East, 228.11 feet to a 5/8-inch rebar with yellow cap stamped "CEI ENG ASSOC. INC" also being the northeast corner of herein described tract, from which a found 5/8-inch rebar with yellow cap stamped "MF" bears South 81°28'20" East, 381.89 feet;
THENCE departing said south ROW over and across aforementioned 10-acre tract, South 08°31'40" West, passing a 5/8-inch rebar with yellow cap stamped "CEI ENG ASSOC. INC." at 20.00 feet and continuing for a total of 256.28 feet to a 5/8-inch rebar with yellow cap stamped "CEI ENG ASSOC. INC" also being the southeast corner of herein described tract;
THENCE North 81°28'40" West, 228.11 feet to a 5/8-inch rebar with cap stamped "CEI ENG ASSOC. INC" also being the aforementioned east ROW of Hwy 281 and the southwest corner of herein described tract, from which a found 5/8-inch rebar with yellow cap stamped "MF" bears South 08°31'40" West, 383.70 feet, being the southwest corner of aforementioned 10-acre tract;
THENCE along said east ROW North 08°31'40" East, passing a 5/8-inch rebar with cap stamped "CEI ENG ASSOC. INC" at 206.30 feet and continuing for a total distance of 256.30 feet to the POINT OF BEGINNING containing 58,463 square feet or 1.34 acres of land, more or less.

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, JAMES BARNETT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PHARR, TEXAS.

JAMES BARNETT, RPLS, NO. 6596
STATE OF TEXAS

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

ATTEST: CITY CLERK

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 & ZONING COMMISSION

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

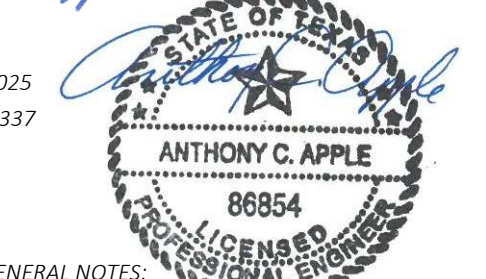
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, Anthony C. Apple, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE DRAINAGE ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

Anthony C. Apple
11/17/2025
DATE:

P.E. #86854
STATE OF TEXAS
DATE PREPARED: 06-25-2025
ENGINEERING JOB NO. 34337



GENERAL NOTES:

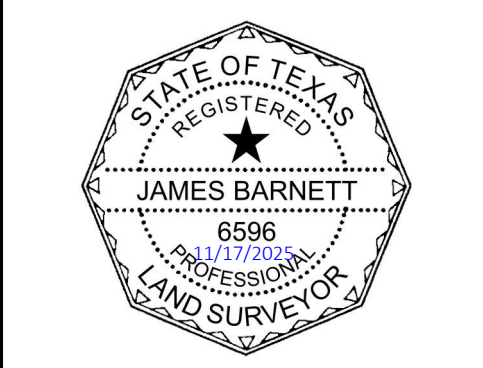
- BASIS OF BEARINGS: ALL BEARING AND DISTANCES SHOWN HEREON ARE GRID BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH ZONE, AS ESTABLISHED BY A STATIC OBSERVATION PROCESSED THROUGH TRIMBLE RTX AND COMPARED TO AN OPUS SOLUTION FOR ACCURACY.
- BASIS OF ELEVATION: ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88, AS ESTABLISHED BY A STATIC OBSERVATION PROCESSED THROUGH TRIMBLE RTX AND COMPARED TO AN OPUS SOLUTION FOR ACCURACY.
- BY SCALE MAP LOCATION AND GRAPHICAL PLOTTING ONLY. THIS PROPERTY IS LOCATED IN SHADED 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 (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. AS DETERMINED BY THE NATIONAL FLOOD INSURANCE, FLOOD INSURANCE RATE MAP FOR HIDALGO COUNTY, TEXAS.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB OF ROAD MEASURED AT FRONT CENTER LOT.
- MINIMUM SETBACKS ARE PER CITY OF PHARR, ORDINANCE.
- LANDSCAPING IS 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.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.15 ACRES AND A VOLUME OF APPROXIMATELY 0.198 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.
- NO BUILDING ALLOWED OVER ANY EASEMENT GRANTED BY THIS PLAT.
- CONSTRUCTION WILL COMPLY WITH T.P.D.E.S. REQUIREMENTS AND SITE'S STORM WATER POLLUTION PREVENTION PLAN.
- 5.0' FT SIDEWALK WITH ADA RAMPS AND LANDINGS SHALL BE REQUIRED ALONG ALL STREETS AT THE SAME TIME OF BUILDING PERMIT PHASE.
- OWNER(S) TO MAINTAIN DETENTION/RETENTION AREA.
- ADDITIONAL FIRE PROTECTION SHALL BE REQUIRED DURING THE BUILDING REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
- OWNERS TO MAINTAIN R.O.W. AND PERIMETER OF SUBDIVISION.
- A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING A H.C.I.D. No2 RIGHTS OF WAY, EASEMENT OR FACILITY.
- CITY OF PHARR BENCHMARK #32
N: 16,588,320.08'
E: 1,086,650.69'
Elev= 90.31'



CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST, SUITE 300
BENTONVILLE, AR 72712
PHONE: (479) 273-0472
FAX: (479) 273-0844
CORPORATE TPLS FIRM #10031500

3030 LBI FREEWAY, SUITE 920
DALLAS, TX 75234
PHONE: (972) 488-3737
FAX: (972) 488-6752

PHARR CORNERS SUBDIVISION
Murphy Oil USA, Inc.
NE corner of E Moore Rd. & S Cage Blvd.
City of Pharr, Hidalgo County, Texas



PROFESSIONAL OF RECORD: JKB
DESIGNER: CDG
FIELD WORK: RA
CEI PROJECT NUMBER: 34337
DATE: 11/17/2025
REVISION: REV-0

PLAT
SHEET TITLE
SHEET NUMBER



Pharr
Development Services



Site Photo

1800 Block of S. Cage Boulevard





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.4.

DATE SUBMITTED: November 20, 2025

MEETING DATE: December 4, 2025

FROM: Joe Garza, Development Services
Director

DEPARTMENT: Development Services

DIRECTOR: Joe Garza

Agenda Item: SAMES Engineering & Surveying, Inc., representing Efrain Agustin, President for MECA Investments, Inc., is requesting final plat approval of the proposed ACME Square Subdivision. The property is legally described as being a 20.00 acre gross tract of land out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 1000 Block of East Minnesota Rd. **SUB220618**

Classification: Regular

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

Issue: SAMES Engineering & Surveying, Inc., representing Efrain Agustin, President for MECA Investments, Inc., is requesting final plat approval of the proposed ACME Square Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed ACME Square Subdivision.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza
Kimberly Mendoza
Ricardo Rodriguez
Melanie Cano

Created/Initiated - 11/20/2025
Approved - 11/20/2025
Approved - 11/20/2025
New -



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 04, 2025

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: ACME SQUARE SUBDIVISION
FILE NO. **SUB#220618**

GENERAL INFORMATION:

APPLICANT: SAM Engineering & Surveying, Inc., representing Efrain Agustin, President for MECA Investments, Inc., is requesting final plat approval of the proposed ACME Square Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 20.00 acre gross tract of land out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 1000 Block of East Minnesota Rd.

ZONING: The property is currently zoned Residential Multi-family District (R-MF). The adjacent zones are Agricultural Open/Space District (A-O) and Single Family Residential District (R-1) to the north, Single Family Residential District (R-1) to the east and west and General Business District (C) and Agricultural Open/Space District (A-O) to the south. The property is designated for single family residential use in the Land Use Plan.

PROPERTY PROPOSED USE: Apartment complex.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed ACME Square Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.: 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

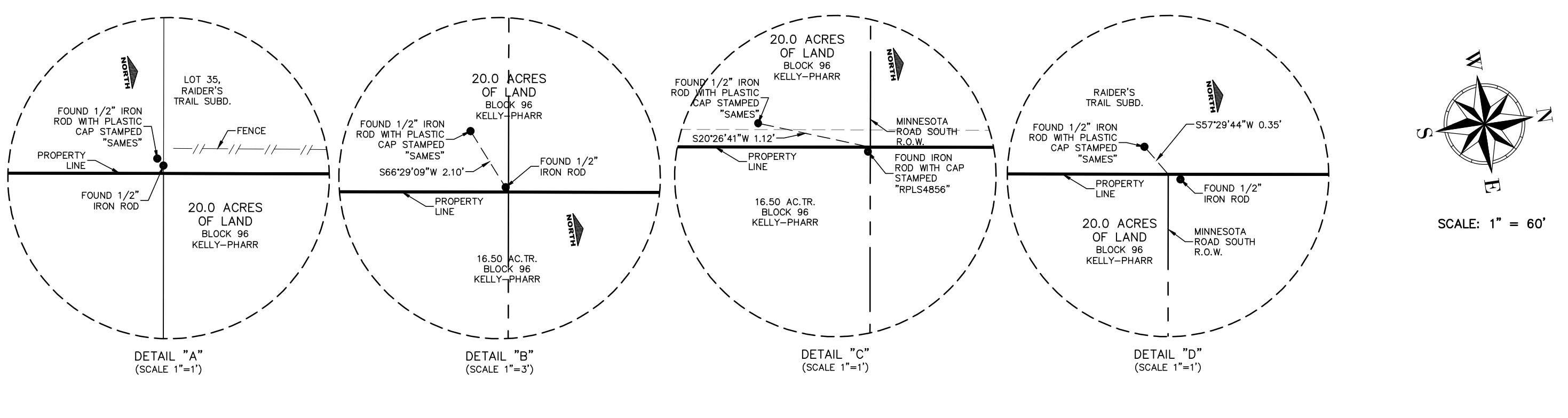
WATER: 1. North Alamo Water Supply Corporation. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting on **December 15, 2025** at 4:00 p.m.



LEGEND

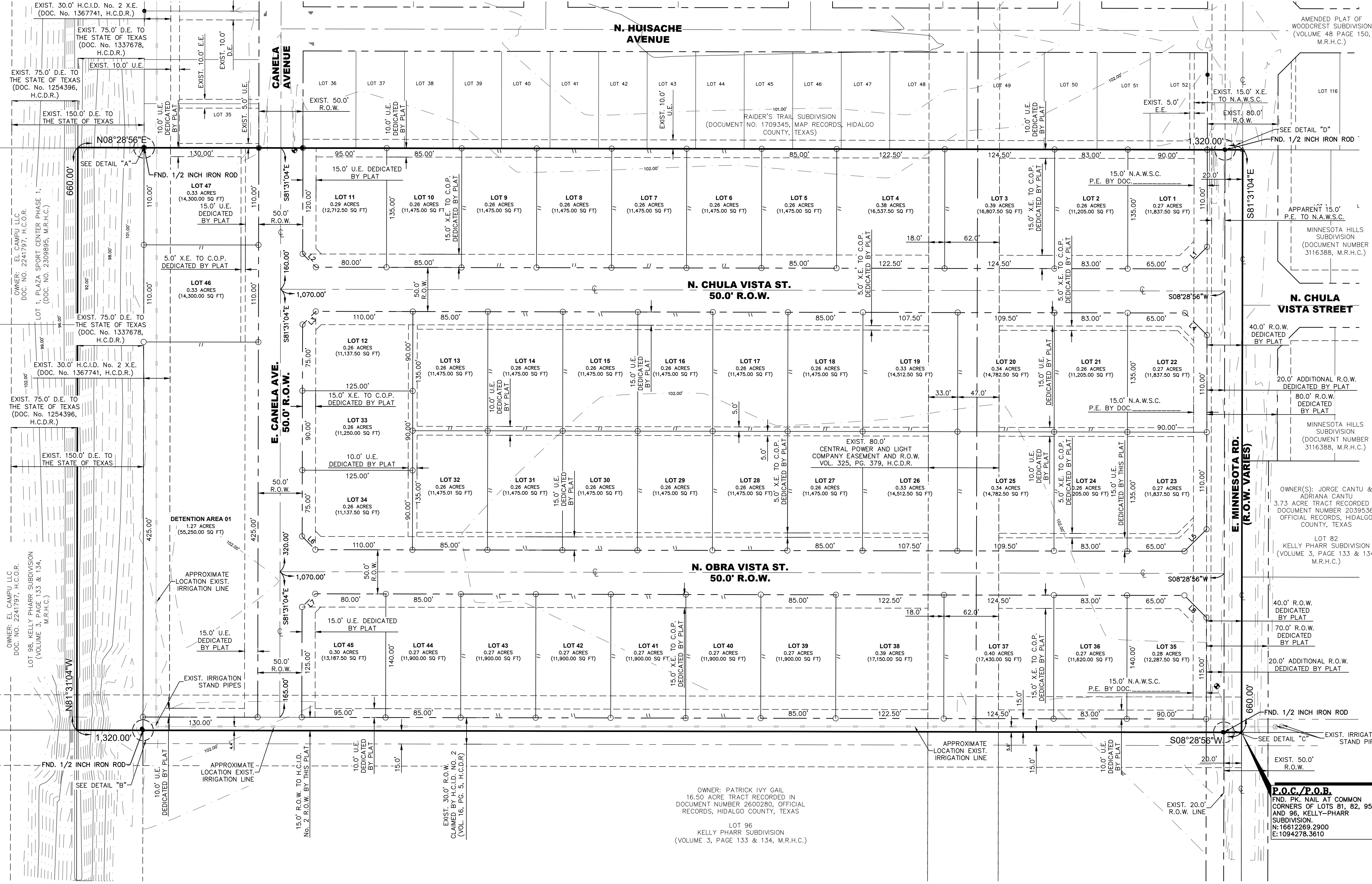
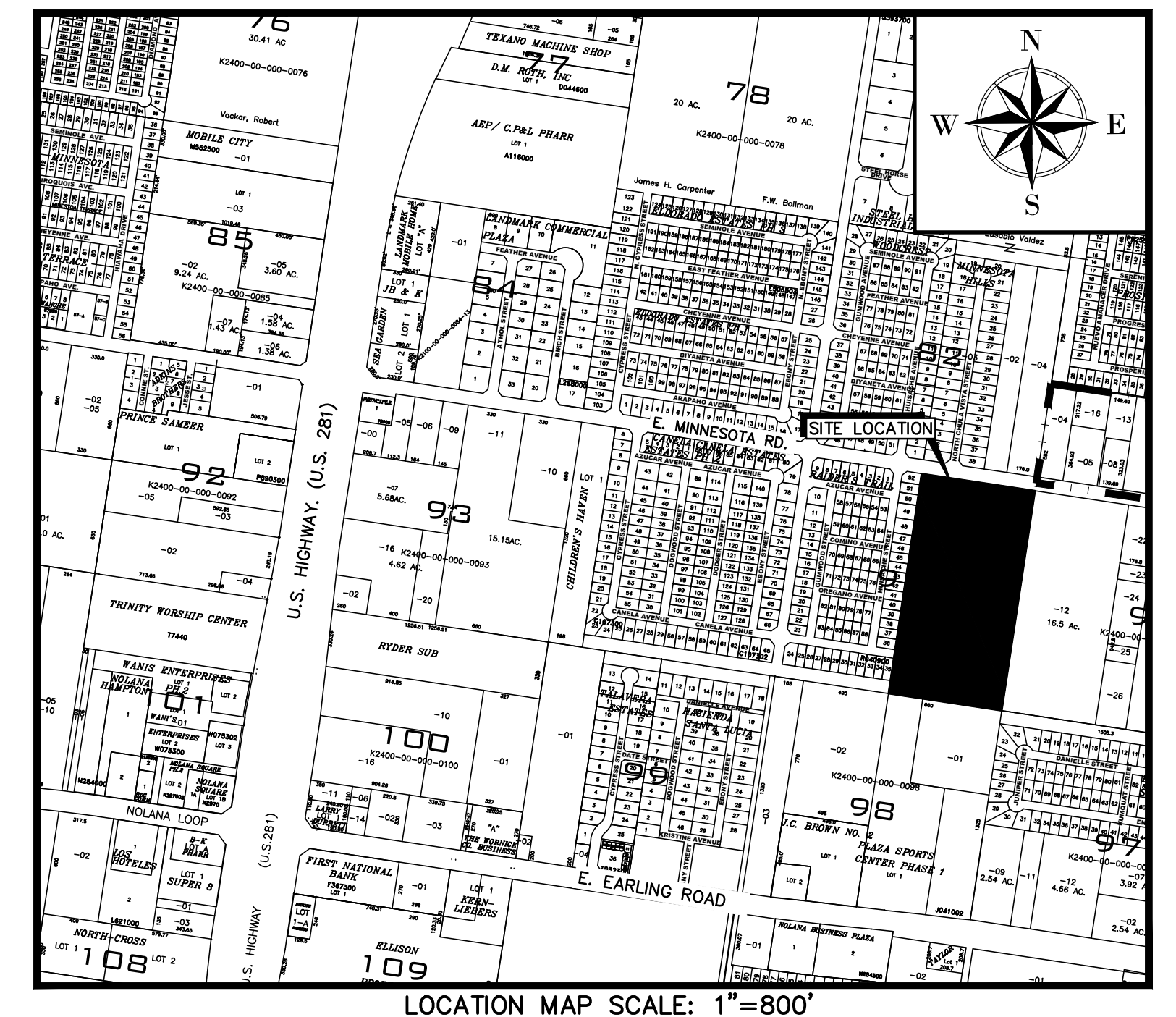
- - FND. 1/2" IRON ROD W/ NO CAP.
- - SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- SET PK. NAIL
- FND. 5/8" IRON ROD
- FND. COTTON PICKER SPINDLE
- SET COTTON PICKER SPINDLE
- ON-SITE BENCHMARK
- RIGHT OF WAY
- FND.
- MAP RECORDS OF HIDALGO COUNTY
- HIDALGO COUNTY OFFICIAL RECORDS
- HIDALGO COUNTY DISTRICT
- NORTH ALAMO WATER SUPPLY CORPORATION
- CITY OF PHARR
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- DRAINAGE EASEMENT
- ELECTRICAL EASEMENT
- UTILITY EASEMENT
- PERPETUAL EASEMENT
- EXCLUSIVE PERPETUAL EASEMENT
- EXIST.
- PROP.

SURVEY NOTES:

1. BASIS OF BEARING AS PER THE CENTERLINE OF MINNESOTA ROAD, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134 MAP RECORDS OF HIDALGO COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS, AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE (4205) ADJUSTMENT OF 2011, US SURVEY FEET, GRID BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. THE SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.
5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

Parcel Line Table

Line #	Length	Direction
L1	35.36'	N36°31'04"W
L2	21.21'	N53°28'56"E
L3	21.21'	N36°31'04"W
L4	35.36'	N53°28'56"E
L5	35.36'	S36°31'04"E
L6	21.21'	S53°28'56"W
L7	21.21'	N36°31'04"W
L8	35.36'	N53°28'56"E



ACME SQUARE SUBDIVISION

BEING 20.00 ACRES (871,200.00 SQ. FT.) GROSS, 18.56 ACRES (808,500.00 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 95, KELLY PHARR SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO MECA INVESTMENT INC., AS PER GENERAL WARRANTY DEED THEREOF RECORDED IN DOCUMENT NUMBER 3546073, DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING 20.00 ACRES OF LAND (871,200.00 SQUARE FEET) CONVEYED TO MECA INVESTMENT INC., RECORDED IN DOCUMENT NUMBER 3546073, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS, OUT OF LOT 95, KELLY PHARR SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 20.00 ACRES OF LAND (871,200.00 SQUARE FEET), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PK NAIL FOR THE COMMON CORNER OF LOTS 81, 82, 95, AND 96, OF SAID KELLY PHARR SUBDIVISION, AND FOR THE COMMON CORNER OF SAID 20.00 ACRE TRACT CONVEYED TO MECA INVESTMENT INC., AND A 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, RECORDED IN DOCUMENT NUMBER 2600280, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE CENTERLINE OF E. MINNESOTA ROAD (RIGHT OF WAY VARIES), FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X = 1094278.3610 Y = 16612269.2900)

THENCE, SOUTH 08 DEG. 28 MIN. 56 SEC. WEST, ALONG THE COMMON LINE OF SAID 20.00 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, AND THE COMMON LINE FOR LOT 95 AND 96, OF SAID KELLY PHARR SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASSING A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "SAMES" WHICH BEARS SOUTH 20 DEG. 28 MIN. 56 SEC. WEST, A DISTANCE OF 2.10 FEET, PASSING THE NORTH LINE OF A 75.00 FEET DRAINAGE EASEMENT CONVEYED TO STATE OF TEXAS, RECORDED IN DOCUMENT NUMBER 1337678, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 1320.00 FEET TO A POINT FOR THE COMMON CORNER OF LOTS 95, 96, 97, AND 98, OF SAID KELLY PHARR SUBDIVISION, AND THE COMMON CORNER OF SAID 20.00 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, AND THE NORTHEAST CORNER OF LOT 98, OF SAID KELLY PHARR SUBDIVISION, CONVEYED TO EL CAMPU LLC, RECORDED IN DOCUMENT NUMBER 2241797, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEG. 31 MIN. 04 SEC. WEST, ALONG THE COMMON LINE OF SAID 20.00 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND THE NORTH LINE OF LOT 98, OF SAID KELLY PHARR SUBDIVISION, CONTINUING TO EL CAMPU LLC, AT A DISTANCE OF 459.55 FEET PASS THE EAST LINE OF LOT 1, PLAZA SPORT CENTER PHASE 1, RECORDED IN DOCUMENT NUMBER 2309895, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET TO A POINT FOR THE COMMON CORNER OF SAID LOT 1, OF SAID PLAZA SPORT CENTER PHASE 1, AND THE EAST LINE OF RAIDER'S TRAIL SUBDIVISION, RECORDED IN DOCUMENT NUMBER 1709345, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEG. 28 MIN. 56 SEC. EAST, ALONG THE COMMON LINE OF SAID 20.00 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND THE EAST LINE OF SAID RAIDER'S TRAIL SUBDIVISION, AT A DISTANCE OF 75.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE NORTH LINE OF SAID DRAINAGE EASEMENT CONVEYED TO STATE OF TEXAS, CONTINUING TO A DISTANCE OF 205.00 FEET PASSING THE NORTHEAST CORNER OF LOT 35, OF SAID RAIDER'S TRAIL SUBDIVISION, AND SOUTH RIGHT OF WAY LINE OF E. CANEVA AVENUE (HAVING A 50.00 FEET RIGHT OF WAY), CONTINUING TO A DISTANCE OF 1300.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE SOUTHWEST CORNER OF LOT 36 OF SAID RAIDER'S TRAIL SUBDIVISION AND THE NORTH RIGHT OF WAY LINE OF SAID CANEVA AVENUE, CONTINUING TO A DISTANCE OF 1300.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE SOUTH RIGHT OF WAY LINE SAID MINNESOTA ROAD, CONTINUING TO A TOTAL DISTANCE OF 1320.00 FEET TO A FOUND PK NAIL, FOR THE COMMON CORNER SAID 20.00 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID RAIDER'S TRAIL SUBDIVISION, AND THE SOUTH LINE OF MINNESOTA HILLS SUBDIVISION RECORDED IN DOCUMENT NUMBER 3116388, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE CENTERLINE OF SAID E. MINNESOTA ROAD, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81 DEG. 31 MIN. 04 SEC. EAST, ALONG THE COMMON LINE SAID 20.00 ACRE TRACT CONVEYED TO MECA INVESTMENT INC., AND THE SOUTH LINE OF SAID MINNESOTA HILLS SUBDIVISION, AT A DISTANCE OF 352.60 FEET PASSING THE SOUTHWEST CORNER OF A 3.73 ACRE TRACT CONVEYED TO CANTU JORGE AND ADRIANAM RECORDED IN DOCUMENT NUMBER 2039536, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A DISTANCE OF 484.00 FEET PASSING THE SOUTHWEST CORNER OF A 5.0 ACRE TRACT CONVEYED TO ALANIS SANTIAGO AND DIVINA RECORDED IN DOCUMENT NUMBER 3250075, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 860.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES OF LAND (871,200.00 SQUARE FEET) WITHIN THIS METES AND BOUNDS DESCRIPTION.

P.O.C./P.O.B.
 FND. PK NAIL AT COMMON CORNERS OF LOTS 81, 82, 95, AND 96, KELLY-PHARR SUBDIVISION.
 N: 16612269.2900
 E: 1094278.3610

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MECA INVESTMENT INC. EFRAIN AGUSTIN - PRESIDENT	5009 N. CYPRESS STREET	PHARR, TEXAS 78516	(956) 404-5818	
ENGINEER: SAUL D. MALDONADO P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL DAVID MALDONADO, R.P.L.S.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

SAMES 200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
 McALLEN, TEXAS 78501 FAX: (956) 702-8883
 TEX. REG. ENGINEERING FIRM F-10602
 TEX. REG. SURVEYING FIRM No. 101416-00

SHEET: 01 OF 02
 DATE OF PREPARATION: November 2025
 REGISTRATION # F-10602

GENERAL NOTES:

- 1. FLOOD ZONE CLASSIFICATION: "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR 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 AREA PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: DATE: NOVEMBER 16, 1992
- 2. BENCHMARK: CITY OF PHARR BM#61, A FOUND ALUMINUM DISK MONUMENT, LOCATED APPROXIMATELY 1,341 FEET EAST FROM THE NORTHEAST CORNER OF ACME SQUARE SUBDIVISION, LYING ON THE NORTH R.O.W. OF E. MINNESOTA ROAD, HAVING A COORDINATE OF N:16612085.5830 E:1095606.3830 AND A ELEVATION OF 102.293'
- 3. MINIMUM SETBACKS PER CITY ORDINANCE.
- 4. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
- 5. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER.
- 6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 7. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 0.77-ACRES AND A VOLUME OF 4.67-ACRE FEET (203,676 CUBIC 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 HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.
- 8. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
- 9. A 5' SIDEWALK WITH ADA RAMPS AND LANDING SHALL BE CONSTRUCTED ALONG THE FRONT OF RESIDENTIAL LOTS AT THE ISSUANCE OF A BUILDING PERMIT.
- 10. A 5' WITH ADA RAMPS AND LANDING ALONG W. MINNESOTA RD. WILL BE CONSTRUCTED BY DEVELOPER AT SUBDIVISION CONSTRUCTION STAGE.
- 11. NO DRIVEWAYS SHALL BE PERMITTED FOR LOTS ALONG E. MINNESOTA RD.
- 12. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- 13. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- 14. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.
- 15. OWNER(S) AND/OR HOA TO MAINTAIN R.O.W. AND PERIMETER OF ENTIRE SUBDIVISION. PEDESTRIAN GATE MAY BE ALLOWED FOR MAINTENANCE OF PERIMETER.
- 16. OWNER(S) AND/OR HOA TO MAINTAIN DETENTION AREA.
- 17. CROSSINGS WITH HIDALGO COUNTY IRRIGATION DISTRICT No. 2' 30-FOOT EASEMENTS HAVE BEEN PERMITTED FOR WATER, STREET, AND STORM DRAIN. CROSSING PERMIT NUMBERS FOR EACH UTILITY ARE AS FOLLOWS: WATER (25-0421-002), STREET (25-0421-001), AND STORM DRAIN (22-1227-001).

SURVEY NOTES:

- 1. BASIS OF BEARING AS PER THE CENTERLINE OF MINNESOTA ROAD, KELLY PHARR SUBDIVISION, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134 MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- 2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE (4205) ADJUSTMENT OF 2011, US SURVEY FEET, GRID, BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
- 3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
- 4. THE SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.
- 5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND/OR ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREIN CALLED "GRANTOR" WHETHER ON ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE", THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATED SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR COVENANTS THAT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THEREOF FOR DO LONG AS THE EASEMENT CONTINUED TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____ 20____

MECA INVESTMENTS, INC. DATE
EFRAIN AGUSTIN - PRESIDENT
5009 N. CYPRESS STREET
PHARR, TEXAS 78516
HIDALGO COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, **MECA INVESTMENT INC., EFRAIN AGUSTIN - PRESIDENT**, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MAYOR'S CERTIFICATION

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.

ATTEST:
DR. AMBROSIO HERNANDEZ DATE CITY CLERK DATE
MAYOR, CITY OF PHARR

**STATE OF TEXAS
COUNTY OF HIDALGO**

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "ACME SQUARE SUBDIVISION" TO THE CITY OF PHARR, TEXAS, AND THOSE NAMES ARE 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.

MECA INVESTMENTS, INC. DATE
EFRAIN AGUSTIN - PRESIDENT
5009 N. CYPRESS STREET
PHARR, TEXAS 78516
HIDALGO COUNTY, TEXAS

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, **MECA INVESTMENT INC., EFRAIN AGUSTIN - PRESIDENT**, PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

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.

ATTEST:
PRESIDENT SECRETARY

APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE 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. DATE
GENERAL MANAGER

**PLANNING & ZONING
COMMISSION CERTIFICATION**

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 WYLYE
CHAIRMAN-PLANNING AND ZONING COMMISSION

**STATE OF TEXAS
COUNTY OF HIDALGO**

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

SAUL D. MALDONADO NO. 100320 DATE



**STATE OF TEXAS
COUNTY OF HIDALGO**

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

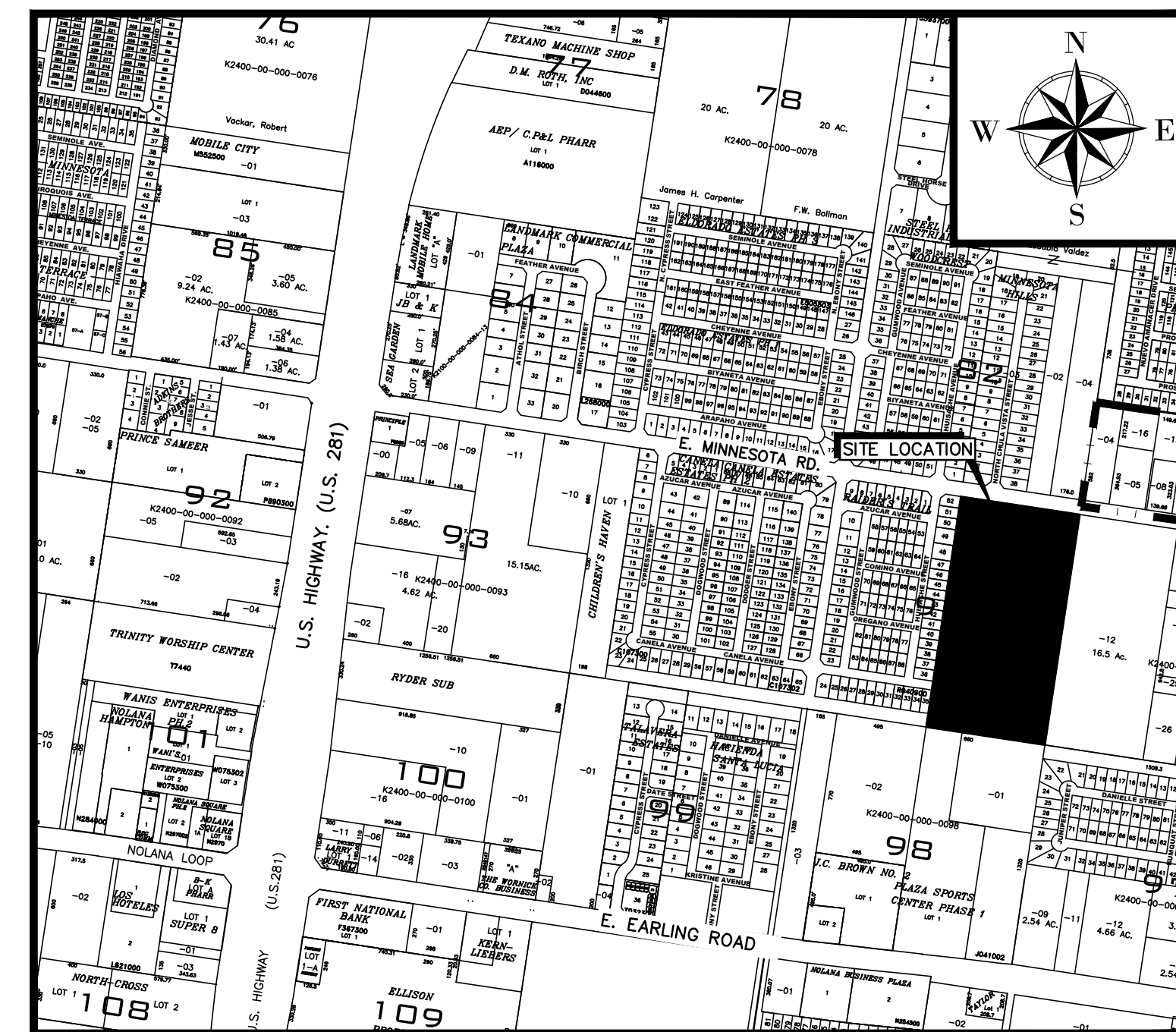
SAMUEL DAVID MALDONADO, R.P.L.S. NO. 6027 DATE

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.



**ACME SQUARE
SUBDIVISION**

BEING 20.00 ACRE (871,200.00 SQ. FT.) GROSS, 18.56 ACRE (808,500.00 SQ. FT.) NET, TRACT OF LAND OUT OF LOT 95, KELLY PHARR SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS, THEREOF CONVEYED TO MECA INVESTMENT INC., AS PER GENERAL WARRANTY DEED THEREOF RECORDED IN DOCUMENT NUMBER 3546073, DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

BEING 20.00 ACRES OF LAND (871,200.00 SQUARE FEET) CONVEYED TO MECA INVESTMENT INC, RECORDED IN DOCUMENT NUMBER 3546073, OFFICIAL RECORDS, HIDALGO COUNTY TEXAS, OUT OF LOT 95, KELLY PHARR SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 133-134, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 20.00 ACRES OF LAND (871,200.00 SQUARE FEET), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND PK NAIL FOR THE COMMON CORNER OF LOTS 81, 82, 95, AND 96, OF SAID KELLY PHARR SUBDIVISION, AND FOR THE COMMON CORNER OF SAID 20.0 ACRE TRACT CONVEYED TO MECA INVESTMENT INC., AND A 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, RECORDED IN DOCUMENT NUMBER 2600280, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING THE CENTERLINE OF E. MINNESOTA ROAD (RIGHT OF WAY VARIES), FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X = 1094278.3610 Y = 16612269.2900)

THENCE, SOUTH 08 DEG. 28 MIN. 56 SEC. WEST, ALONG THE COMMON LINE OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, AND THE COMMON LINE FOR LOT 95 AND 96, OF SAID KELLY PHARR SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASSING A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 4856" FROM WHICH A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" WHICH BEARS SOUTH 20 DEG. 26 MIN. 41 SEC. WEST, A DISTANCE OF 1.12 FEET, CONTINUING TO A DISTANCE OF 1245.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FROM WHICH A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" WHICH BEARS SOUTH 66 DEG. 29 MIN. 09 SEC. WEST A DISTANCE OF 2.10 FEET, PASSING THE NORTH LINE OF A 75.00 FEET DRAINAGE EASEMENT CONVEYED TO STATE OF TEXAS, RECORDED IN DOCUMENT NUMBER 1337678, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL OF DISTANCE OF 1320.00 FEET TO A POINT FOR THE COMMON CORNER OF LOTS 95, 96, 97, AND 98, OF SAID KELLY PHARR SUBDIVISION, AND THE COMMON CORNER OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID 16.50 ACRE TRACT CONVEYED TO PATRICK IVY GAIL, AND THE NORTHEAST CORNER OF LOT 98, OF SAID KELLY PHARR SUBDIVISION, CONVEYED TO EL CAMPU LLC, RECORDED IN DOCUMENT NUMBER 2241797, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEG. 31 MIN. 04 SEC. WEST, ALONG THE COMMON LINE OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND THE NORTH LINE OF LOT 98, OF SAID KELLY PHARR SUBDIVISION, CONVEYED TO EL CAMPU LLC. AT A DISTANCE OF 459.55 FEET PASS THE EAST LINE OF LOT 1, PLAZA SPORT CENTER PHASE 1, RECORDED IN DOCUMENT NUMBER 2309895, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET TO A POINT FOR THE COMMON CORNER OF SAID LOT 1, OF SAID PLAZA SPORT CENTER PHASE 1, AND THE EAST LINE OF RAIDER'S TRAIL SUBDIVISION, RECORDED IN DOCUMENT NUMBER 1709345, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08 DEG. 28 MIN. 56 SEC. EAST, ALONG THE COMMON LINE OF SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND THE EAST LINE OF SAID RAIDER'S TRAIL SUBDIVISION, AT A DISTANCE OF 75.00 FEET PASSING A FOUND IRON ROD FOR THE NORTH LINE OF SAID DRAINAGE EASEMENT CONVEYED TO STATE OF TEXAS, CONTINUING TO A DISTANCE OF 205.00 FEET PASSING THE NORTHEAST CORNER OF LOT 35, OF SAID RAIDER'S TRAIL SUBDIVISION, AND SOUTH RIGHT OF WAY LINE OF E. CANELA AVENUE (HAVING A 50.0 FEET OF RIGHT OF WAY), CONTINUING TO A DISTANCE OF 255.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER OF LOT 36 OF SAID RAIDER'S TRAIL SUBDIVISION AND THE NORTH RIGHT OF WAY LINE OF SAID CANELA AVENUE, CONTINUING TO A DISTANCE OF 1300.00 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE SOUTH RIGHT OF WAY LINE SAID MINNESOTA ROAD, CONTINUING TO A TOTAL DISTANCE OF 1320.00 FEET TO A FOUND PK NAIL, FOR THE COMMON CORNER SAID 20.0 ACRE TRACT CONVEYED TO EFRAIN AGUSTIN AND MARTHA YESENIA MALDONADO, AND OF SAID RAIDER'S TRAIL SUBDIVISION, AND THE SOUTH LINE OF MINNESOTA HILLS SUBDIVISION RECORDED IN DOCUMENT NUMBER 3116388, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE CENTERLINE OF SAID E. MINNESOTA ROAD, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

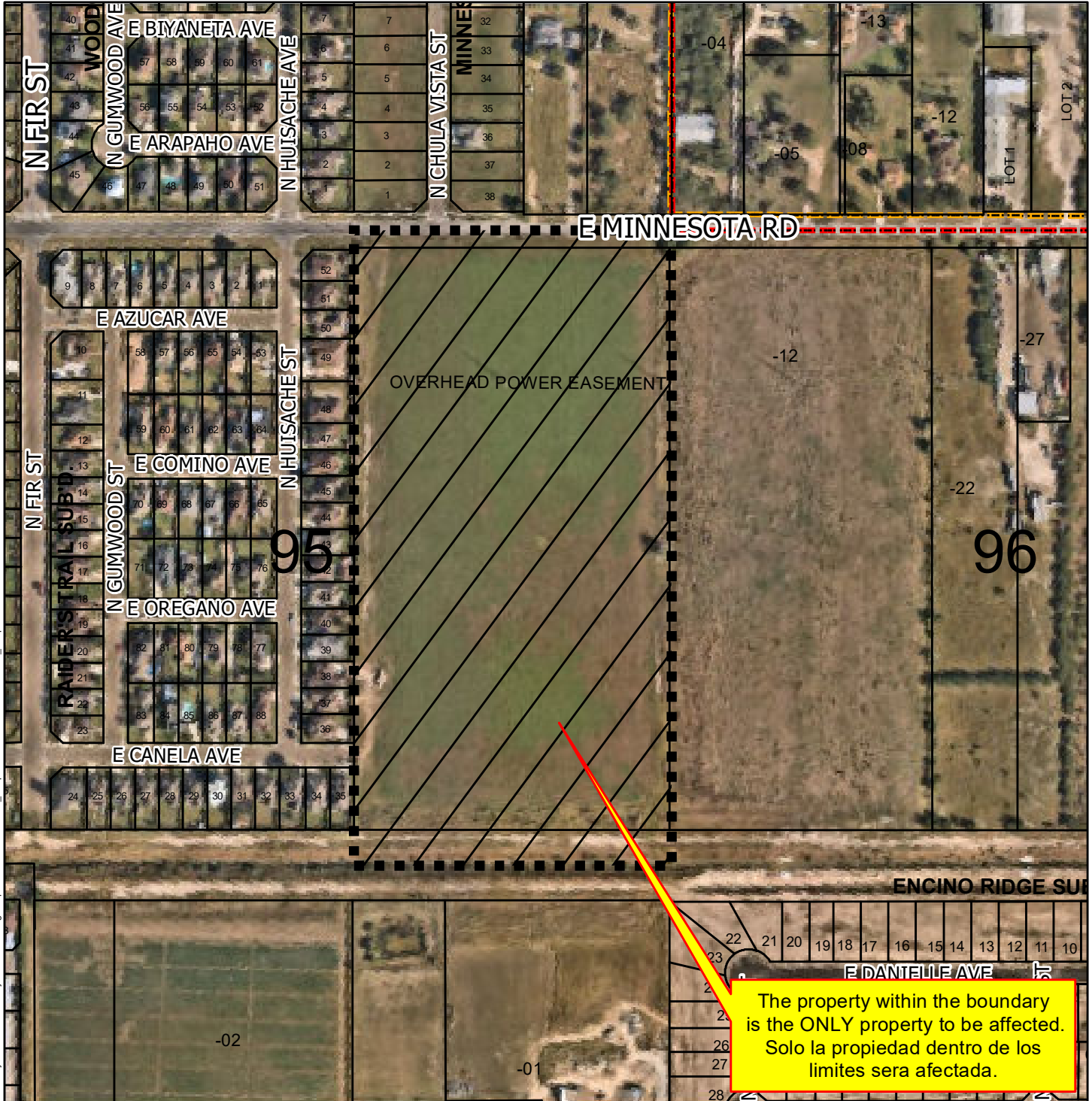
THENCE, SOUTH 81 DEG. 31 MIN. 04 SEC. EAST, ALONG THE COMMON LINE SAID 20.0 ACRE TRACT CONVEYED TO MECA INVESTMENT INC., AND THE SOUTH LINE OF SAID MINNESOTA HILLS SUBDIVISION, AT A DISTANCE OF 352.60 FEET PASSING THE SOUTHWEST CORNER OF A 3.73 ACRE TRACT CONVEYED TO CANTU JORGE AND ADRIANAM RECORDED IN DOCUMENT NUMBER 2039536, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A DISTANCE OF 484.00 FEET PASSING THE SOUTHWEST CORNER OF A 5.0 ACRE TRACT CONVEYED TO ALANIS ESTANISLADO AND DIVINA RECORDED IN DOCUMENT NUMBER 3250075, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES OF LAND (871,200.00 SQUARE FEET) WITHIN THIS METES AND BOUNDS DESCRIPTION.

SHEET: 02 OF 02
DATE OF PREPARATION: November 2025
REGISTRATION # F-10602

SAMES 200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
MCCALLEN, TEXAS 78501 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

PRINCIPAL CONTACTS:

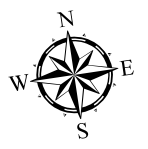
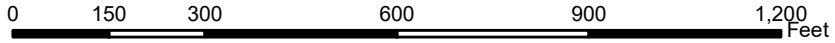
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MECA INVESTMENT INC. EFRAIN AGUSTIN - PRESIDENT	5009 N. CYPRESS STREET	PHARR, TEXAS 78516	(956) 404-5818	
ENGINEER:	SAUL D. MALDONADO P.E.	200 S. 10TH ST., SUITE 1500	MCCALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL DAVID MALDONADO, R.P.L.S.	200 S. 10TH ST., SUITE 1500	MCCALLEN, TX 78501	(956) 702-8880	(956) 702-8883



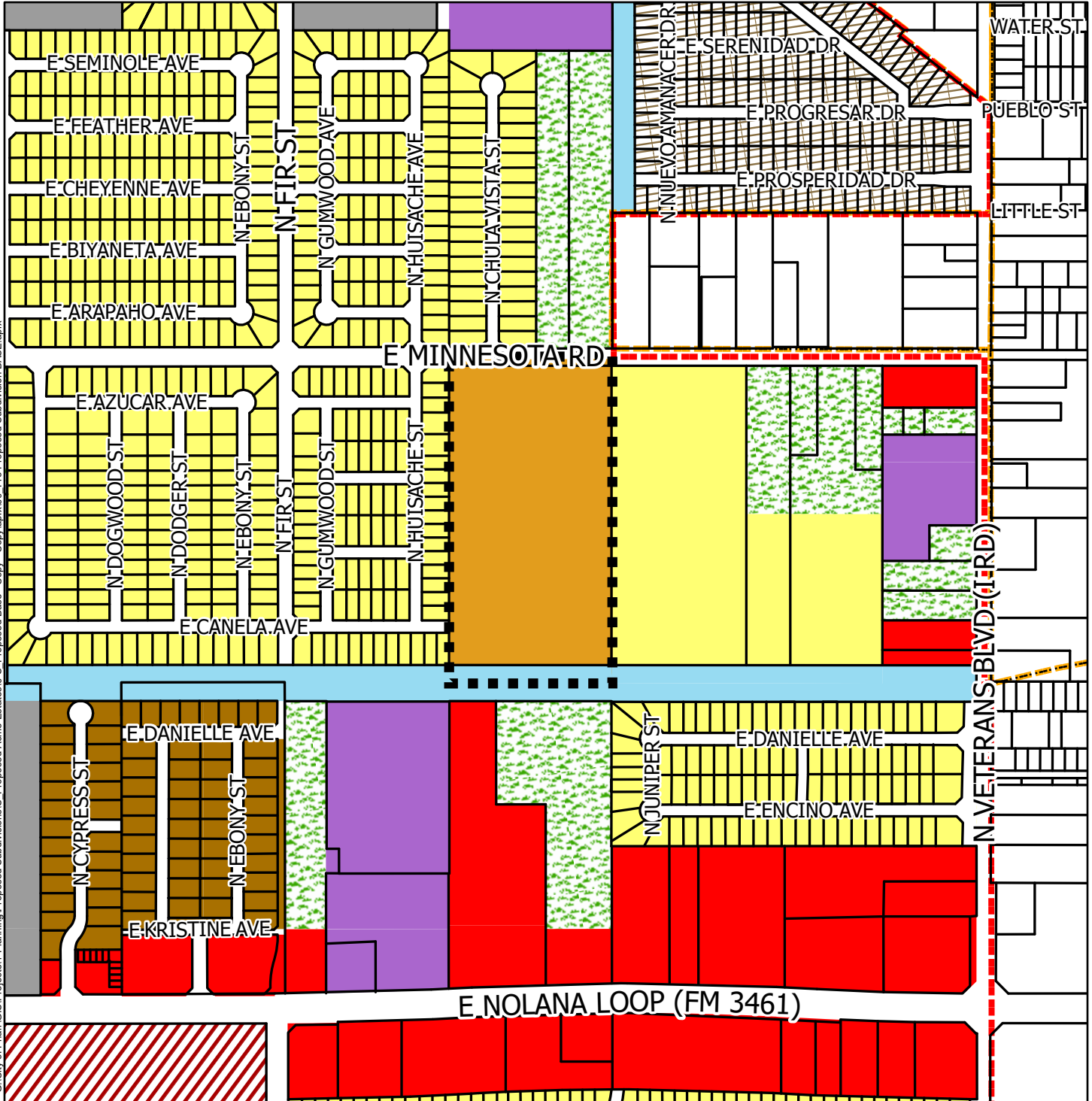
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- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| Agricultural Open Space | Townhouse | Drainage Easement | PSJA ISD |
| Single Family | HUD Code | Heavy Commercial | Hidalgo 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 | |

Scale: 1 inch = 300 feet



Proposed Subdivision
 Acme Estates Subdivision
 AERIAL

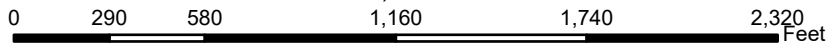


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- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property | Residential Multi-Family High Density | General Business | Neighborhood Commercial |
| Pharr City Limit | 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 |

City of Pharr, Texas
 Engineering Department
 956.702.5355

Scale: 1:7,000



Date: 11/19/2025



Pharr
Development Services



Site Photo

1000 Block of East Minnesota Road.





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.5.

DATE SUBMITTED: November 20, 2025
MEETING DATE: December 4, 2025

FROM: Joe Garza, Development Services
Director

DEPARTMENT: Development Services

DIRECTOR: Joe Garza

Agenda Item: Treviño Engineering, representing Tomas Tudor, owner, is requesting final plat approval of the proposed Jackson Crossing Subdivision. The property is legally described as being a 0.803 of an acre tract of land out of Lot 7, Block 6, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas. The property is located within the 800 Block of North Jackson Rd. **SUB#220304**

Classification: Regular

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

Issue: Treviño Engineering, representing Tomas Tudor, owner, is requesting final plat approval of the proposed Jackson Crossing Subdivision.

Fiscal Consideration:

Staff Recommendation: Development Services recommends final plat approval of the proposed Jackson Crossing Subdivision subject to the following conditions:

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Joe Garza
Kimberly Mendoza
Ricardo Rodriguez
Melanie Cano

Created/Initiated - 11/20/2025
Approved - 11/20/2025
Approved - 11/20/2025
New -



MEMORANDUM

DATE: THURSDAY, DECEMBER 04, 2025
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES
SUBJECT: JACKSON CROSSING SUBDIVISION
FILE NO. **SUB#220304**

GENERAL INFORMATION:

APPLICANT: Treviño Engineering, representing Tomas Tudor, owner, is requesting final plat approval of the proposed Jackson Crossing Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 0.803 of an acre tract of land out of Lot 7, Block 6, A.J. McCOLL Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is located within the 800 Block of North Jackson Rd.

ZONING: The property is currently zoned General Business District (C). The adjacent zones are General Business District (C) to the north, south and east and City limits to the west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Retail space.

VARIANCES: None requested.

RECOMMENDATIONS: Development Services recommends final plat approval of the proposed Jackson Crossing Subdivision subject to the following conditions:

STREETS, PAVING AND R.O.W.: 1. In compliance.

EASEMENTS: 1. In compliance.

**SIDEWALK:
ADA:** 1. In compliance.

FIRE PROTECTION: 1. In compliance.

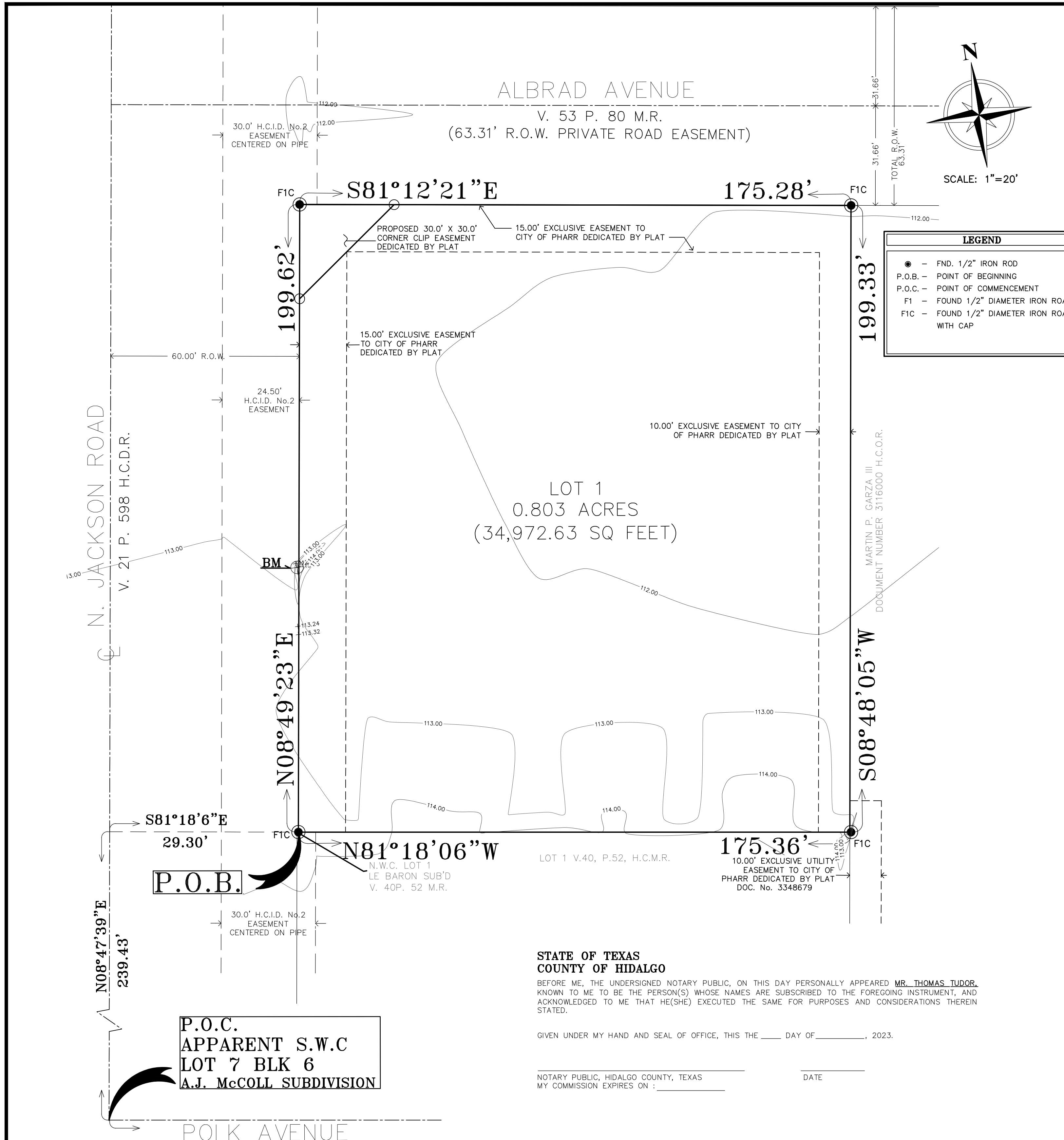
WATER: 1. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This items will go before the City Commission Meeting on **December 15, 2025** at 4:00 p.m.



METES AND BOUNDS

A 0.803 OF AN ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 6, A. J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), AND LOCATED ON THE SOUTH SIDE OF AND BEING ON THE SOUTHEAST CORNER OF THE N. JACKSON ROAD AND W. ALBRAD AVENUE, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) FOR REFERENCE BEING AT THE APPARENT EXISTING CENTERLINES INTERSECTION OF W. POLK AVENUE AND SAID N. JACKSON ROAD FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 7; THENCE, N 08 DEGREES 47 MINUTES 39 SECONDS EAST, WITH THE APPARENT EXISTING WEST LOT LINE OF SAID LOT 7, A DISTANCE OF 239.43 FEET TO A POINT; THENCE, S 81 DEGREES 18 MINUTES 06 SECONDS E., A DISTANCE OF 29.30 FEET TO A FOUND NO. 4 REBAR WITH PLASTIC CAP ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF SAID N. JACKSON ROAD FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.803 OF AN ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.803 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08 DEGREES 49 MINUTES 23 SECOND E, WITH SAID N. JACKSON ROAD EXISTING EAST RIGHT-OF-WAY LINE AND THE APPARENT WEST LOT LINE OF SAID 0.803 OF AN ACRE TRACT, A DISTANCE OF 199.62 FEET TO A FOUND NO. 4 REBAR ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID W. ALBRAD AVENUE FOR THE APPARENT NORTHWEST CORNER OF SAID 0.803 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81 DEGREES 12 MINUTES 21 SECONDS E, WITH THE SAID W. ALBRAD AVENUE EXISTING SOUTH RIGHT-OF-WAY LINE AND THE APPARENT NORTH LOT LINE OF SAID 0.803 OF AN ACRE TRACT, A DISTANCE OF 175.28 FEET TO A FOUND NO. 4 REBAR WITH PLASTIC CAP FOR THE APPARENT NORTHEAST CORNER OF SAID 0.803 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

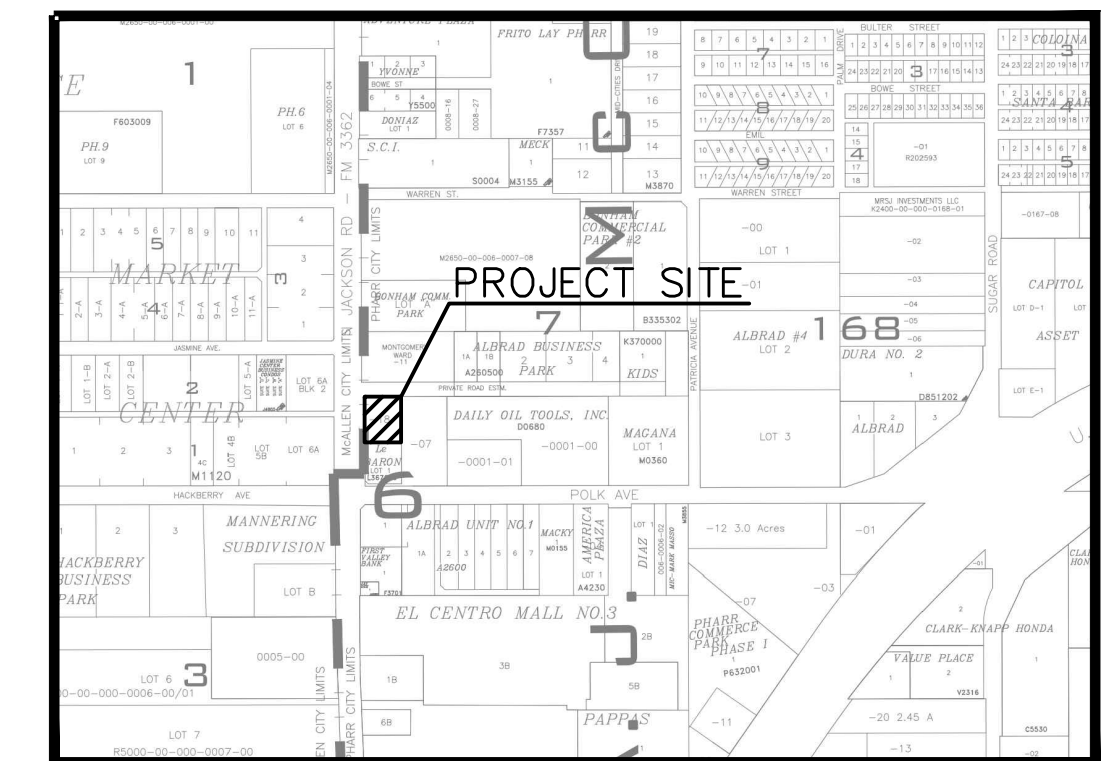
THENCE, S 08 DEGREES 48 MINUTES 05 SECONDS W, WITH THE APPARENT EAST LOT LINE OF SAID 0.803 OF AN ACRE TRACT, A DISTANCE OF 199.33 FEET TO A FOUND NO. 4 REBAR WITH PLASTIC CAP FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.803 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08 DEGREES 19 MINUTES 06 SECONDS W, WITH THE APPARENT SOUTH LOT LINE OF SAID 0.803 OF AN ACRE TRACT, A DISTANCE OF 175.36 FEET TO A FOUND NO. 4 REBAR WITH PLASTIC CAP FOR THE SOUTHWEST CORNER OF SAID 0.803 OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, AND FOR THE POINT OF BEGINNING, AND CONTAINING 0.803 OF AN ACRE OF LAND, MORE OR LESS.

BEARING BASIS AS PER THE NORTH LOT LINE OF LOT 7, BLOCK 6, A. J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS

LEGEND

- - FND. 1/2" IRON ROD
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- F1 - FOUND 1/2" DIAMETER IRON ROAD
- FIC - FOUND 1/2" DIAMETER IRON ROAD WITH CAP



LOCATION MAP NOT TO SCALE

PLAT NOTES

- FLOOD INSURANCE RATING ZONE: "B" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480347 0005 C, REVISED NOVEMBER 16, 1982
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 (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING)
- BENCHMARK ELEVATION = 115.28 ON TOP OF POWER POLE AT EAST SIDE OF N. JACKSON ROAD APPROXIMATELY 84.50 FT. NORTH FROM THE SOUTHWEST CORNER OF THIS SUBDIVISION. BENCHMARK IS LABELED AS "BM" ON THE PLAT
NEAREST CITY OF PHARR BENCHMARK: MONUMENT 49 N:16600687.202 ELEVATION 111.45 N:1083244.195 ELEVATION 111.45
- MINIMUM BUILDING SETBACKS ARE AS PER CITY OF PHARR SETBACK ORDINANCE.
- STORMWATER RETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT A VOLUME OF APPROXIMATELY 0.072 ACRE FEET (1,120.00 CUBIC 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 RETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTER PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THE COMMERCIAL DEVELOPMENT.
- A 5.0' SIDEWALK WITH ADA WHEELCHAIR RAMP AND LANDINGS SHALL BE CONSTRUCTED ALONG ALL STREETS AT THE TIME OF SUBDIVISION CONSTRUCTION PHASE.
- OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF DETENTION PONDS.
- SHOULD ANY ENTITIES HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL, OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINES THEREIN, THAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING AND PRIVATE IRRIGATION SYSTEMS. OWNER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB AS MEASURED AT THE CENTER OF THE LOT.
- NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENTS.
- LANDSCAPING AS PER CITY OF PHARR ORDINANCE.
- OWNER(S) TO MAINTAIN DETENTION/RETENTION AREAS.
- OWNER(S) TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.
- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TDPEs)
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN DETAIN 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.
- ENFORCEMENT OF ALL PLAT NOTES AND DEDICATION SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING REVIEW PHASE.
- ALL FIRE LINES AND SPRINKLERS TO BE INSTALLED BY A LICENSED FIRE SPRINKLER COMPANY.
- ALL ENTRANCES THAT CROSS OVER WATERLINES SHALL REQUIRE CASING AT TIME OF BUILDING PERMIT PHASE. THE LENGTH OF THE CASING SHALL BE THE WIDTH OF THE DRIVE PLUS 10.0'. STEEL CASING WILL BE REQUIRED FOR ALL COMMERCIAL AND INDUSTRIAL DRIVES.

HIDALGO COUNTY IRRIGATION DISTRICT No.2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.2 ON THIS THE ___ DAY OF _____, 2023.

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

PRESIDENT IRRIGATION DISTRICT No. 2 ATTEST: SECRETARY

CITY OF PHARR PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS JACKSON CROSSING SUBDIVISION, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED

APPROVED THIS THE ___ DAY OF _____, 2023.

DANNY WYLJE, CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF PHARR DATE

CITY OF PHARR MAYOR'S CERTIFICATION

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 AND HAS BEEN APPROVED FOR RECORDING

ON THE ___ DAY OF _____, 2023.

AMBROSIO HERNANDEZ, M.D., MAYOR, CITY OF PHARR DATE

ATTEST: _____ DATE
CITY CLERK

STATE OF TEXAS COUNTY OF HIDALGO

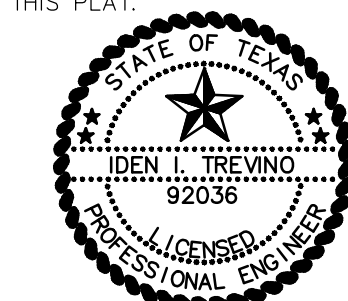
I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



HOMERO LUIS GUTIERREZ RPLS NO. 2791 DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, IDEN I. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



IDEN I. TREVIÑO, PE NO. 92036 DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MR. THOMAS TUDOR, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE(SHE) EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF _____, 2023.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS DATE
MY COMMISSION EXPIRES ON : _____

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 42.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

RAUL SESIN, P.E., CFM GENERAL MANAGER HIDALGO COUNTY DRAINAGE DISTRICT No.1 DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE JACKSON CROSSING SUBDIVISION, AN ADDITION TO THE CITY OF PHARR, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

THOMAS TUDOR P.O. BOX 4230 McALLEN, TEXAS 78502 DATE

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: THOMAS TUDOR	P.O. BOX 4230	McALLEN, TEXAS 78502	(956) 227-9723
ENGINEER: IDEN I. TREVIÑO, P.E.	200 S. 10TH ST. SUITE 1303	McALLEN, TEXAS 78501	(956) 283-8847
SURVEYOR: HOMERO L. GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988



FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR HIDALGO COUNTY CLERK

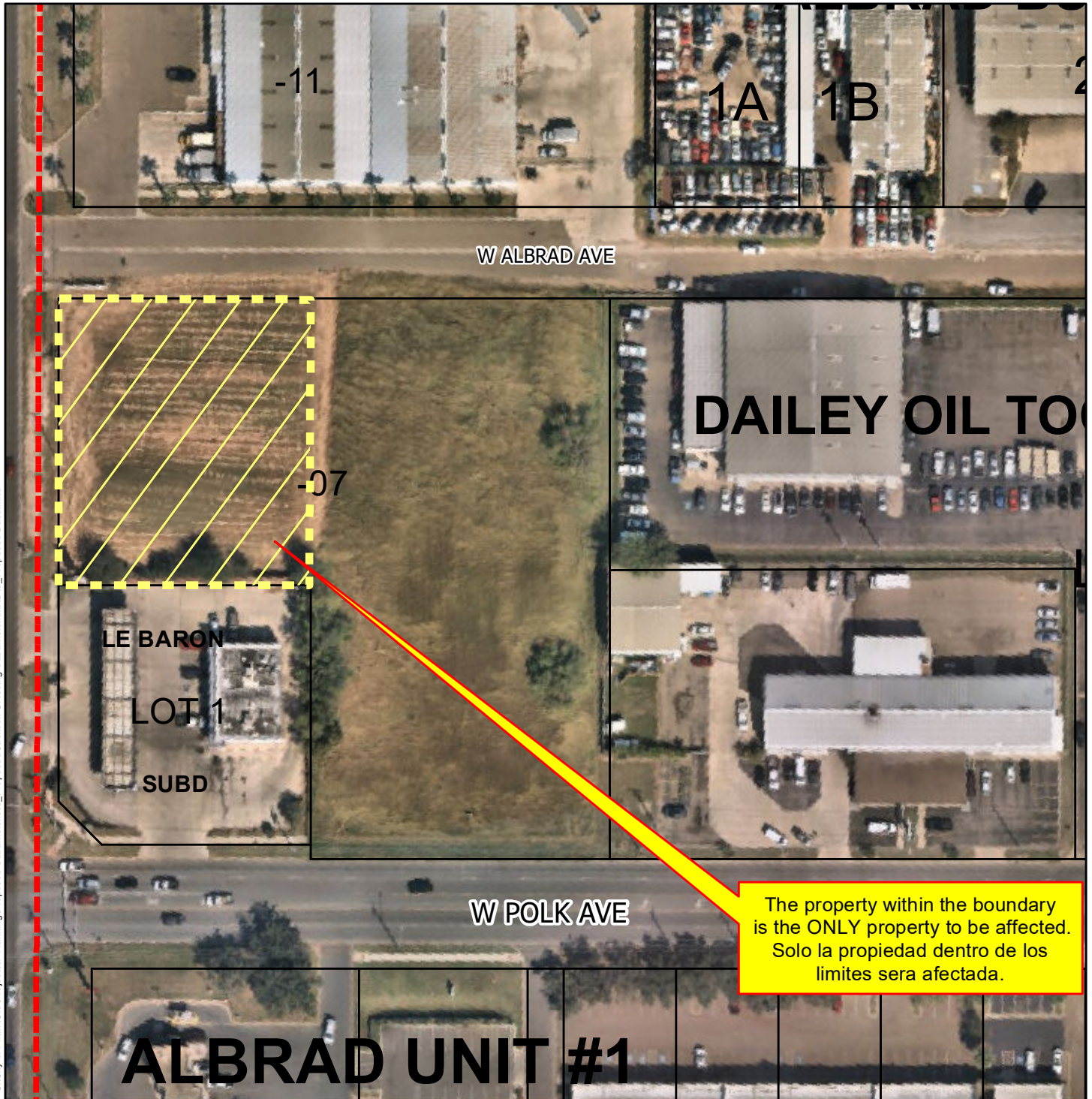
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY TEXAS
BY: _____ DEPUTY

JACKSON CROSSING SUBDIVISION

A 0.803 OF AN ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 6, A. J. MCCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 21, PAGE 598, DEED RECORDS, HIDALGO COUNTY, TEXAS (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), AND LOCATED ON THE SOUTH SIDE OF AND BEING ON THE SOUTH EAST CORNER OF THE N. JACKSON ROAD AND W. ALBRAD AVENUE.

DATE OF PREPARATION: NOVEMBER 6, 2023

TREVIÑO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847 2211 E. GRIFFIN PKWY. SUITE 160 Mission, Texas 78572
ident@trevinoengineering.com

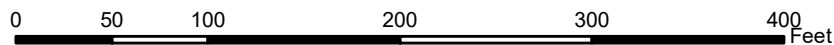


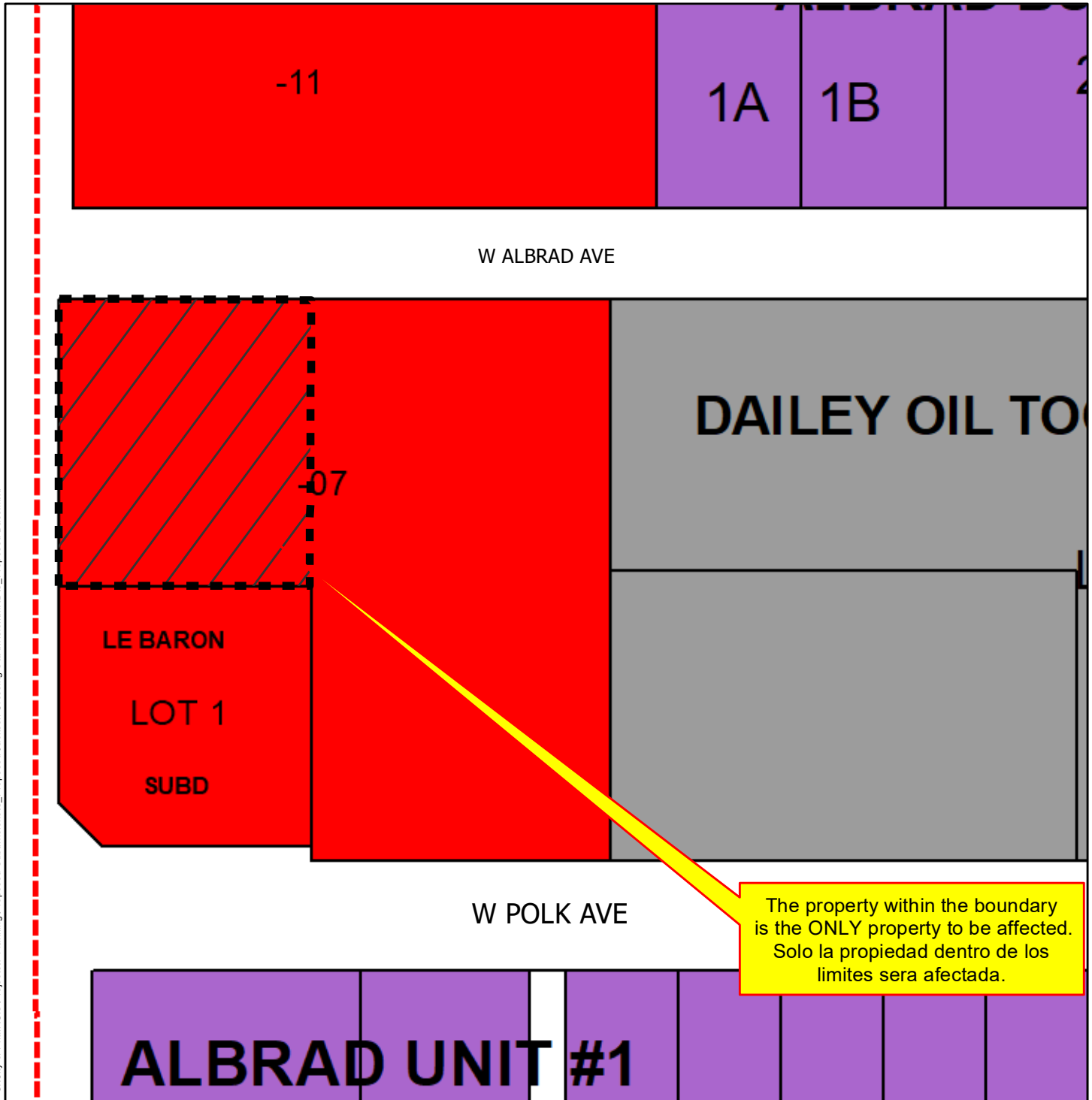
The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

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- | | | | |
|---------------------------------------|-------------------|-------------------------|--------------------------|
| 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 | |

Scale: 1 inch = 100 feet

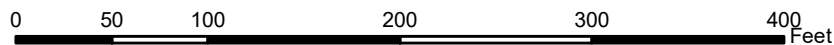




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- | | | | |
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Pharr
Development Services



Site Photo

800 Block of North Jackson Rd.

