

**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, APRIL 2, 2026**

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 March 5, 2026 - 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.

1) Arturo Gabriel Castello Duran, representing AW & R Gregg LLC, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being a 0.48-acre tract of land, more or less, out of Lots 6-7 & W1/2 Lot 8, Block 1, Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 201 West Sam Houston Avenue. **COZ#260203**

2) Omar Cano, representing Aldape Development LLC, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). The property is legally described as being a 5.0-acre tract of land out of Lot 236, Kelly-Pharr Subdivision of Porciones 69 and 70, Pharr, Hidalgo County, Texas. The property is physically located within the 200 Block of West Hall Acres Road. **COZ#260204**

3) Rosa Hilda Cavazos, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). The property is legally described as being all of Lot 1, Angel S. C. Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 229 West Sam Houston Avenue. **COZ#260205**

4) SAMES Inc., representing MECA Investments Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential Estate District (R1-E). The property is legally described as being a 20-acre tract of land, more or less, out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1100 East Minnesota Road. **COZ#260306**

E. PLATS:

1) SAMES Engineering & Surveying, Inc., representing Efrain Agustin, President of 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. **SUB#220618**

F. ANNOUNCEMENTS:

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

Pursuant to Section 551.071, the 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.

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

I. 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 24th day of March 2025 at 4:00 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 24th day of March 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 Commissioners' Room
118 S. Cage Blvd.
March 5, 2026 - 4:00 p.m.

A meeting of the Planning & Zoning Commission of the City of Pharr was held on Thursday, March 5, 2026, and following is the record of attendance.

MEMBERS PRESENT: Danny Wylie
Romeo Cantu
Javier Gutierrez
Mercedes Guillen
Ruben Lun
Andy Castro
Roberto Carrillo, Jr.

MEMBERS ABSENT: Charlie Ramirez
Rafael Munguia

STAFF PRESENT: Eddie Martinez, Planner III
Diego Perez, 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.

Ruben Luna moved to excuse the absent members. Javier Gutierrez seconded the motion and when put to a vote it carried unanimously.

ITEM B. PUBLIC TESTIMONY:

None

ITEM C. APPROVAL OF MINUTES

1) MINUTES OF FEBRUARY 19, 2026, REGULAR CALLED MEETING

Danny Wylie, Chairman, introduced the item.

There being no discussion, Romeo Cantu, moved to **approve** the minutes of February 19, 2026. Ruben Luna, seconded the motion and when put to a vote, it carried unanimously.

ITEM D. PUBLIC HEARING

- 1) JUAN CANTU, REPRESENTING APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS, OWNER, HAS FILED WITH THE PLANNING AND ZONING COMMISSION A REQUEST FOR A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-TH). THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 3.00 - ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 8, BLOCK 146, L.R. BELL DEVELOPMENT "E" SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS PHYSICALLY LOCATED WITHIN THE 2300 BLOCK OF NORTH FRIDAY AVENUE. COZ# 260102**

Diego Perez, Planner I, introduced the item and stated the property was zoned Single-Family Residential District (R-1). He stated the properties to the east were rezoned from Agricultural and/or Open Space District (A-O) Multi-Family High-Density Residential District (R-4) on October 19, 2004. Mr. Perez stated the properties to west were zoned Single-Family Residential District (R-1) and he stated the properties to the north were zoned Residential Mobile Home District (R-MH) in March of 1982 when the city adopted the zoning plan we use today. He stated the properties to the south were rezoned from Single-Family Residential District (R-1) to General Business District (C) on July 26, 1983 and stated the property is generally designated for residential use in the Land Use Plan. Mr. Perez further stated there have been no other zoning requests within the general vicinity of the subject property since that time. He further reported thirty-two (32) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on February 20, 2026, and a legal notice was published in the Advance News Journal on February 18, 2026. Mr. Perez stated staff received no response to the letters or the legal notice.

Diego Perez, Planner I, further stated staff recommended approval of the request to re-zone from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH) as the property met area requirements, had adequate ingress and egress. Lastly, he stated if approved; the owner must comply with all City Ordinances and City Department requirements.

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

There being no one in the affected area who signed up, the public hearing was closed. Mr. Wylie opened the items for discussion.

Ruben Luna asked what the purpose was for the zoning as he understood the church was requesting zoning change.

Diego Perez, Planner I, stated the use of this land was for Townhouses and stated the church had sold the land for development of townhouses.

There being no further discussion, Roberto Carrillo Jr., moved to approve the rezoning request from Single-Family Residential District (R-1) to Townhouse Residential District (R-TH). Ruben Luna seconded the motion and when put to a vote, it carried unanimously .

ITEM E. ANNOUNCEMENTS

None

ITEM F. CLOSED SESSION

None

ITEM G. RECONVENE

None

ITEM H. ADJOURNMENT

There being no further business Ruben Luna moved to adjourn. Andy Castro 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 5th DAY OF MARCH 2026, the Planning and Zoning Commission of the City of Pharr, Texas, convened in a **REGULAR CALLED MEETING** at the Commissioners' Room located at 118 S. Cage Blvd., 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, of the 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 #: D.1.

DATE SUBMITTED: March 24, 2026

MEETING DATE: April 2, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Arturo Gabriel Castello Duran, representing AW & R Gregg LLC, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being a 0.48-acre tract of land, more or less, out of Lots 6-7 & W1/2 Lot 8, Block 1, Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 201 West Sam Houston Avenue.
COZ#260203

Classification: Regular

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

Issue: Arturo Gabriel Castello Duran, representing AW & R Gregg LLC, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Created/Initiated - 03/24/2026

Approved - 03/24/2026

Final Approval - 03/24/2026



MEMORANDUM

DATE: THURSDAY, APRIL 2, 2026
TO: PLANNING AND ZONING COMMISSION
FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Single-Family Residential District (R-1) to General Business District (C). The property is legally described as being a 0.48 acre tract of land, more or less, out of Lots 6-7 & W ½ Lot 8, Block 1, Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 201 W Sam Houston Ave. COZ#260203

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Arturo Gabriel Castello Duran, representing AW & R Gregg LLC, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Single-Family Residential District (R-1) to General Business District (C) in order to develop and construct a plaza.

The subject site is located on the south side of West Sam Houston Avenue and has a physical address of 201 W Sam Houston Avenue. The property is legally described as being a 0.48-acre tract of land, more or less, out of Lots 6-7 & W ½ Lot 8, Block 1 Van Williams Subdivision, Pharr, Hidalgo County, Texas. The property fronts West Sam Houston Avenue, a 80 ft. major collector



which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property to the east was zoned to Single-Family Residential District (R-1) upon comprehensive zoning 1982. The properties to the west were zoned to Two Family Residential District (R2) from Single-Family Residential District (R-1) on November 19, 1996. The properties to the north were zoned Residential Multi-Family High Density District (R-3) upon comprehensive zoning 1982. The properties to the south were zoned General Business District (C) upon comprehensive zoning 1982. The property is generally designated for commercial use in the Land Use Plan.

The General Business District (C) is established to provide adequate space and site diversification for most types of commercial development in the City of Pharr. Larger shopping centers and most existing commercial strips along major arterials would be included in this district. The noise, traffic, litter, late-night hours, and possible blighting influences require adequate buffering from residential areas, and the traffic from such uses should not pass-through residential areas, except on arterials or major collectors.

Sixteen (16) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 20, 2026, and a legal notice was published in the Advance News Journal on March 18, 2026. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the rezoning from Single-Family Residential District (R-1) to General Business District (C) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.



NOTE: This item will go before the City Commission Meeting of **April 20, 2026 at 4:00 p.m.**

PLANNING COMMISSION OPTIONS:

- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**

COZ 260203
 THE VAN WILLIAMS LOTS 6-7 & W 1/2-LOT 8 BLK 1
 201 W SAM HOUSTON AVE
 ARTUTO GABRIEL CASTILLO DURAN
 AERIAL



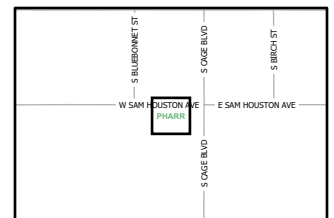
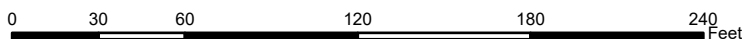
-  Location
-  Pharr City Limit

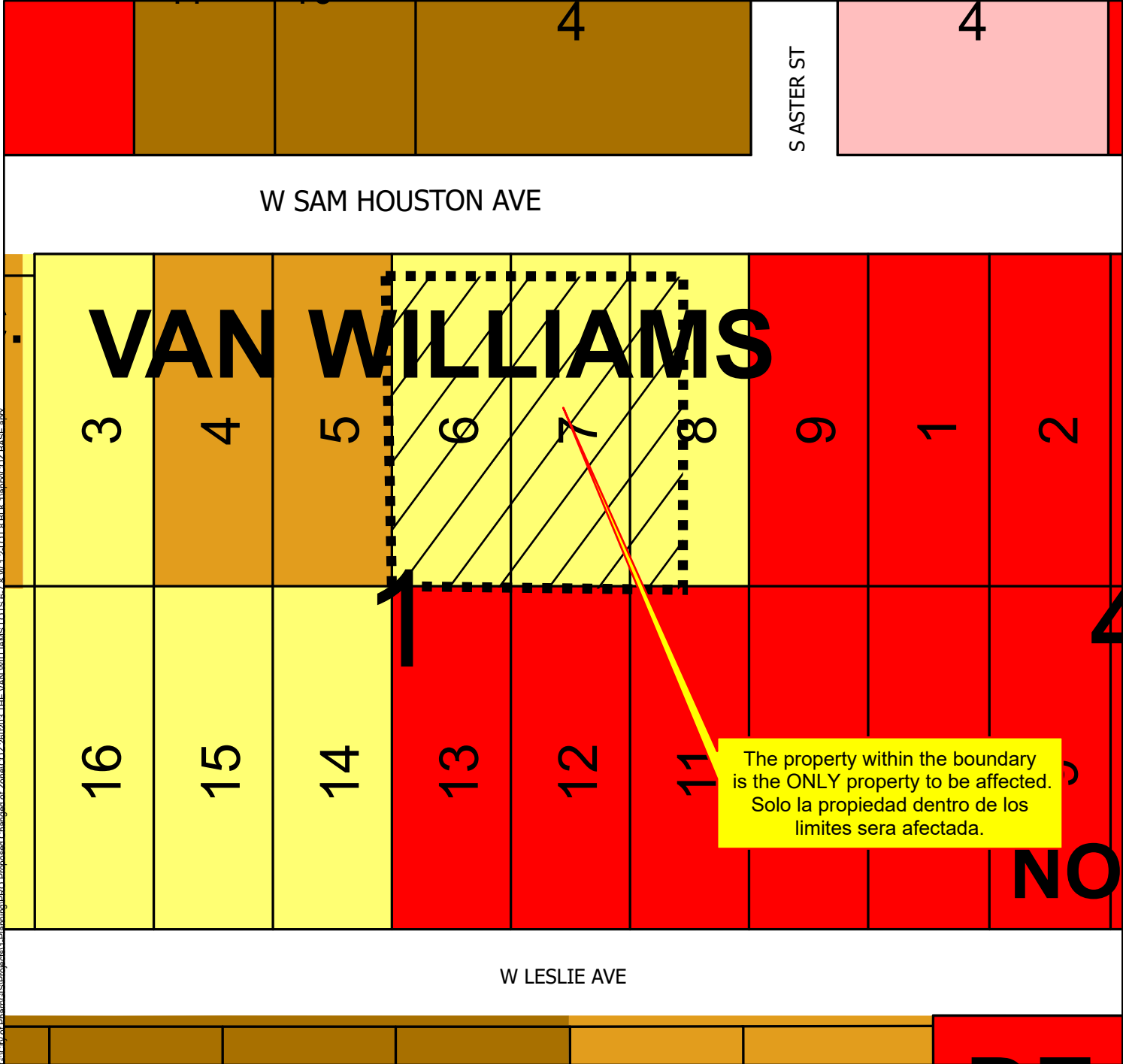
All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

City of Pharr, Texas
 Engineering Department
 956.402.4221

Date: 3/19/2026

Scale: 1:800

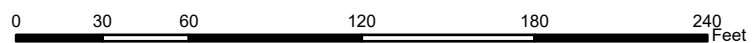
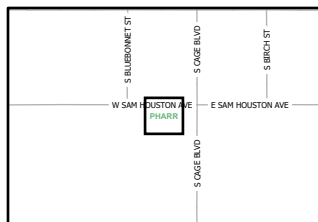




The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

- Zoning**
- Agricultural Open Space
 - Rail Road R.O.W
 - Neighborhood Commercial
 - Single Family
 - Government Owned
 - Office Professional
 - Single Family Small Lot
 - General Business
 - PSJA ISD
 - Residential Multi-Family
 - Business District
 - Hidalgo ISD
 - Residential Multi-Family High Density
 - Drainage Easement
 - Valley View ISD
 - Mobile Home
 - Heavy Commercial
 - Planned Unit Development
 - Townhouse
 - Heavy Industrial
 - Location
 - Limited Industrial
 - Pharr City Limit

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Pharr
Development Services



Site Photo
201 W Sam Houston Ave





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.2.

DATE SUBMITTED: March 24, 2026

MEETING DATE: April 2, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Omar Cano, representing Aldape Development LLC, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). The property is legally described as being a 5.0-acre tract of land out of Lot 236, Kelly-Pharr Subdivision of Porciones 69 and 70, Pharr, Hidalgo County, Texas. The property is physically located within the 200 Block of West Hall Acres Road.

COZ#260204

Classification: Regular

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

Issue: Omar Cano, representing Aldape Development LLC, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Created/Initiated - 03/24/2026

Approved - 03/24/2026

Final Approval - 03/24/2026



Pharr

Development Services



MEMORANDUM

DATE: THURSDAY, APRIL 2, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH). The property is legally described as being a 5.0-acre tract of land out of Lot 236, Kelly-Pharr, Subdivision, Hidalgo County, Texas. The property is physically located within the 200 Block of W Hall Acres Road. COZ#260204

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Omar Cano, representing Aldape Development LLC, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH) in order to construct townhouses.

The subject site is located within the 200 Block of West Hall Acres Road. The property is legally described as being a 5.0-acre tract of land out of Lot 236, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Hall Acres, a 80 ft. major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property was zoned Agricultural and/or Open Space District (A-O). The properties to the north were zoned Agricultural and/or Open Space District (A-O) and Single-Family Residential District (R-1). The properties to the east were zoned Agricultural and/or Open Space District (A-O) and General Business District (C) and to the south the property was zoned Agricultural and/or Open Space District (A-O). The properties to the west were zoned Agricultural and/or Open Space District (A-O) when the city annexed on June 21, 1983. The property is generally designated for residential use in the Land Use Plan.

The Residential Townhouse District (R-TH) is established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied. Townhouse development is a low to medium density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. Townhouse developments must be properly buffered from non-residential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Twenty-Three (23) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 20, 2026, and a legal notice was published in the Advance News Journal on March 18, 2026. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the rezoning from Agricultural and/or Open Space District (A-O) to Townhouse Residential District (R-TH) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.



NOTE: This item will go before the City Commission Meeting of **April 20, 2026**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

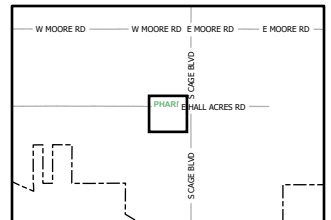
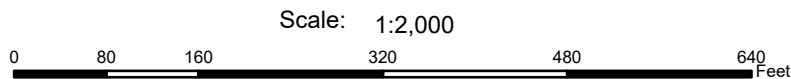
1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.

COZ 260204
 Being a 5.0 acre tract of Land out of Lot
 236, Kelly-Pharr Subdivision
 OMAR CANO
 AERIAL

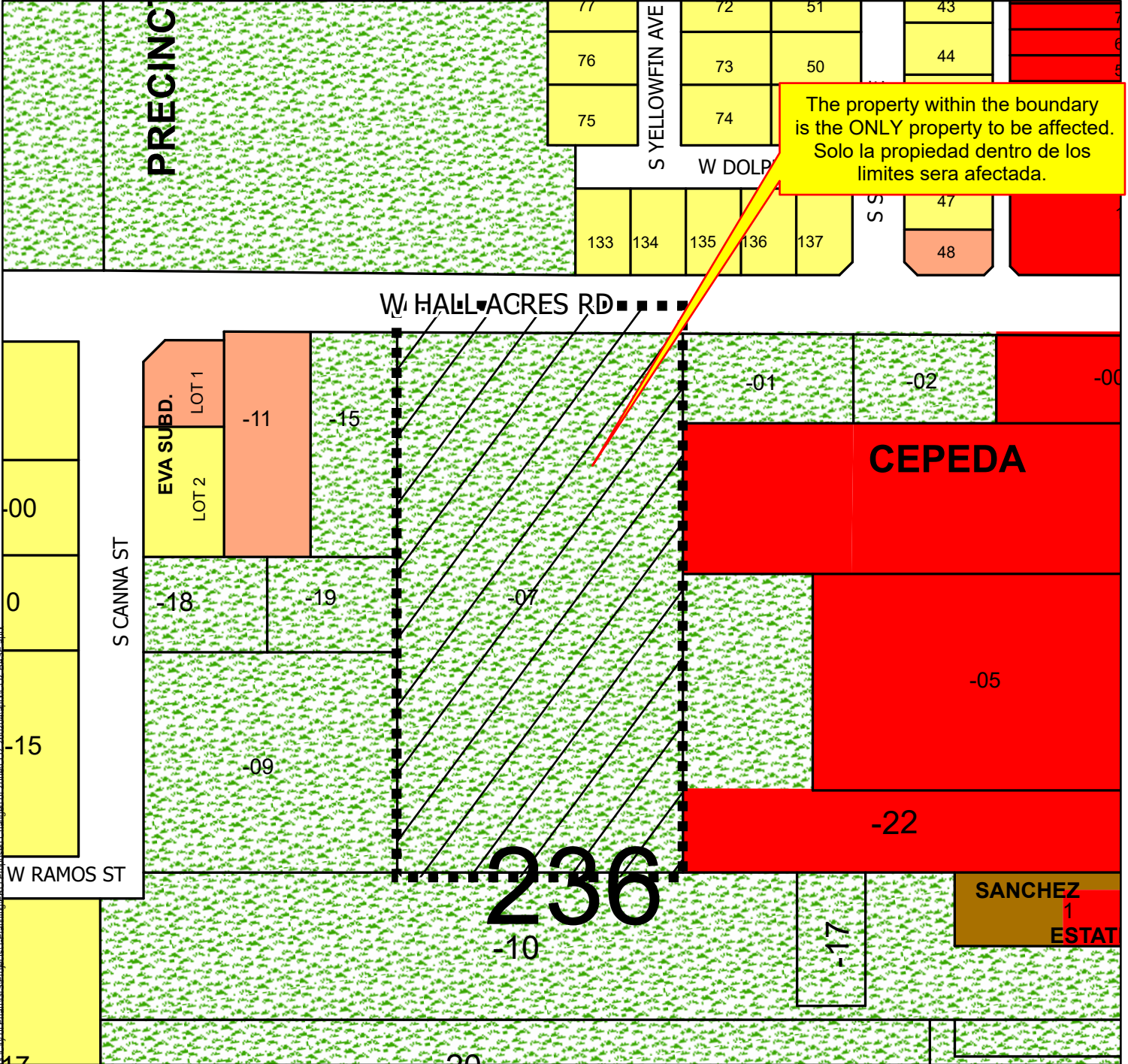


-  Location
-  Pharr City Limit

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COZ 260204
 Being a 5.0 acre tract of Land out of Lot
 236, Kelly-Pharr Subdivision
 OMAR CANO
 ZONING

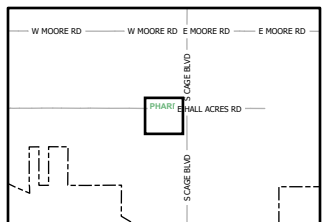
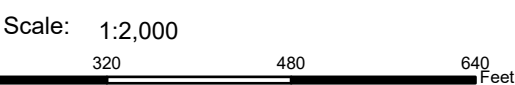


C:\City of Pharr\GIS\Projects\2026\Zoning\COZ 260204\Map\COZ 260204.aprx

- | | | |
|---------------------------------------|--------------------|--------------------------|
| Zoning | HUD Code | Neighborhood Commercial |
| ZONE | Rail Road R.O.W | Office Professional |
| Agricultural Open Space | Government Owned | PSJA ISD |
| Single Family | General Business | Hidalgo ISD |
| Single Family Small Lot | Business District | Valley View ISD |
| Residential Multi-Family | Drainage Easement | Planned Unit Development |
| Residential Multi-Family High Density | Heavy Commercial | Location |
| Mobile Home | Heavy Industrial | Pharr City Limit |
| Townhouse | Limited Industrial | |

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City of Pharr, Texas
 Engineering Department
 956.402.4221
 Date: 3/19/2026





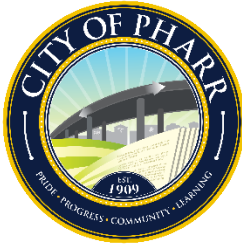
Pharr
Development Services



Site Photo

2000 BLOCK OF W HALL ACRES RD





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.3.

DATE SUBMITTED: March 24, 2026

MEETING DATE: April 2, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Rosa Hilda Cavazos, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). The property is legally described as being all of Lot 1, Angel S. C. Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 229 West Sam Houston Avenue. **COZ#260205**

Classification: Regular

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

Issue: Rosa Hilda Cavazos, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request for a Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Created/Initiated - 03/24/2026

Approved - 03/24/2026

Final Approval - 03/24/2026



MEMORANDUM

DATE: THURSDAY, APRIL 2, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1). The property is legally described as being all of Lot 1, Angel S. C. Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 229 West Sam Houston Avenue. COZ#260205

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

Rosa Hilda Cavazos, owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1) in order to construct a single-family home.

The subject site is located at 229 West Sam Houston Avenue. The property is legally described as being all of Lot 1, Angel S. C. Subdivision, Pharr, Hidalgo County, Texas.

The property fronts West Sam Houston Avenue, a 80 ft. major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property to the east was rezoned from Neighborhood Commercial District (N-C) to Residential Multi-Family District (R-MF) on May 5, 2021. The property and the properties to the south and west were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) upon comprehensive zoning 1982. The properties to the north were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) and Agricultural and/or Open Space District (A-O) to Residential Multi-Family High Density (R-MFHD) upon comprehensive zoning 1982. The property is generally designated for residential use in the Land Use Plan.

The Single-Family District is intended to be composed of single-family dwellings established to provide adequate space and site diversification for medium-density residential development that is single-family, on separate lots, and typically owner occupied. Townhouse development is a low to medium density use and before zoning to townhouse usage, the increased requirements for street, water and fire protection, wastewater, drainage, and adequate open space must be met. Townhouse developments must be properly buffered from non-residential uses and protected from high volumes of non-single-family traffic, or from pollution and/or environmental hazards.

Twenty-three (23) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 20, 2026, and a legal notice was published in the Advance News Journal on March 18, 2026. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the rezoning from Residential Multi-Family District (R-MF) to Single-Family Residential District (R-1) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.



NOTE: This item will go before the City Commission Meeting of **April 20, 2026**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

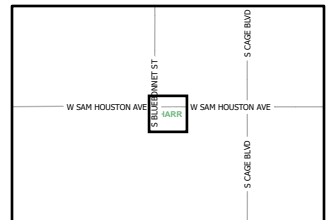
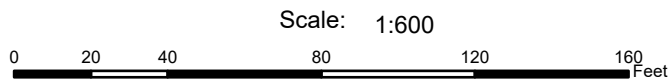
- 1. Approve the rezoning request;**
- 2. Table the item for:**
 - a) consideration by the full board;**
 - b) additional information;**
 - c) additional time for applicant and adjacent property owners to meet;**
- 3. Disapprove the request.**

COZ 260205
 ALL OF LOT 1, ANGEL S.C
 229 W SAM HOUSTON AVE
 ROSA CAVAZOS
 AERIAL



-  Pharr City Limit
-  Location

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





Pharr
Development Services



Site Photo
229 W SAM HOUSTON AVENUE





AGENDA MEMORANDUM

BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: D.4.

DATE SUBMITTED: March 24, 2026

MEETING DATE: April 2, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: SAMES Inc., representing MECA Investments Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential Estate District (R1-E). The property is legally described as being a 20-acre tract of land, more or less, out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1100 East Minnesota Road. **COZ#260306**

Classification: Regular

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

Issue: SAMES Inc., representing MECA Investments Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential Estate District (R1-E).

Fiscal Consideration:

Staff Recommendation: Development Services recommends approval of the request for a Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential Estate District (R1-E).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Created/Initiated - 03/24/2026

Approved - 03/24/2026

Final Approval - 03/24/2026



MEMORANDUM

DATE: THURSDAY, APRIL 2, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: Re-zoning Request: From Residential Multi-Family District (R-MF) to Single-Family Residential Estate District (R1-E). The property is legally described as being a 20 acre tract of land, more or less, out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1100 East Minnesota Road. COZ#260306

Comprehensive zoning and rezoning regulations and ordinances should be adopted and designed to facilitate, as much as possible, the following items:

1. To lessen congestion;
2. Secure safety from fire, panic and other dangers;
3. To promote health and general welfare;
4. To provide adequate light and air;
5. To protect the overcrowding of land and abutting traffic ways;
6. Avoid undue concentration of population, and;
7. To facilitate the adequate provisions of transportation, water, sewage, schools, parks, and other public requirements as per Local Government Code, Sect. 211.004.

DESCRIPTION OF PROPERTY:

SAMES Inc., representing MECA Investments Inc., owner, has filed with the Planning and Zoning Commission a request for a Change of Zone from Residential Multi-Family District (R-MF) to Single-Family Residential Estate District (R1-E) in order to develop and construct single-family homes.

The subject site is located at 1100 East Minnesota Road. The property is legally described as being a 20 acre tract of land, more or less, out of Lot 95, Kelly-Pharr Subdivision, Pharr, Hidalgo County, Texas.

The property fronts East Minnesota Road, a 80 ft. major collector which runs east and west with a posted speed limit of 30 miles per hour or less as identified in the City of Pharr's Thoroughfare Plan.

The property is currently zoned Residential Multi-Family District (R-MF). It was rezoned from Agricultural and/or Open Space District (A-O) to Residential Multi-Family District (R-MF) on May 16, 2022. A portion of the properties to the north are zoned Agricultural and/or Open Space District (A-O) and the other portion was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on July 2, 2018. The property to the east was rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on May 15, 2023. A portion of the properties to the south is zoned Agricultural and/or Open Space District (A-O) and the other portion was rezoned from Agricultural and/or Open Space District (A-O) to General Business District (C) on September 20, 2011. The properties to the west were rezoned from Agricultural and/or Open Space District (A-O) to Single-Family Residential District (R-1) on March 1, 2005. There have been no other zoning requests within the general vicinity of the property since that time. The property is generally designated for residential use in the Land Use Plan.

The Single-Family Residential Estate District (R1-E) is intended to provide for development of primarily very-low density detached, single-family residences on lots of not less than 10,000 square feet. It is intended for large lot subdivisions to provide sufficient space in appropriate locations for residential development to meet the present needs. Areas that are zoned for this use shall have water, wastewater, drainage and access to paved streets based on single-family usage. It is intended for areas that are properly buffered from nonresidential uses, and protected from pollution and/or environmental hazards or from high volume of non-single-family traffic. To promote the most desirable use of land and direction of building development not in conflict with the adopted policies of the city; to promote stability or residential development; to protect the character of the district; to conserve the value of land and buildings; and to protect the city's tax base.

Fifty-one (51) letters were mailed out to the surrounding property owners within a two hundred (200) foot radius on March 20, 2026, and a legal notice was published in the

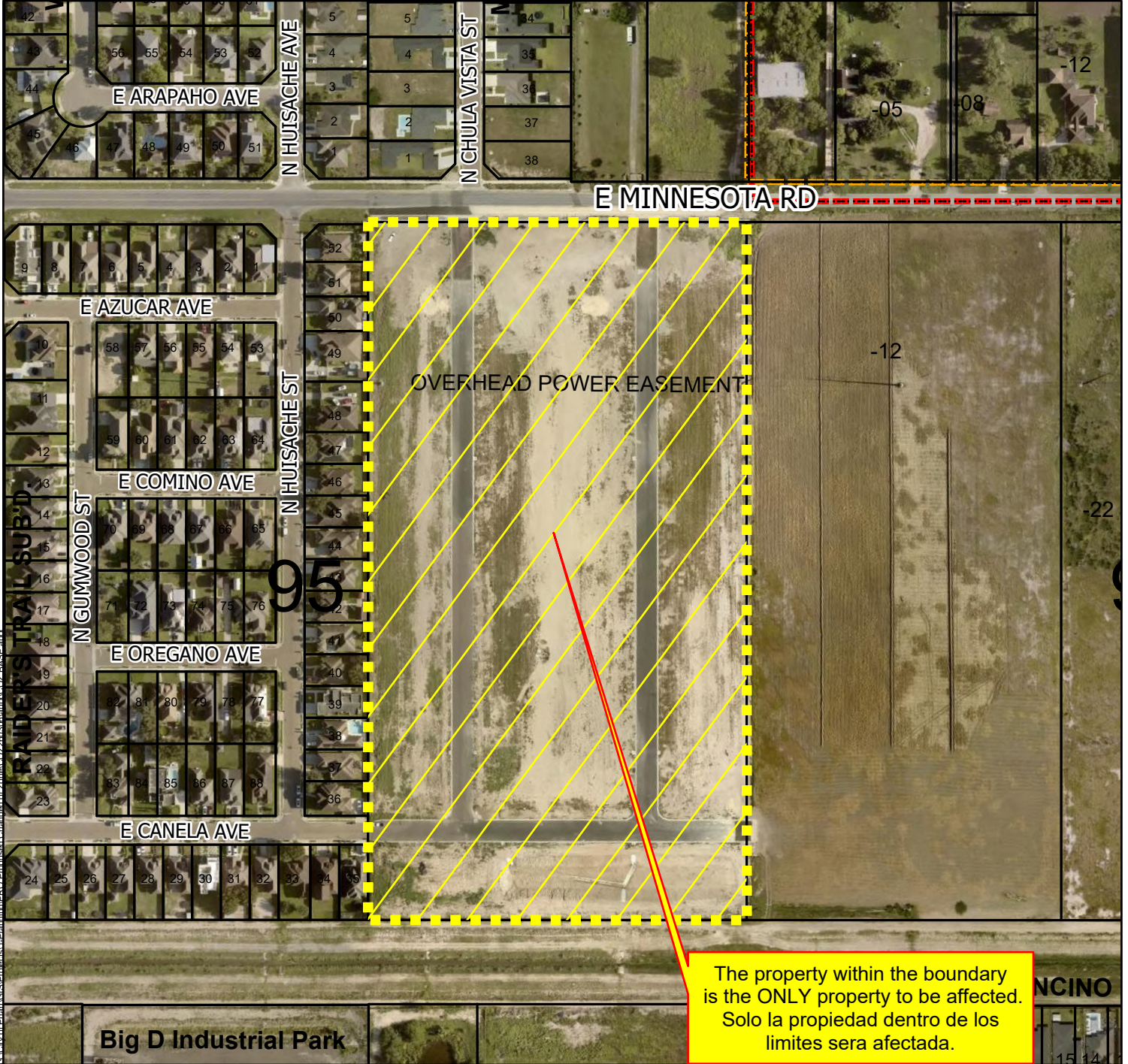
Advance News Journal on March 18, 2026. Staff received no response to the letters or the legal notice.

Development Services is recommending **approval** of the rezoning from Residential Multi-Family District (R-MF) to Single-Family Residential Estate District (R1-E) as the property meets area requirements, complies with the Land Use Plan, and has adequate ingress and egress. The proposed rezoning aligns well with the existing development trends in the general area. If approved, the owner must comply with all City Ordinances and City Department requirements.



NOTE: This item will go before the City Commission Meeting of **April 20, 2026**, at **4:00 p.m.**

PLANNING COMMISSION OPTIONS:

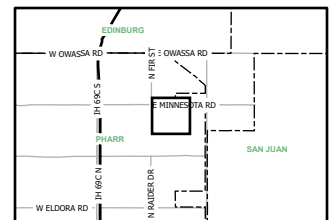
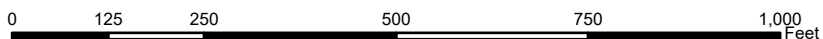
1. Approve the rezoning request;
2. Table the item for:
 - a) consideration by the full board;
 - b) additional information;
 - c) additional time for applicant and adjacent property owners to meet;
3. Disapprove the request.

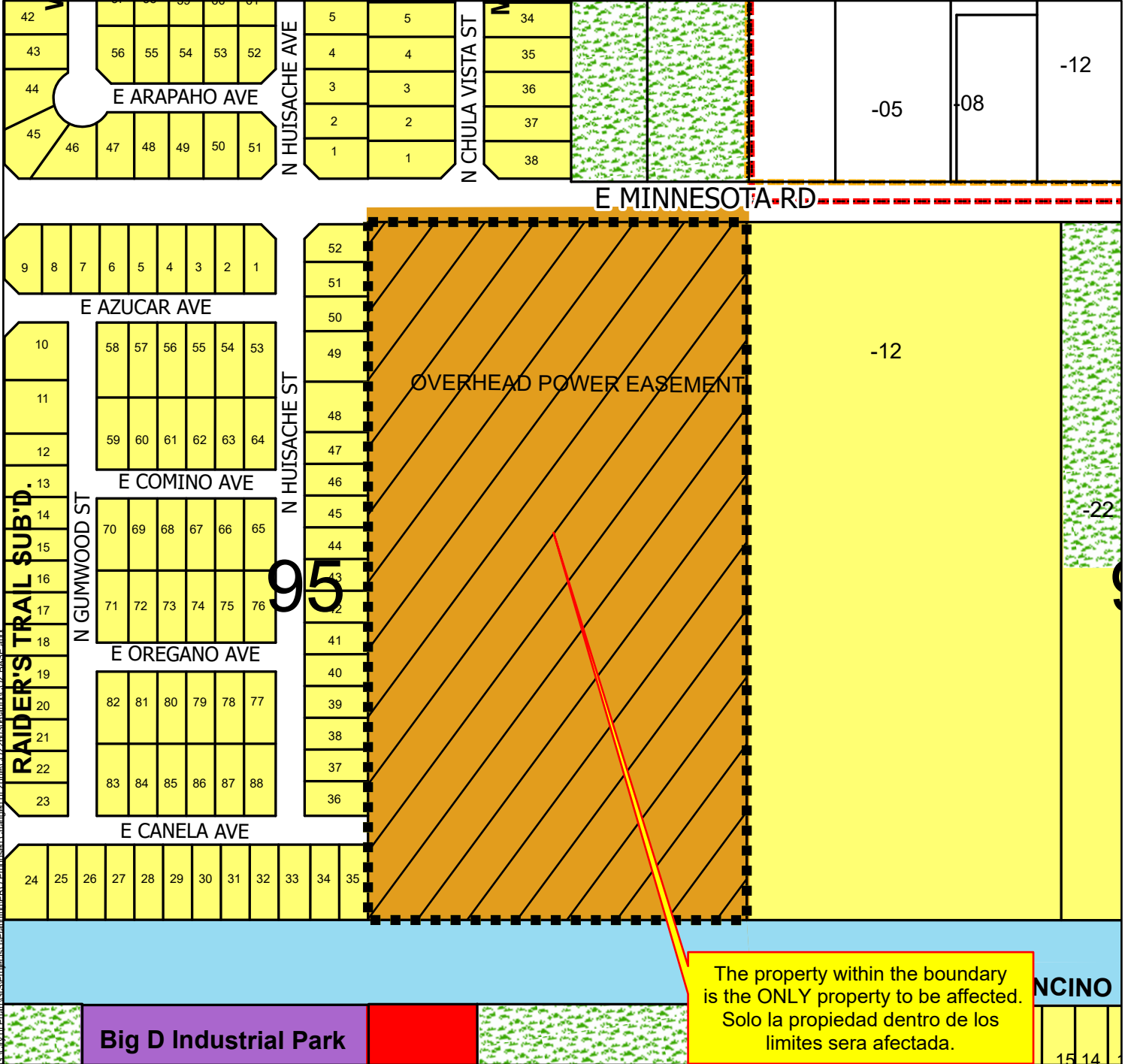


The property within the boundary is the ONLY property to be affected.
 Solo la propiedad dentro de los limites sera afectada.

-  Location
-  Pharr City Limit

All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.

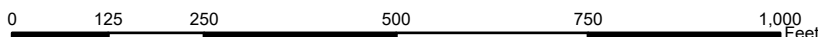




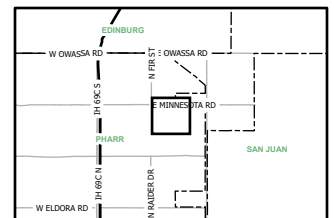
City of Pharr GIS Department, Project of Change of Zoning COZ 260306, Pharr, Texas

- | | | |
|---------------------------------------|--------------------|--------------------------|
| Zoning | HUD Code | Neighborhood Commercial |
| ZONE | Rail Road R.O.W | Office Professional |
| Agricultural Open Space | Government Owned | PSJA ISD |
| Single Family | General Business | Hidalgo ISD |
| Single Family Small Lot | Business District | Valley View ISD |
| Residential Multi-Family | Drainage Easement | Planned Unit Development |
| Residential Multi-Family High Density | Heavy Commercial | Location |
| Mobile Home | Heavy Industrial | Pharr City Limit |
| Townhouse | Limited Industrial | |

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



All information displayed on this map is subject to verification by field survey or by the agency responsible for maintaining the information. This map is intended for general information only.





Pharr
Development Services



Site Photo
1100 EAST MINNESOTA ROAD





AGENDA MEMORANDUM



BOARD: PLANNING & ZONING
COMMISSION

AGENDA ITEM #: E.1.

DATE SUBMITTED: March 24, 2026

MEETING DATE: April 2, 2026

FROM: Nancy Hernandez, Secretary

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: SAMES Engineering & Surveying, Inc., representing Efrain Agustin, President of 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.
SUB#220618

Classification: Regular

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

Issue: SAMES Engineering & Surveying, Inc., representing Efrain Agustin, President of 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:

Nancy Hernandez
Joe Garza
Roland Gomez

Created/Initiated - 03/24/2026
Approved - 03/24/2026
Final Approval - 03/24/2026



Pharr

Development Services



MEMORANDUM

DATE: THURSDAY, APRIL 02, 2026

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

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

GENERAL INFORMATION:

APPLICANT: SAMES Engineering & Surveying, Inc., representing Efrain Agustin, President of 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 Single Family Residential Estate District (R1-E). 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: Single residential lots.

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.

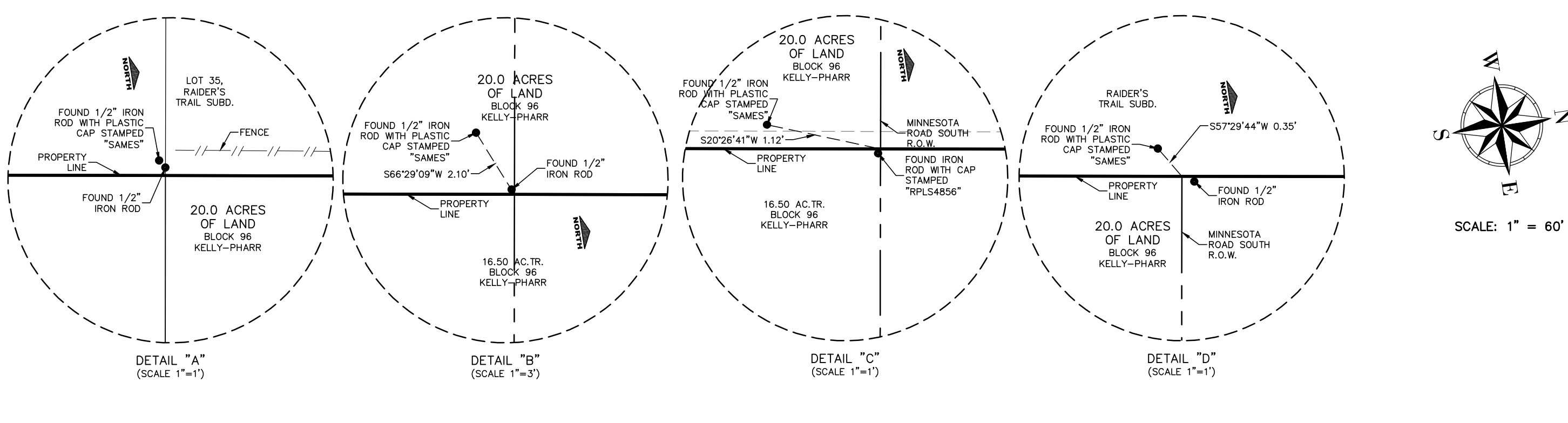
WATER: 1. North Alamo Water Supply Corporation. In compliance.

SEWER: 1. In compliance.

DRAINAGE: 1. In compliance.

OTHER: 1. In compliance.

This item will go before the City Commission Meeting on **April 20, 2026** at 4:00 p.m.

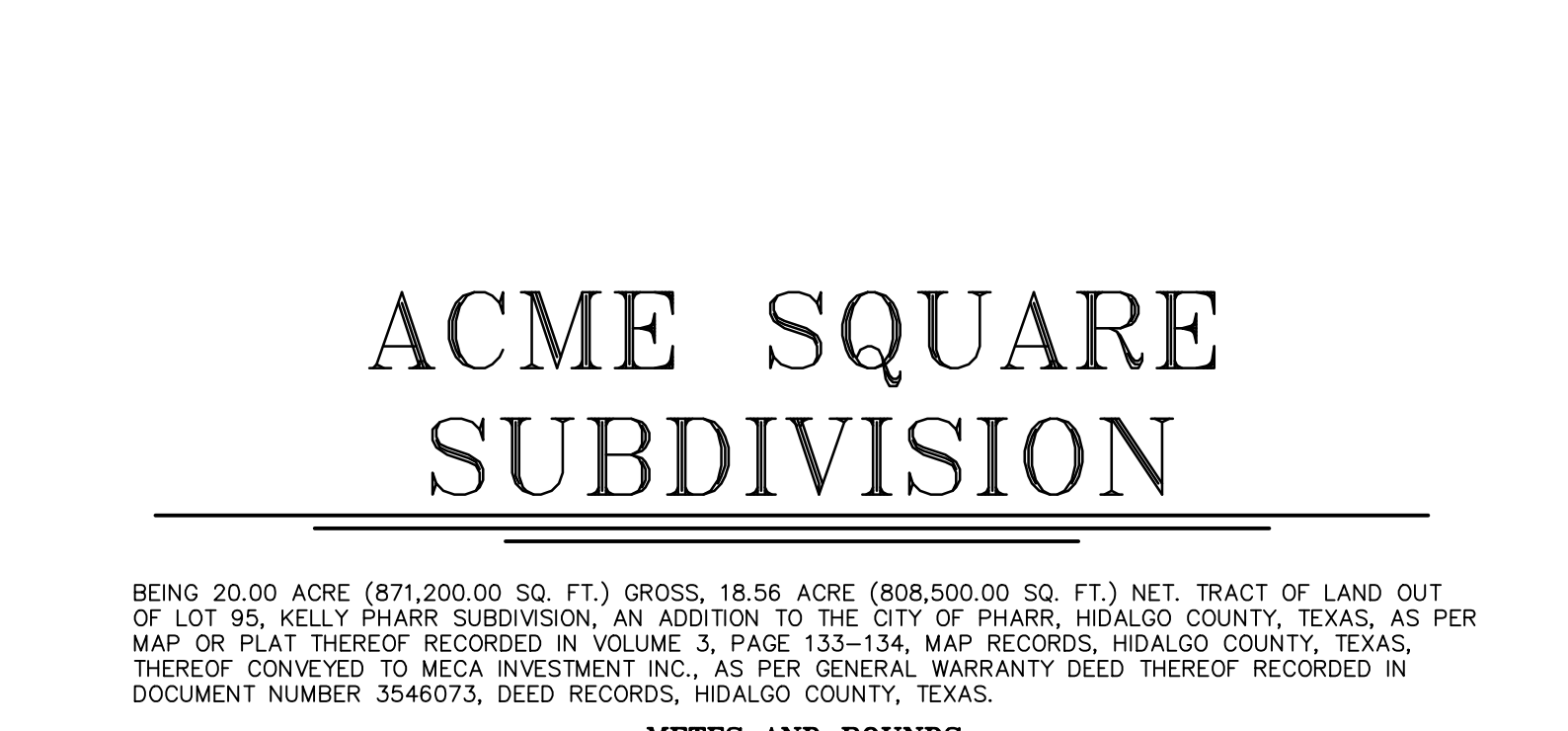
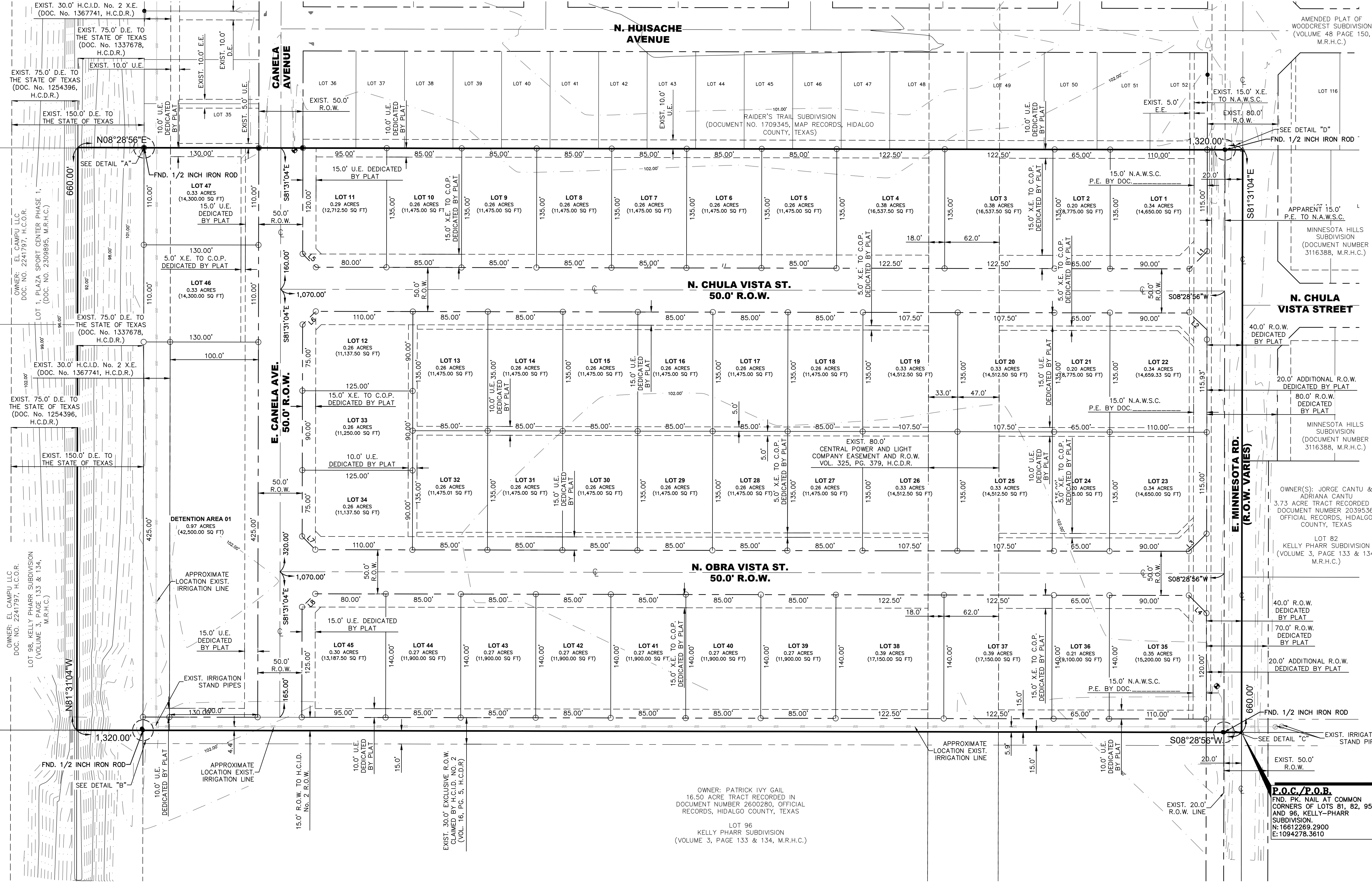
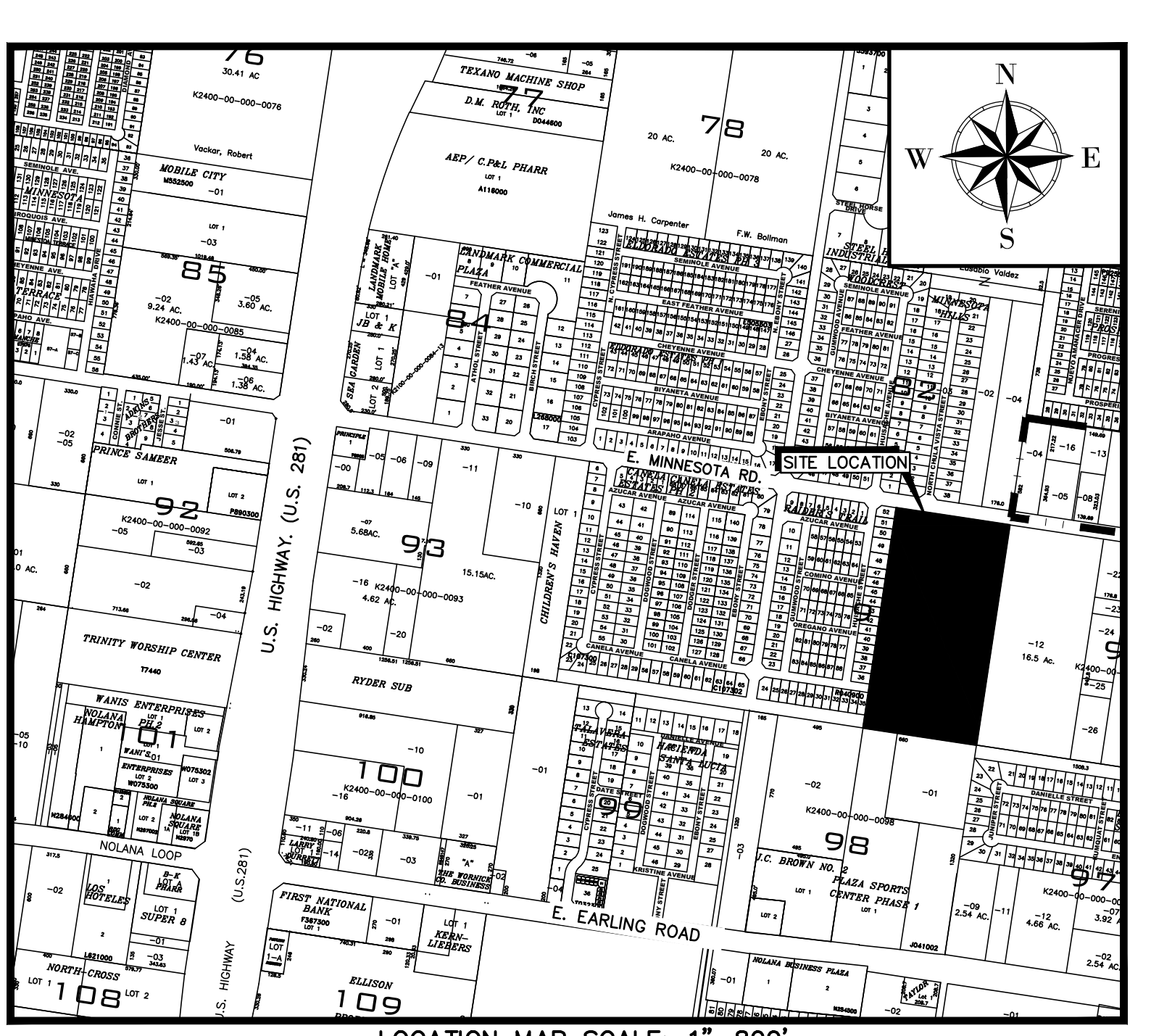


LEGEND

- 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 IRRIGATION 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 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.



METES AND BOUNDS

BEING 20.00 ACRES (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.

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 "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 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 CAMPULU 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, CONTINUING TO A DISTANCE OF 459.55 FEET PASSING A FOUND 1/2 INCH IRON ROD FOR THE SOUTHEAST CORNER OF LOT 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 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. CANELA AVENUE (HAVING A 5.00 FEET RIGHT OF WAY) 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 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.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: MECA INVESTMENT INC.	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: March 2026
 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, 1982
- 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 PLATED 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.

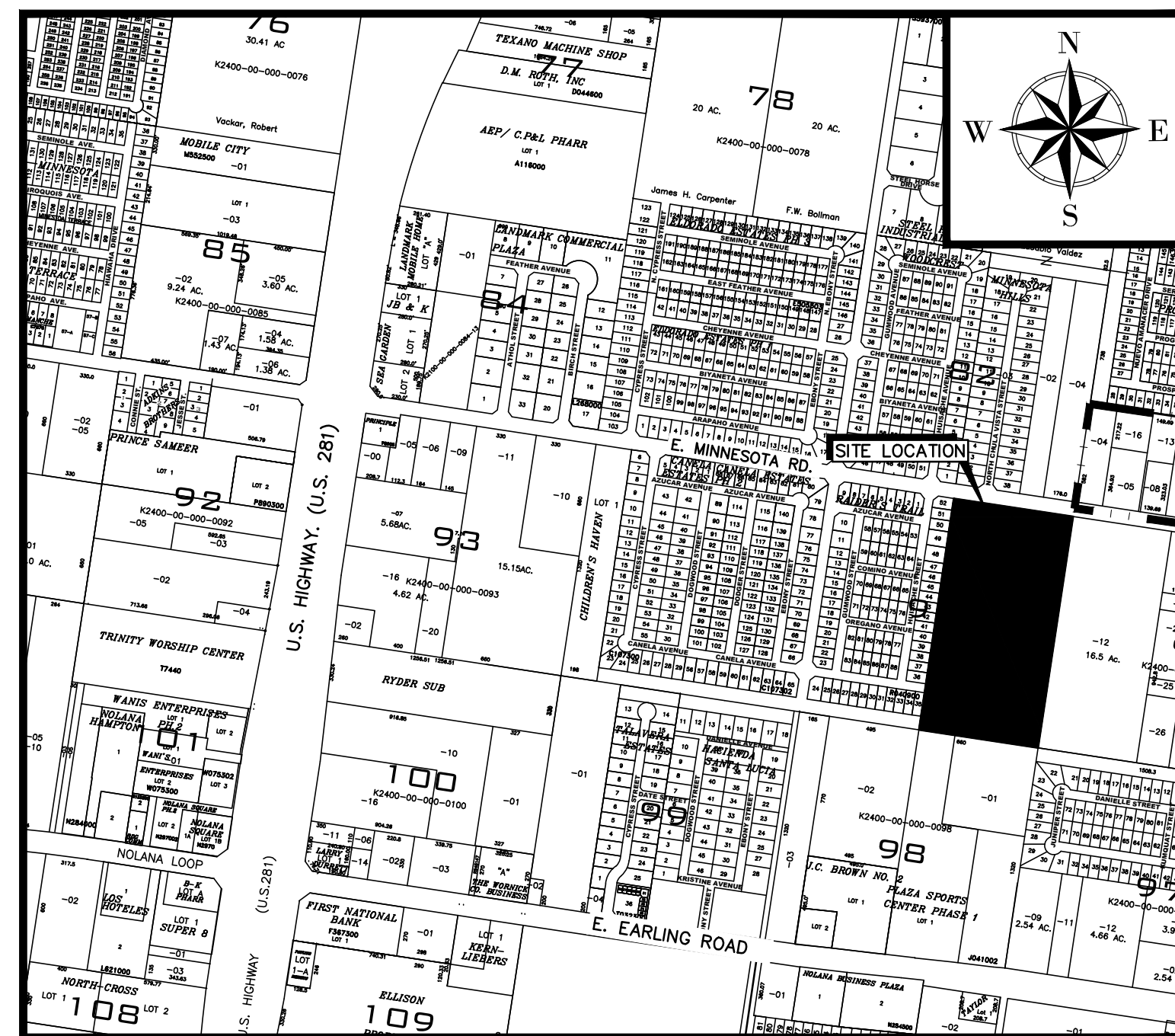
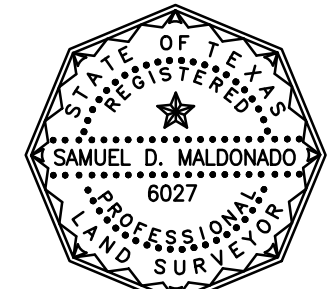
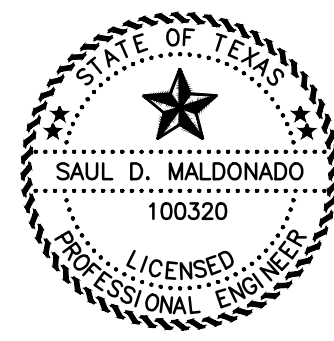
SAMUEL DAVID MALDONADO, R.P.L.S. NO. 6027 DATE

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.



LOCATION MAP SCALE: 1"=800'

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 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;

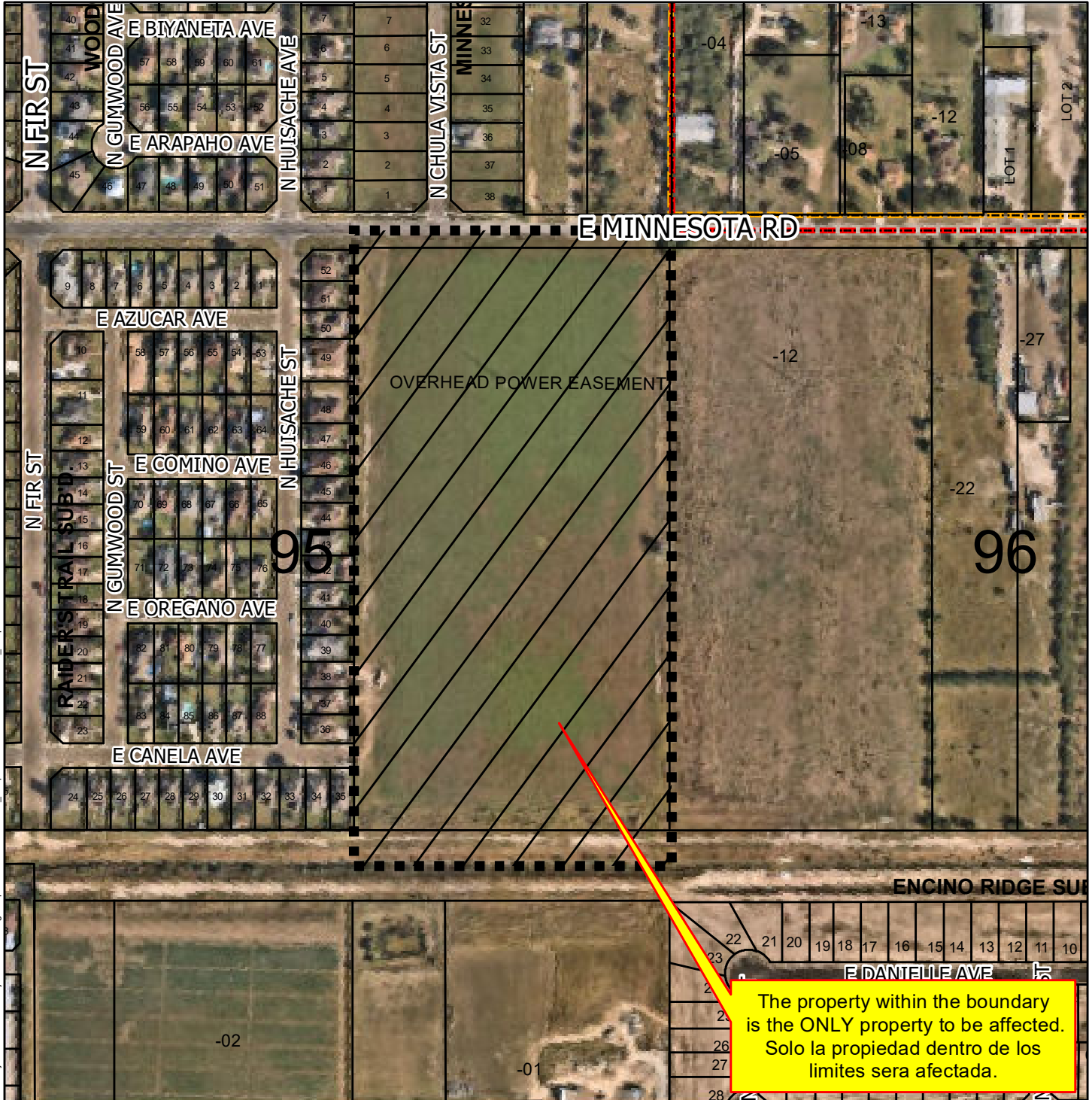
THENCE, SOUTH 81 DEG. 31 MIN. 04 SEC. EAST, ALONG THE COMMON LINE SAID 20.0 ACRE TRACT CONVEYED TO MECA INVESTMENT INC., AND THE SOUTH LINE OF SAID MINNESOTA HILLS SUBDIVISION, AT A DISTANCE OF 352.60 FEET PASSING THE SOUTHWEST CORNER OF A 3.73 ACRE TRACT CONVEYED TO CANTU JORGE AND ADRIANAM RECORDED 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: March 2026
REGISTRATION # F-10602

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

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

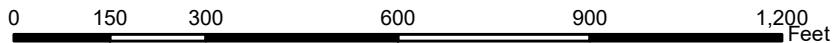


The property within the boundary is the ONLY property to be affected. Solo la propiedad dentro de los limites sera afectada.

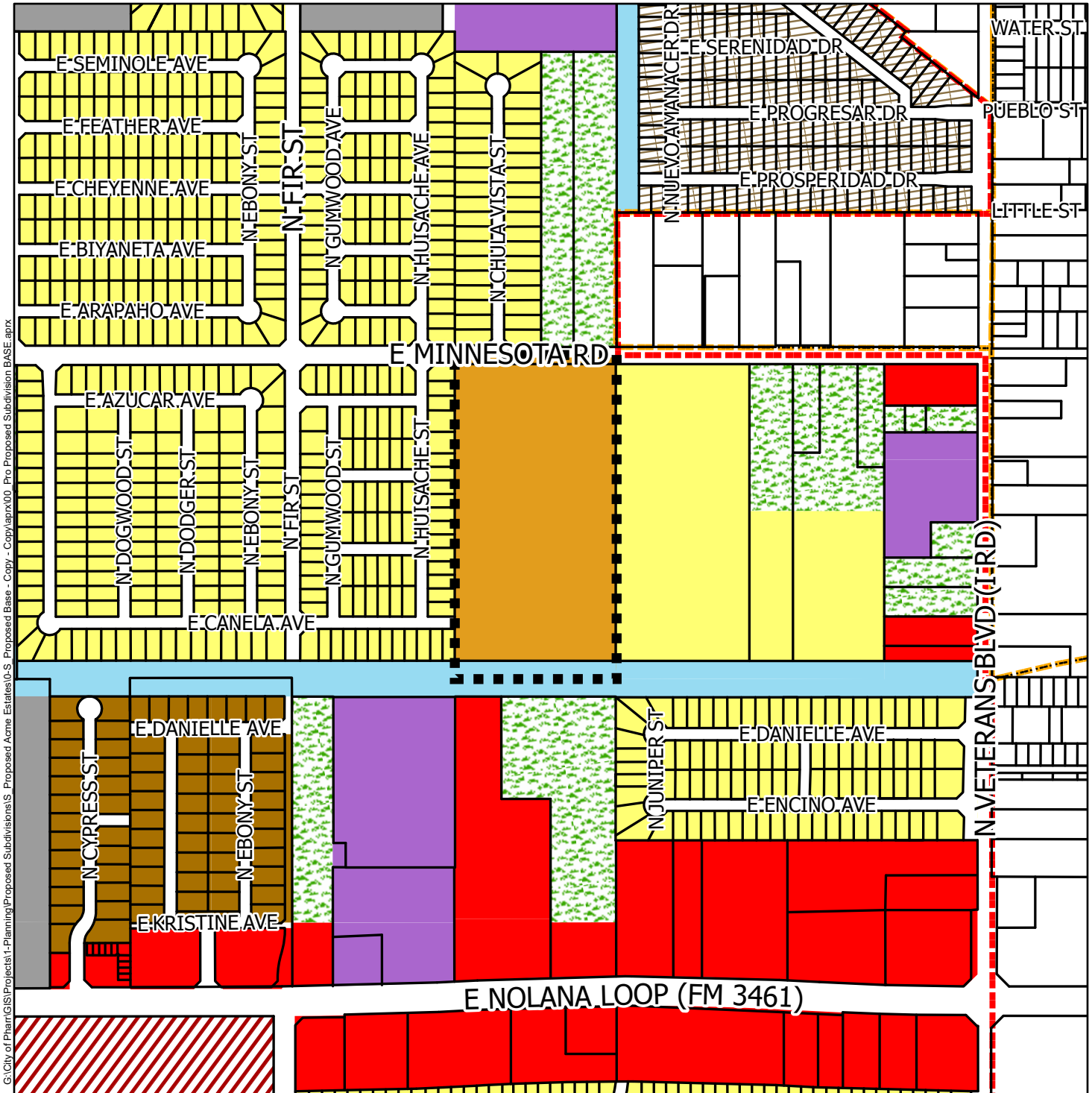
G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Acme Estates\MXD\IS - Proposed Base.mxd

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



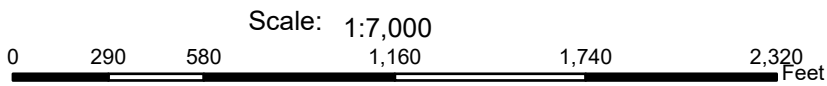
Proposed Subdivision
Acme Estates Subdivision
AERIAL



G:\City of Pharr\GIS\Projects\1-Planning\Proposed Subdivisions\1-Proposed Acme Estates\0-5-Proposed Base - Copy - Copy\pharr00 - Pro Proposed Subdivision BASE.aprx

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



Date: 11/19/2025



Pharr
Development Services



Site Photo

1000 Block of East Minnesota Road.

