

**TAKE NOTICE THAT A REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE CITY OF PHARR, TEXAS
WILL BE HELD AT CITY HALL, COMMISSIONERS' ROOM,
118 S. CAGE BLVD., 2ND FLOOR, PHARR, TEXAS
COMMENCING AT 4:00 PM ON
MONDAY, JUNE 15, 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.

1. CALL TO ORDER:

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

2. PROCLAMATIONS:

- A) Proclamation proclaiming June 2026 as Alzheimer's & Brain Awareness Month
- B) Proclamation proclaiming June 2026 as Transverse Myelitis Awareness Month.

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

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

- A) Public hearing on development services cases

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

- A) Submission of Sales Tax Collection Report for May 2026.
- B) Recognition of students from Vanguard Academy Picasso Elementary for earning 1st Place nationally in the Greenpower USA competition.
- C) Trailblazer of the Month Recognition
- D) City Events of Interest

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

- A) Approval of Minutes for June 01, 2026 — Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.** (CITY CLERK'S OFFICE)
- B) Consideration and action, if any, on Ordinance amending Ordinance O-2025-46 regulating public amusements, open-air markets, mass gatherings and other applicable events or activities; updating requirements, categories, fees, and administrative approval processes. **(2nd Reading) This item supports QL - Quality of Life.** (SPECIAL EVENTS)
- C) Consideration and action, if any, authorizing City Manager to advertise a Request for Bids for the construction of the Pharr Pedestrian Connections, Cage, Veterans, and Jackson Sidewalk Project (LRGVDC 5310 Grant). **This item supports IF - Infrastructure.** (ENGINEERING)
- D) Consideration and action, if any, on request from Hidalgo County Elections Department on use of Jose "Pepe" Salinas Recreation Center and Development and Research Center for Early Voting and Election Day polling locations and Pharr Memorial Library and Pharr One for Election Day polling locations for the upcoming 2026 General Election and General Runoff Election. **This item supports SG - Sound Governance and Fiscal Sustainability.** (CITY CLERK'S OFFICE)
- E) Consideration and action, if any, on Development Services Cases:
 - 1. Sr. Cruda Ceviche and Micheladas, LLC., is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.035 acres, more or less, out of Lot 1, Tropic Star Commercial Plaza, Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1501 South Cage Boulevard, Suite A. CUP#211065 This item supports EV - Economic Vitality.
 - 2. O & C Bar B Que, LLC, d/b/a Bar B Cutie Smokehouse, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 2B, Pharr Commercial Park Phase II Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1933 West Interstate 2. CUP#160633 This item supports EV - Economic Vitality.

3. Regency Hall is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). The property is legally described as being Lots 10 and 11, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 207 East Ferguson Avenue. CUP#161155 This item supports EV - Economic Vitality.

4. Mariscos El Muelle, LLC, d/b/a Muelle 37, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.28 acres, more or less, out of Lot A, H E B Futurama Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1300 East Business Highway 83, Suite 6. CUP#201258 This item supports EV - Economic Vitality.

5. Red Tape II, Inc., d/b/a Stiletto Cabaret, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas. The property's physical address is 1050 North Sugar Road. CUP#120418 This item supports EV - Economic Vitality.

REGULAR AGENDA - OPEN SESSION:

7. ORDINANCES AND RESOLUTIONS:

A) Consideration and action, if any, on Resolution authorizing the submission of an application to the Texas Water Development Board (TWDB) Water Supply and Infrastructure Grant (WSIG) Program for the City's System-Wide Waterline Improvement Project and authorizing the City Manager to act as the City's Authorized Representative. **This item supports IF - Infrastructure.** (GMCD)

B) Consideration and action, if any, on Resolution authorizing the submission of a grant application to the US Department of Homeland Security, Federal Emergency Management Agency for funding under the Fiscal Year 2025 Staffing for Adequate Fire and Emergency Response Grant Program to fund six (6) firefighter positions. **This item supports SSC - Safe and Secure Community.** (FIRE)

C) Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property, giving notice of an official determination to acquire real property for public purposes, establishing procedures for the acquisition of market value for the property to be acquired, and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriate funds, and authorize condemnation proceeding by City Attorney, contingent on available funding. **This item supports IF - Infrastructure.** (ENGINEERING)

D) Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property, giving notice of an official determination to acquire real property for public purposes, establishing procedures for the acquisition of market value for the property to be acquired, and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriate funds, and authorize condemnation proceeding by City Attorney, contingent on available funding. **This item supports IF - Infrastructure.** (DEVELOPMENT SERVICES)

E) Consideration and action, if any, on Resolution appointing/re-appointing two (2) members to the Keep Pharr Beautiful Board. **This time supports SG-Sound Governance and Fiscal Sustainability.** (MAINTENANCE)

F) Consideration and action, if any, on Resolution appointing/reappointing two (2) members to the Board of Adjustment. **This item supports SG - Sound Governance and Fiscal Sustainability.** (DEVELOPMENT SERVICES)

8. CLOSED SESSION: *In accordance with Chapter 551 of the Texas Gov't. Code, the Pharr Board of Commissioners hereby gives notice that it may meet in a closed (non-public) executive session to discuss the items listed on the public portion of the meeting agenda in accordance with the following below:*

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

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

Pursuant to Section 551.074, the Board may convene in a closed, non-public meeting to discuss any matters related to **appointment, employment, evaluation, reassignment, duties and discipline or dismissal of a public officer or employee and to hear any complaints or charges against an officer or employee.** The City and its attorney may also discuss such issues with the appropriate staff including members so as to obtain necessary and relevant information so that such discussion is informative and developed.

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

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

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

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

10. 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.2

I, the undersigned authority, do hereby certify that the above notice of said Regular Meeting of the City Commission of the City of Pharr was posted on the bulletin board at City Hall and on the City's web page at www.pharr-tx.gov. This Notice was posted on the 9th day of June 2026 at 3:30 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 9th day of June 2026



IMELDA PEREZ, TRMC
CITY CLERK

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

Name: _____

Title: _____

Proclamation



WHEREAS, Alzheimer’s disease is a progressive neurodegenerative brain disorder that tragically robs individuals of their memories and leads to progressive mental and physical impairments; and

WHEREAS, an estimated 7 million people in the United States are living with Alzheimer’s, including 459,300 in Texas; and

WHEREAS, Alzheimer’s disease is the seventh leading cause of death in the United States and the sixth leading cause among individuals aged 65 and older; and

WHEREAS, according to the Alzheimer’s Association’s Facts and Figures report, health and long-term care costs for people living with Alzheimer’s and other dementias are projected to reach \$409 billion; and nearly 12 million caregivers provide an estimated more than 19 billion hours of unpaid care valued at more than \$446 billion; and in Texas, over 1 million family members and friends care for people with Alzheimer’s and other dementia, providing 1.9 billion hours of unpaid care, with the annual value of this caregiving totaling \$35.6 billion; and

WHEREAS, in recognition of the individuals, families, friends and caregivers dealing with Alzheimer’s disease, and the researchers who are seeking a cause or cure; and

WHEREAS, the City of Pharr recognizes the efforts of the Alzheimer’s Association to raise funds and promote awareness to fight Alzheimer’s and other dementia, thereby improving the quality of human life for those living with Alzheimer’s disease and their caregivers.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas by the authority vested in me and on behalf of the City Commission, do hereby proclaim the month of June 2026 as

“Alzheimer’s Brain Awareness Month”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 15th day of June 2026.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk

Proclamation



WHEREAS, Transverse Myelitis is a rare neurological disorder caused by inflammation of the spinal cord, which damages the protective myelin sheath covering nerve fibers and interrupts communications between the nerves in the spinal cord and the rest of the body; and

WHEREAS, this condition can strike individuals of any, gender, or race, leaving thousands of adults and children to cope with the varying degrees of physical disability, paralysis, sensory impairment, and chronic pain; and

WHEREAS, while some individuals recover with minor or no-lasting complications, others are left with severe, permanent disabilities that require ongoing medical care, rehabilitation, and assistive technology; and

WHEREAS, increased awareness, public education, and continued medical research are vital to improving diagnostic tools, and discovering new treatments for this debilitating disease; and

WHEREAS, patient advocacy organizations, medical professionals, and support groups provide education, resources, and hope for those living with Transverse Myelitis and their families; and

WHEREAS, Transverse Myelitis Awareness Day is June 9, 2026, and the City of Pharr community wishes to express its support for the patients, families, and caregivers navigating the daily challenges of Transverse Myelitis.

NOW THEREFORE, I, Ambrosio Hernandez, Mayor of the City of Pharr, Texas, by virtue of the authority vested in me and on behalf of the City Commission, do hereby proclaim the month of June 2026, as:

“Transverse Myelitis Awareness Month”

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Pharr to be affixed on this 15th day of June 2026.

CITY OF PHARR

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Clerk



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.A.

DATE SUBMITTED: June 5, 2026

MEETING DATE: June 15, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Public hearing on development services cases

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 06/05/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.A.

DATE SUBMITTED: June 8, 2026

MEETING DATE: June 15, 2026

FROM: Jamison Merrick, Finance Director

DEPARTMENT: Finance

DIRECTOR: Jamison Merrick

Agenda Item: Submission of Sales Tax Collection Report for May 2026.

Classification: Regular

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

Issue: SALES TAX HIGHLIGHTS:

The City of Pharr shows an INCREASE of 5.37% YTD TRUE GROWTH (based on calendar year) compared to last YTD May 2026 and an 8.32% INCREASE compared to May 2025 collections. For the City's FY 2025-2026, YTD collections INCREASED 5.88%.

Fiscal Consideration: Sales Tax Collected for FY 25-26 is currently 2.38% ahead of budget.

Staff Recommendation: Presentation only.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Jamison Merrick
Ricardo Rodriguez
City Management Office

Created/Initiated - 06/08/2026
Approved - 06/08/2026
Final Approval - 06/09/2026



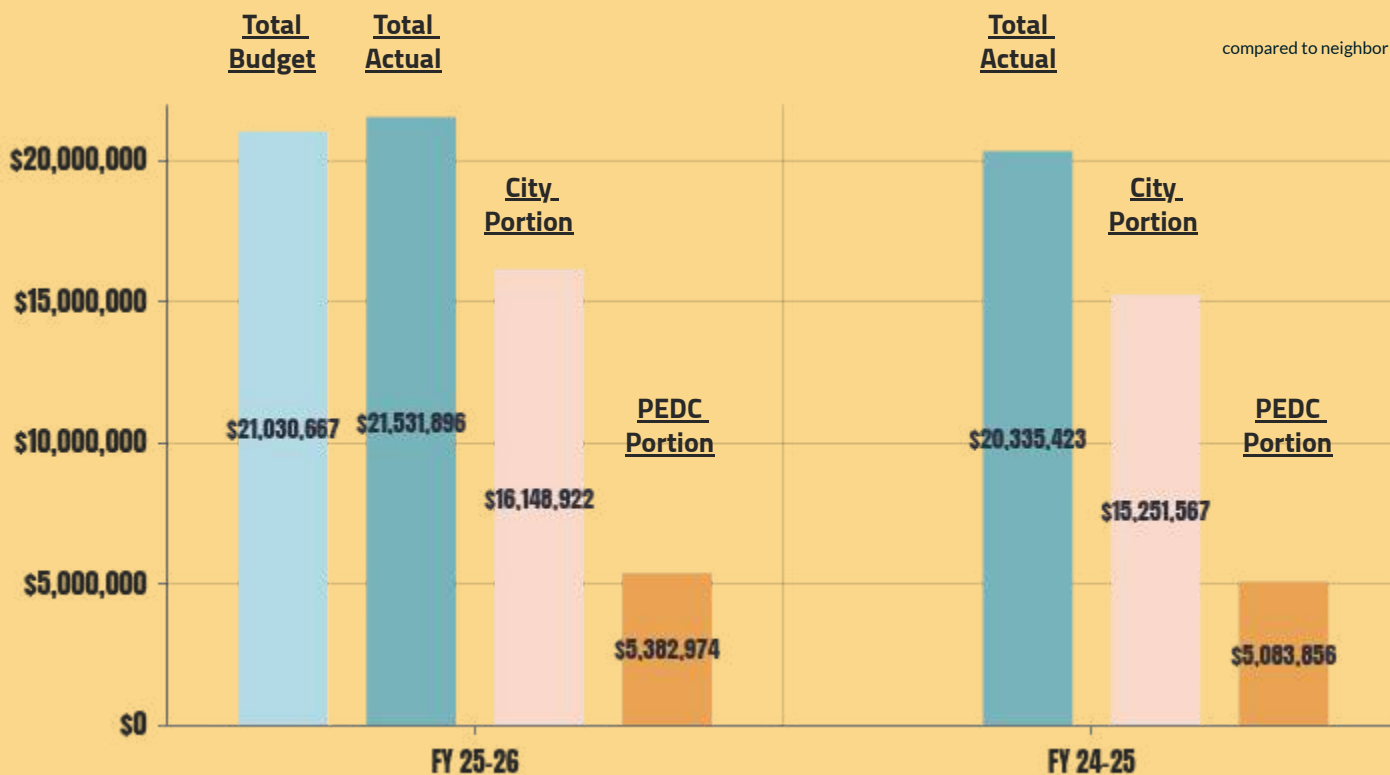
CITY OF PHARR SALES TAXES

as of May 2026
FY 2025-2026

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

Ranked
No. 5

compared to neighbor cities YTD



5.37% YTD

Increase in Sales Tax from
Last Year*



8.32%

Compared to May 2025
Cash Basis.



2.38%

Above Budget

*Growth is based on Calendar Year per Texas State Comptroller
Fiscal Year to Date Growth is 5.88%.

CREATED BY

City of Pharr Finance Department





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.B.

DATE SUBMITTED: June 4, 2026

MEETING DATE: June 15, 2026

FROM: Hilda Pedraza, Assistant City Manager

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Recognition of students from Vanguard Academy Picasso Elementary for earning 1st Place nationally in the Greenpower USA competition.

Classification: Regular

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

Issue: Greenpower USA is a STEM engineering competition where students design and build electric-powered race cars and compete against schools from across the country. The students represented not only their school but also the City of Pharr on a national stage.

Fiscal Consideration: N/A

Staff Recommendation: Recognition

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Hilda Pedraza
City Management Office

Created/Initiated - 06/04/2026

Final Approval - 06/09/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.C.

DATE SUBMITTED: June 5, 2026

MEETING DATE: June 15, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Trailblazer of the Month Recognition

Classification: Regular

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

Issue: Trailblazer of the Month Recognition for the month of June 2026.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends recognition of Trailblazer of the month recipient.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez

Created/Initiated - 06/05/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.

DATE SUBMITTED: June 5, 2026

MEETING DATE: June 15, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: City Events of Interest

Classification: Regular

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

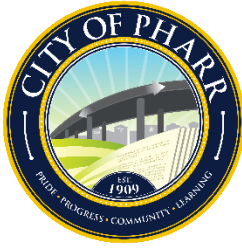
Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 06/05/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.A.

DATE SUBMITTED: June 9, 2026

MEETING DATE: June 15, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR: Imelda Perez

Agenda Item: Approval of Minutes for June 01, 2026 — Regular Called Meeting. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

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

Issue: Approval of Minutes for June 01, 2026 - Regular Called Meeting

Fiscal Consideration: N / A

Staff Recommendation: Staff recommends approval of Minutes.

Alternatives: N / A

Exclude Material from Public Packet? No

Reason: N / A

ROUTING:

Alessandra Garcia
City Management Office

Created/Initiated - 06/09/2026
Final Approval - 06/09/2026

**MINUTES
BOARD OF COMMISSIONERS
REGULAR CALLED MEETING
MONDAY, JUNE 1, 2026
118 SOUTH CAGE 2nd FLOOR**

The Board of Commissioners of the City of Pharr, Texas, met in a Regular Called Meeting on Monday, June 01, 2026, and the following is the record of attendance.

BOARD OF COMMISSIONERS PRESENT: Mayor Ambrosio Hernandez
Comm. Michael Pacheco
Comm. Ramiro Caballero
Comm. Daniel Chavez
Comm. Ricardo Medina

BOARD OF COMMISSIONERS ABSENT: Comm. Roberto Carrillo
Comm. Itza Flores

STAFF PRESENT: Jonathan Flores, City Manager
Cynthia Garza Reyes, Deputy City Manager
Hilda Pedraza, Assistant City Manager
Melanie Cano, Assistant City Manager
Imelda Perez, City Clerk
Patrizia Longoria, City Engineer
Jamison Merrick, Finance Director
Laura Parra, HR Director
Juan Villescascas, Municipal Court Judge
Juan Gonzalez, Chief of Police
Pilar Rodriguez, Fire Chief
Ismael Alvarado, Code Comp. Building Official
Joe Garza, Asst. Development Services Dir.
Luis Marin, Public Works Director
Keyla Jalife, OSE Director
Ruben Rosales, Public Utilities Director
Samantha Guzman, Asst. Parks & Rec Director
Adolfo Garcia, Library Director
Jose Pena, I.T. Director
Luis Bazan, Bridge Director
Maricela Moreno, Purchasing Manager
Ben Martinez, Assistant EMS Chief
CJ Sanchez, Pharr Chamber President
Lya Yllades, Asst. Chief Comm. Officer
Sara Salinas, P.S. Comm. Director
Elizabeth Diaz, Public Health Director
Will Borowski, Golf Director
Abel Molina, Special Events Director
Napoleon Coca, Grants Mgmt. Director
Isaac Escobedo, Maintenance Director
Victoria Brewster, Dir. of External Relations
Kenneth Walsch, Food Service Director
Yuri Gonzalez, Dir. of Int'l Commercial Dev.

CITY ATTORNEY: Ricardo Rodriguez, City Attorney

June 1, 2026

ITEM 1. CALL TO ORDER

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

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

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

Mayor Hernandez arrived at the meeting at 4:01 p.m.

B) PLEDGE OF ALLEGIANCE/INVOCATION (ADMINISTRATION)

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

ITEM 2. PROCLAMATIONS

A) PROCLAMATION PROCLAIMING JUNE 2026 AS RESPONSIBLE FATHERHOOD MONTH.

Pastor Luis Cabrera thanked the Commission and City Manager for proclaiming June as Responsible Fatherhood Month and highlighted the positive impact fathers have on the well-being and success of children and families. The proclamation emphasized the importance of encouraging responsible fatherhood to help build stronger families and communities.

Mayor Hernandez read proclamation proclaiming June 2026, as Responsible Fatherhood month. Luis Cabrera, David Magallan, and Police Chief Juan Gonzalez received the proclamation.

B) PROCLAMATION PROCLAIMING JUNE 2026 AS ELDER ABUSE AWARENESS MONTH.

Norma Rodriguez, Department of Family and Protective Service Specialist, thanked the Commission and City Manager for proclaiming June as Elder Abuse Awareness Month. She emphasized the importance of educating the public about preventing, identifying, and reporting elder abuse, neglect, and financial exploitation. She further expressed appreciation to first responders and community partners for their continued collaboration in protecting older adults and individuals with disabilities.

Comm. Daniel Chavez read proclamation proclaiming June 2026, as Elder Abuse Awareness month. Norma Rodriguez and staff received the proclamation.

June 1, 2026

ITEM 3. PUBLIC TESTIMONY

There were no comments from the public.

ITEM 4. PUBLIC HEARINGS

A) PUBLIC HEARING ON DEVELOPMENT SERVICES CASES

There were no comments from the public.

ITEM 5. CITY MANAGER'S REPORTS

A) RECOGNITION OF STUDENTS FROM VANGUARD ACADEMY PICASSO ELEMENTARY FOR EARNING 1ST PLACE NATIONALLY IN THE GREENPOWER USA COMPETITION.

Jonathan Flores, City Manager, stated the item will be moved to the next City Commission meeting.

B) RECOGNITION OF PSJA ISD STUDENTS GRADUATING FROM THE METHODIST HEALTHCARE MINISTRIES GRANT INTERSHIP PROGRAM

Jonathan Flores, City Manager, introduced the item.

Jose Pena, Innovation and Technology Director, recognized the thirteen (13) graduating Pharr-San Juan-Alamo ISD students who participated in the City's internship program. Mr. Pena briefly explained the program was funded through a grant from Methodist Healthcare Ministries and stated students gained experience in digital literacy, cybersecurity, and technology support. He further congratulated the students on earning cybersecurity certificates through STC and noted one student had completed an associate degree in cybersecurity.

Belinda Vargas, Career and Technical Education Coordinator, thanked the City Commission and City Manager for their partnership and recognized the students for the dual credit hours they earned.

At this time, Jose Pena, Innovation and Technology Director, stated students were trained as Digital Navigators and presented them with certificates and a laptop for successfully completing the program.

C) TRAILBLAZER OF THE MONTH RECOGNITION

Jonathan Flores, City Manager, introduced the item.

June 1, 2026

Kelya Jalifa, Director of the Office of Strategic Excellence, announced Christian Rios of the Public Utilities Department as the recipient of the Trailblazer Award for the month. She commended him for his dedication to serving residents, supporting coworkers, and demonstrating the City's commitment to excellence and quality service.

Ruben Rosales, Director of Public Utilities, recognized Christian Rios for exemplifying the City's values of professionalism, respect, integrity, discipline, and ethics. He noted his reliability, strong work ethic, leadership, and achievement of earning a state-required certification in an accelerated timeframe.

Christian Rios expressed appreciation for receiving the award and acknowledged the hard work required to perform his duties. He thanked his coworkers for their recognition and for their commitment to serving the community.

D) CITY ENGINEER'S REPORT

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

Comm. Medina asked staff on status of the bridge project. Patrizia Longoria, City Engineer, stated there were no delays and completion was anticipated by the end of July 2026. Mayor Hernandez also requested an update on MPO projects. Ms. Longoria advised projects were progressing as scheduled.

E) CITY EVENTS OF INTEREST

Jonathan Flores, City Manager, introduced the item.

Lya Yllades, Assistant Director of City Communications, presented video recaps highlighting the Memorial Day Ceremony and Pharr City Limits.

Lya Yllades, Assistant Director of City Communications, reported on Cody's Block Party. She stated the event would be held on June 5, 2026, from 5:30 p.m. to 8:00 p.m. at City Hall and encouraged the public to attend.

Lya Yllades, Assistant Director of City Communications, further reported on the Splash-A-Palooza event. She stated the event would be held on June 10, 2026, from 12:30 p.m. to 5:30 p.m. at the Pharr Aquatic Center. She stated the first 100 attendees would receive free admission.

Lya Yllades, Assistant Director of City Communications, also reported on the Listen on the Land event. She stated the event would be held on June 11, 2026, from 5:00 p.m. to 7:30 p.m. at the Pharr/Vanguard Academy Nature & Birding Center and encouraged the public to attend.

June 1, 2026

Lastly, Lya Yllades, Assistant Director of City Communications, reported on the Coffee & Canopy Summer Edition event. She stated the event would be held on June 13, 2026, from 9:00 a.m. to 11:00 a.m. at the Jose “Pepe” Salinas Recreation Center and it would consist of free workshops and a tree kit giveaway for Pharr residents. She stated and pre-registration was required.

ITEM 6. CONSENT AGENDA

- A) APPROVAL OF MINUTES FOR MAY 18, 2026 — REGULAR CALLED MEETING. THIS ITEM SUPPORTS SG - SOUND GOVERNANCE AND FISCAL SUSTAINABILITY.**
- B) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR COMPETITIVE SEALED PROPOSALS FOR THE EMERGENCY REPAIR PROGRAM. THIS ITEM SUPPORTS QL - QUALITY OF LIFE.**
- C) CONSIDERATION AND ACTION, IF ANY, AUTHORIZING CITY MANAGER TO ADVERTISE FOR REQUEST FOR BIDS FOR THE CONSTRUCTION OF THE ELDORA UTILITY RELOCATION CONSTRUCTION PROJECT. THIS ITEM SUPPORTS IF - INFRASTRUCTURE.**
- D) CONSIDERATION AND ACTION, IF ANY, ON DEVELOPMENT SERVICES CASES:**
 - 1. CELIA G. MALDONADO, D/B/A FIESTA BRAVA, REQUESTED A CONDITIONAL USE PERMIT AND LATE HOURS PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION IN A BUSINESS DISTRICT (C-2). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.05 ACRES, MORE OR LESS, OUT OF LOTS 13 THROUGH 16 AND A PORTION OF LOT 12, BLOCK 32, PHARR ORIGINAL TOWNSITE SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY’S PHYSICAL ADDRESS IS 401 WEST STATE AVENUE, SUITE D. CUP#260404 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 2. DR. JONATHAN B. FLORES, CITY MANAGER ON BEHALF OF CITY OF PHARR, REQUESTED 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 4.85 ACRES, MORE OR LESS, OUT OF LOT 3, TRI-CITY ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED AT 5515 NORTH SUGAR ROAD. COZ#260409 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 3. DR. JONATHAN B. FLORES, CITY MANAGER ON BEHALF OF CITY OF PHARR, REQUESTED 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 4.85 ACRES, MORE OR LESS, OUT OF LOT 2, TRI-CITY ACRES SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED AT 5525 NORTH SUGAR ROAD. COZ#260410 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
 - 4. 5D BUILDERS LLC., REPRESENTING J. JESUS CASTILLO JR., OWNER, REQUESTED A CHANGE OF ZONE FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) TO**

June 1, 2026

NEIGHBORHOOD COMMERCIAL DISTRICT (N-C). THE PROPERTY IS LEGALLY DESCRIBED AS BEING 0.470 OF ACRE TRACT OF LAND OUT OF LOT 18, SING'S SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE SUBJECT SITE IS LOCATED WITHIN THE 400 BLOCK OF WEST HALL ACRES ROAD.COZ#260411 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.

E) PLATS:

1. **M2 ENGINEERING, PLLC., REPRESENTING GREG JAY PALMER, AGENT FOR PARK PLACE VENTURE ONE, LTD., OWNER, REQUESTED PRELIMINARY AND FINAL PLAT APPROVAL OF THE PROPOSED JACKSON COMMERCE DEVELOPMENT SUBDIVISION LOT 9A AND LOT 11A PHASE IV SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING A 4.146-ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF WEST 1.416 ACRES OUT OF LOT 9 AND ALL OF LOT 11, JACKSON COMMERCE DEVELOPMENT SUBDIVISION, PHASE IV, VOLUME 33, PAGE 34. MAP RECORDS HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN 400 BLK. OF NORTH JACKSON ROAD. SUB# 260410 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**
2. **J&J ENGINEERING, LLC., REPRESENTING AIDA CUELLAR, MANAGING MEMBER FOR CARRILLO PROPERTIES I, LTD., REQUESTED FINAL PLAT APPROVAL OF THE PROPOSED JAVELINA ESTATES SUBDIVISION. THE PROPERTY IS LEGALLY DESCRIBED AS BEING AN 8.00 ACRE TRACT OF LAND OUT OF LOT 245, KELLY PHARR SUBDIVISION, PHARR, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED WITHIN THE 3200 BLOCK OF SOUTH CAGE BLVD. SUB#230923 THIS ITEM SUPPORTS EV - ECONOMIC VITALITY.**

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

Comm. Chavez **moved** to approve as recommended. Comm. Caballero seconded the motion and when put to a vote, it carried by majority vote of five (4) ayes and one (1) abstention. Comm. Pacheco abstained from voting on item 6.E2.

Ordinance No. O-2026-17, O-2026-18, and O-2026-19 are filed with the City Clerk's Office.

REGULAR AGENDA - OPEN SESSION

ITEM 7. ORDINANCES AND RESOLUTIONS

- A) **CONSIDERATION AND ACTION, IF ANY, ON ORDINANCE AMENDING ORDINANCE O-2025-46 REGULATING PUBLIC AMUSEMENTS, OPEN-AIR MARKETS, MASS GATHERINGS AND OTHER APPLICABLE EVENTS OR ACTIVITIES; UPDATING REQUIREMENTS, CATEGORIES, FEES, AND ADMINISTRATIVE APPROVAL PROCESSES. (1ST READING) THIS ITEM SUPPORTS QL - QUALITY OF LIFE.**

Jonathan Flores, City Manager, introduced the item and recommended approval.

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

June 1, 2026

B) CONSIDERATION AND ACTION, IF ANY, ON RESOLUTION DECLARING SURPLUS ITEMS AND EQUIPMENT AND AUTHORIZING THE SALE OF SUCH ITEMS. THIS ITEM SUPPORTS QL - QUALITY OF LIFE.

Jonathan Flores, City Manager, introduced the item and recommended approval.

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

Resolution No. R-2026-28 is filed with the City Clerk's Office.

ITEM 8. CONTRACTS/AGREEMENTS

A) CONSIDERATION AND ACTION, IF ANY, ON INTERLOCAL AGREEMENT BETWEEN THE RIO GRANDE VALLEY EMERGENCY COMMUNICATIONS DISTRICT 9-1-1 AND THE CITY OF PHARR PUBLIC SAFETY ANSWERING POINT (PSAP) FOR 9-1-1 SERVICES. THIS ITEM SUPPORTS SSC - SAFE AND SECURE COMMUNITY.

Jonathan Flores, City Manager, introduced the item and recommended approval.

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

B) CONSIDERATION AND ACTION, IF ANY, ON MEMORANDUM OF UNDERSTANDING (MOU) WITH GRAND CANYON UNIVERSITY TO PROVIDE TUITION SCHOLARSHIP OPPORTUNITIES FOR CITY OF PHARR EMPLOYEES. THIS ITEM SUPPORTS QL - QUALITY OF LIFE.

Jonathan Flores, City Manager, introduced the item and recommended approval.

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

C) CONSIDERATION AND ACTION, IF ANY, ON AMENDMENT NUMBER 2 TO THE LIFT STATIONS NUMBER 10, 18, & 40 ELIMINATION PROJECT CONTRACT WITH TRIMAD CONSULTANTS, LLC, TO SEPARATE LIFT STATIONS 10 AND 18 AND LIFT STATION 40 INTO TWO SEPARATE PROJECTS. THIS ITEM SUPPORTS IF - INFRASTRUCTURE.

Jonathan Flores, City Manager, introduced the item and recommended approval.

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

June 1, 2026

ITEM 9. CLOSED SESSION

None

ITEM 10. RECONVENE

None

ITEM 11. ADJOURNMENT

There being no other business to come before the board, Comm. Chavez **moved** to adjourn. Comm. Medina seconded the motion, and when put to a vote, the motion carried unanimously. Meeting adjourned at 4:54 p.m.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

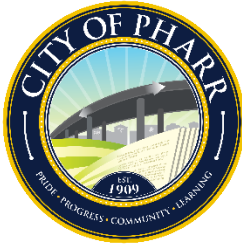
**STATE OF TEXAS
COUNTY OF HIDALGO
CITY OF PHARR**

ON THIS THE 1st DAY OF JUNE 2026 the Board of Commissioners of the City of Pharr, Texas convened in a **REGULAR CALLED MEETING** at the Commissioner's Room located at 118 S. Cage, 2nd Floor, Pharr, Texas. The meeting being open to the public and notice of said meeting, giving the date, place, subject, hereof, having been posted in accordance with Chapter 551, Texas Government Code (Open Meetings Act) and there being present a quorum, I, **IMELDA PEREZ, CITY CLERK**, of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

IMELDA PEREZ
CITY CLERK

APPROVED:



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.B.

DATE SUBMITTED: June 5, 2026

MEETING DATE: June 15, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Special Events

DIRECTOR: Abel Molina

Agenda Item: Consideration and action, if any, on Ordinance amending Ordinance O-2025-46 regulating public amusements, open-air markets, mass gatherings and other applicable events or activities; updating requirements, categories, fees, and administrative approval processes. **(2nd Reading) This item supports QL - Quality of Life.**

Classification: Consent

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

Issue: The proposed action seeks to establish clear procedures and distinguish differences in activity types to promote consistency and streamline operations across the organization's various departments.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Alessandra Garcia

Created/Initiated - 06/05/2026

Abel Molina

Approved - 06/09/2026

Sarah Canizales

Approved - 06/09/2026

Hilda Pedraza

Approved - 06/09/2026

Ricardo Rodriguez

Approved - 06/09/2026

City Management Office

Final Approval - 06/09/2026

ORDINANCE NO: O-2026-___

AN ORDINANCE AMENDING ORDINANCE NOS. O-2025-46; O-2013-20 AND O-2012-11; ESTABLISHING REQUIREMENTS, CATEGORIES, FEES, AND ADMINISTRATIVE APPROVAL FOR PUBLIC AMUSEMENTS, OPEN-AIR MARKETS, TENT SHOWS, MASS GATHERINGS, AND OTHER APPLICABLE EVENTS OR ACTIVITIES; AUTHORITY; AREA; DEFINITIONS; PROHIBITIONS; EXCEPTIONS; ENFORCEMENT, PUNISHMENT, PENALTIES AT LAW AND EQUITY; INCLUSION IN PHARR CODE OF ORDINANCES; INCORPORATION OF OTHER ORDINANCES; REPEALING CONFLICTING ORDINANCES AND EFFECTIVE DATE

WHEREAS, the City of Pharr hereby acts in exercising its legislative powers to define acts and prohibit the commission of those acts that may be detrimental to the public health, safety, and welfare of the residents of the City of Pharr or persons located within its corporate boundaries; and

WHEREAS, the City of Pharr hereby acts to further the interests of the residents, vendors, and potential attendees of related entertainment, public amusements, commercial open-air markets, and mass gatherings; and

WHEREAS, the City of Pharr finds that the regulation of outdoor market events promotes economic activity, food access, and community vitality while ensuring public safety, cleanliness, and orderly use of public and private property.

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

SECTION 1: AUTHORITY AND AREA

A. Legal Authority

The provisions contained herewith are allowed pursuant to the legislative powers of a home rule municipality, and are in accordance with Texas Local Government Code, Chapter 215, Subchapter O, §215.071-215.075.

B. Jurisdiction and Enforcement

1. The City of Pharr hereby adopts and enacts this Ordinance that shall be enforceable within the municipality's municipal boundaries and extra-territorial jurisdiction.
2. This Ordinance and provisions herewith shall be included in the Pharr Code of Ordinances.

3. As matters related to the public's health, safety, and welfare are of the utmost concern, the City of Pharr shall be authorized to enforce, through its City Attorney, this Ordinance as may be allowed by law herein.

SECTION 2: DEFINITIONS

- **Public Amusement (Tier 1):** Any event or activity operating as a carnival, circus, exhibition of common showmen, show, exhibition of natural or artificial curiosities, caravans, menageries, and musical exhibitions or performances that do not otherwise fall under the definition of an Open-Air Market, Tent Show, or Mass Gathering.
- **Carnival:** An organized activity involving any amusement rides, games, or other festivities.
- **Circus:** An organized activity involving any trained animals, acrobats, or clowns.
- **Open-Air Market, Farmers Market, Tent Show, or Mass Gathering (Tier 2):** Any organized commercial exhibition, market, bazaar, swap meet, car show, or activity conducted out-of-doors, under a tent, or within temporary structures where multiple vendors or a single organizer offers goods, services, entertainment, or food for sale or attraction to the general public.
- **Farmers Market:** An Outdoor Market Event at which vendors sell directly to consumers food products that are raised, grown, made, crafted, processed, or produced by the vendor, such as fruits, vegetables, herbs, honey, eggs, baked goods, prepared foods, and artisan products.
- **Permit Holder:** The person or organization to whom a permit is issued under this Ordinance.
- **Vendor:** Any individual, business, or organization that distributes, offers for sale, or sells products at an Outdoor Event or Public Amusement.
- **Director:** The City Manager or designee designated to implement, administer, and enforce this Ordinance, including any authorized representative.

Tax Compliance Requirement: Pursuant to V.T.C.A., Tax Code § 151.304, as may be amended from time to time, any organizer or operator seeking to host an event geared towards an actual commercial market is strictly required to hold a valid Texas Sales Tax Permit, collect applicable sales taxes from transactions, and transmit those collected revenues to the State Comptroller.

SECTION 3: APPLICATION AND OTHER PROCEDURES

A. Application Deadlines

- **General Public Amusements & Open-Air Markets:** Not less than forty-five (45) days before the date on which the event or activity is to be held, any person or representatives of the organized activity shall file a permit or license application with the Special Events Department.
- **Public Schools and Churches:** Any public school or church organization shall, not less than seven (7) days before the date on which a public event is to be held, file a permit or license application with the Special Events Department.

B. Application Fees and Frequency Limits

Event Category	Non-Refundable Fee	Event Frequency & Limits
<p>Tier 1: General Public Amusements</p> <p><i>(Carnivals, Circuses, Concerts, Expositions)</i></p>	<p>\$500.00 per application</p>	<p>Valid only for the specific dates approved on the individual application.</p>
<p>Tier 2: Open-Air Markets, Tent Shows, & Mass Gatherings</p> <p><i>(Commercial Markets, Flea Markets, Farmers Markets, Bazzars)</i></p>	<p>\$250.00 per application</p>	<p>Strict Limit: Each approved application permits the organizer to host up to one (1) event per calendar month.</p>
<p>Exemptions</p> <p><i>(Public Schools, Churches, and Registered 501(c)(3) Non-Profit Organizations)</i></p>	<p>\$0.00</p>	<p>Filing is still required to ensure compliance with tracking and safety regulations. Proof of status must be submitted with the application.</p>

C. Required Application Materials

Along with the application fee (where applicable), the application shall include the following information and materials:

1. **Contact information:** Name, address, telephone numbers of all representatives, promoters, owners, performers, and vendors associated with the activity.
2. **Financial statement:** Itemizing the funds being utilized to finance the activity. (Upon request)
3. **Property Information:** Location and description of the property where the event will be held. Name, address, and telephone numbers of the property owners.
4. **Property Agreement:** Copy of the agreement between the property owners and event representatives or promoters.
5. **Event Schedule:** The complete timeline of the activity, including preparation, active event hours, and breakdown.
6. **Capacity:** The maximum number of people the activity will allow to attend on each day.
7. **Clean-up Plan:** Specific, written description of the plan that will govern all cleanup procedures for the activity in compliance with legal and health standards.
8. **Safety Plans:** Specific, written description of the plan governing: Fire safety and smoke control; traffic management; parking arrangements; security hazards and prevention.
9. **Parking Plan:** Specific, written description of the plan governing the event and activity parking locations used solely for parking.
10. **Medical Care Plan:** Specific, written description of the preparations made to provide adequate medical and nursing care during the event.
11. **Insurance:** Copy of the general and/or special liability insurance policy and declarations and/or bonds of \$1,000,000 covering event personnel, visitors, invitees, and participants.
12. **Tax Certifications (For Tier 1 & 2 Only):** Proof of a valid Texas Sales Tax Permit/Tax Certificate for the transmission of sales taxes to the State Comptroller.

D. Review Process

Following timely submission of the application fee and all required materials, the application shall be subject to review by:

1. Director or designee of the Special Events Department
2. Director or designee of the Code Compliance Department
3. Director or designee of Public Works Department
4. Director or designee of Parks & Recreation
5. Director or designee of the Public Health Department
6. Fire Chief or designee
7. Police Chief or designee
8. City Manager

E. Decision Authority

The reviewing personnel shall submit to the City Manager a report stating individual recommendations including approval, denial, conditions, or other fees required for compliance or to reimburse the City for costs. The City Manager shall have final authority in consideration of the application.

F. Approval Criteria

Factors considered for approval shall include:

1. Adequacy of the event location.
2. Dates and times of the activity and potential conflicts with city-sponsored events.
3. Availability of City staff, law enforcement, fire prevention, emergency medical services, and public works personnel necessary to ensure public safety without compromising existing municipal operations.
4. Maximum expected attendance.
5. Reasonableness of clean-up procedures.
6. Reasonableness of plans for fire, traffic, security, food, and parking.
7. Adequacy of medical and nursing care preparations.
8. Sufficiency of liability insurance.

G. Grounds for Denial

The City Manager, upon review of recommendations from the Special Events, Code Compliance, Public Health, Public Works, Parks & Recreation, Police, or Fire Departments, may deny a permit application if it is determined that:

1. **Incomplete Application:** The applicant failed to timely submit a complete application, required plans, or the appropriate non-refundable fee.
2. **False Statements:** The applicant made a false statement of material fact or submitted fraudulent documentation within the application materials.
3. **Prior Violations:** The applicant, organizer, or promoter has had a special event permit revoked by the City of Pharr within the preceding twelve (12) months, or has outstanding, unpaid costs or civil penalties owed to the City from past events.
4. **Public Safety Hazard:** The proposed event presents an unreasonable danger to the public health, safety, or welfare, or the proposed safety, medical, or parking plans are deemed insufficient by the reviewing department heads.
5. **Municipal Conflict and Resource Depletion:** The event substantially interferes with public safety services or conflicts with a previously scheduled city-sponsored event or another approved permit at the same time and location. The City of Pharr explicitly reserves the right to decline any proposed Tier 1 or Tier 2 permit application that overlaps with, or falls within the same calendar week of, a major municipal event due to the depletion of city staff, security personnel, and public resources required to execute the City's own programming.
6. **Promotional Violations:** The applicant publicly advertised or promoted the commercial event to the general public prior to receiving official permit approval from the City.

H. Grounds for Revocation

Any code compliance officer, health inspector, fire marshal, or police officer may recommend, and the City Manager or their designee may execute, the **immediate revocation** of an issued permit before or during an event for any of the following reasons:

1. **Violation of Conditions:** The organizer fails to comply with any specific restriction or condition placed upon the approved permit.
2. **Ordinance Non-Compliance:** The event is being conducted in direct violation of any provision of this Ordinance, the Pharr Code of Ordinances, or applicable Texas state laws (including DSHS food handling rules and Texas State Comptroller tax rules).
3. **Failure to Maintain Safety Plans:** The organizer fails to maintain the safety, medical, traffic, or clean-up plans submitted in their application during the active hours of the event.

4. **Unapproved Vendor Activity:** The organizer knowingly allows vendors to operate in violation of Section 4 (such as selling prohibited items or uninspected foods) and fails to immediately rectify the hazard upon administrative notice.
5. **Emergent Public Threat:** An imminent threat to public health or safety arises at the event site (e.g., severe weather hazards, structural instability of tents/rides, severe crowd control failure, or active riots).

I. Notice and Effect of Revocation

1. **Notice Delivery:** Notice of a permit revocation may be delivered to the organizer, promoter, or on-site event representative either verbally or in writing.
2. **Immediate Cease and Desist:** Upon receiving notice of revocation, the organizer shall immediately command the cessation of all event activities, require all vendors to halt sales, and safely disperse attendees. Continued operation after a notice of revocation constitutes an unpermitted event under Section 5(A) and is subject to immediate physical closure, seizure of unpermitted structures, and maximum daily civil or criminal penalties.

SECTION 4: INDIVIDUAL VENDOR COMPLIANCE AND REGULATIONS

A. Vendor Compliance Statement: Every individual vendor participating in an approved Tier 2 Open-Air Market must sign a statement acknowledging that they agree to comply with all applicable local, state, and federal laws, including the Pharr Code of Ordinances. It is the responsibility of the event organizer to collect and maintain these statements, which must be made available to Code Compliance Department officials upon request.

B. Permitted Products: Only products approved by the event organizer and compliant with the City's zoning and health codes may be offered for sale.

C. Prohibited Items and Activities: The following items and activities are strictly prohibited for individual vendors at any Tier 2 event:

1. The sale of counterfeit, stolen, or illegal goods.
2. The sale or distribution of controlled substances or drug paraphernalia.
3. The sale of firearms, ammunition, or fireworks.
4. High-hazard activities or demonstrations without explicit, prior written approval from the Fire Chief or Code Compliance Director.

D. Farmers Market Distinction: A "Farmers Market" is a sub-category of a Tier 2 Open-Air Market primarily intended for the sale of raw agricultural products, plants, cottage foods, or prepared food items.

E. Food Safety, Inspection, and Labeling Requirements: All vendors selling food items—including meat, dairy, produce, or cottage foods—at any Tier 2 event must strictly comply with Texas Department of State Health Services (DSHS) regulations and City of Pharr Health and Code Compliance Department requirements:

1. **Sampling & Safe Handling:** Any vendor offering food samples must possess a valid Temporary Food Establishment Permit and provide a handwashing station if required by the Public Health Department.
2. **Proper Inspection & Sourcing:** All meat, poultry, and dairy products must be sourced from properly inspected, certified facilities. Raw, uninspected meats are strictly prohibited.
3. **Labeling Compliance:** All packaged foods, including items sold under the Texas Cottage Food Law, must be properly labeled with the item's name, presence of major allergens, and a statement indicating the food is made in a home kitchen.
4. **Temperature Control:** Vendors selling potentially hazardous foods requiring refrigeration (below 41°F) or hot holding (above 135°F) must demonstrate proper equipment and monitoring methods to the Public Health Director or their designee.

SECTION 5: PROHIBITION; CONSPIRACY TO CIRCUMVENT; EXCEPTIONS

A. Prohibited Activities

1. **False Information/Unpermitted Events:** It is unlawful to submit false information or materials, or to conduct an event without final written approval and necessary permits from the City of Pharr.
2. **Conspiracy to Circumvent:** It is unlawful to conspire to circumvent this Ordinance by allowing unauthorized use, transfer, or possession of a permit, license, or other authorization.
3. **Frequency Violations:** It is unlawful for a Tier 2 Open-Air Market permit holder to host more than one (1) event per calendar month under a single application.

B. Exceptions

1. This Ordinance does not apply to events contracted or sponsored by the City of Pharr.
2. Non-profit organization, public school and church events are exempt from application fees and shall be handled through the Special Events Department.

SECTION 5: ENFORCEMENT; PUNISHMENT; PENALTIES

A. Enforcement Methods

Violations may be enforced by the City Attorney and may include abatement, removal, closure, or seizure of objects; Suspension or cancellation of permits; Other relief as necessary.

B. Penalties

1. **Criminal Violations:** Class C misdemeanors.
2. **Civil penalties:** May reach \$1,000 per violation.
3. **Multiple Prosecutions:** Violators may be prosecuted under all applicable laws if conduct also constitutes an offense under another law.

SECTION 6: INCORPORATION OF OTHER ORDINANCES

This Ordinance incorporates all other ordinances related to similar events. Any conflicting ordinance is repealed to the extent of the conflict. All other provisions remain in full force and effect.

SECTION 7: SEVERABILITY

If any part of this Ordinance is declared unconstitutional or invalid, the remainder shall remain in full force and effect.

SECTION 8: PUBLICATION AND EFFECTIVE DATE

This Ordinance shall take effect upon passage and approval on three separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication may also be in caption form as allowed under Section 9 of the Pharr City Charter.

SECTION 9: REPEALING CLAUSE

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

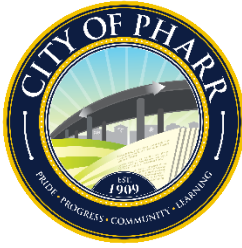
SECTION 10: CUMULATIVE

This ordinance shall be cumulative of all ordinances of the City of Pharr, Texas, and of all laws of the State of Texas.

SECTION 11: PROPER NOTICE AND MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public and that public notice of the time, place and purpose of

said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.C.

DATE SUBMITTED: June 2, 2026

MEETING DATE: June 15, 2026

FROM: Patrizia Longoria, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: Consideration and action, if any, authorizing City Manager to advertise a Request for Bids for the construction of the Pharr Pedestrian Connections, Cage, Veterans, and Jackson Sidewalk Project (LRGVDC 5310 Grant). **This item supports IF - Infrastructure.**

Classification: Consent

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

Issue: The City of Pharr received grants under the Enhanced Mobility of Seniors and People with Disabilities (section 5310) program for the construction of sidewalks along transit routes. The Pharr Pedestrian Connections Sidewalk Project. (Project No. 2526-xx-xxx-C08-208)

Fiscal Consideration: N/A

Staff Recommendation: Engineering staff recommends that the City Commission authorize staff to proceed with the advertisement for construction bids.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Patrizia Longoria

Created/Initiated - 06/02/2026

Patrizia Longoria

Approved - 06/02/2026

Maritza Magallan

Approved - 06/03/2026

Ricardo Rodriguez

Approved - 06/03/2026

Jamison Merrick

Approved - 06/05/2026

City Management Office

Final Approval - 06/09/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.D.

DATE SUBMITTED: June 8, 2026

MEETING DATE: June 15, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: City Clerk's Office

DIRECTOR: Imelda Perez

Agenda Item: Consideration and action, if any, on request from Hidalgo County Elections Department on use of Jose "Pepe" Salinas Recreation Center and Development and Research Center for Early Voting and Election Day polling locations and Pharr Memorial Library and Pharr One for Election Day polling locations for the upcoming 2026 General Election and General Runoff Election. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: The Hidalgo County Elections Department is requesting the use of city facilities for the upcoming 2026 General Election and General Runoff Election.

Jose "Pepe" Recreation Center for **Early Voting and Election Day**
Development and Research Center for **Early Voting and Election Day**
Pharr Memorial Library for **Election Day** only
Pharr One for **Election Day** only

<u>ELECTION</u>	<u>EARLY VOTING</u>	<u>ELECTION DAY</u>
General Election	October 19, 2026 thru October 30, 2026	Tuesday, November 3, 2026
General Runoff Election	November 30, 2026 thru December 8, 2026	Saturday, December 12, 2026

* Hours usually run 7:00 a.m. to 7:00 p.m., but an updated final schedule will be sent as we approach each election.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval for use of city facilities as polling locations.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez
City Management Office

Created/Initiated - 06/08/2026
Final Approval - 06/09/2026

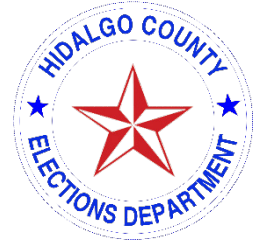


Via facsimile

ELECTIONS DEPARTMENT

County of Hidalgo

2026 General Election and General Runoff Election



Early Voting and Election Day Request(s)

June 5, 2026

To: Imelda Perez, City Clerk; City of Pharr
118 S. Cage Blvd, Pharr, TX 78577
Via: imelda.perez@pharr-tx.gov

Dear Ms. Perez,

We are requesting the use of your facility(s) as an Early Voting and/or Election Day polling location(s) for the upcoming 2026 General Election and General Runoff Election. Please review the dates below and add to your calendar.

Please note that your location will be used for the listed election and any Runoff that may be needed. Runoff Dates have been confirmed by the Texas Secretary of State.

Reminder emails will be sent once the election approaches, but if you have any questions or concerns, please feel free to reach out at any time.

Election	Early Voting	Election Day
General Election	Oct. 19, 2026 - Oct. 30, 2026	Tuesday, Nov. 3, 2026
General Runoff Election	Nov. 30, 2026 - Dec. 8, 2026	Saturday, Dec. 12, 2026

Please complete the separate request form and return by email by **July 3, 2026**. If this may require approval from your board, if you could please provide an email response confirming the use of the location(s), that will allow us to continue with our preparations for the 2026 General Election.

We truly appreciate you and the partnership we have in providing great polling locations to the voters of Hidalgo County.

If you have any questions, please do not hesitate to contact me.

Sincerely,

John Posz

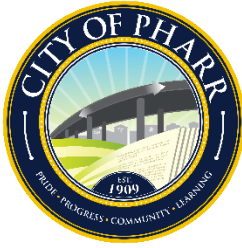
Surveyor I

Office: (956)318-2570 ext. 5738

Email: john.posz@co.hidalgo.tx.us

Visit our website <https://www.hidalgocounty.us/105/Elections-Department>

Register & Vote!



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.E.

DATE SUBMITTED: June 5, 2026

MEETING DATE: June 15, 2026

FROM: Alessandra Garcia, Assistant City Clerk

DEPARTMENT: Administration

DIRECTOR:

Agenda Item: Consideration and action, if any, on Development Services Cases:

Classification: Public Hearing

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

Issue:

Fiscal Consideration:

Staff Recommendation:

Alternatives:

Exclude Material from Public Packet? No

Reason:

ROUTING:

Alessandra Garcia

Created/Initiated - 06/05/2026



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.E.1.

DATE SUBMITTED: June 4, 2026

MEETING DATE: June 15, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Sr. Cruda Ceviche and Micheladas, LLC., is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.035 acres, more or less, out of Lot 1, Tropic Star Commercial Plaza, Phase I Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1501 South Cage Boulevard, Suite A. CUP#211065 This item supports EV - Economic Vitality.

Classification: Consent

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

Issue: Sr. Cruda Ceviche and Micheladas, LLC., is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 06/04/2026

Approved - 06/05/2026

Approved - 06/05/2026

Final Approval - 06/05/2026



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 15, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

<p>SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC FILE NO. CUP#211065 (SR. CRUDA CEVICHE AND MICHELADAS, LLC.)</p>
--

GENERAL INFORMATION:

APPLICANT: Sr. Cruda Ceviche and Micheladas, LLC., is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.035 acres, more or less, out of Lot 1, Tropic Star Commercial Plaza, Phase I Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1501 South Cage Boulevard, Suite A.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned General Business District (C) to the north, south and west and the property to the east is Residential Multi-Family High Density District (R-MFHD). This area is generally designated for Commercial Use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

BUILDING: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

June 15, 2026

Conditional Use Permit **Renewal** for ABC – Sr. Cruda Ceviche & Micheladas, LLC

Background:

Sr. Cruda Ceviche & Micheladas, LLC., is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 4th renewal for Sr. Cruda Ceviche & Micheladas, LLC.

The property is located at 1501 South Cage Boulevard, Suite A. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

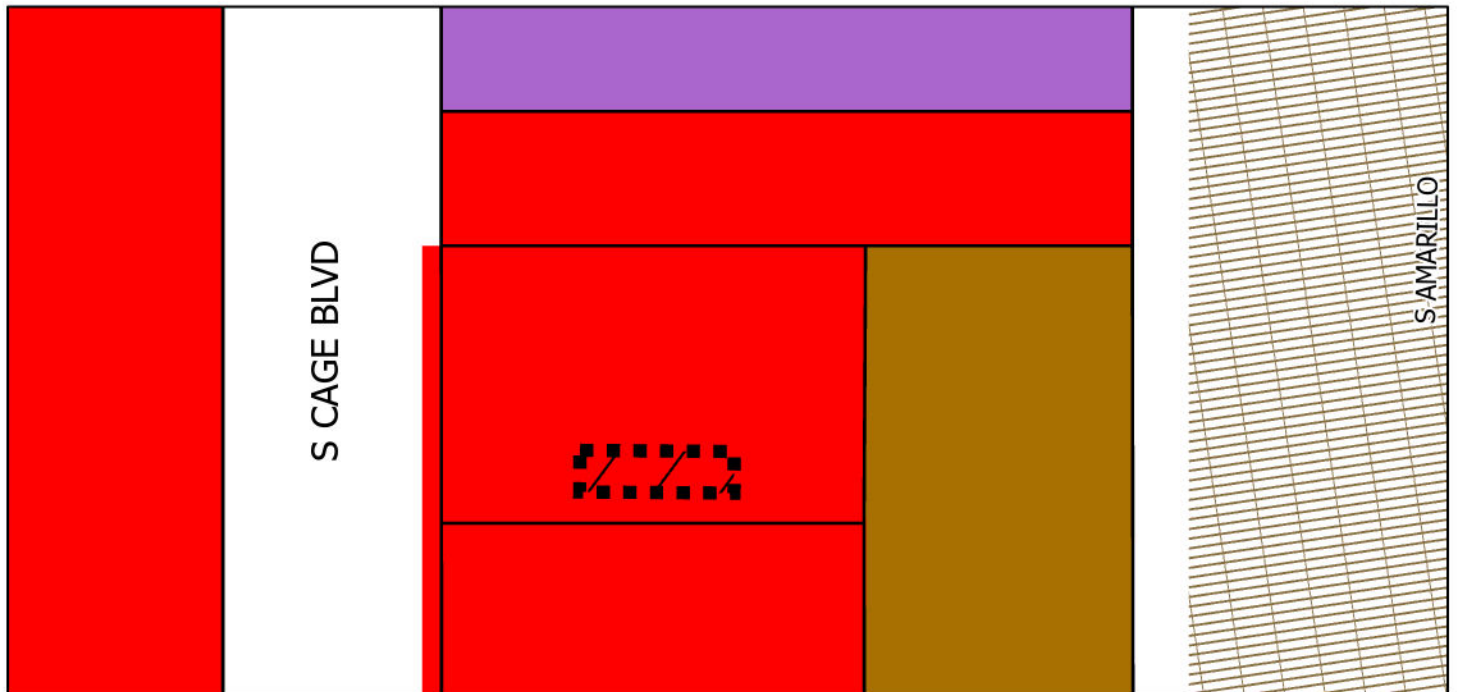
Recommendations:

Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

CUP Renewal #2026-00030
 0.035 ac, more or less, out of Lot 1, Tropic
 Star Commercial Plaza, Phase I Subdivision \\
 1501 S CAGE BLVD SUITE A
 Sr. Cruda Ceviche & Micheladas, LLC



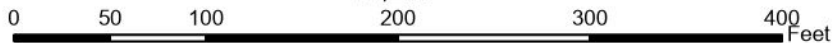
G:\City of Pharr\GIS\Projects\11-Planning\PRO CUP Renewal\CUP Renewal\2026-00030 1501 S CAGE BLVD SUITE A\100_Renewal Base.aprx



- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| 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
 956.402.4221

Scale: 1:1,200



Date: 5/12/2026



Pharr
Development Services



Site Photo

1501 S Cage Boulevard, Suite A





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.E.2.

DATE SUBMITTED: June 4, 2026

MEETING DATE: June 15, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: O & C Bar B Que, LLC, d/b/a Bar B Cutie Smokehouse, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lot 2B, Pharr Commercial Park Phase II Subdivision, Pharr, Hidalgo County, Texas. The property is physically located at 1933 West Interstate 2. CUP#160633 This item supports EV - Economic Vitality.

Classification: Consent

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

Issue: O & C Bar B Que, LLC, d/b/a Bar B Cutie Smokehouse, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 06/04/2026

Approved - 06/05/2026

Approved - 06/05/2026

Final Approval - 06/05/2026



MEMORANDUM

DATE: MONDAY, JUNE 15, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

<p>SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC – FILE NO. CUP#160633 (BAR B CUTIE SMOKEHOUSE)</p>
--

GENERAL INFORMATION:

APPLICANT: O & C Bar B Que, LLC, d/b/a Bar B Cutie Smokehouse, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lot 2B, Pharr Commercial Park Phase II Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property is physically located at 1933 West Interstate 2.

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

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

BUILDING: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

June 15, 2026

Conditional Use Permit **Renewal** for ABC –

Bar B Cutie Smokehouse

Background:

O & C Bar B Que, LLC, d/b/a Bar B Cutie Smokehouse, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 9th renewal for Bar B Cutie Smokehouse.

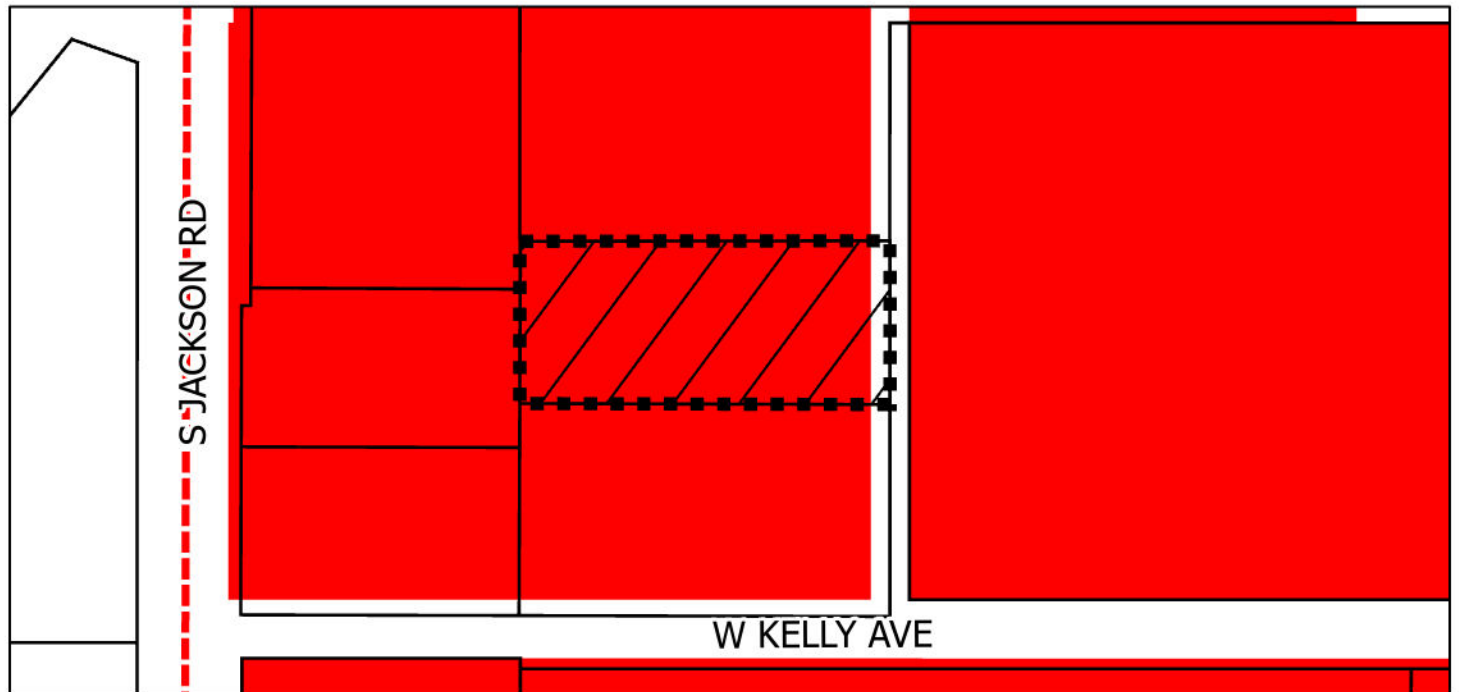
The property is located at 1933 West Interstate 2. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

Recommendations:

Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

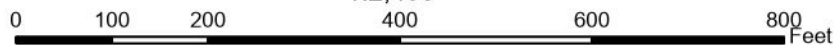


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|--------------------------|---------------------------------------|--------------------|--------------------------|
| Subject Property | Residential Multi-Family High Density | General Business | Neighborhood Commercial |
| Pharr City Limit | Mobile 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: 1:2,400





Pharr
Development Services



Site Photo
1933 W Interstate 2





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.E.3.

DATE SUBMITTED: June 4, 2026

MEETING DATE: June 15, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Regency Hall is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C). The property is legally described as being Lots 10 and 11, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 207 East Ferguson Avenue. CUP#161155 This item supports EV - Economic Vitality.

Classification: Consent

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

Issue: Regency Hall is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 06/04/2026

Approved - 06/05/2026

Approved - 06/05/2026

Final Approval - 06/05/2026



MEMORANDUM

DATE: MONDAY, JUNE 15, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

<p>SUBJECT: CONDITIONAL USE PERMIT RENEWAL FOR ABC FILE NO. CUP#161155 (REGENCY HALL)</p>
--

GENERAL INFORMATION:

APPLICANT: Regency Hall is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C).

LEGAL DESCRIPTION: The property is legally described as being Lots 10 and 11, Maco Business Center Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 207 East Ferguson Avenue.

ZONING: The property is currently zoned Heavy-Commercial District (H-C). The property to the north is zoned Single-Family Residential District for small lots (R-1A), the property to the south is zoned General Business District (C) and Single-Family Residential District (R-1) and the property to the east and west is zoned Heavy-Commercial District (H-C). The area is generally designated for commercial use in the Land Use Plan.

COMMENTS: POLICE CHIEF: Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

BUILDING: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a Heavy Commercial District (H-C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

June 15, 2026

Conditional Use Permit **Renewal** for ABC –

Regency Hall

Background:

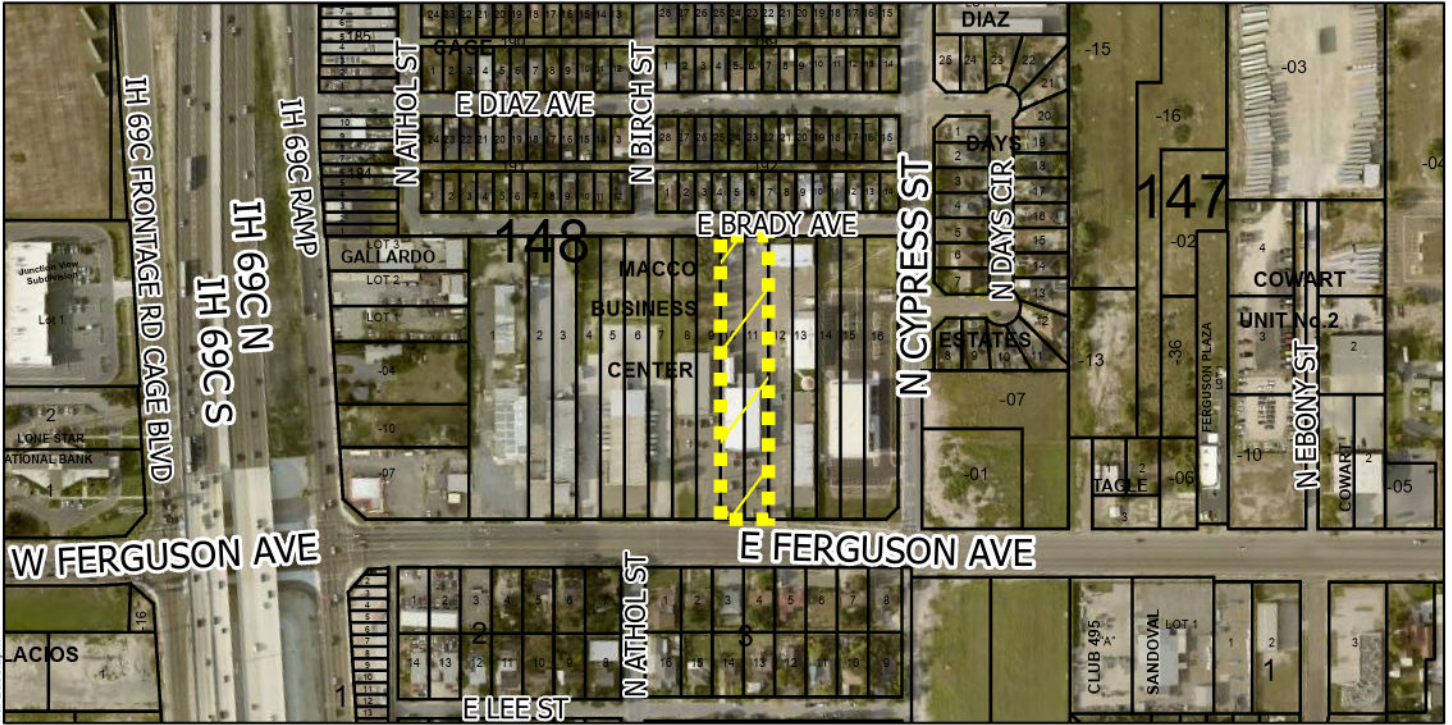
Regency Hall is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 10th renewal for Regency Hall.

The property is located at 207 East Ferguson Avenue. It is zoned Heavy Commercial District (H-C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

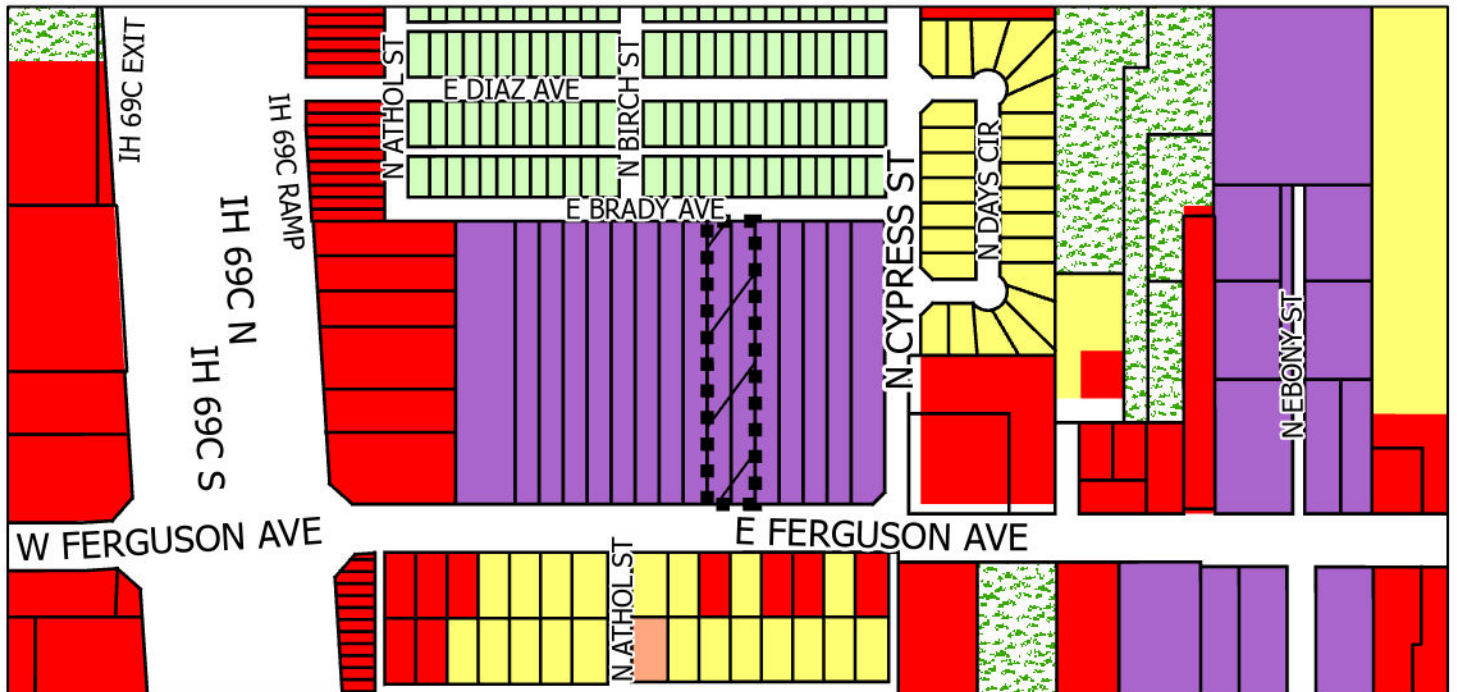
Recommendations:

Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

CUP Renewal 2026 - 00031
 207 E FERGUSON AVE / Lots 10 and 11,
 Maco Business Center Subdivision
 DIANA L. BOJORQUEZ-ROBLES d/b/a Regency Hall



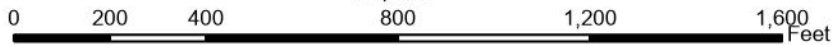
G:\City of Pharr\GIS\Projects\11-Planning\PRO CUP Renewal\CUP_Renewal 2026-00031_207 E FERGUSON AVE\00_Renewal Base.aprx



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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
 956.402.4221

Scale: 1:4,800



Date: 5/28/2026



Pharr
Development Services



Site Photo
207 E Ferguson Ave





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.E.4.

DATE SUBMITTED: June 4, 2026

MEETING DATE: June 15, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Mariscos El Muelle, LLC, d/b/a Muelle 37, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being 0.28 acres, more or less, out of Lot A, H E B Futurama Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 1300 East Business Highway 83, Suite 6. CUP#201258 This item supports EV - Economic Vitality.

Classification: Consent

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

Issue: Mariscos El Muelle, LLC, d/b/a Muelle 37, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the request for renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 06/04/2026

Approved - 06/05/2026

Approved - 06/05/2026

Final Approval - 06/05/2026



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JUNE 15, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT **RENEWAL** FOR ABC
FILE NO. **CUP#201258 (MUELLE 37)**

GENERAL INFORMATION:

APPLICANT: Mariscos El Muelle, LLC, d/b/a Muelle 37, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being 0.28 acres, more or less, out of Lot A, H E B Futurama Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1300 East Business Highway 83, Suite 6.

ZONING: The property is currently zoned General Business District (C). The surrounding area is zoned Heavy Industrial District (H-I) to the north, General Business District (C) to the west, Single-Family Residential District (R-1) and Neighborhood Commercial District (N-C) to the south and City of Pharr limits lie to the east. This area is generally designated for commercial use in the Land Use Plan.

COMMENTS: **POLICE CHIEF:** Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

BUILDING: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services recommends **approval** of the request for renewal of the Conditional Use Permit to allow to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to applicant and site being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

June 15, 2026

Conditional Use Permit **Renewal** for ABC - Mariscos El Muelle, LLC, d/b/a Muelle 37

Background:

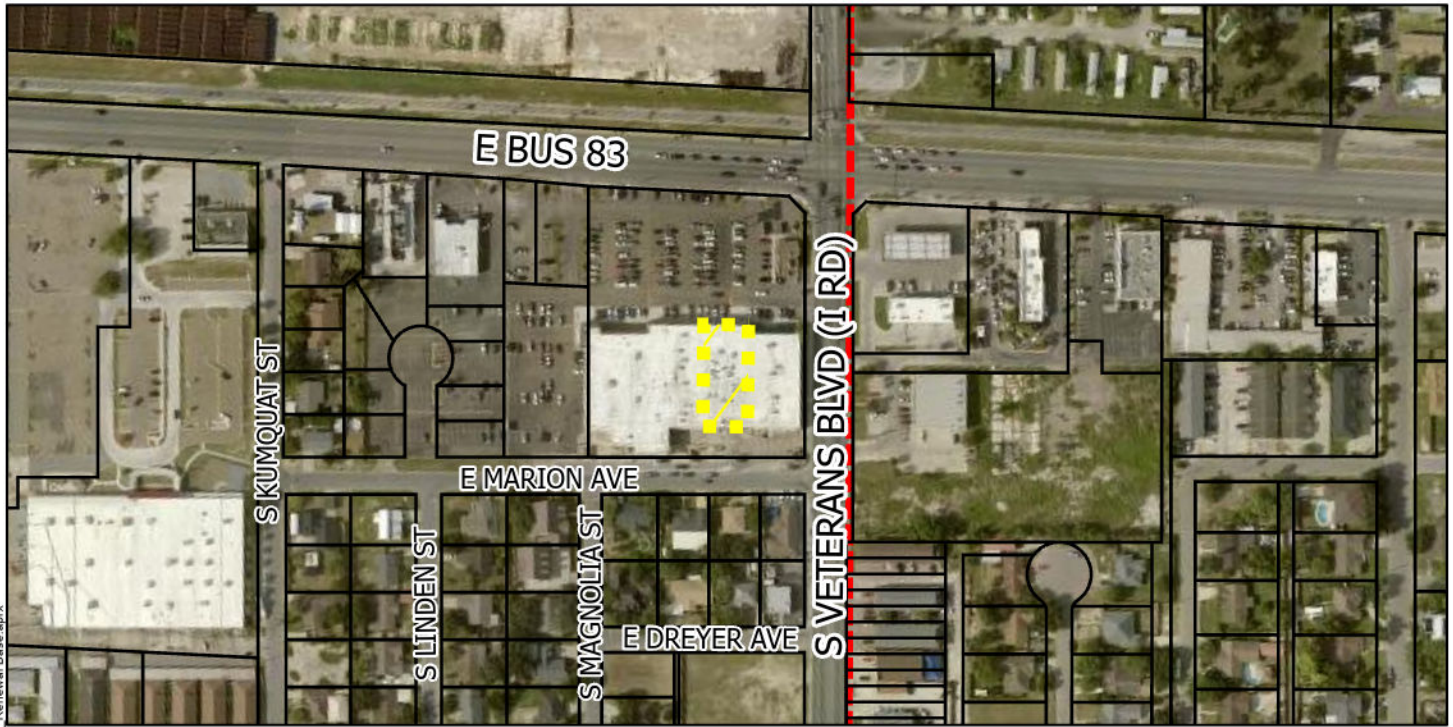
Mariscos El Muelle, LLC, d/b/a Muelle 37, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 5th renewal for Muelle 37.

The property is located at 1300 East Business Highway 83, Suite 6. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

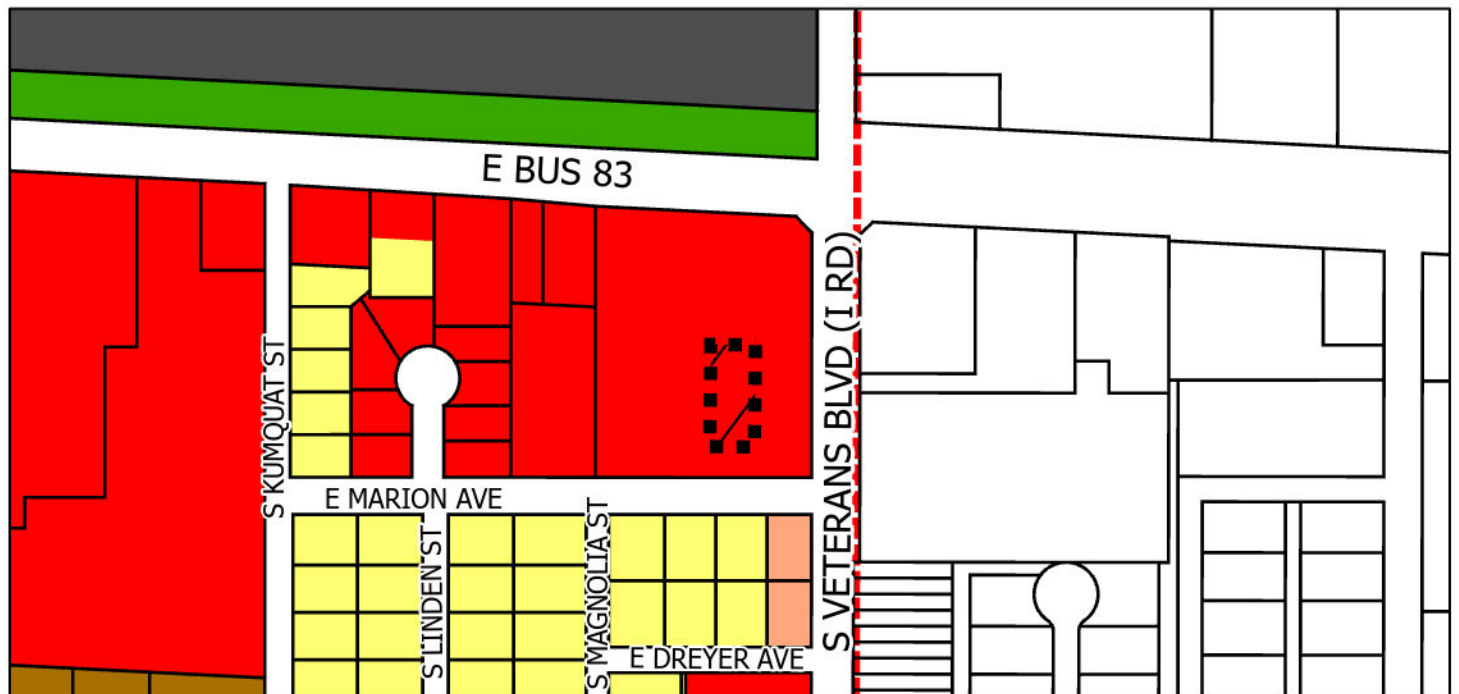
Recommendations:

Staff recommends **approval** of the renewal request for the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

CUP Renewal #2026-00032
 1300 E BUS HWY 83 / 0.28 AC MORE OR LESS
 OUT OF LOT A, HEB FUTURAMA SUBDIVISION
 MARISCOS EL MUELLE LLC d/b/a MUELLE 37



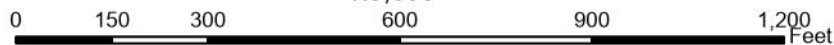
G:\City of Pharr\GIS\Projects\11-Planning\PRO CUP Renewal\CUP_Renewal 2026-00032 1300 E BUS HWY 83 SUITE 0100 Renewal Base.aprx



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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
 956.402.4221

Scale: 1:3,600



Date: 5/27/2026



Pharr
Development Services



Site Photo

1300 E Business Highway 83, Suite 6





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.E.5.

DATE SUBMITTED: June 4, 2026

MEETING DATE: June 15, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Red Tape II, Inc., d/b/a Stiletto Cabaret, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas. The property's physical address is 1050 North Sugar Road. CUP#120418 This item supports EV - Economic Vitality.

Classification: Consent

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

Issue: Red Tape II, Inc., d/b/a Stiletto Cabaret, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

Fiscal Consideration: N/A

Staff Recommendation: Development Services recommends approval of the renewal request for the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C)

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Joe Garza

Roland Gomez

Melanie Cano

Created/Initiated - 06/04/2026

Approved - 06/05/2026

Approved - 06/05/2026

Final Approval - 06/05/2026



MEMORANDUM

DATE: MONDAY, JUNE 15, 2026

TO: MAYOR AND CITY COMMISSION

FROM: ROLAND GOMEZ, DIRECTOR OF DEVELOPMENT SERVICES

THROUGH: JONATHAN FLORES, CITY MANAGER

SUBJECT: CONDITIONAL USE PERMIT & LATE HOURS PERMIT RENEWAL FOR
ABC – FILE NO. **CUP#120418** (STILETTOS CABARET)

GENERAL INFORMATION:

APPLICANT: Red Tape II, Inc., d/b/a Stiletto Cabaret, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as Lot 2, Albrad Subdivision Unit #3, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 1050 North Sugar Road.

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

COMMENTS: POLICE CHIEF: Recommends approval of the Conditional Use Permit.

FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

BUILDING: Recommends approval of the Conditional Use Permit.

HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES RECOMMENDATIONS: Development Services recommends approval of the renewal request for the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C) subject to site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr



MAYOR Ambrosio Hernandez, MD

COMMISSIONERS Michael Pacheco | Roberto "Bobby" Carrillo | Ramiro Caballero, MD | Daniel Chavez | Ricardo Medina | Itza Flores

Executive Summary Letter

June 15, 2026

Conditional Use Permit **Renewal** for ABC – Red Tape VI, d/b/a Stiletto Cabaret

Background:

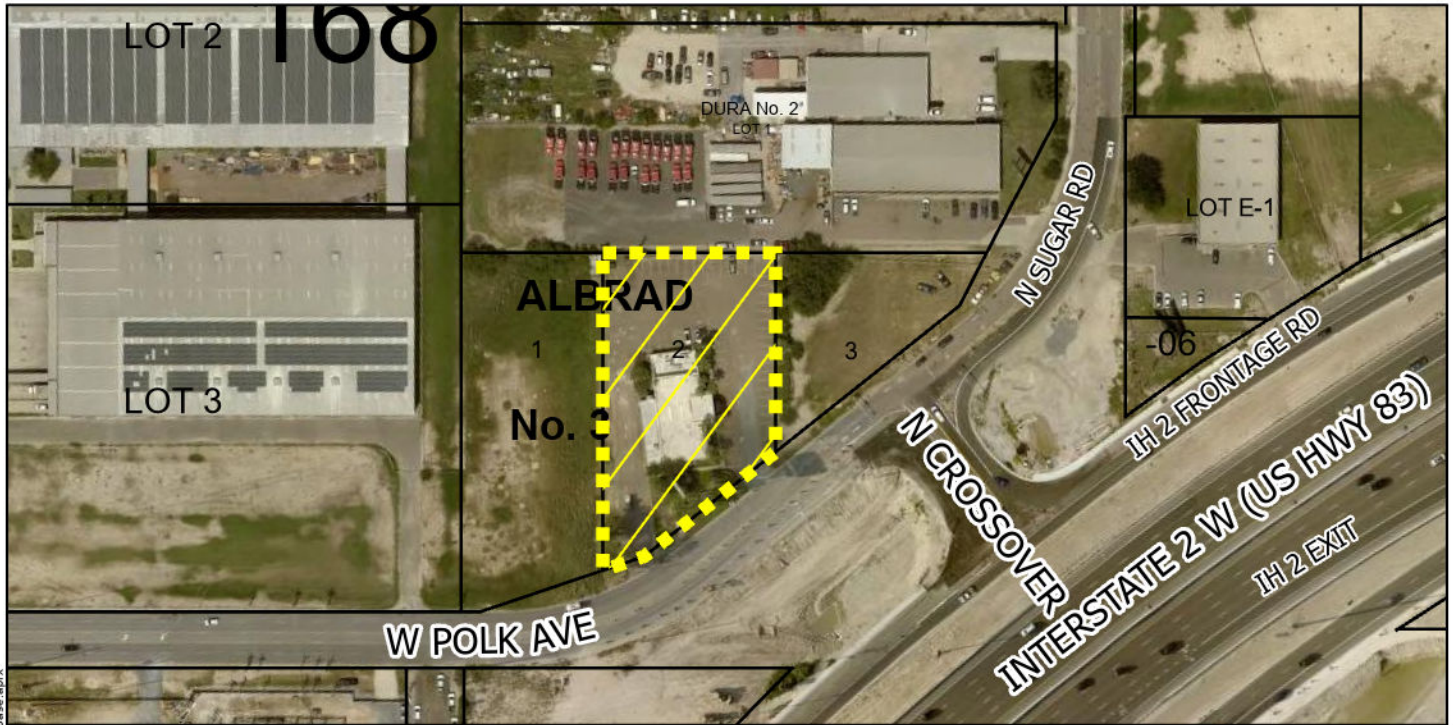
Red Tape II, Inc., d/b/a Stiletto Cabaret, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 10th renewal for Stiletto Cabaret.

The property is located at 1050 North Sugar Road. It is zoned General Business District (C) and is in conformance with the Future Land Use Plan. All required inspections have been conducted and have passed.

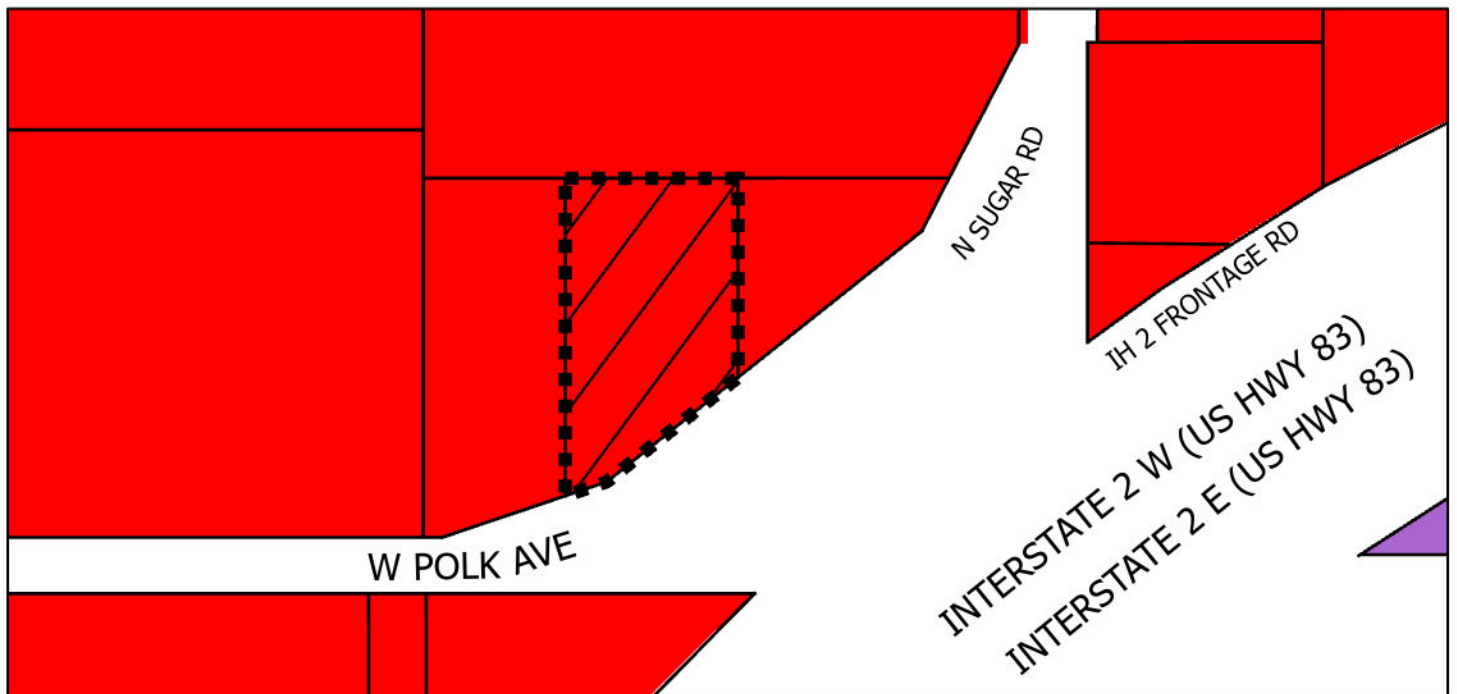
Recommendations:

Staff recommends approval of the renewal request for the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverage for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.

CUP Renewal #2026-00024
 Lot 2, Albrad Subdivision, Unit #3 / 1050 N Sugar Rd
 Stiletto Cabaret



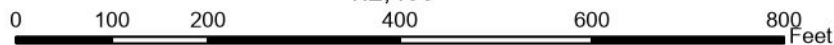
G:\City of Pharr\GIS\Projects\11-Planning\PRO CUP Renewal\CUP_Renewal 2026-00024_1050 N SUGAR RD\00_Renewal Base.aprx



- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| 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
 956.402.4221

Scale: 1:2,400



Date: 5/13/2026



Pharr
Development Services



Site Photo
1050 N Sugar Road





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.A.

DATE SUBMITTED: June 4, 2026

MEETING DATE: June 15, 2026

FROM: Napoleon Coca, Director

DEPARTMENT: GMCD

DIRECTOR: Napoleon Coca

Agenda Item: Consideration and action, if any, on Resolution authorizing the submission of an application to the Texas Water Development Board (TWDB) Water Supply and Infrastructure Grant (WSIG) Program for the City's System-Wide Waterline Improvement Project and authorizing the City Manager to act as the City's Authorized Representative. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: Approval is requested to authorize the submission of a TWDB Water Supply and Infrastructure Grant (WSIG) Program application for the City's System-Wide Waterline Improvement Project and to designate the City Manager as the City's Authorized Representative.

Fiscal Consideration: There is no immediate fiscal impact associated with this action

Staff Recommendation: Staff recommends approval of the proposed resolution.

Alternatives: No alternatives are being presented at this time.

Exclude Material from Public Packet? No

Reason: Not Applicable

ROUTING:

Napoleon Coca

Created/Initiated - 06/04/2026

Napoleon Coca

Approved - 06/04/2026

Sandra Regalado

Approved - 06/04/2026

Melanie Cano

Approved - 06/04/2026

Ricardo Rodriguez

Approved - 06/05/2026

Jamison Merrick

Approved - 06/08/2026

City Management Office

Final Approval - 06/09/2026

RESOLUTION NO. R-2026-__

A RESOLUTION OF THE CITY OF PHARR, TEXAS, AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE TEXAS WATER DEVELOPMENT BOARD (TWDB) WATER SUPPLY AND INFRASTRUCTURE GRANT (WSIG) PROGRAM FOR SYSTEM-WIDE WATERLINE IMPROVEMENTS; AUTHORIZING THE CITY MANAGER TO ACT AS THE CITY'S AUTHORIZED REPRESENTATIVE; CERTIFYING COMPLIANCE WITH PROGRAM REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Water Development Board (TWDB) administers the Water Supply and Infrastructure Grant (WSIG) Program to assist eligible entities with water infrastructure improvements that enhance system reliability, water conservation, and public health and safety; and

WHEREAS, the City of Pharr owns and operates a public water distribution system that serves residents, businesses, and industries throughout the community; and

WHEREAS, the City has identified significant water loss and aging water infrastructure that requires rehabilitation and replacement to improve water system efficiency, reliability, water pressure, fire protection capacity, and long-term sustainability; and

WHEREAS, the city desires to apply to the TWDB Water Supply and Infrastructure Grant Program for a System-Wide Waterline Improvement Project consisting of planning, engineering, design, construction, and related activities associated with the replacement and rehabilitation of priority water distribution infrastructure; and

WHEREAS, the City Commission finds that submission of the application is in the best interest of the citizens of Pharr and will support the City's efforts to reduce water loss, conserve water resources, and improve utility operations;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS:

SECTION 1. The City of Pharr hereby authorizes the submission of an application to the Texas Water Development Board Water Supply and Infrastructure Grant Program for the System-Wide Waterline Improvement Project.

SECTION 2. The City Commission hereby designates Dr. Jonathan B. Flores, City Manager, as the Authorized Representative of the City of Pharr and authorizes him to execute all applications, certifications, agreements, amendments, reimbursement requests, and any other document necessary to secure and administer grant funding related to this project.

SECTION 3. The City of Pharr certifies that it possesses the legal authority to apply for and, if awarded, accept and administer grant funds and will comply with all applicable federal, state, and local laws, regulations, and program requirements.

SECTION 4. The City of Pharr commits to providing all necessary local support, administrative oversight, and resources required for successful implementation of the proposed project should funding be awarded.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF PHARR, TEXAS, on this ____ day of _____, 2026.

CITY OF PHARR

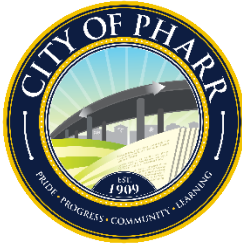
Dr. Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Secretary

APPROVED AS TO FORM:

Ricardo Rodriguez, City Attorney



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.B.

DATE SUBMITTED: June 3, 2026

MEETING DATE: June 15, 2026

FROM: Pilar Rodriguez, Fire Chief

DEPARTMENT: Fire

DIRECTOR: Pilar Rodriguez

Agenda Item: Consideration and action, if any, on Resolution authorizing the submission of a grant application to the US Department of Homeland Security, Federal Emergency Management Agency for funding under the Fiscal Year 2025 Staffing for Adequate Fire and Emergency Response Grant Program to fund six (6) firefighter positions. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

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

Issue: FEMA began accepting grant applications on May 19, 2026, for the Staffing for Adequate Fire and Emergency Response (SAFER) program. This grant program funds salaries for three (3) years with a local match. The first two years are with a 25% local match and the third year is with a 65% match. This application is for a total of six (6) firefighter positions.

Fiscal Consideration: If the grant is awarded by FEMA, the City will be required to fund the local match.

Staff Recommendation: Based on review by this office, staff recommends approval of the resolution authorizing the submission of the SAFER grant application.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Pilar Rodriguez

Created/Initiated - 06/03/2026

Napoleon Coca

Approved - 06/03/2026

Jamison Merrick

Approved - 06/05/2026

Ricardo Rodriguez

Approved - 06/05/2026

City Management Office

Final Approval - 06/08/2026

RESOLUTION NO. R-2026_____

A RESOLUTION OF THE CITY OF PHARR, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE U.S. DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FOR FUNDING UNDER THE FISCAL YEAR 2025 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE (SAFER) GRANT PROGRAM

WHEREAS, the Fiscal Year 2025 Staffing Adequate Fire and Emergency Response (SAFER) Grant Program, administered by the Federal Emergency Management Agency (FEMA), provides financial assistance to help fire departments increase or maintain the number of trained, frontline firefighters available in their communities.

WHEREAS, the City of Pharr seeks to apply for the FY 2025 SAFER Grant to hire six (6) new full-time firefighters to improve emergency response capabilities and comply with staffing standards under NFPA 1710 and OSHA 29 CFR 1910.134;

WHEREAS, the total project cost for the three-year period is \$1,291,174.96, of which the federal share is \$777,892.64 and the local cost share is \$513,282.32, in accordance with SAFER cost share requirements of 75% for Years 1 and 2 and 35% for Year 3;

WHEREAS, the SAFER Grant does not require demonstration of local cost share funds at the time of application, but FEMA may verify the availability of such funds prior to award issuance;

WHEREAS, the City acknowledges the obligation to maintain staffing levels and to comply with all other terms and conditions as required under the SAFER grant program;

WHEREAS, the City Manager is hereby authorized to serve as the authorized official to apply for, accept, reject, alter, or terminate the grant and all associated agreements on behalf of the City of Pharr.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Pharr, Texas, that the submission of the grant application to the U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA), under the Fiscal Year 2024 SAFER Grant Program is hereby approved.

PASSED AND APPROVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR TEXAS, THIS _____ DAY OF _____, 2026.

CITY OF PHARR:

Ambrosio Hernandez, Mayor

ATTEST:

Imelda Perez, City Secretary

Certification

The State of Texas

County of Hidalgo

City of Pharr

I, Imelda Perez, duly appointed City Clerk of the City of Pharr, Texas, do hereby certify that the foregoing Constitutes a true and correctly copy of the original Resolution duly passed and adopted by the board of Commissioners of the City of Pharr, Texas, on the ____ day of ____ 2026, ad.

(Resolution no. _____)

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed the seal of the City of Pharr, Texas, this ___ day of _____, 2026.

City of Pharr

Imelda Perez City Clerk

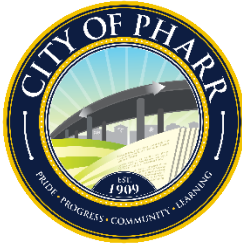
FEMA SAFER Grant Cost Share Breakdown – 6 Firefighters

Firefighters Postion

		Year 1 Salary		Year 2 Salary		Year 3 Salary	
		Base Salary Information		Base Salary Information		Base Salary Information	
		37,500.00		49,896.00		51,891.84	
		COST BASE	% Of SALARY RATE	COST BASE	% Of SALARY RATE	COST BASE	% Of SALARY RATE
Fringe Benefits		\$ 2,325.00	6.20%	\$ 3,093.55	6.20%	\$ 3,217.29	6.20%
SS 6.2%		\$ 543.75	1.45%	\$ 723.49	1.45%	\$ 752.43	1.45%
Medicare 1.45%							
Health Insurance (Family Coverage)		\$ 6,766.32	18.044%	\$ 6,766.32	13.561%	\$ 6,766.32	13.039%
Life Insurance		\$ 43.56	0.1162%	\$ 43.56	0.0873%	\$ 43.56	0.0839%
Vaction	# of Hour Annually: 120	\$ 2,250.00	6%	\$ 2,993.76	6%	\$ 3,113.51	6%
Sick Number	# of Hour Annually: 120	\$ 2,250.00	6%	\$ 2,993.76	6%	\$ 3,113.51	6%
Retirement:		\$ 4,867.50	12.98%	\$ 6,476.50	12.98%	\$ 6,735.56	12.98%
Worker's Compensation:		\$ 1,987.50	5.30%	\$ 2,644.49	5.30%	\$ 2,750.27	5.30%
Unemployment Insurance:		\$ 712.50	1.9%	\$ 948.02	1.9%	\$ 985.94	1.9%
Benefits Sub-Total Per Year (1 Postion)		\$ 21,746.13		\$ 26,683.46		\$ 27,478.40	
Total Salary + Benefits Per Year (1 Postion)		\$ 59,246.13		\$ 76,579.46		\$ 79,370.24	
Total Salary and Benefits for Years 1, 2, and 3 (1 Postion)		\$ 215,195.83		X 6	# of Positions	\$ 1,291,174.96	

Federal Share covers 75% in Years 1 & 2, and 35% in Year 3.
Local Share responsibility increases to 65% in Year 3.

Year	Total Annual Cost (6 FF)	Federal Share %	Federal Amount	Local Share %	Local Amount
Year 1	\$ 355,476.78	0.75	\$ 266,607.59	0.25	\$ 88,869.20
Year 2	\$ 459,476.74	0.75	\$ 344,607.56	0.25	\$ 114,869.19
Year 3	\$ 476,221.44	0.35	\$ 166,677.50	0.65	\$ 309,543.94
Total (3 Years)	\$ 1,291,174.96		\$ 777,892.64		\$ 513,282.32



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.C.

DATE SUBMITTED: June 5, 2026

MEETING DATE: June 15, 2026

FROM: Patrizia Longoria, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property, giving notice of an official determination to acquire real property for public purposes, establishing procedures for the acquisition of market value for the property to be acquired, and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriate funds, and authorize condemnation proceeding by City Attorney, contingent on available funding. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: The City of Pharr has determined that certain real property is necessary for the furtherance of public improvements and associated projects to enhance the quality of life for residents and inhabitants.

Fiscal Consideration: \$

Staff Recommendation: Staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Patrizia Longoria

Created/Initiated - 06/05/2026

Patrizia Longoria

Approved - 06/05/2026

Roland Gomez

Approved - 06/08/2026

Jamison Merrick

Approved - 06/08/2026

Ricardo Rodriguez

Approved - 06/08/2026

City Management Office

Final Approval - 06/09/2026

RESOLUTION NO. R-2026-_____

A RESOLUTION OF THE CITY OF PHARR, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY; GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTY FOR A PUBLIC PURPOSE; ESTABLISHING PROCEDURES FOR THE ACQUISITION OF PROPERTY; DETERMINING THE ESTATE TO BE ACQUIRED; ESTABLISHING FAIR MARKET VALUE FOR THE PROPERTY TO BE ACQUIRED, AND DIRECTING THE CITY MANAGER OR DESIGNEE TO COMMUNICATE OFFERS TO OWNERS FOR PURCHASE OF PROPERTY, APPROPRIATING FUNDS, AND AUTHORIZING CONDEMNATION PROCEEDINGS BY CITY ATTORNEY; RATIFICATION OF PRIOR ACTS

WHEREAS, the City of Pharr, proposes to make certain improvements to roadways and/or city parks and adjacent land including but not limited to rights of way, easements and property in and about the City of Pharr in Hidalgo County, Texas;

WHEREAS, the City of Pharr, Texas has determined that certain property is necessary for the furtherance of these improvements and associated projects that are proposed to be made by the City of Pharr, Texas and that such improvements will be beneficial public improvements to the residents and inhabitants of the City Pharr, Texas of Pharr, Texas; and

WHEREAS, the City of Pharr has determined it is necessary to establish procedures for determining the establishment and approval of just compensation for the parcel to be acquired:

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

SECTION 1: That the City of Pharr, Texas hereby officially determines that there is a public necessity for acquiring the following real property for the expansion and construction of roadway and/or city park improvements and adjacent land including but not limited to rights of way, easements and property, and that the needs of its residents and inhabitants will be served by acquiring the following real property:

DESCRIPTIONS:

- PARCEL V:** A 0.1517-ACRE PARCEL OF LAND OUT OF LOT 218, KELLY-PHARR SUBDIVISION, 11.00 AC NET, PHARR, HIDALGO COUNTY, TEXAS TRACT (EXHIBIT A)
- PARCEL VI:** A 0.1517-ACRE PARCEL OF LAND OUT OF LOT 218, KELLY-PHARR SUBDIVISION, 11.00 AC NET, PHARR, HIDALGO COUNTY, TEXAS TRACT (EXHIBIT B)
- PARCEL VII:** A 0.1066-ACRE PARCEL OF LAND OUT OF LOT 218, KELLY-PHARR SUBDIVISION, 7.73 AC NET, PHARR, HIDALGO COUNTY, TEXAS TRACT (EXHIBIT C)
- PARCEL VIII:** A 0.0450-ACRE PARCEL OF LAND OUT OF LOT 218, KELLY-PHARR SUBDIVISION, 2.97 AC NET, PHARR, HIDALGO COUNTY, TEXAS TRACT (EXHIBIT D)
- PARCEL IX:** A 0.0391-ACRE PARCEL OF LAND OUT OF LOT 220, KELLY-PHARR SUBDIVISION, 3.26 AC NET, PHARR, HIDALGO COUNTY, TEXAS TRACT (EXHIBIT E)
- PARCEL XI:** A 0.1057-ACRE PARCEL OF LAND OUT OF LOT 220, KELLY-PHARR SUBDIVISION, 2.47 AC NET, PHARR, HIDALGO COUNTY, TEXAS TRACT (EXHIBIT F)
- PARCEL XII:** A 0.0358-ACRE PARCEL OF LAND OUT OF LOT 220, KELLY-PHARR SUBDIVISION, 1.76 AC NET, PHARR, HIDALGO COUNTY, TEXAS TRACT (EXHIBIT G)
- PARCEL XIII:** A 0.2398-ACRE PARCEL OF LAND OUT OF LOT 220, KELLY-PHARR SUBDIVISION, 5.56 AC

**REMAINDER OF A CALLED 7.00 AC, PHARR,
HIDALGO COUNTY, TEXAS TRACT (EXHIBIT H)**

**PARCEL XIV: A 0.0172-ACRE PARCEL OF LAND OUT OF LOT 8,
VACATING & RESUBDIVISION PLAT OF
SOUTHGATE SUBDIVISION, PHARR, HIDALGO
COUNTY, TEXAS TRACT (EXHIBIT I)**

**PARCEL XV: A 0.0184-ACRE PARCEL OF LAND OUT OF LOT 1,
CIRCLE K PHARR SUBDIVISION PHASE 1 LOT 1,
1.63 AC NET, PHARR, HIDALGO COUNTY, TEXAS
TRACT (EXHIBIT J)**

**PARCEL XVI: A 0.018-ACRE PARCEL OF LAND OUT OF LOT 1,
PLEASANTON SUBDIVISION, 1.91 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT K)**

**PARCEL XVII: A 0.309-ACRE PARCEL OF LAND OUT OF LOT 221,
KELLY-PHARR SUBDIVISION, 10.00 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT L)**

**PARCEL XXI: A 0.018-ACRE PARCEL OF LAND OUT OF LOT 222,
KELLY-PHARR SUBDIVISION, 0.51 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT M)**

**PARCEL XXII: A 0.015-ACRE PARCEL OF LAND OUT OF LOT 222,
KELLY-PHARR SUBDIVISION, 0.32 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT N)**

**PARCEL XXIII: A 0.076-ACRE PARCEL OF LAND OUT OF LOT 220,
KELLY-PHARR SUBDIVISION, 0.76 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT O)**

**PARCEL XXV: A 0.122-ACRE PARCEL OF LAND OUT OF LOT 210,
KELLY-PHARR SUBDIVISION, 8.19 AC NET,**

**PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT P)**

**PARCEL XXVI: A 0.096-ACRE PARCEL OF LAND OUT OF LOT 223,
KELLY-PHARR SUBDIVISION, 6.33 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT Q)**

**PARCEL XXVII: A 0.014-ACRE PARCEL OF LAND OUT OF LOT 223,
KELLY-PHARR SUBDIVISION, 7.80 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT R)**

**PARCEL XXVIII: A 0.188-ACRE PARCEL OF LAND OUT OF LOT 223,
KELLY-PHARR SUBDIVISION, 5.34 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT S)**

**PARCEL XXXI: A 0.040-ACRE PARCEL OF LAND OUT OF LOT 223,
KELLY-PHARR SUBDIVISION, 2.63 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT T)**

**PARCEL XXX: A 0.061-ACRE PARCEL OF LAND OUT OF LOT 223,
KELLY-PHARR SUBDIVISION, 3.77 AC NET,
PHARR, HIDALGO COUNTY, TEXAS TRACT
(EXHIBIT U)**

SECTION 2: That the City of Pharr, Texas hereby officially determines based on any opinions and recommendations of professional real estate appraisers, or that may be pending appraisal, that the fair market value of all estates and interest in the specifically described property are fair.

SECTION 3: That the City Manager, or its designee, be hereby authorized and directed to communicate a written offer to all record owners of the property for voluntary purchase of said property in an amount not to exceed the amount determined and established to be just compensation; therefore, and to further negotiate with said owner(s) on behalf of the City of Pharr for the voluntary purchase of the property for an amount not in excess of the amount determined and established to be just

compensation.

SECTION 4: That the Mayor, and in his absence, the City Manager or its designee, is and shall hereby be authorized to execute all documents necessary to acquire the property on behalf of the City of Pharr, Texas.

SECTION 5: That should the City of Pharr, Texas and the owner(s) of the property herein described and determined to be acquired are unable to agree upon the value of the land, or should negotiations become futile, that the City Attorney hereby be authorized to initiate condemnation proceedings on behalf of the City of Pharr, Texas and do all legal things necessary, in accordance with state law, to acquire the property.

SECTION 6: That all lawful acts which have heretofore been performed by agents and representatives of the City of Pharr, such as, but not limited to, offers of purchase, negotiations with owners, and notices given to owners, shall hereby be ratified.

PASSED AND ADOPTED this the _____ day of _____, 20_____.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST

IMELDA PEREZ, CITY CLERK

EXHIBIT: A

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 5

Being a 0.1517 of one acre (6,608 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 218 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a called 11.0 acre tract of land conveyed to Dr. Daniel F. Villarreal and wife, Edna C. Villarreal by a Warranty Deed with Vendor's Lien dated December 1, 1988 and recorded on December 14, 1988 as described in Volume 2689, Page 26 of the Official Records, Hidalgo County, Texas, said 0.1517 of one acre (6,608 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 218, and being the intersection of the centerlines of Moore Road (60.0' right-of-way) and Encanto Street (80.0' right-of-way);

Thence, South 81°28'26" East a distance of 329.99 feet along the North line of said Lot 218, being within the existing right-of-way of said Moore Road, to a point;

Thence, South 08°31'34" West a distance of 20.00 feet over and across said Lot 218 to a found 1/2-inch iron rod (N=16,589,050.47, E=1,083,131.73), being 23.97 feet right from centerline station 145+08.04, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 329.99 feet along the existing South right-of-way line of said Moore Road to a found 1/2-inch iron rod, being on the common line of said called 11.0 acre tract of land and a called 11.00 acre tract of land conveyed to Ramiro Caballero and/or Marilanda P. Caballero, as Trustees of the Caballero Family Trust by a Special Warranty Deed with Reservation of Life Estate dated October 13, 2008 and recorded on October 15, 2008 as described in Document Number 1937065 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 11.0 acre tract of land and said called 11.00 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;
3. **Thence**, North 81°28'26" West a distance of 329.99 feet over and across said called 11.0 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 11.0 acre tract of land and a called 5.576 acre tract of land conveyed to City of Pharr by a General Warranty Deed dated January 18, 2022 and recorded on January 24, 2022 as described in Document Number 3302800 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;

May 09, 2025

Parcel 5

Page 2 of 4

4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 11.0 acre tract of land and said called 5.576 acre tract of land to the **POINT OF BEGINNING**, being a 0.1517 of one acre (6,608 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.

05/09/2025

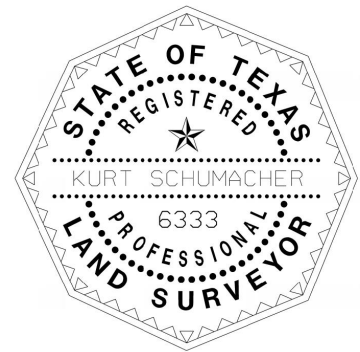
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



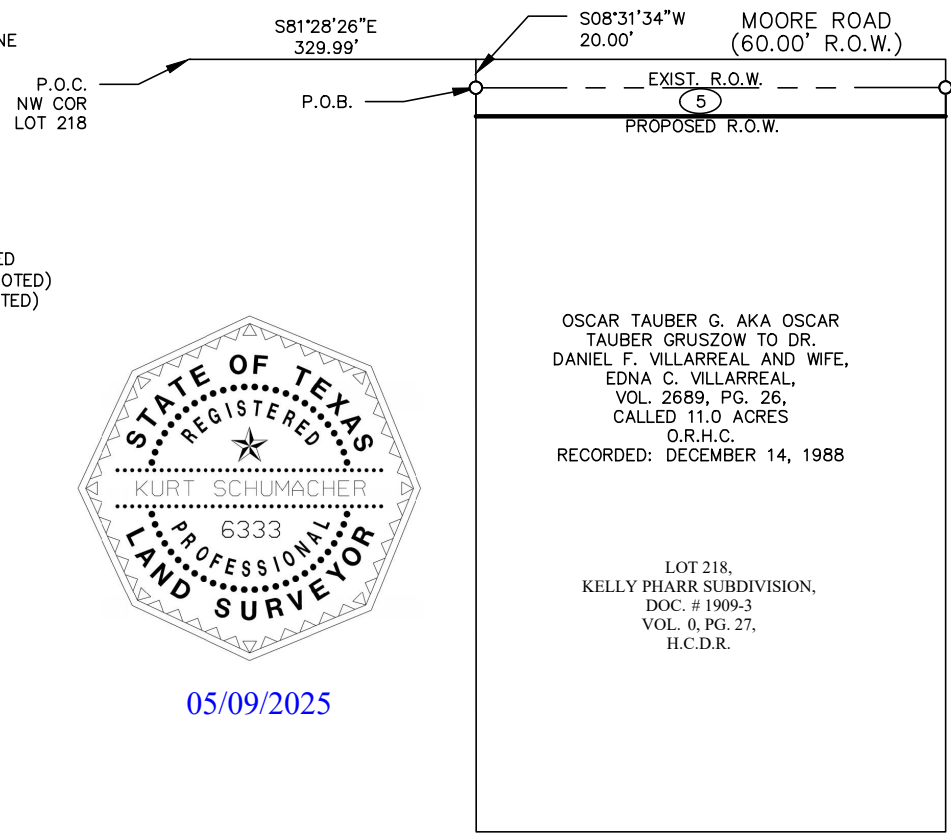
LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
---oe---	OVERHEAD LINE
---x---	FENCE LINE
---w---	WATER LINE
---irr---	IRRIGATION LINE
---tel---	TELEPHONE LINE
---ww---	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



05/09/2025



OSCAR TAUBER G. AKA OSCAR TAUBER GRUSZOW TO DR. DANIEL F. VILLARREAL AND WIFE, EDNA C. VILLARREAL, VOL. 2689, PG. 26, CALLED 11.0 ACRES O.R.H.C. RECORDED: DECEMBER 14, 1988

LOT 218, KELLY PHARR SUBDIVISION, DOC. # 1909-3 VOL. 0, PG. 27, H.C.D.R.

- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

PARENT TRACT INSET FOR
PARCEL NO. 5
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
11.0	0.1517/ 6,608	10.848	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 5
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 3 OF 4 SCALE: N.T.S.

ENCANTO RIDGE SUBDIVISION,
VOL. 31, PG. 133,
H.C.M.R.

LOT 5

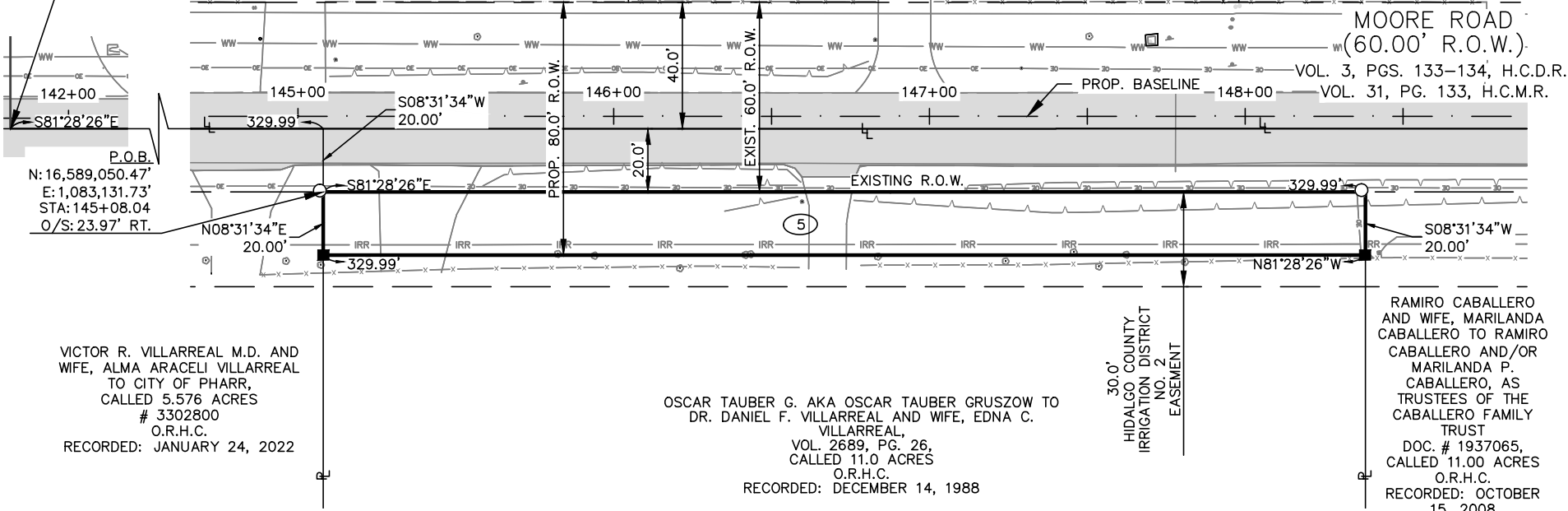
LOT 4



SCALE: 1" = 50'

P.O.C.
NORTHWEST CORNER OF LOT 218,
KELLY PHARR SUBDIVISION,
DOC. # 1909-3
VOL. 0, PG. 27,
H.C.D.R.
N: 16,589,119.17'
E: 1,082,808.36'

MOORE ROAD
(60.00' R.O.W.)
VOL. 3, PGS. 133-134, H.C.D.R.
VOL. 31, PG. 133, H.C.M.R.



P.O.B.
N: 16,589,050.47'
E: 1,083,131.73'
STA: 145+08.04
O/S: 23.97' RT.

VICTOR R. VILLARREAL M.D. AND
WIFE, ALMA ARACELI VILLARREAL
TO CITY OF PHARR,
CALLED 5.576 ACRES
3302800
O.R.H.C.
RECORDED: JANUARY 24, 2022

OSCAR TAUBER G. AKA OSCAR TAUBER GRUSZOW TO
DR. DANIEL F. VILLARREAL AND WIFE, EDNA C.
VILLARREAL,
VOL. 2689, PG. 26,
CALLED 11.0 ACRES
O.R.H.C.
RECORDED: DECEMBER 14, 1988

30.0'
HIDALGO COUNTY
IRRIGATION DISTRICT
NO. 2
EASEMENT

RAMIRO CABALLERO
AND WIFE, MARILANDA
CABALLERO TO RAMIRO
CABALLERO AND/OR
MARILANDA P.
CABALLERO, AS
TRUSTEES OF THE
CABALLERO FAMILY
TRUST
DOC. # 1937065,
CALLED 11.00 ACRES
O.R.H.C.
RECORDED: OCTOBER
15, 2008

LOT 218,
KELLY PHARR SUBDIVISION,
DOC. # 1909-3
VOL. 0, PG. 27,
H.C.D.R.

 **KANE - LINDSEY LLC**
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 5
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 4 OF 4 SCALE: 1" = 50'

Parcel 5 Closure Report

Point of Beginning: North: 16589050.4663' East: 1083131.7334'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 329.987'
North: 16589001.5418' East: 1083458.0734'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 20.000'
North: 16588981.7628' East: 1083455.1081'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 329.987'
North: 16589030.6874' East: 1083128.7681'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 20.000'
North: 16589050.4663' East: 1083131.7334'

Perimeter: 699.974' Area: 6599.74 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 699974000.000

Units of Measure: U.S. Survey Feet

EXHIBIT: B

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 6

Being a 0.1517 of one acre (6,608 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 218 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a called 11.00 acre tract of land conveyed to Ramiro Caballero and/or Marilanda P. Caballero, as Trustees of the Caballero Family Trust by a Special Warranty Deed with Reservation of Life Estate dated October 13, 2008 and recorded on October 15, 2008 as described in Document Number 1937065 of the Official Records, Hidalgo County, Texas, said 0.1517 of one acre (6,608 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 218, and being the intersection of the centerlines of Moore Road (60.0' right-of-way) and Encanto Street (80.0' right-of-way);

Thence, South 81°28'26" East a distance of 659.97 feet along the North line of said Lot 218, being within the existing right-of-way of said Moore Road, to a point;

Thence, South 08°31'34" West a distance of 20.00 feet over and across said Lot 218 to a found 1/2-inch iron rod (N=16,589,001.54, E=1,083,458.07), being 23.97 feet right from centerline station 148+38.02, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northwest corner of this herein described parcel;

- 1. Thence**, South 81°28'26" East a distance of 330.04 feet along the existing South right-of-way line of said Moore Road to a found 1/2-inch iron rod, being on the common line of said called 11.00 acre tract of land and a called 7.73 acre tract of land conveyed to Americo Miguel Baca and wife, Lourdes Baca by a Correction Instrument executed August 19, 2002 and filed for record on September 11, 2002 as described in Document Number 1120457 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
- 2. Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 11.00 acre tract of land and said called 7.73 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;

3. **Thence**, North 81°28'26" West a distance of 330.04 feet over and across said called 11.00 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 11.00 acre tract of land and a called 11.0 acre tract of land conveyed to Dr. Daniel F. Villarreal and wife, Edna C. Villarreal by a Warranty Deed with Vendor's Lien dated December 1, 1988 and recorded on December 14, 1988 as described in Volume 2689, Page 26 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;
4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 11.00 acre tract of land and said called 11.0 acre tract of land to the **POINT OF BEGINNING**, being a 0.1517 of one acre (6,608 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.

05/09/2025

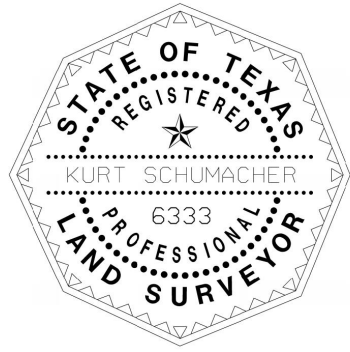
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



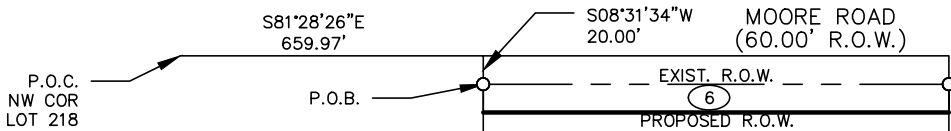
LEGEND

- — — — — EXISTING R.O.W. LINE
- — — — — PROPOSED R.O.W. LINE
- — — — — PROPERTY LINE
- — — — — LOT LINE
- — — — — SURVEY LINE
- — — — — PROP. BASELINE
- — — — — COMMON PROPERTY LINE
- — — — — DITCH LINE
- — — — — EOP LINE
- — — — — OVERHEAD LINE
- X — X — * FENCE LINE
- W — W — WATER LINE
- IRR — IRR — IRRIGATION LINE
- TEL — TEL — TELEPHONE LINE
- WW — WW — WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. — OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. — HIDALGO COUNTY MAP RECORDS
- H.C.D.R. — HIDALGO COUNTY DEED RECORDS
- P.O.C. — POINT OF COMMENCING
- P.O.B. — POINT OF BEGINNING
- VOL. — VOLUME
- PG. — PAGE
- R.O.W. — RIGHT OF WAY
- N.T.S. — NOT TO SCALE
- AC. — ACREAGE
- S.F. — SQUARE FEET



05/09/2025



RAMIRO CABALLERO AND WIFE,
 MARILANDA CABLLERO TO
 RAMIRO CABALLERO AND/OR
 MARILANDA P. CABALLERO, AS
 TRUSTEES OF THE CABALLERO
 FAMILY TRUST
 DOC. # 1937065,
 CALLED 11.00 ACRES
 O.R.H.C.
 RECORDED: OCTOBER 15, 2008

LOT 218,
 KELLY PHARR SUBDIVISION,
 DOC. # 1909-3,
 VOL. 0, PG. 27,
 H.C.M.R.

- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

PARENT TRACT INSET FOR
 PARCEL NO. 6

N.T.S.
 I HEREBY CERTIFY THAT THIS SURVEY
 WAS PERFORMED ON THE GROUND UNDER
 MY SUPERVISION AND THAT THIS PARCEL
 PLAT REPRESENTS THE FACTS AS FOUND
 AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
11.00	0.1517/ 6608	10.848	

KANE — LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 6
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025
 PAGE 3 OF 4 SCALE: N.T.S.

ENCANTO RIDGE SUBDIVISION,
VOL. 31, PG. 133,
H.C.M.R.

LOT 3

LOT 2

SCALE: 1" = 50'

P.O.C.
NORTHWEST CORNER OF LOT 218,
KELLY PHARR SUBDIVISION,
DOC. # 1909-3
VOL. 0, PG. 27,
H.C.D.R.
N: 16,589,119.17'
E: 1,082,808.36'

MOORE ROAD
(60.00' R.O.W.)

VOL. 3, PGS. 133-134, H.C.D.R.
VOL. 31, PG. 133, H.C.M.R.

EXISTING R.O.W.

P.O.B.
N: 16,589,001.54'
E: 1,083,458.07'
STA: 148+38.02
O/S: 23.97' RT.

OSCAR TAUBER G. AKA OSCAR
TAUBER GRUSZOW TO DR.
DANIEL F. VILLARREAL AND WIFE,
EDNA C. VILLARREAL,
VOL. 2689, PG. 26,
CALLED 11.0 ACRES
O.R.H.C.
RECORDED: DECEMBER 14, 1988

RAMIRO CABALLERO AND WIFE, MARILANDA CABLLERO
TO RAMIRO CABALLERO AND/OR MARILANDA P.
CABALLERO, AS TRUSTEES OF THE CABALLERO
FAMILY TRUST
DOC. # 1937065,
CALLED 11.00 ACRES
O.R.H.C.
RECORDED: OCTOBER 15, 2008

LOT 218,
KELLY PHARR SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3
H.C.M.R.

OSCAR TAUBER G.,
AKA OSCAR TAUBER
GRUSZOW TO AMERICO
MIGUEL BACA AND
WIFE, LOURDES BACA,
DOC. # 1120457,
CALLED 7.73 ACRES
O.R.H.C.
RECORDED: SEPTEMBER
11, 2002

30.0'
HIDALGO COUNTY
IRRIGATION DISTRICT
NO. 2
EASEMENT

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4899
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 6
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025

Parcel 6 Closure Report

Point of Beginning: North: 16589001.5418' East: 1083458.0732'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 330.040'
North: 16588952.6093' East: 1083784.4656'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 20.000'
North: 16588932.8304' East: 1083781.5004'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 330.040'
North: 16588981.7628' East: 1083455.1079'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 20.000'
North: 16589001.5418' East: 1083458.0732'

Perimeter: 700.079' Area: 6600.79 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 700080000.000

Units of Measure: U.S. Survey Feet

EXHIBIT: C

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 7

Being a 0.1066 of one acre (4,645 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 218 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a called 7.73 acre tract of land conveyed to Americo Miguel Baca and wife, Lourdes Baca by a Correction Instrument executed August 19, 2002 and filed for record on September 11, 2002 as described in Document Number 1120457 of the Official Records, Hidalgo County, Texas, said 0.1066 of one acre (4,645 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 218, and being the intersection of the centerlines of Moore Road (60.0' right-of-way) and Encanto Street (80.0' right-of-way);

Thence, South 81°28'26" East a distance of 990.01 feet along the North line of said Lot 218, being within the existing right-of-way of said Moore Road, to a point;

Thence, South 08°31'34" West a distance of 20.00 feet over and across said Lot 218 to a found 1/2-inch iron rod (N=16,588,952.61, E=1,083,784.47), being 23.97 feet right from centerline station 151+68.01, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 231.94 feet along the existing South right-of-way line of said Moore Road to a found 1/2-inch iron rod, being on the common line of said called 7.73 acre tract of land and a called 2.97 acre tract of land (Tract IV) conveyed to Hidalgo County Drainage District No. 1 by a Warranty Deed dated December 30, 2002 and filed for record on April 10, 2003 as described in Document Number 1187055 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 7.73 acre tract of land and said called 2.97 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;

3. **Thence**, North 81°28'26" West a distance of 231.94 feet over and across said called 7.73 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 7.73 acre tract of land and a called 11.00 acre tract of land conveyed to Ramiro Caballero and/or Marilanda P. Caballero, as Trustees of the Caballero Family Trust by a Special Warranty Deed with Reservation of Life Estate dated October 13, 2008 and recorded on October 15, 2008 as described in Document Number 1937065 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;
4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 7.73 acre tract of land and said called 11.00 acre tract of land to the **POINT OF BEGINNING**, being a 0.1066 of one acre (4,645 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.

05/09/2025

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



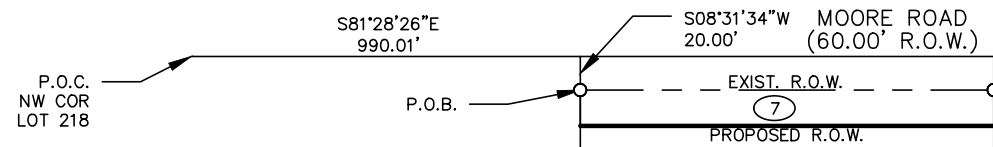
LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
---oe---	OVERHEAD LINE
---x---	FENCE LINE
---w---	WATER LINE
---irr---	IRRIGATION LINE
---tel---	TELEPHONE LINE
---ww---	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



05/09/2025



7.73 ACRE TRACT OF LAND,
 OUT OF LOT 218 AND LOT 231,
 KELLY PHARR SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3
 H.C.M.R.

OWNER NAME: AMERICO MIGUEL
 BACA AND WIFE, LOURDES BACA,
 DOCUMENT NUMBER: 1120457
 RECORDED: SEPTEMBER 11,
 2002,
 O.R.H.C.

LOT 218,
 KELLY PHARR SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3
 H.C.M.R.

PARENT TRACT INSET FOR
 PARCEL NO. 7
 N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY
 WAS PERFORMED ON THE GROUND UNDER
 MY SUPERVISION AND THAT THIS PARCEL
 PLAT REPRESENTS THE FACTS AS FOUND
 AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6333

- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
7.73	0.1066/ 4,645	7.623	

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 7
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025

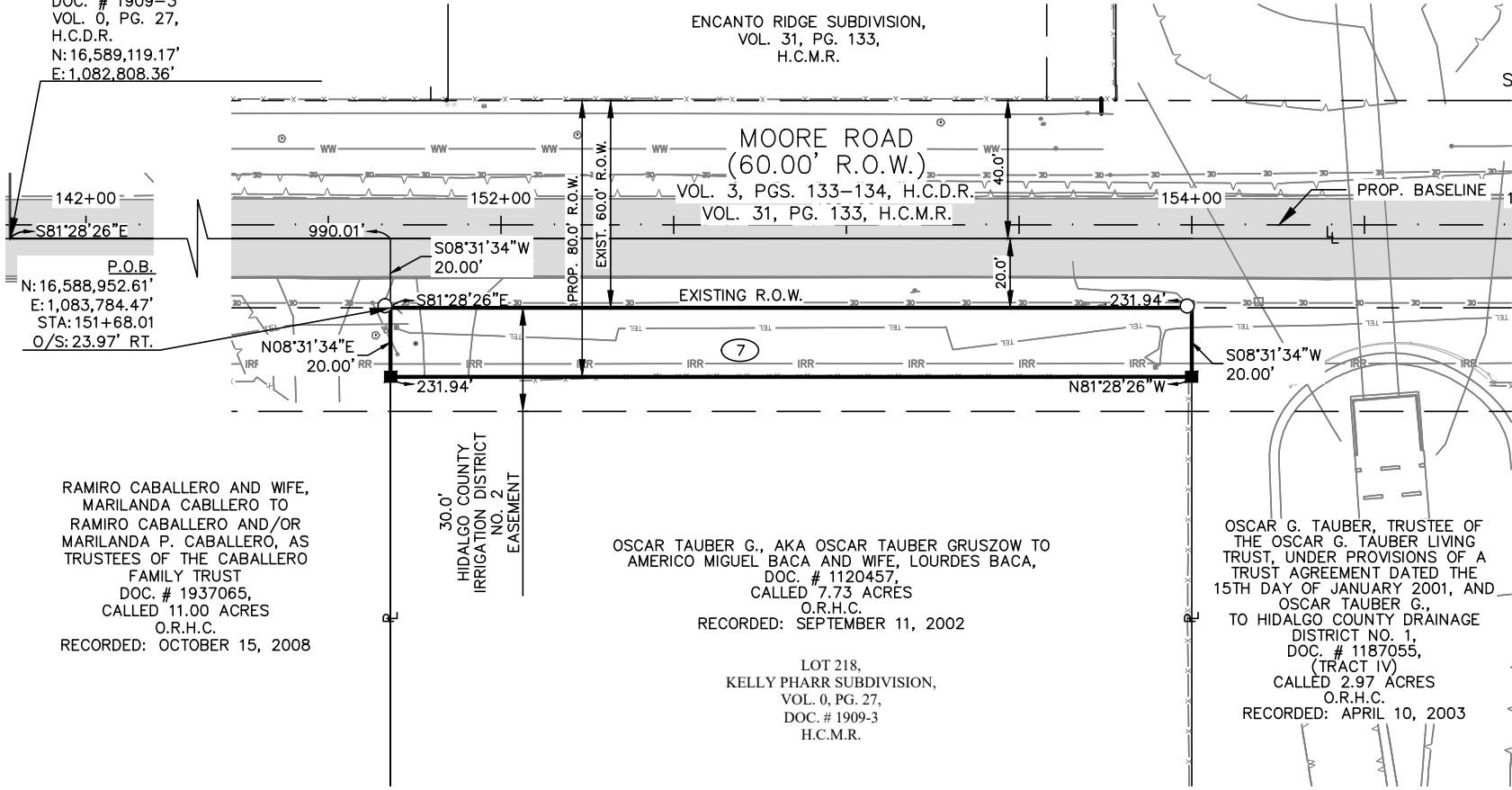
PAGE 3 OF 4 SCALE: N.T.S.

P.O.C.
 NORTHWEST CORNER OF LOT 218,
 KELLY PHARR SUBDIVISION,
 DOC. # 1909-3
 VOL. 0, PG. 27,
 H.C.D.R.
 N: 16,589,119.17'
 E: 1,082,808.36'

ENCANTO RIDGE SUBDIVISION,
 VOL. 31, PG. 133,
 H.C.M.R.



SCALE: 1" = 50'



P.O.B.
 N: 16,588,952.61'
 E: 1,083,784.47'
 STA: 151+68.01
 O/S: 23.97' RT.

RAMIRO CABALLERO AND WIFE,
 MARILANDA CABLLERO TO
 RAMIRO CABALLERO AND/OR
 MARILANDA P. CABALLERO, AS
 TRUSTEES OF THE CABALLERO
 FAMILY TRUST
 DOC. # 1937065,
 CALLED 11.00 ACRES
 O.R.H.C.
 RECORDED: OCTOBER 15, 2008

30.0'
 HIDALGO COUNTY
 IRRIGATION DISTRICT
 NO. 2
 EASEMENT

OSCAR TAUBER G., AKA OSCAR TAUBER GRUSZOW TO
 AMERICO MIGUEL BACA AND WIFE, LOURDES BACA,
 DOC. # 1120457,
 CALLED 7.73 ACRES
 O.R.H.C.
 RECORDED: SEPTEMBER 11, 2002

LOT 218,
 KELLY PHARR SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3
 H.C.M.R.

OSCAR G. TAUBER, TRUSTEE OF
 THE OSCAR G. TAUBER LIVING
 TRUST, UNDER PROVISIONS OF A
 TRUST AGREEMENT DATED THE
 15TH DAY OF JANUARY 2001, AND
 OSCAR TAUBER G.,
 TO HIDALGO COUNTY DRAINAGE
 DISTRICT NO. 1,
 DOC. # 1187055,
 (TRACT IV)
 CALLED 2.97 ACRES
 O.R.H.C.
 RECORDED: APRIL 10, 2003

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 7
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025
 PAGE 4 OF 4 SCALE: 1" = 50'

Parcel 7 Closure Report

Point of Beginning: North: 16588952.6094' East: 1083784.4652'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 231.938'
North: 16588918.2218' East: 1084013.8399'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 20.000'
North: 16588898.4428' East: 1084010.8746'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 231.938'
North: 16588932.8304' East: 1083781.5000'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 20.000'
North: 16588952.6094' East: 1083784.4652'

Perimeter: 503.876' Area: 4638.76 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 503876000.000

Units of Measure: U.S. Survey Feet

EXHIBIT: D

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 8

Being a 0.0450 of one acre (1,962 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 218 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a called 2.97 acre tract of land (Tract IV) conveyed to Hidalgo County Drainage District No. 1 by a Warranty Deed dated December 30, 2002 and filed for record on April 10, 2003 as described in Document Number 1187055 of the Official Records, Hidalgo County, Texas, said 0.0450 of one acre (1,962 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northeast corner of said Lot 218, being the common corner of said Lot 218 and Lot 219 of said Kelly-Pharr Subdivision, being the Northwest corner of Villa Real Subdivision as recorded in Volume 40, Page 184 of the Map Records, Hidalgo County, Texas, and being within the existing right-of-way of Moore Road (60.0' right-of-way);

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said Lot 218 and said Lot 219, being the West line of said Villa Real Subdivision to a point (N=16,588,903.69, E=1,084,110.81), being 23.97 feet right from centerline station 154+98.05, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northeast corner of this herein described parcel;

1. **Thence**, South 08°31'34" West a distance of 20.00 feet continuing along the common line of said Lot 218 and said Lot 219, being the West line of said Villa Real Subdivision to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;
2. **Thence**, North 81°28'26" West a distance of 98.05 feet over and across said called 2.97 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 2.97 acre tract of land and a called 7.73 acre tract of land conveyed to Americo Miguel Baca and wife, Lourdes Baca by a Correction Instrument executed August 19, 2002 and filed for record on September 11, 2002 as described in Document Number 1120457 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel
3. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 2.97 acre tract of land and said called 7.73 acre tract of land to a found 1/2-inch iron rod, being on the existing South right-of-way line of said Moore Road, for the Northwest corner of this herein described parcel;

4. **Thence**, South 81°28'26" East a distance of 98.05 feet along the existing South right-of-way line of said Moore Road to the **POINT OF BEGINNING**, being a 0.0450 of one acre (1,962 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

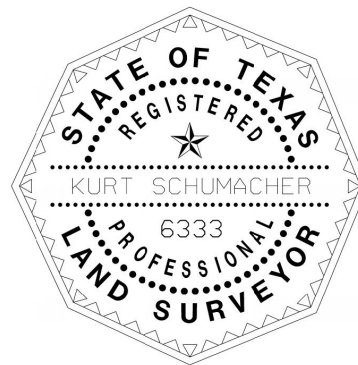
A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



05/09/2025

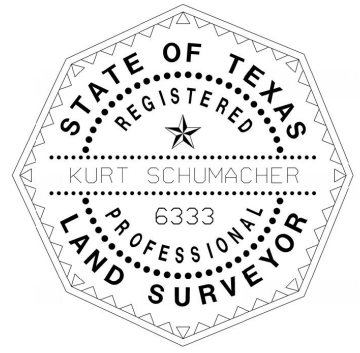
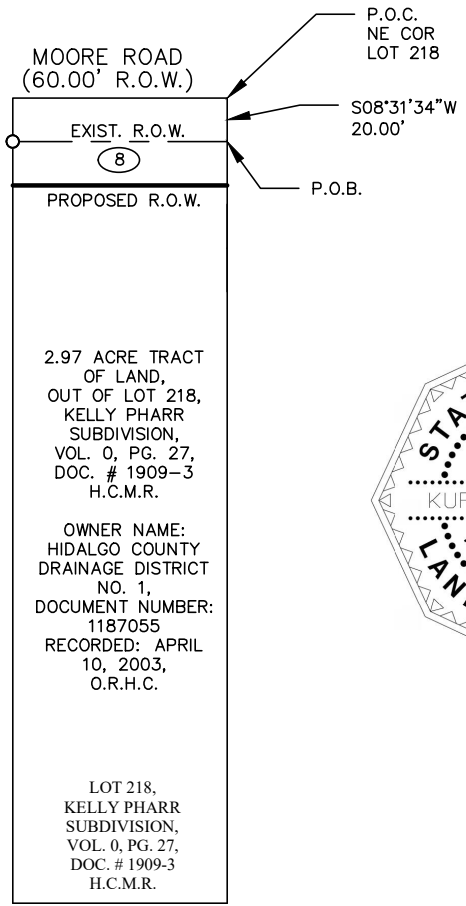
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
OE	OVERHEAD LINE
X	FENCE LINE
W	WATER LINE
IRR	IRRIGATION LINE
TEL	TELEPHONE LINE
WW	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



05/09/2025

- NOTES:**
- ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 - RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 - FIELD SURVEYING WAS PERFORMED APRIL 2025.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 - SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 - SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

2.97 ACRE TRACT OF LAND, OUT OF LOT 218, KELLY PHARR SUBDIVISION, VOL. 0, PG. 27, DOC. # 1909-3 H.C.M.R.

OWNER NAME: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, DOCUMENT NUMBER: 1187055 RECORDED: APRIL 10, 2003, O.R.H.C.

LOT 218, KELLY PHARR SUBDIVISION, VOL. 0, PG. 27, DOC. # 1909-3 H.C.M.R.

PARENT TRACT INSET FOR PARCEL NO. 8

N.T.S.
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
2.97	0.0450/ 1,962	2.925	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT SHOWING PARCEL 8
MOORE ROAD PARCELS (JACKSON RD. TO VETERANS BLVD.) HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 3 OF 4 SCALE: N.T.S.

LOT 1
ENCANTO RIDGE SUBDIVISION,
VOL. 31, PG. 133,
H.C.M.R.

LOT 291
PHARR SOUTH UNIT NO. 3
SUBDIVISION,
VOL. 21, PG. 188,
H.C.M.R.

120.00' HIDALGO COUNTY
IRRIGATION DISTRICT NO. 2
CANAL,
VOL. 31, PG. 133,
H.C.M.R.

P.O.C.
NORTHEAST CORNER
OF LOT 218,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3
H.C.M.R.



SCALE: 1" = 50'

MOORE ROAD
(60.00' R.O.W.)
VOL. 3, PGS. 133-134, H.C.D.R.
VOL. 31, PG. 133, H.C.M.R.

EXISTING R.O.W.

30.0'
HIDALGO
COUNTY
IRRIGATION
DISTRICT
NO. 2
EASEMENT

OSCAR TAUBER G., AKA OSCAR TAUBER GRUSZOW TO
AMERICO MIGUEL BACA AND WIFE, LOURDES BACA,
DOC. # 1120457,
CALLED 7.73 ACRES
O.R.H.C.
RECORDED: SEPTEMBER 11, 2002

OSCAR G. TAUBER, TRUSTEE OF
THE OSCAR G. TAUBER LIVING
TRUST, UNDER PROVISIONS OF A
TRUST AGREEMENT DATED THE
15TH DAY OF JANUARY 2001, AND
OSCAR TAUBER G.,
TO HIDALGO COUNTY DRAINAGE
DISTRICT NO. 1,
DOC. # 1187055,
(TRACT IV)
CALLED 2.97 ACRES
O.R.H.C.
RECORDED: APRIL 10, 2003

LOT 218,
KELLY PHARR SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.

COMPASS BANK TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1,
DOC. # 2761675
CALLED 1.495 ACRE TRACT
O.R.H.C.

VILLA REAL SUBDIVISION,
VOL. 40, PG. 184,
H.C.M.R.

LOT 1
5.0'
ELECTRICAL EASEMENT,
VOL. 40, PG. 184M
H.C.M.R.

LOT 2

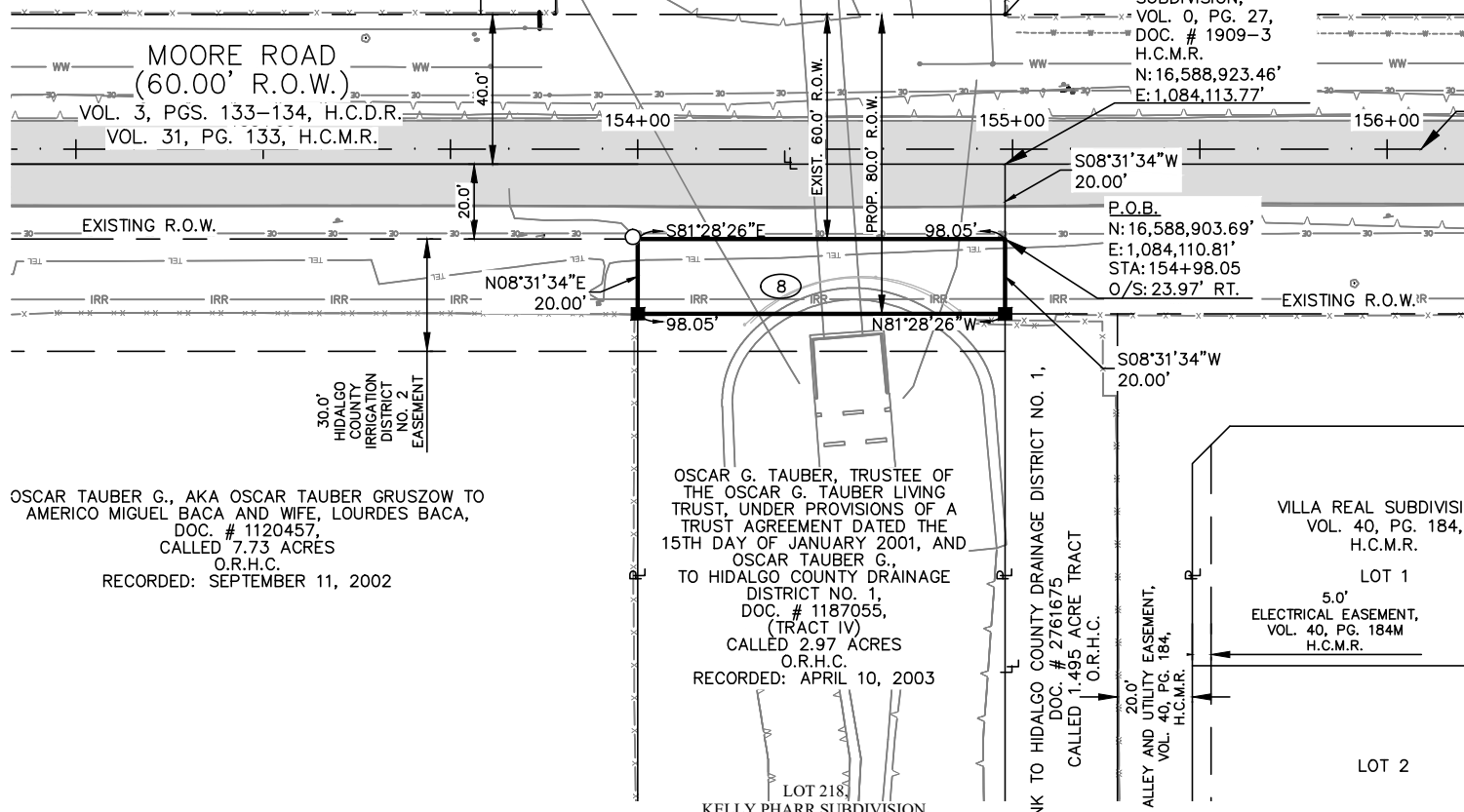
S08°31'34"W
20.00'

P.O.B.
N: 16,588,903.69'
E: 1,084,110.81'
STA: 154+98.05
O/S: 23.97' RT.

S08°31'34"W
20.00'

20.0'
ALLEY AND UTILITY EASEMENT,
VOL. 40, PG. 184,
H.C.M.R.

PROP. BASELINE



KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(361) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 8
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 4 OF 4 SCALE: 1" = 50'

Parcel 8 Closure Report

Point of Beginning: North: 16588903.6848' East: 1084110.8050'

Segment #1: Line

Course: S08° 31' 34.43"W Length: 20.000'
North: 16588883.9059' East: 1084107.8398'

Segment #2: Line

Course: N81° 28' 25.57"W Length: 98.049'
North: 16588898.4428' East: 1084010.8744'

Segment #3: Line

Course: N08° 31' 34.43"E Length: 20.000'
North: 16588918.2218' East: 1084013.8397'

Segment #4: Line

Course: S81° 28' 25.57"E Length: 98.049'
North: 16588903.6848' East: 1084110.8050'

Perimeter: 236.098' Area: 1960.98 Sq. Ft.
Error Closure: 0.0000 Course: N00° 00' 00.00"E
Error North: 0.00000 East: 0.00000

Precision 1: 236098000.000

Units of Measure: U.S. Survey Feet

EXHIBIT: E

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 9

Being a 0.0391 of one acre (1,702 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 220 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a called 3.26 acre tract of land conveyed to Hidalgo County Drainage District Number One by a Right of Way Easement recorded on December 30, 1962 as described in Volume 1026, Page 310 of the Deed Records, Hidalgo County, Texas, said 0.0391 of one acre (1,702 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 220, being the common corner of said Lot 220 and Lot 219 of said Kelly-Pharr Subdivision, being the Northeast corner of The Amended Plat of Bugarvilla Estates Subdivision as recorded in Volume 48, Page 163 of the Map Records, Hidalgo County, Texas, and being within the existing right-of-way of Moore Road (60.0' right-of-way);

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said Lot 220 and said Lot 219, being the East line of said Amended Plat of Bugarvilla Estates Subdivision to a point (N=16,588,707.98, E=1,085,416.22), being 23.97 feet right from centerline station 168+18.05, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 85.00 feet along the existing South right-of-way line of said Moore Road to a point, being on the common line of said called 3.26 acre tract of land and a called 0.56 of one acre tract of land conveyed to City of Pharr by a Warranty Deed dated December 22, 2003 and filed for record on January 15, 2004 as described in Document Number 1287037 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said 3.26 acre tract of land and said called 0.56 of one acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;
3. **Thence**, North 81°28'26" West a distance of 85.00 feet over and across said called 3.26 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 3.26 acre tract of land and a 35.0' Drainage Easement as established by said Amended Plat of Bugarvilla Subdivision, for the Southwest corner of this herein described parcel;

4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 3.26 acre tract of land and said 35.0' Drainage Easement to the **POINT OF BEGINNING**, being a 0.0391 of one acre (1,702 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



05/09/2025

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



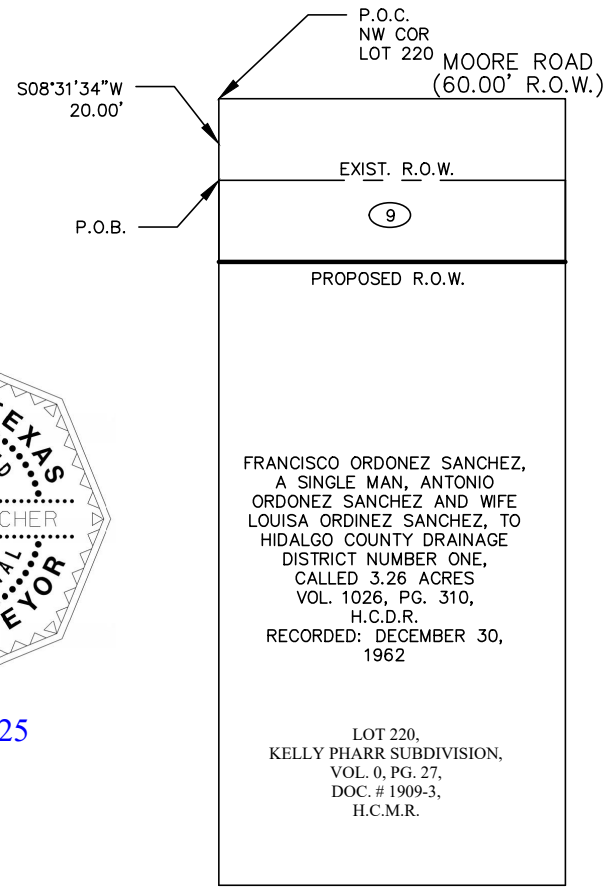
LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
---oe---	OVERHEAD LINE
---x---	FENCE LINE
---w---	WATER LINE
---irr---	IRRIGATION LINE
---tel---	TELEPHONE LINE
---ww---	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



05/09/2025



- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

PARENT TRACT INSET FOR
PARCEL NO. 9

N.T.S.
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

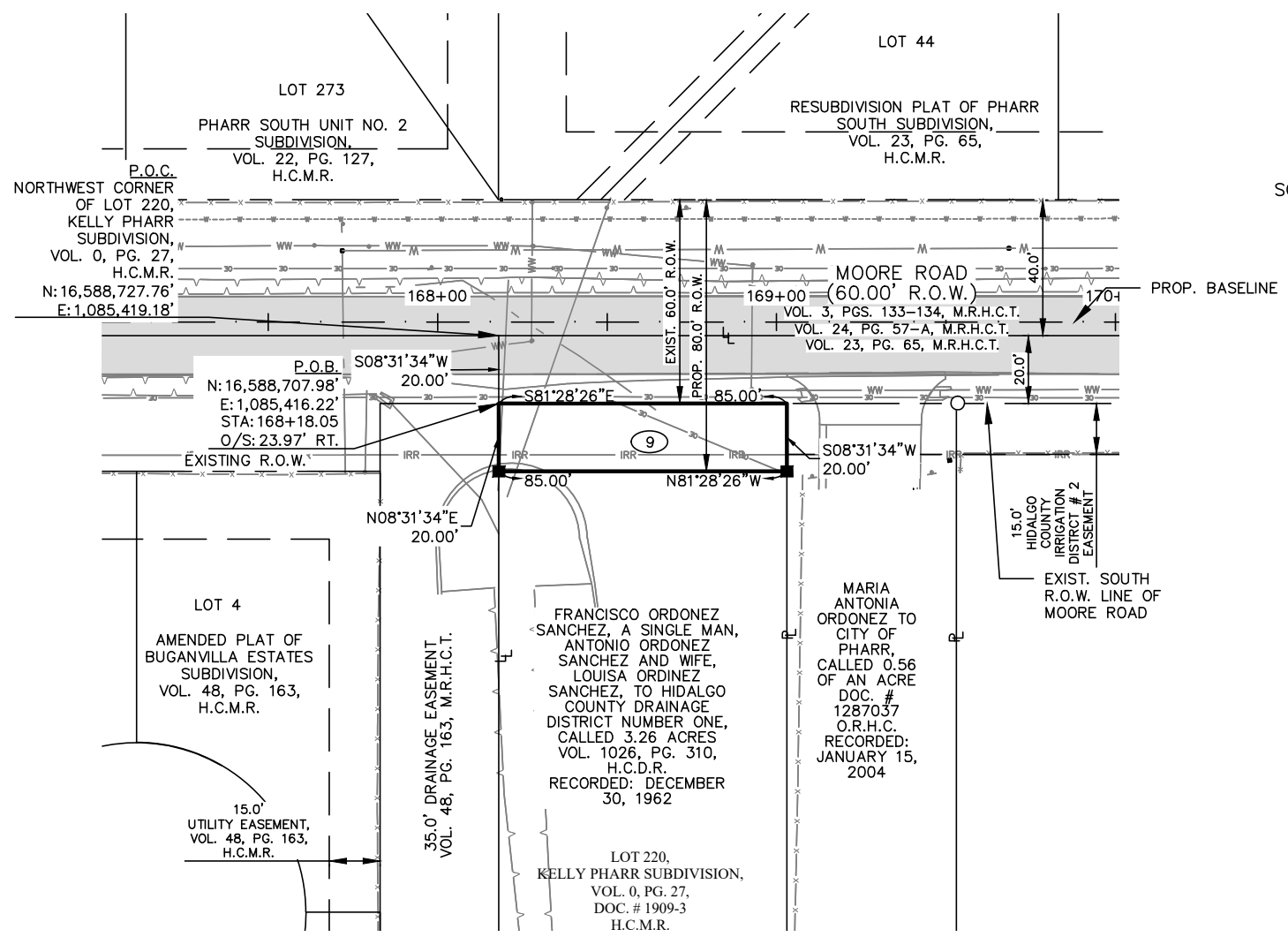
AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
3.26	0.0391/ 1,702	3.221	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 9
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025



SCALE: 1" = 50'



KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 9
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025

PAGE 4 OF 4 SCALE: 1" = 50'

Parcel 9 Closure Report

Point of Beginning: North: 16588707.9787' East: 1085416.2165'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 84.997'
North: 16588695.3769' East: 1085500.2741'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 20.000'
North: 16588675.5979' East: 1085497.3089'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 84.997'
North: 16588688.1998' East: 1085413.2513'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 20.000'
North: 16588707.9787' East: 1085416.2165'

Perimeter: 209.993' Area: 1699.93 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 209994000.000

Units of Measure: U.S. Survey Feet

EXHIBIT: F

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 11

Being a 0.1057 of one acre (4,603 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 220 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a called 2.47 acre tract of land conveyed to RKL Family Limited Partnership by a Gift Deed dated January 15, 2010 and recorded on March 17, 2010 as described in Document Number 2084687 of the Official Records, Hidalgo County, Texas, said 0.1057 of one acre (4,603 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 220, being the common corner of said Lot 220 and Lot 219 of said Kelly-Pharr Subdivision, being the Northeast corner of The Amended Plat of Bugarvilla Estates Subdivision as recorded in Volume 48, Page 163 of the Map Records, Hidalgo County, Texas, and being within the existing right-of-way of Moore Road (60.0' right-of-way);

Thence, South 81°28'26" East a distance of 134.99 feet along the North line of said Lot 220, being within the existing right-of-way of said Moore Road, to a point;

Thence, South 08°31'34" West a distance of 20.00 feet over and across said Lot 220 to a found 1/2-inch iron rod (N=16,588,687.96, E=1,085,549.72), being 23.97 feet right from centerline station 169+53.04, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 229.99 feet along the existing South right-of-way line of said Moore Road to a found 1/2-inch iron rod, being on the East line of said called 2.47 acre tract of land, for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the East line of said called 2.47 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being the Northwest corner of Lot 1, Ordonez Subdivision No. 2 as recorded in Volume 24, Page 57 of the Map Records, Hidalgo County, Texas, said Lot 1 being conveyed to RKL Family Limited Partnership by a Gift Deed dated January 15, 2010 and recorded on March 17, 2010 as described in Document Number 2084693 of the Official Records, Hidalgo County, Texas, for the Southeast corner of this herein described parcel;

3. **Thence**, North $81^{\circ}28'26''$ West a distance of 229.99 feet over and across said called 2.47 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 2.47 acre tract of land and a called 0.56 of one acre tract of land conveyed to City of Pharr by a Warranty Deed dated December 22, 2003 and filed for record on January 15, 2004 as described in Document Number 1287037 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;
4. **Thence**, North $08^{\circ}31'34''$ East a distance of 20.00 feet along the common line of said called 2.47 acre tract of land and said called 0.56 of one acre tract of land to the **POINT OF BEGINNING**, being a 0.1057 of one acre (4,603 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



05-09-2025

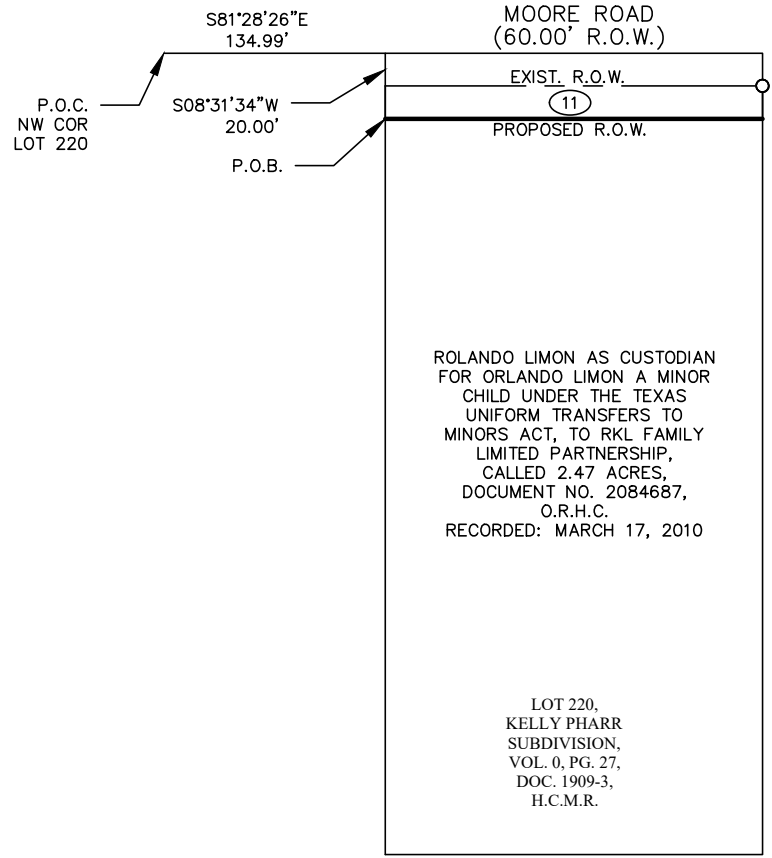
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
OE	OVERHEAD LINE
X	FENCE LINE
W	WATER LINE
IRR	IRRIGATION LINE
TEL	TELEPHONE LINE
WW	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



ROLANDO LIMON AS CUSTODIAN FOR ORLANDO LIMON A MINOR CHILD UNDER THE TEXAS UNIFORM TRANSFERS TO MINORS ACT, TO RKL FAMILY LIMITED PARTNERSHIP, CALLED 2.47 ACRES, DOCUMENT NO. 2084687, O.R.H.C. RECORDED: MARCH 17, 2010

LOT 220, KELLY PHARR SUBDIVISION, VOL. 0, PG. 27, DOC. 1909-3, H.C.M.R.



05-09-2025

- NOTES:**
- ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 - RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 - FIELD SURVEYING WAS PERFORMED APRIL 2025.
 - A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 - SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 - SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

PARENT TRACT INSET FOR PARCEL NO. 11

N.T.S.
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
2.47	0.1057/ 4,603	2.363	



PARCEL PLAT SHOWING PARCEL 11
MOORE ROAD PARCELS (JACKSON RD. TO VETERANS BLVD.) HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 3 OF 4 SCALE: N.T.S.

P.O.C.
NORTHWEST CORNER
OF LOT 220,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.
N: 16,588,727.76'
E: 1,085,419.18'

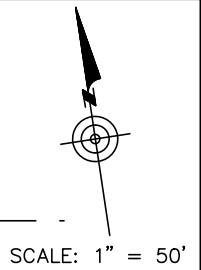
LOT 44

LOT 45

RESUBDIVISION PLAT
OF PHARR SOUTH
SUBDIVISION,
VOL. 23, PG. 65,
H.C.M.R.
LOT 46

LOT 47

LOT 48



MOORE ROAD
(60.00' R.O.W.)

VOL. 3, PGS. 133-134, H.C.M.R.

VOL. 24, PG. 57-A, H.C.M.R.

VOL. 23, PG. 65, H.C.M.R.

P.O.B.
N: 16,588,687.96'
E: 1,085,549.72'
STA: 169+53.04
O/S: 23.97' RT.

MARIA ANTONIA
ORDONEZ TO
CITY OF
PHARR,
CALLED 0.56
OF AN ACRE
DOC. #
1287037
O.R.H.C.
RECORDED:
JANUARY 15,
2004

ROLANDO LIMON AS CUSTODIAN FOR ORLANDO
LIMON A MINOR CHILD UNDER THE TEXAS
UNIFORM TRANSFERS TO MINORS ACT, TO RKL
FAMILY LIMITED PARTNERSHIP,
CALLED 2.47 ACRES,
DOCUMENT NO. 2084687,
O.R.H.C.
RECORDED: MARCH 17, 2010

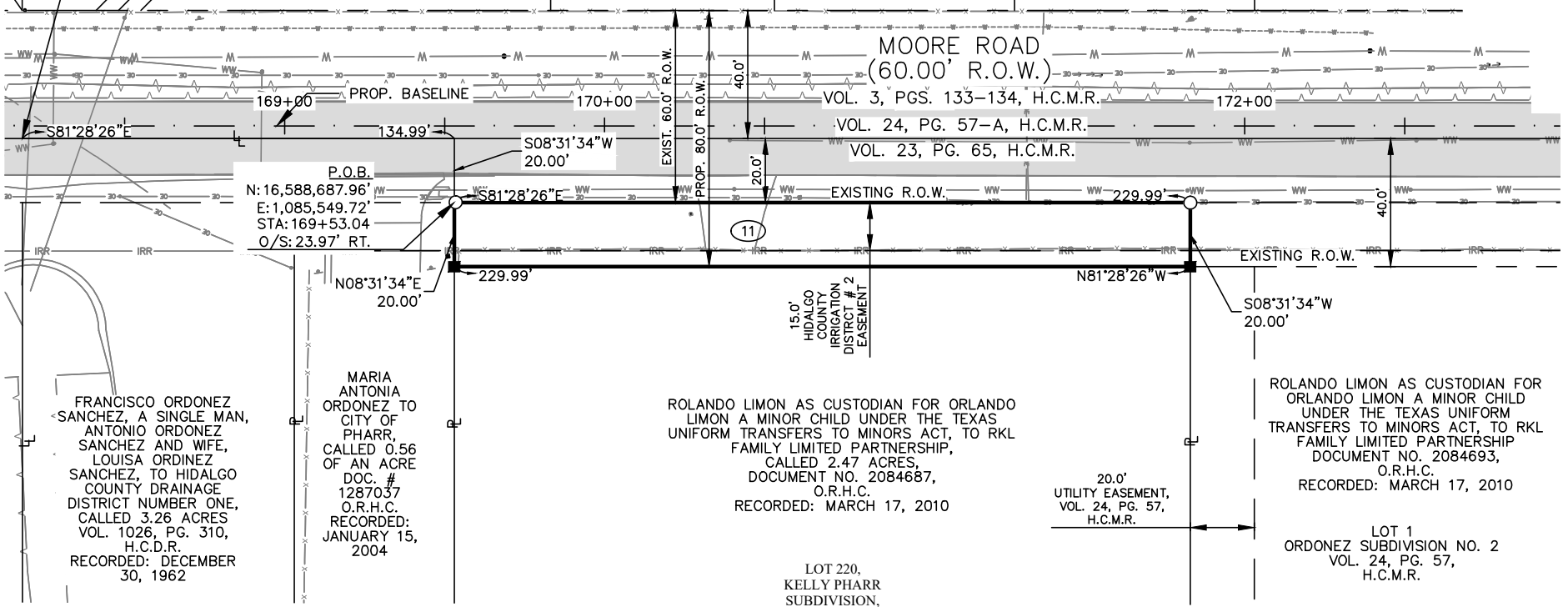
LOT 220,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3
H.C.M.R.

ROLANDO LIMON AS CUSTODIAN FOR
ORLANDO LIMON A MINOR CHILD
UNDER THE TEXAS UNIFORM
TRANSFERS TO MINORS ACT, TO RKL
FAMILY LIMITED PARTNERSHIP
DOCUMENT NO. 2084693,
O.R.H.C.
RECORDED: MARCH 17, 2010

LOT 1
ORDONEZ SUBDIVISION NO. 2
VOL. 24, PG. 57,
H.C.M.R.

20.0'
UTILITY EASEMENT,
VOL. 24, PG. 57,
H.C.M.R.

FRANCISCO ORDONEZ
SANCHEZ, A SINGLE MAN,
ANTONIO ORDONEZ
SANCHEZ AND WIFE,
LOUISA ORDINEZ
SANCHEZ, TO HIDALGO
COUNTY DRAINAGE
DISTRICT NUMBER ONE,
CALLED 3.26 ACRES
VOL. 1026, PG. 310,
H.C.D.R.
RECORDED: DECEMBER
30, 1962



KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 11
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025

Parcel 11 Closure Report

Point of Beginning: North: 16588687.9641' East: 1085549.7192'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 229.991'
North: 16588653.8652' East: 1085777.1683'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16588634.0872' East: 1085774.2032'

Segment #3: Line

Course: N81° 28' 26.28"W Length: 229.991'
North: 16588668.1854' East: 1085546.7539'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 20.000'
North: 16588687.9643' East: 1085549.7192'

Perimeter: 499.981' Area: 4599.72 Sq. Ft.

Error Closure: 0.0002 Course: N08° 31' 36.17"E

Error North: 0.00021 East: 0.00003

Precision 1: 2499905.000

Units of Measure: U.S. Survey Feet

EXHIBIT: G

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 12

Being a 0.0358 of one acre (1,600 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 220 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a called 1.76 acre tract of land conveyed to RKL Family Limited Partnership by a Gift Deed dated January 15, 2010 and recorded on March 17, 2010 as described in Document Number 2084693 of the Official Records, Hidalgo County, Texas, said 0.0358 of one acre (1,600 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 220, being the common corner of said Lot 220 and Lot 219 of said Kelly-Pharr Subdivision, being the Northeast corner of The Amended Plat of Buganvilla Estates Subdivision as recorded in Volume 48, Page 163 of the Map Records, Hidalgo County, Texas, and being within the existing right-of-way of Moore Road (60.0' right-of-way);

Thence, South 81°28'26" East a distance of 512.56 feet along the North line of said Lot 220, being within the existing right-of-way of said Moore Road, to a point;

Thence, South 08°31'34" West a distance of 20.00 feet over and across said Lot 220 to a point (N=16,588,631.99, E=1,085,923.11), being 23.97 feet right from centerline station 173+30.61, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northwest corner of this herein described parcel;

- 1. Thence**, South 81°28'26" East a distance of 77.90 feet along the existing South right-of-way line of said Moore Road to a point, being on the common line of said 1.76 acre tract of land and a called 7.00 acre tract of land conveyed to The H & E Tijerina Children's Family Limited Partnership, a Texas Limited Partnership by a Special Warranty Deed dated February 14, 2014 and recorded on February 18, 2014 as described in Document Number 2487030 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
- 2. Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 1.76 acre tract of land and said called 7.00 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel, from which a found 1/2-inch iron rod bears North 08°31'34" East a distance of 15.20 feet;

3. **Thence**, North $81^{\circ}28'26''$ West a distance of 77.90 feet over and across said called 1.76 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the West line of said called 1.76 acre tract of land, and being the Northeast corner of Lot 1, Ordonez Subdivision No. 2 as recorded in Volume 24, Page 57 of the Map Records, Hidalgo County, Texas, said Lot 1 being conveyed to RKL Family Limited Partnership by a Gift Deed dated January 15, 2010 and recorded on March 17, 2010 as described in Document Number 2084693 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;

4. **Thence**, North $08^{\circ}31'34''$ East a distance of 20.00 feet along the West line of said called 1.76 acre tract of land to the **POINT OF BEGINNING**, being a 0.0358 of one acre (1,600 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



05-09-2025

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



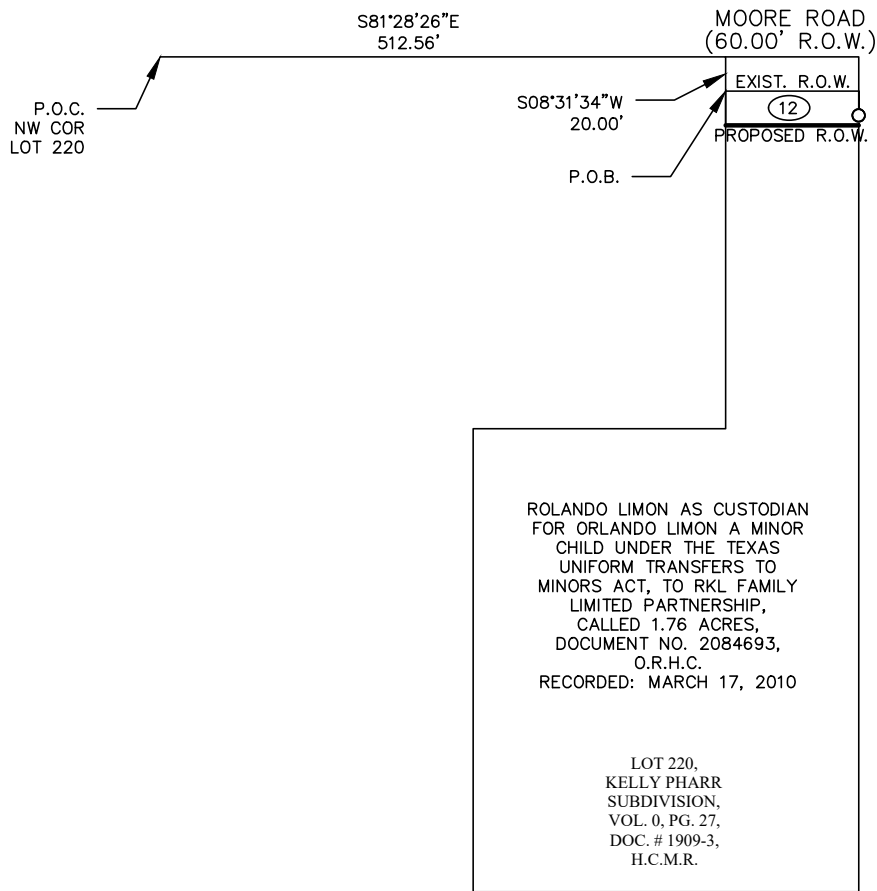
LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
OE	OVERHEAD LINE
X	FENCE LINE
W	WATER LINE
IRR	IRRIGATION LINE
TEL	TELEPHONE LINE
WW	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



05-09-2025

PARENT TRACT INSET FOR
PARCEL NO. 12

N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
1.76	0.0358/ 1,600	1.724	



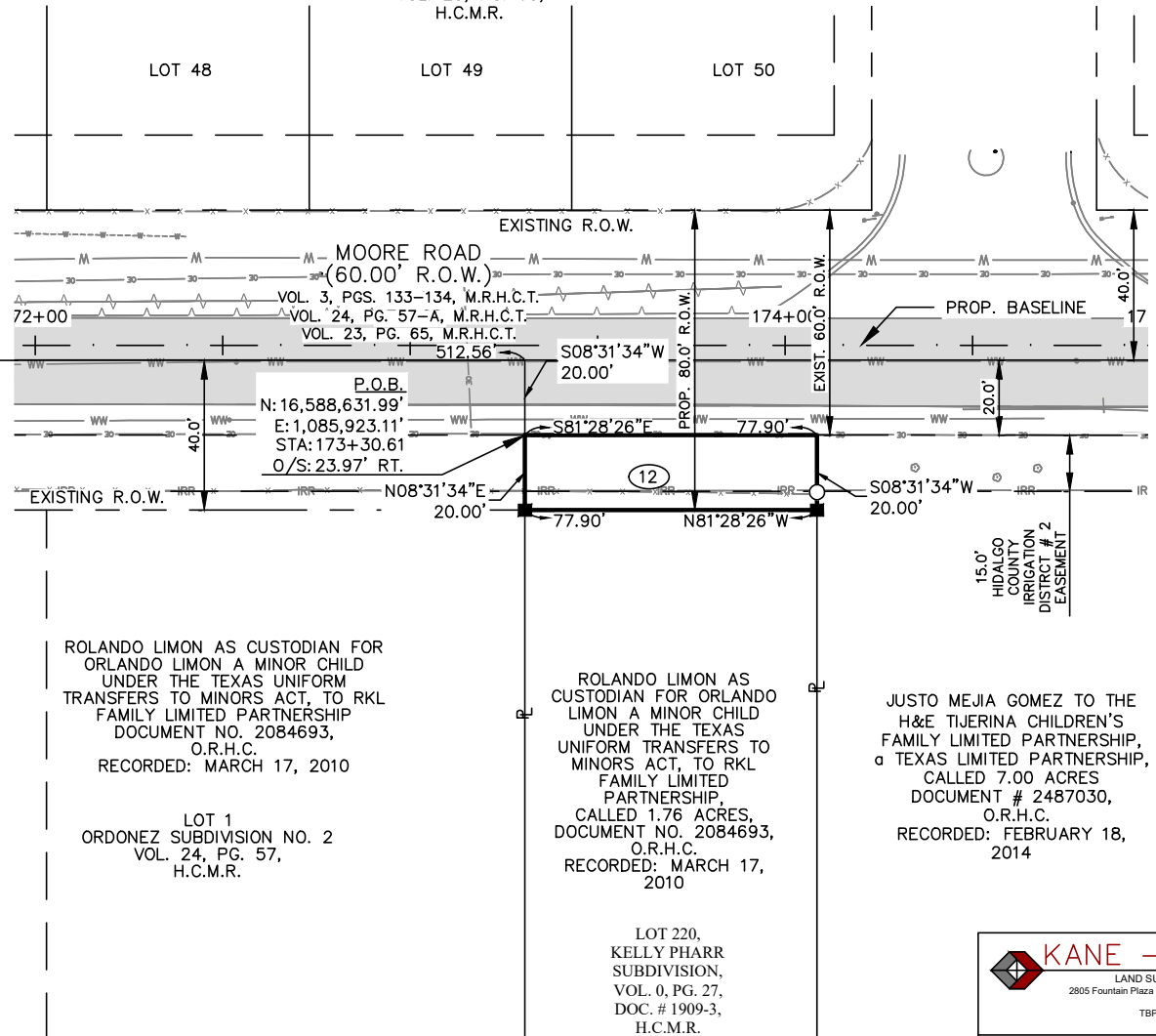
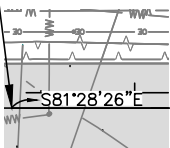
PARCEL PLAT
 SHOWING
 PARCEL 12
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025

RESUBDIVISION PLAT
OF PHARR SOUTH
SUBDIVISION,
VOL. 23, PG. 65,
H.C.M.R.



SCALE: 1" = 50'

P.O.C.
NORTHWEST CORNER
OF LOT 220,
KELYL PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.
N: 16,588,727.76'
E: 1,085,419.18'



KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 12
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 3 OF 4 SCALE: 1" = 50'

Parcel 12 Closure Report

Point of Beginning: North: 16588631.9855' East: 1085923.1112'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 77.900'
North: 16588620.4359' East: 1086000.1503'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16588600.6579' East: 1085997.1852'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 77.900'
North: 16588612.2076' East: 1085920.1461'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 19.999'
North: 16588631.9855' East: 1085923.1112'

Perimeter: 195.798' Area: 1557.93 Sq. Ft.
Error Closure: 0.0000 Course: N00° 00' 00.00"E
Error North: 0.00000 East: 0.00000

Precision 1: 195798000.000

Units of Measure: U.S. Survey Feet

EXHIBIT: H

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 13

Being a 0.2398 of one acre (10,445 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 220 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being out of a 5.56 acre remainder of a called 7.00 acre tract of land conveyed to The H & E Tijerina Children's Family Limited Partnership, a Texas Limited Partnership by a Special Warranty Deed dated February 14, 2014 and recorded on February 18, 2014 as described in Document Number 2487030 of the Official Records, Hidalgo County, Texas, said 0.2398 of one acre (10,445 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northeast corner of said Lot 220, and being the intersection of the centerlines of Moore Road (60.0' right-of-way) and U.S. Highway 281-Cage Blvd. (110.00 right-of-way);

Thence, North 81°28'26" West a distance of 207.59 feet along the North line of said Lot 220, being within the existing right-of-way of said Moore Road, to a point, being the Northeast corner of said 5.56 acre remainder tract of land;

Thence, South 08°31'34" West a distance of 20.00 feet over and across said Lot 220, being the East line of said 5.56 acre remainder tract of land to a point (N=16,588,543.05, E=1,086,516.33), being 23.97 feet right from centerline station 179+30.46, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Northeast corner of this herein described parcel;

1. **Thence**, South 08°31'34" West a distance of 15.00 feet continuing along the East line of said remainder 5.56 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the North line of a City of Pharr Easement as established by Circle K Pharr Subdivision Phase 1 Lot 1 as recorded in Document Number 3561518 of the Map Records, Hidalgo County, Texas, for a corner of this herein described parcel;
2. **Thence**, North 81°28'25" West a distance of 87.41 feet along said City of Pharr Easement to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said 5.56 acre remainder tract of land and said Circle K Pharr Subdivision, for a corner of this herein described parcel;
3. **Thence**, South 08°31'34" West a distance of 5.00 feet along the common line of said 5.56 acre remainder tract of land and said Circle K Pharr Subdivision to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for a corner of this herein described parcel;

4. **Thence**, North 81°28'26" West a distance of 434.54 feet over and across said 5.56 acre remainder tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said 5.56 acre remainder tract of land and a called 1.76 acre tract of land conveyed to RKL Family Limited Partnership by a Gift Deed dated January 15, 2010 and recorded on March 17, 2010 as described in Document Number 2084693 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;
5. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said 5.56 acre remainder tract of land and said called 1.76 acre tract of land to a point, being on the existing South right-of-way line of said Moore Road, for the Northwest corner of this herein described parcel;
6. **Thence**, South 81°28'26" East a distance of 521.95 feet along the existing South right-of-way line of said Moore Road to the **POINT OF BEGINNING**, being a 0.2398 of one acre (10,445 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel play represent the facts as found at the time of survey. Survey date: April, 2025.



05-09-2025

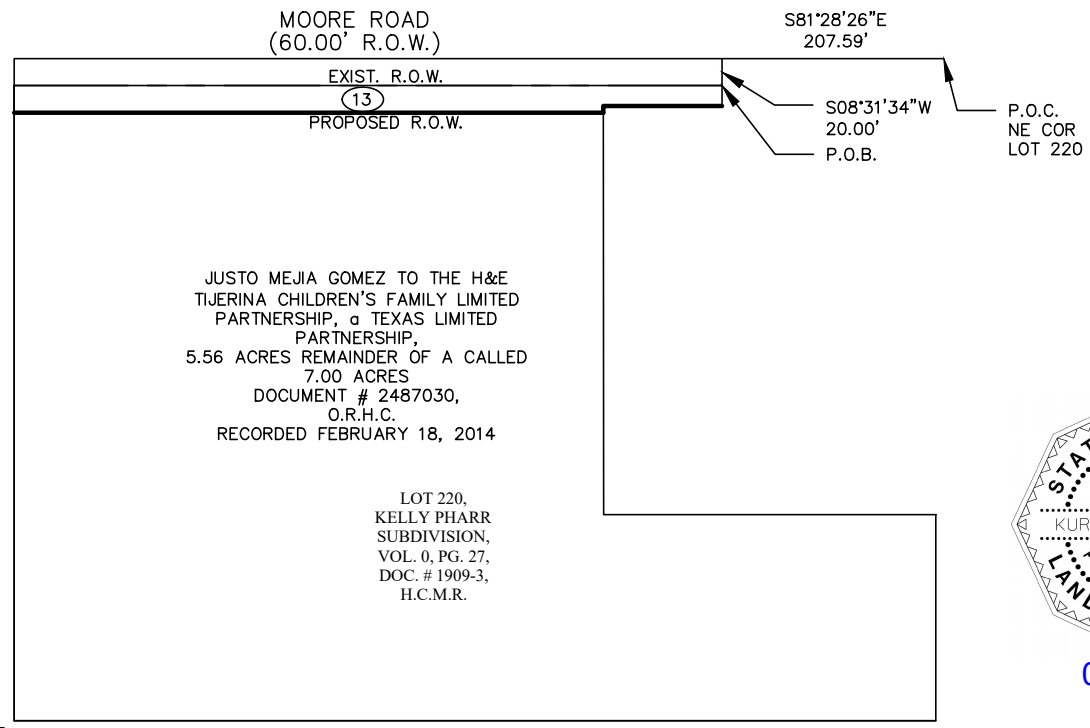
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
OE	OVERHEAD LINE
X	FENCE LINE
W	WATER LINE
IRR	IRRIGATION LINE
TEL	TELEPHONE LINE
WW	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



LOT 220,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.



05-09-2025

- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

PARENT TRACT INSET FOR
PARCEL NO. 13

N.T.S.
I HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
5.56	0.2398/ 10,445	5.320	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 13
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 3 OF 5 SCALE: N.T.S.

VACATING AND RESUBDIVISION
 PLAT OF SOUTHGATE
 SUBDIVISION,
 VOL. 23, PG. 65,
 H.C.M.R.

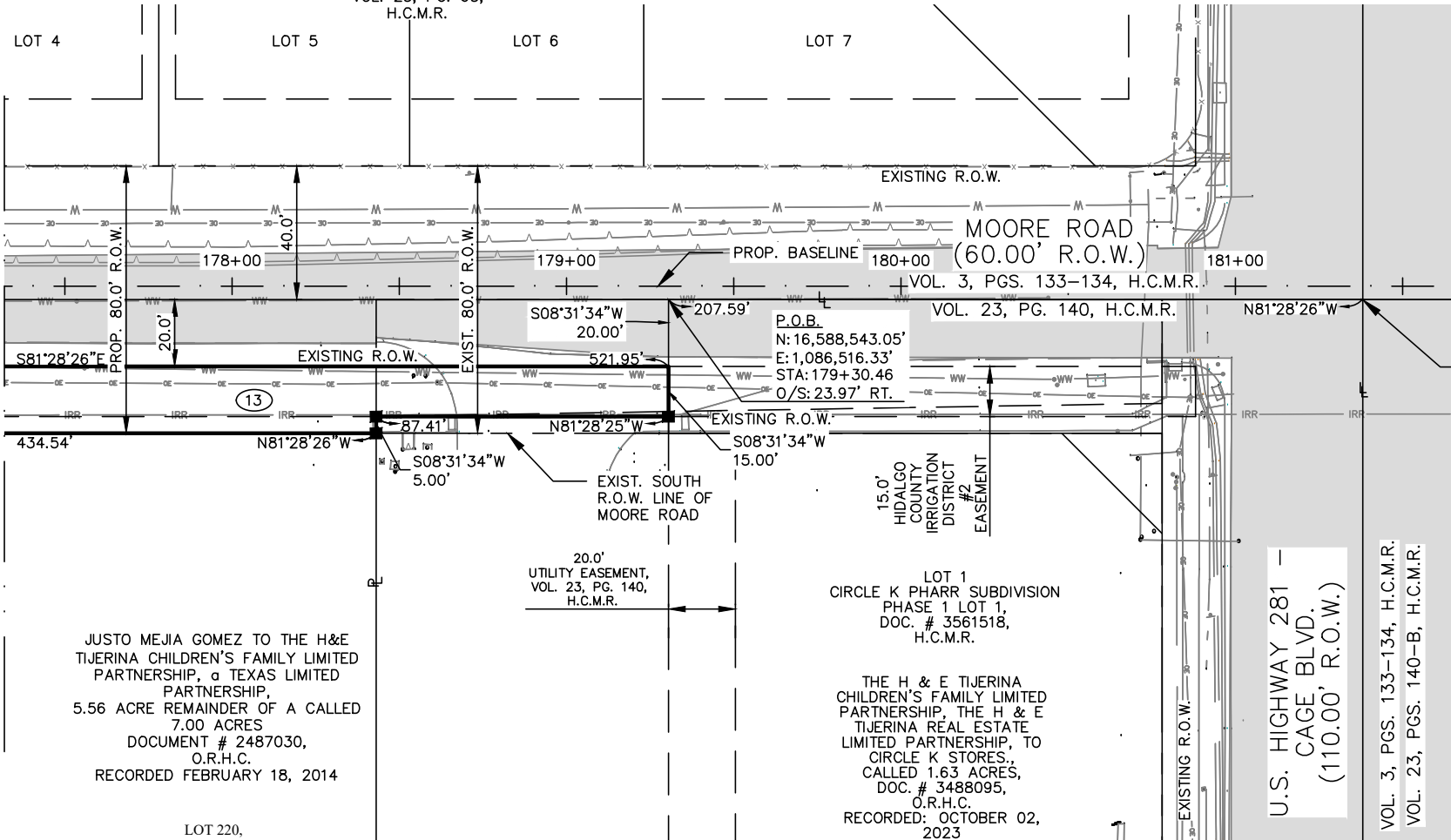
LOT 4 LOT 5 LOT 6 LOT 7



SCALE: 1" = 50'

P.O.C.
 NORTHEAST CORNER
 OF LOT 220,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3,
 H.C.M.R.
 N: 16,588,532.05'
 E: 1,086,724.59'

MATCHLINE A-A



434.54'
 S81°28'26" E
 PROP. 80.0' R.O.W.
 20.0'
 40.0'
 178+00

EXISTING R.O.W.
 20.0'
 521.95'
 207.59'
 S08°31'34" W
 20.00'
 87.41'
 N81°28'26" W
 S08°31'34" W
 5.00'

179+00
 PROP. BASELINE
 180+00
 MOORE ROAD
 (60.00' R.O.W.)
 VOL. 3, PGS. 133-134, H.C.M.R.

P.O.B.
 N: 16,588,543.05'
 E: 1,086,516.33'
 STA: 179+30.46
 O/S: 23.97' RT.

181+00
 N81°28'26" W
 VOL. 23, PG. 140, H.C.M.R.

JUSTO MEJIA GOMEZ TO THE H&E
 TIJERINA CHILDREN'S FAMILY LIMITED
 PARTNERSHIP, a TEXAS LIMITED
 PARTNERSHIP,
 5.56 ACRE REMAINDER OF A CALLED
 7.00 ACRES
 DOCUMENT # 2487030,
 O.R.H.C.
 RECORDED FEBRUARY 18, 2014

LOT 220,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3
 H.C.M.R.

20.0'
 UTILITY EASEMENT,
 VOL. 23, PG. 140,
 H.C.M.R.

LOT 1
 CIRCLE K PHARR SUBDIVISION
 PHASE 1 LOT 1,
 DOC. # 3561518,
 H.C.M.R.

THE H & E TIJERINA
 CHILDREN'S FAMILY LIMITED
 PARTNERSHIP, THE H & E
 TIJERINA REAL ESTATE
 LIMITED PARTNERSHIP, TO
 CIRCLE K STORES.,
 CALLED 1.63 ACRES,
 DOC. # 3488095,
 O.R.H.C.
 RECORDED: OCTOBER 02,
 2023

15.0'
 HIDALGO
 COUNTY
 IRRIGATION
 DISTRICT
 #2
 EASEMENT

U.S. HIGHWAY 281 -
 CAGE BLVD.
 (110.00' R.O.W.)

VOL. 3, PGS. 133-134, H.C.M.R.
 VOL. 23, PGS. 140-B, H.C.M.R.

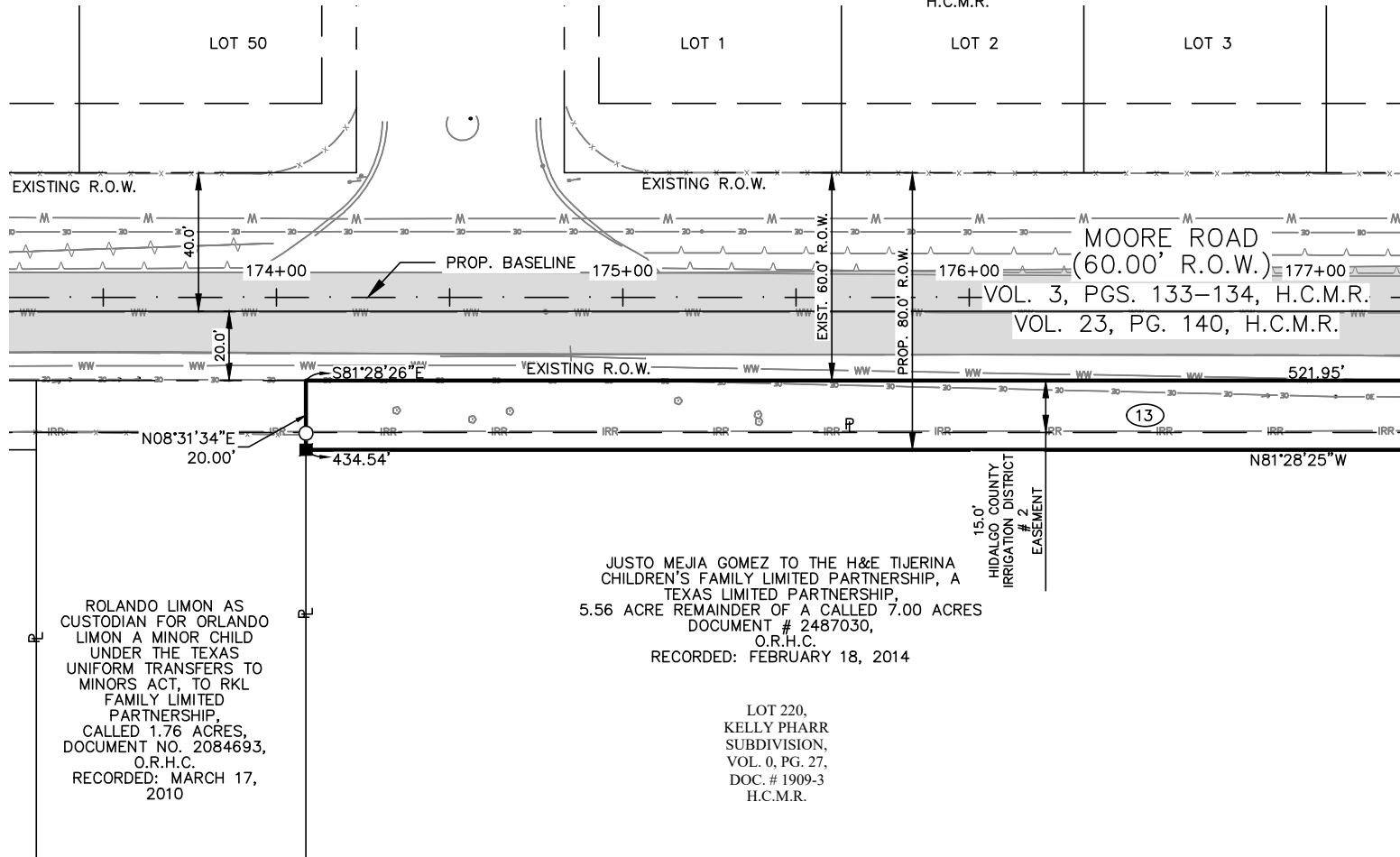
KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 13
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025

VACATING AND
RESUBDIVISION PLAT OF
SOUTHGATE
SUBDIVISION,
VOL. 23, PG. 65,
H.C.M.R.



SCALE: 1" = 50'



ROLANDO LIMON AS
CUSTODIAN FOR ORLANDO
LIMON A MINOR CHILD
UNDER THE TEXAS
UNIFORM TRANSFERS TO
MINORS ACT, TO RKL
FAMILY LIMITED
PARTNERSHIP,
CALLED 1.76 ACRES,
DOCUMENT NO. 2084693,
O.R.H.C.
RECORDED: MARCH 17,
2010

JUSTO MEJIA GOMEZ TO THE H&E TIJERINA
CHILDREN'S FAMILY LIMITED PARTNERSHIP, A
TEXAS LIMITED PARTNERSHIP,
5.56 ACRE REMAINDER OF A CALLED 7.00 ACRES
DOCUMENT # 2487030,
O.R.H.C.
RECORDED: FEBRUARY 18, 2014

LOT 220,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3
H.C.M.R.

15.0'
HIDALGO COUNTY
IRRIGATION DISTRICT
2
EASEMENT

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 13
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025
PAGE 5 OF 5 SCALE: 1" = 50'

Parcel 13 Closure Report

Point of Beginning: North: 16588543.0506' East: 1086516.3306'

Segment #1: Line

Course: S08° 31' 34.43"W Length: 14.999'
North: 16588528.2174' East: 1086514.1068'

Segment #2: Line

Course: N81° 28' 25.10"W Length: 87.406'
North: 16588541.1766' East: 1086427.6668'

Segment #3: Line

Course: S08° 31' 34.43"W Length: 5.000'
North: 16588536.2319' East: 1086426.9255'

Segment #4: Line

Course: N81° 28' 25.57"W Length: 434.543'
North: 16588600.6582' East: 1085997.1850'

Segment #5: Line

Course: N08° 31' 34.43"E Length: 19.999'
North: 16588620.4361' East: 1086000.1501'

Segment #6: Line

Course: S81° 28' 25.57"E Length: 521.949'
North: 16588543.0508' East: 1086516.3306'

Perimeter: 1083.897' Area: 10001.54 Sq. Ft.

Error Closure: 0.0002 Course: N08° 31' 34.59"E

Error North: 0.00020 East: 0.00003

Precision 1: 5419480.000

Units of Measure: U.S. Survey Feet

EXHIBIT: I

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 14

Being a 0.0172 of one acre (749 square feet) parcel of land situated in Hidalgo County, Texas and being out of Lot 8, Vacating & Resubdivision Plat of Southgate Subdivision, as recorded in Volume 23, Page 65 of the Map Records, Hidalgo County, Texas, said Lot 8 being conveyed to Kai J. Nuernberger, as Trustee of the Pioveson Family Irrevocable Trust by a General Warranty Deed dated December 1, 2021 and recorded on January 4, 2022 as described in Document Number 3297177 of the Official Records, Hidalgo County, Texas, said 0.0172 of one acre (749 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Southeast corner of Lot 213, Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being the intersection of the centerlines of Moore Road (80.0' right-of-way) and U.S. Highway 281-Cage Blvd. (100.0' right-of-way);

Thence, North 08°31'34" East a distance of 40.03 feet along the East line of said Lot 213, being within the existing right-of-way of said U.S. Highway 281-Cage Blvd., to a point;

Thence, North 81°28'26" West a distance of 50.00 feet over and across said Lot 213 to a point (N=16,588,579.05, E=1,086,681.08), being 36.06 feet left from centerline station 180+88.05, being on the existing North right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and the Southeast corner of this herein described parcel;

- 1. Thence**, North 81°28'26" West a distance of 29.98 feet along the existing North right-of-way line of said Moore Road to a point, being the common corner of said Lot 8 and Lot 7 of said Vacating & Resubdivision Plat of Southgate Subdivision, said Lot 7 being conveyed to Olivia De La Fuente Robie, as Trustee of the Olivia Robie Family Trust by a Special Warranty Deed dated May 11, 2022 and recorded May 12, 2022 as described in Document Number 3341536 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;
- 2. Thence**, North 39°29'24" East a distance of 58.27 feet over and across said Lot 8 to a point, being on the existing West right-of-way line of said U.S. Highway 281-Cage Blvd., for the Northeast corner of this herein described parcel;

- 3. Thence**, South 08°31'34" West a distance of 49.97 feet along the existing West right-of-way line of said U.S. Highway 281-Cage Blvd to the **POINT OF BEGINNING**, being a 0.0172 of one acre (749 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

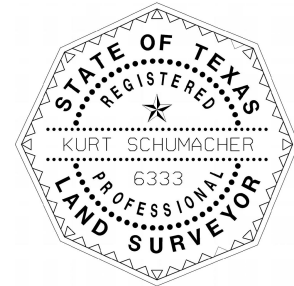
A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



05-09-2025

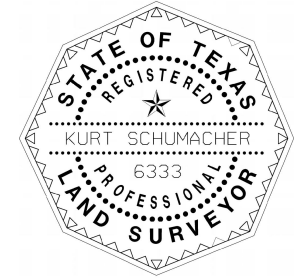
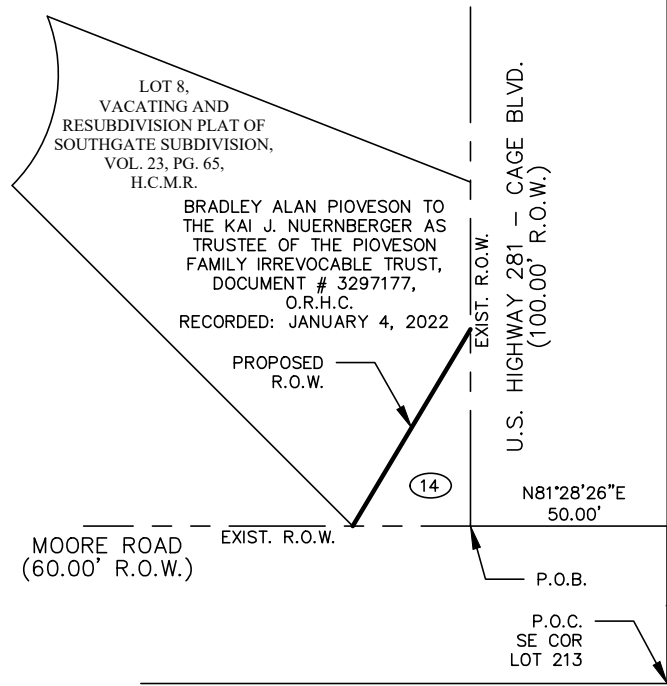
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



05-09-2025

- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.

PARENT TRACT INSET FOR
PARCEL NO. 14

N.T.S.
I HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
0.20	0.0172/ 749	0.1828	

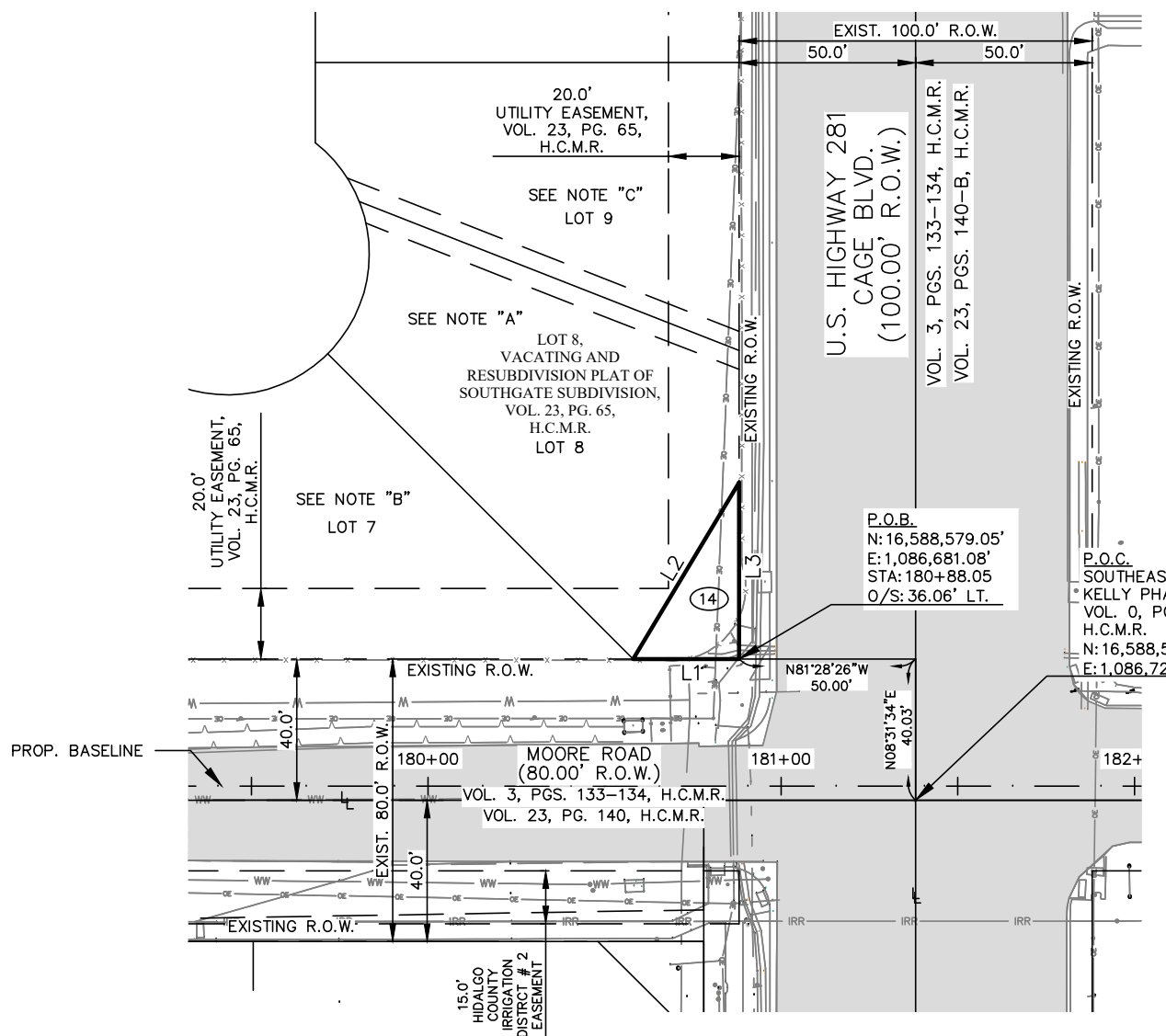


PARCEL PLAT
SHOWING
PARCEL 14
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY, TEXAS
APRIL 2025



SCALE: 1" = 50'

- NOTE "A":**
 BRADLEY ALAN PIOVESON TO THE KAI J. NUERNBERGER AS TRUSTEE OF THE PIOVESON FAMILY IRREVOCABLE TRUST, DOCUMENT # 3297177, O.R.H.C., RECORDED: JANUARY 4, 2022
- NOTE "B":**
 OLIVIA ROBIE AKA OLIVIA DE LA FUENTE ROBIE TO OLIVIA DE LA FUENTE ROBIE, AS TRUSTEE OF THE OLIVIA ROBIE FAMILY TRUST, DOCUMENT # 3341536, O.R.H.C., RECORDED: MAY 12, 2022
- NOTE "C":**
 DELIA V. GARZA TO BLANCA ESTELA REYES AGUILAR, DOCUMENT # 3592899, O.R.H.C., RECORDED: OCTOBER 28, 2024



Parcel Line Table		
Line #	Length	Direction
L1	29.98'	N81°28'26"W
L2	58.27'	N39°29'24"E
L3	49.97'	S08°31'34"W

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4899
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 14
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025

Parcel 14 Closure Report

Point of Beginning: North: 16588579.0517' East: 1086681.0826'

Segment #1: Line

Course: N81° 28' 25.57"W Length: 29.981'
North: 16588583.4968' East: 1086651.4330'

Segment #2: Line

Course: N39° 29' 23.96"E Length: 58.272'
North: 16588628.4673' East: 1086688.4907'

Segment #3: Line

Course: S08° 31' 34.10"W Length: 49.968'
North: 16588579.0516' East: 1086681.0824'

Perimeter: 138.220' Area: 749.03 Sq. Ft.

Error Closure: 0.0003 Course: S60° 32' 52.37"W

Error North: -0.00014 East: -0.00025

Precision 1: 460736.667

Units of Measure: U.S. Survey Feet

EXHIBIT: J

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 15

Being a 0.0184 of one acre (801 square feet) parcel of land situated in Hidalgo County, Texas being out of Lot 1, Circle K Pharr Subdivision Phase 1 Lot 1, as recorded in Document Number 3561518 of the Map Records, Hidalgo County, Texas, said Lot 1 being all of a tract of land conveyed to Circle K Stores Inc., by a Special Warranty Deed dated effective September 29, 2023 and recorded on October 2, 2023 as described in Document Number 3488095 of the Official Records, Hidalgo County, Texas, said 0.0184 of one acre (801 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northeast corner of Lot 220 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being the intersection of the centerlines of Moore Road (60.0' right-of-way) and U.S. Highway 281-Cage Blvd. (110.00 right-of-way);

Thence, North 81°28'26" West a distance of 60.00 feet along the North line of said Lot 220, being within the existing right-of-way of said Moore Road, to a point;

Thence, South 08°31'34" West a distance of 70.00 feet over and across said Lot 220 to a point (N=16,588,471.72, E=1,086,654.88), being 73.97 feet right from centerline station 180+78.05, being on the existing West right-of-way line of said U.S. Highway 281-Cage Blvd., being the **POINT OF BEGINNING** and a corner of this herein described parcel;

1. **Thence**, South 08°31'34" West a distance of 20.03 feet along the existing West right-of-way line of said U.S. Highway 281-Cage Blvd. to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for a corner of this herein described parcel;
2. **Thence**, North 36°28'08" West a distance of 70.75 feet over and across said Lot 1 to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the existing South right-of-way line of said Moore Road, for a corner of this herein described parcel;
3. **Thence**, South 81°28'26" East a distance of 20.02 feet along the existing South right-of-way line of said Moore Road to a point, being a cutback corner for said U.S. Highway 281-Cage Blvd., for a corner of this herein described parcel;

4. **Thence**, South 36°28'26" East a distance of 42.43 feet along said cutback line for said U.S. Highway 281-Cage Blvd. to the **POINT OF BEGINNING**, being a 0.0184 of one acre (801 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



08/22/2025

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



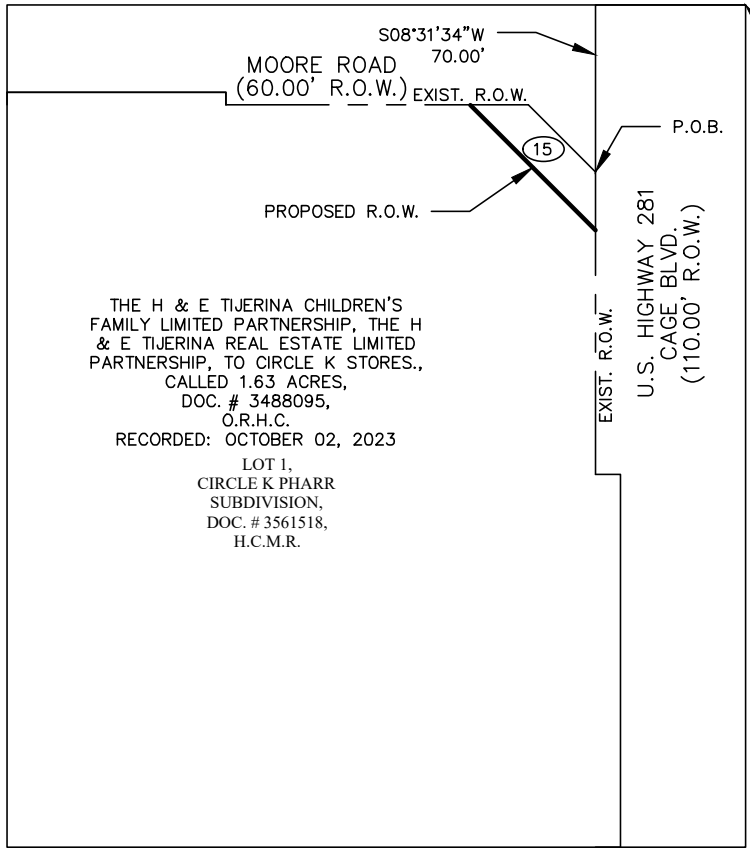
LEGEND

- — — — — EXISTING R.O.W. LINE
- — — — — PROPOSED R.O.W. LINE
- — — — — PROPERTY LINE
- — — — — LOT LINE
- — — — — SURVEY LINE
- — — — — PROP. BASELINE
- — — — — COMMON PROPERTY LINE
- — — — — DITCH LINE
- — — — — EOP LINE
- OE — OE — OVERHEAD LINE
- X — X — * FENCE LINE
- W — W — WATER LINE
- IRR — IRR — IRRIGATION LINE
- TEL — TEL — TELEPHONE LINE
- WW — WW — WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. — OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. — HIDALGO COUNTY MAP RECORDS
- H.C.D.R. — HIDALGO COUNTY DEED RECORDS
- P.O.C. — POINT OF COMMENCING
- P.O.B. — POINT OF BEGINNING
- VOL. — VOLUME
- PG. — PAGE
- R.O.W. — RIGHT OF WAY
- N.T.S. — NOT TO SCALE
- AC. — ACREAGE
- S.F. — SQUARE FEET

REVISION NOTES:
 REVISION 1 (8/22/2025)
 1. REVISED AREA TABLE

- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



08/22/2025

PARENT TRACT INSET FOR PARCEL NO. 15

N.T.S.
 I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6333

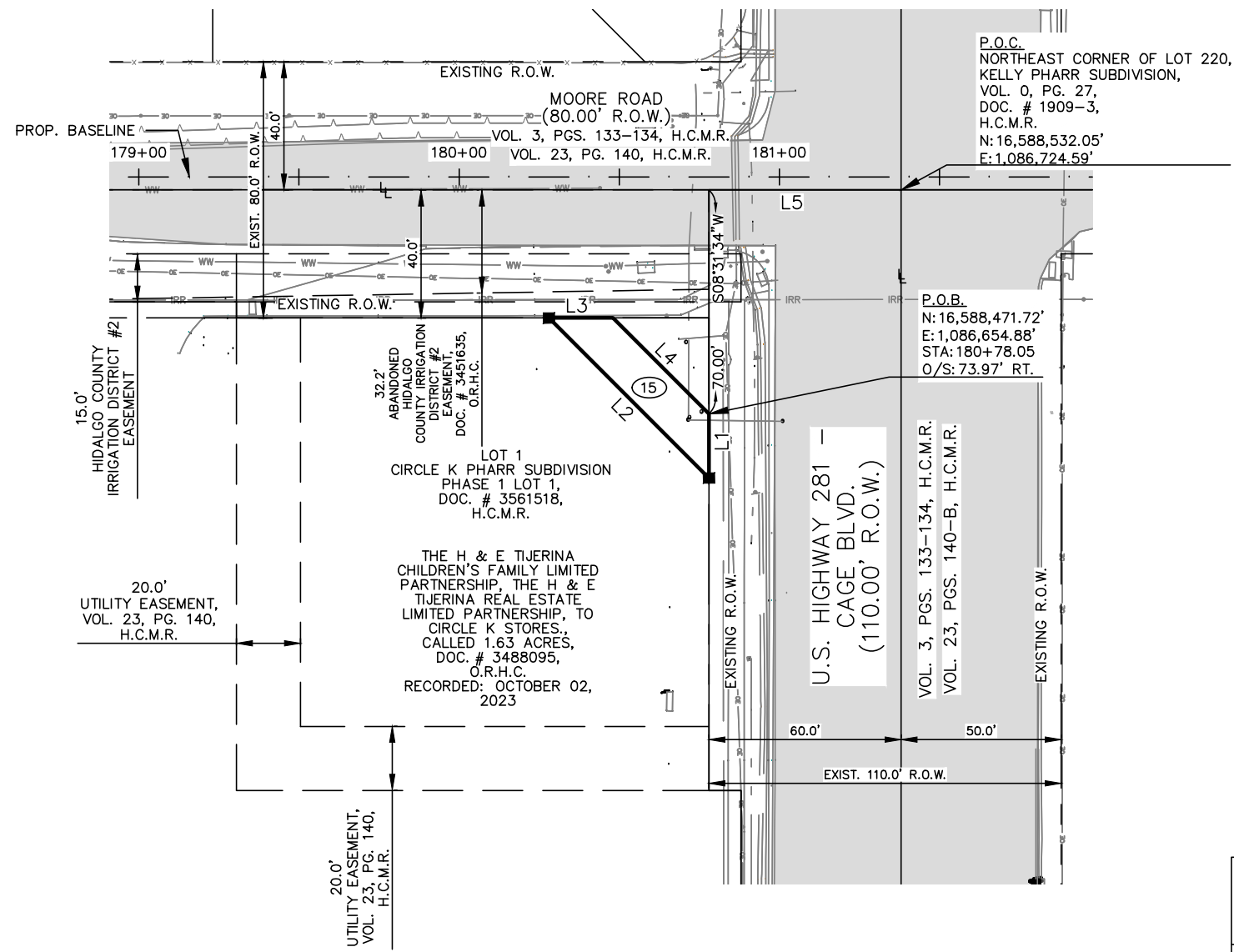
AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
1.63	0.0184/801	1.61	

KANE — LINDSEY LLC
LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
PARCEL 15
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025
 PAGE 3 OF 4 SCALE: N.T.S.



SCALE: 1" = 50'



Parcel Line Table		
Line #	Length	Direction
L1	20.03'	S08°31'34"W
L2	70.75'	N36°28'08"W
L3	20.02'	S81°28'26"E
L4	42.43'	S36°28'26"E
L5	60.00'	N81°28'26"W

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
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 (361) 917-4899
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
PARCEL 15
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY, TEXAS
 APRIL 2025

PAGE 4 OF 4 SCALE: 1" = 50'

Parcel 15 Closure Report

Point of Beginning: North: 16588471.7214' East: 1086654.8805'

Segment #1: Line

Course: S08° 31' 34.43"W Length: 20.031'
North: 16588451.9118' East: 1086651.9106'

Segment #2: Line

Course: N36° 28' 08.25"W Length: 70.748'
North: 16588508.8058' East: 1086609.8589'

Segment #3: Line

Course: S81° 28' 25.57"E Length: 20.022'
North: 16588505.8373' East: 1086629.6597'

Segment #4: Line

Course: S36° 28' 25.57"E Length: 42.426'
North: 16588471.7213' East: 1086654.8800'

Perimeter: 153.228' Area: 801.33 Sq. Ft.

Error Closure: 0.0005 Course: S84° 16' 42.78"W

Error North: -0.00005 East: -0.00049

Precision 1: 306454.000

Units of Measure: U.S. Survey Feet

EXHIBIT: K

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 16

Being a 0.018 of one acre (798 square feet) parcel of land situated in Hidalgo County, Texas being out of Lot 1, Pleasanton Subdivision, as recorded in Volume 51, Page 5 of the Map Records, Hidalgo County, Texas, said Lot 1 being conveyed to Rasid Partners, L.P. by a Special Warranty Deed executed August 3, 2007 and recorded on August 9, 2007 as described in Document Number 1792794 of the Official Records, Hidalgo County, Texas, said 0.018 of one acre (798 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Southwest corner of Lot 212 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, being the common corner of said Lot 212, Lot 221, Lot 220, and Lot 213 of said Kelly-Pharr Subdivision, and being the intersection of the centerlines of Moore Road (60.0' right-of-way) and U.S. Highway 281-Cage Blvd. (100.00 right-of-way);

Thence, North 08°31'34" East a distance of 40.00 feet along the common line of said Lot 212 and said Lot 213, being within the existing right-of-way of said U.S. Highway 281-Cage Blvd., to a point;

Thence, South 81°28'26" East a distance of 80.00 feet over and across said Lot 212 to a point (N=16,588,559.75, E=1,086,809.64), being 36.03 feet left from centerline station 182+18.05, being on the existing North right-of-way line of said Moore Road, being a cutback corner for said U.S. Highway 281-Cage Blvd., and being the **POINT OF BEGINNING** and a corner of this herein described parcel;

1. **Thence**, North 36°28'26" West a distance of 42.43 feet along said cutback line for said U.S. Highway 281-Cage Blvd. to a point, being on the existing East right-of-way line of said U.S. Highway 281-Cage Blvd., for a corner of this herein described parcel;
2. **Thence**, North 08°31'34" East a distance of 19.97 feet along the existing East right-of-way line of said U.S. Highway 281-Cage Blvd. to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for a corner of this herein described parcel;
3. **Thence**, South 36°28'22" East a distance of 70.67 feet over and across said Lot 1 to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the existing North right-of-way line of said Moore Road, for a corner of this herein described parcel;

4. **Thence**, North $81^{\circ}28'26''$ West a distance of 19.97 feet along the existing North right-of-way line of said Moore Road to the **POINT OF BEGINNING**, being a 0.018 of one acre (798 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



05/16/2025

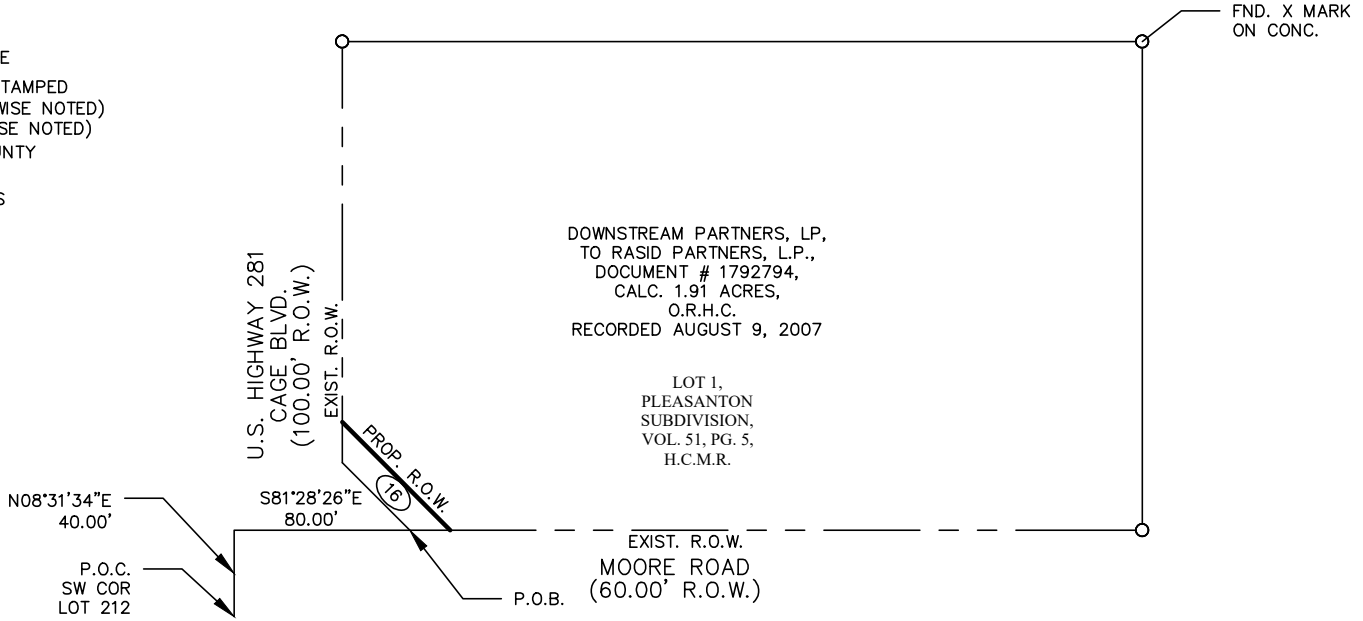
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

---	EXISTING R.O.W. LINE
---	PROPOSED R.O.W. LINE
---	PROPERTY LINE
---	LOT LINE
---	SURVEY LINE
---	PROP. BASELINE
---	COMMON PROPERTY LINE
---	DITCH LINE
---	EOP LINE
OE	OVERHEAD LINE
X	FENCE LINE
W	WATER LINE
IRR	IRRIGATION LINE
TEL	TELEPHONE LINE
WW	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



DOWNSTREAM PARTNERS, LP,
TO RASID PARTNERS, L.P.,
DOCUMENT # 1792794,
CALC. 1.91 ACRES,
O.R.H.C.
RECORDED AUGUST 9, 2007

LOT 1,
PLEASANTON
SUBDIVISION,
VOL. 51, PG. 5,
H.C.M.R.

- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



05/16/2025

PARCEL TRACT INSET FOR
PARCEL NO. 16

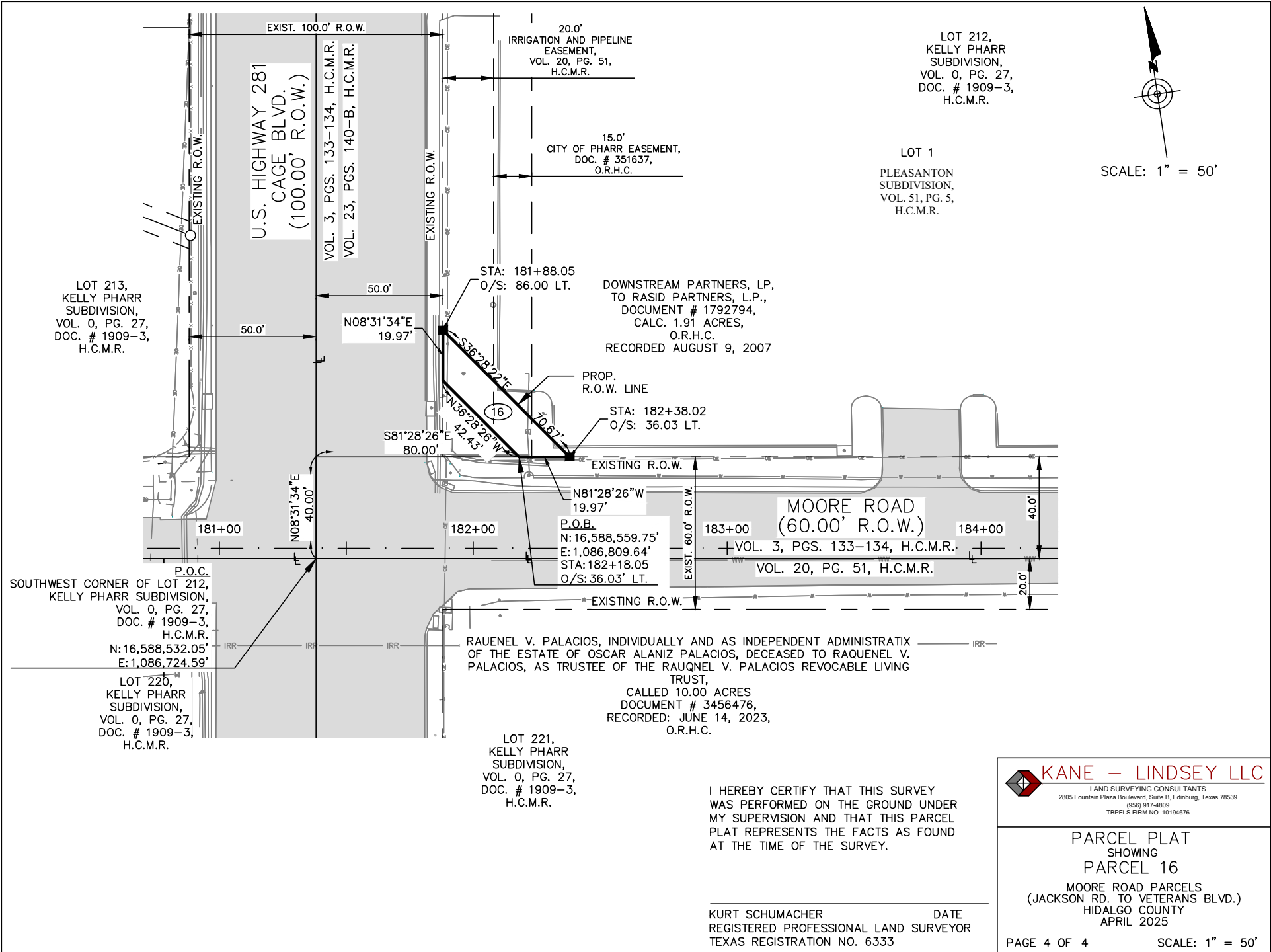
N.T.S.
I HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
1.91	0.018/ 798	1.89	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 16
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
APRIL 2025



SCALE: 1" = 50'

LOT 212,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.

LOT 1
PLEASANTON
SUBDIVISION,
VOL. 51, PG. 5,
H.C.M.R.

LOT 213,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.

U.S. HIGHWAY 281
CAGE BLVD.
(100.00' R.O.W.)

VOL. 3, PGS. 133-134, H.C.M.R.
VOL. 23, PGS. 140-B, H.C.M.R.

20.0'
IRRIGATION AND PIPELINE
EASEMENT,
VOL. 20, PG. 51,
H.C.M.R.

15.0'
CITY OF PHARR EASEMENT,
DOC. # 351637,
O.R.H.C.

DOWNSTREAM PARTNERS, LP,
TO RASID PARTNERS, L.P.,
DOCUMENT # 1792794,
CALC. 1.91 ACRES,
O.R.H.C.
RECORDED AUGUST 9, 2007

PROP.
R.O.W. LINE

STA: 182+38.02
O/S: 36.03 LT.

MOORE ROAD
(60.00' R.O.W.)

VOL. 3, PGS. 133-134, H.C.M.R.
VOL. 20, PG. 51, H.C.M.R.

P.O.B.
N: 16,588,559.75'
E: 1,086,809.64'
STA: 182+18.05
O/S: 36.03' LT.

RAUENEL V. PALACIOS, INDIVIDUALLY AND AS INDEPENDENT ADMINISTRATIX
OF THE ESTATE OF OSCAR ALANIZ PALACIOS, DECEASED TO RAQUENEL V.
PALACIOS, AS TRUSTEE OF THE RAUQNEL V. PALACIOS REVOCABLE LIVING
TRUST,
CALLED 10.00 ACRES
DOCUMENT # 3456476,
RECORDED: JUNE 14, 2023,
O.R.H.C.

LOT 221,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.

LOT 220,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.

P.O.C.
SOUTHWEST CORNER OF LOT 212,
KELLY PHARR SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.
N: 16,588,532.05'
E: 1,086,724.59'

I HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 16
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
APRIL 2025
PAGE 4 OF 4 SCALE: 1" = 50'

Parcel 16 Closure Report

Point of Beginning: North: 16588559.7478' East: 1086809.6394'

Segment #1: Line

Course: N36° 28' 25.73"W Length: 42.426'
North: 16588593.8637' East: 1086784.4190'

Segment #2: Line

Course: N08° 31' 34.10"E Length: 19.974'
North: 16588613.6170' East: 1086787.3804'

Segment #3: Line

Course: S36° 28' 22.43"E Length: 70.672'
North: 16588556.7869' East: 1086829.3908'

Segment #4: Line

Course: N81° 28' 25.57"W Length: 19.972'
North: 16588559.7480' East: 1086809.6395'

Perimeter: 153.045' Area: 798.65 Sq. Ft.
Error Closure: 0.0003 Course: N32° 15' 38.20"E
Error North: 0.00026 East: 0.00016

Precision 1: 510146.667

Units of Measure: U.S. Survey Feet

EXHIBIT: L

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 17

Being a 0.309 of one acre (13,465 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 221 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 10.00 acre tract of land (Parcel #10) conveyed to Raquenel V. Palacios, as Trustee of The Raquenel V. Palacios Revocable Living Trust by a General Warranty Deed dated and recorded on June 14, 2023 as described in Document Number 3456476 of the Official Records, Hidalgo County, Texas, said 0.309 of one acre (13,465 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 221, and being the intersection of the centerlines of Moore Road (60.0' right-of-way) and U.S. Highway 281-Cage Blvd. (110.00 right-of-way);

Thence, South 81°28'26" East a distance of 50.00 feet along the North line of said Lot 221, being within the existing right-of-way of said Moore Road, to a point;

Thence, South 08°31'34" West a distance of 20.00 feet over and across said Lot 221 to a point (N=16,588,504.86, E=1,086,771.07), being 23.97 feet right from centerline station 181+88.05, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 609.97 feet along the existing South right-of-way line of said Moore Road to a found 1/2-inch iron rod, being on the common line of said called 10.00 acre tract of land and calculated 3.57 acre City of Pharr tract of land (Appraisal Property ID Number 202932, Record Not Found), for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 10.00 acre tract of land and said City of Pharr tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;
3. **Thence**, North 81°28'26" West a distance of 559.95 feet over and across said called 10.00 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for a corner of this herein described parcel;

4. **Thence**, South $53^{\circ}31'34''$ West a distance of 70.75 feet over and across said called 10.00 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the existing East right-of-way line of said U.S. Highway 281-Cage Blvd., for the Southwest corner of this herein described parcel;
5. **Thence**, North $08^{\circ}31'28''$ East a distance of 70.02 feet along the existing East right-of-way line of said U.S. Highway 281-Cage Blvd. to the **POINT OF BEGINNING**, being a 0.309 of one acre (13,465 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.

05/16/2025

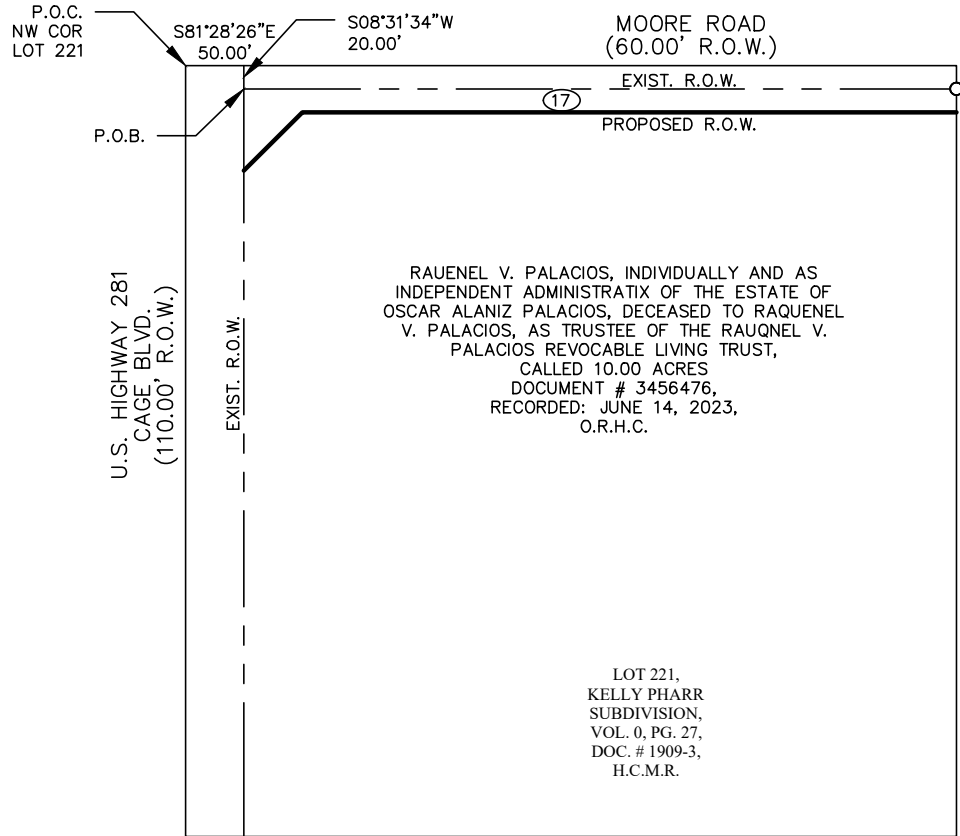
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



RAUENEL V. PALACIOS, INDIVIDUALLY AND AS INDEPENDENT ADMINISTRATIX OF THE ESTATE OF OSCAR ALANIZ PALACIOS, DECEASED TO RAQUENEL V. PALACIOS, AS TRUSTEE OF THE RAUQNEL V. PALACIOS REVOCABLE LIVING TRUST, CALLED 10.00 ACRES DOCUMENT # 3456476, RECORDED: JUNE 14, 2023, O.R.H.C.

LOT 221, KELLY PHARR SUBDIVISION, VOL. 0, PG. 27, DOC. # 1909-3, H.C.M.R.

- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.
 3. FIELD SURVEYING WAS PERFORMED APRIL 2025.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT OR COMMITMENT.
 6. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



05/16/2025

PARCEL TRACT INSET FOR
PARCEL NO. 17
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6333

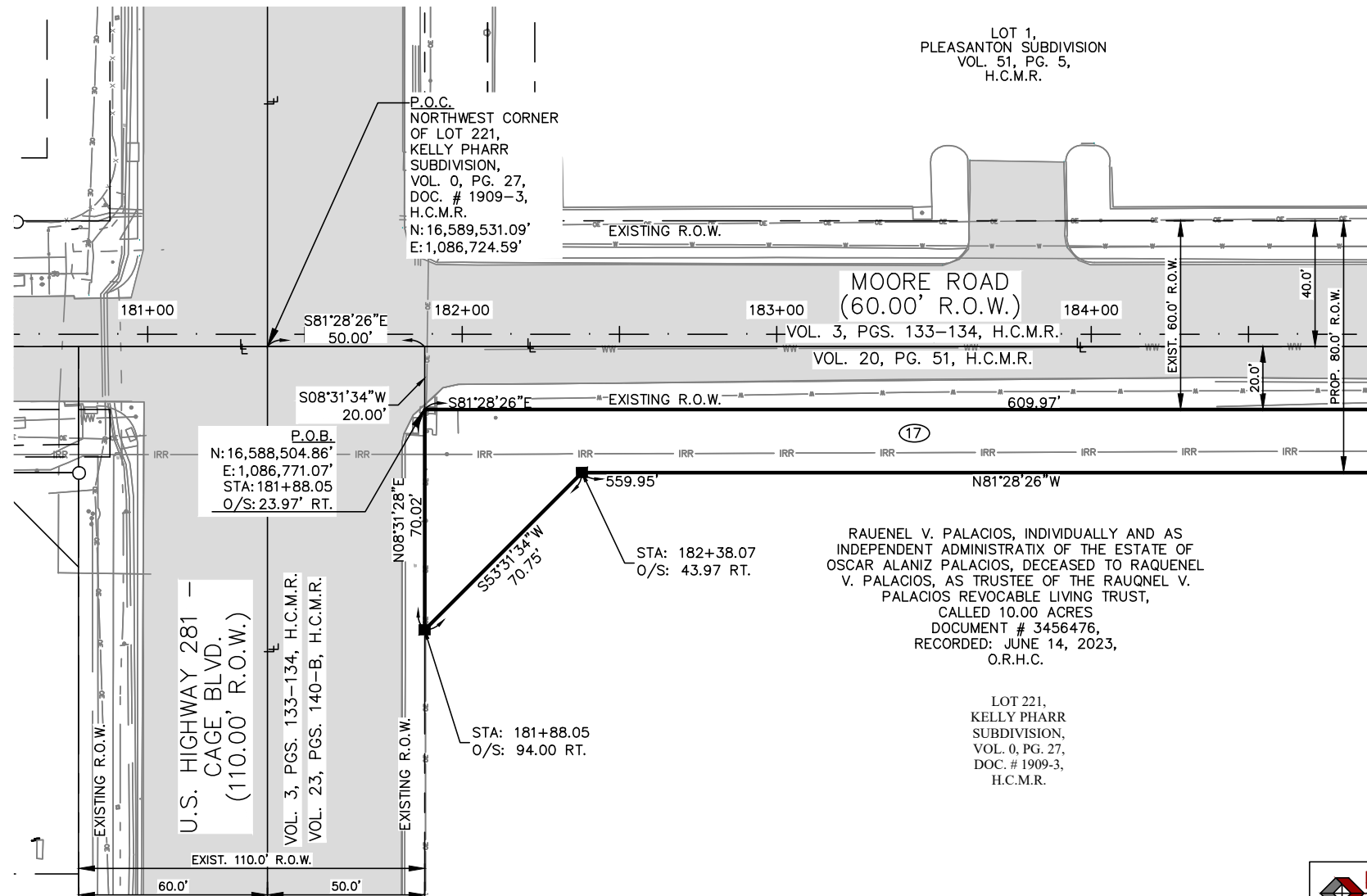
AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
10.00	0.309/ 13,465	9.69	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT SHOWING PARCEL 17
MOORE ROAD PARCELS (JACKSON RD. TO VETERANS BLVD.) HIDALGO COUNTY APRIL 2025
PAGE 3 OF 5 SCALE: N.T.S.



SCALE: 1" = 50'



LOT 1,
PLEASANTON SUBDIVISION
VOL. 51, PG. 5,
H.C.M.R.

P.O.C.
NORTHWEST CORNER
OF LOT 221,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.
N: 16,589,531.09'
E: 1,086,724.59'

P.O.B.
N: 16,588,504.86'
E: 1,086,771.07'
STA: 181+88.05
O/S: 23.97' RT.

U.S. HIGHWAY 281 -
CAGE BLVD.
(110.00' R.O.W.)
VOL. 3, PGS. 133-134, H.C.M.R.
VOL. 23, PGS. 140-B, H.C.M.R.

MOORE ROAD
(60.00' R.O.W.)
VOL. 3, PGS. 133-134, H.C.M.R.
VOL. 20, PG. 51, H.C.M.R.

RAUENEL V. PALACIOS, INDIVIDUALLY AND AS
INDEPENDENT ADMINISTRATIX OF THE ESTATE OF
OSCAR ALANIZ PALACIOS, DECEASED TO RAQUENEL
V. PALACIOS, AS TRUSTEE OF THE RAUQNEL V.
PALACIOS REVOCABLE LIVING TRUST,
CALLED 10.00 ACRES
DOCUMENT # 3456476,
RECORDED: JUNE 14, 2023,
O.R.H.C.

LOT 221,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.

MATCHLINE A-A

 **KANE - LINDSEY LLC**
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4809
 TBPELS FIRM NO. 10194676

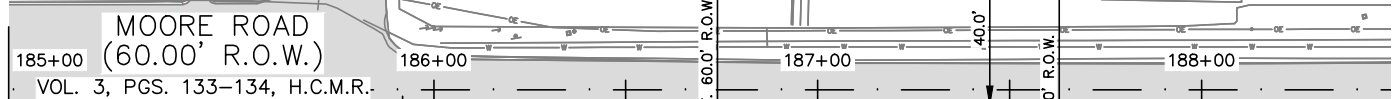
PARCEL PLAT
SHOWING
PARCEL 17
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
APRIL 2025



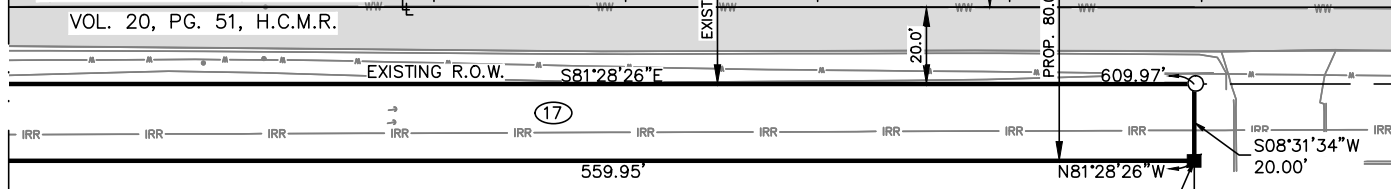
SCALE: 1" = 50'

LOT 1,
PLEASANTON SUBDIVISION
VOL. 51, PG. 5,
H.C.M.R.

LOT 3,
TROPIC STAR SUBDIVISION
VOL. 20, PG. 51,
H.C.M.R.



MATCHLINE A-A



RAUENEL V. PALACIOS, INDIVIDUALLY AND AS
INDEPENDENT ADMINISTRATIX OF THE ESTATE OF
OSCAR ALANIZ PALACIOS, DECEASED TO RAUENEL
V. PALACIOS, AS TRUSTEE OF THE RAUQNEL V.
PALACIOS REVOCABLE LIVING TRUST,
CALLED 10.00 ACRES
DOCUMENT # 3456476,
RECORDED: JUNE 14, 2023,
O.R.H.C.

LOT 221,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.

STA: 187+98.02
O/S: 43.97 RT.

CITY OF PHARR
CALC. 3.57 ACRES
PROPERTY ID#202932
RECORD NOT FOUND

 **KANE - LINDSEY LLC**
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4809
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 17
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 APRIL 2025

Parcel 17 Closure Report

Point of Beginning: North: 16588504.8598' East: 1086771.0734'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 609.975'
North: 16588414.4236' East: 1087374.3070'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16588394.6456' East: 1087371.3419'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 559.948'
North: 16588477.6647' East: 1086817.5824'

Segment #4: Line

Course: S53° 31' 34.43"W Length: 70.745'
North: 16588435.6100' East: 1086760.6943'

Segment #5: Line

Course: N08° 31' 27.90"E Length: 70.024'
North: 16588504.8605' East: 1086771.0740'

Perimeter: 1330.691' Area: 13450.27 Sq. Ft.

Error Closure: 0.0009 Course: N43° 38' 41.96"E

Error North: 0.00065 East: 0.00062

Precision 1: 1478545.556

Units of Measure: U.S. Survey Feet

EXHIBIT: M

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 21

Being a 0.018 of one acre (805 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 222 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 0.51 of one acre tract of land conveyed to Hortencia Nohemi Alvarez by a Warranty Deed dated May 26, 2001 and recorded on June 8, 2005 as described in Document Number 1481081 of the Official Records, Hidalgo County, Texas, said 0.018 of one acre (805 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 222, and being on the centerline of Moore Road (70.00' right-of-way);

Thence, South 81°28'26" East a distance of 184.99 feet along the North line of said Lot 222 to a point, being on the existing East right-of-way line of a 20.00' Roadway and Utility Easement as established by Volume 2530, Page 835 of the Deed Records, Hidalgo County, Texas;

Thence, South 08°31'34" West a distance of 30.00 feet along the existing East right-of-way line of said 20.00' Roadway and Utility Easement to a point (N=16,588,279.25, E=1,088,208.51), being 23.97 feet right from centerline station 196+23.04, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northwest corner of this herein described parcel;

- 1. Thence**, South 81°28'26" East a distance of 80.53 feet along the existing South right-of-way line of said Moore Road to a point, being on the common line of said Hortencia Nohemi Alvarez tract of land and a called 0.32 of one acre tract of land conveyed to Maria De La Luz Chapa by a Warranty Deed (Long Form) executed August 22, 1983 and recorded on August 30, 1983 as described in Volume 1870, Page 588 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
- 2. Thence**, South 08°31'34" West a distance of 10.00 feet along the common line of said Hortencia Nohemi Alvarez tract of land and said Maria De La Luz Chapa tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;
- 3. Thence**, North 81°28'26" West a distance of 80.53 feet over and across said Hortencia Nohemi Alvarez tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the existing East right-of-way line of said 20.00' Roadway and Utility Easement, for the Southwest corner of this herein described parcel;

4. **Thence**, North 08°31'34" East a distance of 10.00 feet along the existing East right-of-way line of said 20.00' Roadway and Utility Easement to the **POINT OF BEGINNING**, being a 0.018 of one acre (805 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



01/21/2026

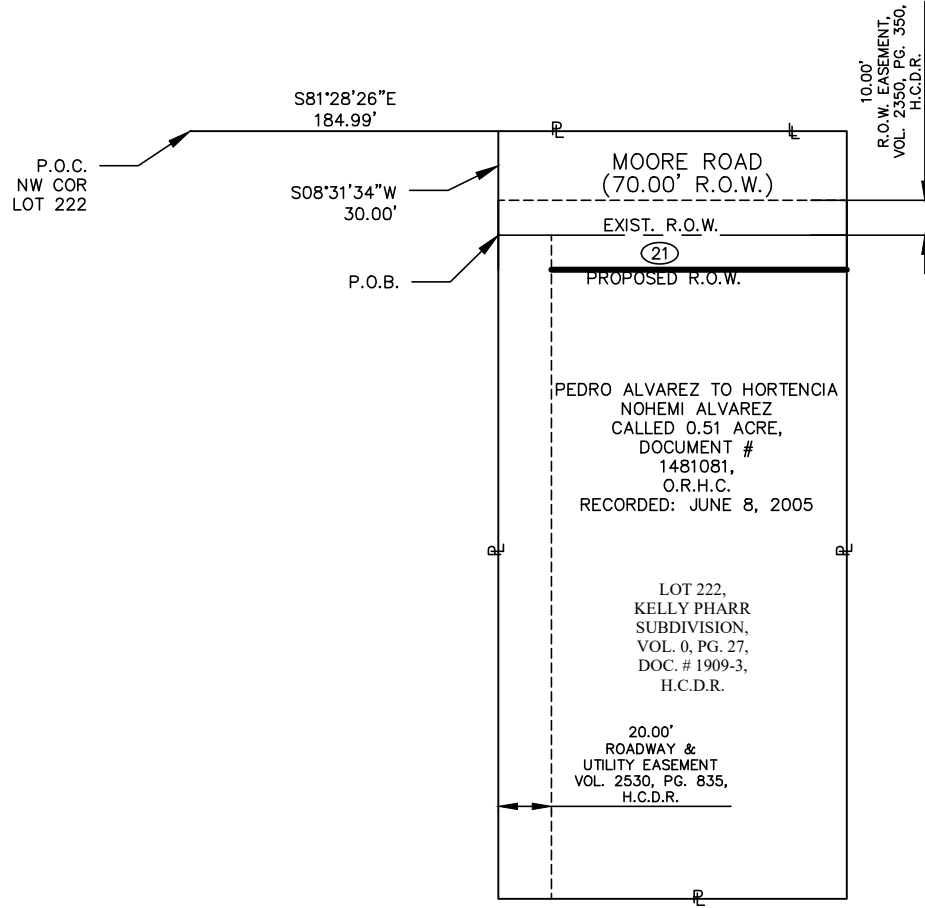
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED
"KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 21
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

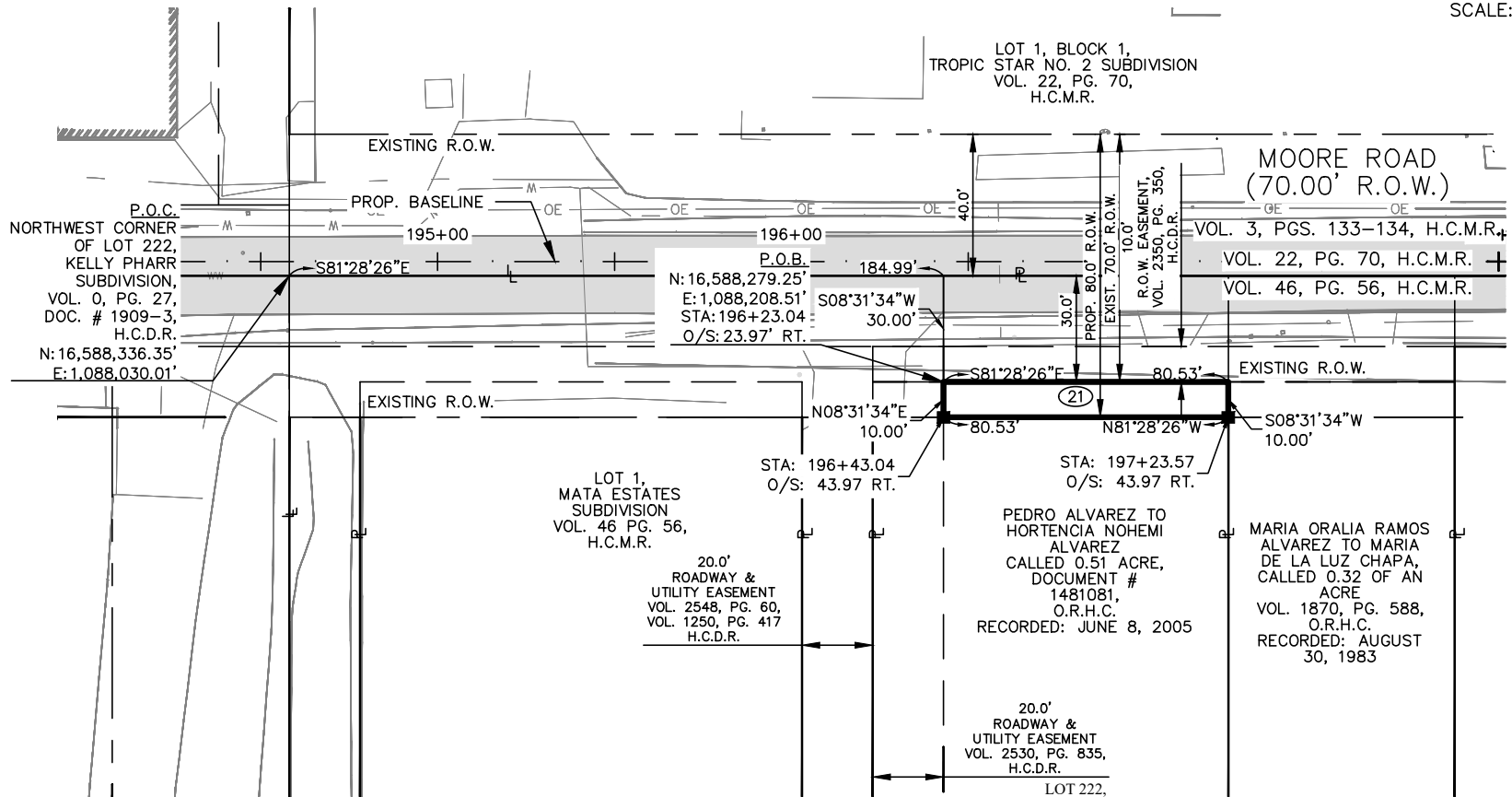
AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
0.51	0.018/ 805	0.018	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 21
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026
PAGE 3 OF 4 SCALE: N.T.S.



SCALE: 1" = 50'



KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4899
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 21
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

Parcel 21 Closure Report

Point of Beginning: North: 16588279.2497' East: 1088208.5049'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 80.528'
North: 16588267.3104' East: 1088288.1429'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 9.999'
North: 16588257.4219' East: 1088286.6605'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 80.528'
North: 16588269.3612' East: 1088207.0225'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 9.999'
North: 16588279.2497' East: 1088208.5049'

Perimeter: 181.054' Area: 805.22 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 181054000.000

EXHIBIT: N

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 22

Being a 0.015 of one acre (640 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 222 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 0.32 of one acre tract of land conveyed to Maria De La Luz Chapa by a Warranty Deed (Long Form) executed August 22, 1983 and recorded on August 30, 1983 as described in Volume 1870, Page 588 of the Official Records, Hidalgo County, Texas, said 0.015 of one acre (640 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 222, and being on the centerline of Moore Road (70.00' right-of-way);

Thence, South 81°28'26" East a distance of 265.52 feet along the North line of said Lot 222 to a point, being the common corner of said Maria De La Luz Chapa tract of land and a called 0.51 of one acre tract of land conveyed to Hortencia Nohemi Alvarez by a Warranty Deed dated May 26, 2001 and recorded on June 8, 2005 as described in Document Number 1481081 of the Official Records, Hidalgo County, Texas;

Thence, South 08°31'34" West a distance of 30.00 feet along the common line of said Maria De La Luz Chapa tract of land and said Hortencia Nohemi Alvarez tract of land to a point (N=16,588,267.31, E=1,088,288.14), being 23.97 feet right from centerline station 197+23.57, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northwest corner of this herein described parcel;

- 1. Thence**, South 81°28'26" East a distance of 64.00 feet along the existing South right-of-way line of said Moore Road to a point, being on the common line of said Maria De La Luz Chapa tract of land and a calculated 0.76 of one acre tract of land conveyed to Antonio Lujan Jr. and Marcos Lujan by a Gift Deed dated April 26, 2024 and recorded on May 14, 2024 as described in Document Number 3548413 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
- 2. Thence**, South 08°31'34" West a distance of 10.00 feet along the common line of said Maria De La Luz Chapa tract of land and said Antonio Lujan Jr. and Marcos Lujan tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;

3. **Thence**, North 81°28'26" West a distance of 64.00 feet over and across said Maria De La Luz Chapa tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said Maria De La Luz Chapa tract of land and said Hortencia Nohemi Alvarez tract of land, for the Southwest corner of this herein described parcel;
4. **Thence**, North 08°31'34" East a distance of 10.00 feet along the common line of said Maria De La Luz Chapa tract of land and said Hortencia Nohemi Alvarez tract of land to the **POINT OF BEGINNING**, being a 0.015 of one acre (640 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



01/21/2026

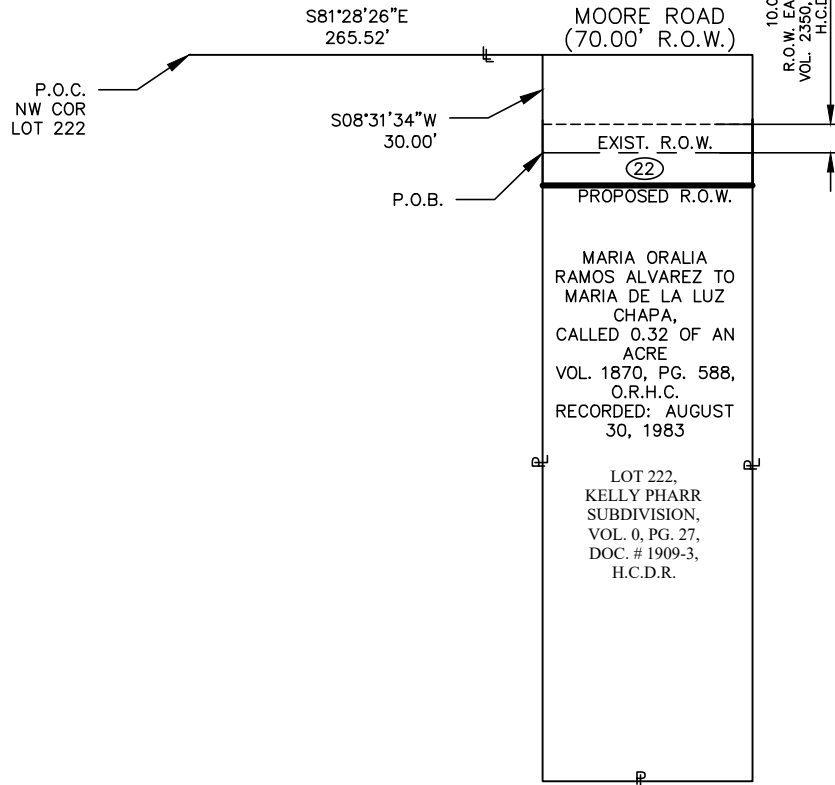
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 22
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
0.32	0.015/ 640	0.31	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 22
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026
PAGE 3 OF 4 SCALE: N.T.S.

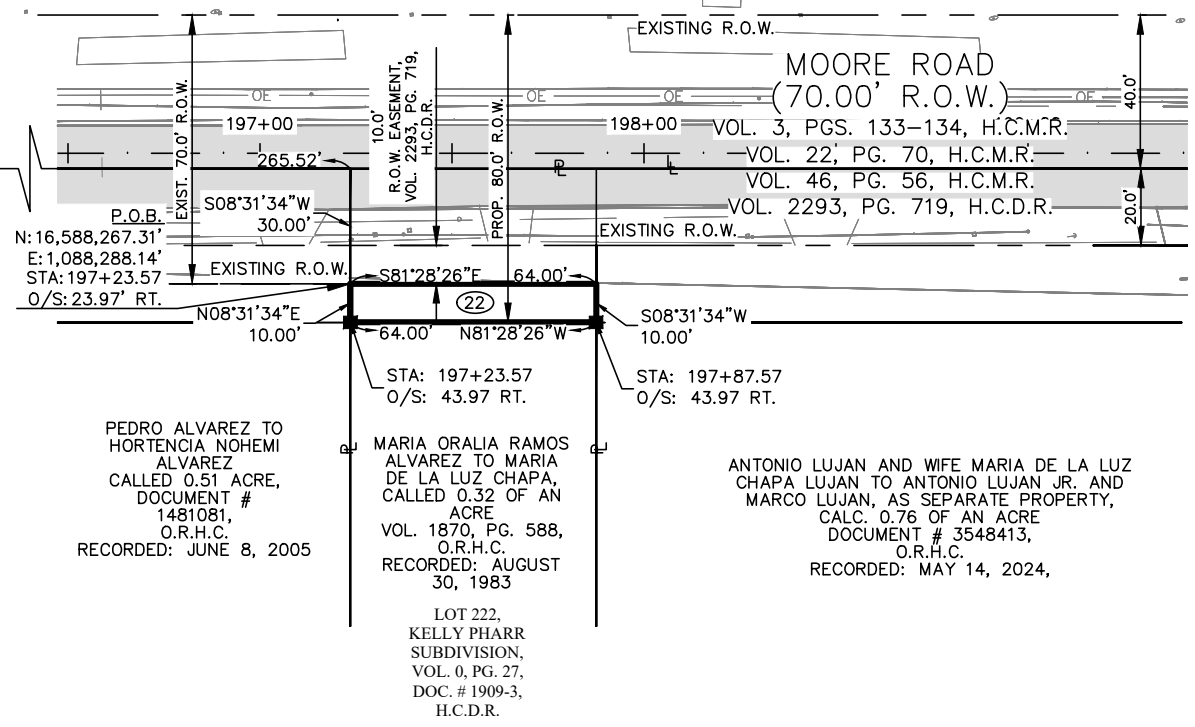


SCALE: 1" = 50'

LOT 1, BLOCK 1,
TROPIC STAR NO. 2 SUBDIVISION
VOL. 22, PG. 70,
H.C.M.R.

LOT 1, BLOCK 1,
TROPIC STAR NO. 2 SUBDIVISION
VOL. 22, PG. 70,
H.C.M.R.

P.O.C.
NORTHWEST CORNER
OF LOT 222,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.D.R.
N: 16,588,267.31'
E: 1,088,336.35'
E: 1,088,030.01'



P.O.B.
N: 16,588,267.31'
E: 1,088,288.14'
STA: 197+23.57
O/S: 23.97' RT.

STA: 197+23.57
O/S: 43.97 RT.

STA: 197+87.57
O/S: 43.97 RT.

PEDRO ALVAREZ TO
HORTENCIA NOHEMI
ALVAREZ
CALLED 0.51 ACRE,
DOCUMENT #
1481081,
O.R.H.C.
RECORDED: JUNE 8, 2005

MARIA ORALIA RAMOS
ALVAREZ TO MARIA
DE LA LUZ CHAPA,
CALLED 0.32 OF AN
ACRE
VOL. 1870, PG. 588,
O.R.H.C.
RECORDED: AUGUST
30, 1983

ANTONIO LUJAN AND WIFE MARIA DE LA LUZ
CHAPA LUJAN TO ANTONIO LUJAN JR. AND
MARCO LUJAN, AS SEPARATE PROPERTY,
CALC. 0.76 OF AN ACRE
DOCUMENT # 3548413,
O.R.H.C.
RECORDED: MAY 14, 2024,

LOT 222,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.D.R.

 **KANE - LINDSEY LLC**
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 22
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

Parcel 22 Closure Report

Point of Beginning: North: 16588267.3104' East: 1088288.1430'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 63.997'
North: 16588257.8221' East: 1088351.4327'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 9.999'
North: 16588247.9336' East: 1088349.9502'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 63.997'
North: 16588257.4219' East: 1088286.6605'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 9.999'
North: 16588267.3104' East: 1088288.1430'

Perimeter: 147.993' Area: 639.92 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 147992000.000

EXHIBIT: O

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 23

Being a 0.076 of one acre (3,310 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 222 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a calculated 0.76 of one acre tract of land conveyed to Antonio Lujan Jr. and Marcos Lujan by a Gift Deed dated April 26, 2024 and recorded on May 14, 2024 as described in Document Number 3548413 of the Official Records, Hidalgo County, Texas, said 0.076 of one acre (3,310 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 222, and being on the centerline of Moore Road (60.00' right-of-way);

Thence, South 81°28'26" East a distance of 329.52 feet along the North line of said Lot 222 to a point, being the common corner of said Antonio Lujan Jr. and Marcos Lujan tract of land and a called 0.32 of one acre tract of land conveyed to Maria De La Luz Chapa by a Warranty Deed (Long Form) executed August 22, 1983 and recorded on August 30, 1983 as described in Volume 1870, Page 588 of the Official Records, Hidalgo County, Texas;

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said Antonio Lujan Jr. and Marcos Lujan tract of land and said Maria De La Luz Chapa tract of land to a point (N=16,588,267.71, E=1,088,352.92), being 23.97 feet right from centerline station 197+87.57, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 165.48 feet along the existing South right-of-way line of said Moore Road to a found 1/2-inch iron rod, being on the common line of said Antonio Lujan Jr. and Marcos Lujan tract of land and Las Arboledas Subdivision as recorded in Volume 48, Page 78 of the Map Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said Antonio Lujan Jr. and Marcos Lujan tract of land and said Las Arboledas Subdivision to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the existing South right-of-way line of said Moore Road as established by said Las Arboledas Subdivision, for the Southeast corner of this herein described parcel;

3. **Thence**, North 81°28'26" West a distance of 165.48 feet over and across said Antonio Lujan Jr. and Marcos Lujan tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said Antonio Lujan Jr. and Marcos Lujan tract of land and said Maria De La Luz Chapa tract of land, for the Southwest corner of this herein described parcel;
4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said Antonio Lujan Jr. and Marcos Lujan tract of land and said Maria De La Luz Chapa tract of land to the **POINT OF BEGINNING**, being a 0.076 of one acre (3,310 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.

01/21/2026

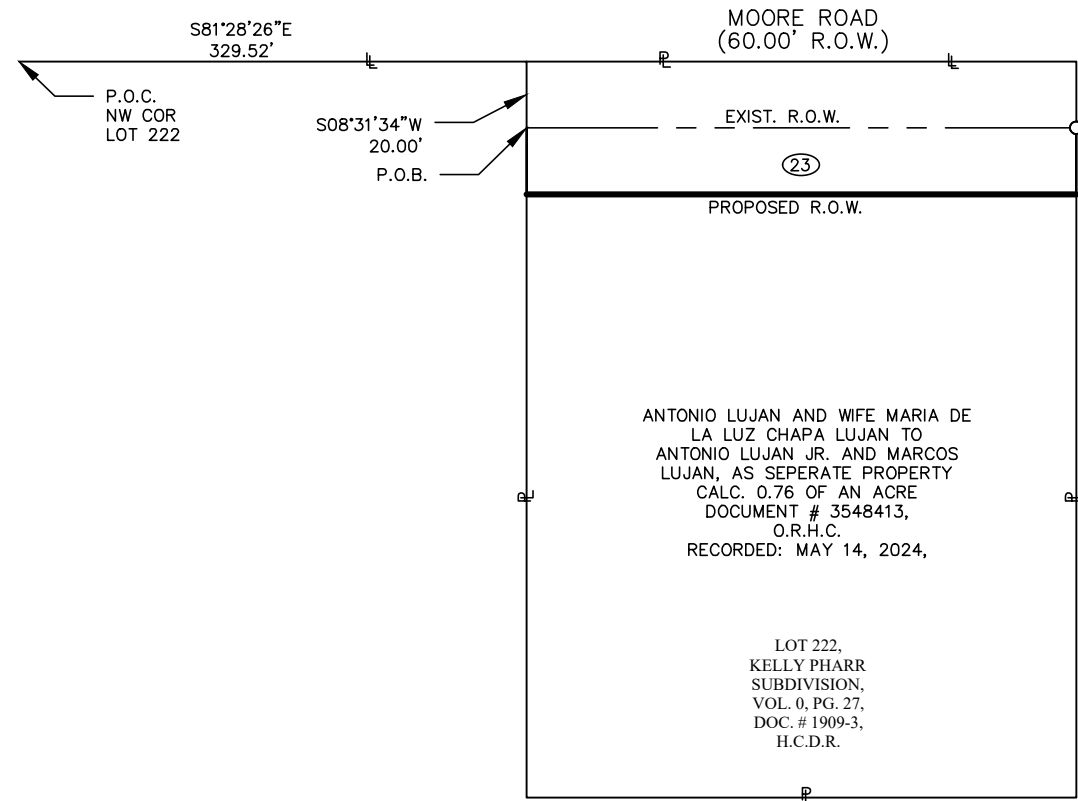
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED
"KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 23
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
CALC. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
0.76	0,076/ 3,310	0.68	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 23
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026
PAGE 3 OF 4 SCALE: N.T.S.



SCALE: 1" = 50'

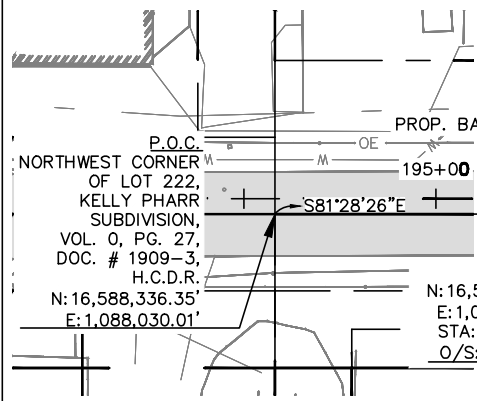
LOT 1, BLOCK 1,
TROPIC STAR NO. 2 SUBDIVISION
VOL. 22, PG. 70,
H.C.M.R.

EXISTING R.O.W.

MOORE ROAD
(60.00' R.O.W.)

VOL. 3, PGS. 133-134, H.C.M.R.
VOL. 22, PG. 70, H.C.M.R.
VOL. 46, PG. 56, H.C.M.R.

APPROXIMATE LOCATION OF 15.0'
IRRIGATION EASEMENT,
VOL. 120, PG. 531,
H.C.M.R.



PROP. BASELINE

195+00

S81°28'26\"/>

329.52'

S08°31'34\"/>

20.00'

P.O.B.

S81°28'26\"/>

165.48'

N08°31'34\"/>

20.00'

N: 16,588,267.71'

E: 1,088,352.92'

STA: 197+87.57

O/S: 23.97' RT.

MARIA ORALIA RAMOS
ALVAREZ TO MARIA
DE LA LUZ CHAPA,
CALLED 0.32 OF AN
ACRE
VOL. 1870, PG. 588,
O.R.H.C.
RECORDED: AUGUST
30, 1983

ANTONIO LUJAN AND WIFE MARIA DE LA LUZ
CHAPA LUJAN TO ANTONIO LUJAN JR. AND
MARCO LUJAN, AS SEPARATE PROPERTY,
CALC. 0.76 OF AN ACRE
DOCUMENT # 3548413,
O.R.H.C.
RECORDED: MAY 14, 2024,

LOT 222,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.D.R.

20.0'
CITY OF PHARR
UTILITY EASEMENT
DOCUMENT NO. 885461
O.R.H.C.

LOT 34
LAS ARBOLEDAS
SUBDIVISION,
VOL. 48, PG. 78,
H.C.M.R.

15.0'
HIDALGO
COUNTY
IRRIGATION
DISTRICT
#2
EASEMENT,
VOL. 48,
PG. 78,
H.C.M.R.

LOT 33
LAS ARBOLEDAS
SUBDIVISION,
VOL. 48, PG. 78,
H.C.M.R.

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(361) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 23
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026

Parcel 23 Closure Report

Point of Beginning: North: 16588267.7115' East: 1088352.9157'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 165.482'
North: 16588243.1767' East: 1088516.5688'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16588223.3988' East: 1088513.6038'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 165.482'
North: 16588247.9335' East: 1088349.9506'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 19.999'
North: 16588267.7115' East: 1088352.9157'

Perimeter: 370.962' Area: 3309.51 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 370962000.000

EXHIBIT: P

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 25

Being a 0.122 of one acre (5,300 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 210 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 8.1873 acre tract of land conveyed to Hidalgo County Drainage District No. 1 by a General Warranty Deed dated April 19, 2016 and recorded on August 31, 2016 as described in Document Number 2742868 of the Official Records, Hidalgo County, Texas, said 0.122 of one acre (5,300 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Southwest corner of said Lot 210, being on the South line of Seal Subdivision as recorded in Volume 34, Page 156 of the Map Records, Hidalgo County, Texas and being on the centerline of Moore Road (40.00' right-of-way);

Thence, North 08°31'34" East a distance of 20.00 feet over and across said Lot 210 and said Seal Subdivision to a point;

Thence, South 81°28'26" East a distance of 391.99 feet over and across said Lot 210 and said Seal Subdivision to a point (N=16,588,102.30, E=1,089,726.04), being 16.03 feet left from centerline station 211+70.05, being on the common line of said Hidalgo County Drainage District No. 1 tract of land and said Seal Subdivision, being on the existing North right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Southwest corner of this herein described parcel;

1. **Thence**, North 08°33'12" East a distance of 20.00 feet along the common line of said Hidalgo County Drainage District No. 1 tract of land and said Seal Subdivision to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the existing North right-of-way line of said Moore Road as established by said Seal Subdivision, for the Northwest corner of this herein described parcel;
2. **Thence**, South 81°28'24" East a distance of 265.00 feet over and across said Hidalgo County Drainage District No. 1 tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being the Southwest corner of Lot 1, Tropic Star Subdivision as recorded in Volume 37, Page 100 of the Map Records, Hidalgo County, Texas, and being on the existing North right-of-way line of said Moore Road as established by said Tropic Star Subdivision, for the Northeast corner of this herein described parcel, from which a found 1/2-inch iron rod bears South 84°23'53" East a distance of 4.89 feet;

3. **Thence**, South $08^{\circ}31'34''$ West a distance of 20.00 feet along the common line of said Hidalgo County Drainage District No. 1 tract of land and said Tropic Star Subdivision to a point, being on the existing North right-of-way line of said Moore Road, for the Southeast corner of this herein described parcel;
4. **Thence**, North $81^{\circ}28'26''$ West a distance of 265.01 feet along the existing North right-of-way line of said Moore Road to the **POINT OF BEGINNING**, being a 0.122 of one acre (5,300 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



01/21/2026

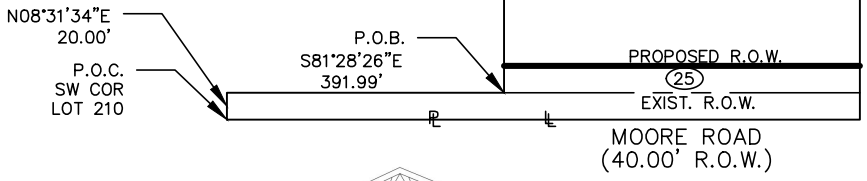
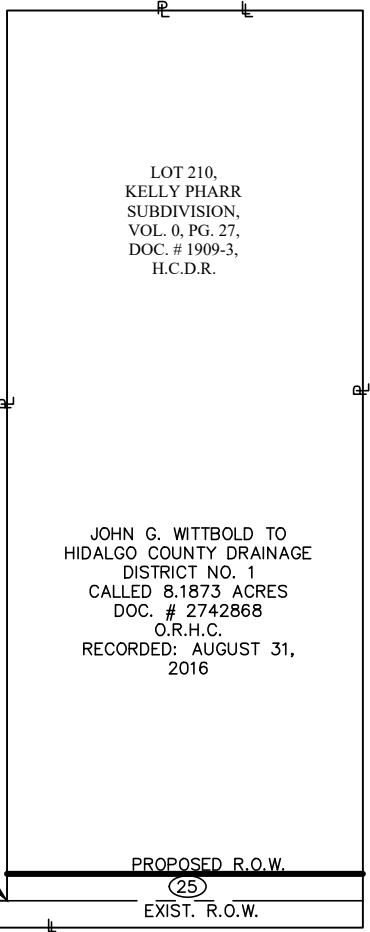
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



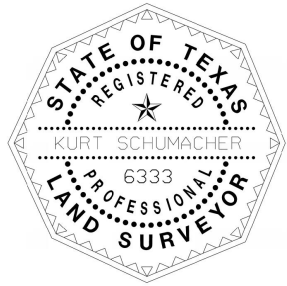
LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 25
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
8.19	0.122/ 5,300	8.07	



PARCEL PLAT
SHOWING
PARCEL 25
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026
PAGE 3 OF 4 SCALE: N.T.S.

NOTE "A":
 OXY USA INC., AND OXY USA WTP LP TO MMGJ SOUTH TEXAS, LLC,
 CALC. 7.80 ACRES
 DOC. # 2812871
 O.R.H.C.
 RECORDED: MAY 9, 2017



SCALE: 1" = 50'

LOT 210,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. #1909-3,
 H.C.D.R.

JOHN G. WITTBOLD TO
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 CALLED 8.1873 ACRES
 DOC. # 2742868
 O.R.H.C.
 RECORDED: AUGUST 31, 2016

FND. 1/2"
 IRON ROD BEARS
 S84°23'53"E
 4.89'

LOT 1
 TROPIC STAR SUBDIVISION
 PHASE IV,
 VOL. 37, PG. 100,
 H.C.M.R.

10.0'
 UTILITY EASEMENT,
 VOL. 34, PG. 156,
 H.C.M.R.

LOT 1,
 SEAL SUBDIVISION
 VOL. 34, PG. 156,
 H.C.M.R.

P.O.B.
 N: 16,588,102.30'
 E: 1,089,726.04'
 STA: 211+70.05
 O/S: 16.03' LT.

STA: 211+70.05
 O/S: 36.03 LT.

STA: 214+35.04
 O/S: 36.02 LT.

EXISTING R.O.W.

EXISTING R.O.W.

N08°31'34"E
 20.00'

S81°28'26"E
 20.00'

N08°33'12"E
 20.00'

S81°28'24"E
 265.00'

(25)

N81°28'26"W
 20.00'

S08°31'34"W
 20.00'

391.99'

265.01'

212+00

EXISTING R.O.W.

214+00

MOORE ROAD
 (40.00' R.O.W.)
 215+00

VOL. 3, PGS. 133-134, H.C.M.R.

VOL. 34, PG. 156, H.C.M.R.

PROP. BASELINE

EXISTING R.O.W.

P.O.C.
 SOUTHWEST CORNER
 OF LOT 210,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. #1909-3,
 H.C.D.R.
 N: 16,588,140.64'
 E: 1,089,335.41'

RODERIC B. THOMAS TO
 CITY OF PHARR
 CALC. 13.31 ACRES,
 VOL. 1338, PG. 733,
 H.C.D.R.
 RECORDED: OCTOBER
 18, 1972

RODERIC B. THOMAS,
 AND WIFE TO HIDALGO
 COUNTY DRAINAGE
 DISTRICT #1,
 CALLED 6.333 ACRES,
 VOL. 1170, PG. 815,
 H.C.D.R.
 RECORDED: FEBRUARY
 23, 1967

SEE NOTE
 "A"

MMGJ SOUTH
 TEXAS, LLC, TO
 TEYSHA GROUP,
 LLC,
 CALLED 5.34
 ACRES,
 DOCUMENT NO.
 3404815,
 O.R.H.C.
 RECORDED:
 DECEMBER 13,
 2022

APPROXIMATE LOCATION OF 30.0'
 IRRIGATION
 EASEMENT,
 VOL. 120, PG. 531,
 H.C.M.R.

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4899
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 25
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

Parcel 25 Closure Report

Point of Beginning: North: 16588102.2999' East: 1089726.0361'

Segment #1: Line

Course: N08° 33' 12.08"E Length: 20.001'
North: 16588122.0785' East: 1089729.0109'

Segment #2: Line

Course: S81° 28' 24.32"E Length: 264.998'
North: 16588082.7877' East: 1089991.0799'

Segment #3: Line

Course: S08° 31' 34.35"W Length: 19.999'
North: 16588063.0097' East: 1089988.1148'

Segment #4: Line

Course: N81° 28' 25.57"W Length: 265.008'
North: 16588102.3004' East: 1089726.0357'

Perimeter: 570.006' Area: 5300.06 Sq. Ft.

Error Closure: 0.0007 Course: N44° 39' 09.71"W

Error North: 0.00047 East: -0.00046

Precision 1: 814294.286

EXHIBIT: _Q_

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 26

Being a 0.096 of one acre (4,180 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 223 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 6.333 acre tract of land conveyed to Hidalgo County Drainage District Number One by a Deed filed for record on February 23, 1967 as described in Volume 1170, Page 815 of the Deed Records, Hidalgo County, Texas, said 0.096 of one acre (4,180 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 223, and being on the centerline of Moore Road (40.00' right-of-way);

Thence, South 81°28'26" East a distance of 450.97 feet along the North line of said Lot 223 to a point, being the common corner of said called 6.333 acre tract of land and a calculated 13.31 acre tract of land conveyed to the City of Pharr by a Warranty Deed filed for record on October 18, 1972 as described in Volume 1338, Page 733 of the Deed Records, Hidalgo County, Texas;

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said called 6.333 acre tract of land and said calculated 13.31 acre tract of land to a point (N=16,588,054.00, E=1,089,778.44), being 23.97 feet right from centerline station 219+66.05, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 209.00 feet along the existing South right-of-way line of said Moore Road to a point, being on the common line of said called 6.333 acre tract of land and calculated 7.80 acre tract of land conveyed to MMGJ South Texas, LLC by a Deed of Conveyance and Assignment and Bill of Sale effective January 1, 2017 and recorded on May 9, 2017, Document Number 2812871 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 6.333 acre tract of land and said calculated 7.80 acre tract of land to a to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;

3. **Thence**, North 81°28'26" West a distance of 209.00 feet over and across said called 6.333 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 6.333 acre tract of land and said calculated 13.31 acre tract of land, for the Southwest corner of this herein described parcel;
4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 6.333 acre tract of land and said calculated 13.31 acre tract of land to the **POINT OF BEGINNING**, being a 0.096 of one acre (4,180 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.

01/21/2026

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676

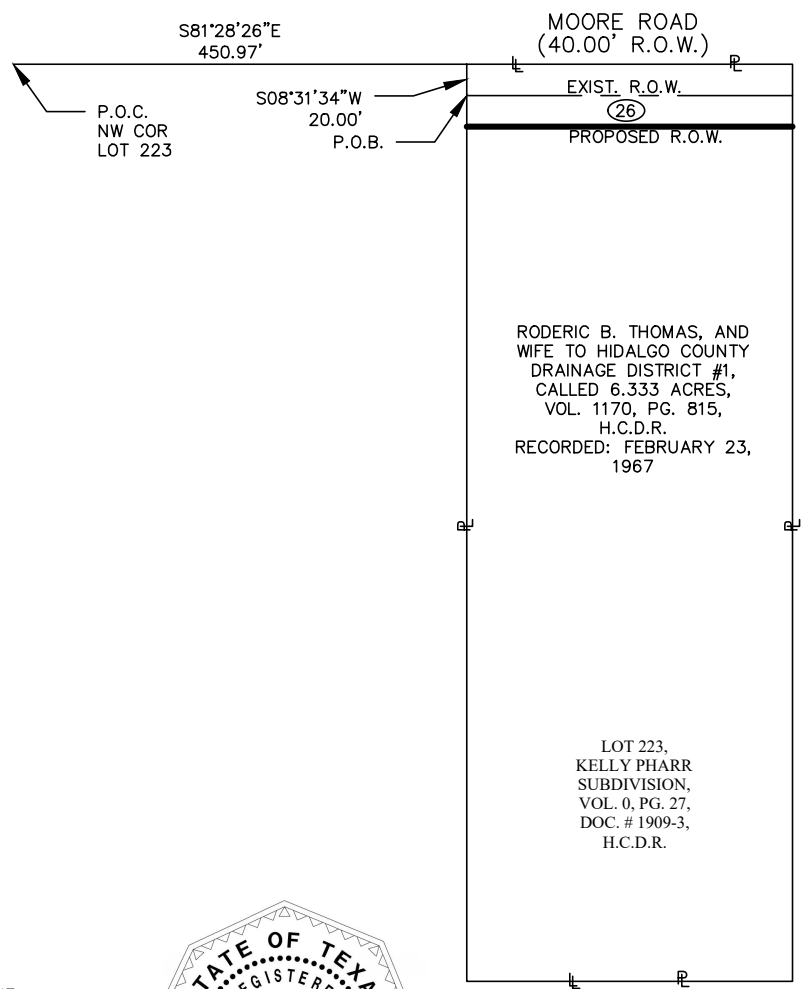


LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED
"KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET

- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



RODERIC B. THOMAS, AND WIFE TO HIDALGO COUNTY DRAINAGE DISTRICT #1, CALLED 6.333 ACRES, VOL. 1170, PG. 815, H.C.D.R. RECORDED: FEBRUARY 23, 1967

LOT 223, KELLY PHARR SUBDIVISION, VOL. 0, PG. 27, DOC. # 1909-3, H.C.D.R.



01/21/2026

PARCEL TRACT INSET FOR PARCEL NO. 26
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
6.33	0.096/ 4,180	6.23	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT SHOWING PARCEL 26
 MOORE ROAD PARCELS (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026
 PAGE 3 OF 4 SCALE: N.T.S.

Parcel 26 Closure Report

Point of Beginning: North: 16588053.9986' East: 1089778.4371'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 209.000'
North: 16588023.0118' East: 1089985.1272'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16588003.2339' East: 1089982.1621'

Segment #3: Line

Course: N81° 28' 26.36"W Length: 209.000'
North: 16588034.2199' East: 1089775.4719'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 20.000'
North: 16588053.9988' East: 1089778.4371'

Perimeter: 457.999' Area: 4179.92 Sq. Ft.

Error Closure: 0.0002 Course: N08° 31' 36.24"E

Error North: 0.00020 East: 0.00003

Precision 1: 2289995.000

EXHIBIT: R

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 27

Being a 0.014 of one acre (601 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 223 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a calculated 7.80 acre tract of land conveyed to MMGJ South Texas, LLC by a Deed of Conveyance and Assignment and Bill of Sale effective January 1, 2017 and recorded on May 9, 2017, Document Number 2812871 of the Official Records, Hidalgo County, Texas, said 0.014 of one acre (601 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 223, and being on the centerline of Moore Road (60.00' right-of-way);

Thence, South 81°28'26" East a distance of 659.97 feet along the North line of said Lot 223 to a point, being the common corner of said calculated 7.80 acre tract of land and a called 6.333 acre tract of land conveyed to Hidalgo County Drainage District Number One by a Deed filed for record on February 23, 1967 as described in Volume 1170, Page 815 of the Deed Records, Hidalgo County, Texas;

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said calculated 7.80 acre tract of land and said called 6.333 acre tract of land to a point (N=16,588,023.01, E=1,089,985.13), being 23.97 feet right from centerline station 214+38.01, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northwest corner of this herein described parcel;

- 1. Thence**, South 81°28'26" East a distance of 30.03 feet along the existing South right-of-way line of said Moore Road to a point, being on the common line of said calculated 7.80 acre tract of land and a called 5.34 acre tract of land conveyed to Teysha Group, LLC by a Special Warranty Deed recorded on December 13, 2022 as described in Document Number 3404815 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
- 2. Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said calculated 7.80 acre tract of land and said called 5.34 acre tract of land to a to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;

3. **Thence**, North 81°28'26" West a distance of 30.03 feet over and across said calculated 7.80 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said calculated 7.80 acre tract of land and said called 6.333 acre tract of land, for the Southwest corner of this herein described parcel;
4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said calculated 7.80 acre tract of land and said called 6.333 acre tract of land to the **POINT OF BEGINNING**, being a 0.014 of one acre (601 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



01/21/2026

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



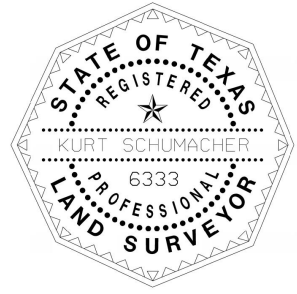
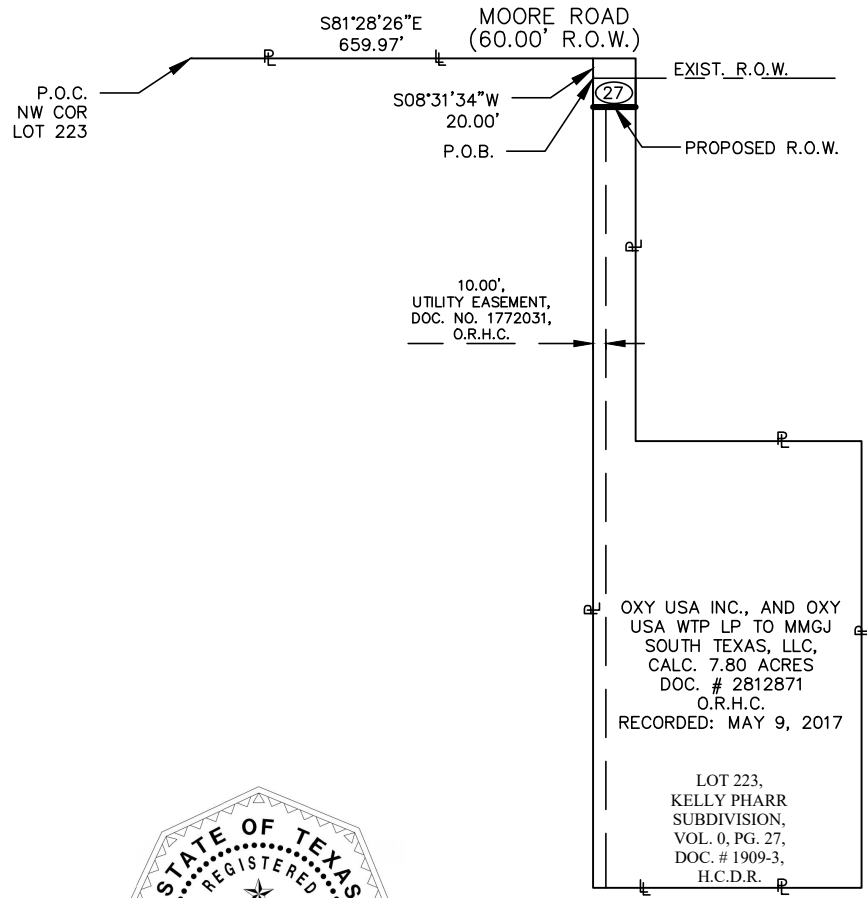
LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 27
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
CALC. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
7.80	0.014/601	7.79	

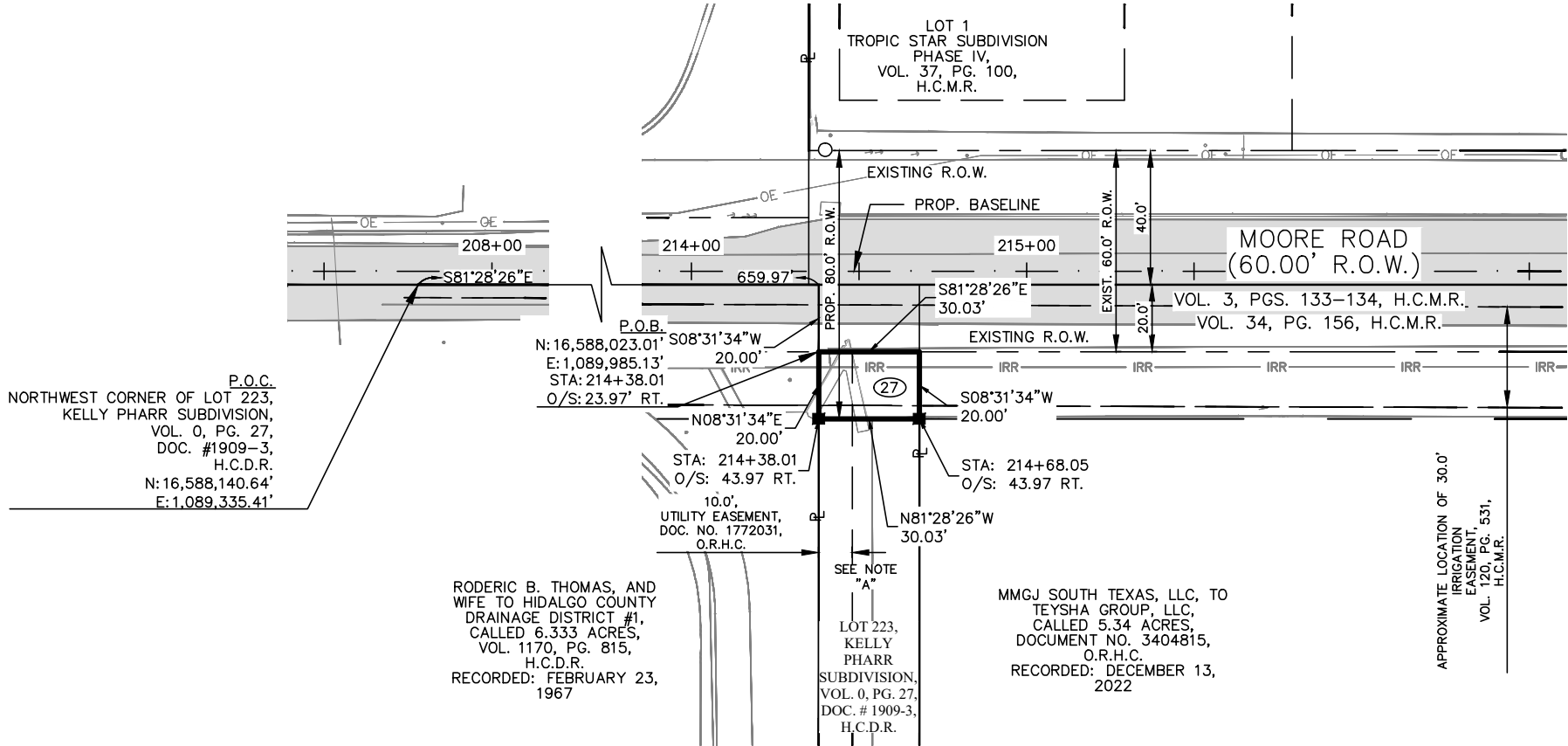
KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT SHOWING PARCEL 27
 MOORE ROAD PARCELS (JACKSON RD. TO VETERANS BLVD.) HIDALGO COUNTY JANUARY 2026
 PAGE 3 OF 4 SCALE: N.T.S.

NOTE "A":
 OXY USA INC., AND OXY USA WTP LP TO MMGJ SOUTH TEXAS, LLC,
 CALC. 7.80 ACRES
 DOC. # 2812871
 O.R.H.C.
 RECORDED: MAY 9, 2017



SCALE: 1" = 50'



P.O.C.
 NORTHWEST CORNER OF LOT 223,
 KELLY PHARR SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. #1909-3,
 H.C.D.R.
 N: 16,588,140.64'
 E: 1,089,335.41'

RODERIC B. THOMAS, AND
 WIFE TO HIDALGO COUNTY
 DRAINAGE DISTRICT #1,
 CALLED 6.333 ACRES,
 VOL. 1170, PG. 815,
 H.C.D.R.
 RECORDED: FEBRUARY 23,
 1967

LOT 223,
 KELLY
 PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3,
 H.C.D.R.

MMGJ SOUTH TEXAS, LLC, TO
 TEYSHA GROUP, LLC,
 CALLED 5.34 ACRES,
 DOCUMENT NO. 3404815,
 O.R.H.C.
 RECORDED: DECEMBER 13,
 2022

APPROXIMATE LOCATION OF 30.0'
 IRRIGATION
 EASEMENT
 VOL. 120, PG. 531,
 H.C.M.R.

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 27
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

Parcel 27 Closure Report

Point of Beginning: North: North: 16588023.0118' East: 1089985.1272'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 30.034'
North: 16588018.5589' East: 1090014.8293'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16587998.7809' East: 1090011.8642'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 30.034'
North: 16588003.2338' East: 1089982.1621'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 19.999'
North: 16588023.0118' East: 1089985.1272'

Perimeter: 100.066' Area: 600.65 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 100066000.000

EXHIBIT: S

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 28

Being a 0.188 of one acre (8,200 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 223 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 5.34 acre tract of land conveyed to Teysha Group, LLC by a Special Warranty Deed recorded on December 13, 2022 as described in Document Number 3404815 of the Official Records, Hidalgo County, Texas, said 0.188 of one acre (8,200 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northwest corner of said Lot 223, and being on the centerline of Moore Road (60.00' right-of-way);

Thence, South 81°28'26" East a distance of 690.01 feet along the North line of said Lot 223 to a point, being the common corner of said called 5.34 acre tract of land and a calculated 7.80 acre tract of land conveyed to MMGJ South Texas, LLC by a Deed of Conveyance and Assignment and Bill of Sale effective January 1, 2017 and recorded on May 9, 2017, Document Number 2812871 of the Official Records, Hidalgo County, Texas;

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said called 5.34 acre tract of land and said calculated 7.80 acre tract of land to a point (N=16,588,018.56, E=1,090,014.83), being 23.97 feet right from centerline station 214+68.05, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northwest corner of this herein described parcel;

1. **Thence**, South 81°28'26" East a distance of 410.00 feet along the existing South right-of-way line of said Moore Road to a point, being on the common line of said called 5.34 acre tract of land and a called 2.63 acre tract of land conveyed to Maria R. Medrano by a Warranty Deed with Vendor's Lien dated August 7, 2002 and recorded on January 10, 2003 as described in Document Number 1156783 of the Official Records, Hidalgo County, Texas, for the Northeast corner of this herein described parcel;
2. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 5.34 acre tract of land and said called 2.63 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;

3. **Thence**, North 81°28'26" West a distance of 410.00 feet over and across said called 5.34 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 5.34 acre tract of land and said calculated 7.80 acre tract of land, for the Southwest corner of this herein described parcel;
4. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 5.34 acre tract of land and said calculated 7.80 acre tract of land to the **POINT OF BEGINNING**, being a 0.188 of one acre (8,200 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



01/21/2026

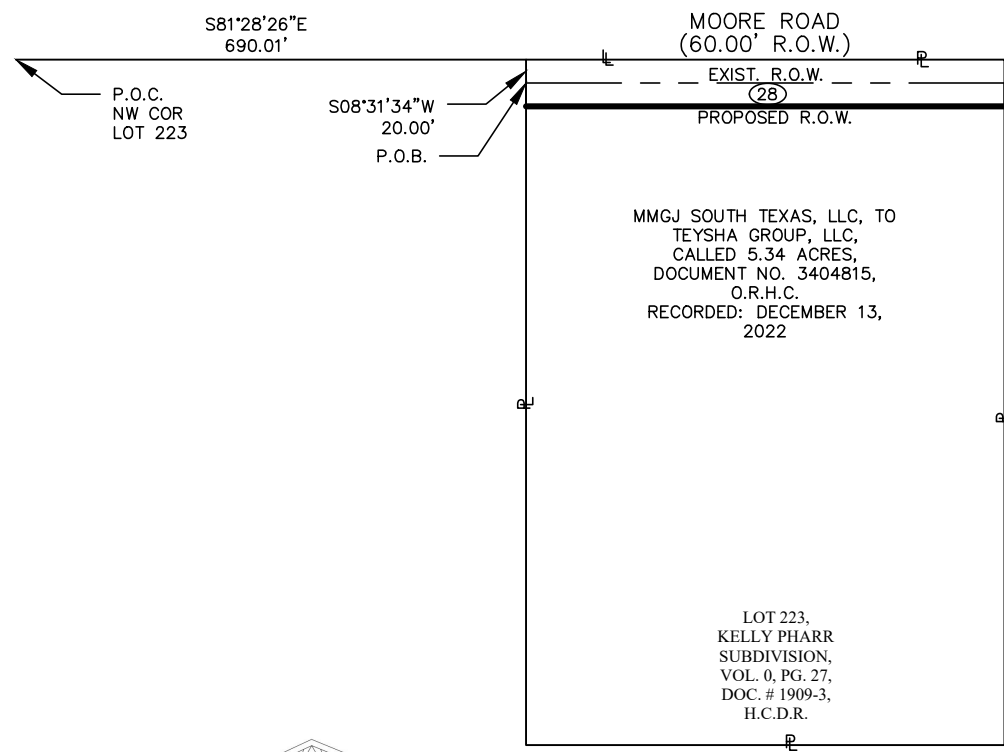
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

- EXISTING R.O.W. LINE
- PROPOSED R.O.W. LINE
- PROPERTY LINE
- LOT LINE
- SURVEY LINE
- PROP. BASELINE
- COMMON PROPERTY LINE
- DITCH LINE
- EOP LINE
- OE — OE — OVERHEAD LINE
- X — X — * FENCE LINE
- W — W — WATER LINE
- IRR — IRR — IRRIGATION LINE
- TEL — TEL — TELEPHONE LINE
- WW — WW — WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. — OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. — HIDALGO COUNTY MAP RECORDS
- H.C.D.R. — HIDALGO COUNTY DEED RECORDS
- P.O.C. — POINT OF COMMENCING
- P.O.B. — POINT OF BEGINNING
- VOL. — VOLUME
- PG. — PAGE
- R.O.W. — RIGHT OF WAY
- N.T.S. — NOT TO SCALE
- AC. — ACREAGE
- S.F. — SQUARE FEET



MMGJ SOUTH TEXAS, LLC, TO
TEYSHA GROUP, LLC,
CALLED 5.34 ACRES,
DOCUMENT NO. 3404815,
O.R.H.C.
RECORDED: DECEMBER 13,
2022

LOT 223,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.D.R.

- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 28
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
5.34	0.188/ 8200	5.15	

KANE — LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

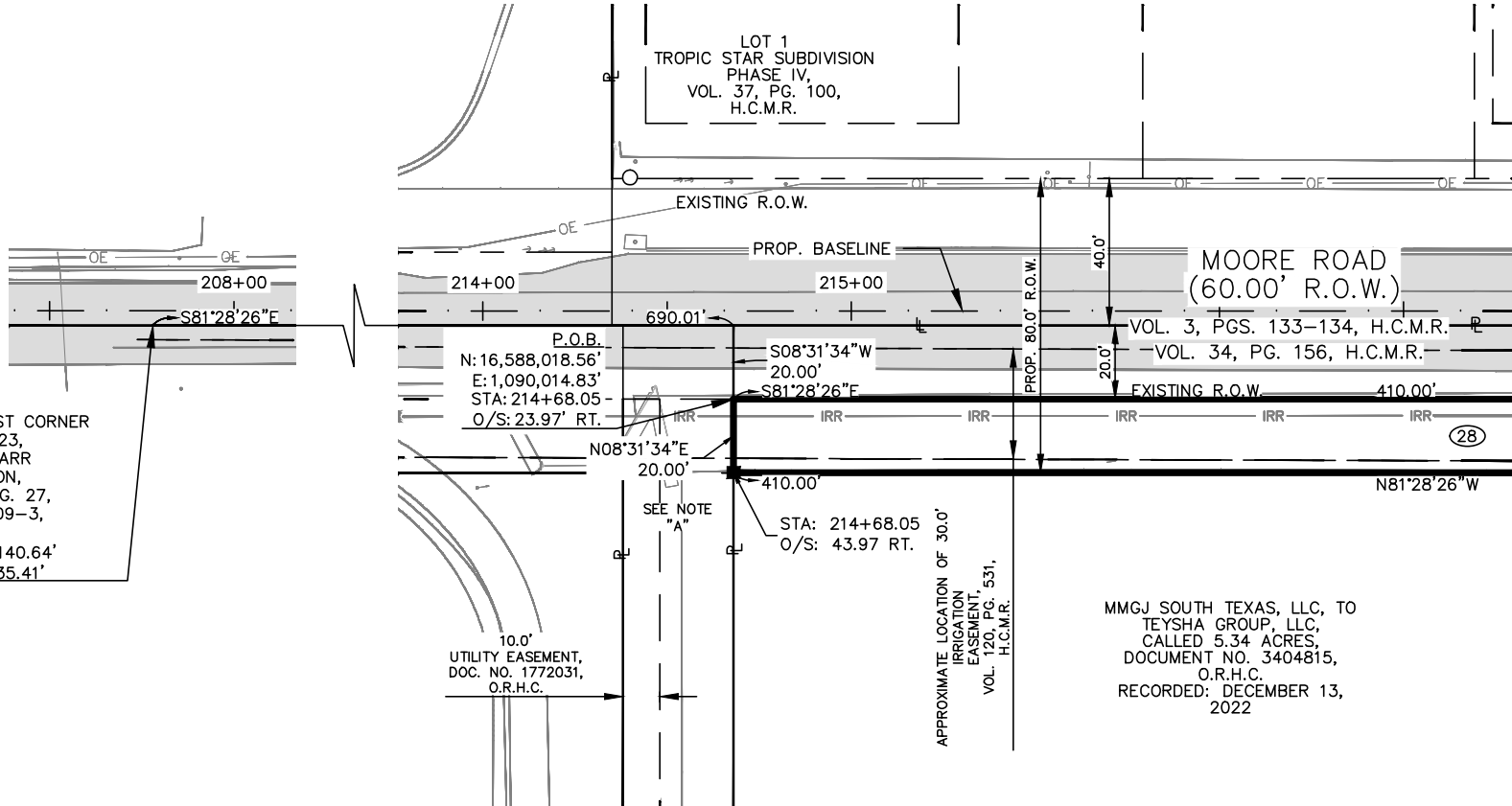
PARCEL PLAT
SHOWING
PARCEL 28
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026
PAGE 3 OF 5 SCALE: N.T.S.

NOTE "A":
 OXY USA INC., AND OXY USA WTP LP TO MMGJ SOUTH TEXAS, LLC,
 CALC. 7.80 ACRES
 DOC. # 2812871
 O.R.H.C.
 RECORDED: MAY 9, 2017



SCALE: 1" = 60'

P.O.C.
 NORTHWEST CORNER
 OF LOT 223,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. #1909-3,
 H.C.D.R.
 N: 16,588,140.64'
 E: 1,089,335.41'



MATCHLINE A-A

10.0'
 UTILITY EASEMENT,
 DOC. NO. 1772031,
 O.R.H.C.

SEE NOTE
 "A"

APPROXIMATE LOCATION OF 30.0'
 IRRIGATION
 EASEMENT,
 VOL. 120, PG. 531,
 H.C.M.R.

MMGJ SOUTH TEXAS, LLC, TO
 TEYSHA GROUP, LLC,
 CALLED 5.34 ACRES,
 DOCUMENT NO. 3404815,
 O.R.H.C.
 RECORDED: DECEMBER 13,
 2022

LOT 223,
 KELLY PHARR
 SUBDIVISION,
 VOL. 0, PG. 27,
 DOC. # 1909-3,
 H.C.M.R.

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 28
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

Parcel 28 Closure Report

Point of Beginning: North: 16588018.5589' East: 1090014.8292'

Segment #1: Line

Course: S81° 28' 25.57"E Length: 410.000'
North: 16587957.7714' East: 1090420.2979'

Segment #2: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16587937.9935' East: 1090417.3328'

Segment #3: Line

Course: N81° 28' 25.57"W Length: 410.000'
North: 16587998.7810' East: 1090011.8641'

Segment #4: Line

Course: N08° 31' 34.43"E Length: 19.999'
North: 16588018.5589' East: 1090014.8292'

Perimeter: 859.998' Area: 8199.67 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 859998000.000

EXHIBIT: _T_

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 29

Being a 0.040 of one acre (1,760 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 223 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 2.63 acre tract of land conveyed to Maria R. Medrano by a Warranty Deed with Vendor's Lien dated August 7, 2002 and recorded on January 10, 2003 as described in Document Number 1156783 of the Official Records, Hidalgo County, Texas, said 0.040 of one acre (1,760 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northeast corner of said Lot 223, and being on the centerline of Moore Road (60.00' right-of-way);

Thence, North 81°28'26" West a distance of 131.99 feet along the North line of said Lot 223 to a point, being the common corner of said called 2.63 acre tract of land and a called 3.77 acre tract of land conveyed to Guillermo Galvan and wife, Guadalupe Galvan by a Warranty Deed with Vendor's Lien dated January 29, 1997 and recorded on April 17, 1997 as described in Document Number 592225 of the Official Records, Hidalgo County, Texas;

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said called 2.63 acre tract of land and said called 3.77 acre tract of land to a point (N=16,587,944.72, E=1,090,507.32), being 23.97 feet right from centerline station 219+66.05, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northeast corner of this herein described parcel;

1. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 2.63 acre tract of land and said called 3.77 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", for the Southeast corner of this herein described parcel;
2. **Thence**, North 81°28'26" West a distance of 88.00 feet over and across said called 2.63 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 2.63 acre tract of land and a called 5.34 acre tract of land conveyed to Teysha Group, LLC by a Special Warranty Deed recorded on December 13, 2022 as described in Document Number 3404815 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;

3. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 2.63 acre tract of land and said called 5.34 acre tract of land to a point, being on the existing South right-of-way line of said Moore Road, for the Northwest corner of this herein described tract of land;
4. **Thence**, South 81°28'26" East a distance of 88.00 feet along the existing South right-of-way line of said Moore Road to the **POINT OF BEGINNING**, being a 0.040 of one acre (1,760 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.

01/21/2026

Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676

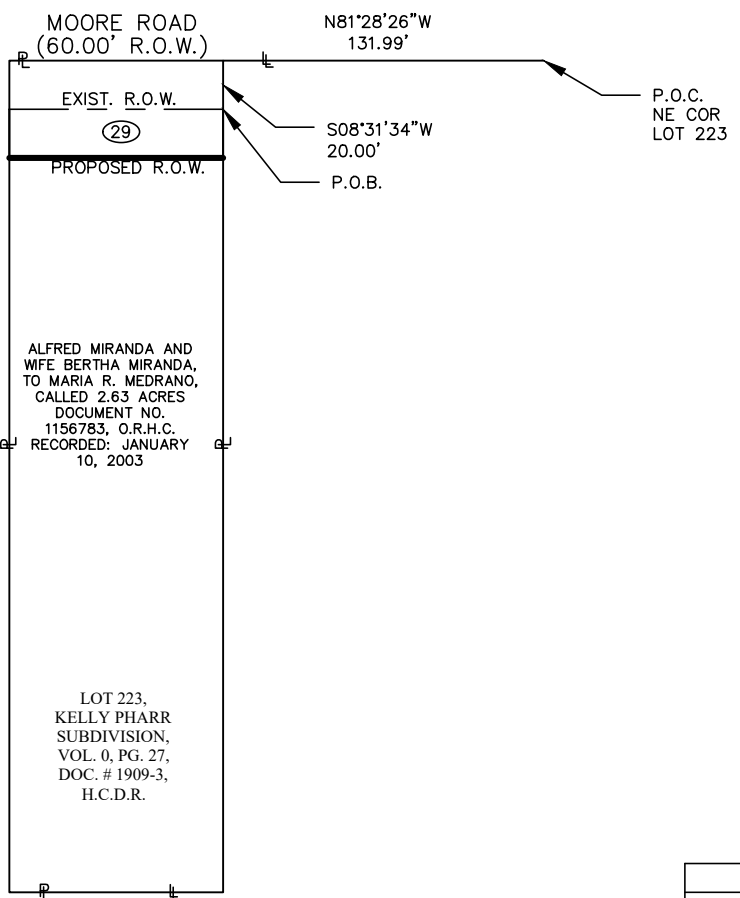


LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED
"KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET

- NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 29
N.T.S.

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

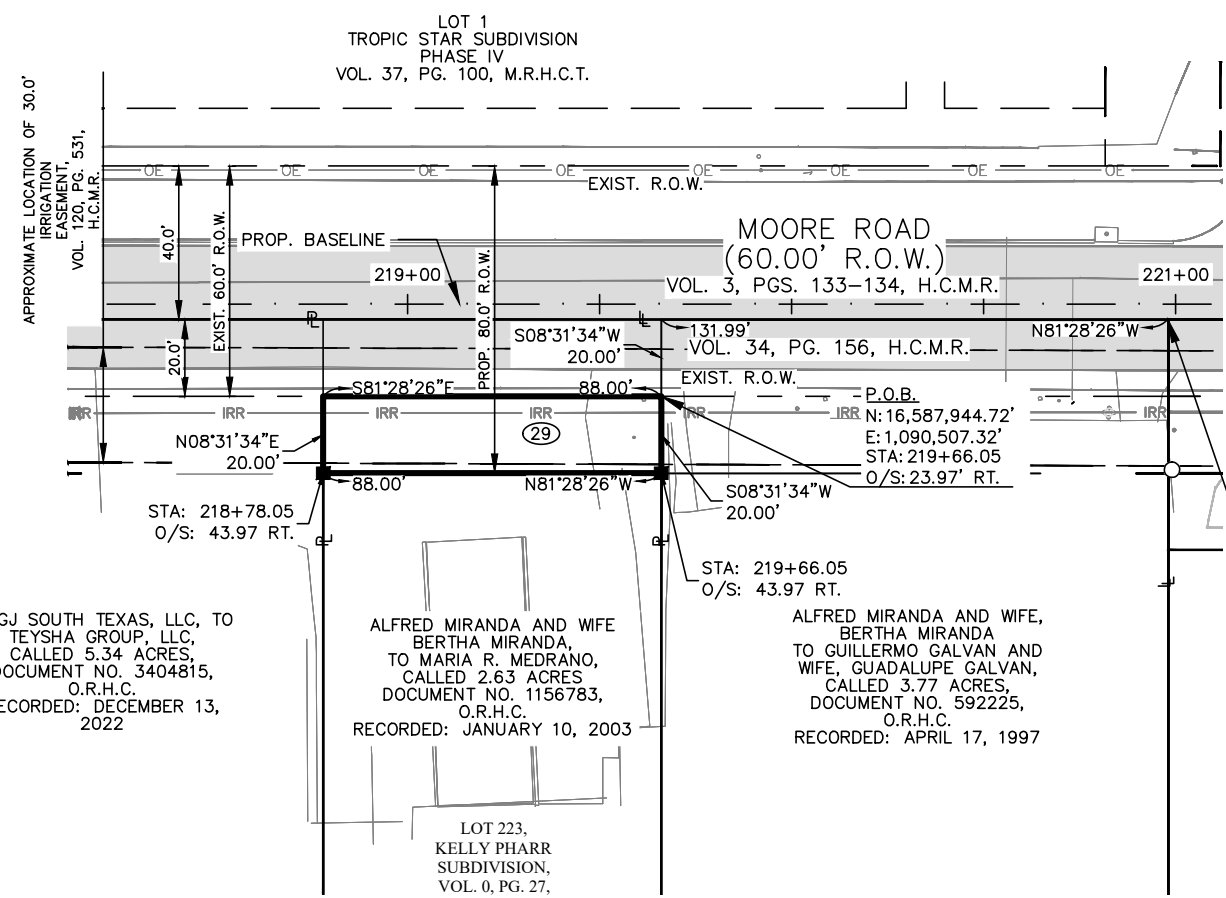
AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
2.63	0.040/ 1,760	2.59	

KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 29
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026
PAGE 3 OF 4 SCALE: N.T.S.



SCALE: 1" = 50'



P.O.C.
NORTHEAST CORNER
OF LOT 223,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. #1909-3,
H.C.D.R.
N: 16,587,944.93'
E: 1,090,640.82'

MMGJ SOUTH TEXAS, LLC, TO
TEYSHA GROUP, LLC,
CALLED 5.34 ACRES,
DOCUMENT NO. 3404815,
O.R.H.C.
RECORDED: DECEMBER 13,
2022

ALFRED MIRANDA AND WIFE
BERTHA MIRANDA,
TO MARIA R. MEDRANO,
CALLED 2.63 ACRES
DOCUMENT NO. 1156783,
O.R.H.C.
RECORDED: JANUARY 10, 2003

ALFRED MIRANDA AND WIFE,
BERTHA MIRANDA
TO GUILLERMO GALVAN AND
WIFE, GUADALUPE GALVAN,
CALLED 3.77 ACRES,
DOCUMENT NO. 592225,
O.R.H.C.
RECORDED: APRIL 17, 1997

LOT 223,
KELLY PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.D.R.

 **KANE - LINDSEY LLC**
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 29
MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026

Parcel 29 Closure Report

Point of Beginning: North: 16587944.7249' East: 1090507.3219'

Segment #1: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16587924.9469' East: 1090504.3568'

Segment #2: Line

Course: N81° 28' 25.57"W Length: 87.996'
North: 16587937.9934' East: 1090417.3333'

Segment #3: Line

Course: N08° 31' 34.43"E Length: 19.999'
North: 16587957.7714' East: 1090420.2984'

Segment #4: Line

Course: S81° 28' 25.57"E Length: 87.996'
North: 16587944.7249' East: 1090507.3219'

Perimeter: 215.991' Area: 1759.86 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 215990000.000

EXHIBIT: U

COUNTY: Hidalgo

LIMITS: Moore Road (Jackson Rd. to Veterans Blvd.)

PROPERTY DESCRIPTION FOR PARCEL 30

Being a 0.061 of one acre (2,640 square feet) parcel of land situated in Hidalgo County, Texas, being out of Lot 223 Kelly-Pharr Subdivision, as recorded in Volume O, Page 27 (Document Number 1909-3) of the Deed Records, Hidalgo County, Texas, and being out of a called 3.77 acre tract of land conveyed to Guillermo Galvan and wife, Guadalupe Galvan by a Warranty Deed with Vendor's Lien dated January 29, 1997 and recorded on April 17, 1997 as described in Document Number 592225 of the Official Records, Hidalgo County, Texas, said 0.061 of one acre (2,640 square feet) parcel being more particularly described by metes and bounds as follows:

Commencing at a point, being the Northeast corner of said Lot 223, being the common corner of said called 3.77 acre tract of land and Los Senderos Subdivision as recorded in Volume 47, Page 82 of the Map Records, Hidalgo County, Texas, and being on the centerline of Moore Road (60.00' right-of-way);

Thence, South 08°31'34" West a distance of 20.00 feet along the common line of said called 3.77 acre tract of land and said Los Senderos Subdivision to a point (N=16,587,925.16, E=1,090,637.86), being 23.97 feet right from centerline station 220+98.04, being on the existing South right-of-way line of said Moore Road, and being the **POINT OF BEGINNING** and Northeast corner of this herein described parcel;

1. **Thence**, South 08°31'34" West a distance of 20.00 feet along the common line of said called 3.77 acre tract of land and said Los Senderos Subdivision to a point, being on the existing South right-of-way line of said Moore Road as established by said Los Senderos Subdivision, for the Southeast corner of this herein described parcel, from which a found 1/2-inch iron rod bears South 55°55'25" East a distance of 1.34 feet;
2. **Thence**, North 81°28'26" West a distance of 131.99 feet over and across said called 3.77 acre tract of land to a set 1/2-inch iron rod with plastic cap stamped "KLSC 6333 Prop Cor", being on the common line of said called 3.77 acre tract of land and a called 2.63 acre tract of land conveyed to Maria R. Medrano by a Warranty Deed with Vendor's Lien dated August 7, 2002 and recorded on January 10, 2003 as described in Document Number 1156783 of the Official Records, Hidalgo County, Texas, for the Southwest corner of this herein described parcel;
3. **Thence**, North 08°31'34" East a distance of 20.00 feet along the common line of said called 3.77 acre tract of land and said called 2.63 acre tract of land to a point, being on the existing South right-of-way line of said Moore Road, for the Northwest corner of this herein described tract of land;

4. **Thence**, South 81°28'26" East a distance of 131.99 feet along the existing South right-of-way line of said Moore Road to the **POINT OF BEGINNING**, being a 0.061 of one acre (2,640 square feet) parcel.

All bearings and coordinates are based on the Texas Coordinate System, South Zone, North American Datum of 1983 (2011 Adjustment, Epoch, 2010.00). All distances and coordinates shown are surface values and may be converted to grid by dividing by the TxDOT Surface Adjustment Factor of 1.00004.

Units of Measure: U.S. Survey Feet

A parcel plat of even date was prepared in conjunction with this property description.

I, hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: April, 2025.



01/21/2026

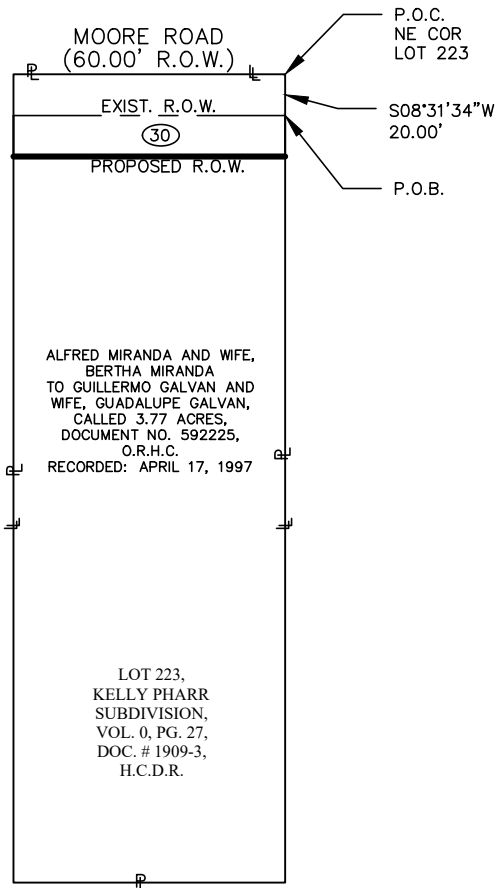
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



LEGEND

	EXISTING R.O.W. LINE
	PROPOSED R.O.W. LINE
	PROPERTY LINE
	LOT LINE
	SURVEY LINE
	PROP. BASELINE
	COMMON PROPERTY LINE
	DITCH LINE
	EOP LINE
	OVERHEAD LINE
	FENCE LINE
	WATER LINE
	IRRIGATION LINE
	TELEPHONE LINE
	WASTEWATER LINE

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED
- "KLSC 6333 PROP COR" (UNLESS OTHERWISE NOTED)
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- O.R.H.C. - OFFICIAL RECORDS HIDALGO COUNTY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- VOL. - VOLUME
- PG. - PAGE
- R.O.W. - RIGHT OF WAY
- N.T.S. - NOT TO SCALE
- AC. - ACREAGE
- S.F. - SQUARE FEET



- NOTES:**
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
 2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
 3. FIELD SURVEYING WAS PERFORMED JANUARY 2026.
 4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
 5. SURVEY SUBJECT TO HIDALGO COUNTY IRRIGATION NO. 2 CLAIMS IN FEE AND EASEMENT. BURIED IRRIGATION RUNS PARALLEL TO SOUTH RIGHT OF WAY LINE OF MOORE ROAD.



01/21/2026

PARCEL TRACT INSET FOR
PARCEL NO. 30
N.T.S.

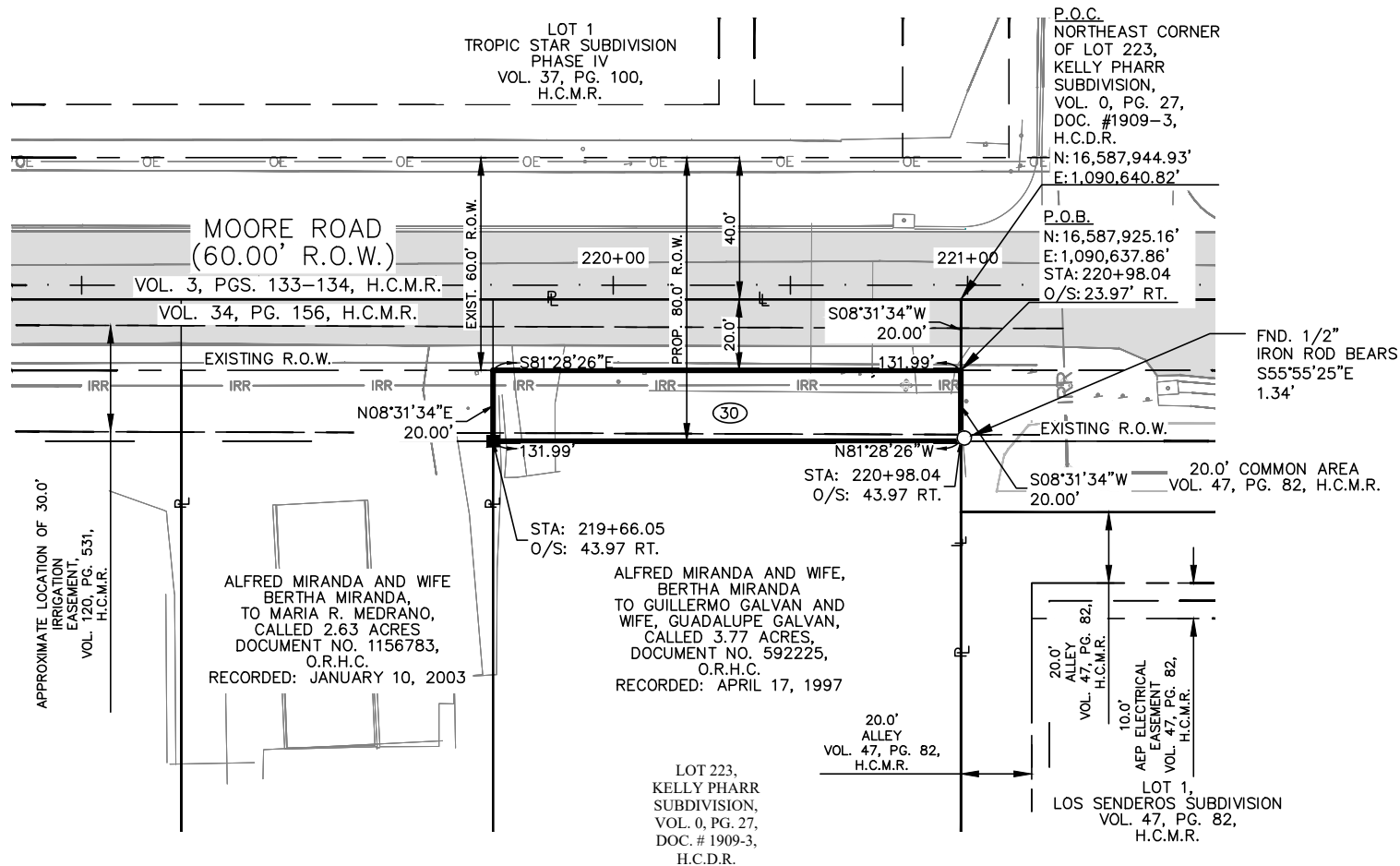
I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED ON THE GROUND UNDER MY SUPERVISION AND THAT THIS PARCEL PLAT REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

KURT SCHUMACHER DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
3.77	0.061/ 2,640	3.71	
KANE - LINDSEY LLC <small>LAND SURVEYING CONSULTANTS 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539 (956) 917-4859 TBPELS FIRM NO. 10194676</small>			
PARCEL PLAT SHOWING PARCEL 30 MOORE ROAD PARCELS (JACKSON RD. TO VETERANS BLVD.) HIDALGO COUNTY JANUARY 2026			
PAGE 3 OF 4		SCALE: N.T.S.	



SCALE: 1" = 50'



APPROXIMATE LOCATION OF 30.0' IRRIGATION EASEMENT VOL. 120, PG. 531, H.C.M.R.

ALFRED MIRANDA AND WIFE BERTHA MIRANDA TO MARIA R. MEDRANO, CALLED 2.63 ACRES DOCUMENT NO. 1156783, O.R.H.C. RECORDED: JANUARY 10, 2003

ALFRED MIRANDA AND WIFE, BERTHA MIRANDA TO GUILLERMO GALVAN AND WIFE, GUADALUPE GALVAN, CALLED 3.77 ACRES, DOCUMENT NO. 592225, O.R.H.C. RECORDED: APRIL 17, 1997

LOT 223, KELLY PHARR SUBDIVISION, VOL. 0, PG. 27, DOC. # 1909-3, H.C.D.R.

P.O.C. NORTHEAST CORNER OF LOT 223, KELLY PHARR SUBDIVISION, VOL. 0, PG. 27, DOC. #1909-3, H.C.D.R. N: 16,587,944.93' E: 1,090,640.82'

P.O.B. N: 16,587,925.16' E: 1,090,637.86' STA: 220+98.04 O/S: 23.97' RT.

FND. 1/2" IRON ROD BEARS S55°55'25"E 1.34'

20.0' COMMON AREA VOL. 47, PG. 82, H.C.M.R.

20.0' ALLEY VOL. 47, PG. 82, H.C.M.R.

10.0' AEP ELECTRICAL EASEMENT VOL. 47, PG. 82, H.C.M.R.

LOT 1, LOS SENDEROS SUBDIVISION VOL. 47, PG. 82, H.C.M.R.

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (361) 917-4859
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 30
 MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

Parcel 30 Closure Report

Point of Beginning: North: 16587925.1551' East: 1090637.8578'

Segment #1: Line

Course: S08° 31' 34.43"W Length: 19.999'
North: 16587905.3771' East: 1090634.8927'

Segment #2: Line

Course: N81° 28' 25.57"W Length: 131.995'
North: 16587924.9469' East: 1090504.3565'

Segment #3: Line

Course: N08° 31' 34.43"E Length: 19.999'
North: 16587944.7249' East: 1090507.3216'

Segment #4: Line

Course: S81° 28' 25.57"E Length: 131.995'
North: 16587925.1551' East: 1090637.8578'

Perimeter: 303.988' Area: 2639.79 Sq. Ft.

Error Closure: 0.0000 Course: N00° 00' 00.00"E

Error North: 0.00000 East: 0.00000

Precision 1: 303988000.000



AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.D.

DATE SUBMITTED: June 5, 2026

MEETING DATE: June 15, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Consideration and action, if any, on Resolution determining a public necessity to acquire certain real property, giving notice of an official determination to acquire real property for public purposes, establishing procedures for the acquisition of market value for the property to be acquired, and directing the City Manager or designee to communicate offers to owners for purchase of property, appropriate funds, and authorize condemnation proceeding by City Attorney, contingent on available funding. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: The City of Pharr has determined that certain real property is necessary for further public improvements and associated projects to enhance the quality of life for residents and inhabitants.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Roland Gomez

Melanie Cano

Created/Initiated - 06/05/2026

Approved - 06/05/2026

Final Approval - 06/05/2026

RESOLUTION NO. R-2026-

A RESOLUTION OF THE CITY OF PHARR, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN REAL PROPERTY; GIVING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTY FOR A PUBLIC PURPOSE; ESTABLISHING PROCEDURES FOR THE ACQUISITION OF PROPERTY; DETERMINING THE ESTATE TO BE ACQUIRED; ESTABLISHING FAIR MARKET VALUE FOR THE PROPERTY TO BE ACQUIRED, AND DIRECTING THE CITY MANAGER OR DESIGNEE TO COMMUNICATE OFFERS TO OWNERS FOR PURCHASE OF PROPERTY, APPROPRIATING FUNDS, AND AUTHORIZING CONDEMNATION PROCEEDINGS BY CITY ATTORNEY; RATIFICATION OF PRIOR ACTS

WHEREAS, the City of Pharr, proposes to make certain improvements to roadways and/or city parks and adjacent land including but not limited to rights of way, easements and property in and about the City of Pharr in Hidalgo County, Texas;

WHEREAS, the City of Pharr, Texas has determined that certain property is necessary for the furtherance of these improvements and associated projects that are proposed to be made by the City of Pharr, Texas and that such improvements will be beneficial public improvements to the residents and inhabitants of the City Pharr, Texas of Pharr, Texas; and

WHEREAS, the City of Pharr has determined it is necessary to establish procedures for determining the establishment and approval of just compensation for the parcel to be acquired:

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

SECTION 1: That the City of Pharr, Texas hereby officially determines that there is a public necessity for acquiring the following real property for the expansion and construction of roadway and/or city park improvements and adjacent land including but not limited to rights of way, easements and property, and that the needs of its residents and inhabitants will be served by acquiring the following real property:

LEGAL DESCRIPTION: KELLY PHARR TRACT: E160'-W577'-N146' & E110'-W527'-S632.72'-N778.72' LT 253 2.12AC GR 2.04AC NET

SECTION 2: That the City of Pharr, Texas hereby officially determines based on any opinions and recommendations of professional real estate appraisers, or that may be pending appraisal, that the fair market value of all estates and interest in the specifically described property are fair.

SECTION 3: That the City Manager, or its designee, be hereby authorized and directed to communicate a written offer to all record owners of the property for voluntary purchase of said property in an amount not to exceed the amount determined and established to be just compensation; therefore, and to further negotiate with said owner(s) on behalf of the City of Pharr for the voluntary purchase of the property for an amount not in excess of the amount determined and established to be just compensation.

SECTION 4: That the Mayor, and in his absence, the City Manager or its designee, is and shall hereby be authorized to execute all documents necessary to acquire the property on behalf of the City of Pharr, Texas.

SECTION 5: That should the City of Pharr, Texas and the owner(s) of the property herein described and determined to be acquired are unable to agree upon the value of the land, or should negotiations become futile, that the City Attorney hereby be authorized to initiate condemnation proceedings on behalf of the City of Pharr, Texas and do all legal things necessary, in accordance with state law, to acquire the property.

SECTION 6: That all lawful acts which have heretofore been performed by agents and representatives of the City of Pharr, such as, but not limited to, offers of purchase, negotiations with owners, and notices given to owners, shall hereby be ratified.

PASSED AND ADOPTED this the _____ day of _____, 20_____.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST

IMELDA PEREZ, CITY CLERK





AGENDA MEMORANDUM

BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.E.

DATE SUBMITTED: June 2, 2026

MEETING DATE: June 15, 2026

FROM: Cindy Bernal, Administrative Assistant

DEPARTMENT: Maintenance

DIRECTOR: Isaac Escobedo

Agenda Item: Consideration and action, if any, on Resolution appointing/re-appointing two (2) members to the Keep Pharr Beautiful Board. **This time supports SG-Sound Governance and Fiscal Sustainability.**

Classification: Regular

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

Issue: The term of two board members will expire in June 2026. We made personal contact with them, and they have indicated their interest in continuing to serve.

Mari Caballero -3 year term
Jessica Trevino -1 year term

Fiscal Consideration: n/a

Staff Recommendation: n/a

Alternatives: n/a

Exclude Material from Public Packet? No

Reason: n/a

ROUTING:

Cindy Bernal
Isaac Escobedo
Melanie Cano
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 06/02/2026
Approved - 06/03/2026
Approved - 06/04/2026
Approved - 06/05/2026
Approved - 06/08/2026
Final Approval - 06/09/2026

STATE OF TEXAS { }

COUNTY OF HIDALGO { }

CITY OF PHARR { }

RESOLUTION

NO: R-2026-

WHEREAS, in accordance with city ordinance, Chapter 2, Article III, Section 142-160, the Keep Pharr Beautiful Committee was created and composed of seven members whose terms of service shall be staggered. Three (3) members 1-year term; three members 2-year term; and one member 3-year term; and

WHEREAS, the terms of Mari Caballero and Jessica Trevino will expire on June 5, 2026

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

The following persons are hereby appointed as members of the Keep Pharr Beautiful Committee of the City of Pharr

NAME:

LENGTH OF TERM

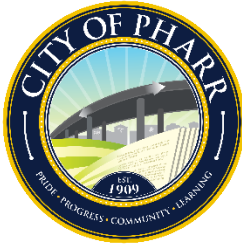
- | | |
|----|------------------------------------|
| 1. | 3- Year Term (to expire on 6/5/29) |
| 2. | 1- Year Term (to expire on 6/5/27) |

**PASSED AND APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR on this the 15 day of June 2026
CITY OF PHARR**

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, TRMC
CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 7.F.

DATE SUBMITTED: June 4, 2026

MEETING DATE: June 15, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Consideration and action, if any, on Resolution appointing/reappointing two (2) members to the Board of Adjustment. **This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

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

Issue: The terms of Regular members, Rogelio Torres and Ramiro Gutierrez are set to expire on 07/11/2026

Fiscal Consideration: N/A

Staff Recommendation: Development Services staff recommends approval.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Nancy Hernandez

Created/Initiated - 06/04/2026

Joe Garza

Approved - 06/05/2026

Roland Gomez

Approved - 06/05/2026

Melanie Cano

Final Approval - 06/05/2026

STATE OF TEXAS
CITY OF PHARR

§
§
§

RESOLUTION NO. R-2026-____

WHEREAS, the Board of Commissioners shall appoint a Board of Adjustment composed of five (5) regular members and two (2) alternate members who shall be residents of the City of Pharr, Texas; and

WHEREAS, the term of regular members, Rogelio Torres and Ramiro Gutierrez expired on July 11, 2026; and

WHEREAS, appointment/reappointment of two (2) regular members need to be made at this time in accordance with City Ordinance No. O-2023-42 whereby a person, either citizen/resident or Pharr business owner, shall not serve as an officer or member on more than three (3) Pharr boards or committees concurrently.

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

The following residents of the City of Pharr are hereby appointed/reappointed as regular members to the Board of Adjustment.

NAME:	LENGTH OF TERM
1. _____	2-year term (expiring July 11, 2028)
2. _____	2-year term (expiring July 11, 2028)

PASSED, APPROVED AND MADE EFFECTIVE BY THE BOARD OF COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the 15th day of June, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ, MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK