

**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, JULY 20, 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. 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.*

3. 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

4. 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 July 2026.

B) Trailblazer of the Month Recognition

C) Presentation of plaque from Suzannah Smiles for Spina Bifida 250

D) City Events of Interest

5. 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) Consideration and action, if any, on Ordinance amending Ordinance O-2007-40 decreasing Library Board Members from nine (9) to five (5) members and adding an ex officio member. **(2nd Reading) This item supports SG - Sound Governance and Fiscal Sustainability.** (LIBRARY)

B) Consideration and action, if any, on Ordinance relating to monument, headstone, and marker restoration, repair, maintenance, and replacement in city-owned or city-maintained cemeteries. **(2nd Reading). This item supports QL - Quality of Life.** (LIBRARY)

C) Consideration and action, if any, authorizing City Manager to advertise for sealed bids on a Term Contract for the Purchase and Delivery of HMAC, Cold Mix and Caliche. **This item supports IF - Infrastructure.** (PUBLIC WORKS)

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

1. Aiesty, Inc., d/b/a Seoul Asian Market, 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 0.3 acre tract of land, more or less, out of Lot 4A, Replat of Vacated Carmel Subdivision, Vacated El Centro Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite M. CUP#191272 **This item supports EV - Economic Vitality.**

2. R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lots 197, 198, and 199, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6801 South Jackson Road. CUP#120529 **This item supports EV - Economic Vitality.**

3. 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, 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 Lot 1, Circle K #9142 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7401 South Jackson Road. CUP#231107 **This item supports EV - Economic Vitality.**

REGULAR AGENDA - OPEN SESSION:

6. ORDINANCES AND RESOLUTIONS:

A) 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. **(TABLED)** **This item supports IF - Infrastructure.** (ENGINEERING)

7. PURCHASING:

A) Consideration and action, if any, on the purchase of a 2027 Kenworth 2000-Gallon Water Truck from French Ellison Truck Center of Pharr, Texas, utilizing Sourcewell Purchasing Cooperative Contract No. 032824-KTC. **This item supports QL - Quality of Life.** (PUBLIC WORKS)

8. CONTRACTS/AGREEMENTS:

A) Consideration and action, if any, on the final reconciliation of quantities, release of retainage and close out of the Sugar and Minnesota Traffic Signal Project. **This item supports IF - Infrastructure.** (ENGINEERING)

B) Consideration and action, if any, on updated Regional Mutual Aid Agreement with the Rio Grande Valley Development Council. **This item supports SSC - Safe and Secure Community.** (EMERGENCY MANAGEMENT)

C) Consideration and Action, if any, on Change Order No. 1 adding 31 days to the contract time for the Collection System Improvement and Lift Station Elimination Project. **This item supports IF - Infrastructure.** (ENGINEERING)

9. LEGAL:

A) Discussion and possible action regarding approval of legal services agreement to assist the City of Pharr to participate in the National PFAS Phase 2 Settlement Program, review of eligibility status, authorization to collect and submit required system information, and preservation of all rights available under the court-approved PFAS settlements before the July 31, 2026 deadline. (ADMINISTRATION)

10. 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.

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

12. 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 14th day of July 2026 at 5:00 p.m. and will remain posted continuously for at least three (3) business days preceding the scheduled time of said Meeting, in compliance with Chapter 551 of the Government Code, Vernon's Texas Codes, Annotated (Open Meetings Act).

WITNESS MY HAND AND SEAL, this 14th day of July 2026





ALESSANDRA GARCIA, CPM
ASSISTANT 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: _____



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 3.A.

DATE SUBMITTED: July 10, 2026

MEETING DATE: July 20, 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 - 07/10/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.A.

DATE SUBMITTED: July 10, 2026

MEETING DATE: July 20, 2026

FROM: Jamison Merrick, Finance Director

DEPARTMENT: Finance

DIRECTOR: Jamison Merrick

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

Classification: Regular

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

Issue: SALES TAX HIGHLIGHTS:

The City of Pharr shows an INCREASE of 5.40% YTD True Growth (based on calendar year) compared to last YTD July 2026 and a 2.76% INCREASE compared to July 2025 collections. For the City's FY 2025-2026, YTD collections INCREASED 5.80%.

Fiscal Consideration: Sales Tax collected for FY 2025-2026 is currently 2.65% ahead of budget.

Staff Recommendation: Presentation only.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Jamison Merrick
City Management Office

Created/Initiated - 07/10/2026
Final Approval - 07/13/2026



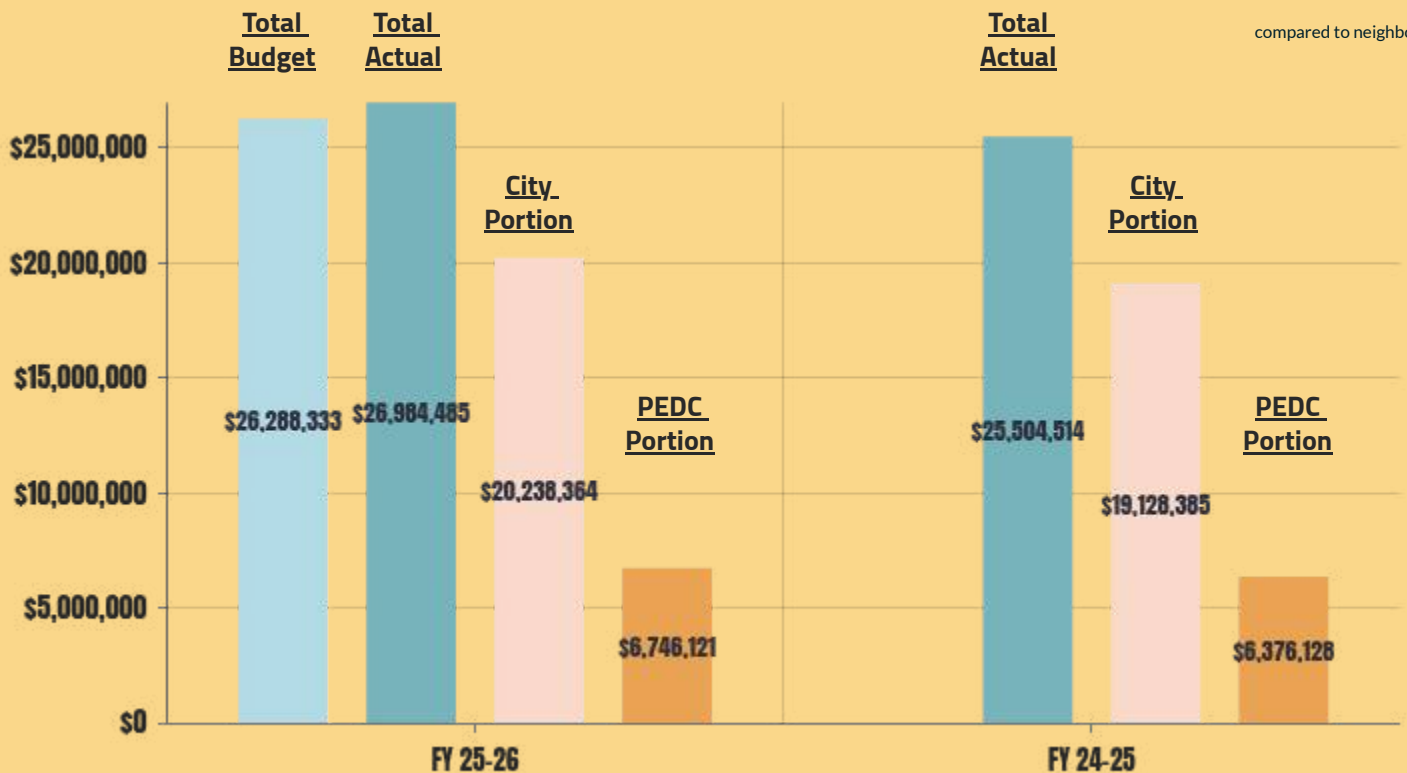
CITY OF PHARR SALES TAXES

as of July 2026
FY 2025-2026

SALES TAXES COLLECTIONS Cash Basis by Fiscal Year

Ranked
No. 5

compared to neighbor Cities



5.40% YTD

Increase in Sales Tax from
Last Year*



2.76%

Compared to July 2025
Cash Basis.



2.65%

Above Budget

*Growth is based on Calendar Year per Texas State Comptroller
Fiscal Year Growth is 5.80%.

CREATED BY

City of Pharr Finance Department





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.B.

DATE SUBMITTED: June 22, 2026

MEETING DATE: July 20, 2026

FROM: Alessandra Garcia, Assistant 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:

Alessandra Garcia

Created/Initiated - 06/22/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.C.

DATE SUBMITTED: June 24, 2026

MEETING DATE: July 20, 2026

FROM: Daniel Ramirez, Director

DEPARTMENT: Emergency Medical Services

DIRECTOR: Daniel Ramirez

Agenda Item: Presentation of plaque from Suzannah Smiles for Spina Bifida 250

Classification: Regular

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

Issue: Pharr EMS has provided medical support for the SB250 (bike ride from Edinburg to San Antonio) which raises money for Spina Bifida. Presentation is a plaque in appreciation for the support.

Fiscal Consideration: No fiscal consideration

Staff Recommendation: Staff recommends approval

Alternatives: No alternatives

Exclude Material from Public Packet? No

Reason: Item is not excluded.

ROUTING:

Daniel Ramirez
City Management Office

Created/Initiated - 06/24/2026
Final Approval - 07/09/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 4.D.

DATE SUBMITTED: July 10, 2026

MEETING DATE: July 20, 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 - 07/10/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.A.

DATE SUBMITTED: July 8, 2026

MEETING DATE: July 20, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Library

DIRECTOR: Adolfo Garcia

Agenda Item: Consideration and action, if any, on Ordinance amending Ordinance O-2007-40 decreasing Library Board Members from nine (9) to five (5) members and adding an ex officio member. **(2nd Reading) This item supports SG - Sound Governance and Fiscal Sustainability.**

Classification: Consent

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

Issue: The Library board currently has nine (9) members and would like to reduce it to five (5) members. To ensure we consistently meet our quorums.

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends reducing library board members

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Imelda Perez

Adolfo Garcia

Hilda Pedraza

Ricardo Rodriguez

City Management Office

Created/Initiated - 07/08/2026

Approved - 07/09/2026

Approved - 07/09/2026

Approved - 07/10/2026

Final Approval - 07/13/2026

ORDINANCE NO. O-2026-__

AN ORDINANCE AMENDING ORDINANCE O-2007-40 CHAPTER 74, ARTICLE I, SECTION 74 OF THE CODE OF ORDINANCES OF THE CITY OF PHARR; DECREASING LIBRARY BOARD MEMBERS FROM NINE (9) TO FIVE (5); ADDING EX OFFICIO MEMBER; PROVIDING FOR A QUORUM; SEVERABILITY CLAUSE; CUMULATIVE CLAUSE AND EFFECTIVE DATE

WHEREAS, currently the Pharr Memorial Library consists of nine (9) members, and one (1) ex officio; and

WHEREAS, the number of members shall be decreased from nine (9) to five (5); and

WHEREAS, Ordinance O-2007-40 is hereby amended and reinstated to read as follows:

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

SECTION A. MODIFICATIONS TO ADVISORY BOARD

ARTICLE I: ADVISORY BOARD

SECTION 1. Membership - Composition.

The Pharr Memorial Library Board shall be composed of five (5) regular members and one (1) ex officio member. The ex officio member shall not be entitled to vote on any matters of the board.

The members shall be selected by a majority vote of the City of Pharr Board of Commissioners.

SECTION 2. Terms; Renewal; Organization.

A. Terms. The terms of office of the members of the Library Board shall be as follows:

1. Appointment of terms. The city commission shall appoint five (5) members to serve two (2)-year terms.
2. Vacancies. In the event a vacancy occurs prior to the expiration of a full term, the city commission shall appoint a new member to complete the unexpired term. All members shall serve until their successors have been appointed and qualified, unless they forfeit their office as set out herein.

B. Quorum. Any three (3) members of the Library Board shall constitute a quorum for the transaction of business.

C. Officers. The Library Board members shall elect a Chairman and a Vice-Chairman at the first meeting of the calendar year. The vice-chairman shall preside in the absence of the chairman.

SECTION 3. CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all other ordinances dealing with the subject, and other ordinances in direct conflict with this ordinance are hereby repealed, and this ordinance shall supersede and provisions in conflict herewith; all other provisions of the above-described ordinances shall remain in full force and effect.

SECTION 4. SEVERABILITY CLAUSE

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

SECTION 5. EFFECTIVE DATE

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

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the ____ day of _____, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

**PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE
BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this**
the____ day of _____, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ
MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.B.

DATE SUBMITTED: July 8, 2026

MEETING DATE: July 20, 2026

FROM: Imelda Perez, City Clerk

DEPARTMENT: Library

DIRECTOR: Adolfo Garcia

Agenda Item: Consideration and action, if any, on Ordinance relating to monument, headstone, and marker restoration, repair, maintenance, and replacement in city-owned or city-maintained cemeteries. **(2nd Reading). This item supports QL - Quality of Life.**

Classification: Consent

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

Issue: Creating ordinance relating to monuments in the Guadalupe Cemetery.

Fiscal Consideration: The Maintenance Department will fund this ordinance with the General Fund.

Staff Recommendation: Staff recommends approval.

Alternatives: Three readings for the ordinance to get approved.

Exclude Material from Public Packet? No

Reason: No exclusion.

ROUTING:

Imelda Perez

Created/Initiated - 07/08/2026

Adolfo Garcia

Approved - 07/09/2026

Hilda Pedraza

Approved - 07/09/2026

Ricardo Rodriguez

Approved - 07/10/2026

Jamison Merrick

Approved - 07/13/2026

City Management Office

Final Approval - 07/13/2026

AN ORDINANCE OF THE CITY OF PHARR, TEXAS, AMENDING THE CODE OF ORDINANCES BY ADDING A NEW SECTION RELATING TO MONUMENT, HEADSTONE, AND MARKER RESTORATION, REPAIR, MAINTENANCE, AND REPLACEMENT IN CITY OWNED OR CITY MAINTAINED CEMETERIES; PROVIDING FINDINGS; PROVIDING AUTHORITY FOR CITY ACCESS AND MAINTENANCE; PROVIDING NOTICE PROCEDURES; PROVIDING PROCEDURES FOR UNKNOWN OR UNLOCATED PLOT OWNERS, HEIRS, OR NEXT OF KIN; PRESERVING PLOT OWNER AND FAMILY RIGHTS; PROVIDING HISTORIC PRESERVATION SAFEGUARDS; PROVIDING THAT NO HUMAN REMAINS MAY BE DISTURBED OR REMOVED EXCEPT AS AUTHORIZED BY STATE LAW; PROVIDING A REPEALER CLAUSE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Pharr, Texas, is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution, Section 51.072 of the Texas Local Government Code, and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City of Pharr owns, operates, maintains, or has responsibility for certain cemetery property within the City; and

WHEREAS, the City Commission finds that cemeteries are places of public importance, family remembrance, historical value, and community heritage; and

WHEREAS, the City Commission desires to preserve the historical integrity, dignity, appearance, accessibility, and safety of City-owned or ~~City-maintained~~ City-maintained cemeteries; and

WHEREAS, Texas Health and Safety Code Chapter 711 defines a “memorial” to include a headstone, tombstone, gravestone, monument, or other marker denoting a grave; and

WHEREAS, Texas Health and Safety Code Chapter 711 recognizes rights of plot owners and persons with rights of interment, and the City Commission intends that this ordinance be administered in a manner that respects those rights; and

WHEREAS, Texas Health and Safety Code Chapter 713 authorizes municipalities to regulate, enclose, improve, and maintain municipal cemeteries; and

WHEREAS, Texas Health and Safety Code Section 713.011 provides that a municipality that operates or has jurisdiction over a public cemetery shall maintain the cemetery in a condition that does not endanger public health, safety, comfort, or welfare, including leveling or straightening markers or memorials; and

WHEREAS, deteriorated, unstable, leaning, broken, sunken, displaced, illegible, or unsafe monuments, headstones, and markers may create safety hazards, interfere with cemetery maintenance, reduce accessibility, or impair the historical and respectful appearance of cemetery grounds; and

WHEREAS, the City Commission finds that the restoration, repair, resetting, stabilization, preservation, and, when necessary, replacement of monuments, headstones, and markers is a public purpose related to cemetery maintenance, safety, historical preservation, and respect for the deceased and their families; and

WHEREAS, the City Commission intends ~~that~~ that existing monuments and markers be preserved whenever reasonably feasible before replacement is considered; and

WHEREAS, the City Commission further intends that no action under this ordinance shall authorize the disturbance, disinterment, relocation, or removal of human remains except in strict compliance with applicable state law, including Texas Health and Safety Code Chapter 711; and

WHEREAS, the City Commission finds that reasonable due diligence, documentation, owner and family notification, and public notice should be required before a monument, headstone, or marker is permanently removed or replaced, except where immediate action is necessary to protect public health or safety.;

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

SECTION 1. FINDINGS.

The findings and recitals set forth above are hereby found to be true and correct and are incorporated into this Ordinance as if fully set forth herein.

SECTION 2. CODE AMENDMENT.

The Code of Ordinances of the City of Pharr, Texas, is hereby amended by adding a new section to read as follows:

SECTION 3. MONUMENT RESTORATION, REPAIR, MAINTENANCE, AND REPLACEMENT IN CITY CEMETERIES

Sec. _____.001. Purpose.

The purpose of this section is to preserve the historical integrity, appearance, safety, dignity, and accessibility of City-~~y~~ owned, City-~~o~~perated, or City-~~m~~aintained cemeteries while respecting the rights of plot owners, heirs, next of kin, descendants, and families of persons interred within such cemeteries.

This section shall be administered to favor the preservation of existing monuments, headstones, and markers, ~~-~~whenever feasible, ~~-~~through documentation, cleaning, repair, restoration, resetting, or stabilization before replacement is considered.

Sec. _____.002. Definitions.

For purposes of this section:

City Cemetery means any cemetery, burial ground, or cemetery property owned, operated, maintained, or controlled by the City of Pharr.

Director means the City Manager, or the City Manager's designee, including any department director, cemetery administrator, or other City official assigned responsibility for cemetery maintenance.

Monument or Marker means any memorial, headstone, tombstone, gravestone, monument, tablet, plaque, or other marker denoting or identifying a grave, plot, or person interred in a City Cemetery.

Permanent Removal means removal of a Monument or Marker from its grave, plot, or cemetery location without intent to return it to the same general location after repair, restoration, or stabilization.

Replacement means installation of a new Monument or Marker when the existing Monument or Marker is missing, destroyed, illegible beyond practical restoration, unsafe beyond practical repair, or otherwise cannot reasonably be preserved.

Temporary Safety Action means immediate stabilization, laying down, bracing, removal, relocation, or storage of a Monument or Marker when necessary to protect cemetery visitors, employees, contractors, volunteers, or the public.

Unknown or Unlocated Owner means a plot owner, heir, next of kin, descendant, or other person with a known interest in a grave or plot who cannot be identified or contacted after reasonable due diligence.

Sec. _____.003. City Access and Authority.

The City of Pharr is authorized to enter upon any portion of a City Cemetery, including individual plots and gravesites, for the limited purposes of inspection, documentation, maintenance, cleaning, restoration, repair, resetting, stabilization, preservation, safety work, accessibility improvements, cemetery improvement projects, and replacement of Monuments or Markers in accordance with this section.

This authority does not transfer ownership of any plot, grave, burial right, right of sepulture, or family interest. This authority also does not authorize disturbance, disinterment, relocation, or removal of human remains.

Sec. _____.004. Priority for Preservation.

- A. The City of Pharr shall make reasonable efforts to preserve existing Monuments and Markers whenever feasible.
- B. Preservation methods may include:
 - 1. Cleaning using appropriate conservation methods;
 - 2. Resetting or leveling;
 - 3. Repairing broken or separated pieces;
 - 4. Stabilizing leaning or unsafe Monuments or Markers;
 - 5. Restoring inscriptions when feasible and historically appropriate;

6. Improving the base or foundation of a Monument or Marker; and

7. Documenting and preserving original materials.

C. Replacement shall be considered only when the Director determines that preservation, repair, restoration, or stabilization is not reasonably feasible, is unsafe, or would not preserve the identification of the decedent.

Sec. _____.005. Unsafe Monuments or Markers.

A. If a Monument or Marker is determined to pose a safety hazard, the City may take Temporary Safety Action without prior notice.

B. Temporary Safety Action may include stabilizing, bracing, laying down, removing, relocating, or storing the Monument or Marker to protect visitors, employees, contractors, volunteers, or the public.

C. Before or as soon as practical after taking Temporary Safety Action, the City shall document the condition of the Monument or Marker through photographs, written notes, location information, and any visible inscription.

D. Temporary Safety Action shall not be considered Permanent Removal or Replacement.

E. After Temporary Safety Action is taken, the City shall determine whether the Monument or Marker can be repaired, reset, restored, or returned to its original or appropriate location.

Sec. _____.006. Documentation Required.

Before Permanent Removal or Replacement of any Monument or Marker, the City shall create a record that includes, when reasonably available:

1. The cemetery name;

2. The plot, block, lot, row, section, or GPS location;

3. The name of the decedent, if known;

4. Photographs of the Monument or Marker before work begins;

5. Photographs of inscriptions, symbols, dates, military service information, or other identifying features;

6. A description of the condition of the Monument or Marker;

7. The reason repair, restoration, resetting, or stabilization is not feasible or is not recommended;

8. A summary of efforts made to identify and contact the plot owner, heirs, next of kin, descendants, or other interested persons;
9. Public notice records, if applicable;
10. The final action taken; and
11. Photographs after completion of the work.

Sec. ____ .007. Owner and Family Notification.

- A. Before Permanent Removal or Replacement of a Monument or Marker, the City shall make reasonable efforts to identify and contact the plot owner, heirs, next of kin, descendants, or other persons reasonably believed to have an interest in the grave or plot.
- B. Reasonable efforts may include review of:
 1. City cemetery records;
 2. Deeds, certificates, receipts, or other burial right records;
 3. County Clerk property or cemetery records;
 4. Funeral home or burial records, when available;
 5. Obituaries;
 6. Public genealogy or family history sources;
 7. Public records;
 8. Prior City correspondence;
 9. Contact information provided by family members; and
 10. Any other reasonably available source.
- C. If a mailing address, email address, or telephone number is identified, the City shall provide notice by one or more reasonable methods, including mail, email, telephone, text message, or personal contact.
- D. The notice shall include:
 1. The name of the cemetery;
 2. The name of the decedent, if known;
 3. The location of the grave or plot, if known;
 4. A general description of the Monument or Marker;
 5. The proposed action;

6. The reason for the proposed action;
7. Instructions for submitting comments, documentation, ownership information, or objections;
8. The deadline to respond, which shall be not less than thirty (30) days from the date notice is mailed, sent, or posted; and
9. Contact information for the City department handling the matter.

Sec. _____.008. Public Notice When Owner or Family Cannot Be Located.

- A. If the City cannot identify or contact a plot owner, heir, next of kin, descendant, or other interested person after reasonable due diligence, the City shall provide public notice for not less than thirty (30) days before Permanent Removal or Replacement.
- B. Public notice may include:
 1. Posting on the City's website;
 2. Posting at City Hall;
 3. Posting at the cemetery entrance or other visible cemetery location;
 4. Posting near the affected Monument or Marker, when practical;
 5. Social media notice through official City channels;
 6. Newspaper publication, when determined appropriate by the Director or City Attorney; and
 7. Any other method reasonably calculated to provide notice to interested persons.
- C. Public notice shall include the information required under **Sec. _____.007(D)**, to the extent known.

Sec. _____.009. Objections and Review.

- A. Any plot owner, heir, next of kin, descendant, or interested person may submit written comments, documents, or objections before the deadline stated in the notice.
- B. If an objection is received, the Director shall review the objection and may:
 1. Approve the proposed action;
 2. Modify the proposed action;
 3. Delay the proposed action to allow additional review;
 4. Require additional documentation;

5. Allow the family or interested person to repair or replace the Monument or Marker at private expense in accordance with City standards; or
 6. Refer the matter to the City Commission.
- C. Except for Temporary Safety Action, Permanent Removal or Replacement shall be delayed while a timely objection is under review.
- D. The City Commission may make the final determination when staff determines that the matter involves historical significance, family dispute, substantial public concern, or uncertainty regarding ownership, identification, or appropriate treatment.

Sec. _____.010. Unknown or Unlocated Owner Determination.

- A. After reasonable due diligence and completion of the public notice process, the Director may recommend that the City Commission determine that the plot owner, heirs, next of kin, descendants, or other interested persons are unknown or unlocated for the limited purpose of authorizing Monument or Marker restoration, repair, replacement, or cemetery improvement work.
- B. A determination under this section:
1. Does not declare the plot abandoned for purposes of sale or reuse;
 2. Does not transfer ownership of any plot or burial right;
 3. Does not affect any right of sepulture or interment;
 4. Does not authorize removal or disturbance of human remains;
 5. Does not prevent a family member or interested person from later providing documentation or requesting review; and
 6. Applies only to the Monument or Marker work identified in the City's documentation.
- C. If a person later provides credible documentation showing ownership, family relationship, or other legitimate interest, the City shall maintain such documentation in the cemetery records and may review any future work in light of the information provided.

Sec. _____.011. Abandoned Unused Plots.

Nothing in this section shall be interpreted to replace, expand, or modify the statutory process for presumed abandoned plots under Texas Health and Safety Code Section 713.012 or any successor statute.

A City Commission declaration that a plot is presumed abandoned for purposes of sale, reuse, conveyance, or exclusive right of sepulture shall be made only when authorized by state law and only after all required notice, hearing, findings, and appeal procedures have been satisfied.

Sec. ____ .012. Replacement Standards.

- A. When Replacement is necessary, the City may install a uniform marker, flat marker, upright marker, or other Monument or Marker consistent with cemetery standards, available funding, historic preservation goals, and site conditions.
- B. A replacement Monument or Marker shall preserve, to the extent known and feasible:
 - 1. The decedent's name;
 - 2. Date of birth and date of death;
 - 3. Military service or veteran status;
 - 4. Religious, cultural, or fraternal symbols shown on the original marker;
 - 5. Spouse or family identification shown on the original marker; and
 - 6. Any inscription or historical information that can be reasonably documented.
- C. Replacement shall be respectful, durable, and compatible with the character of the cemetery.
- D. When the original Monument or Marker is partially legible, the City shall not add uncertain information unless the information is verified by cemetery records, official records, family documentation, or other reliable sources.

Sec. ____ .013. Historic Preservation.

- A. Monuments or Markers determined to have historical, architectural, cultural, military, artistic, or community significance shall be preserved whenever practical.
- B. Before altering, permanently removing, relocating, replacing, or materially changing a historically significant Monument or Marker, the City shall consider:
 - 1. The age of the Monument or Marker;
 - 2. The age of the cemetery;
 - 3. Whether the cemetery or grave is associated with significant persons, events, veterans, early settlers, community leaders, or historically underserved communities;
 - 4. Whether the Monument or Marker has unique craftsmanship, materials, symbols, or inscriptions;
 - 5. Whether preservation in place is feasible; and
 - 6. Whether consultation with the Texas Historical Commission, County Historical Commission, or qualified preservation professional is appropriate or required.
- C. For publicly owned cemeteries that are fifty (50) years old or older, the City shall provide notice to or consult with the Texas Historical Commission when required by the Antiquities

Code of Texas or other applicable law before work that exceeds ongoing maintenance or daily cemetery activities.

- D. Original Monuments or Markers removed for safety, restoration, or replacement may be retained, relocated within the cemetery, displayed, archived, or stored by the City when preservation in place is not feasible.

Sec. _____.014. No Disturbance or Removal of Human Remains.

- A. No action under this section shall authorize the disturbance, disinterment, relocation, or removal of human remains.
- B. Any removal, relocation, or disturbance of human remains shall comply with Texas Health and Safety Code Chapter 711, Texas Department of State Health Services requirements, applicable court orders, and any other applicable state or federal law.
- C. If human remains, suspected human remains, burial containers, grave shafts, or previously unknown burial features are discovered during work, the City shall stop work in the affected area and follow applicable legal reporting, preservation, and review procedures.

Sec. _____.015. Family or Private Maintenance.

- A. A plot owner, heir, next of kin, descendant, or other person with a lawful interest in a grave or burial lot may beautify or maintain a grave or burial lot at private expense, subject to reasonable City rules and cemetery standards.
- B. Private repair, restoration, replacement, or installation of a Monument or Marker shall require prior City approval to ensure compliance with cemetery standards, safety requirements, historic preservation requirements, and applicable law.
- C. The City may deny or condition private work that may damage a Monument or Marker, interfere with cemetery maintenance, create a safety hazard, disturb remains, or conflict with cemetery standards.

Sec. _____.016. Records.

The City shall maintain records of Monument and Marker restoration, repair, replacement, removal, storage, relocation, and notice actions as part of the City's cemetery records.

Such records may include photographs, notices, family contacts, ownership information, work orders, contractor reports, Commission action, and final disposition of original or replacement Monuments or Markers.

Sec. _____.017. Emergency Conditions.

When the Director determines that immediate action is necessary due to storm damage, vandalism, collapse, vehicle impact, public safety hazard, or other emergency condition, the City may take Temporary Safety Action without prior notice.

The City shall document the emergency condition and provide notice after the fact when a plot owner, heir, next of kin, descendant, or interested person can be reasonably identified.

Sec. ____.**018. No Private Cause of Action; Governmental Immunity.**

This section is adopted to establish City policy and procedures for cemetery maintenance and preservation. Nothing in this section creates a private cause of action, waives governmental immunity, or creates liability against the City, its officers, employees, agents, contractors, or volunteers.

SECTION 53. REPEALER.

All ordinances, resolutions, policies, or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict only.

SECTION 64. CUMULATIVE CLAUSE.

This Ordinance shall be cumulative of all provisions of the Code of Ordinances of the City of Pharr, Texas, except where the provisions of this Ordinance are in direct conflict with existing provisions, in which event the provisions of this Ordinance shall control to the extent of the conflict.

SECTION 75. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held to be invalid, illegal, or unconstitutional by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Ordinance, and the City Commission hereby declares that it would have adopted the remaining provisions regardless of the invalid provision.

SECTION 86. SAVINGS CLAUSE.

All rights, remedies, duties, obligations, proceedings, and actions existing prior to the effective date of this Ordinance shall remain in full force and effect, and this Ordinance shall not affect any pending action or proceeding unless expressly provided herein.

SECTION 97. CODIFICATION.

The City Secretary is hereby authorized to codify this Ordinance in the Code of Ordinances of the City of Pharr, Texas, and to make non-substantive formatting, numbering, and style changes necessary for codification.

SECTION 108. BE IT FURTHER ORDAINED, if any part of ~~parts of~~ this Ordinance ~~are~~ is found to be invalid or unconstitutional by a court having competent jurisdiction, then such invalidity or unconstitutionality shall not affect the remaining parts hereof, and such remaining parts shall remain in full force and effect, and to that extent this Ordinance is considered severable.

SECTION 119. PUBLICATION AND EFFECTIVE DATE. The ordinance shall take effect and be in force from and after its passage and approval on ~~Three~~three (3) separate readings in accordance with Section 8, Article 3 of the Charter of the City of Pharr, Texas. Publication shall also be in caption form as allowed under Section 9 of the City of Pharr Charter.

PASSED AND APPROVED ON THE FIRST READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMDELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE SECOND READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK

PASSED AND APPROVED ON THE THIRD AND FINAL READING BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF PHARR, TEXAS, on this the _____ day of _____, 2026.

CITY OF PHARR

AMBROSIO HERNANDEZ

MAYOR

ATTEST:

IMELDA PEREZ, CITY CLERK



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.C.

DATE SUBMITTED: July 6, 2026

MEETING DATE: July 20, 2026

FROM: Daniela Villarreal, Buyer II

DEPARTMENT: Public Works

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, authorizing City Manager to advertise for sealed bids on a Term Contract for the Purchase and Delivery of HMAC, Cold Mix and Caliche. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: Staff is hereby requesting authorization to go out for sealed bid proposals for the Purchase and Delivery of HMAC, Cold Mix and Caliche Term Contract. The current agreement has fulfilled its original term, and rather than exercising any available renewal option, staff believes it is in the City's best interest to seek competition to ensure the City continues to receive the best overall value, pricing, and service. Project No. 2526-01-517-T05-79

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends not exercising the renewal in order to promote open competition and approval authorizing to go out for sealed bid proposals for the purchase and delivery of HMAC, Cold Mix and Caliche.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Daniela Villarreal
Maritza Magallan
Luis Marin
Hilda Pedraza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 07/06/2026
Approved - 07/08/2026
Approved - 07/13/2026
Approved - 07/13/2026
Approved - 07/13/2026
Approved - 07/14/2026
New -



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.

DATE SUBMITTED: July 10, 2026

MEETING DATE: July 20, 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 - 07/10/2026



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.1.

DATE SUBMITTED: July 7, 2026

MEETING DATE: July 20, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: Aiesty, Inc., d/b/a Seoul Asian Market, 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 0.3 acre tract of land, more or less, out of Lot 4A, Replat of Vacated Carmel Subdivision, Vacated El Centro Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 500 North Jackson Road, Suite M. CUP#191272 **This item supports EV - Economic Vitality.**

Classification: Consent

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

Issue: Aiesty, Inc., d/b/a Seoul Asian Market, 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 - 07/07/2026
Approved - 07/08/2026
Approved - 07/09/2026
Final Approval - 07/09/2026



MEMORANDUM

DATE: MONDAY, JULY 20, 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#191272 (SEOUL ASIAN MARKET)
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GENERAL INFORMATION:

APPLICANT: Aiesty, Inc., d/b/a Seoul Asian Market, 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 0.3 acre tract of land, more or less, out of Lot 4A, Replat of Vacated Carmel Subdivision, Vacated El Centro Subdivision, Pharr, Hidalgo County, Texas

LOCATION: The property's physical address is 500 North Jackson Road, Suite M.

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

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

BUIDING: 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

July 20, 2026

Conditional Use Permit **Renewal** for ABC –

Seoul Asian Market

Background:

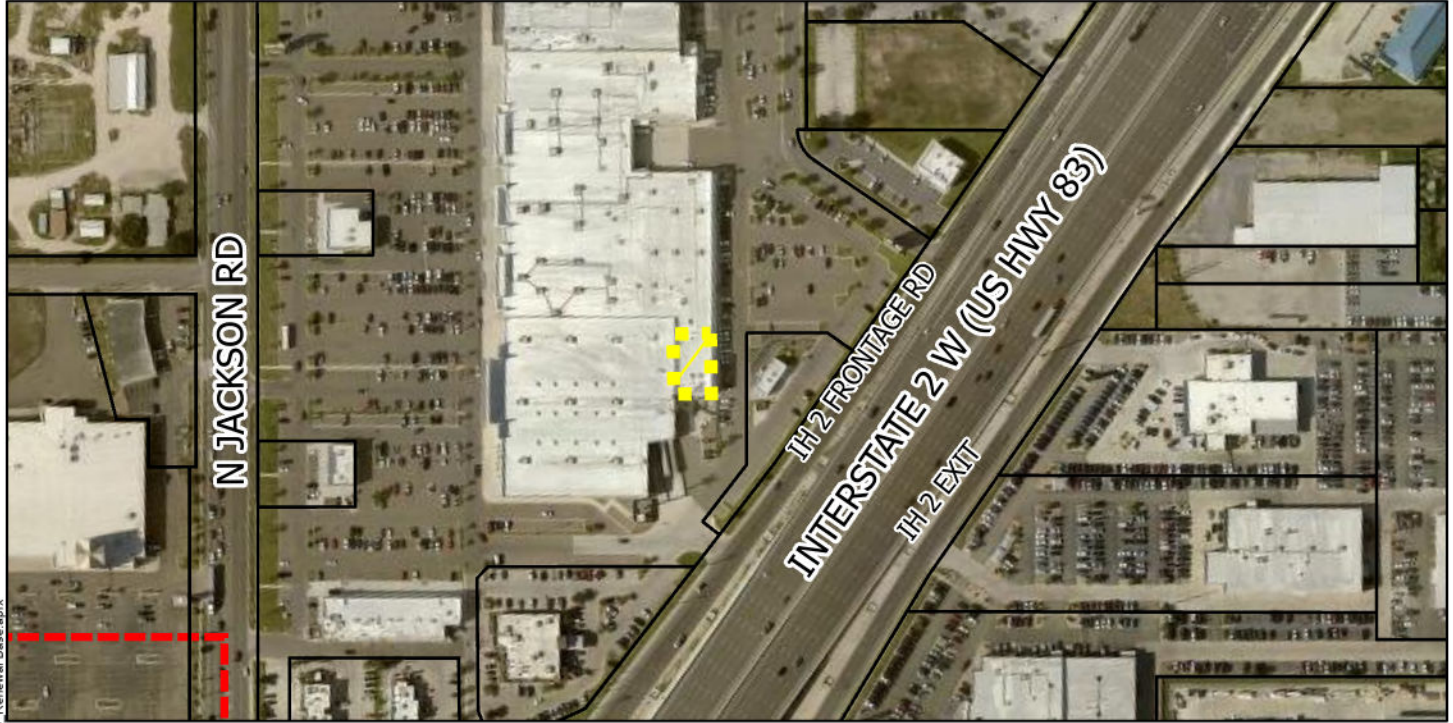
Aiesty, Inc., d/b/a Seoul Asian Market, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 6th renewal for Seoul Asian Market.

The property's physical address is 500 North Jackson Road, Suite M. 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.

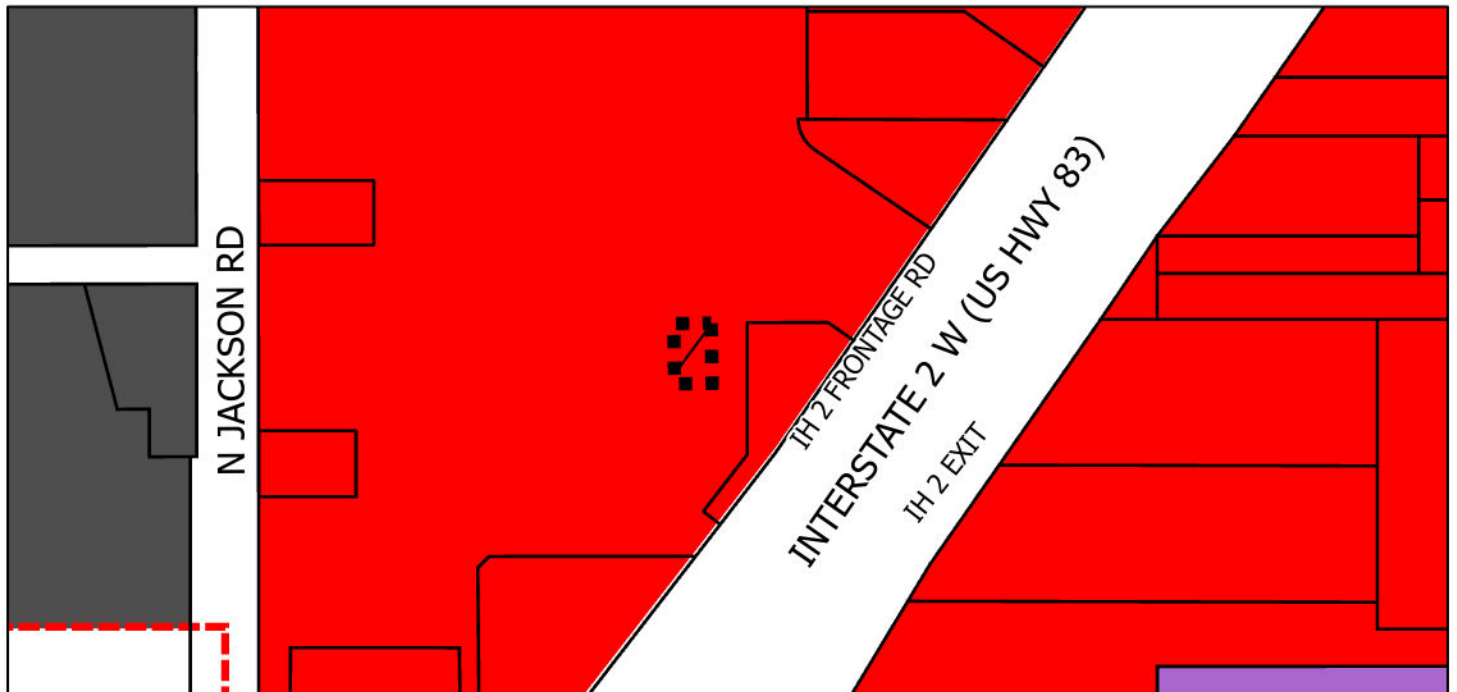
Recommendations:

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 Departments requirements.

CUP Renewal #2026-00026
 Being 0.3 ac, more or less, out of Lot 4A.
 Replat of Vacated Carmel Subdivision,
 Vacated El Centro Subdivision
 500 N JACKSON RD SUITE M
 Christy Kim



G:\City of Pharr\GIS\Projects\1-Planning\PRO CUP Renewal\CUP_Renewal 2026-00026 500 N JACKSON RD SUITE M\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: 1:3,600

0 150 300 600 900 1,200 Feet



Date: 7/7/2026



Pharr
Development Services



Site Photo

1536 S Cage Boulevard, Suite 11





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.2.

DATE SUBMITTED: July 7, 2026

MEETING DATE: July 20, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C). The property is legally described as being Lots 197, 198, and 199, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 6801 South Jackson Road. CUP#120529 **This item supports EV - Economic Vitality.**

Classification: Consent

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

Issue: R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, 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 - 07/07/2026
Approved - 07/07/2026
Approved - 07/08/2026
Final Approval - 07/09/2026

MEMORANDUM

DATE: MONDAY, JULY 20, 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#120529 (GEORGE'S DANCE HALL)

GENERAL INFORMATION:

APPLICANT: R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, is requesting renewal of the Conditional Use Permit and Late Hours Permit to allow the sale of alcoholic beverages for on-premise consumption in a General Business District (C).

LEGAL DESCRIPTION: The property is legally described as being Lots 197, 198, and 199, Valle de la Primavera Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 6801 South Jackson Road.

ZONING: The property is currently zoned General Business District (C). The adjacent zoning is General Business District (C) to the north and south, Single-Family Residential District (R-1) to the east and Pharr City Limit lies to the west. The area is generally designated for commercial use in the Land Use Plan.

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

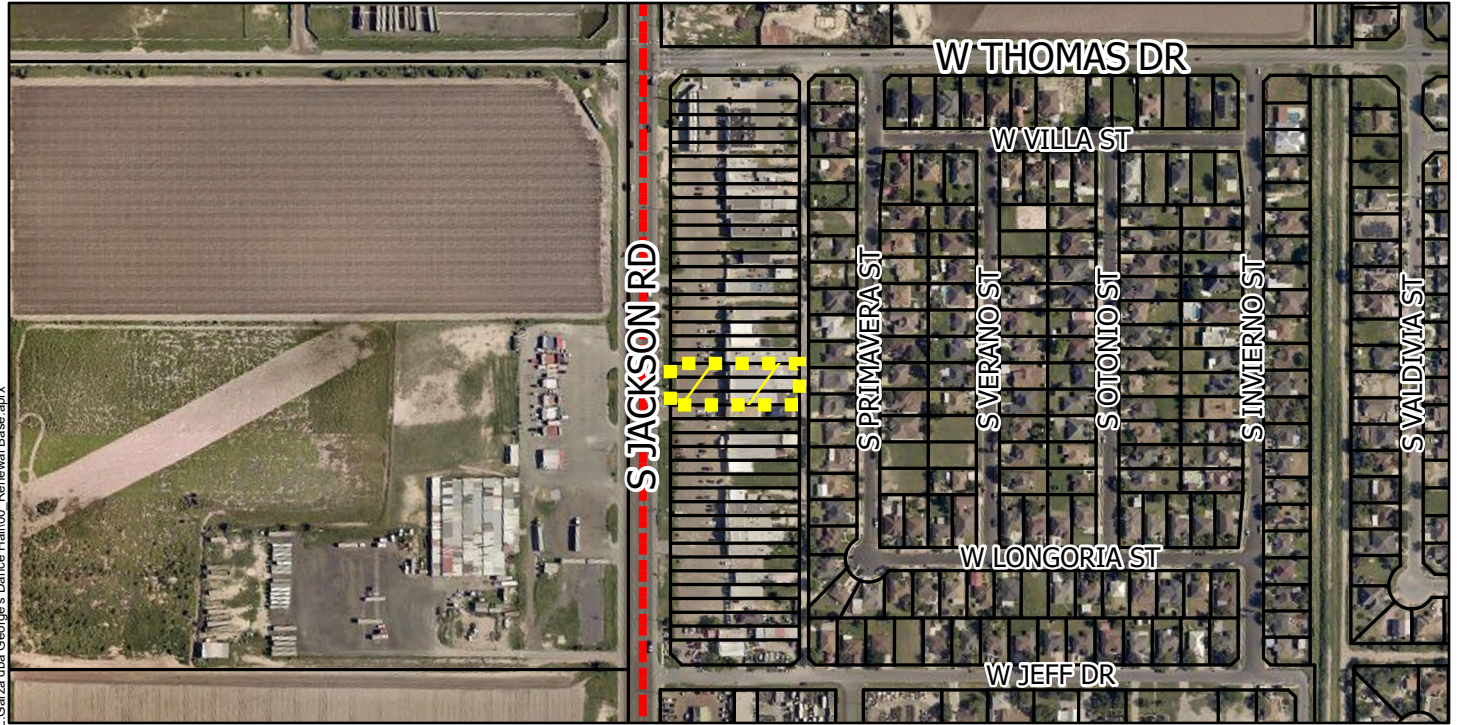
FIRE DEPARTMENT: Recommends approval of the Conditional Use Permit.

CODE COMPLIANCE: Recommends approval of the Conditional Use Permit.

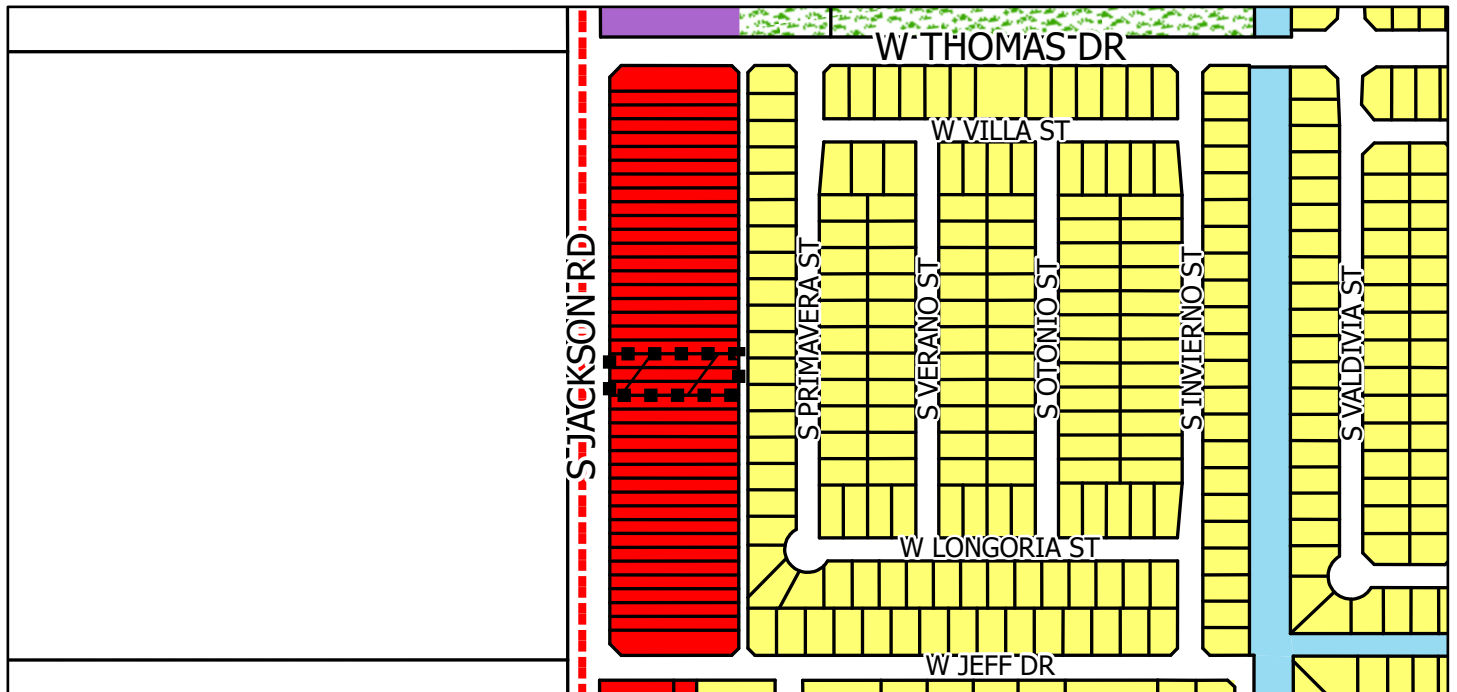
HEALTH: Recommends approval of the Conditional Use Permit.

DEVELOPMENT SERVICES: Recommends approval of the Conditional Use Permit.

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



G:\City of Pharr\GIS\Projects\1-Planning\PRO CUP Renewal\CUP_Renewal 6801 S Jackson Rd_R.G.V. Associates\aura L.Garza dba George's Dance Hall\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 |





Pharr



MAYOR Ambrosio Hernandez, MD

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

Executive Summary Letter

July 20, 2026

Conditional Use Permit **Renewal** for ABC – George's Dance Hall

Background:

R.G.V. & Associates/Laura L. Garza, d/b/a George's Dance Hall, 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 12th renewal for George's Dance Hall.

The property is located at 6801 South Jackson 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 beverages for on-premise consumption subject to the site and applicant being in compliance with all City Ordinances and City Department requirements.



Pharr
Development Services



Site Photo

6801 South Jackson Road





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 5.D.3.

DATE SUBMITTED: July 7, 2026

MEETING DATE: July 20, 2026

FROM: Nancy Hernandez, Administrative Assistant

DEPARTMENT: Development Services

DIRECTOR: Roland Gomez

Agenda Item: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, 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 Lot 1, Circle K #9142 Subdivision, Pharr, Hidalgo County, Texas. The property's physical address is 7401 South Jackson Road. CUP#231107 **This item supports EV - Economic Vitality.**

Classification: Consent

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

Issue: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, 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 - 07/07/2026
Approved - 07/07/2026
Approved - 07/08/2026
Final Approval - 07/09/2026



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, JULY 20, 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#231107** (7-Eleven Inc. DBA 7-Eleven Convenience Store's
and Stripes Stores)

GENERAL INFORMATION:

APPLICANT: 7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, 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 Lot 1, Circle K #9142 Subdivision, Pharr, Hidalgo County, Texas.

LOCATION: The property's physical address is 7401 South Jackson Road.

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

COMMENTS:

POLICE CHIEF:	Recommends approval of the Conditional Use Permit.
FIRE DEPARTMENT:	Recommends approval of the Conditional Use Permit.

**CODE
COMPLIANCE:** Recommends approval of
the Conditional Use Permit.

HEALTH: Recommends approval of
the Conditional Use Permit.

**DEVELOPMENT
SERVICES:** Recommends approval of
the Conditional Use Permit.

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



Pharr



MAYOR Ambrosio Hernandez, MD

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

Executive Summary Letter

July 20, 2026

Conditional Use Permit **Renewal** for ABC – 7-Eleven Convenience Store's and Stripes Stores

Background:

7-Eleven Inc. DBA 7-Eleven Convenience Store's and Stripes Stores, is requesting renewal of the Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption. This request constitutes the 2nd renewal for 7-Eleven Convenience Store's and Stripes Stores.

The property is located at 7401 South Jackson 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.

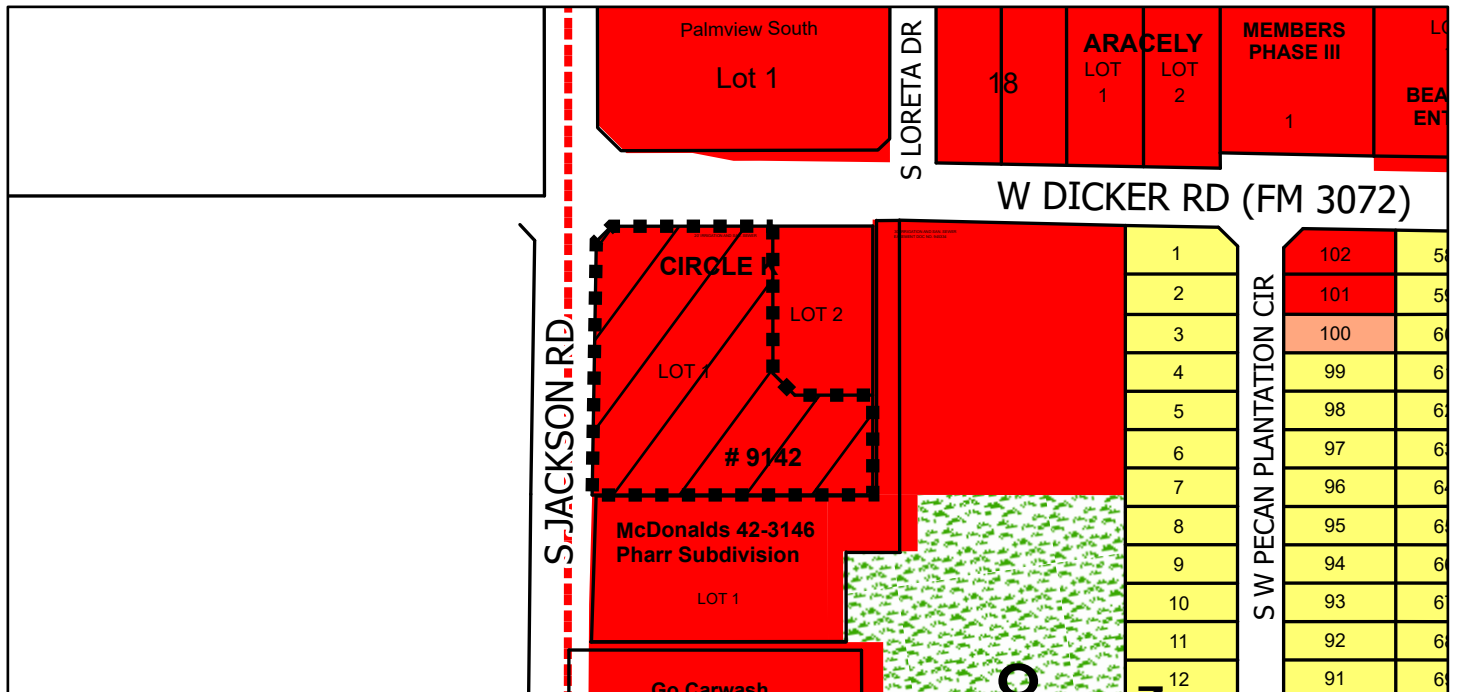
Recommendations:

Staff recommends **approval** of the renewal request for the Conditional Use Permit 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.

26 CUP Renewal
7401 S Jackson Rd
Circle K
7-Eleven
Timothy Stern



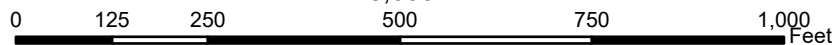
G:\City of Pharr\GIS\Projects\1-Planning\PRO CUP Renewal\CUP_Renewal_7401 S Jackson 7-Eleven\00_Renewal Base.aprx



- | | | | |
|--------------------------|---------------------------------------|--------------------|--------------------------|
| 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: 1:3,000



Date: 3/4/2026



Pharr
Development Services



Site Photo

7401 South Jackson Road





AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 6.A.

DATE SUBMITTED: July 9, 2026

MEETING DATE: July 20, 2026

FROM: Imelda Perez, City Clerk

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. **(TABLED)** 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:

Imelda Perez
Patrizia Longoria
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 07/09/2026
Approved - 07/09/2026
Approved - 07/10/2026
Approved - 07/13/2026
Final Approval - 07/13/2026

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;

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

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.

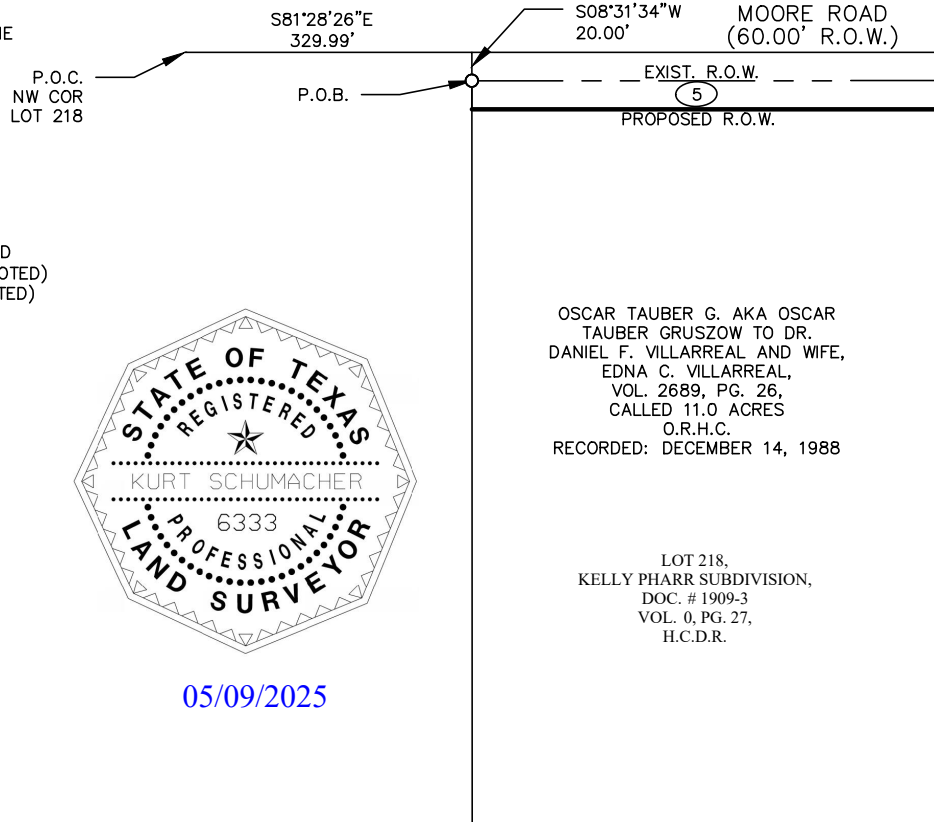
2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.

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.



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.

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'

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

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

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

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

 **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 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;

May 09, 2025

Parcel 6

Page 2 of 4

3. **Thence**, North $81^{\circ}28'26''$ 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 $08^{\circ}31'34''$ 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
---	---	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

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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.

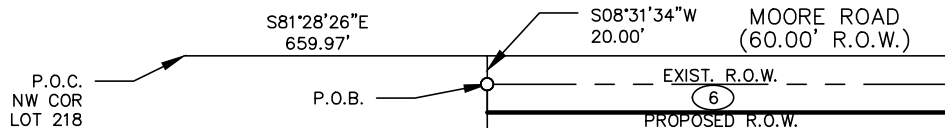
2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.

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.



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.



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

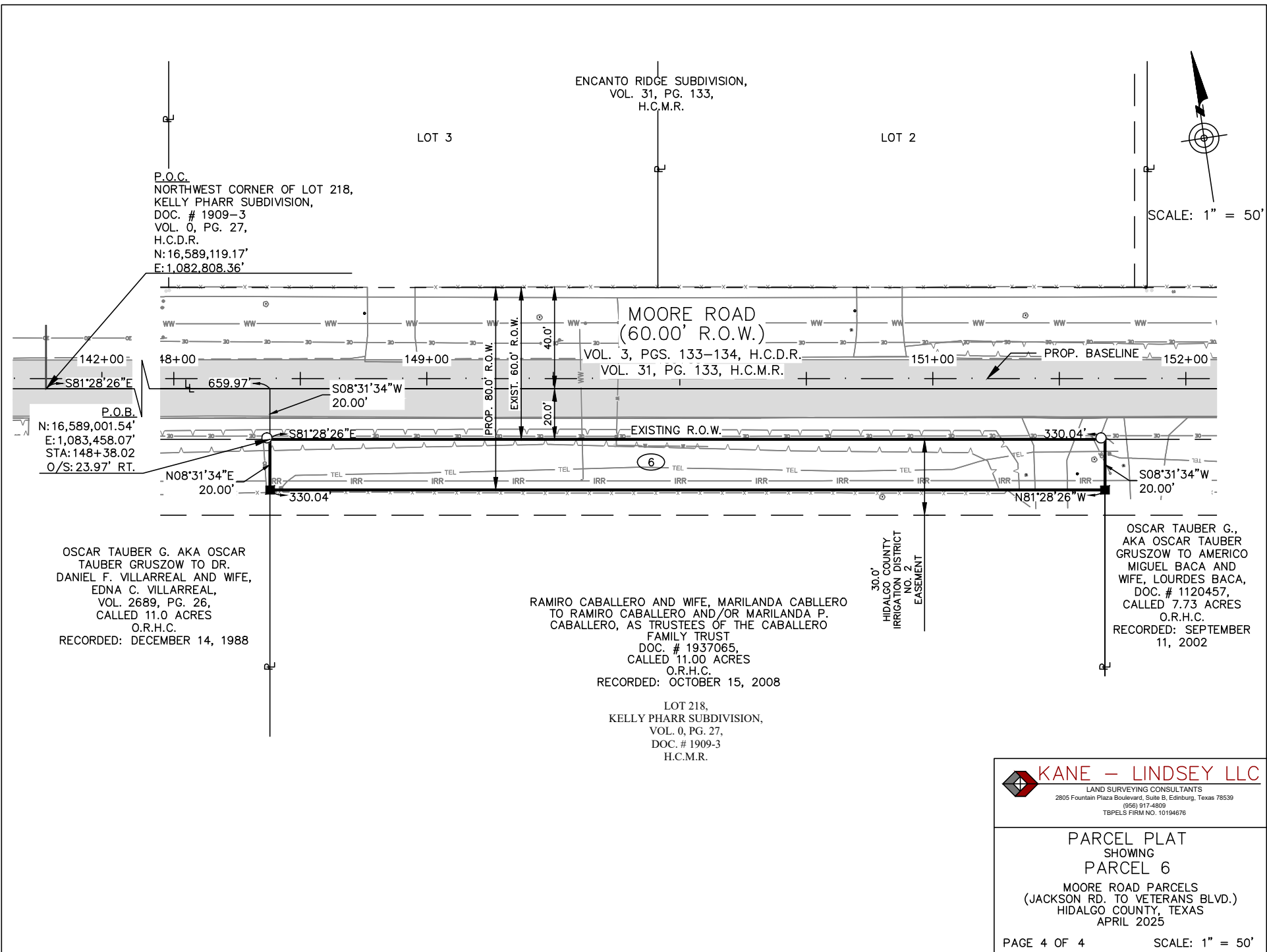
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4859
TBPELS FIRM NO. 10194676

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.





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

PAGE 4 OF 4

SCALE: 1" = 50'

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 $81^{\circ}28'26''$ 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 $08^{\circ}31'34''$ 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

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.

S81°28'26"E
990.01'

P.O.C.
NW COR
LOT 218

P.O.B.

S08°31'34"W
20.00' MOORE ROAD
(60.00' R.O.W.)

EXIST. R.O.W.

PROPOSED R.O.W.

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



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

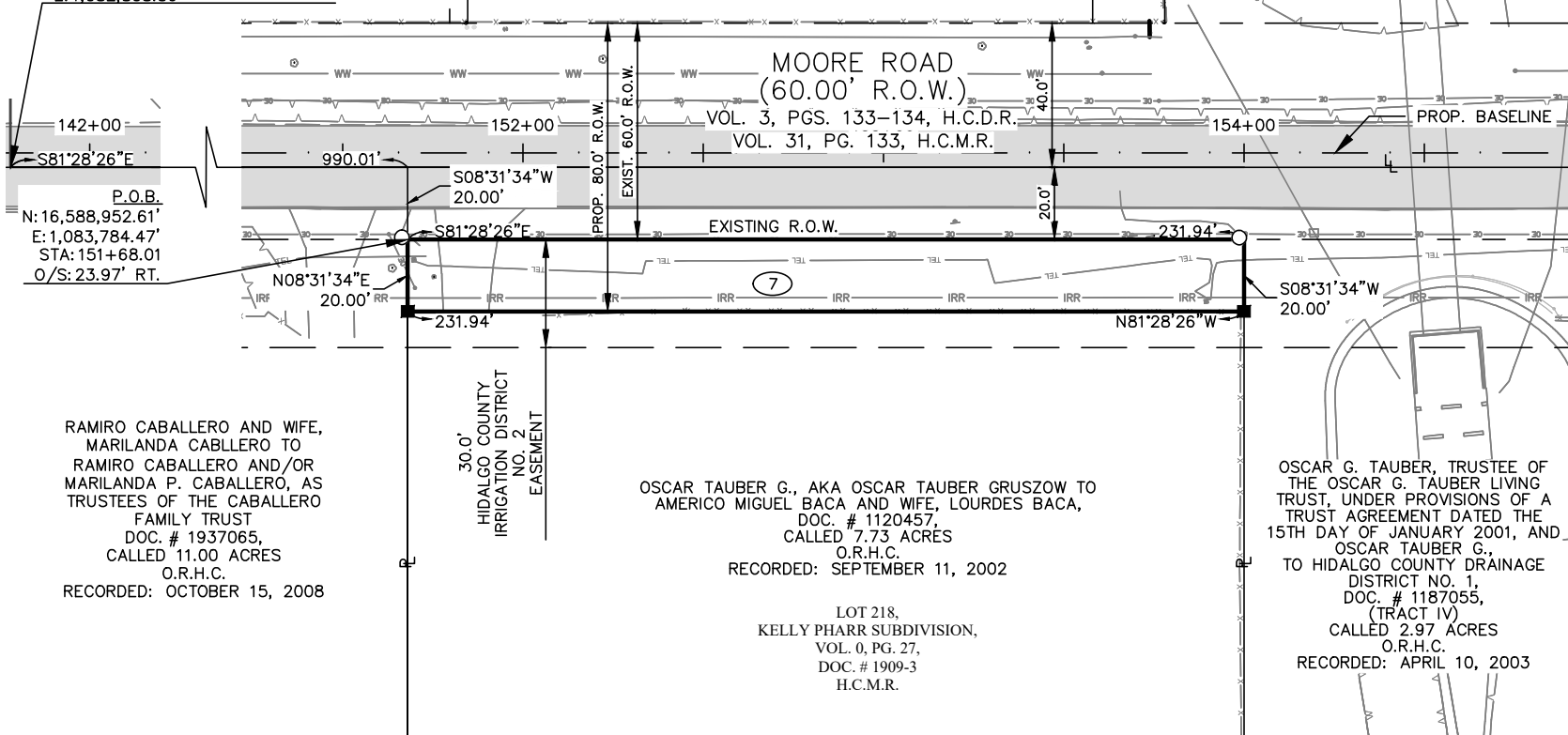
PAGE 3 OF 4

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'



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

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) 917-4809
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 7

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

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;

May 09, 2025

Parcel 8

Page 2 of 4

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
---	---	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 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.

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

EXIST. R.O.W.

8

PROPOSED R.O.W.

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.

P.O.C.
 NE COR
 LOT 218

S08°31'34"W
 20.00'

P.O.B.



05/09/2025



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) 917-4809
 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.

N: 16,588,923.46'
E: 1,084,113.77'

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.

PROP. BASELINE

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



KANE - LINDSEY LLC

LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4809
TBPELS FIRM NO. 10194676

PARCEL PLAT
SHOWING
PARCEL 8

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

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

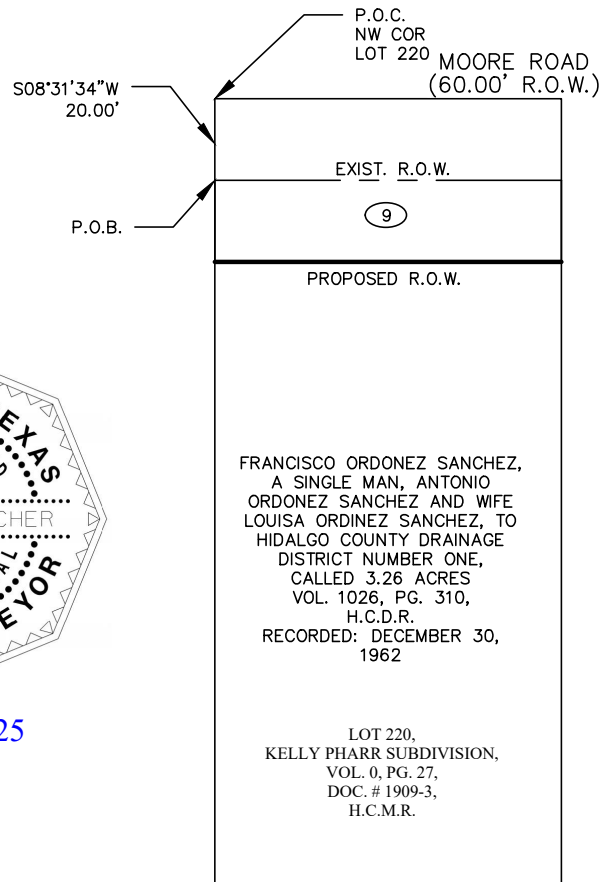
---	---	EXISTING R.O.W. LINE
---	---	PROPOSED R.O.W. LINE
---	---	PROPERTY LINE
---	---	LOT LINE
---	---	SURVEY LINE
---	---	PROP. BASELINE
---	---	COMMON PROPERTY LINE
---	---	DITCH LINE
---	---	EOP LINE
---	---	OVERHEAD LINE
---	---	FENCE LINE
---	---	WATER LINE
---	---	IRRIGATION LINE
---	---	TELEPHONE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

- 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. 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) 917-4809 TBPELS FIRM NO. 10194676			
PARCEL PLAT SHOWING PARCEL 9 MOORE ROAD PARCELS (JACKSON RD. TO VETERANS BLVD.) HIDALGO COUNTY, TEXAS APRIL 2025			
PAGE 3 OF 4		SCALE: N.T.S.	

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 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 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
---	---	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

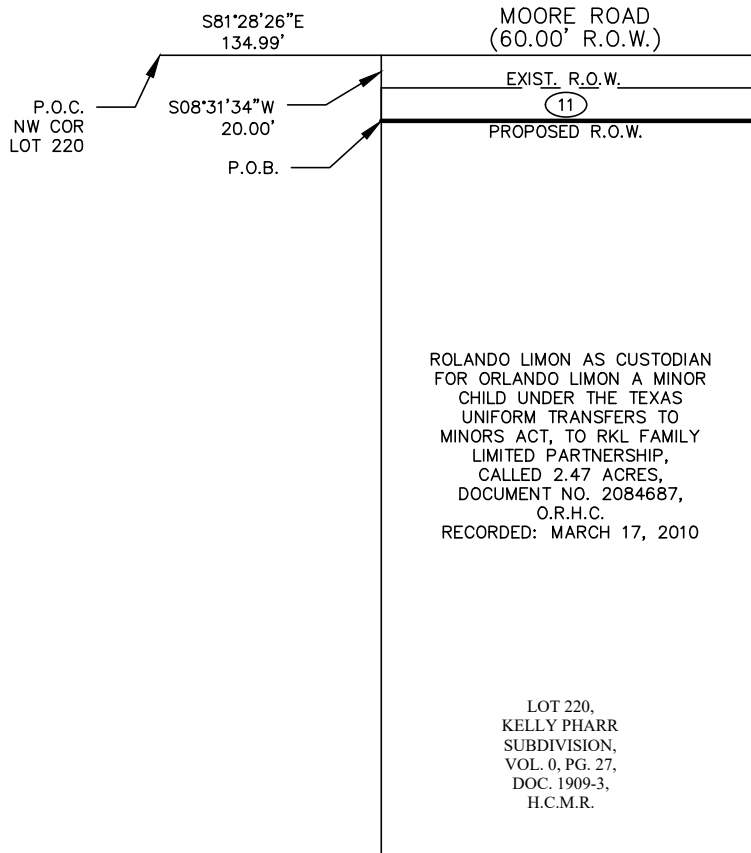
PG. - PAGE

R.O.W. - RIGHT OF WAY

N.T.S. - NOT TO SCALE

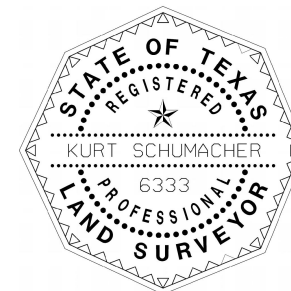
AC. - ACREAGE

S.F. - SQUARE FEET



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:

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. 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	

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4809
 TBPELS FIRM NO. 10194676

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

SCALE: 1" = 50'

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

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

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.



KANE - LINDSEY LLC

LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4809
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;

May 09, 2025

Parcel 12

Page 2 of 4

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
---	---	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

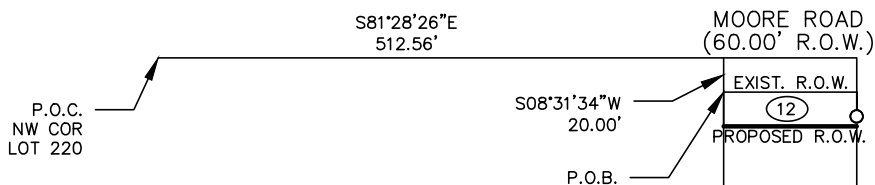
PG. - PAGE

R.O.W. - RIGHT OF WAY

N.T.S. - NOT TO SCALE

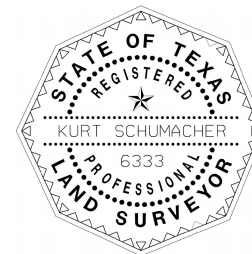
AC. - ACREAGE

S.F. - SQUARE FEET



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

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. 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

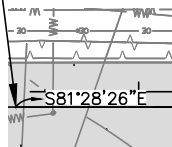
AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
1.76	0.0358/ 1,600	1.724	

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 12
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,
KELYL PHARR
SUBDIVISION,
VOL. 0, PG. 27,
DOC. # 1909-3,
H.C.M.R.
N: 16,588,727.76'
E: 1,085,419.18'



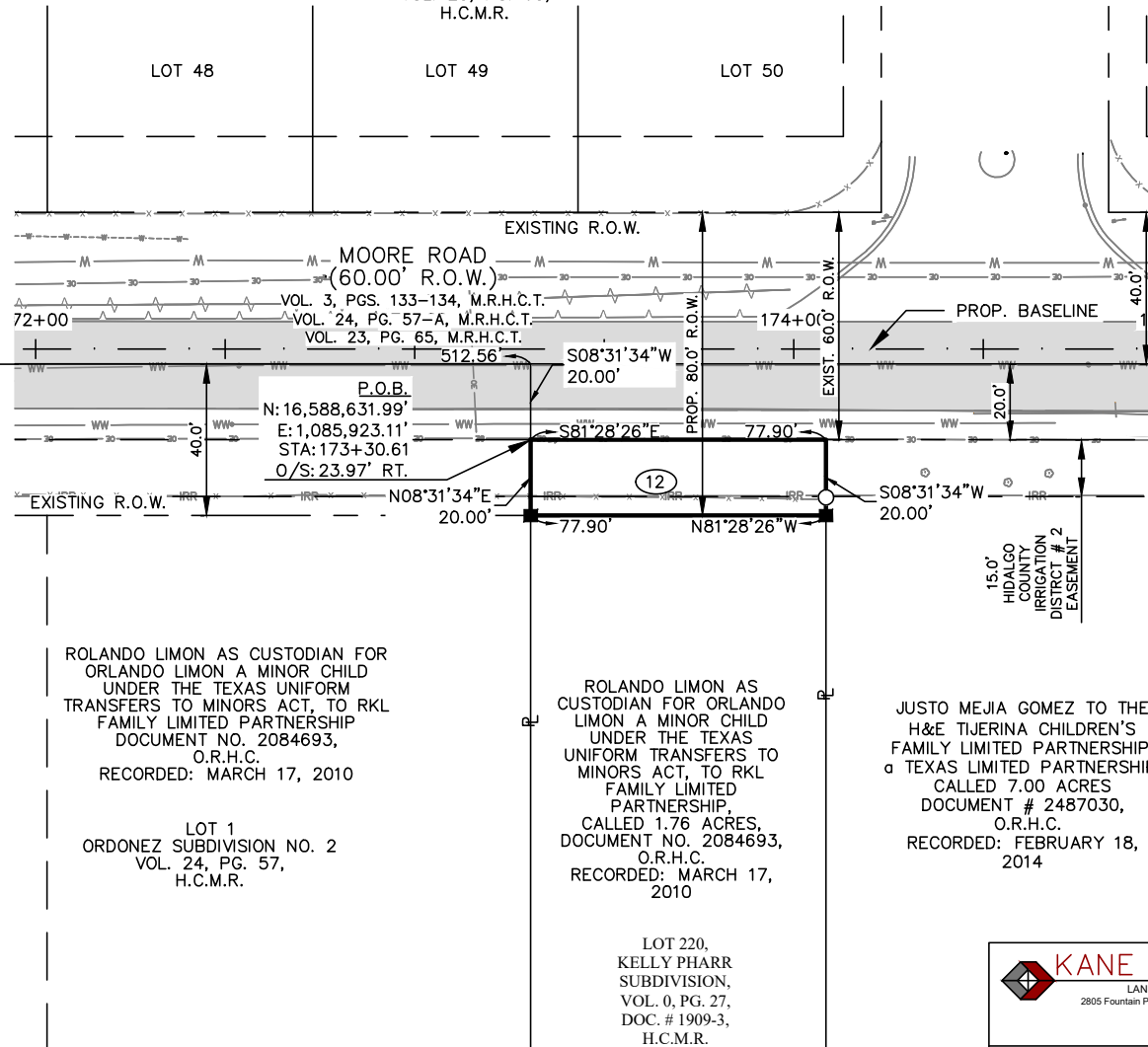
RESUBDIVISION PLAT
OF PHARR SOUTH
SUBDIVISION,
VOL. 23, PG. 65,
H.C.M.R.

LOT 48

LOT 49

LOT 50

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
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.

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

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

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

 **KANE - LINDSEY LLC**
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4809
TBPELS FIRM NO. 10194676

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

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;

May 09, 2025

Parcel 13

Page 2 of 5

4. **Thence**, North $81^{\circ}28'26''$ 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 $08^{\circ}31'34''$ 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 $81^{\circ}28'26''$ 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

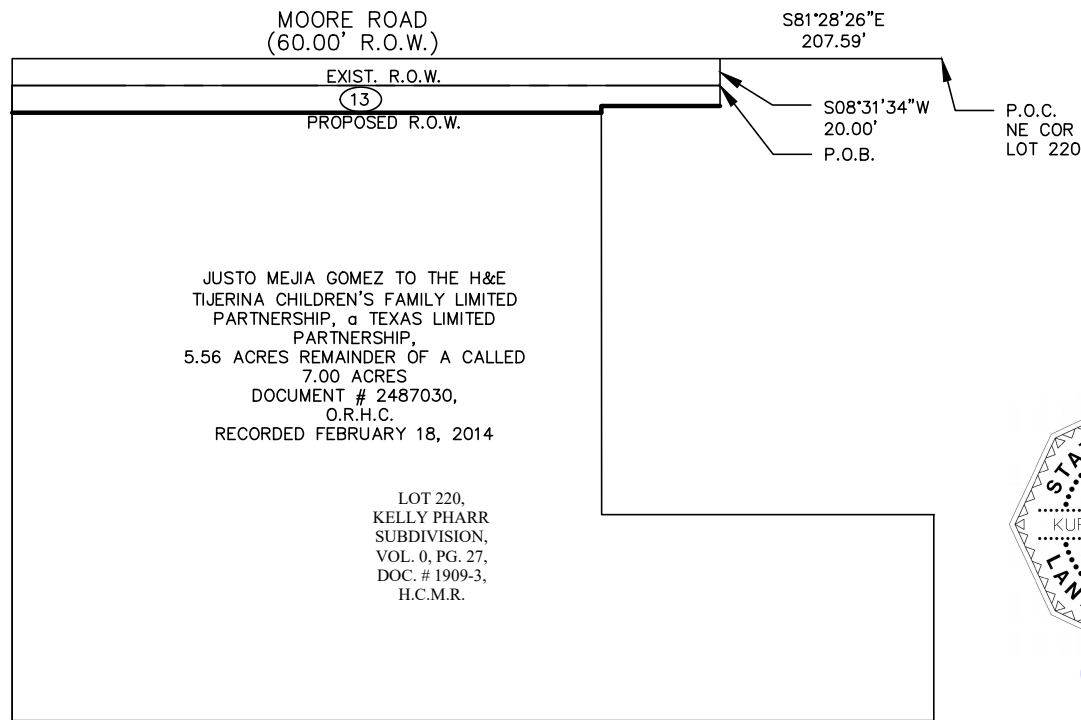
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



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



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. 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

AREA TABLE (ACRES)

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



SCALE: 1" = 50'

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

LOT 4

LOT 5

LOT 6

LOT 7

EXISTING R.O.W.

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

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

VOL. 23, PG. 140, H.C.M.R.

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'

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

MATCHLINE A-A

434.54'

N81°28'26"W

N81°28'25"W

EXISTING R.O.W.

15.0'
HIDALGO
COUNTY
IRRIGATION
DISTRICT
#2
EASEMENT

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

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.

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) 917-4809
TBPELS FIRM NO. 10194676

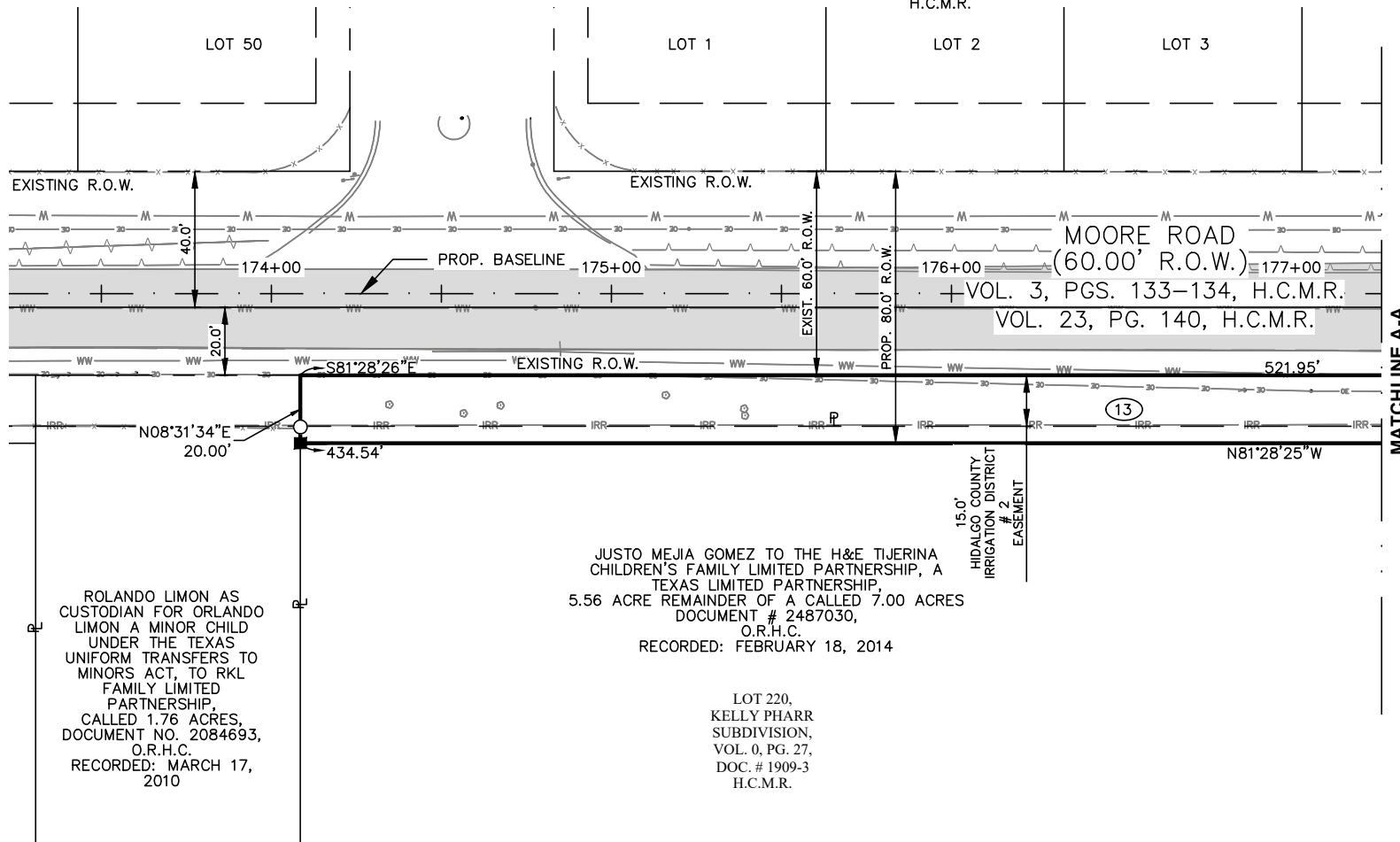
PARCEL PLAT
SHOWING
PARCEL 13

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

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



SCALE: 1" = 50'



**KANE — LINDSEY LLC**
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4809
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 5SCALE: 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

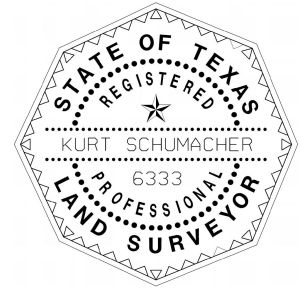
A parcel plat of even date was prepared in conjunction with this property description.

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

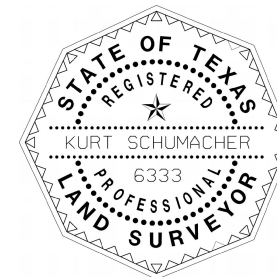
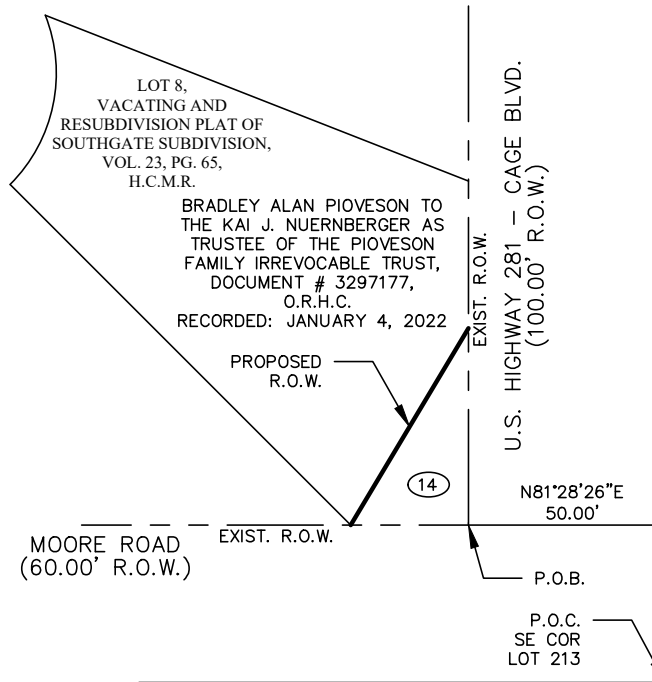
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



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:

- 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. 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.

[Signature]

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

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
0.20	0.0172/ 749	0.1828	

KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4809
 TBPELS FIRM NO. 10194676

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

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

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.

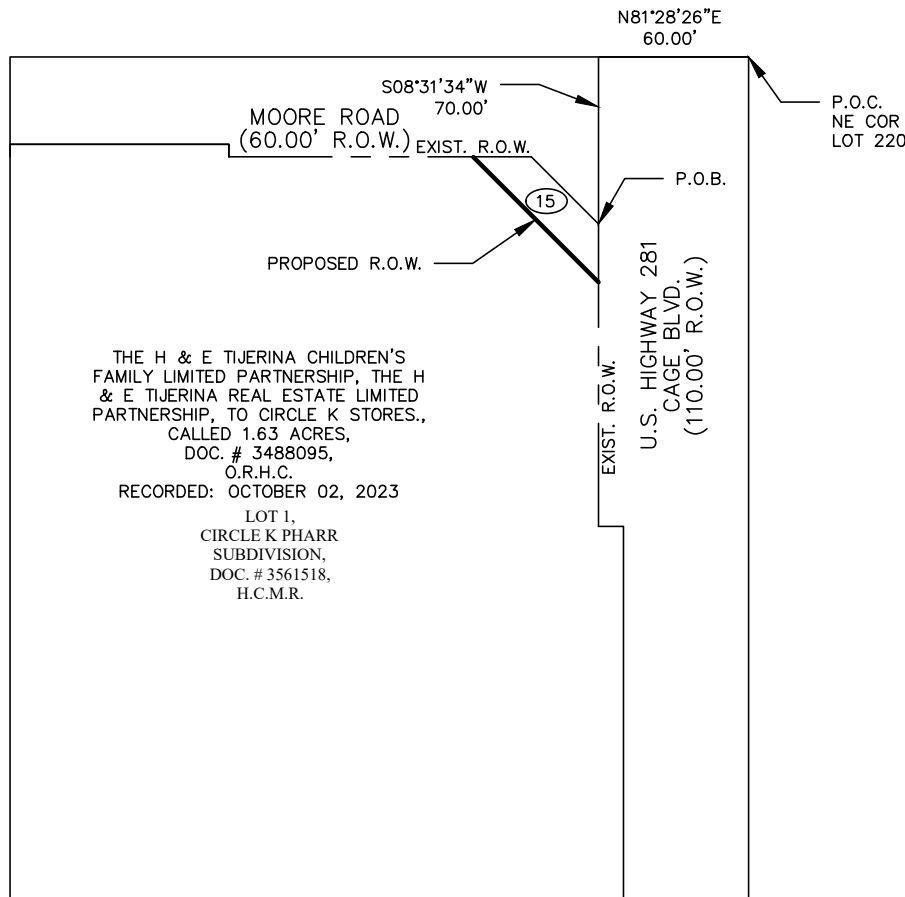
2. RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED APRIL 2025.

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.

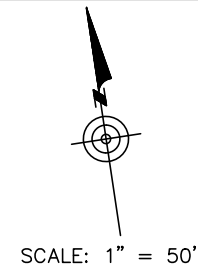
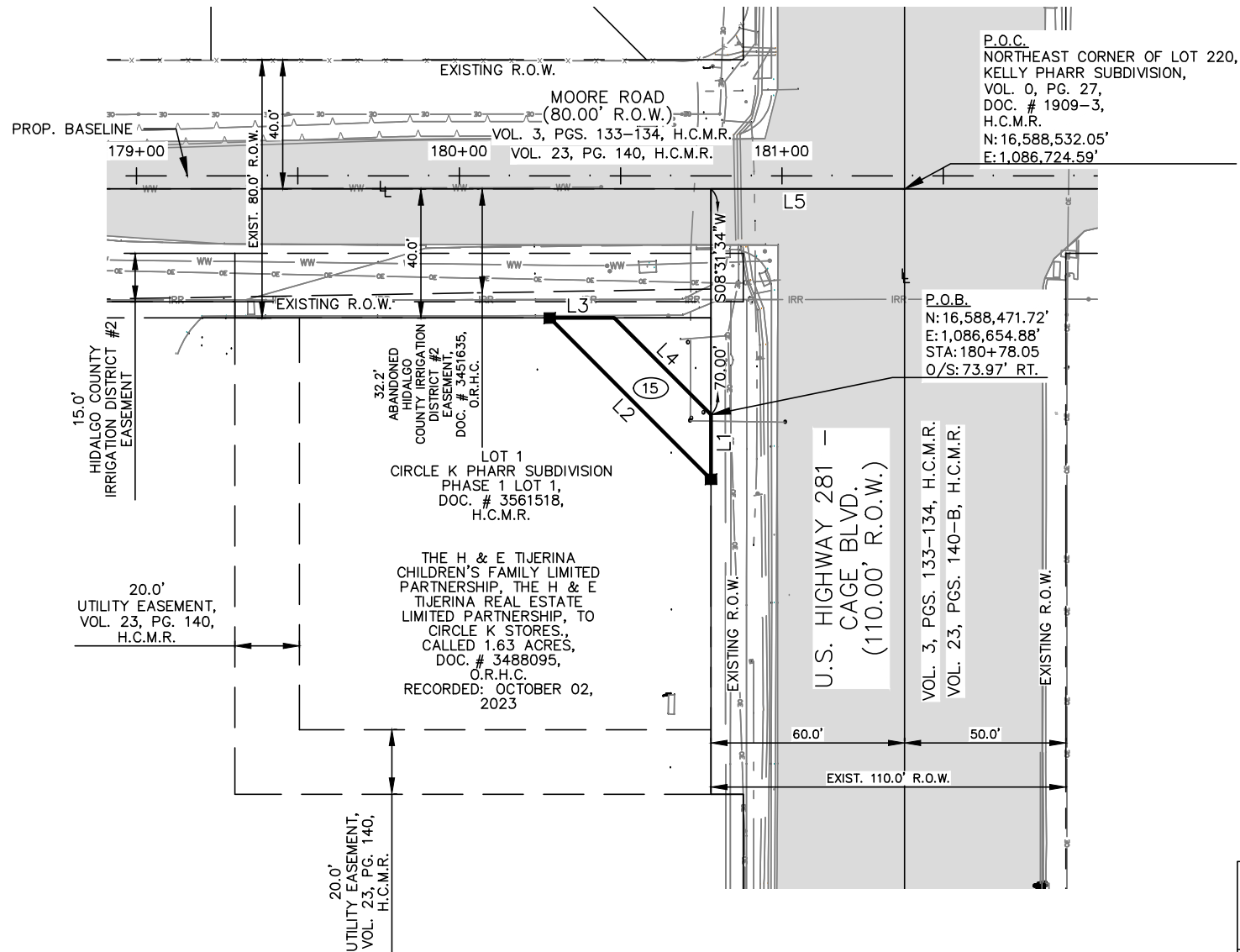
KURT SCHUMACHER DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6333

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) 917-4809
 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.



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
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4809
 TBPES FIRM NO. 10194676

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

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
	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



FND. X MARK
ON CONC.

N08°31'34"E
40.00'

P.O.C.
SW COR
LOT 212

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

EXIST. R.O.W.

S81°28'26"E
80.00'

PROP. R.O.W.
(16)

P.O.B.

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.

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

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

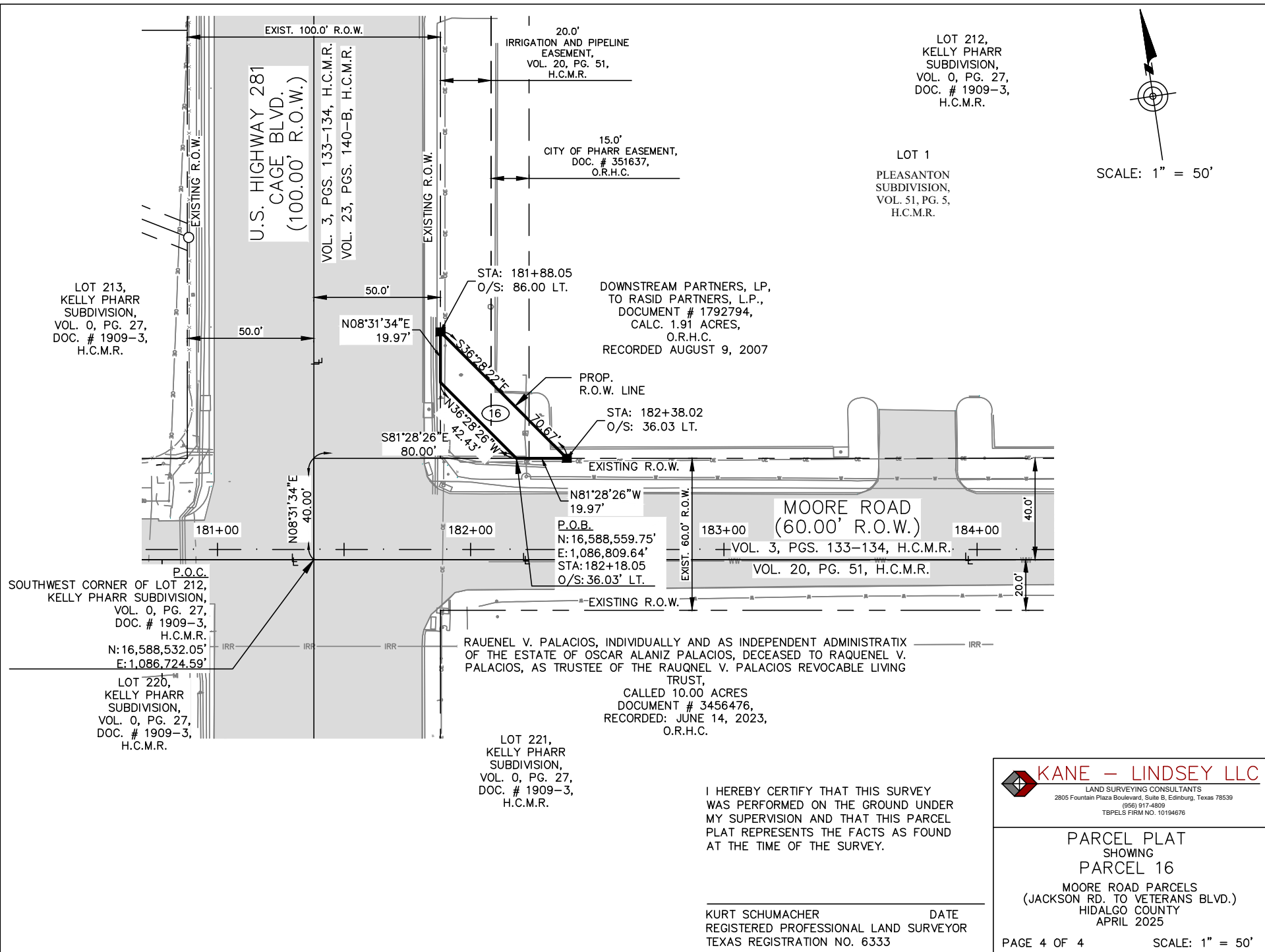
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4809
TBPELS FIRM NO. 10194676

PARCEL PLAT SHOWING PARCEL 16

MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
APRIL 2025

PAGE 3 OF 4

SCALE: N.T.S.



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;

May 16, 2025

Parcel 17

Page 2 of 5

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

P.O.C.
NW COR
LOT 221

S81°28'26"E
50.00'

S08°31'34"W
20.00'

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

P.O.B.

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

EXIST. R.O.W.

EXIST. R.O.W.

PROPOSED R.O.W.

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:

- 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.



05/16/2025

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

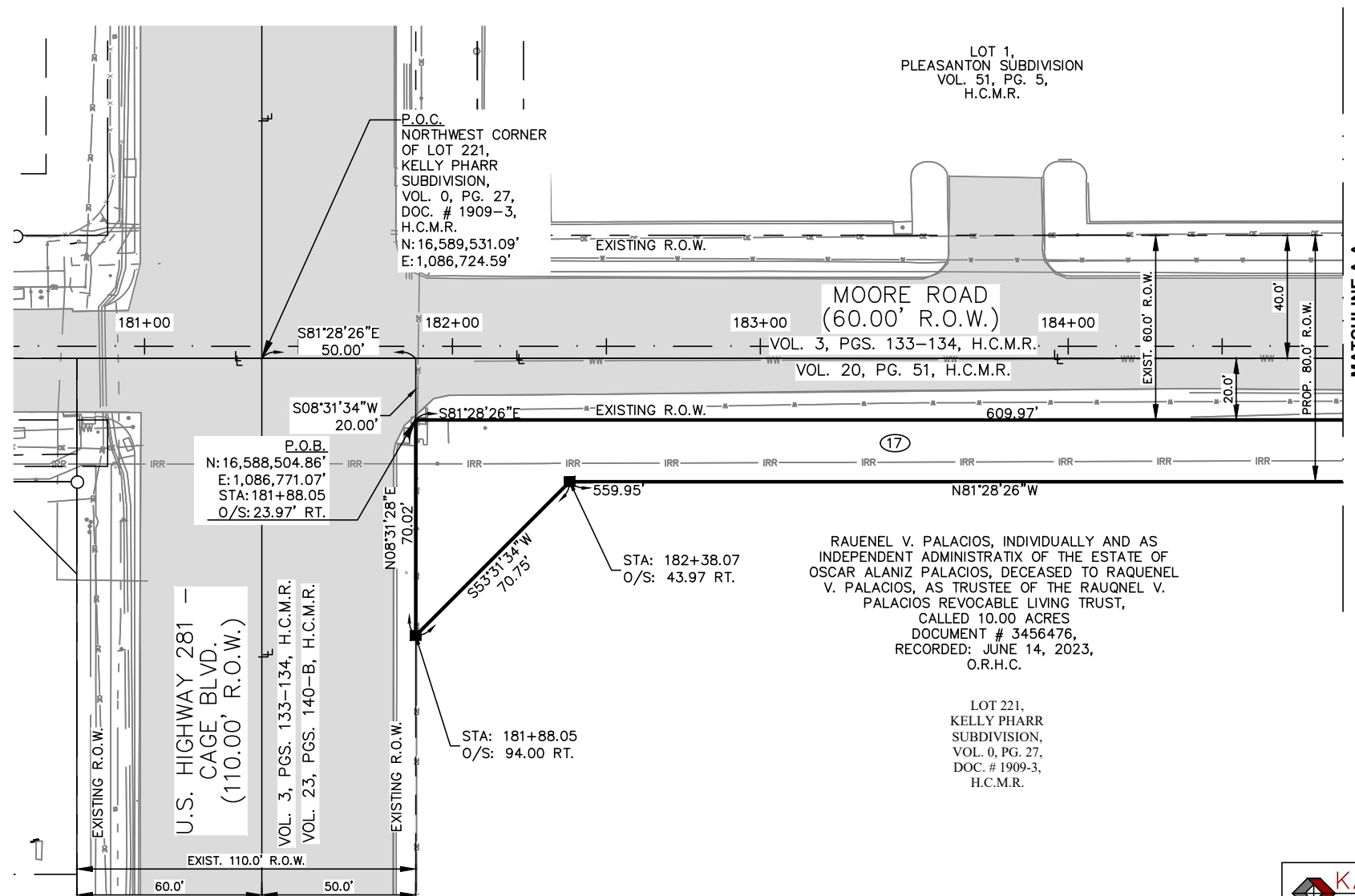
I HEREBY CERTIFY THAT THIS SURVEY
 WAS PERFORMED ON THE GROUND UNDER
 MY SUPERVISION AND THAT THIS PARCEL
 PLAT REPRESENTS THE FACTS AS FOUND
 AT THE TIME OF THE SURVEY.

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.	



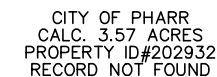
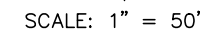
SCALE: 1" = 50'



**KANE - LINDSEY LLC**
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4809
TBPELS FIRM NO. 10194676

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

PAGE 4 OF 5SCALE: 1" = 50'



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

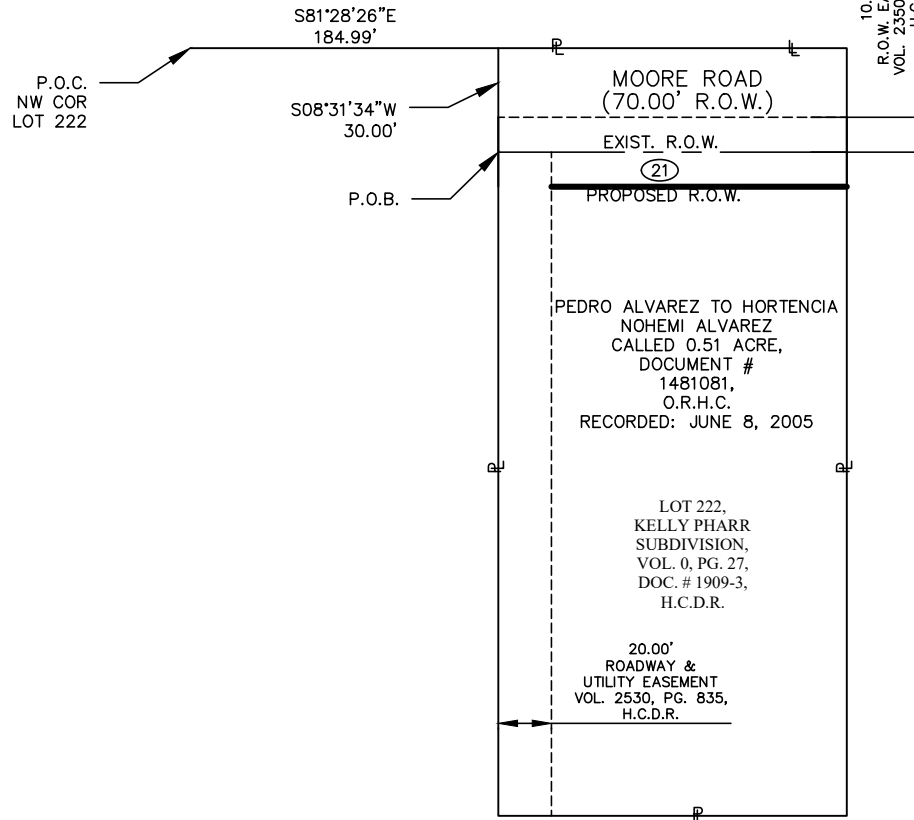
PG. - PAGE

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.

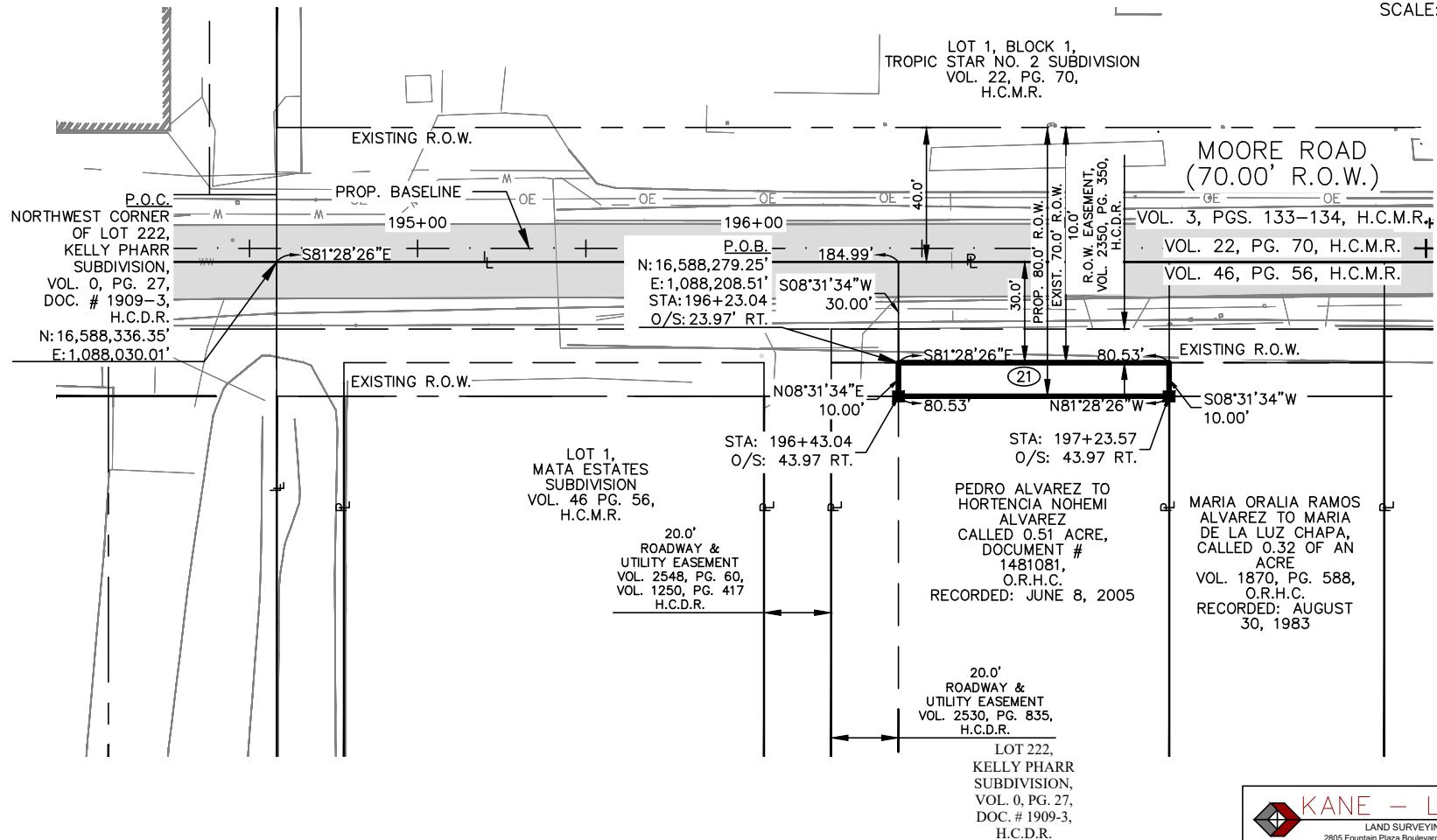
I HEREBY CERTIFY THAT THIS SURVEY
WAS PERFORMED ON THE GROUND UNDER
MY SUPERVISION AND THAT THIS PARCEL
PLAT REPRESENTS THE FACTS AS FOUND
AT THE TIME OF THE SURVEY.

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) 917-4809 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
(956) 917-4809
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
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

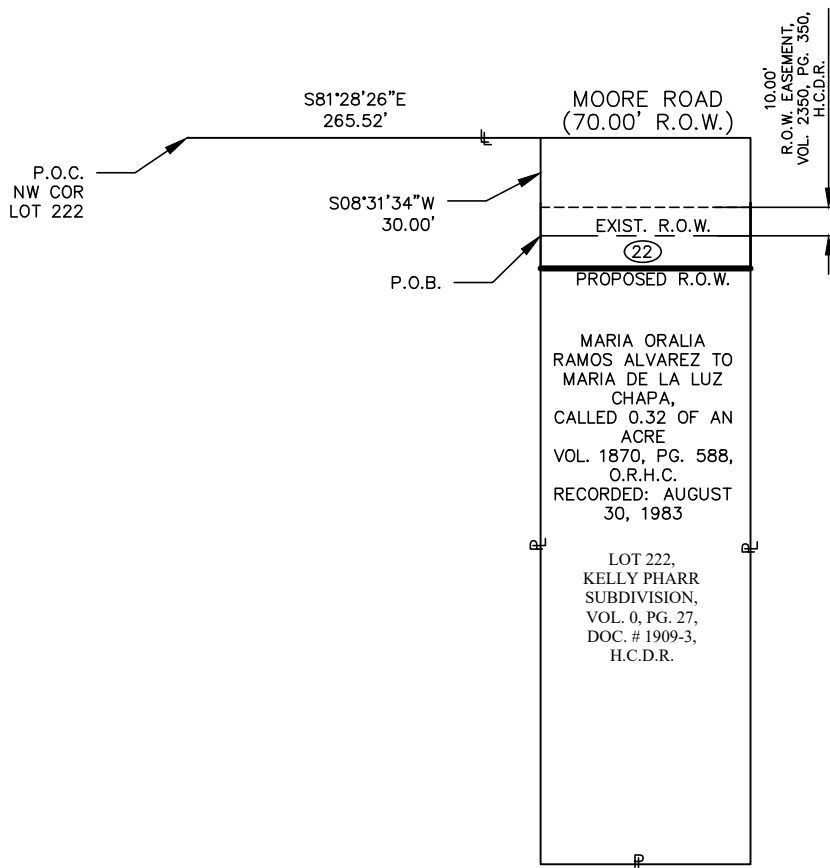
PG. - PAGE

R.O.W. - RIGHT OF WAY

N.T.S. - NOT TO SCALE

AC. - ACREAGE

S.F. - SQUARE FEET



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.

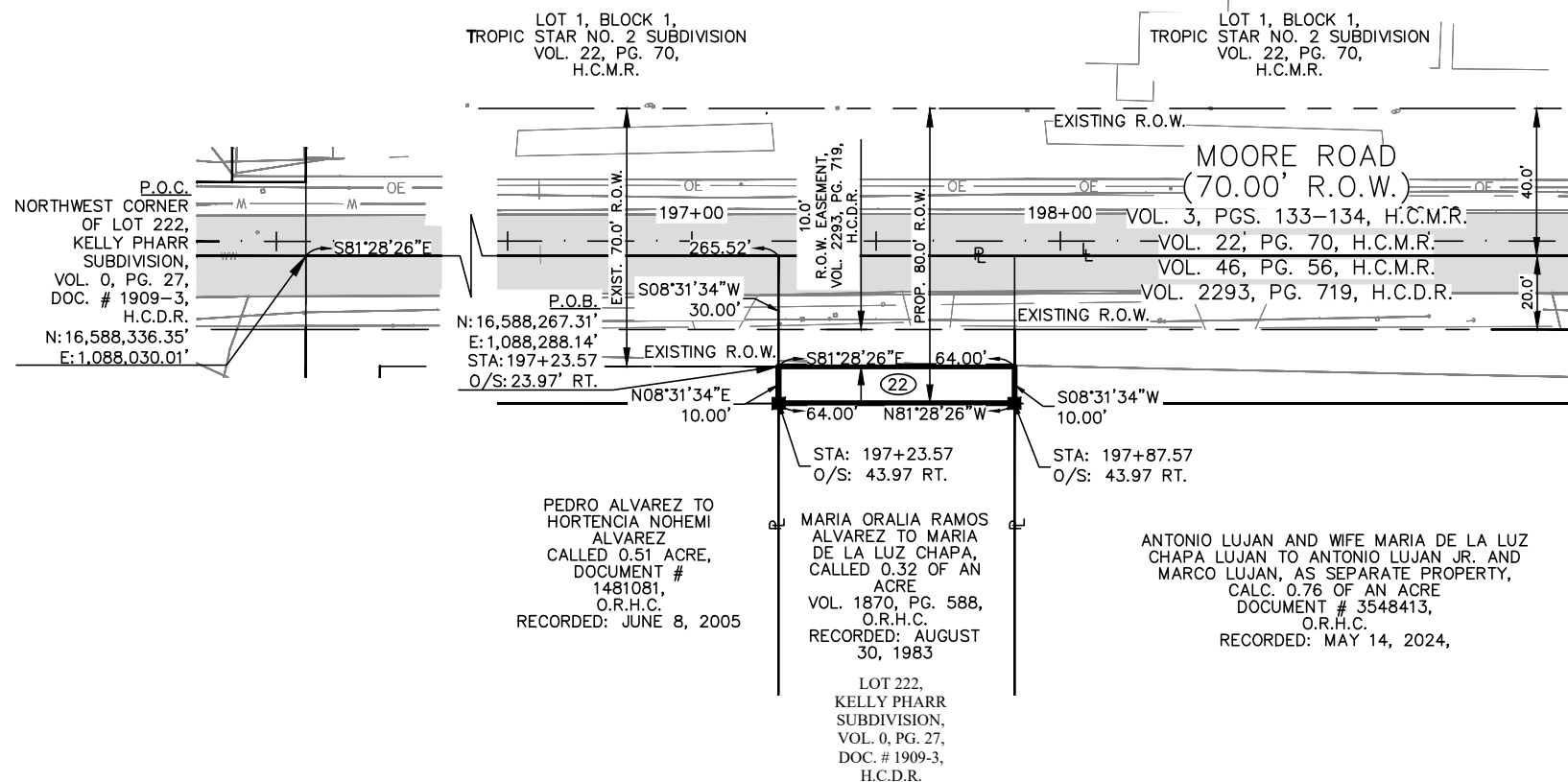
I HEREBY CERTIFY THAT THIS SURVEY
 WAS PERFORMED ON THE GROUND UNDER
 MY SUPERVISION AND THAT THIS PARCEL
 PLAT REPRESENTS THE FACTS AS FOUND
 AT THE TIME OF THE SURVEY.

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) 917-4809 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'



**KANE - LINDSEY LLC**
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4809
TBPELS FIRM NO. 10194676

**PARCEL PLAT
SHOWING
PARCEL 22**
**MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026**

PAGE 4 OF 4 SCALE: 1" = 50'

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 $81^{\circ}28'26''$ 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 $08^{\circ}31'34''$ 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

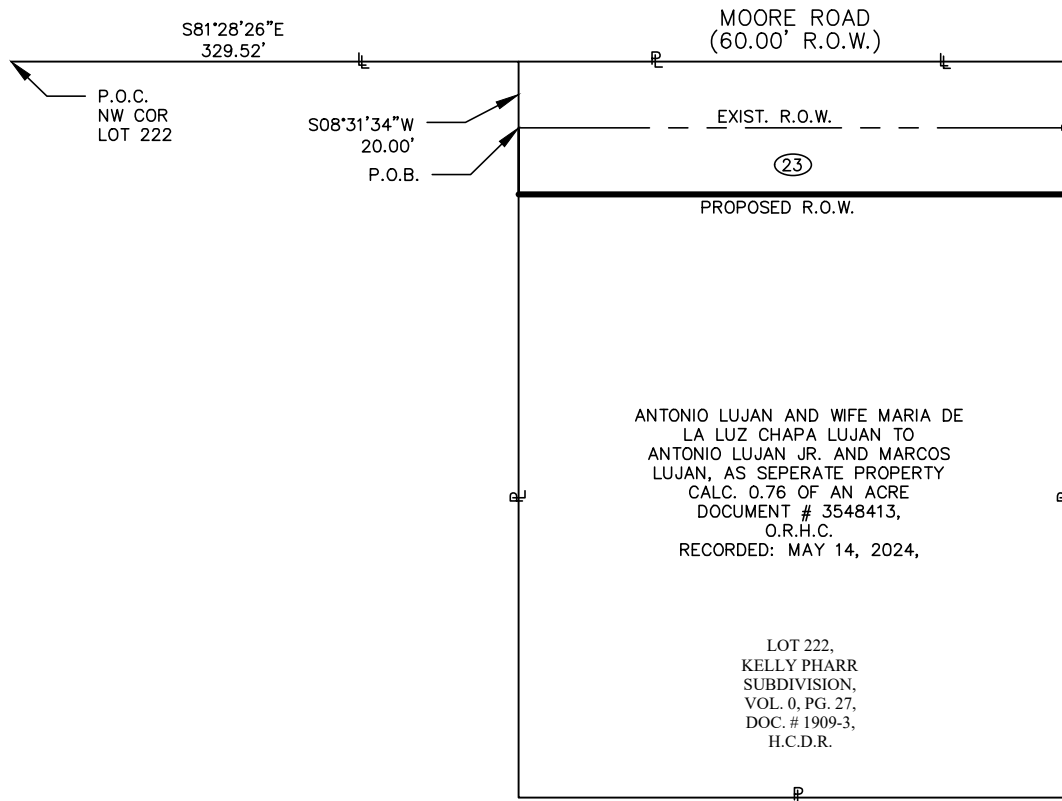


LEGEND

---	---	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	

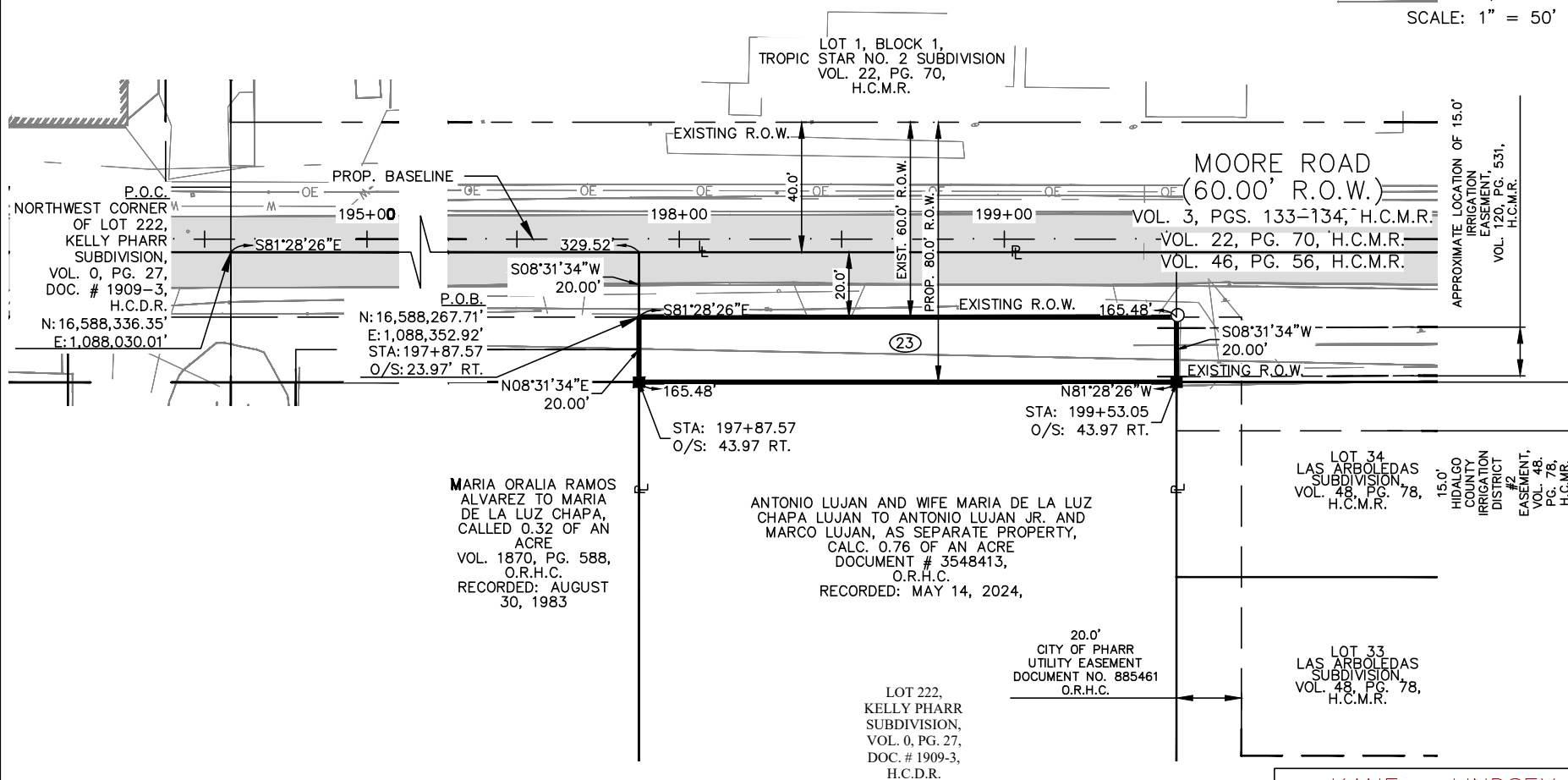
KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4809
 TBPELS FIRM NO. 10194676

**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'



**KANE - LINDSEY LLC**
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4809
TBPELS FIRM NO. 10194676

**PARCEL PLAT
SHOWING
PARCEL 23**
**MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026**

PAGE 4 OF 4 SCALE: 1" = 50'

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



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

N08°31'34"E
20.00'
P.O.C.
SW COR
LOT 210

P.O.B.
S81°28'26"E
391.99'

PROPOSED R.O.W.
(25)
EXIST. R.O.W.

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

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	



KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4809
TBPELS FIRM NO. 10194676

PARCEL PLAT SHOWING PARCEL 25

MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026

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

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'

SCALE: 1" = 50'

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

N08°33'12"E
 20.00'

N81°28'26"W

S08°31'34"W

EXISTING R.O.W.

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

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



KANE - LINDSEY LLC

LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4809
 TBPELS FIRM NO. 10194676

PARCEL PLAT
 SHOWING
 PARCEL 25

MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

PAGE 4 OF 4

SCALE: 1" = 50'

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 $81^{\circ}28'26''$ 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 $08^{\circ}31'34''$ 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:

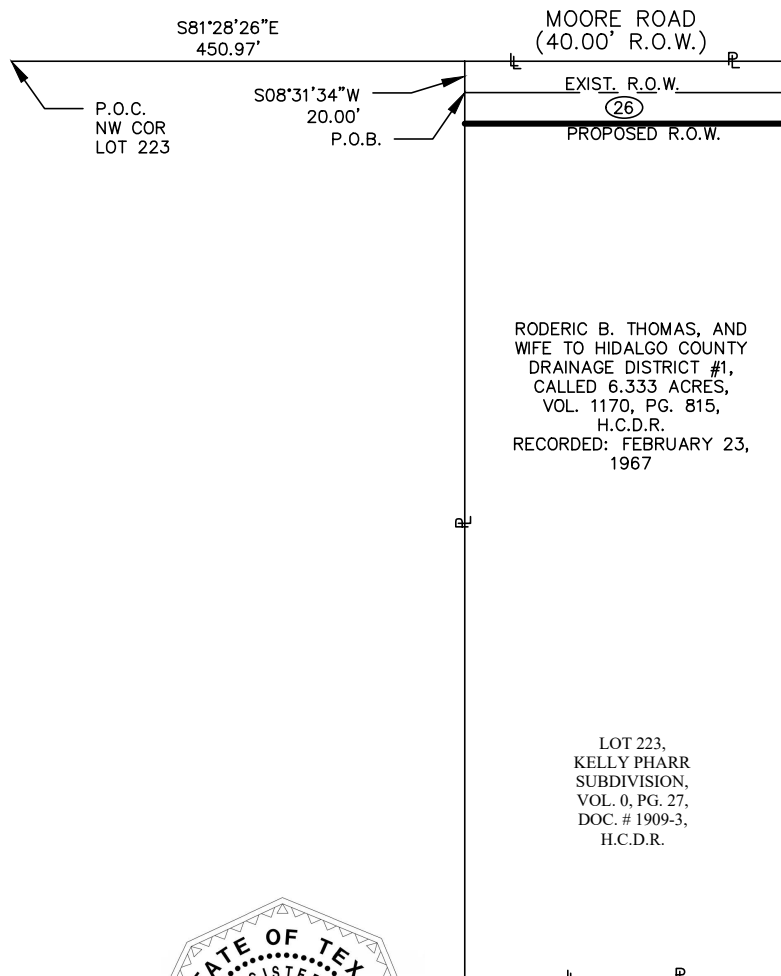
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS 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.



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	

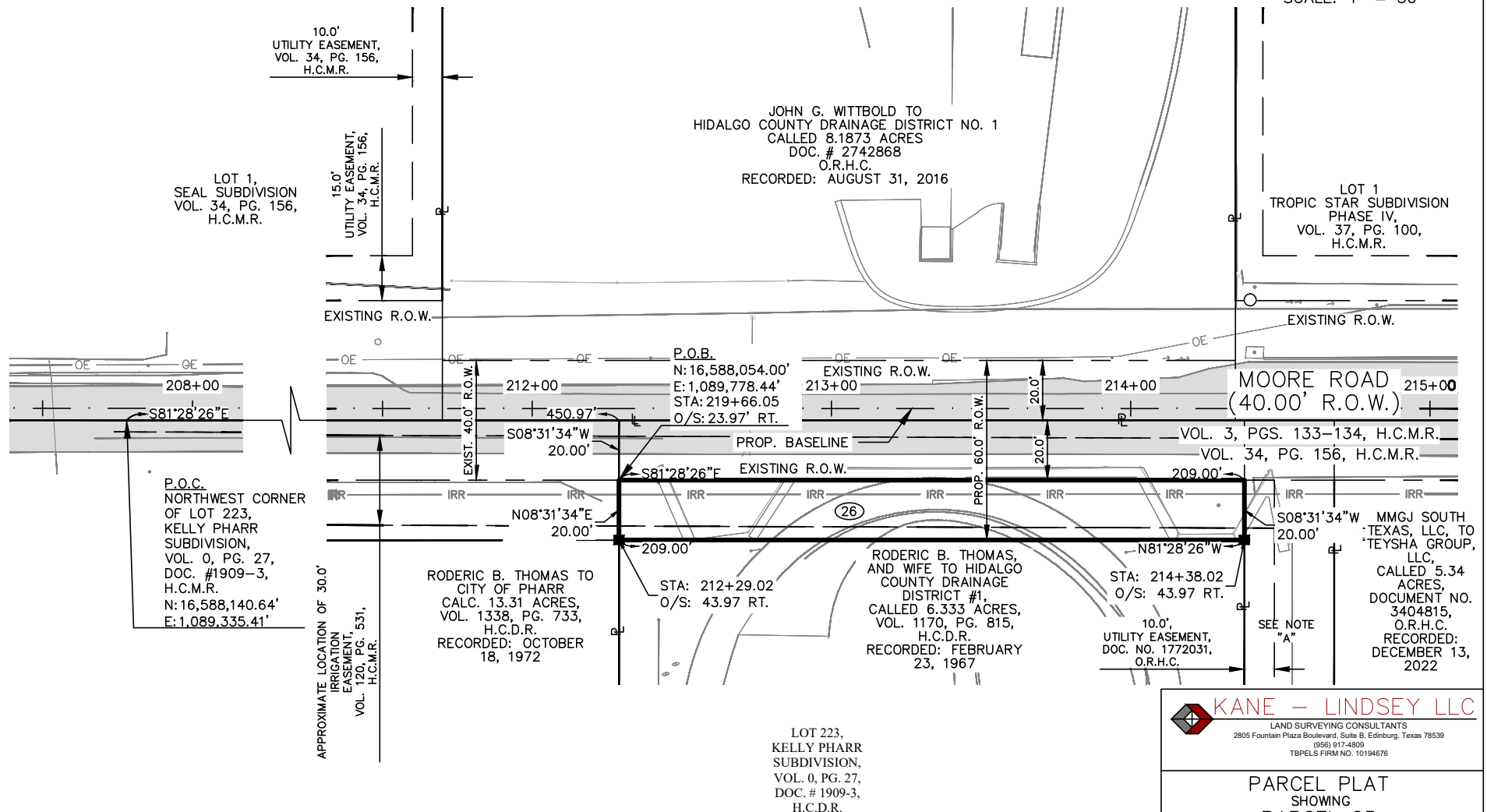
KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4809
 TBPELS FIRM NO. 10194676

**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.

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'



KANE - LINDSEY LLC

LAND SURVEYING CONSULTANTS

2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539

(956) 917-4809

TBPELS FIRM NO. 10194676

PARCEL PLAT

SHOWING

PARCEL 25

MOORE ROAD PARCELS

(JACKSON RD. TO VETERANS BLVD.)

HIDALGO COUNTY

JANUARY 2026

PAGE 4 OF 4

SCALE: 1" = 50'

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 $81^{\circ}28'26''$ 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 $08^{\circ}31'34''$ 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
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:

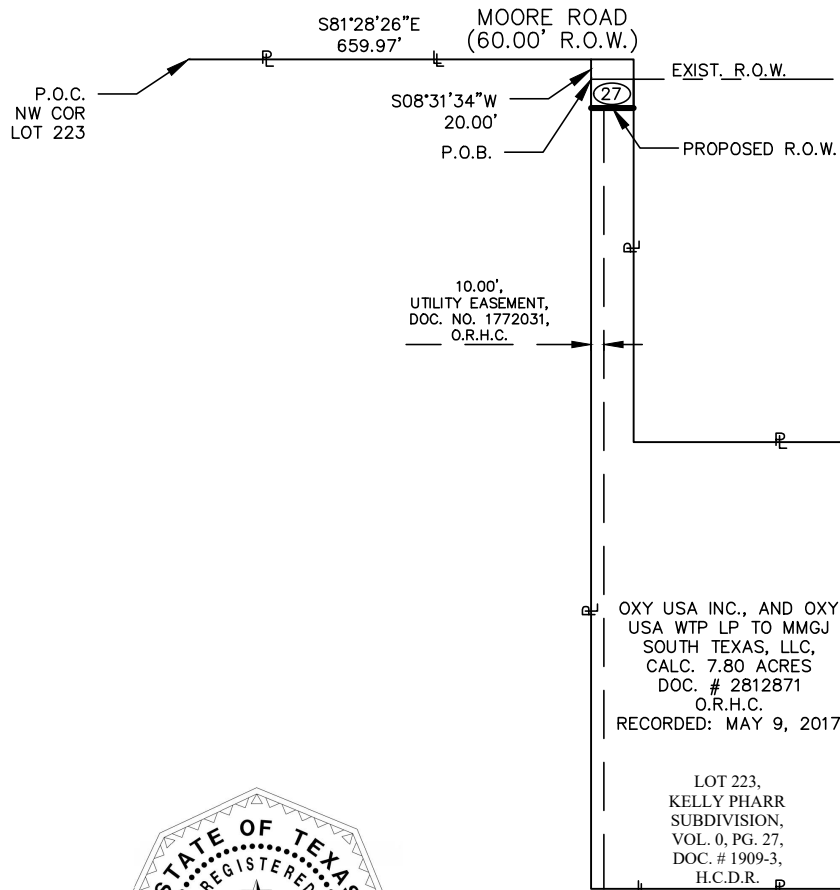
1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT. ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00004. ALL MEASUREMENTS 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.

[Signature]

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) 917-4809
 TBPELS FIRM NO. 10194676

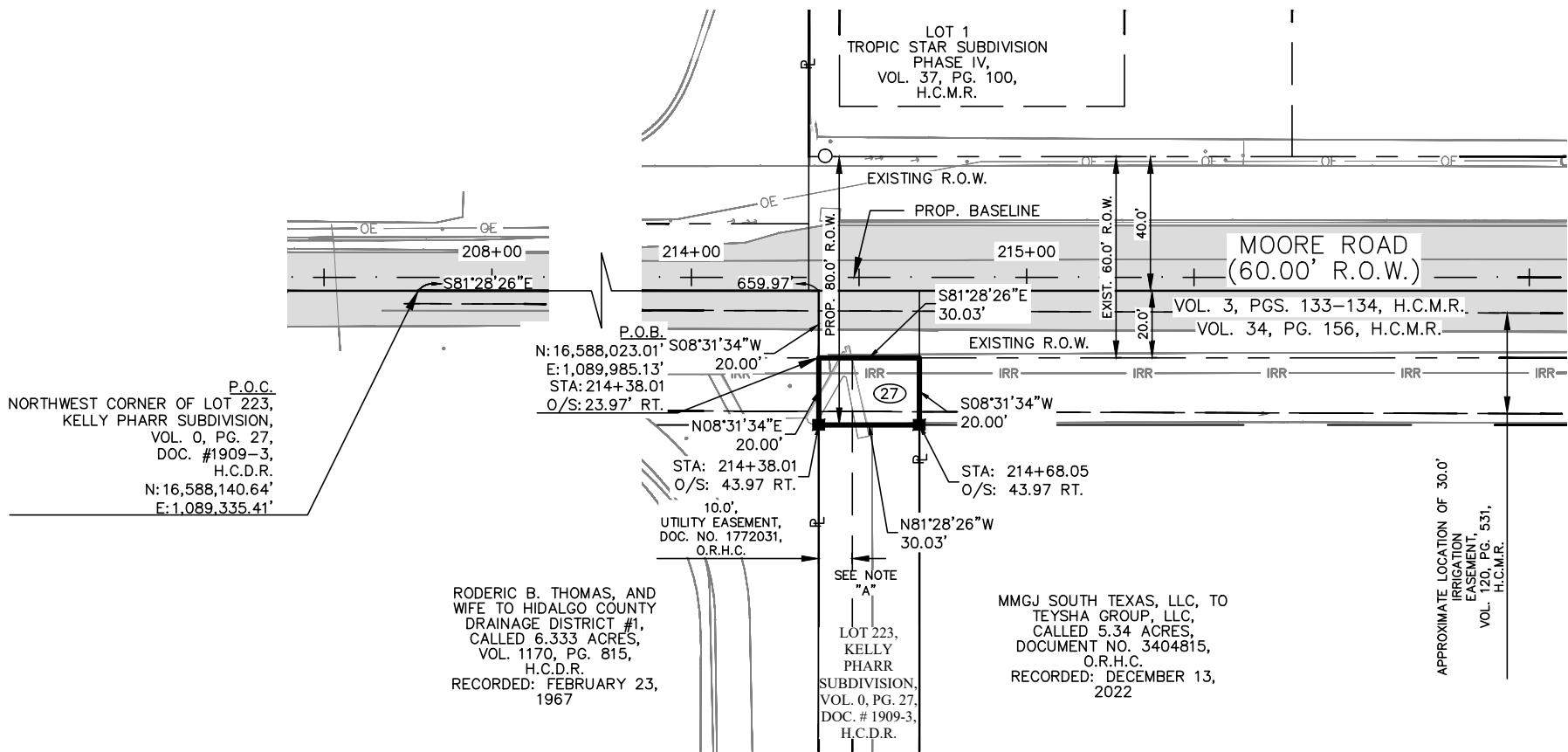
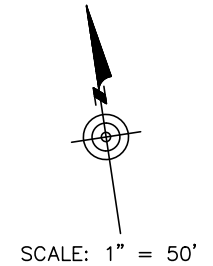
PARCEL PLAT SHOWING PARCEL 27

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



KANE - LINDSEY LLC

LAND SURVEYING CONSULTANTS

2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539

(956) 917-4809

TBPELS FIRM NO. 10194676

PARCEL PLAT

SHOWING

PARCEL 27

MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

PAGE 4 OF 4

SCALE: 1" = 50'

Parcel 27 Closure Report

Point of Beginning: 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 $81^{\circ}28'26''$ 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 $08^{\circ}31'34''$ 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

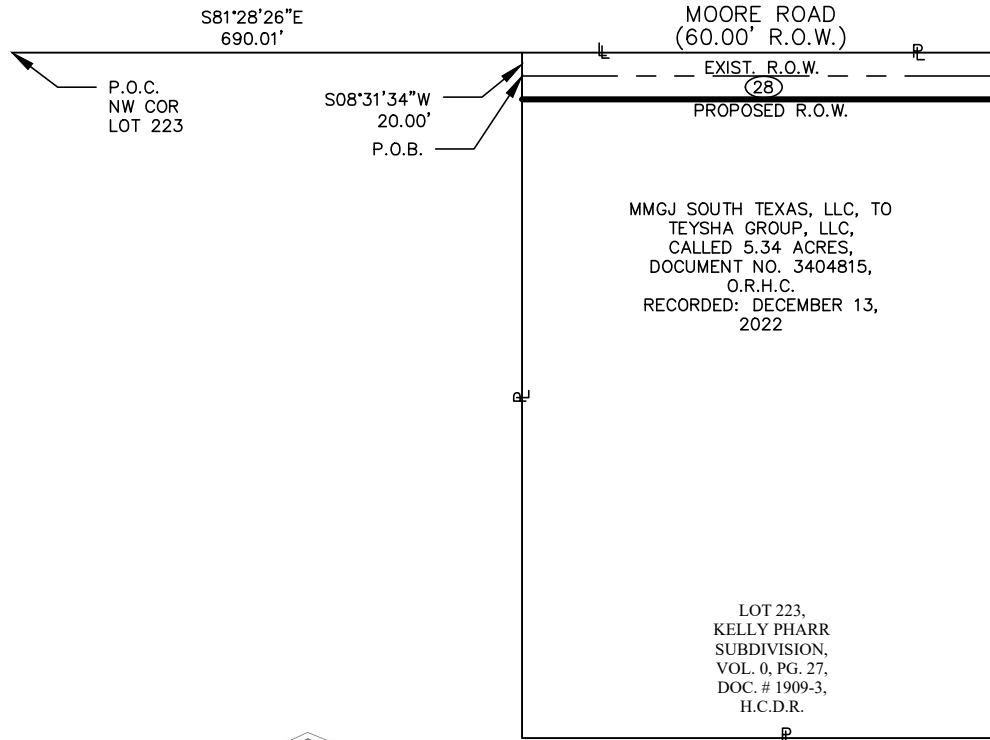
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



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	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:

- 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.
- RECORD INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR. ABSTRACTING WAS PERFORMED JANUARY 2026.
- FIELD SURVEYING WAS PERFORMED JANUARY 2026.
- A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- 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
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6333

DATE
 JANUARY 2026

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

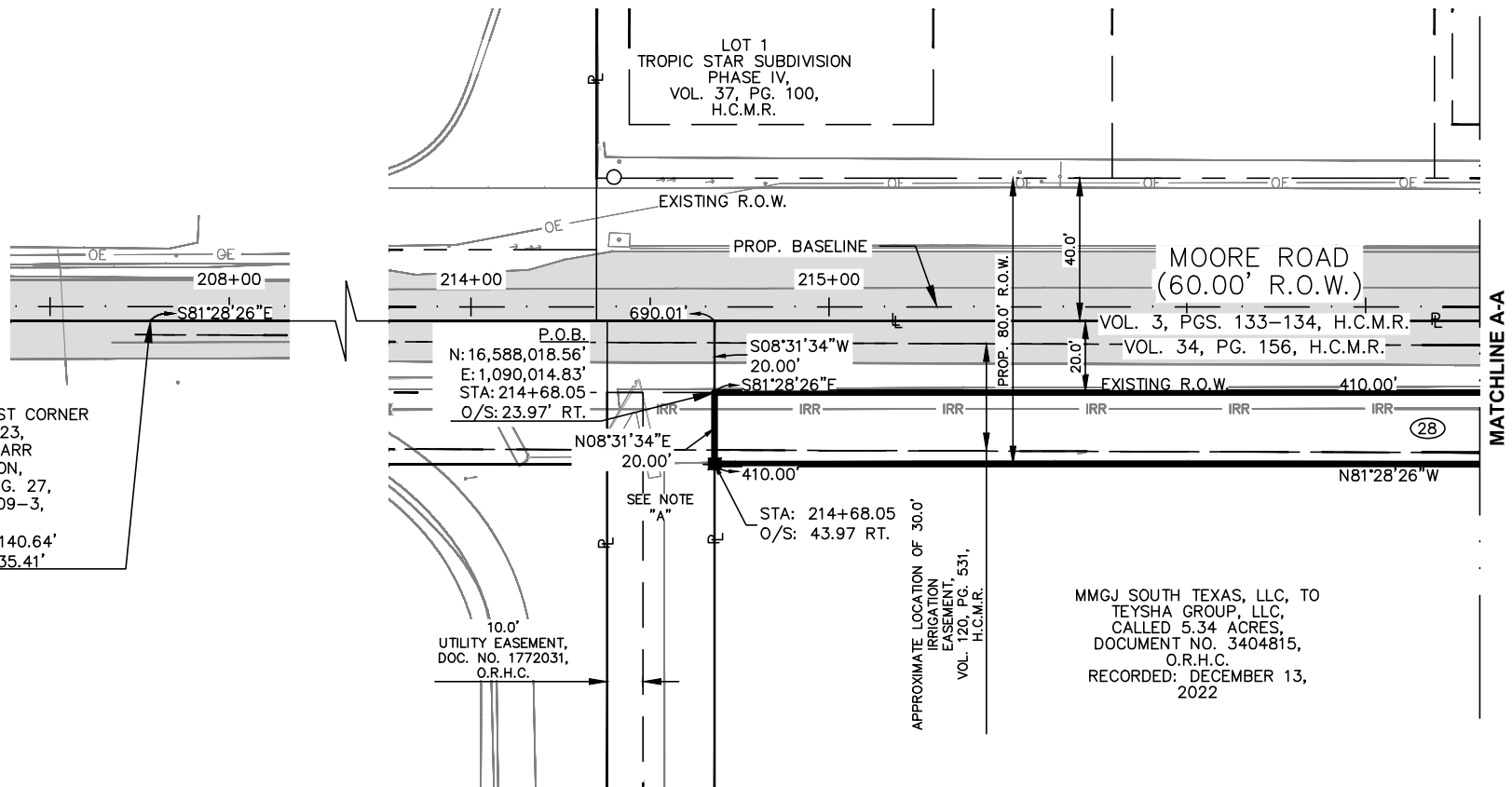
MOORE ROAD PARCELS
 (JACKSON RD. TO VETERANS BLVD.)
 HIDALGO COUNTY
 JANUARY 2026

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'



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
 (956) 917-4809
 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

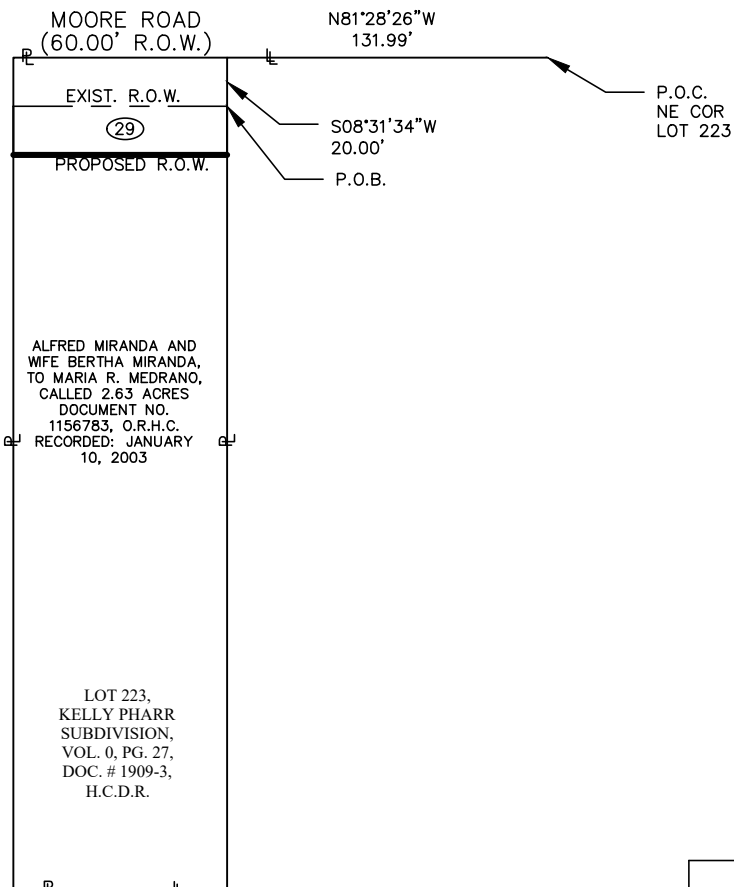
PG. - PAGE

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	

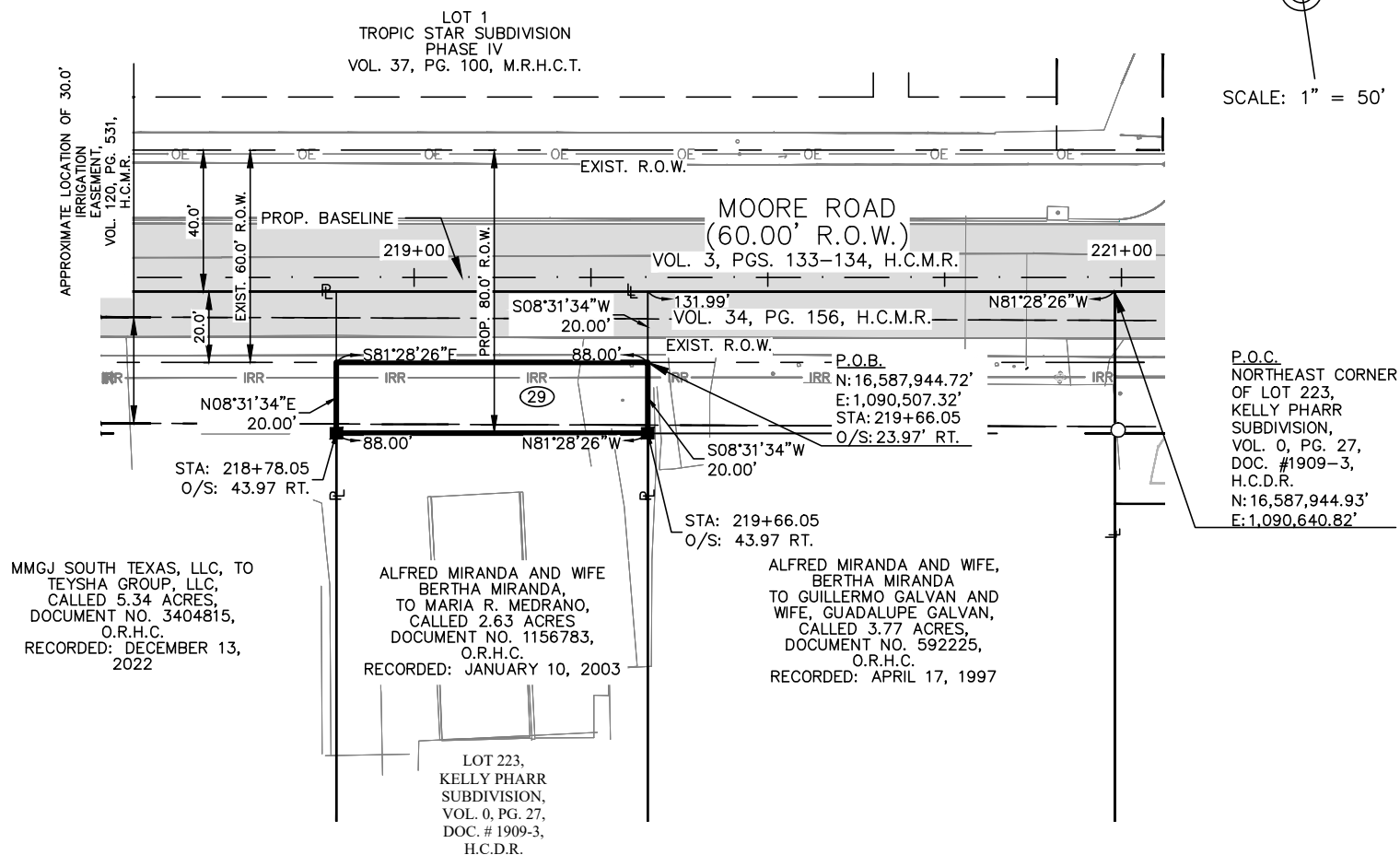
KANE - LINDSEY LLC
 LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4809
 TBPELS FIRM NO. 10194676

**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'



KANE - LINDSEY LLC

LAND SURVEYING CONSULTANTS
2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
(956) 917-4809
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 $81^{\circ}28'26''$ 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

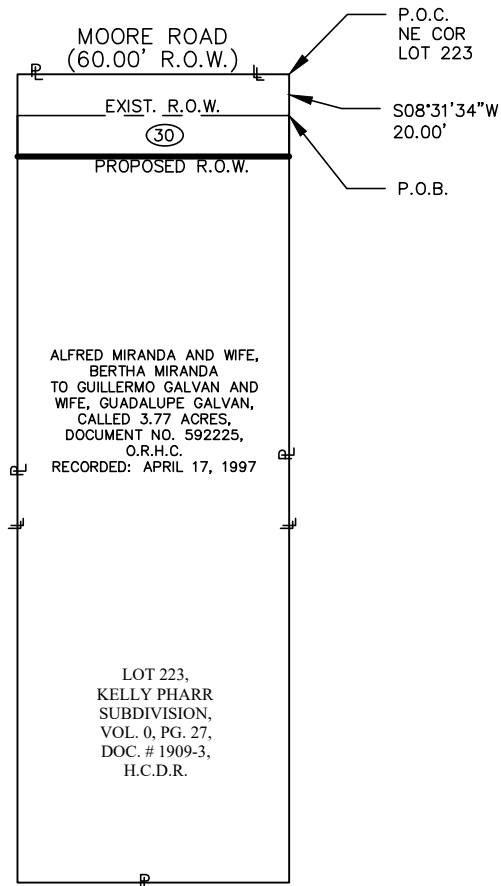
Kurt L. Schumacher
Registered Professional Land Surveyor
Texas Registration No. 6333
Kane Lindsey, LLC
2805 Fountain Plaza Blvd., Suite B
Edinburg, TX 78539
(956) 917-4809
TBPELS Firm No. 10194676



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
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
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 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.

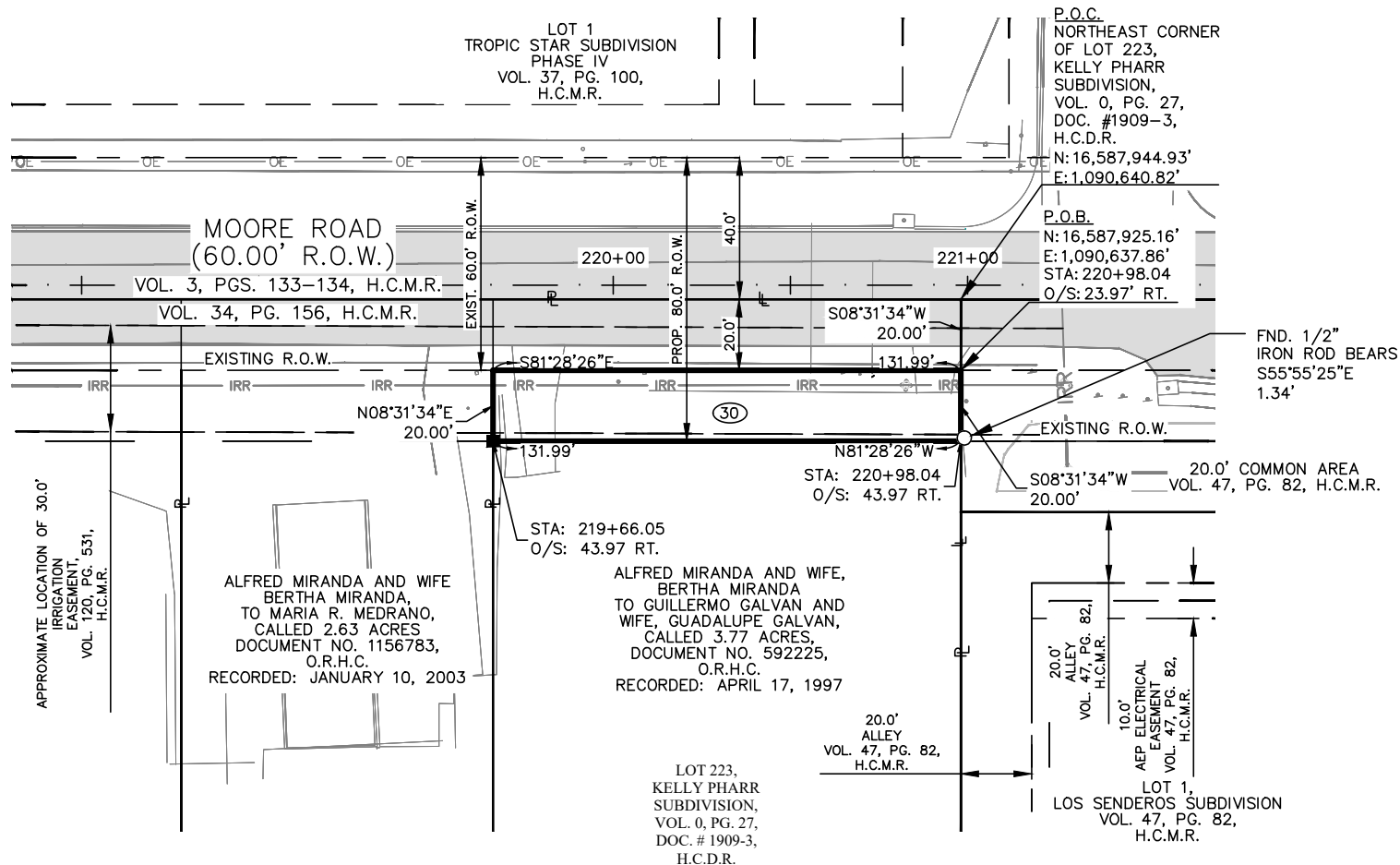
KURT SCHUMACHER DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6333

AREA TABLE (ACRES)			
EXIST. AC.	TAKING AC./S.F.	REMAINDER AC.	
		LEFT	RIGHT
3.77	0.061/ 2,640	3.71	


KANE - LINDSEY LLC
LAND SURVEYING CONSULTANTS
 2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539
 (956) 917-4809
 TBPELS FIRM NO. 10194676

**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'

KANE - LINDSEY LLC

LAND SURVEYING CONSULTANTS

2805 Fountain Plaza Boulevard, Suite B, Edinburg, Texas 78539

(956) 917-4809

TBPELS FIRM NO. 10194676

PARCEL PLAT

SHOWING

PARCEL 30

MOORE ROAD PARCELS
(JACKSON RD. TO VETERANS BLVD.)
HIDALGO COUNTY
JANUARY 2026

PAGE 4 OF 4

SCALE: 1" = 50'

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.A.

DATE SUBMITTED: July 8, 2026

MEETING DATE: July 20, 2026

FROM: Daniela Villarreal, Buyer II

DEPARTMENT: Public Works

DIRECTOR: Maritza Magallan

Agenda Item: Consideration and action, if any, on the purchase of a 2027 Kenworth 2000-Gallon Water Truck from French Ellison Truck Center of Pharr, Texas, utilizing Sourcewell Purchasing Cooperative Contract No. 032824-KTC. **This item supports QL - Quality of Life.**

Classification: Regular

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

Issue: Staff requests that the City Commission consider and approve the purchase of a 2,000-gallon water truck to support the City's Public Works operations. Project No. 2526-01-517-P10-01

Fiscal Consideration: \$156,414.66

Staff Recommendation: Staff recommends the approval of this purchase

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Daniela Villarreal

Luis Marin

Maritza Magallan

Ricardo Rodriguez

Jamison Merrick

City Management Office

Created/Initiated - 07/08/2026

Approved - 07/08/2026

Approved - 07/08/2026

Approved - 07/10/2026

Approved - 07/13/2026

Final Approval - 07/13/2026



*The World's Best Truck.
Texas's Best Service.*

Quote

French Ellison Truck Center, LLC
4300 North Cage Blvd.
Pharr, TX 78577
Phone: (956) 781-2401

Quote #: 26305

Quote Date: 7/6/2026
Branch: French Ellison Truck Center, LLC
Sales Type: Cash
Salesperson: Jose Gonzalez
Customer PO#:
Payment Terms: Payment Due Upon Delivery

Ship To:
City of Pharr
118 S. Cage Blvd
Pharr, TX, 78577
(956) 283-6429

Bill To:
City of Pharr
118 S. Cage Blvd
Pharr, TX, 78577
(956) 283-6429

Stock#:	VIN:	2027 Kenworth T380	Price:	\$156,414.66
			Fees:	\$0.00
			DOC Fee:	\$
			Dealer Inventory Tax:	\$348.96
			FET:	\$0.00
			Unit Price:	\$156,763.62

Sourcewell Contract number 032824-KTC

List Price \$ 142,288.00 Less Contract Discount 0.826
Cab and Chassis and Services \$ 118,529.89
Body, Equipment and Services \$ 37,884.77
Total\$ 156,414.66

2027 Kenworth T380 with a 2000 Gallon water tank.

Included Ext-Warranty 6yrs/150,000 miles on Engine and Aftertreatment

Total Price:	\$156,763.62
Trade Allowance:	\$0.00
Total Taxable Price:	EXEMPT
Sales Tax:	\$0.00
Trade Payoff:	\$0.00
Deposit Amount:	\$0.00
Additional Funds:	\$0.00
Quote Total:	\$156,763.62

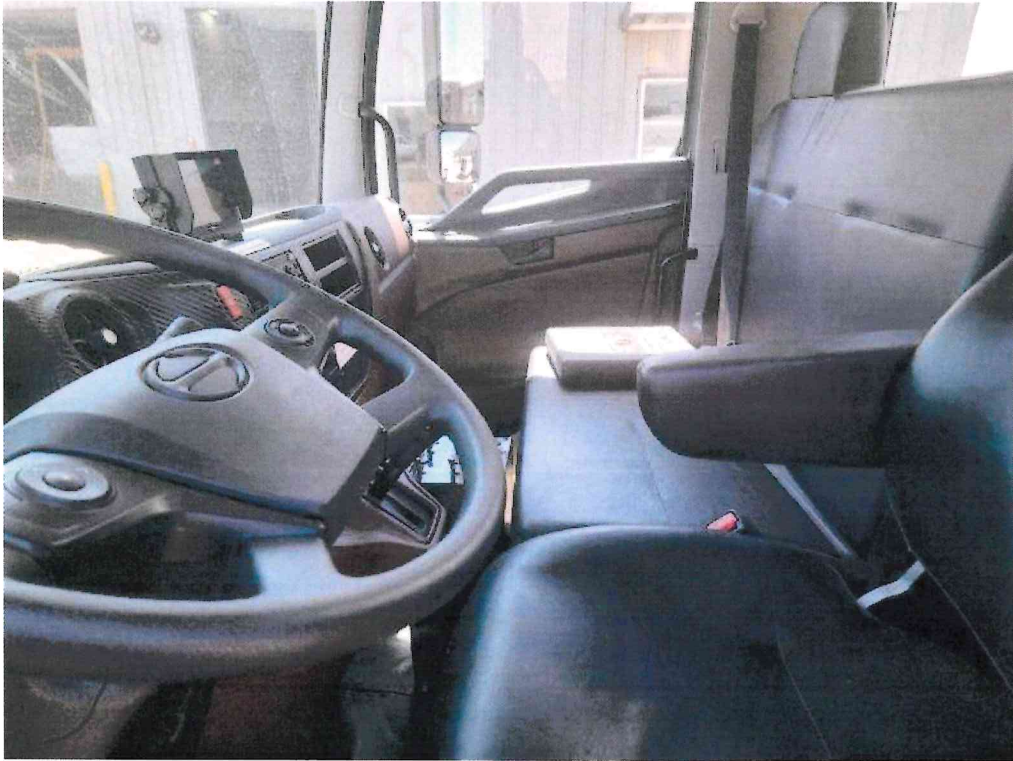
Signature: _____ **Date:** _____

Our preferred method of payment is wire transfer. The wiring instructions are as follows:

JP Morgan Chase Bank, N.A. 111 East Wisconsin Ave Milwaukee WI 53201

Route Number: 021000021 Account Number: 507873583





Kenworth Trucks & Parts

Class 5-8 chassis with related equipment

#032824-KTC

Maturity Date: 7/9/2028

Website: kenworth.com/resources/trucks 

Sourcewell 

Awarded Contract

Products & Services

Documents

Contact Information

Products & Services

Sourcewell contract 032824-KTC gives access to the following types of goods and services:

- Class 5, 6, 7, and 8 trucks and tractors
- Medium- and heavy-duty trucks and tractors
- Gross weight ratings from 19,500 to 120,000+ lbs.
- Medium-duty zero emissions – battery electric
- Heavy-duty zero emissions – battery electric
- Medium-duty near zero emissions – natural gas
- Heavy-duty near zero emissions – natural gas
- Custom-configured bodies for municipal fleets
- Heavy-haul tractors
- Dump, flatbed, refuse, plow, salt, and roll-off trucks
- Sweeper trucks



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.A.

DATE SUBMITTED: June 18, 2026

MEETING DATE: July 20, 2026

FROM: Miranda Garcia, Graduate Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: Consideration and action, if any, on the final reconciliation of quantities, release of retainage and close out of the Sugar and Minnesota Traffic Signal Project. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: Change Orders 1 & 2, Work Change Directives 1, 2, & 3, release of retainage in the amount of \$16,677.97, to accept the project as complete and authorization to close out the Sugar & Minnesota Traffic Signal Project.

Original Agreement: \$311,361.50

Change Directive 1: \$ -

Change Directive 2: \$4,000.00

Change Order 1: 10,075.43

Revised Contract Amount: \$325,436.93

Amount Paid to Date: \$308,758.96

Retainage (Amount Due): \$16,677.97 (Project#: 2425-40-510-C01-162)

Fiscal Consideration: Revised Contract Amount: \$325,436.93

Staff Recommendation: Staff recommends approval of Change Orders 1 & 2, Work Change Directives 1, 2, & 3, release of retainage in the amount of \$16,677.97 to accept the project as complete and authorization to close out the Sugar & Minnesota Traffic Signal Project.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Miranda Garcia

Patrizia Longoria

Maritza Magallan

Jamison Merrick

Ricardo Rodriguez

City Management Office

Created/Initiated - 06/18/2026

Approved - 07/09/2026

Approved - 07/13/2026

Approved - 07/14/2026

Approved - 07/14/2026

New -



CERTIFICATE OF CONSTRUCTION COMPLETION

THIS IS TO CERTIFY THAT ON 02/09/2026 A FINAL INSPECTION was made of the project herein described.

CONTRACT:	<u>1920-01-528-S013-001-K</u>
BID NO.:	<u>2425-40-510-C01-162</u>
CONTRACT DATE:	<u>02/20/2025</u>
CONTRACTOR:	<u>Levy Company</u>
ADDRESS:	<u>Intersection of N Sugar and E Minnesota</u>
PROJECT DESCRIPTION:	<u>Traffic signal at the intersection of N Sugar and E Minnesota</u>

THIS IS TO CERTIFY:

1. That the work has been completed in accordance with the plans and specifications and all addenda, change orders, supplemental agreements thereto, and with the following exceptions:
2. That the sum of \$ 427.50, deducted from the final payment of the Contractor is a fair and equitable settlement for the foregoing except work.
3. That the contractor has presented a 'Certificate of Release' starting under oath, that all claims arising out of the performance of work have been fulfilled, and the Owner is released from all claims arising under or by virtue of said contract.
4. That the CONTRACTOR has presented in behalf of itself and its sureties, satisfactory evidence that it is bound to repair, replace, and make good any faulty workmanship and/or materials discovered in the work within a period of one year from this date, as provided in said contract.

5. Original Contract	\$ <u>311,361.50</u>
Change Orders	\$ <u>14,075.43</u>
Current Contract	\$ <u>325,436.93</u>
Total Earned to Date	\$ <u>325,009.43</u>
Less Previous Payments (-)	\$ <u>308,758.96</u>
Balance with Retainage	\$ <u>16,677.97</u>
Authorized Deductions (-)	\$ <u>427.50</u>
Final Payment	\$ <u>16,250.47</u>

6. That the **Final Payment** in the amount of \$(16,250.47)
(Sixteen thousand two hundred fifty dollars and forty-seven cents)
is due and payable.

Conzor North America, Inc.
Engineering Company

Rosvel Hinojosa Jr
Project Engineer's Signature

APPROVED BY:

Jose Garcia
Contractor

Jose Garcia
Signature

6/18/26
Date

APPROVED BY:

City Engineer

Signature

Date



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.B.

DATE SUBMITTED: July 8, 2026

MEETING DATE: July 20, 2026

FROM: Daniel Ramirez, Director

DEPARTMENT: Emergency Management

DIRECTOR: Daniel Ramirez

Agenda Item: Consideration and action, if any, on updated Regional Mutual Aid Agreement with the Rio Grande Valley Development Council. **This item supports SSC - Safe and Secure Community.**

Classification: Regular

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

Issue: This is an updated version of the original mutual aid agreement implemented in 2001.

Fiscal Consideration: There is no fiscal consideration.

Staff Recommendation: Staff recommends signing of this updated agreement, containing updated verbiage that addresses current trends regarding regional mutual aid and assistance during times of disaster and emergencies.

Alternatives: There are no alternatives.

Exclude Material from Public Packet? No

Reason: Item is not excluded.

ROUTING:

Daniel Ramirez
Pilar Rodriguez
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 07/08/2026
Approved - 07/13/2026
Approved - 07/13/2026
Approved - 07/14/2026
New -

MASTER MUTUAL AID AGREEMENT
LOWER RIO GRANDE VALLEY
DEVELOPMENT COUNCIL

This Master Agreement For Mutual Aid (this "Agreement") is by and between participating members of the Lower Rio Grande Valley Development Council (the "LRGVDC"). WHEREAS, the attacks of September 11, 2001, have heightened our awareness that emergency planning is essential for the public health, safety, and welfare, and have fortified our resolve to effectively respond to disasters. NOW, THEREFORE, in consideration of the mutual covenants herein, the participating local governments (the "Parties"), authorized by appropriate actions of their governing bodies, hereby agree as follows:

1. **Legal Authority.** This Agreement is made pursuant to the authority of Chapters 418,433 and 791 of the Texas Government Code, Chapter 362 of the Texas Local Government Code, and all other constitutional and statutory provisions which may provide authority for any of the Parties.
2. **Scope of Agreement.**
 - (a) Each Party will endeavor to provide Disaster Assistance upon request from another Party. (The requesting Party is hereafter referred to as the "Requesting Party"; the requested Party as the "Responding Party.")

"Disaster Assistance" means provision. of emergency management, police, fire, emergency medical, utility, street, debris removal, and other services, without limitation, during a Disaster.

"Disaster", consistent with the definition in Section 418.004 of the Texas Government Code, means the occurrence or imminent threat of widespread or severe damage, injury, or loss of life or property resulting from any natural or manmade cause, including fire, flood, earthquake, wind, storm, wave action, oil spill or other water contamination, volcanic activity, epidemic, air contamination, blight, drought, infestation, explosion, riot, hostile military or paramilitary action, other public calamity requiring emergency action, or energy emergency (as that term is defined in Chapter 418 of the Texas Government. Code), within the jurisdiction of any of the Parties.

The Parties agree that an act of terrorism is contemplated within the definition of "disaster" as that word is defined in Section 418.004 of the Texas Government Code. "Disaster" may include ordinary emergencies, such as, hazardous material spills, which have historically been handled in the normal course of government operations by the Parties.

- (b) In accordance with Section 362.002, Texas Local Government Code, law enforcement assistance may be provided only when the mayor or other officer authorized to declare a state of civil emergency in the requesting county, municipality, or joint airport considers additional law enforcement officers necessary to protect health, life, and property in the county, municipality, or joint airport because of disaster, riot, threat of concealed explosives, or unlawful assembly characterized by force and violence or the threat of force and violence by three or more persons acting together or without lawful authority.

3. **Request for Assistance.** The request for assistance will:

- (a) be made only after a Declaration of a state of Local Civil Emergency or Declaration of Disaster by a Requesting Party pursuant to Section 418.108, Texas Government Code, or after a proclamation of a State of Emergency under Section 433.001, Texas Government Code,
- (b) be made by the highest ranking authority of Requesting Party available at the time of need,
- (c) be made to the highest ranking authority of the Responding Party available at the time of need, and
- (d) specify to the greatest extent possible the nature of the problem requiring assistance and the resources requested.

Notwithstanding anything in this Agreement, the decision whether to respond in any particular situation or the level of response to be provided is at the sole discretion of the representative of the Responding Party making the decision. The Responding Party's representative will make a discretionary decision at the time of the request, considering the nature and magnitude of the request, whether and the extent to which the Responding Party's resources are available and should be provided.

4. **Incident Command.**

- (a) The Requesting Party will designate an Incident Commander. Resources provided by the Responding Party will be subject to the direction of the Incident Commander, unless the Incident Commander, based on all the facts and circumstances at the scene of operation, requests that the Responding Party take charge of the operation based on superior resources, expertise, or other reason. In order to realize maximum effectiveness, it is the intention of the Parties that the response be under unified command with the highest degree of coordination possible under the circumstances.
- (b) Any Request for Assistance hereunder shall include a statement of the amount and type of equipment and number of personnel requested, shall specify the location to which the equipment and personnel are to be dispatched, and shall state the time period for which such equipment and personnel are requested. The Responding Party shall, in its sole discretion, determine what equipment and personnel are available to furnish the requested assistance.
- (c) The Responding Party shall report to the Incident Commander at the location to which the equipment and personnel are dispatched.
- (d) A Responding Party shall be released by the Requesting Party when the services of the Responding Entity are no longer required or when the officer in charge of the Responding party's forces determines, in the officer's sole discretion, that further assistance should not be provided.

5. **Training Exercises.** The Parties will endeavor to participate in joint training exercises and drills for emergency response situations which may result in a request under this Agreement.

6. **Other Mutual Aid Agreements, Supplementary Agreements and Protocols.** The Parties are encouraged, all or some, to enter into additional agreements and protocols governing response to particular situations and circumstances. Operating departments of the Parties (for example, fire and police) are authorized and encouraged to enter into specific emergency protocols with their counterparts to enhance coordination in Disaster response situations. Notwithstanding Section 23 below, it is understood and agreed that certain signatory Parties may have heretofore contracted or may hereafter contract with each other for mutual aid in disaster situations, and it is agreed that this Agreement shall be subordinate to any such individual contract. To assist each other in the process of mutual aid response planning, each Party agrees to inform the other Parties of all mutual aid agreements that each Party has with other municipalities, entities, counties, and state or federal agencies.

Specifically, the existence of this Agreement shall not prevent a municipality, county, rural fire prevention district, emergency services district, fire protection agency, organized volunteer group, or other emergency services entity from providing mutual aid assistance on request from another municipality, county, rural fire prevention district, emergency services district, fire protection agency, organized volunteer group, or other emergency services entity, in accordance with the provisions in Section 418.109 (d) of the Texas Government Code. Additionally, the existence of this Agreement shall not prevent any Local Government which is a Party hereto from providing emergency assistance to another Local Government which is not a party hereto, in accordance with the provisions in Section 791.027 of the Texas Government Code.

7. **Responsibility for Response Costs.** A Responding Party is authorized to request reimbursement from the Requesting Party for reasonable costs incurred pursuant to this Agreement in furnishing disaster assistance. The Requesting Party will make reimbursement when it is reasonably, fiscally able, but no later than 90 days after receipt of a claim for reimbursement, subject to paragraph 21. Current FEMA Guidelines will determine what costs are reasonable in the event of a dispute regarding a request for reimbursement. Personnel who are assigned, designated or ordered by their governing body to perform duties pursuant to this Agreement shall continue to receive from the Responding Party the same wages, salary, pension, and other compensation and benefits for the performance of such duties, including injury or death benefits, disability payments, and worker's compensation benefits, as though the service had been rendered within the limits of the jurisdiction where the personnel are regularly employed. This will be referenced and processed through Texas Government Code Sec 418.1181 Reimbursement of Costs: Request by Local Government Entity. This is dependent on State and/or Federal reimbursement are formally available.
8. **Participation Notice.** Each Party shall notify the LRGVDC Executive Director of its participation in this Agreement by furnishing an executed original of the attached Participation Notice.
9. **Administrative Services.** The LRGVDC agrees to provide administrative services necessary to coordinate this Agreement, including notifying Parties of new participants and withdrawals and timely providing Parties with a current list of contact information for each Party.
10. **Federal and State Participation.** Federal and state entities may participate in this Agreement, to the extent of any limitations of their authority, by furnishing an executed original of the attached Participation Notice to the LRGVDC Executive Director.

11. **Inventory and Database.** A current inventory and database of resources available to each Party for response under this Agreement shall be maintained by the LRGVDC and disbursed to the Parties on a timely basis, at least every six months. The LRGVDC will develop a form to facilitate Parties entry and updating of inventory and resource information, send reminders to parties to update information, place inventory and resource information on its website, and take other actions reasonably necessary for the Parties to access current information. This will be maintained yearly by the agreeing entity and sent to the LRGVDC to maintain a rolling data base every October 1 of the calendar year.
12. **Withdrawal.** A Party may withdraw from this Agreement at any time by written notice to the LRGVDC Executive Director, transmitting a copy of the action of the Party's governing body. The Party withdrawing from this Agreement will still be responsible for any outstanding claims for reimbursement.
13. **Not for Benefit of Third Parties.** This Agreement and all activities hereunder are solely for the benefit of the Parties and not the benefit of any third party.
14. **Exercise of Police Power.** This Agreement and all activities hereunder are undertaken solely as an exercise of the police power of the Parties, exercised for the health, safety, and welfare of the public generally, and not for the benefit of any particular person or persons and the Parties shall not have nor be deemed to have any duty to any particular person or persons.
15. **Immunity not Waived.** Nothing in this Agreement is intended, nor may it be deemed, to waive any governmental, official, or other immunity or defense of any of the Parties or their officers, employees, representatives, and agents as a result of the execution of this Agreement and the performance of the covenants contained herein.
16. **Civil Liability to Third Parties.** Each Responding Party will be responsible for any civil liability for its own actions in responding to a request for assistance, and will determine what level, if any, of insurance or self-insurance it should maintain for such situations.
17. **No Liability of Parties to One Another.** One Party may not be responsible and shall not be civilly liable to another for not responding, or for responding at a particular level of resources or in a particular manner. Each Party hereto waives all claims against the other Parties hereto for compensation for any loss, damage, personal injury, or death occurring as a consequence of the performance of this Agreement, except those caused in whole or in part by the negligence of an officer, employee, or agent of another Party.
18. **Amendments to Agreement.** This Agreement may not be amended without the lawful action of the governing bodies of the Parties. No officer or employee of any of the Parties shall have authority to waive or otherwise modify the limitations in this Agreement, without the express action of the governing body of the Party.
19. **Captions.** Captions to provisions of this Agreement are for convenience and shall not be considered in the interpretation of the provisions.

20. **Equipment and Personnel.** During the time mutual aid is being furnished, all equipment used by the Party rendering aid shall continue to be owned, leased, or rented by the Party rendering aid. At all times while equipment and personnel of a Party rendering aid are traveling to, from, or within the geographical limits of the requesting Party in accordance with the terms of this Agreement, such personnel and equipment shall be deemed to be employed or used, as the case may be, in the full line and cause of duty of the Party rendering aid. In addition, such personnel shall be deemed to be engaged in a governmental function of their entity.
21. **Term.** This Agreement shall become effective as to each Party when approved and executed by that Party. This Agreement shall continue in force and remain binding on each and every Party until such time as the governing body of a Party terminates its participation in this Agreement pursuant to Section 12 of this Agreement. Termination of participation in this Agreement by a Party(ies) shall not affect the continued operation of this Agreement between and among the remaining Parties and this Agreement shall continue in force and remain binding on the remaining Parties.
22. **Entirety.** This Agreement contains all commitments and agreements of the Parties with respect to the mutual aid to be rendered hereunder during or in connection with a disaster. No other oral or written commitments of the Parties with respect to mutual aid under this Agreement shall have any force or effect if not contained herein, except as provided in Section 6 above.
23. **Interlocal Cooperation Act.** The Parties agree that mutual aid in the context contemplated herein is a "governmental function and service" and that the Parties are "local governments" as that term is defined herein and in the Interlocal Cooperation Act.
24. **Severability.** If a provision contained in this Agreement is held invalid for any reason, the invalidity does not affect other provisions of the Agreement that can be given effect without the invalid provision, and to this end the provisions of this Agreement are severable.
25. **Validity and Enforceability.** If any current or future legal limitations affect the validity or enforceability of a provision of this Agreement, then the legal limitations are made a part of this Agreement and shall operate to amend this Agreement to the minimum extent necessary to bring this Agreement into conformity with the requirements of the limitations, and so modified, this Agreement shall continue in full force and effect.
26. **Warranty.** The Agreement has been officially authorized by the governing body of each Party hereto and each signatory to this Agreement guarantees and warrants that the signatory has full authority to execute this Agreement and to legally bind the respective Party to this Agreement.
27. **Governing Law and Venue.** This Agreement shall be governed by the laws of the State of Texas. Venue for an action arising under this Agreement shall be in accordance with the Texas Rules of Civil Procedure.

PARTICIPATION NOTICE

I hereby notify the Lower Rio Grande Valley Development Council, for its notification to its members, that City of Pharr has approved participation in the Master Mutual Aid Agreement of the Lower Rio Grande Valley Development Council, by lawful action of its governing body, a true copy of which is attached and incorporated herein.

Signature

Date

Printed or Typed Name

Position



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 8.C.

DATE SUBMITTED: July 9, 2026

MEETING DATE: July 20, 2026

FROM: Patrizia Longoria, City Engineer

DEPARTMENT: Engineering

DIRECTOR: Patrizia Longoria

Agenda Item: Consideration and Action, if any, on Change Order No. 1 adding 31 days to the contract time for the Collection System Improvement and Lift Station Elimination Project. **This item supports IF - Infrastructure.**

Classification: Regular

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

Issue: Change Order No. 1 for a time extension of 31 days to account for rain days for the months of April through July 2026. (Table enumerating dates attached).
(Project No. 2324-61-587-C02-535)

Fiscal Consideration: N/A

Staff Recommendation: Staff recommends approval of the Change Order No. 1 adding the additional 31 days.

Alternatives: N/A

Exclude Material from Public Packet? No

Reason: N/A

ROUTING:

Patrizia Longoria

Created/Initiated - 07/09/2026

Patrizia Longoria

Approved - 07/09/2026

Maritza Magallan

Approved - 07/10/2026

Ricardo Rodriguez

Approved - 07/10/2026

Jamison Merrick

Approved - 07/13/2026

City Management Office

New -



CHANGE ORDER

Contractor: Mor-Will, LLC
Project: Collection System Improvements and Lift Station
Elimination Project
Project No. 2324-61-587-C02-535
CSJ:

Change Order No.: 1

Date: 7/1/2026

Notice to Proceed Date: 20-Dec-24

Change Order Amount: N/A

You are directed to make the following changes in the Contract Documents:

Add 31 days to the original contract completion date.

Reason for Change Order:

To account for rain days for the months of April through July 2026. Please see attached tabulated dates.

	Contract Price		Contract Time (Days)
Original Contract:	\$ 6,749,668.03	Original Completion Date:	27-Jul-26
Previous Change Order: (+/-)	\$ -	Additional Days:	31
This Change Order: (+/-)	\$ -	Revised Completion Date:	27-Aug-26
Revised Contract Amount:	\$ 6,749,668.03		

It is agreed by the Contractor that this Change Order includes any and all costs associated with or resulting from change(s) ordered herein, including all impact, delays, and acceleration costs. Other than the dollar amount and time allowance listed above, there shall be no further time or dollar compensation as a result of this Change Order.

THIS DOCUMENT SHALL BECOME AN AMMENDMENT TO THE CONTRACT AND ALL STIPULATIONS AND COVENANTS OF THE CONTRACT SHALL APPLY HERETO.

Accepted:

Mor-Will, LLC

Contractor

Authorized Signature

Date

Recommended:

Garcia Infrastructure Consultants, LLC

Project Engineer

Authorized Signature

Date

Patrizia Longoria, PE

City Engineer

Authorized Signature

Date

Approved:

Dr. Jonathan B. Flores

City Manager

Authorized Signature

Date

Mor-Wil, LLC

Project Owner: City of Pharr

Project Name: Collection System Improvements and Lift Station Elimination Project

Date	Description (Rain/Path/Other)
4/6/2026	CRITICAL PATH
4/18/2026	RAIN
4/19/2026	RAIN
4/20/2026	RAIN
4/21/2026	CRITICAL PATH
5/21/2026	RAIN
5/22/2026	CRITICAL PATH
5/23/2026	RAIN
5/27/2026	RAIN
6/1/2026	
6/2/2026	
6/3/2026	
6/4/2026	
6/5/2026	
6/6/2026	RAIN
6/7/2026	
6/8/2026	WORK DELAY - PLUG
6/9/2026	WORK DELAY - PLUG
6/10/2026	WORK DELAY - PLUG
6/11/2026	WORK DELAY - PLUG
6/12/2026	WORK DELAY - PLUG
6/13/2026	
6/14/2026	
6/15/2026	RAIN
6/16/2026	RAIN
6/17/2026	CRITICAL PATH
6/18/2026	CRITICAL PATH
6/19/2026	
6/20/2026	
6/21/2026	
6/22/2026	
6/23/2026	
6/24/2026	WORK DELAY - UNMARKED GAS LINE
6/25/2026	WORK DELAY - UNMARKED GAS LINE
6/26/2026	
6/27/2026	
6/28/2026	
6/29/2026	
6/30/2026	
JULY	10 DAYS ANTICIPATED RAIN, CRITICAL PATH AND WORK DELAYS

Mor-Wil, LLC

Project Owner: City of Pharr

Project Name: Collection System Improvements and Lift Station Elimination Project

Date	Description (Rain/Path/Other)
6/1/2026	
6/2/2026	
6/3/2026	
6/4/2026	
6/5/2026	
6/6/2026	RAIN
6/7/2026	
6/8/2026	WORK DELAY - PLUG
6/9/2026	WORK DELAY - PLUG
6/10/2026	WORK DELAY - PLUG
6/11/2026	WORK DELAY - PLUG
6/12/2026	WORK DELAY - PLUG
6/13/2026	
6/14/2026	
6/15/2026	RAIN
6/16/2026	RAIN
6/17/2026	CRITICAL PATH
6/18/2026	CRITICAL PATH
6/19/2026	
6/20/2026	
6/21/2026	
6/22/2026	
6/23/2026	
6/24/2026	WORK DELAY - UNMARKED GAS LINE
6/25/2026	WORK DELAY - UNMARKED GAS LINE
6/26/2026	
6/27/2026	
6/28/2026	
6/29/2026	
6/30/2026	
JULY	10 DAYS ANTICIPATED RAIN, CRITICAL PATH AND WORK DELAYS



AGENDA MEMORANDUM



BOARD: BOARD OF COMMISSIONERS

AGENDA ITEM #: 9.A.

DATE SUBMITTED: July 10, 2026

MEETING DATE: July 20, 2026

FROM: Hilda Pedraza, Assistant City Manager

DEPARTMENT: Administration

DIRECTOR: Jonathan Flores

Agenda Item: Discussion and possible action regarding approval of legal services agreement to assist the City of Pharr to participate in the National PFAS Phase 2 Settlement Program, review of eligibility status, authorization to collect and submit required system information, and preservation of all rights available under the court-approved PFAS settlements before the July 31, 2026 deadline.

Classification: Closed Session

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

Issue: Item will be discussed in closed session.

Fiscal Consideration: Legal Services

Staff Recommendation: Staff recommends approval

Alternatives: Not to approve

Exclude Material from Public Packet? Yes

Reason: Pursuant to Section 551.071

ROUTING:

Hilda Pedraza
Ricardo Rodriguez
Jamison Merrick
City Management Office

Created/Initiated - 07/10/2026
Approved - 07/10/2026
Approved - 07/13/2026
New -