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DOCKET NO. 55154

APPLICATION OF THE CITY OF PHARR	§	PUBLIC UTILITY COMMISSION
TO AMEND ITS CERTIFICATE OF	§	
CONVENIENCE AND NECESSITY IN	§	OF TEXAS
HIDALGO COUNTY	§	

CITY OF PHARR'S RESPONSE TO STAFF'S FIRST RFI

The City of Pharr (City) files this, its Responses to Commission Staff's First Request for Information: Questions 1-1 through 1-6.

STAFF 1-1 Please provide a timeline for construction of all facilities to provide wastewater service to the Anacua Estates Subdivision phase 1 and 2.

ANSWER: The timeline for construction of all facilities necessary to provide wastewater service to the Anacua Estates Subdivision phases 1 and 2 is set by the developer. The subdivider is responsible for the construction of all on- and off-site sewer facilities that are required to provide service to the development. *See* City of Pharr's Code of Ordinances § 118.48(a)(1) and (c). The subdivider will not be issued a final plat until the subdivider has completed construction of the required facilities, or filed a security in lieu of completing construction prior the recordation of the final plat. *See* City of Pharr's Code of Ordinances § 118.206(a). The subdivider is prohibited from selling any land located in the subdivision before the final plat is recorded. *See* City of Pharr's Code of Ordinances § 118.208(3). These provisions ensure that the facilities are constructed in a timely manner. A copy of the referenced City Ordinances is attached hereto and incorporated herein.

WITNESS: Ruben Rosales, the Public Utilities Director for the City, sponsors this answer and can vouch for the truth of the answer.

STAFF 1-2 Please provide a timeline for construction of all facilities to provide wastewater service to the Majestic International Trade Port phase 1 and 2.

ANSWER: The timeline for construction of all facilities necessary to provide wastewater service to the Majestic International Trade Port phases 1 and 2 is set by the developer. The subdivider is responsible for the construction of all on- and off-site sewer facilities that are required to provide service to the development. *See* City of Pharr's Code of Ordinances § 118.48(a)(1) and (c). The subdivider will not be issued a final plat until the subdivider has completed construction of the required facilities, or filed a security in lieu of completing construction prior the recordation of the final plat. *See* City of Pharr's Code of Ordinances § 118.206(a). The subdivider is prohibited from selling any land located in the subdivision before the final plat is recorded. *See* City of Pharr's Code of Ordinances § 118.208(3). These

provisions ensure that the facilities are constructed in a timely manner. A copy of the referenced City Ordinances is attached hereto and incorporated herein.

WITNESS: Ruben Rosales, the Public Utilities Director for the City, sponsors this answer and can vouch for the truth of the answer.

STAFF 1-3 Please provide a budget listing the required improvements to provide wastewater to the Majestic International Trade Port for phase I and 2, installation date, and firm capital commitment for each required improvement.

ANSWER: The budget and installation date are set by the developer for the reasons outlined in in the City's Answer to Staff 1-2. *See Answer to Staff 1-2.* Further, as noted in the City's Answer to Staff 1-2, the developer is responsible for the construction of all of the on- and off-site facilities. The subdivider will not be issued a final plat until the subdivider has completed construction of the required facilities or filed a security in lieu of completing construction prior the recordation of the final plat. *See City of Pharr's Code of Ordinances § 118.206(a).* The subdivider is prohibited from selling any land located in the subdivision before the final plat is recorded. *See City of Pharr's Code of Ordinances § 118.208(3).* These requirements amount to a firm commitment for each of the required improvements because the developer will not be able to ultimately sell land within the subdivision without constructing the facilities and obtaining a final plat. A copy of the referenced City Ordinances is attached hereto and incorporated herein. Also, attached hereto is the Development Agreement for Phase 1 of the Majestic International Trade Port and the approved Preliminary Plat for Phase 2.

WITNESS: Ruben Rosales, the Public Utilities Director for the City, sponsors this answer and can vouch for the truth of the answer.

STAFF 1-4 Please provide a budget listing the required improvements to provide wastewater to the Anacua Estates Subdivision for phase I and 2, the installation date, and firm capital commitment for each required improvement.

ANSWER: The budget and installation date are set by the developer for the reasons outlined in in the City's Answer to Staff 1-1. *See Answer to Staff 1-1.* Further, as noted in the City's Answer to Staff 1-12, the developer is responsible for the construction of all of the on- and off-site facilities. The subdivider will not be issued a final plat until the subdivider has completed construction of the required facilities or filed security in lieu of completing construction prior the recordation of the final plat. *See City of Pharr's Code of Ordinances § 118.206(a).* The subdivider is prohibited from selling any land located in the subdivision before the final plat is recorded. *See City of Pharr's Code of Ordinances § 118.208(3).* These requirements amount to a firm commitment for each of the required improvements because the developer will not be able to ultimately sell land within the subdivision without constructing the facilities and obtaining a final plat. A copy of the referenced City Ordinances is attached hereto and incorporated herein.

WITNESS: Ruben Rosales, the Public Utilities Director for the City, sponsors this answer and can vouch for the truth of the answer.

STAFF 1-5 Please provide a firm commitment that the Anacua Estates Subdivision is going to be developed, such as a preliminary plat approval for phase 1 and 2.

ANSWER: Anacua Estates Subdivision is located within the city limits of Pharr. All subdivisions in the City must be connected to an approved sewage collection system, unless a variance is granted by the City. *See* City of Pharr Code of Ordinances § 118.250(a). The City's sewage collection system is the only approved sewage collection system in the vicinity of the proposed Anacua Estates Subdivision. Thus, when it develops, it will be required to connect to the City's system and construct the required on- and off-site infrastructure required to obtain that service.

WITNESS: Ruben Rosales, the Public Utilities Director for the City, sponsors this answer and can vouch for the truth of the answer.

STAFF 1-6 Please provide a firm commitment that the Majestic International Trade Port phase 2 is going to be developed, such as a preliminary plat approval for phase 2.

ANSWER: Attached hereto is the approved preliminary plat for Majestic International Trade Port Phase 2.

WITNESS: Ruben Rosales, the Public Utilities Director for the City, sponsors this answer and can vouch for the truth of the answer.

Respectfully submitted,

Emily W. Rogers
State Bar No. 24002863
erogers@bickerstaff.com

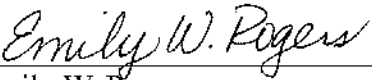
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BY:


Emily W. Rogers

CERTIFICATE OF SERVICE

I certify that a copy of this document was served on all parties of record on February 9, 2024, in accordance with the requirements of 16 Tex. Admin. Code § 22.74 and PUC Order No. 2 in Docket No. 50664.



Emily W. Rogers

Sec. 118-48. Water, sewer, drainage facilities, and fire hydrants.

(a) *Generally.*

- (1) The subdivider shall dedicate, at his own cost, such rights-of-way and construct such water mains, water lines, fire hydrants, sanitary sewers, storm sewers and drainage ditches of such a size as to adequately serve the area being subdivided, as determined by the director of planning. All facilities shall be constructed in accordance with city standards.
- (2) In all subdivision developments, dwelling units (single-family, duplexes, townhouses, multifamily, apartments, condominiums and cluster developments) shall be connected to sanitary sewer mains by approved sewer lines, except where septic tanks are approved by the planning and zoning commission.
- (3) If the city should require the dedication of additional right-of-way or the construction of storm sewers, drainage ditches, sanitary sewers or water mains of a size greater than required for the subdivision alone, the city shall, within one year after date of approval of the final construction plans, provided construction has been completed within such one-year period and in accordance with approved construction plans, reimburse the subdivider for any increased cost of such facilities upon acceptance of such facilities by the city.
- (4) The subdivider shall provide, prior to the beginning of any such subdivision improvements, a guarantee of performance in accordance with section 118-207. Upon the completion of the system and acceptance by the city, the installation shall become the property of the city to operate and maintain.

(b) *Responsibility for installation.*

- (1) *Contributions to construction of water lines.* The subdivider's contribution to the cost of water service to the subdivision shall be an amount equal to the installed cost, including all labor, ditching, engineering and material, including pipes, fire hydrants, valves, fittings and other appurtenances necessary to furnish water service to the subdivision. The city has adopted water tapping fees, and these shall be paid according to such fee schedule prior to installation of water lines (see section 118-49). If any part of the water line is required to be larger than that necessary to serve the subdivision, in order to provide the service elsewhere in the city water system, the city shall pay for the pipe in excess of the size required of the developer, as soon as funds can be made available. For purposes of this section, water lines eight inches or less in diameter are considered to be necessary for any subdivision development; therefore, the city will not participate in the cost of providing lines equal to or less than eight inches in diameter.

Where a developer is required to extend a water line to reach his subdivision, and such extension is 300 feet or longer, the developer may obtain reimbursement from other landowners who tie onto such line, if by resolution the city commission shall deem it just and fair that such reimbursement should be forthcoming. Such reimbursement shall apply only to the cost of constructing off-site lines and shall recognize that the subdivider may not recover his own share of such expenses from third parties. Further, this provision shall not apply to a looped line where the developer is required to loop water lines as a requirement for approval of a developer's subdivision.

In addition to the amount of reimbursement to be charged to the party requesting to tie on to the water line, the city shall recover a fee of \$25.00 from each such party requesting to tie on, such fee to cover the costs to the city of administering such reimbursement program.

- (2) *Contribution to construction of wastewater lines.* The subdivider's contribution to the cost of wastewater service to the subdivision shall be equal to the installed cost, including all labor, ditching, engineering and material, including pipe, lift stations, manholes and appurtenances necessary to furnish wastewater service to the subdivision. The city has adopted wastewater tapping fees, and these

shall be paid according to such fee schedule prior to installation of wastewater lines (see section 118-49). If any part of the wastewater line is required to be larger than that necessary to serve the subdivision, in order to provide the service necessary elsewhere in the city wastewater system, the city shall, provided funds are available, pay for the pipe in excess of the size required of the developer. For purposes of this section, wastewater lines of eight inches or less in diameter are considered to be necessary to serve any subdivision development; therefore, the city will not participate in the cost of providing lines equal to or less than eight inches in diameter.

- (3) *Installation of drainage system.* The subdivider shall be responsible for providing an adequate drainage system, consisting of pipes, swales, natural features and manmade improvements that effectively carry runoff created by the development of the site.
- (4) *Bridges and/or large drainage structures.* Provided that funds are available, the city may participate in the extra cost of bridges and/or large drainage structures on principal streets shown on the major thoroughfare plan.
- (c) *Extension of city facilities.* To properly serve a subdivision, it may be necessary to extend existing city utilities and/or drainage facilities. When these extensions of facilities are constructed outside the proposed subdivision, they are referred to in this subsection as off-site improvements. The subdivider shall install at his own expense off-site improvements of such size to adequately serve the area being subdivided. However, the city may require the construction of off-site improvements of a size greater than set out in this subsection; and the city may within one year after the date of approval of the final construction plans, provided construction has been completed within such one-year period and in accordance with approved construction plans, shall, upon approval, reimburse the subdivider for any increased cost of such facilities.
- (d) *Bid tabulation sheet and construction contract requirements.* Before any subdivider shall be entitled to reimbursement of any funds under this section, he shall furnish the city with a signed copy of the bid tabulation sheet which has been accepted by him for construction of the improvements for which the reimbursement is to be made, as well as a copy of the construction contract between such subdivider and the contractor.

(Code 1976, § 30-63)

Sec. 118-206. Recordation.

- (a) After approval of the final plat, the city commission shall cause the director of planning to record the final plat with the county clerk upon the subdivider's performance of one of the following:
 - (1) Completion of the construction of required improvements prior to recordation in compliance with this section.
 - (2) Filing of security in lieu of completing construction prior to recordation in a form approved by the city attorney, and in compliance with this section.
- Upon such recordation of the final plat with the county clerk, the director of planning shall notify the Hidalgo County Irrigation District No. 2 of the volume and page numbers of such recordation.
- (b) In addition to the performance required under subsection (a) of this section, the subdivider shall provide the following to the director of planning:
 - (1) Tax certificates from the city, county and school district showing that no taxes are currently due or delinquent against the property.

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- (2) An agreement waiving any claims for damages against the city and placing responsibility for any damages occasioned by the alteration by the subdivider of the surface of any portion of existing streets and alleys. Such agreement to be required of the subdivider shall be in the following form:

CITY OF PHARR
Pharr, Texas

In accordance with section 118-206 of the City of Pharr subdivision ordinance and in consideration of the approval of _____ Subdivision, _____ (Printed name of owner) _____ does hereby waive any and all claims for damages against the City of Pharr, Hidalgo County, Texas, and accepts responsibility for any damages occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the above-named subdivision.

	(Signature of Owner of Subdivision)
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- (3) The original and one reproducible copy of the approved final plat, together with one reproducible set and four copies of the approved construction plans, shall be delivered to the director of planning. One reproducible set of as-built construction plans are required if completion of construction improvements precedes recordation of final plat. In all cases, a reproducible set of as-built construction plans will be required. The city will refuse to issue building permits within a subdivision that has not provided as-built construction plans.
- (4) The subdivider shall provide the city with sufficient evidence that he holds fee simple title to the property being subdivided.
- (5) The subdivider shall provide dedication of all streets, alleys, parks, easements and other land intended for public use, signed by the owners and by all other persons owning an interest in the property subdivided and platted, which shall be acknowledged in the manner prescribed by the laws of the state for conveyance of real property and shall be submitted and attached to or placed in the final plat in accordance with the provisions of section 118-203(e)(10).
- (6) No plat shall be filed of record without the written consent of the subdivider. If the subdivider fails to give such written consent within 30 days of the date of satisfaction of the requirements of this section, the planning and zoning commission may at any time thereafter cancel such approval.

(Code 1976, § 30-44(f))

Sec. 118-207. Guarantee of performance.

- (a) If under section 118-206 the subdivider chooses to construct the required improvements prior to recordation of the final plat, all such construction shall be inspected while in progress by the appropriate city department, and must be approved upon completion by the director of public works or his authorized representative. A certificate by such officer stating that the construction conforms to the specifications and standards contained in or referred to in this article must be presented to the director of planning prior to recordation of the final plat.
- (b) If the subdivider chooses to file security in lieu of completing construction prior to the final plat approval for recordation, he may utilize one of the following methods of posting security. If the subdivider chooses to file security, the plat shall not be approved for recordation unless the subdivider has done one of the following:
- (1) *Performance bond.* The developer has filed with the director of planning a bond executed by a surety company holding a license to do business in the state, and acceptable to the city, in an amount equal to

the cost of the improvements required by this chapter, and within the time for completion of the improvements as estimated by the director of public works. The performance bond shall be approved as to form and legality by the city attorney.

- (2) *Trust agreement.* The developer has placed on deposit in a bank or trust company, in the name of the city and approved by the city, in a trust account, a sum of money equal to the estimated cost of all site improvements required by this chapter, the cost and time of completion as estimated by the director of public works. Selection of the trustee shall be executed on the form provided by the city and approved as to form and legality by the city attorney. Periodic withdrawals may be made from the trust account for a progressive payment of installation cost. The amounts of such withdrawals shall be based upon progress and work estimates approved by the director of public works. All such withdrawals shall be approved by the trustee.
- (3) *Unconditional guarantee from local banks or local federally insured savings and loan associations, or other financial institutions approved by the city.* The developer has filed with the director of planning a letter, on the form provided by the city, signed by the principal officer of a local bank or local federally insured savings and loan association or other financial institution acceptable to the city, agreeing to pay to the city, on demand, a stipulated sum of money to apply to the estimated cost of installation of all improvements for which the subdivider or developer is responsible under this chapter. The guaranteed payment sum shall be estimated costs and scheduling as approved by the director of public works. The letter shall state the name of the subdivision and shall list the improvements for which the subdivider or developer is required to provide.
- (c) *Acceptance or rejection of construction.* If one of the three types of security is filed by the subdivider under subsection (b) of this section, the director of public works shall inspect the construction of the improvements while in progress, and he shall inspect each improvement upon completion of construction. After final inspection, he shall notify the subdivider and the planning director in writing as to his acceptance or rejection of the construction. He shall reject such construction only if it fails to comply with the standards and specifications contained or referred to in this chapter. If he rejects such construction, the planning director shall, on direction of the city commission, proceed to enforce the guarantee provided in this chapter.
- (d) *Extension of time.* Where good cause exists, the director of public works may extend the period of time required for completion under subsection (b) of this section. Such extension of time shall be reported to the director of planning. No such extension shall be granted unless security as provided in subsection (b) of this section has been provided by the subdivider covering the extended period of time.
- (e) *Engineer's certificate.* Upon the completion of construction, a certificate shall be provided, signed by the subdivision's registered engineer, that any and all improvements constructed in the subdivision have been completed in accordance with the approved construction plans, and that all monuments and lot markers have been properly located and placed in accordance with this chapter as applicable.

(Code 1976, § 30-44(g))

Sec. 118-208. Subdivider's responsibilities.

The following requirements shall be met or tendered to the director of public works prior to recordation of the final plat:

- (1) *Guarantee of materials and workmanship.* The subdivider or developer shall require of his construction contractors with whom he contracts for furnishing materials and installing the improvements required under this chapter, and shall himself be responsible for guaranteeing that all such improvements are free of defects for a period of one year after acceptance of the improvements by the director of public works.

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- (2) *Revision of plat after approval.* After approval of a final plat by the planning and zoning commission, no changes, erasures, additions, modifications or revisions shall be made in such plat of a subdivision until approval of such changes has been approved by the planning and zoning commission and endorsed in writing on the plat.
 - (3) *Sale of land in subdivisions.* No owner or agent of the owner of any land located within a subdivision shall sell or convey any land by reference to, exhibition of, or by the use of a plan or plat of a subdivision before such plan or plat has been recorded. The conveyance of real property included in the subdivision shall be by lot and block.

(Code 1976, § 30-44(h))

Sec. 118-209. City's responsibilities.

- (a) If security is filed by the subdivider under section 118-207, the director of public works shall inspect the construction of the improvements upon completion of construction. He shall reject such construction only if it fails to comply with the standards and specifications as established by the city. If he rejects such construction, the planning director, on direction of the city commission, shall proceed to enforce the guarantees provided in this chapter.
- (b) Prior to the recordation of the final plat, one of the following certifications shall be submitted to the director of planning based upon the requirements of section 118-207:
 - (1) The director of public works shall furnish the planning director with a written certification stating that all improvements have been satisfactorily completed in accordance with city standards; or
 - (2) When security in lieu of construction has been furnished to the city, the city attorney shall furnish the director of planning with a written certification that the security is valid and enforceable in regard to all improvements required by this chapter still incomplete.
- (c) At the request of the subdivider, the director of public works shall inspect all construction to ensure that it has been satisfactorily completed and shall notify the subdivider within 30 days if the construction meets all specifications and requirements. If the construction is approved, the director of public works shall issue such documentation as necessary to release the subdivider's security held in lieu of construction.

(Code 1976, § 30-44(i))

Sec. 118-250. Sewers.

- (a) All subdivisions shall be connected to an approved sewage collection system, except where the city commission, after recommendations from the director of public utilities, determines that a separate system may be used.
- (b) On-site sewage facilities.
 - (1) The City of Pharr hereby adopts the Rules ("Design Criteria for On-Site Sewage Facilities") and Administrative Rules TAC 285.1—285.91 which such rules are on file with the utility director and the city engineer of the City of Pharr and as such rules and criteria are promulgated by the Texas Commission of Environmental Quality for on-site sewage systems. Such rules are hereby adopted and all officials and employees of the City of Pharr having duties under such rules are authorized to perform such duties and are required of them under such rules.
 - (2) Any owner or operator of a structure discharging sewage into an on-site sewage facility within the jurisdiction area of the City of Pharr, Texas, must comply with the rules adopted in subsection (1) of this section.

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- (3) All owners or occupants of buildings, or agents therefor, situated in any section of the city where sanitary sewers exist, and where the property line of the land on which any such building is situated approaches or extends to within 100 feet of any such sewer, are hereby required to construct or cause to be constructed suitable water closets on their property, and connect such water closets with the city sewer, under the supervision of the city engineer, within 30 days after notice by the city health director or by the city engineer.
 - (4) Water service shall be discontinued to all properties which are required by this section to be connected to the sewer system and which have not been connected.

(Ord. No. O-2004-04, § 3, 1-6-04)

Sec. 118-252. Area of jurisdiction

The rules adopted by this article shall apply to all the incorporated areas of the City of Pharr, Texas.

(Ord. No. O-2004-04, § 6, 1-6-04)



Pharr

Development Services



MEMORANDUM

DATE: MONDAY, DECEMBER 11, 2023

TO: PLANNING AND ZONING COMMISSION

FROM: DEVELOPMENT SERVICES

SUBJECT: MAJESTIC INTERNATIONAL TRADE PORT PHASE 2 SUBDIVISION
FILE NO. **SUB#231025**

GENERAL INFORMATION:

APPLICANT: Westwood Professional Services, Inc., representing K.V. Chowdary, Manager of KVS Development, L.L.C., is requesting preliminary plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision.

LEGAL DESCRIPTION: The property is legally described as being a 79.022 acre tract out of Lots 47 and 48, Block 15, Lots 49 and 50, Block 16, Lots 51 and 52, Block 17, Lots 53 through 55, Block 18 and a portion of a 40 foot road, shown on the Re-subdivision of Lot 1 and 5 to 32, inclusive of the San Juan Plantation Subdivision and out of Lots 3 and 4, as shown on the Re-subdivision of Closner Subdivision.

LOCATION: The property is located within the 9000 Block of South Veterans Blvd.

ZONING: The property is located within the City of Pharr Extraterritorial Jurisdiction (ETJ). The adjacent zones are within City of Pharr Extraterritorial Jurisdiction (ETJ) to the north, south, east and west. The property is designated for industrial use in the Land Use Plan.

PROPERTY PROPOSED USE: Warehouses.

VARIANCES: None requested.

RECOMMENDATIONS: City Staff recommends preliminary plat approval of the proposed Majestic International Trade Port Phase 2 Subdivision subject to the following conditions set before you. Attached are the required conditions that shall be complied with.

CONDITIONS:

1. Submit Petition for Voluntary Annexation.
2. Dual subdivision process if the property is not annexed.

**STREETS, PAVING
AND R.O.W.:**

1. Street lights shall be 250' max spacing, along public streets.
2. Shall obtain street cut permits if any, from TxDot department for any street cuts.

EASEMENTS:

1. Provide dimensions for all dedicated easements.
2. Easements shall be 15' exclusive to City of Pharr, for any City public lines.
3. Show all easements to be dedicated by plat.
4. Show all existing easements within property.
5. No overlapping easements.

**SIDEWALK:
ADA:**

1. See attached comments.

FIRE PROTECTION:

1. See attached comments.

WATER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

SEWER:

1. See attached comments.
2. Follow City of Pharr construction standards manual.

DRAINAGE:

1. Provide drainage statement.
2. See attached comments.

OTHER:

1. Label all monuments on plat layout.
2. Text or front to be consistent.
3. Provide formation documents for company. (Ownership)
4. Remove legend and scale from first plat page.
5. Plat note # 2, reference City of Pharr benchmark system, use nearest to site.
6. H.C.I.D. #2 verify with district for any issues. (comments attached)
7. Plat note #5, remove the proposed setbacks and leave as per City of Pharr Ordinance.
8. Remove set back lines on plat layout.
9. Separate instrument letter for MHWSC, time frame for recording easement.
10. Time frame for the HCID 2, purchase of the 100 foot wide R.O.W. Canal.
11. Label plat sheets.
12. Update location map to show recorded subdivisions and street names.
13. Fire protection shall be reviewed by county fire marshal and City of Pharr, fire department.
14. Applicant shall apply for voluntary annexation.
15. Staff comments attached.

STAFF REVIEW MEETING FOR: *MAJESTIC INTERNATIONAL TRADE PORT PHASE 2 SUBDIVISION*

COMMENTS: **Initials: J.R. / O.D.L.** **NOVEMBER 30, 2023**

WATER:

- Domestic water belongs to M.H.W.S.C.
- City of Pharr Water for fire protection only.
- Will need to get an agreement from M.H.W.S.C. for fire protection water line installation
- Recommendation for main trunk line on south side of property to be 16" for future 600 acres development. (only east and west)
- Will need to connect secondary source on northwest corner of property with meter and back-flow preventer.
- Will need to show all water connection details.
- Will need to show water valves.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

SEWER:

- Liftstation design may change pending revisions and recommendations.
- Manholes will need to be composite base with City of Pharr logo.
- Comments made may change depending on the circumstances.
- Follow City of Pharr Construction Standards Manual.

Developer/Owner/Responsible Party must comply with the conditions stated above. WATER METERS WILL NOT BE INSTALLED IF THERE IS A failure to comply with ANY OF THE conditions. METERS WILL BE INSTALLED UPON PAYMENT AND COMPLIANCE WITH ALL CONDITIONS STATED. By signing this you understand you must comply with the condition(s) or the water meter(s) will not be installed.

Print Name: _____

Signature: _____

Date: _____



118 S. Cage Blvd. 3rd Floor
Pharr, Texas 78577

Phone: (956) 402-4400 Fax; (956) 475-3433

Subdivision: STAFF MAJESTIC INTERNATIONAL TRADE POST PHASE II

Reviewed by: J. GONZALEZ

December 5, 2023

1. All designed waterlines shall be a minimum of eight (8) inches for residential and eight-twelve (8-12) inches in diameter for commercial and twelve (12) inches or better for industrial areas, unless fire flow requires larger lines for commercial areas.
2. All designed waterlines shall be looped on a Fire Department approved water main (Utilities shall be in place including fire hydrants before any construction above the slab).
3. Fire hydrant shall be installed at a maximum of 300 feet intervals in any mercantile district and every 600 feet in residential areas and shall be **PAINTED SILVER** in Color with a minimum arrangement being so as to have a hydrant available for distribution to hose to any portion of any building in the premises at distances not exceeding 400 feet, but in no case shall hose lengths be greater than 400 feet. The distance shall be measured on a roadway surface meeting the Fire Department access requirements of 503.1 International Fire Code 2018. Preferably Mueller Brand Fire Hydrant or equivalent.
4. All premises where building or portions of building are located more than 300 feet from a main street fire hydrant system shall be provided with approved on-site fire hydrant(s) and water mains capable of supplying adequate fire flow, approved by the Fire Officials.
5. Shall meet the Fire Flow rate of 20 psi of residual pressure for firefighting.
6. Street names shall be provided prior to or during the pre-construction meeting for review and approval. No street name shall be duplicated within the City of Pharr and its E.T.J. alignment of new streets with existing streets shall take precedence over new street name assignment.
7. During construction, when combustibles are brought on the site in such quantities as deemed hazardous by the Fire Official, access roads and a suitable temporary supply of water acceptable to the Fire Department shall be provided and maintained.
8. A \$25.00 fee for each **BLUE MARKER** to be affixed on pavement by city to indicate location of the fire hydrant. **FIRE HYDRANT COLOR MAY BE YELLOW OR RED** FROM MANUFACTURE AND FINISHED WITH A COAT OF ALUMINUM AS-PER CITY OF PHARR STANDARD SECTION IV-3. A.11.
9. Contractor testing waterlines shall dispose highly chlorinated water (Hazardous Waste).
10. Fire lanes must be painted **RED**: 15 feet on each side of hydrant (total of 30 feet). *With lettering at least 3 inches tall (FIRE LANE – TOW AWAY ZONE).
11. Any new subdivision with **GATED COMMUNITY SECURITY SYSTEMS** must obtain the Fire Department approved Knox Box Switch – Rapid Entry System made by the Knox Company (phone: 800-

552-5669 * fax: 949-623-4647) or an approved Fire Department siren system before subdivision's final approval of 503.5 in International Fire Code 2018; where security gates are installed, with a minimum of 20 feet (6096 mm) clearance shall be maintained and a means for emergency operations shall be provided and maintained as approved by the Fire Official.

12. Designed fire lanes or roads deemed necessary for Fire Department access by the Fire Official shall be established and maintained in an operable condition. 503.1 International Fire Code 2018; all weather surfaces must be in place before any final inspection is approved. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to the department apparatus by the way of an approved fire apparatus access road with an asphalt, or concrete driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
13. Access road width with hydrant; where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.
14. All water valves (hydrant and main) shall be open prior to final inspection.
15. Public Utilities personnel must be advised prior to opening and closing existing water valves.
16. Must meet City of Pharr Standards Manual Construction & Development Guide.

Additional Comments:

- 1. ADDITIONAL PLAT NOTE SHALL READ AS FOLLOWED: "THE OWNER SHALL MAINTAIN ALL FIRE PROTECTION IMPROVEMENTS APPROVED AT TIME OF BUILDING PERMIT THAT ARE NOT LOCATED WITHIN AN EASEMENT OR RIGHT OF WAY DEDICATED TO THE CITY OF PHARR".**
- 2. A LIST OF VENDORS WILL BE EMAILED REGARDING F.A.R.S CASCADE SCBA FILL STATION.**
- 3. SHALL HAVE A LOOPED WATER LINE BY CONNECTING THE 12-INCH WATER LINE FROM THE INSIDE THE PROPERTY TO THE EXISTING 12-INCH WATER LINE ON VETERANS RD WITH A ONE-WAY VALVE.**



Pharr

Public Works



MAYOR Ambrosio Hernandez, MD

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

Staff Review Meeting

DATE: 11/29/2023

Majestic International Trade Port Phase 2 Subdivision

79.022 Acres

Pharr Tx, 78577

Plat Notes:

- No comments

General Notes:

- 8" bleeder is required for outfall connection.
- Shall obtain a Large Construction Notice from TCEQ.
- If detention pond is deeper than 3 feet or more, it will require a surrounding fence with a height of 3 feet minimum or higher.
- Show utility profiles, lines, crossing, elevations, and separation details.
- If boring is required, a permit must be requested from the Public Works Department.
- Include Best Management Practices and submit an approved Sediment Erosion Control Plan with details.
- Must submit (1) digital copy in (USB) for review and three (3) hard copies of the Storm Water Pollution Prevention Plan at pre-construction meeting. Will be reviewed and must be approved Prior to any earthwork disturbance and Notice to Proceed (NTP) is issued.

SUBDIVISION: Majestic International Trade
Port PH 2 Subdivision**DATE:** November 30, 2023**REVIEW:** Preliminary (comments plans dated 11-22-2023)**PLAT**

1. Note No. 2---Show Northing and easting for benchmark No. 4.
Northing: 16560518.618, Easting: 1087052.203.
2. Note No. 14--- Revise note to say: "Owners to maintain detention/retention area".
3. Note No. 15--- Revise note to say: "Owners to maintain ROW and perimeter of subdivision".
4. Include on site Utility easement exclusive to City of Pharr and looped waterline shall be required as per City of Pharr standard requirements.

SITE PLAN

1. Trench safety shall be required for all proposed utilities.
2. Provide an agreement letter to the City of Pharr for temporary lift station.
3. Verify 6" service line with Fire Department and Public Utilities.
4. All fire hydrants shall be positioned 6'-ft from back of future curb line.
5. Sanitary sewer manhole lid shall be the composite lid with updated logo.
6. Proposed waterline shall be 4.0'-ft in depth from natural ground.
7. Water – sewer crossing shall have a 9'-ft separation or a casing as per TCEQ requirements.
8. Propose Ingress/egress for freight off of W. Hi Line Rd.
9. Escrow 1/3 paving for W. Hi Line Rd.

DRAINAGE

1. Drainage plan to be reviewed and approved at building permit phase.
2. Drainage report to be reviewed and approved by HCDD No. 1.
3. Provide a discharge permit from HCID No. 2.
4. Verify 17"-in storm discharge pipe.

5. Show all drainage calculations and ensure they are legible.

CONSTRUCTION SCHEDULE

- The contractor shall provide a construction schedule for the above-mentioned subdivision.

CLOSEOUT DOCUMENTS

- All As-builts must have the following requirements:
 - As-builts must reflect current field changes. Mark all field changes as existing.
 - Must be Geo referenced, and in an AUTOCAD file.
 - Submit a physical and electronic copy (USB or CD).

ADDITIONAL COMMENTS

- **PRIOR TO SUBMITTING PRECONSTRUCTION PLANS, FIELD VERIFY ALL UTILITY TIE-INS FOR WATER, SEWER, AND STORM LINES.**
- Access road must follow City of Pharr standards for paving.
- Testing may be required for concrete, paving and backfilling items.
- Curb and gutter must meet design strength of 3000 psi and must include 3 #3 continuous rebar.
- Sidewalk must meet design strength of 3000 psi and must follow City design standard and ADA guidelines.
- Driveway shall have a design strength of 4000 psi and concrete drive shall meet the appropriate design strength to prevent damage. Must follow City design standard and ADA guidelines.
- Drainage headwall shall include a footing on top and shall be a minimum 18 inches long.
- Headwall width from edge to edge of discharge pipe shall be 18 inches minimum.
- Gate valve concrete collar dimensions shall be 30 inches x 30 inches x 6 inches.
- Proposed fire hydrants shall be 6 feet from back of curb.
- Fire hydrant detail preferred brand Mueller factory yellow. (Note: connection from hydrant to valve box is mechanical joint to mechanical joint and from valve box to watermain is flange to flange). ***UPDATE (Please see attachment pertaining to proposed hydrants)**
- Show all utility crossings that may be present in this site plan.
- Sanitary sewer service wye requires concrete cradle.
- Provide Public Works discharge permit when discharging into City storm system.
- At time of subdivision completion all lots shall be required to provide positive drainage and outfall towards the street.

From: John Salinas
To: Eddie Martinez
Cc: Javier Lopez
Subject: Proposed Lot 1 DSV Subd; Proposed Majestic International Trade Port Phase 2 Subd.
Date: Tuesday, November 28, 2023 11:30:20 AM
Attachments: 20231128112809.pdf

***** This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. *****

Hello Eddie,

HCID2 claims for the following proposals:

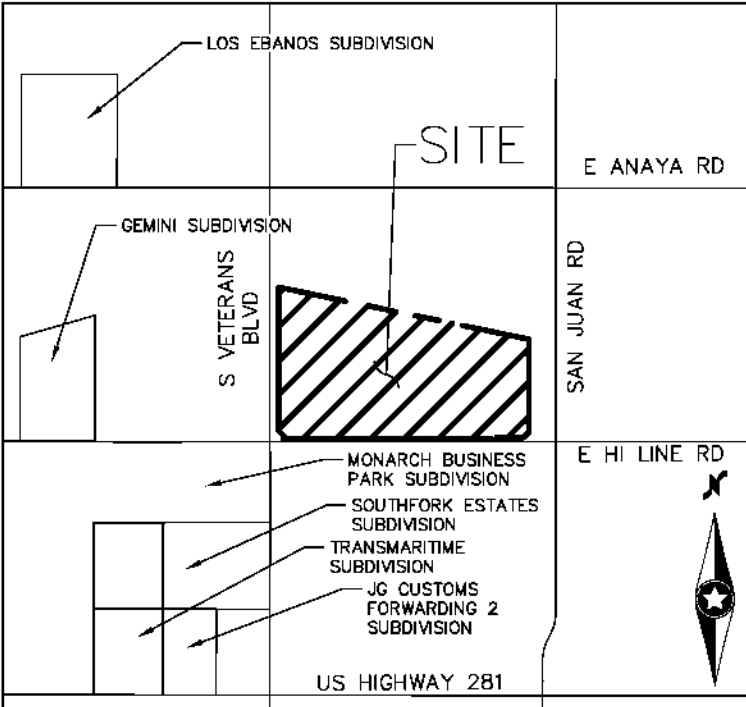
1. Lot 1 DSV Subdivision:
 - a. We have an 80' fee simple claim within the west side. Vol. 26, Pg. 203 tract 52 as shown Vol. 0, Pg. 63-5.
 - b. We have a 21" FJ-RCP pipeline on the east side not being shown.
 - c. Need a reference point from the corner Lot Kelly-Pharr.
 - d. Update to the signature script as shown in the attachment.
2. Majestic International Trade Port Phase 2 Subdivision:
 - a. The subdivision boundary should not include the 100' canal right of way this is still HCID2 property. Until then, that area would need to be carved out. After the purchase/release, the boundary line shown is correct.
 - b. The bold label on the north shown as CANAL RIGHT OF WAY is incorrect, it should be DRAIN DITCH. Vol. 21, Pg. 345 as shown Vol. 16, Pg. 5.
 - c. We need a reference point from the common corner Lot out of Closner Subdivision.
 - d. The easement label shown on the south side would need to be released by document not abandoned by plat. The pipeline is being replaced and relocated outside of road right of way.
 - e. The signature script update: THIS PLAT ... BY THE HIDALGO ... ; Remove the comma after THIS and after FENCES.

If there are any questions, please advise. Thank you.

John Salinas
Hidalgo County Irrigation District No. 2
P.O. Box 6
San Juan, TX 78589
Phone: (956) 787-1422
Fax: (956) 781-7622
Email: jbs_hcid2@att.net

PLAT OF
MAJESTIC INTERNATIONAL
TRADE PORT: PHASE 2
SUBDIVISION

A 73.839 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS, OUT OF LOTS 47 AND 48, BLOCK 15, LOTS 49 AND 50, BLOCK 16, LOTS 51 AND 52, BLOCK 17, LOTS 53 THROUGH 55, BLOCK 18, AND A PORTION OF A 40-FOOT ROAD (NOT IN USE), AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOL. 3, PG. 52, HIDALGO COUNTY PLAT RECORDS, AND OUT OF LOTS 3 AND 4, AS SHOWN ON THE RE-SUBDIVISION OF CLOSNER SUBDIVISION, RECORDED IN VOL. 1, PG. 56A, HIDALGO COUNTY PLAT RECORDS, BEING THE REMAINDER OF A CALLED 81.087 ACRE TRACT B – PARCEL 1, RECORDED IN DOCUMENT NO. 2021-3201939, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS



LOCATION MAP
1" = 2000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE
EXTRATERRITORIAL JURISDICTION OF MUNICIPALITIES

MAJESTIC INTERNATIONAL TRADE PORT: PHASE 2
SUBDIVISION IS LOCATED WITHIN 1 MILE OF THE
EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF
PHARR, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES
OF THE SECRETARY OF THE CITY OF PHARR AND HIDALGO
COUNTY PLANNING DEPARTMENT

METES AND BOUNDS DESCRIPTION:

A 73.839 ACRE TRACT SITUATED IN PORCION 71, NARCISO CABAZOS SURVEY, ABSTRACT NO. 30, HIDALGO COUNTY, TEXAS, BEING OUT OF LOTS 47 THROUGH 55, AND A PORTION OF A 40-FOOT ROAD (NOT IN USE), AS SHOWN ON THE RE-SUBDIVISION OF LOTS 1, AND 5 TO 32 INCLUSIVE OF THE SAN JUAN PLANTATION SUBDIVISION, RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS, AND OUT OF LOTS 3 AND 4, AS SHOWN ON THE RE-SUBDIVISION OF CLOSNER SUBDIVISION, RECORDED IN VOLUME 1, PAGE 56A, SAID MAP RECORDS, SAID 79.022 ACRE TRACT ALSO BEING THE REMAINDER OF A CALLED 81.087 ACRE TRACT "B" – PARCEL 2, RECORDED IN DOCUMENT NO. 2021-3201939, HIDALGO COUNTY OFFICIAL PUBLIC RECORDS; IN ALL, SAID 79.022 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET AT THE INTERSECTION OF THE SOUTH LINE OF A HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY (90-FOOT WIDE) AND THE WEST LINE OF STATE HIGHWAY 365, ALSO KNOWN AS SAN JUAN ROAD, A VARIABLE-WIDTH RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF SAID TRACT "B" – PARCEL 2 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND, COINCIDENT WITH THE NORTHWEST CORNER OF A CALLED 3001.81 SQUARE FOOT PARCEL CONVEYED UNTO HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY, RECORDED IN DOCUMENT NO. 2015-2660461, SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG WEST AND NORTH LINES OF SAID STATE HIGHWAY 365 RIGHT-OF-WAY, THE FOLLOWING COURSES:

S 08° 35' 22" W, 974.24 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

S 53° 35' 22" W, 70.71 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

N 81° 24' 38" W, 280.00 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET, AND

S 08° 35' 22" W, 20.00 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET ON THE NORTH RIGHT-OF-WAY LINE OF HI-LINE ROAD (40-FOOT WIDE) FOR A POINT OF INTERSECTION OF SAID HI-LINE ROAD RIGHT-OF-WAY AND STATE HIGHWAY 365, RIGHT-OF-WAY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 258,976.46 SQUARE FOOT PARCEL CONVEYED UNTO HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY, RECORDED IN DOCUMENT NO. 2015-2660462, SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE NORTH LINE OF SAID HI-LINE ROAD, N 81° 24' 37" W, 1447.81 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET FOR THE SOUTH WEST CORNER OF A 100-FOOT CANAL RIGHT-OF-WAY TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RECORDED IN VOLUME 21, PAGE 342 HIDALGO COUNTY DEED RECORDS, AND SHOWN ON VOLUME 0, PAGE 63-5, PLAT RECORDS HIDALGO COUNTY;

THENCE, ALONG THE EAST LINE OF SAID 100-FOOT CANAL RIGHT-OF-WAY THE FOLLOWING COURSES:

N 08°34'36" E, 1319.39 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

N 81°24'00" W, 100.00 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET, AND

S 08°34'36" W, 1319.95 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET ON THE NORTH LINE OF SAID HI-LINE ROAD FOR THE SOUTH EAST CORNER OF SAID 100-FOOT CANAL RIGHT-OF-WAY,

THENCE, ALONG SAID NORTH LINE OF SAID HI-LINE ROAD, N 81° 24' 37" W, 695.35 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET AT THE INTERSECTION OF SAID NORTH LINE OF HI-LINE ROAD AND THE EAST LINE OF SOUTH VETERANS BOULEVARD, ALSO KNOWN AS SOUTH "I" ROAD, FOR THE SOUTHEAST CORNER OF A CALLED 1,184 ACRE TRACT CONVEYED UNTO HIDALGO COUNTY, RECORDED IN DOCUMENT NO. 2002-1138786, SAID OFFICIAL PUBLIC RECORDS, COINCIDENT WITH THE SOUTHERNMOST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH VETERANS BOULEVARD, COINCIDENT WITH THE EAST LINE OF SAID 1,184 ACRE TRACT, THE FOLLOWING COURSES:

N 08° 30' 37" E, 20.00 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET,

N 36° 27' 27" W, 70.67 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET, AND

N 08° 34' 37" E, 1517.82 FEET TO A 1/2" IRON ROD WITH ORANGE "WESTWOOD" CAP SET ON THE AFOREMENTIONED SOUTH LINE OF A HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY (80-FOOT WIDE) FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, ALONG THE COMMON NORTH LINE OF SAID TRACT "B" – PARCEL 2 AND SOUTH LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL RIGHT-OF-WAY (80-FOOT WIDE), S 69° 42' 23" E, 2679.24 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 3,216,413 SQUARE FEET OF LAND OR 73.839 ACRES, MORE OR LESS.

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH ZONE (4205), NAD83 (2011 ADJUSTMENT). DISTANCES SHOWN HEREON ARE SURFACE.

2. BENCHMARK INFORMATION:

CITY OF PHARR BENCHMARK #4, ELEVATION = 88.43' (NAVD88)
N:16,560,518.618', E: 1,067,052.203'

TEMPORARY SITE BENCHMARK: MAG NAIL AND WASHER IN CONCRETE CURB ISLAND AT INTERSECTION OF SH 365 AND US HIGHWAY 281.
N=16,558,465.51', E=1,090,499.88', ELEVATION=91.45'. (NAVD88)

3. ALL CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE OR TANGENCY DELINEATING THE BOUNDARY OF THE LAND SHOWN HEREIN AND ALL LOT CORNERS AS BEING PLATTED HAVE BEEN MARKED WITH A 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "WESTWOOD", UNLESS OTHERWISE STATED, OR LEFT AS FOUND THOSE MONUMENTS THAT REPRESENT OR REFERENCE THE BOUNDARY.

4. THE SUBJECT PROPERTY LIES WITHIN ZONE "C" AND ZONE "A" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR HIDALGO COUNTY, TEXAS (UNINCORPORATED AREAS), COMMUNITY PANEL NO. 480334 0500B WITH AN EFFECTIVE DATE OF JANUARY 2, 1981. ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING. ZONE "A" IS DEFINED AS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.

5. MINIMUM BUILDING SETBACK LINES SHALL BE, AS PER CITY OF PHARR ORDINANCE.

6. NO BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENT.

7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

8. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.

9. LANDSCAPING AS PER CITY OF PHARR ORDINANCE.

10. DEVELOPER REQUIRED TO INSTALL WHEELCHAIR RAMPS AND LANDINGS AT TIME OF SUBDIVISION CONSTRUCTION.

11. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER, OR 18" ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

12. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 12.315 ACRES AND A VOLUME OF APPROXIMATELY 33,644 ACRES FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF PHARR FOR THIS COMMERCIAL DEVELOPMENT.

13. OWNERS TO MAINTAIN DETENTION/RETENTION AREAS.

14. OWNERS TO MAINTAIN ROW AND PERIMETER OF SUBDIVISION.

15. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).

16. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE TO MEET ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.

17. A 5' SIDEWALK WITH ADA WHEELCHAIR RAMPS AND LANDINGS SHALL BE CONSTRUCTED ALONG S. VETERANS BOULEVARD AND EAST HI-LINE ROAD AT THE TIME OF THE BUILDING PERMIT PHASE.

18. THE OWNER SHALL MAINTAIN ALL FIRE PROTECTION IMPROVEMENTS APPROVED AT TIME OF BUILDING PERMIT THAT ARE NOT LOCATED WITHIN AN EASEMENT OR RIGHT OF WAY DEDICATED TO THE CITY OF PHARR

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN IN THIS PLAT, AND DESIGNATED HEREIN AS MAJESTIC INTERNATIONAL TRADE PORT: PHASE 2 SUBDIVISION TO THE CITY OF PHARR, COUNTY OF HIDALGO, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES OF CONSIDERATION THEREIN EXPRESSED.

KVS DEVELOPMENT, LLC
BY: K.V. CHOWDARY, MANAGER
2001 S. CYNTHIA STREET, SUITE C
MCALLEN, TEXAS 78503

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED K.V. CHOWDARY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

APPROVED THIS THE ____ DAY OF _____, 2023.

DANNY WYLIE
CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED MAYOR OF THE CITY OF PHARR, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED. GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE, THIS THE ____ DAY OF _____, 2023.

AMBROSIO HERNANDEZ
MAYOR, CITY OF PHARR

ATTESTED: SECRETARY, CITY OF PHARR

HIDALGO COUNTY DRAINAGE DISTRICT
NO. 1

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

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

PRELIMINARY SUBMITTAL
FOR REVIEW ONLY 12/04/2023
THIS DOCUMENT SHALL NOT BE RELIED
ON FOR RECORDING OR ANY OTHER
INTENDED USE

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____, DEPUTY

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

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

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

PRESIDENT SECRETARY

STATE OF TEXAS §
COUNTY OF DALLAS §

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

ETHAN C. OELKE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6926

A. GREGORY GERBIG
REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 118740

PRINCIPAL CONTACTS

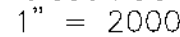
OWNER:
KVS DEVELOPMENT, LLC
2001 S. CYNTHIA STREET, SUITE C
MCALLEN, TEXAS 78503



SURVEYOR AND ENGINEER
WESTWOOD PROFESIONAL SERVICES
211 N LOOP 1604 E, SUITE 205
SAN ANTONIO, TEXAS 78232
(210)-265-8300

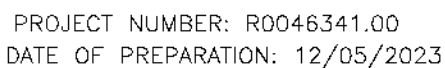
Westwood

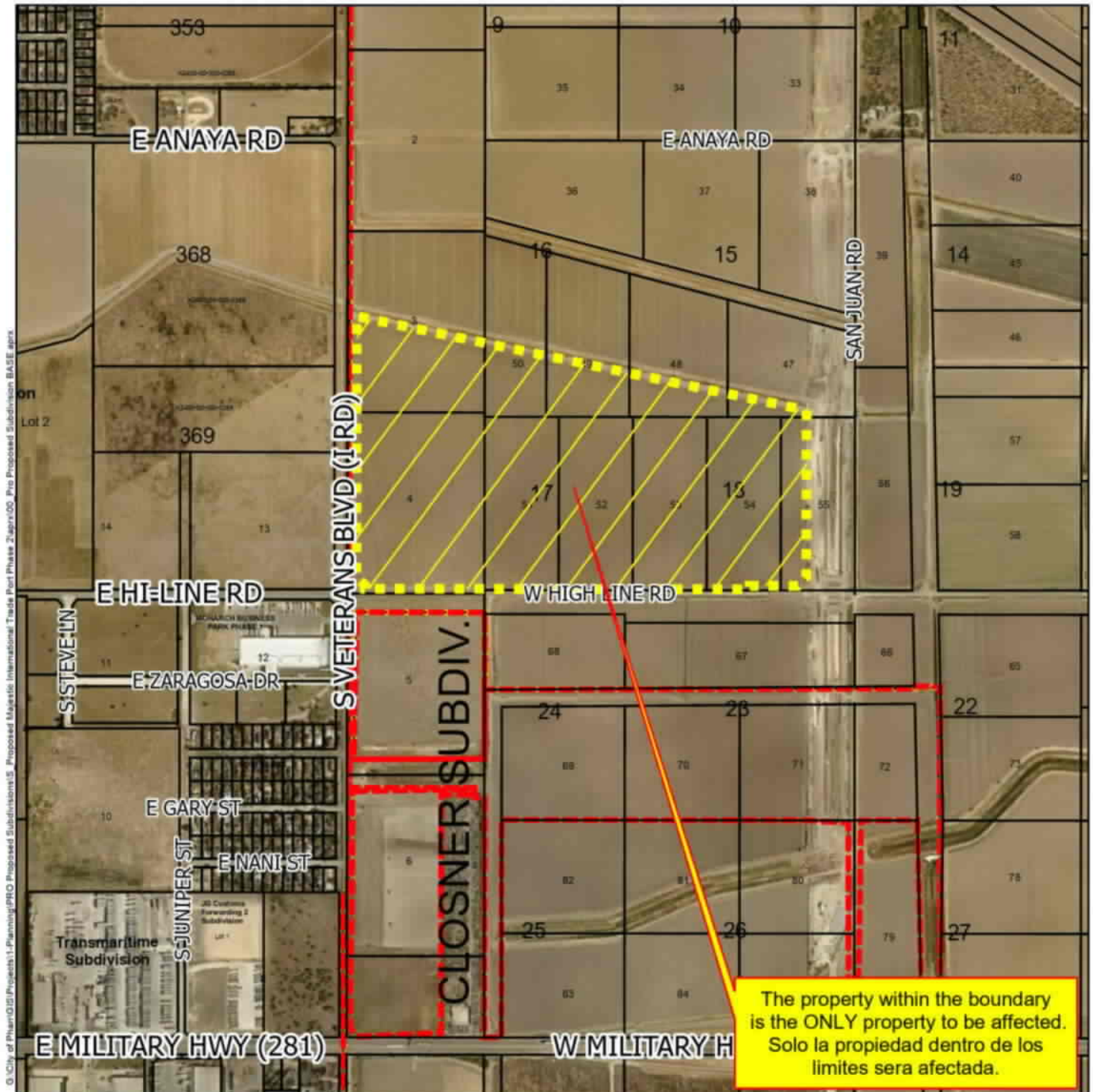
Phone (210) 265-8300 211 N Loop 1604 E, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com

Westwood Professional Services, Inc.
TBPELS FIRM NO. 10074301 - TBPELS FIRM NO. F-11756
PROJECT NUMBER: R0046341.00
DATE OF PREPARATION: 12/05/2023



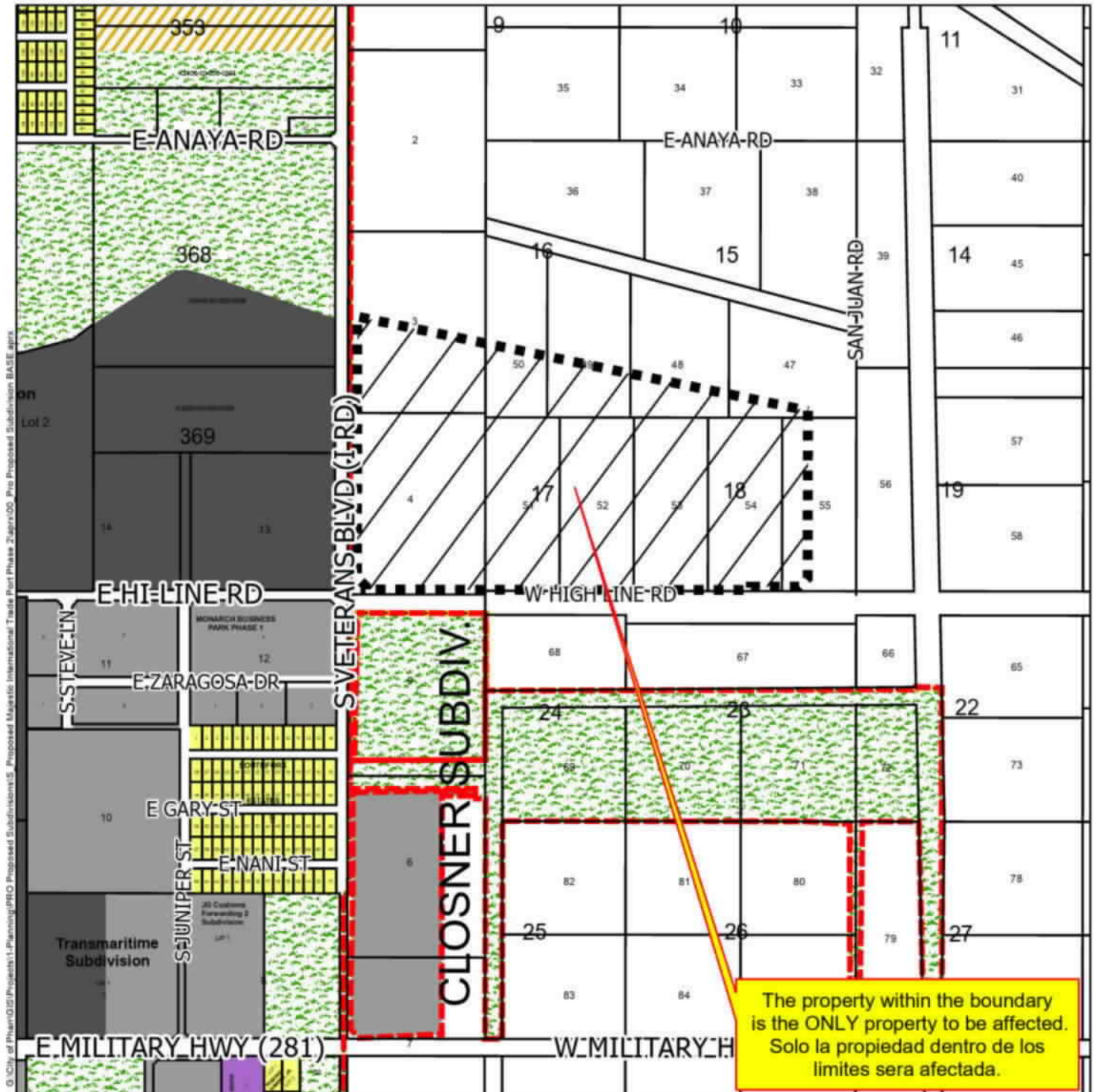
NTS	NOT TO SCALE
OPR	OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS
DR	DEED RECORDS OF HIDALGO COUNTY, TEXAS
MR	MAP RECORDS OF HIDALGO COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
	FOUND MONUMENT AS NOTED
	SET 1/2" IRON RODS WITH ORANGE PLASTIC CAP STAMPED "WESTWOOD" UNLESS OTHERWISE NOTED





- | | | | | |
|--|---|--|---|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse HUD Code | <ul style="list-style-type: none"> Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial Heavy Industrial Limited Industrial | <ul style="list-style-type: none"> Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD Planned Unit Development | <p>Future Land Use</p> <p>FUTURELAND</p> <ul style="list-style-type: none"> Irrigation Agriculture Single Family Res. Multi-Family Res. Manufactured Homes | <ul style="list-style-type: none"> Industrial Commercial Public/Semi Public ROW Parks Subject Property |
|--|---|--|---|--|





- | | | | | |
|--|---|--|---|--|
| <ul style="list-style-type: none"> Agricultural Open Space Single Family Single Family Small Lot Residential Multi-Family Residential Multi-Family High Density Mobile Home Townhouse HUD Code | <ul style="list-style-type: none"> Rail Road R.O.W Government Owned General Business Business District Drainage Easement Heavy Commercial Heavy Industrial Limited Industrial | <ul style="list-style-type: none"> Neighborhood Commercial Office Professional PSJA ISD Hidalgo ISD Valley View ISD Planned Unit Development | <p>Future Land Use</p> <p>FUTURELAND</p> <ul style="list-style-type: none"> Irrigation Agriculture Single Family Res. Multi-Family Res. Manufactured Homes | <ul style="list-style-type: none"> Industrial Commercial Public/Semi Public ROW Parks Subject Property |
|--|---|--|---|--|



