



Anthony Uresti  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840

## HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 9-03-2024

PROPOSED PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION, PRECINCT No. 2.

ENGINEER MELDEN & HUNT INC. DEVELOPER: FORTCO PROPERTIES LTD.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:     \*SINGLE FAMILY     \*MULTI-FAMILY    15  COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 20

FILLING STATIONS: 10

LOCATION DESCRIPTION: SOUTH EAST CORNER OF LAS MILPAS ROAD AND SAN JUAN ROAD.

SUBDIVISION LIES WITHIN THE:  CITY OF PHARR ETI

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-07-2024 PROPERTY LIES WITHIN FLOOD ZONE: "C" & "A" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY CONSTRUCTING A NEW DRAIN DITCH

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO SAN JUAN ROAD AND ONTO LAS MILPAS ROAD

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 08-16-2024 BY, PLANNING DEPT. R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 02-05-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  O.S.S.F.

WATER SERVICE PROVIDER: M.H.W.S.C. LINE SIZE: 10" LOCATION: SAN JUAN ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 01-31-2024: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

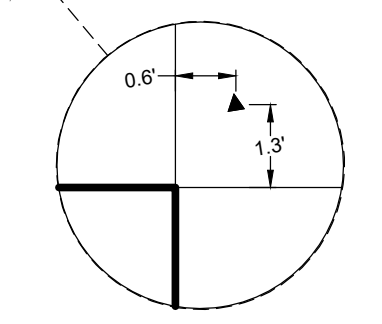
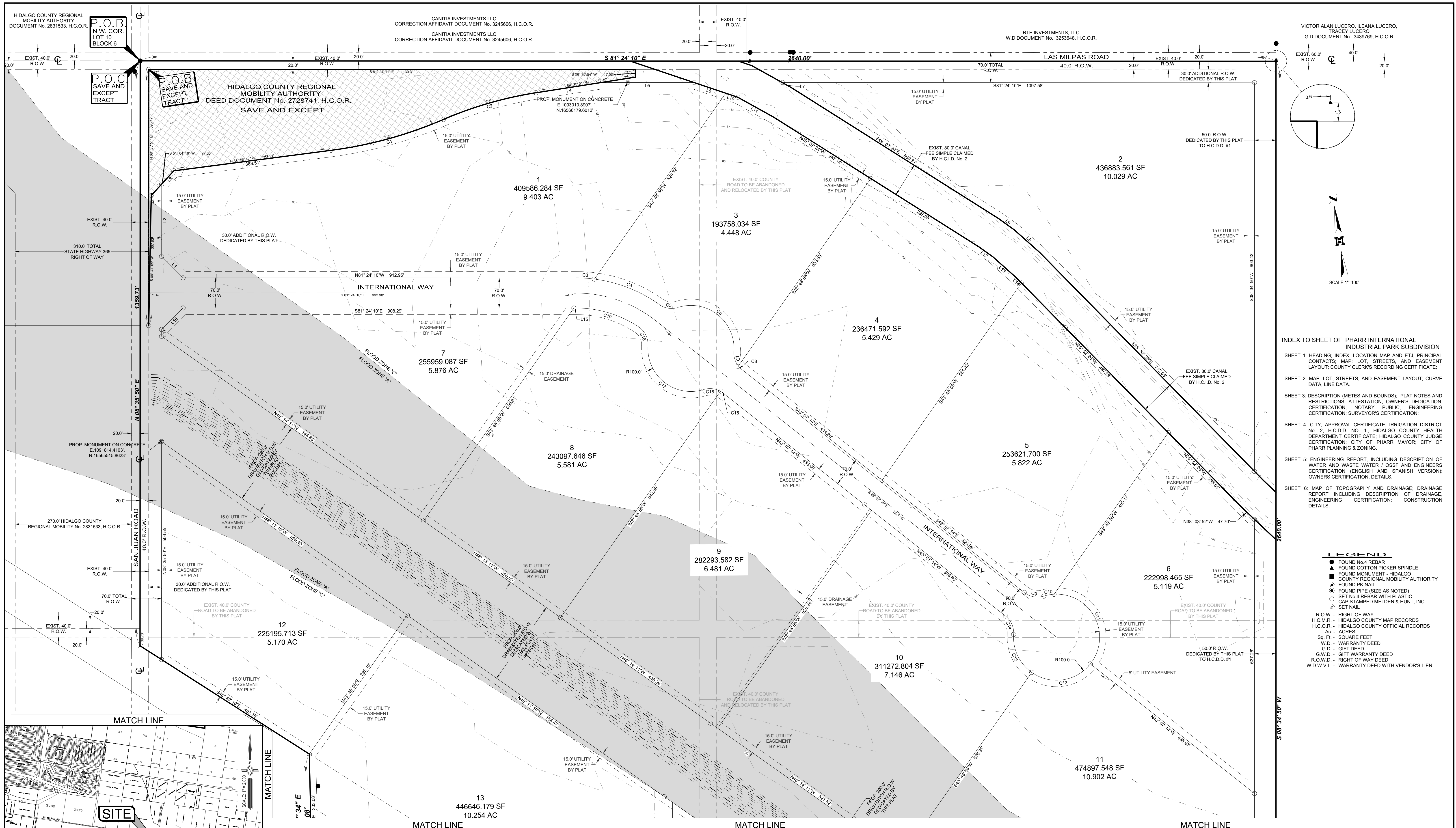
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS:  **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments*

**Final Approval** *subject to recommendations other departments*

\* This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



**INDEX TO SHEET OF PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION**

SHEET 1: HEADING, INDEX, LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; COUNTY CLERK'S RECORDING CERTIFICATE;

SHEET 2: MAP, LOT, STREETS, AND EASEMENT LAYOUT; CURVE DATA, LINE DATA.

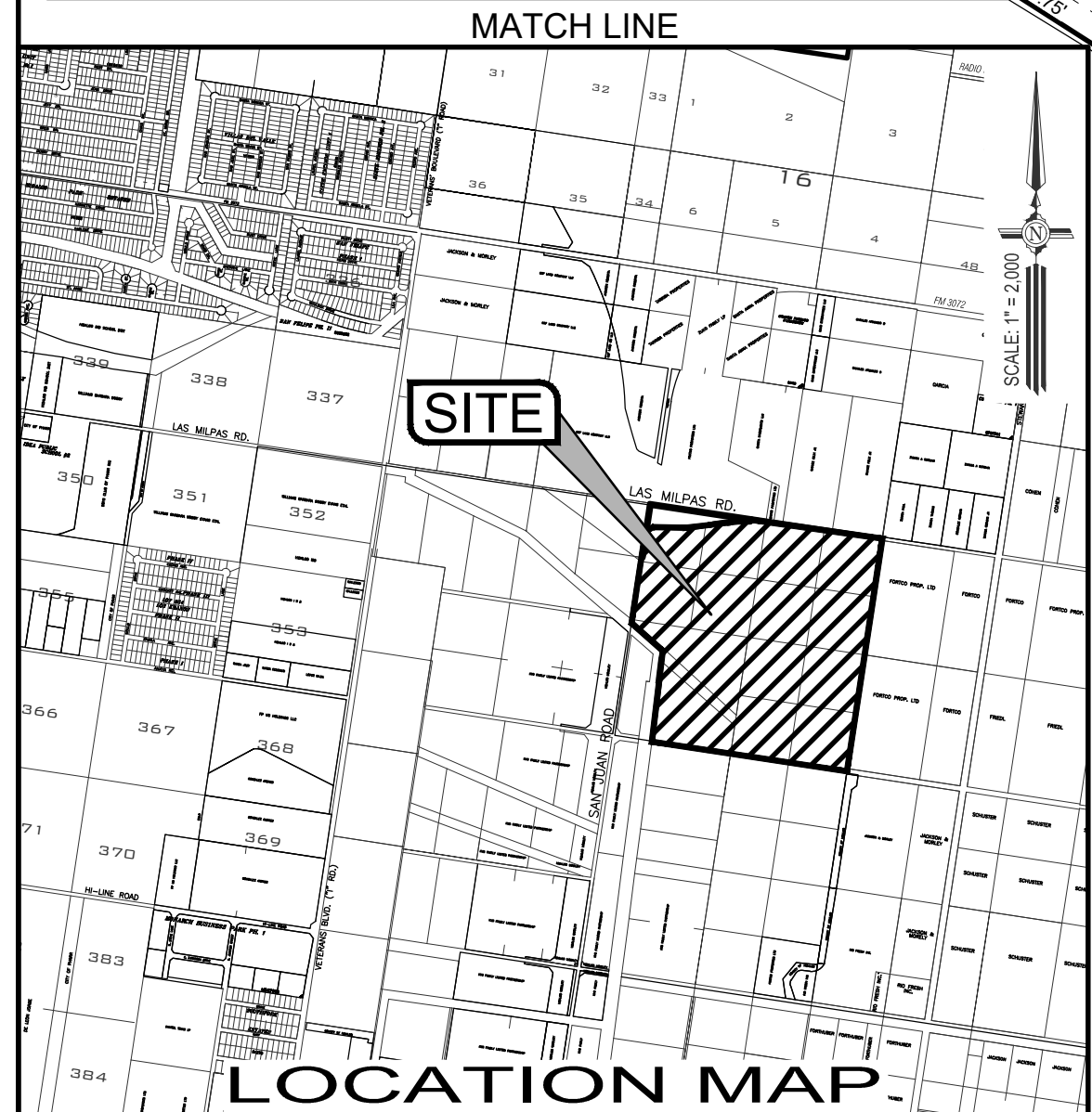
SHEET 3: DESCRIPTION (METES AND BOUNDS), PLAT NOTES AND RESTRICTIONS; ATTESTATION; OWNER'S DEDICATION, CERTIFICATION, NOTARY PUBLIC, ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION;

SHEET 4: CITY, APPROVAL CERTIFICATE; IRRIGATION DISTRICT No. 2, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATION; CITY OF PHARR MAYOR, CITY OF PHARR PLANNING & ZONING.

SHEET 5: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S CERTIFICATION, DETAILS.

SHEET 6: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

- LEGEND**
- FOUND No. 4 REBAR
  - ▲ FOUND COTTON PICKER SPINDLE
  - FOUND MONUMENT - HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY
  - FOUND PK NAIL
  - FOUND PIPE (SIZE AS NOTED)
  - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
  - SET NAIL
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - Ac - ACRES
  - Sq Ft - SQUARE FEET
  - W.D. - WARRANTY DEED
  - G.D. - GIFT DEED
  - G.W.D. - GIFT WARRANTY DEED
  - R.O.W.D. - RIGHT OF WAY DEED
  - W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN



DRAWN BY: CESAR DATE: 02-21-24  
 FINAL CHECK: DATE:

**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE - EDINBURG, TX 78541  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com

**SUBDIVISION MAP OF  
 PHARR INTERNATIONAL  
 INDUSTRIAL PARK SUBDIVISION**

BEING A 139.719 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOTS 10, 11, 17 AND 16, BLOCK 6, OUT OF LOTS 12 THRU 15, BLOCK 5, ALL OF LOTS 27 THRU 30, BLOCK 12, ALL OF LOTS 26 AND 31, BLOCK 11, SAN JUAN PLANTATION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS

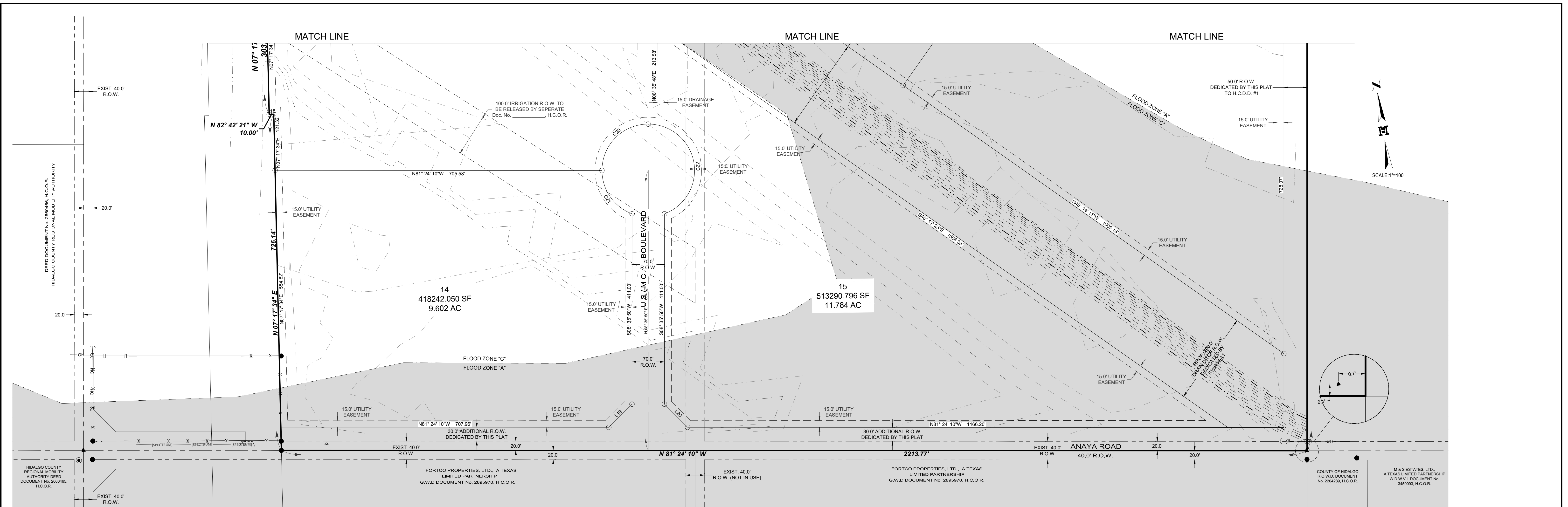
PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MARCUS FORTHUBER	ROUTE 2, BOX 77	SAN JUAN, TX 78589	C/O (956) 381-0981	C/O (956) 381-0981
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



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



MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1438

**LEGEND**

- SOUND No 4 REBAR
- SOUND COTTON PICKER SPINDLE
- SOUND MONUMENT - HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY
- SOUND PFK NAIL
- SOUND PIPE (SIZE AS NOTED)
- SET No 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC SET NAIL
- SET MHI DISK - MONUMENT ON CONCRETE

R.O.W. - RIGHT OF WAY  
H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
Ac. - ACRES  
Sq. Ft. - SQUARE FEET  
W.D. - WARRANTY DEED  
G.D. - GIFT DEED  
G.W.D. - GIFT WARRANTY DEED  
R.O.W.D. - RIGHT OF WAY DEED  
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN

Line Table			Curve Table						
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
L1	70.71'	N36° 24' 10"W	*C1*	224.69'	897.96'	014° 20' 11"	S82° 28' 15"W	224.10'	112.93'
L2	167.92'	N08° 35' 50"E	*C2*	271.66'	981.98'	015° 51' 04"	S83° 13' 41"W	270.80'	136.71'
L3	41.73'	N51° 04' 16"E	C1	271.66'	981.98'	015° 51' 04"	N83° 13' 41"E	270.80'	136.71'
L4	153.87'	N89° 38' 21"E	C2	224.69'	897.96'	014° 20' 11"	S82° 28' 15"W	224.10'	112.93'
L5	215.44'	S81° 24' 10"E	C3	42.94'	335.00'	007° 20' 36"	N77° 43' 52"W	42.91'	21.50'
L6	77.65'	N62° 49' 49"W	C4	163.51'	335.00'	027° 57' 53"	N60° 04' 38"W	161.89'	83.42'
L7	23.86'	S52° 24' 05"E	C5	46.03'	50.00'	052° 44' 52"	S72° 28' 08"E	44.42'	24.79'
L8	78.93'	S39° 45' 16"E	C6	194.09'	100.00'	111° 12' 14"	N43° 14' 26"W	165.03'	146.06'
L9	45.99'	S45° 47' 03"E	C7	36.44'	50.00'	041° 45' 24"	S8° 31' 02"E	35.64'	19.07'
L10	29.54'	N62° 49' 49"W	C8	11.98'	50.00'	013° 43' 31"	S36° 15' 29"E	11.95'	6.02'
L11	95.47'	N52° 24' 05"W	C9	48.42'	50.00'	055° 28' 55"	S70° 51' 42"E	46.55'	26.30'
L12	38.45'	N45° 47' 03"W	C10	24.02'	100.00'	013° 45' 38"	S88° 16' 40"W	23.96'	12.07'
L13	72.01'	N39° 45' 16"W	C11	229.90'	100.00'	131° 43' 17"	N18° 58' 53"W	182.51'	223.14'
L14	18.11'	N35° 52' 26"W	C12	151.73'	100.00'	086° 56' 11"	S89° 39' 09"E	137.59'	94.79'
L15	4.06'	S81° 24' 10"E	C13	102.18'	100.00'	058° 32' 44"	S16° 54' 42"E	97.79'	56.06'
L16	70.71'	N53° 35' 50"E	C14	48.42'	50.00'	055° 28' 55"	N15° 22' 47"W	46.55'	26.30'
L17	15.91'	N08° 35' 50"E	C15	8.04'	50.00'	009° 12' 49"	N47° 43' 39"W	8.03'	4.03'
L18	10.00'	N82° 42' 21"W	C16	40.38'	50.00'	046° 16' 06"	N75° 28' 06"W	39.29'	21.36'
L19	70.71'	S53° 35' 50"W	C17	192.98'	100.00'	110° 34' 17"	S43° 19' 01"E	164.40'	144.34'
L20	70.71'	S36° 24' 10"E	C18	52.51'	50.00'	060° 10' 10"	N18° 06' 57"W	50.13'	28.97'
			C19	153.57'	265.00'	033° 12' 09"	N64° 48' 06"W	151.43'	79.01'
			C20	176.19'	100.00'	100° 57' 05"	S59° 04' 22"W	154.27'	121.20'
			C21	121.32'	100.00'	069° 30' 46"	S26° 09' 33"E	114.02'	69.39'
			C22	259.29'	100.00'	148° 33' 41"	N3° 49' 45"E	192.52'	355.30'

- NOTES:**
- SETBACKS: AS PER CITY OF PHARR ORDINANCE
  - MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION FOR ALL BUILDING IMPROVEMENTS IS: 18" ABOVE TOP OF CURVE MEASURED AT FRONT CENTER OF LOT.
  - THIS SUBDIVISION IS IN FLOOD ZONE "C" & FLOOD ZONE "A". FLOOD ZONE "C" ARE AREAS OF MINIMAL FLOODING. FLOOD ZONE "A" ARE AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED. BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE ELEVATION 86.00. PROPERTY IS BEING REMOVED FROM THE FLOOD ZONE AS PER FEMA CASE NO. \_\_\_\_\_
  - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY 1,647,765 C.F. AND A VOLUME OF APPROXIMATELY 37,827 AC.-F. 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 INDUSTRIAL DEVELOPMENT. LOTS SHALL BE RESPONSIBLE TO DETAIN ON SITE AS FOLLOWS: LOT 1: 136,491.241 C.F., LOT 2: 145,587.83 C.F., LOT 3: 68,343.78 C.F., LOT 4: 78,804.05 C.F., LOT 5: 84,517.33 C.F., LOT 6: 74,312.39 C.F., LOT 7: 85,296.25 C.F., LOT 8: 84,053.60 C.F., LOT 9: 89,849.64 C.F., LOT 10: 107,952.03 C.F., LOT 11: 158,255.68 C.F., LOT 12: 75,042.21 C.F., LOT 13: 147,446.70 C.F., LOT 14: 139,375.70 C.F. & LOT 15: 172,436.57 C.F. TO A TOTAL OF 1,647,765 C.F.
  - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 [ GEOID 2003 ]  
BENCH MARK NO.1 - MHI MONUMENT SET IN CONCRETE AT THE SOUTH CORNER CLIP OF LOT 19 OF THIS SUBDIVISION. N-1661122.950, E: 1113390.000, ELEVATION: 91.35.  
BENCH MARK NO.2 - MHI MONUMENT SET IN CONCRETE AT THE SOUTH CORNER CLIP OF LOT 77 OF THIS SUBDIVISION. N-16612293.020, E: 1112262.750, ELEVATION: 92.75.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 166,106 CUBIC-FEET (3.813 ACRE-FEET) OF STORM WATER RUNOFF.
  - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, 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.
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
  - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
  - NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  - NO ACCESS SHALL BE PERMITTED FROM OWASSA ROAD ONTO LOTS 1-19 & 77.
  - BUFFER FENCE IS REQUIRED BY DEVELOPER ALONG THE REAR SIDE OF ALL THE PROPOSED LOTS ABUTTING OWASSA ROAD.
  - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
  - CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, FORTCO PROPERTIES MANAGEMENT COMPANY AS OWNER OF THE 139.719 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

MARCUS FORTHUBER, PRESIDENT DATE: \_\_\_\_\_  
ROUTE 2 BOX 77  
SAN JUAN, TEXAS 78589

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARCUS FORTHUBER 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, UTAH COUNTY, UTAH  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/06/2023, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE: \_\_\_\_\_  
DATE SURVEYED: 11-06-2023  
SURVEYING JOB No. 23199.08

## SUBDIVISION MAP OF PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION

BEING A 139.719 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOTS 10, 11, 17 AND 16, BLOCK 6, OUT OF LOTS 12 THRU 15, BLOCK 5, ALL OF LOTS 27 THRU 30, BLOCK 12, ALL OF LOTS 26 AND 31, BLOCK 11, SAN JUAN PLANTATION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS



MELDEN & HUNT, INC.  
TEXAS REGISTER F-1438

**MELDEN & HUNT, INC.**  
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METES & BOUNDS

A TRACT OF LAND CONTAINING 139.719 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOTS 10, 11, 17 AND 16, BLOCK 6, OUT OF LOTS 12 THRU 15, BLOCK 5, ALL OF LOTS 27 THRU 30, BLOCK 12, ALL OF LOTS 26 AND 31, BLOCK 11, SAN JUAN PLANTATION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS, SAID 139.719 ACRES BEING A PART OF PORTION OF A CERTAIN TRACT CONVEYED TO FORTICO PROPERTIES LTD, A TEXAS LIMITED PARTNERSHIP COMPANY, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2895970, HIDALGO COUNTY OFFICIAL RECORDS, SAID 139.719 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 10, WITHIN THE RIGHT OF WAY OF SAN JUAN ROAD AND LAS MILPAS ROAD, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- 1. THENCE, S 81° 24' 10" E along the North line of said Lots 10 through 13, at a distance of 660.00 feet, pass the Northeast corner of said Lot 10, and the Northwest corner of said Lot 11, at a distance of 1,320.00 feet, pass the Northeast corner of said Lot 11, and the Northwest corner of said Lot 12, at a distance of 1,980.00 feet, pass the Northeast corner of said Lot 12, and the Northwest corner of said Lot 13, continuing a total distance of 2,640.00 feet to a Nail set at the Northeast corner of said Lot 13, for the Northeast corner of this tract;
2. THENCE, S 08° 34' 50" W ALONG THE EAST LINE OF SAID LOTS 13, 14, 28 AND 29, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING RIGHT-OF-WAY LINE OF LAS MILPAS ROAD, AT A DISTANCE OF 660.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 13, AND THE NORTHEAST CORNER OF SAID LOT 14, AT A DISTANCE OF 1,320.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 14, AND THE NORTHEAST CORNER OF SAID LOT 28, AT A DISTANCE OF 1,980.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 28, AND THE NORTHEAST CORNER OF SAID LOT 29, CONTINUING A TOTAL DISTANCE OF 2,640.00 FEET TO NAIL SET AT THE SOUTHEAST CORNER OF SAID LOT 29, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, N 81° 24' 10" W, ALONG THE SOUTH LINE OF SAID LOTS 29, 30, AND SAID LOT 31, AT A DISTANCE OF 660.77 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 29, AND THE SOUTHEAST CORNER OF SAID LOT 30, AT A DISTANCE OF 1320.77 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 30, AND THE SOUTHEAST CORNER OF SAID LOT 31, CONTINUING A TOTAL DISTANCE OF 2213.77 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 31, FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 07° 17' 34" E, ALONG THE WEST LINE OF SAID LOT 31, AND EAST RIGHT-OF-WAY LINE OF HIDALGO COUNTY DISTRICT NO. 2 CANAL, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF ANAYA ROAD, CONTINUING A TOTAL DISTANCE OF 726.14 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 82° 42' 21" W, ALONG A NORTH LINE OF SAID CANAL, A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, N 07° 17' 34" E, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CANAL, A DISTANCE OF 182.76 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 48° 49' 10" E, ALONG THE NORTH LINE OF SAID LOT 31, AND SOUTH RIGHT-OF-WAY LINE OF SAID CANAL, AT A DISTANCE OF 1,072.48 FEET PASS A NO. 4 REBAR SET ON THE RIGHT-OF-WAY LINE OF A COUNTY ROAD (NOT OPEN), CONTINUING A TOTAL DISTANCE OF 1,096.22 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, N 08° 35' 50" E, ALONG THE EAST LINE OF SAID CANAL, WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD (NOT OPEN), A DISTANCE OF 118.53 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, N 48° 49' 10" W, A DISTANCE OF 23.74 FEET PASS A NO. 4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD (NOT OPEN), A TOTAL DISTANCE OF 1,566.56 FEET ALONG THE SOUTH LINE OF SAID LOT 26, AND THE NORTH RIGHT-OF-WAY LINE OF SAID CANAL, TO A NAIL SET WITHIN THE RIGHT-OF-WAY OF SAN JUAN ROAD, FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, N 08° 35' 50" E, ALONG THE WEST LINE OF SAID LOTS 10 AND 17, WITHIN THE EXISTING RIGHT-OF-WAY OF SAN JUAN ROAD, AT A DISTANCE OF 660.00 FEET PASS THE NORTHWEST CORNER OF SAID LOT 17 AND SOUTHWEST CORNER OF SAID LOT 10, CONTINUING TOTAL DISTANCE OF 1,359.73 FEET TO THE POINT OF BEGINNING AND CONTAINING 146.632 ACRES SAVE AND EXCEPT 3.690 ACRES CONVEYED TO HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY, BY VIRTUE OF A DEED RECORDED UNDER DOCUMENT NUMBER 2728741, HIDALGO COUNTY OFFICIAL RECORDS, FURTHER SAVE & EXCEPT 3.223 ACRES WITHIN A 80-FOOT CANAL CLAIMED IN FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, LEAVING 139.719 ACRES GROSS, OF WHICH 1.098 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF LAS MILPAS ROAD, 0.618 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SAN JUAN ROAD, 1.017 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF ANAYA ROAD, 4.665 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF COUNTY ROADS-NOT OPEN, LEAVING A NET OF 132.321 ACRES OF LAND MORE OR LESS.

SAVE AND EXCEPT:

A TRACT OF LAND CONTAINING 3.690 ACRES SITUATED IN THE CITY OF SAN JUAN, COUNTY OF HIDALGO, TEXAS, BEING 3.690 ACRES OUT OF SAID LOTS 10 AND 11, BLOCK 6, SAN JUAN PLANTATION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS SAID 3.690 ACRES CONVEYED TO HIDALGO COUNTY REGIONAL MOBILITY AUTHORITY, BY VIRTUE OF A DEED RECORDED UNDER DOCUMENT NUMBER 2728741 HIDALGO COUNTY OFFICIAL RECORDS, SAID 3.690 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 10, WITHIN THE RIGHT OF WAY OF SAN JUAN ROAD AND LAS MILPAS ROAD;

THENCE, S 81° 24' 10" E, ALONG THE NORTH LINE OF SAID LOT 10, WITHIN THE RIGHT-OF-WAY OF LAS MILPAS ROAD, A DISTANCE OF 20.00 FEET;

THENCE, S 08° 35' 51" W, WITHIN THE RIGHT-OF-WAY OF LAS MILPAS ROAD, A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY OF LAS MILPAS ROAD, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

- 1. THENCE, S 81° 24' 11" E, ALONG THE EXISTING SOUTH RIGHT OF WAY LINE OF LAS MILPAS ROAD, AT A DISTANCE OF 640.00 FEET, PASS THE EAST LINE OF SAID LOT 10, AND WEST LINE OF SAID LOT 11, A TOTAL DISTANCE OF 1,130.91 FEET, TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 08° 35' 54" W, A DISTANCE OF 17.56 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
3. THENCE, S 89° 38' 21" W, A DISTANCE OF 233.79 FEET TO A NO. 4 REBAR SET, FOR A CORNER OF THIS TRACT;
4. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 014° 20' 11", WITH A RADIUS OF 897.96 FEET, AN ARC LENGTH OF 224.69 FEET, A TANGENT OF 112.93 FEET, AND A CHORD THAT BEARS S 82° 28' 15" W A DISTANCE OF 224.10 FEET, FOR A CORNER OF THIS TRACT;
5. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 015° 51' 04", A RADIUS OF 981.96 FEET, AN ARC LENGTH OF 271.66 FEET, A TANGENT OF 136.71 FEET, AND A CHORD THAT BEARS S 83° 13' 41" W A DISTANCE OF 270.80 FEET, TO A NO. 4 REBAR SET, FOR A CORNER OF THIS TRACT;
6. THENCE, N 88° 50' 47" W, A DISTANCE OF 368.51 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, S 51° 04' 16" W, A DISTANCE OF 77.65 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 09° 41' 09" W, A DISTANCE OF 302.54 FEET TO A NO. 4 REBAR SET ON THE EAST EXISTING RIGHT-OF-WAY LINE OF SAN JUAN ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;
9. THENCE, N 08° 35' 51" E, ALONG THE EXISTING EAST RIGHT OF WAY LINE OF SAN JUAN ROAD, A DISTANCE OF 595.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.690 ACRES OF LAND MORE OR LESS.

FURTHER SAVE & EXCEPT:

A TRACT OF LAND CONTAINING 3.223 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING 3.223 OUT OF LOT 11, BLOCK 6, AND LOTS 12, 13 AND 14, BLOCK 5, SAN JUAN PLANTATION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS, SAID 3.223 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF SAID LOT 10, WITHIN THE RIGHT OF WAY OF SAN JUAN ROAD AND LAS MILPAS ROAD;

THENCE, S 81° 24' 10" E, ALONG THE NORTH LINE OF SAID LOT 10, WITHIN THE RIGHT-OF-WAY OF LAS MILPAS ROAD, A DISTANCE OF 1,138.60 FEET TO A NAIL SET FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THIS TRACT;

- 1. THENCE, S 81° 24' 10" E, ALONG THE NORTH LINE OF SAID LOT 10, WITHIN THE RIGHT-OF-WAY OF LAS MILPAS ROAD, A DISTANCE OF 251.17 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
2. THENCE, S 62° 49' 49" E A DISTANCE OF 33.38 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
3. THENCE, S 52° 24' 05" E A DISTANCE OF 105.06 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, S 49° 07' 24" E A DISTANCE OF 569.31 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
5. THECE, S 45° 47' 03" E A DISTANCE OF 45.99 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
6. THENCE, S 39° 45' 16" E A DISTANCE OF 78.93 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 35° 52' 26" E A DISTANCE OF 743.17 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, S 38° 03' 52" E A DISTANCE OF 39.40 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, S 08° 34' 50" W A DISTANCE OF 110.02 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, N 38° 03' 52" W A DISTANCE OF 116.46 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
11. THENCE, N 35° 52' 26" W A DISTANCE OF 741.99 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
12. THENCE, N 39° 45' 16" W A DISTANCE OF 72.01 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
13. THENCE, N 45° 47' 03" W A DISTANCE OF 39.45 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
14. THENCE, N 49° 07' 24" W A DISTANCE OF 564.69 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
15. THENCE, N 52° 24' 05" W A DISTANCE OF 95.47 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
16. THENCE, N 62° 49' 49" W A DISTANCE OF 264.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.223 ACRES OF LAND, MORE OR LESS.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE DAY OF 20

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

PRESIDENT ATTEST: SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON DAY OF 20

ENVIRONMENTAL HEALTH DIVISION MANAGER

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON DAY OF 20

HIDALGO COUNTY JUDGE DATE: HIDALGO COUNTY CLERK DATE:

CITY OF PHARR CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

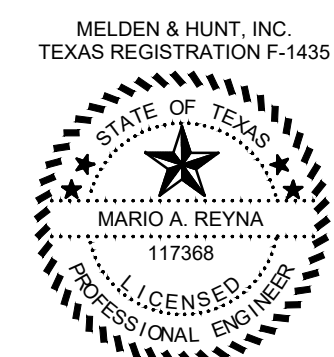
WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF PHARR ON DAY OF 20

MAYOR OF THE CITY PHARR ATTEST: SECRETARY OF THE CITY OF PHARR

CITY OF PHARR CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115 (B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF PHARR ON DAY OF 20

DANNY WYLLIE, P&Z CHAIRMAN OF THE CITY OF PHARR



SUBDIVISION MAP OF PHARR INTERNATIONAL INDUSTRIAL PARK SUBDIVISION

BEING A 139.719 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF LOTS 10, 11, 17 AND 16, BLOCK 6, OUT OF LOTS 12 THRU 15, BLOCK 5, ALL OF LOTS 27 THRU 30, BLOCK 12, ALL OF LOTS 26 AND 31, BLOCK 11, SAN JUAN PLANTATION SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 52, HIDALGO COUNTY MAP RECORDS.

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