AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, DECEMBER 16, 2025 - 3:30 PM
MCALLEN CITY HALL, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR

At any time during the course of this meeting, the Planning & Zoning Board may retire to Executive Session under Texas Government Code 551.071(2) to confer with its legal counsel on any subject matter on this agenda in which the duty of the attorney to the Planning & Zoning Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Government Code. Further, at any time during the course of this meeting, the Planning and Zoning Commission may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code -

CALL TO ORDER -

PLEDGE OF ALLEGIANCE -

INVOCATION -

1) MINUTES:

a) Approval of the November 4, 2025 meeting minutes

2) PUBLIC HEARING

a) REZONING:

1. Rezone from R-4 (Mobile Home & Modular Home-OC) District to C-2 (Regional Commercial-UDC) District: a 1.12 Acre and 0.372 Acre tract of land out of Lot 8, Section 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 200 & 216 Date Palm Avenue. **(REZ2025-0267)**

2. Rezone from R-1 (Single-Family Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 10, Block 1, Southwest Heights Subdivision, Hidalgo County, Texas; 416 South 28th Street. **(REZ2025-0252)**

3. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 10, Block 2, Hackberry Place Subdivision, Hidalgo County, Texas; 917 North 9th Street. **(REZ2025-0255)**

4. Rezone from R-3A (Multi-Family Residential Apartments-OC) District to C-2 (Regional Commercial-UDC) District:0.29 of an acre tract of land out of Lot 1, Contreras Subdivision, Hidalgo County, Texas; 301 South Taylor Road **(REZ2025-0253)**

5. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: A 0.10-acre tract of land out of Lots 5-9, Block 2, Guerra's Addition Subdivision, Hidalgo County, Texas; 808 South 19th Street **(REZ2025-0254)**

6. Rezone from R-3T (Multi-Family Residential Townhomes-OC) District to R-3 (High-Density Residential-UDC) District: Lots 1-32, Common Area, and Lot A (Drainage Detention Pond), Turin Estates Phase I Subdivision, Hidalgo County, Texas; 3400-3622 Zinnia Avenue **(REZ2025-256)**

7. Rezone from R-4 (Mobile Home & Modular Home-OC) District to R-1 (Low Density Residential-UDC) District: 0.16 of an acre tract of land out of Lot 8, Section, 8, Hidalgo Canal Company's Subdivision, Hidalgo County, Texas; 302 Date Palm Avenue. **(REZ2025-0266)**

b) CONDITIONAL USE PERMITS:

1. Request of Dalinda Alcantar on behalf of Boys & Girls Club of McAllen, for a Conditional Use Permit, for life of the use, and adoption of an ordinance, for an Institutional Use (Boys and Girls Club of McAllen) at Lot 67 & W 3 AC of Lot 70 Block 2, McAllen Second Suburban Citrus Groves Subdivision, Hidalgo County, Texas; 2400 Jordan Road. **(CUP2025-0103)**

2. Request of Ahmed Alsabahi, for a Conditional Use Permit, for one year, and adoption of an ordinance, for a Smoke Shop (Blazin Smoke Shop) at Lot 1B, McAllen Convention Center Subdivision, Hidalgo County, Texas; 3400 Expressway 83, Suite 120. **(CUP2025-0113)**

3. Request of Gustavo A. Calles Flores on behalf of 2601 W. Expressway 83, LLC, for a Conditional Use Permit for one year, for a portable building at Lot 2B, Valram Heights Subdivision, Hidalgo County, Texas; 2703 Expressway 83 **(CUP2025-0095)**

4. Request of David M. Rossow, for a Conditional Use Permit for two years, and adoption of an Ordinance, for a Vape Shop at Lot 1A, Wilson Subdivision, Hidalgo County, Texas; 4000 North 10th Street Suite 35. **(CUP2025-0112)**

3) CONSENT:

a) Ali Subdivision, 4617 N. Jackson Road, Abraham Ali Mendiola, **(SUB2025-0177) (FINAL) SSMV**

b) Matias Estates Subdivision, 11600 N. 29TH Street, Matias Gonzalez, **(SUB2025-0175) (FINAL) M&H**

4) SUBDIVISIONS:

a) Hidden Grove Estates Subdivision, 8601 N 2ND St, J&D Produce, Inc, **(SUB2025-0172) (FINAL) M&H (Tabled on 12/02/2025)**

b) The Villages at Dallas Subdivision, 601 Dallas Avenue, Smart Pecunia, LLC **(SUB2025-0137) (REVISED FINAL) RDE**

c) Las Brisas Phase II Subdivision, 3105 Monte Cristo Road, Rhodes Development, Inc **(SUB2025-0111) (FINAL) M&H (Tabled on 12/02/2025)**

d) Vacating a portion of Racquet Club and Replat to Park West, 11201 N. 10th Street, Domain Development, Corp **(SUB2025-0008) (REVISED FINAL) M&H**

e) Vacating a portion of Racquet Club and Replat to the Villages at Park West, 1400 Sprague Road, Domain Development, Corp **(SUB2025-0007) (REVISED FINAL) M&H**

f) Trinity Oaks Subdivision, 9900 N. 29TH Street, Jakob & Andrea Waldbusser, **(SUB2025-0178) (PRELIMINARY) QHA**

g) Benitez Paradise Subdivision, 10421 N. La Lomita Road, Stephanie Villanueva Benitez, **(SUB2025-0183) (PRELIMINARY) RDE**

h) Verona Heights Subdivision, 2604 N. Ware, 11-11 Development, LLC, **(SUB2025-0180) (PRELIMINARY) SAMES**

i) Zuma Subdivision, 11001 N. Bentsen Palm Drive, Zuma Development Co, LLC, **(SUB2025-0107) (REVISED PRELIMINARY) CHLH**

j) Balboa Acres Subdivision, West Half of Lot 7, Block 29, 3501 Francisca Avenue, Raul Macias, **(SUB2025-0182) (PRELIMINARY) SEA**

k) Balboa Acres Subdivision, East Half of Lot 7, Block 29, 3417 Francisca Avenue, Raul Macias, **(SUB2025-0176) (PRELIMINARY) SEA**

l) Dove Plaza Subdivision, 1100 Dove Avenue, Nanak Management, **(SUB2025-0179) (PRELIMINARY) R.E Garcia**

m) LKR Subdivision, 18613 N. Citrus Drive, LKR Investments Family, **(SUB2025-0171) (PRELIMINARY) VHT**

n) Bravac Park Subdivision, 421 S. Ware Road, Southmost Solutions, LLC **(SUB2024-0122) (REVISED PRELIMINARY) SEA**

o) North McAllen Lots 10A, Block 17 Subdivision, 508 N. 11th Street, Mitala Garza Adame, **(SUB2025-0149 (REVISED PRELIMINARY) HLG**

p) Military Industrial Park Subdivision, 1300 Military Hwy, MCC Industrial Park, LLC **(SUB2025-0130) (REVISED PRELIMINARY) VHT**

5) DISCUSSION:

6) INFORMATION ONLY:

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE PLANNING & ZONING COMMISSION MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY FOR PARTICULAR ACTION AT A FUTURE DATE.

MEETING MINUTES FOR 11/04/2025 WILL BE TURNED IN ON 12/15/2025.

Planning Department

Memo

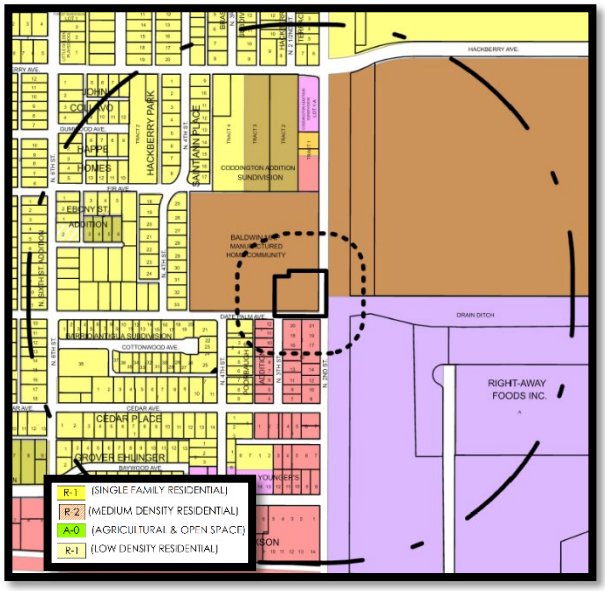
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 16, 2025

SUBJECT: **REZONE FROM R-4 (MOBILE HOME & MODULAR HOME-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: A 1.12 ACRE AND 0.372 ACRE TRACT OF LAND OUT OF LOT 8, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 200 & 216 DATE PALM AVENUE. (REZ2025-0267)**

LOCATION: The subject property is located on the northwest corner of Date Palm Avenue and North 2nd Street.





PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District under the new McAllen Unified Development Code (UDC) for retail office use.

ADJACENT ZONING: The adjacent properties are zoned R-4 (Mobile Home & Modular Home–OC) District to the north, east and west, C-3 (General Business–OC) District to the south and I-1 (Light Industrial-OC) District to the east.

LAND USE: Surrounding land uses include, single-family residences, mobile homes, commercial businesses and Fireman's Park.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the

majority of the land use category but also support townhomes, duplexes and multifamily housing options. Nonresidential uses in this category primarily include neighborhood serving retail, services, and offices.

DEVELOPMENT TRENDS: The development trend in this area along North 2nd Street is commercial, industrial, and mobile home park.

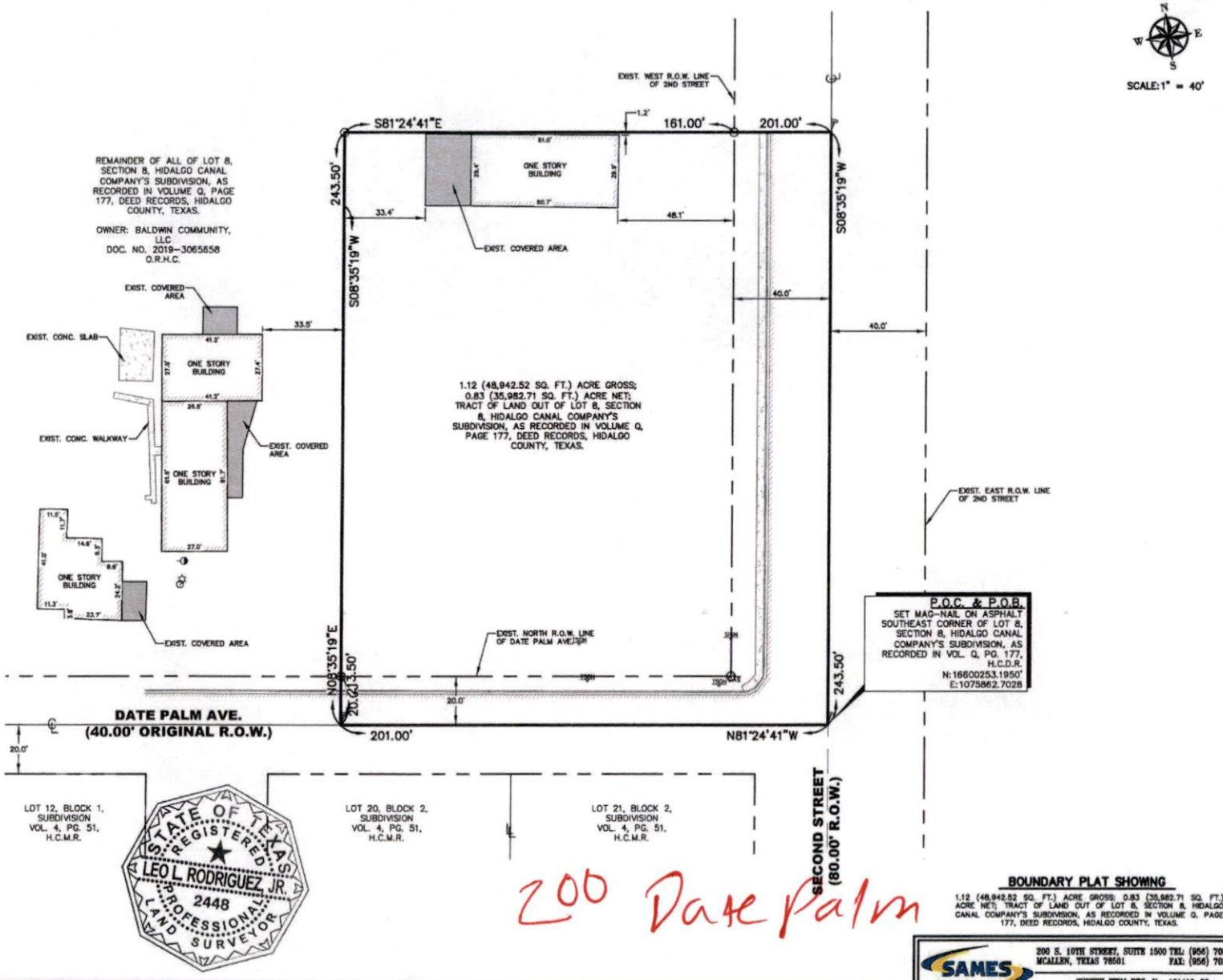
HISTORY: The earliest zoning record found for the properties, indicating an R-4 zoning designation, dates back to 1979.

ANALYSIS: The requested zoning does conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development trend in this area.

Any future constructions must also comply with all development and conditional use permit requirements as applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request.



REVISION NOTES:
REVISION 1 (7/3/2024)
1. ADDED BILLBOARD SYMBOL

LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
	– SET MAG-NAIL
UGG	– UNDER GROUND GAS
TSGN	– TRAFFIC SIGN
BSGN	– BILLBOARD
EXIST.	– EXISTING
CONC.	– CONCRETE
	– ASPHALT
	– CONCRETE
℄	– CENTERLINE
L	– LOT LINE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
H.C.D.R.	– HIDALGO COUNTY DEED RECORDS
O.R.H.C.	– OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	– RIGHT OF WAY
FND.	– FOUND

GENERAL NOTES:
ADDRESS: 310 DATEPALM AVE, MCALLEN, TX 78501
SURVEYED: 06/14/2024
REQUESTED BY: STEVE EDEL
OWNER: BALDWIN COMMUNITY, LLC

FLOOD ZONE DESIGNATION: "ZONE B" – AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

SURVEY NOTES:
1. BASIS OF BEARING AS PER THE WEST RIGHT OF WAY LINE OF SECOND STREET, HIDALGO CANAL COMPANY, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.

3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.

4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

I, LEO L. RODRIGUEZ, JR., CERTIFY THAT THIS PLAT REPRESENTS THE FACTS FOUND ON THE GROUND AT THE TIME OF SURVEY AND THAT THERE ARE NO VISIBLE OR APPARENT EASEMENTS, DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES, OR ANY ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS OR VISIBLE EASEMENTS EXCEPT AS SHOWN ON THIS PLAT. NO SUBSURFACE UTILITIES OR SERVICE CONNECTIONS ARE SHOWN. © COPYRIGHT 2018 SAM ENGINEERING & SURVEYING. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE BORROWER NAMED HEREON, IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN 6 MONTHS AFTER THE SURVEY WAS PROVIDED. NO LICENSE HAS BEEN CREATED OR IMPLIED COPY THIS SURVEY. SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE.

STATE OF TEXAS
REGISTERED
LEO L RODRIGUEZ JR.
2448
PROFESSIONAL
LAND SURVEYOR

7/03/24
LEO L. RODRIGUEZ, JR. DATE REV. 1
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448

200 Date Palm

BOUNDARY PLAT SHOWING
1.12 (48,942.52 SQ. FT.) ACRE GROSS; 0.83 (35,982.71 SQ. FT.) ACRE NET; TRACT OF LAND OUT OF LOT 8, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

JOB NUMBER	DRAWN BY	RVWD. BY	DATE
MORT 24.227	B.S.	L.L.R.	07/03/2024

SHEET 1 OF 3: SURVEY PLAT

SAMES
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101418-00
| MCALLEN TX. | | HARLINGEN TX. | | EDINBURG TX. | | LOS FRESNOS TX. |

REVISION NOTES:
REVISION 1 (7/3/2024)
1. REVISED BOUNDARY
REVISION 2 (7/5/2024)
1. REVISED BOUNDARY

LEGEND

●	– FND. 1/2" IRON ROD
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MAP REVISED: NOVEMBER 2, 1982

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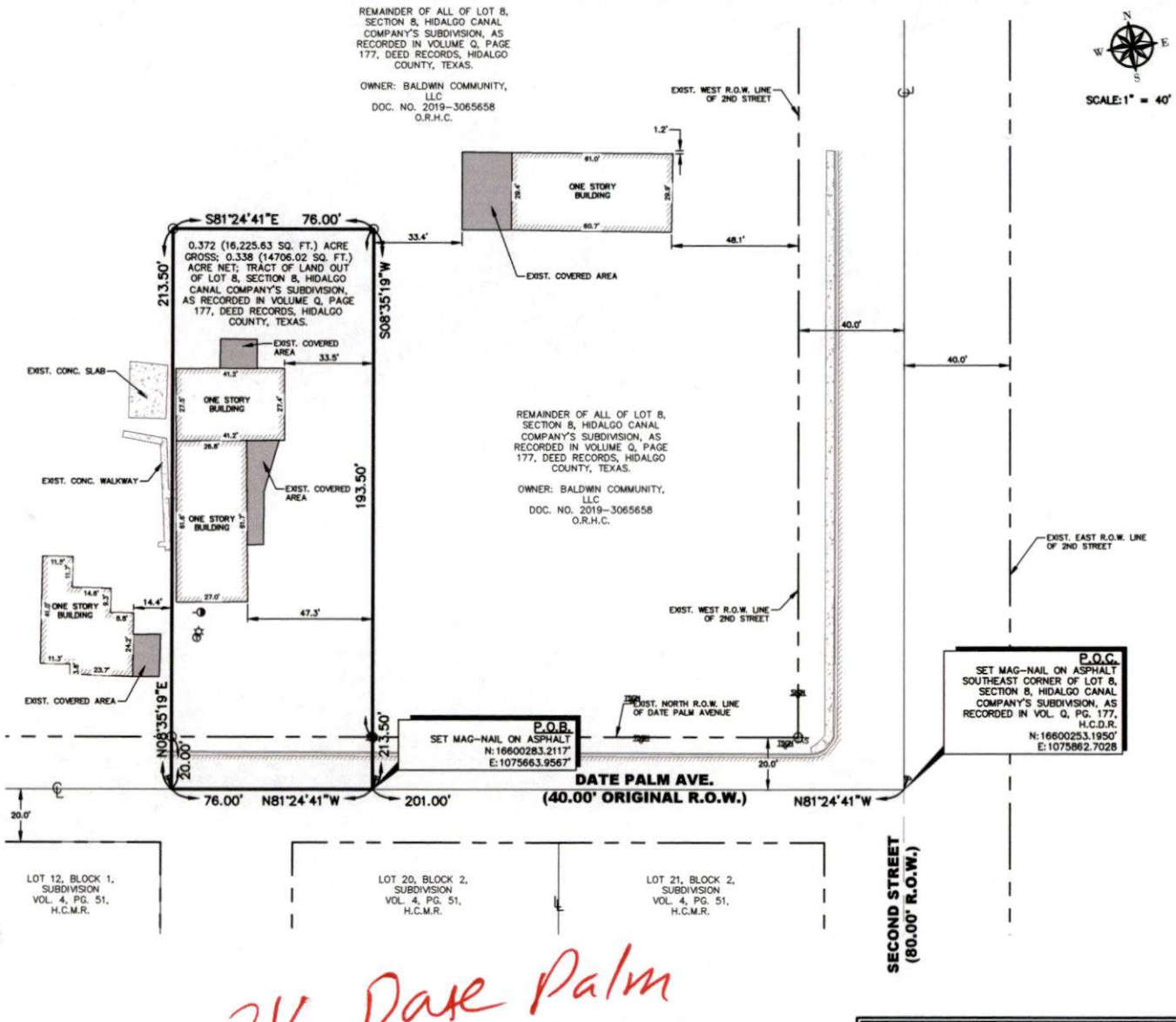
7/05/24
LEO L. RODRIGUEZ, JR. DATE REV. 2
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448

JOB NUMBER	DRAWN BY	RVWD. BY	DATE
MORT 24.227	B.S.	LLR.	7/3/2024

SHEET 1 OF 3: SURVEY PLAT



216 Date Palm

BOUNDARY PLAT SHOWING
0.372 (16,225.63 SQ. FT.) ACRE GROSS; 0.338 (14706.02 SQ. FT.) ACRE NET; TRACT OF LAND OUT OF LOT 8, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

SAMES
200 S. 10TH STREET, SUITE 1500 TEL: (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883
SURVEY FIRM REG. No. 101416-00

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

METES AND BOUNDS DESCRIPTION

0.372 (16,225.63 SQ. FT.) ACRE GROSS; 0.338 (14706.02 SQ. FT.) ACRE NET; TRACT OF LAND OUT OF LOT 8, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEING A 0.372 (16,225.63 SQ. FT.) ACRE GROSS; 0.338 (14706.02 SQ. FT.) ACRE NET; TRACT OF LAND OUT OF LOT 8, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A SET MAG-NAIL ON ASPHALT, AT THE SOUTHEAST CORNER OF LOT 8, SECTION 8, OF SAID HIDALGO CANAL COMPANY'S SUBDIVISION, ALSO BEING AT THE INTERSECTION OF DATE PALM AVENUE (HAVING A 40.00' ORIGINAL R.O.W.) AND SECOND STREET (HAVING A 80.00' R.O.W.), **THENCE;** NORTH 81°24'41" WEST, ALONG THE SOUTH LINE OF LOT 8, SECTION 8, OF SAID HIDALGO CANAL COMPANY'S SUBDIVISION, AND ALSO BEING AT THE CENTERLINE OF SAID DATE PALM AVENUE, A DISTANCE OF 201.00 FEET, TO A SET MAG-NAIL ON ASPHALT, FOR THE **POINT OF BEGINNING** AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N: N:16600283.2117' E:1075663.9567';

THENCE; NORTH 81°24'41" WEST, ALONG THE SOUTH LINE OF LOT 8, SECTION 8, OF SAID HIDALGO CANAL COMPANY'S SUBDIVISION, AND ALSO BEING AT THE CENTERLINE OF SAID DATE PALM AVENUE, A DISTANCE OF 76.00 FEET, TO A SET MAG-NAIL, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°35'19" EAST, AT A DISTANCE OF 20.00 FEET, PASSING A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", AT THE NORTH RIGHT OF WAY LINE OF SAID DATE PALM AVENUE, CONTINUING TO A TOTAL DISTANCE OF 213.50 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°24'41" EAST, A DISTANCE OF 76.00 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

NOV 07 2025

BY: VR

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

THENCE; SOUTH 08°35'19" WEST, AT A DISTANCE OF 193.50 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTH RIGHT OF WAY LINE OF SAID DATE PALM AVENUE, CONTINUING TO A TOTAL DISTANCE OF 213.50 FEET, TO THE **POINT OF BEGINNING**, CONTAINING A 0.372 (16,225.63 SQ. FT.) ACRE GROSS; 0.338 (14706.02 SQ. FT.) ACRE NET; TRACT OF LAND, MORE OR LESS.

REVISION NOTES:

REVISION 1 (7/3/2024)

1. REVISED METES & BOUNDS

REVISION 2 (7/5/2024)

1. REVISED METES & BOUNDS

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, LEO L. RODRIGUEZ, JR., R.P.L.S. CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.

7/05/24

LEO L. RODRIGUEZ, JR., R.P.L.S. DATE REV. 2
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

METES AND BOUNDS DESCRIPTION

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BEING A 1.12 (48,942.52 SQ. FT.) ACRE GROSS; 0.83 (35,982.71 SQ. FT.) ACRE NET; TRACT OF LAND OUT OF LOT 8, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A SET MAG-NAIL ON ASPHALT, AT THE SOUTHEAST CORNER OF LOT 8, SECTION 8, OF SAID HIDALGO CANAL COMPANY'S SUBDIVISION, ALSO BEING AT THE INTERSECTION OF DATE PALM AVENUE (HAVING A 40.00' ORIGINAL R.O.W.) AND SECOND STREET (HAVING A 80.00' R.O.W.), FOR THE **POINT OF BEGINNING** AND THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N:16600253.1950' E:1075862.7028';

THENCE; NORTH 81°24'41" WEST, ALONG THE SOUTH LINE OF LOT 8, SECTION 8, OF SAID HIDALGO CANAL COMPANY'S SUBDIVISION, AND ALSO BEING AT THE CENTERLINE OF SAID DATE PALM AVENUE, A DISTANCE OF 201.00 FEET, TO A SET MAG-NAIL, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°35'19" EAST, AT A DISTANCE OF 20.00 FEET, PASSING A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", AT THE NORTH RIGHT OF WAY LINE OF SAID DATE PALM AVENUE, CONTINUING TO A TOTAL DISTANCE OF 243.50 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°24'41" EAST, AT A DISTANCE OF 161.00 FEET, PASSING A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", AT THE WEST RIGHT OF WAY LINE OF SAID SECOND STREET, CONTINUING TO A TOTAL DISTANCE OF 201.00 FEET, TO A SET MAG-NAIL, AT THE EAST LINE OF LOT 8, SECTION 8, OF SAID HIDALGO CANAL COMPANY'S SUBDIVISION, ALSO BEING AT THE CENTERLINE OF SAID SECOND STREET, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
200 S. 10th Street, Suite 1500, McAllen, Texas 78501 Phone: (956) 702-8880 Fax: (956) 702-8883
DUNS 834820735 CAGE CODE 66N60

THENCE; SOUTH 08°35'19" WEST, ALONG THE EAST LINE OF LOT 8, SECTION 8, OF SAID HIDALGO CANAL COMPANY'S SUBDIVISION, ALSO BEING AT THE CENTERLINE OF SAID SECOND STREET, A DISTANCE OF 243.50 FEET, TO THE **POINT OF BEGINNING**, CONTAINING A 1.12 (48,942.52 SQ. FT.) ACRE GROSS; 0.83 (35,982.71 SQ. FT.) ACRE NET; TRACT OF LAND, MORE OR LESS.

ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, U.S. SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED PLAT OR DOCUMENT.

I, LEO L. RODRIGUEZ, JR., R.P.L.S. CERTIFY THAT THE ABOVE METES AND BOUNDS ARE TRUE AND IS THE RESULT OF AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION.

6/21/24

LEO L. RODRIGUEZ, JR., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2448



Planning Department

Memo

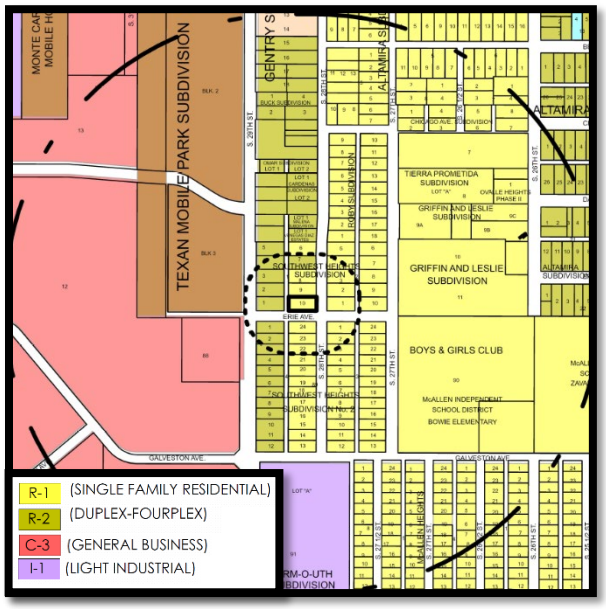
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 16, 2025

SUBJECT: **REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 10, BLOCK 1, SOUTHWEST HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 416 SOUTH 28TH STREET. (REZ2025-0252)**

LOCATION: The subject property is located along the northwest corner of Erie Avenue and South 28th Street and is currently zoned R-1 (Single-Family Residential-OC) District.





PROPOSAL: The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District for a proposed duplex apartment.

ADJACENT ZONING: The adjacent properties are R-1 (Single-Family Residential-OC) District to the north, east, and south and R-2 (Duplex-Fourplex Residential-OC) District to the west.

LAND USE: Surrounding land uses include single-family residences and duplexes.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as complete communities. These areas are majority residential with some office, retail, and other non-residential uses that serve residences.

DEVELOPMENT TRENDS: The development trend in this area is primarily single-family residential and duplex-fourplex residential.

HISTORY: This tract was zoned R-2 (Duplex-Fourplex Residential-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on October 10, 2025.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. It also follows the development and rezoning trend in this area.

Any future constructions must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-2 (Medium-Density Residential-UDC) District.


REZ2025-0252
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

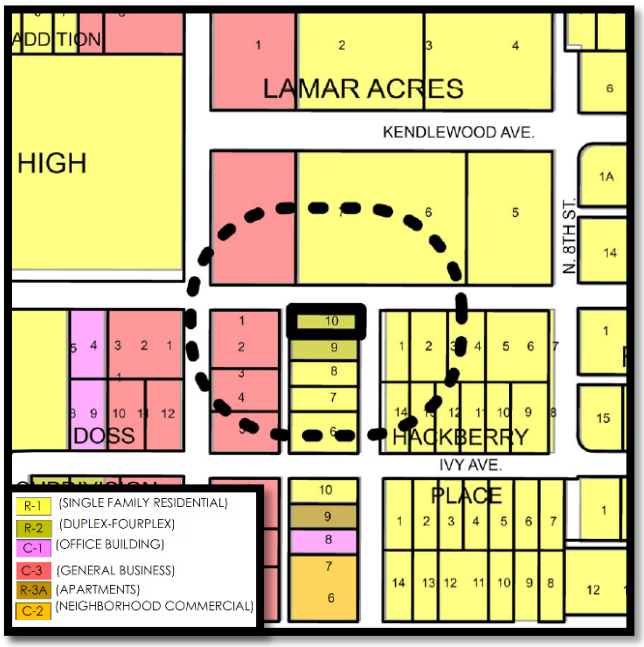
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 16, 2025

SUBJECT: **REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC) DISTRICT TO R-2 (MEDIUM-DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 10, BLOCK 2, HACKBERRY PLACE SUBDIVISION, HIDALGO COUNTY, TEXAS; 917 NORTH 9TH STREET. (REZ2025-0255)**

LOCATION: The subject property is located on the south side of Jasmine Avenue, west of North 9th Street.





PROPOSAL: The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District under the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential–OC) District to the north and east, R-2 (Duplex-Fourplex Residential–OC) District to the south, and C-3 (General Business-OC) to the west.

LAND USE: Surrounding land uses include, single-family residences, duplex residences, and office/retail.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. Single-family homes make up the majority of the land use category but also supports townhomes, duplexes and multifamily housing options.

DEVELOPMENT TRENDS: The development trend along this area is single-family residences, duplexes, and commercial.

HISTORY: The earliest zoning record found for the property, indicating an R-2 zoning designation, dates back to 1979.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-2 (Medium Density Residential-UDC) District is an equivalent zoning district to the current R-2 District zoning designation.

Any future constructions must also comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

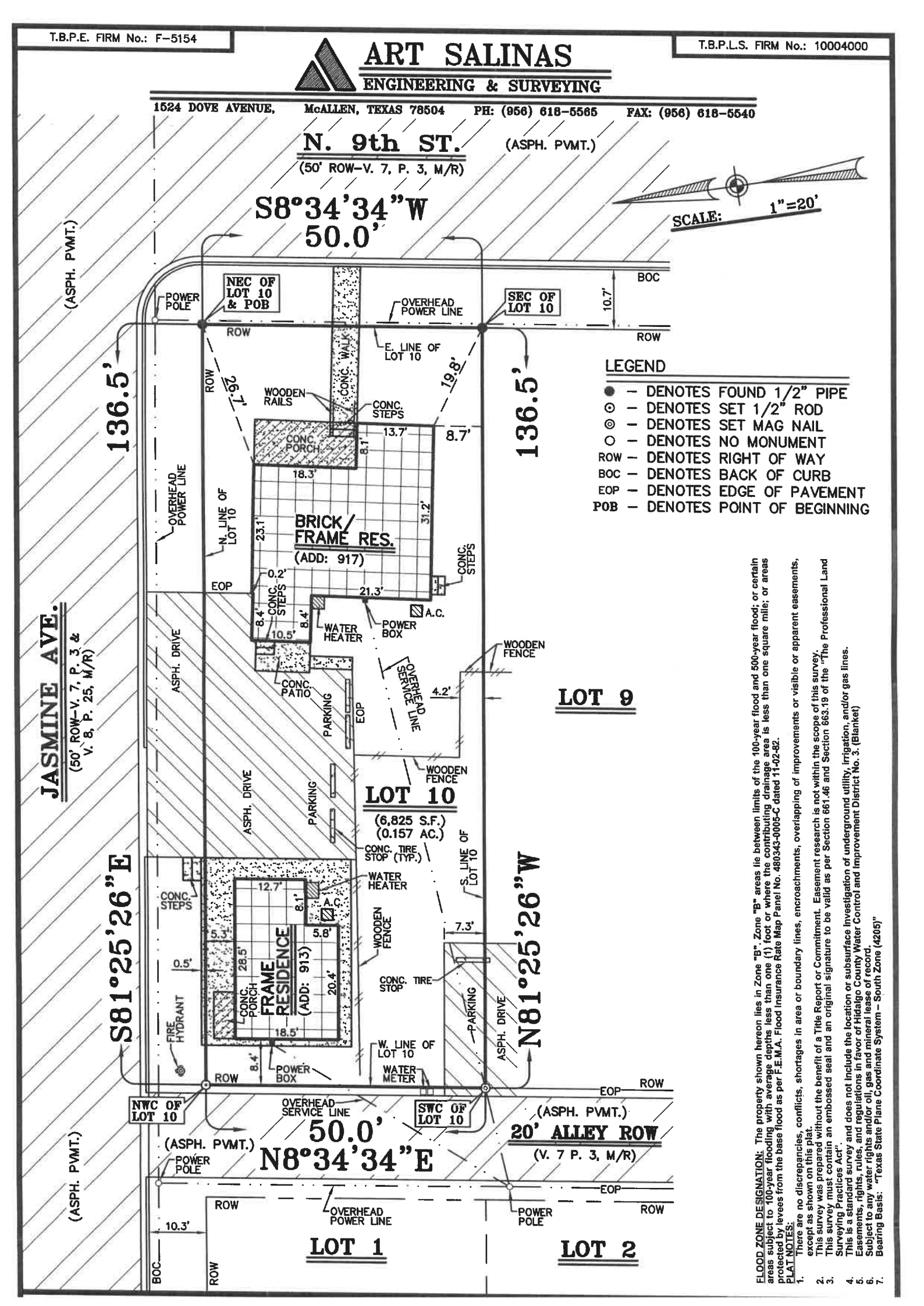
RECOMMENDATION: Staff recommends approval of the rezoning request to R-2 (Medium Density Residential-UDC) District.

T.B.P.E. FIRM No.: F-5154

ART SALINAS
ENGINEERING & SURVEYING

T.B.P.L.S. FIRM No.: 10004000

1524 DOVE AVENUE, McALLEN, TEXAS 78504 PH: (956) 618-5565 FAX: (956) 618-5540



LEGEND

- ● – DENOTES FOUND 1/2" PIPE
- ⊙ – DENOTES SET 1/2" ROD
- ◎ – DENOTES SET MAG NAIL
- ○ – DENOTES NO MONUMENT
- ROW – DENOTES RIGHT OF WAY
- BOC – DENOTES BACK OF CURB
- EOP – DENOTES EDGE OF PAVEMENT
- POB – DENOTES POINT OF BEGINNING

FLOOD ZONE DESIGNATION: The property shown hereon lies in Zone "B", Zone "B" areas lie between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood as per F.E.M.A. Flood Insurance Rate Map Panel No. 480343-0005-C dated 11-02-82.

PLAT NOTES:

1. There are no discrepancies, conflicts, shortages in area or boundary lines, encroachments, overlapping of improvements or visible or apparent easements, except as shown on this plat.
2. This survey was prepared without the benefit of a Title Report or Commitment. Easement research is not within the scope of this survey.
3. This survey must contain an embossed seal and an original signature to be valid as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act".
4. This is a standard survey and does not include the location or subsurface investigation of underground utility, irrigation, and/or gas lines.
5. Easements, rights, rules, and regulations in favor of Hidalgo County Water Control and Improvement District No. 3. (Blanket)
6. Subject to any water rights and/or oil, gas and mineral lease of record.
7. Bearing Basis: "Texas State Plane Coordinate System – South Zone (4205)"

REZ2025-0255
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

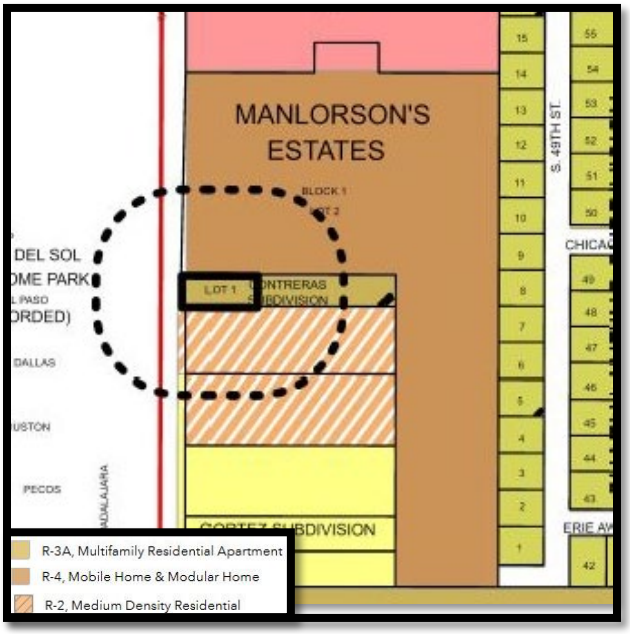
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 16, 2025

SUBJECT: **REZONE FROM R-3A (MULTI-FAMILY RESIDENTIAL APARTMENTS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: 0.29 OF AN ACRE TRACT OF LAND OUT OF LOT 1, CONTRERAS SUBDIVISION, HIDALGO COUNTY, TEXAS, 301 SOUTH TAYLOR ROAD (REZ2025-0253)**

LOCATION: The subject property is located along the east side of South Taylor Road south of U.S. Highway 83 and is currently zoned R-3A (Multifamily Residential Apartments-OC) District.





PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial-UDC) District for a proposed coffee/ European pastry shop.

ADJACENT ZONING: The adjacent properties are R-4 (Mobile Home and Modular Home-OC) District to the north, R-3A (Multi-Family Residential-OC) District to the east and R-2 (Medium Density Residential-UDC) District to the south. The property on the west side of South Taylor is outside the City Limits.

LAND USE: Surrounding land uses include, single-family residences, mobile homes and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as complete communities. These areas are majority residential with some office, retail, and other non-residential uses that serve residences.

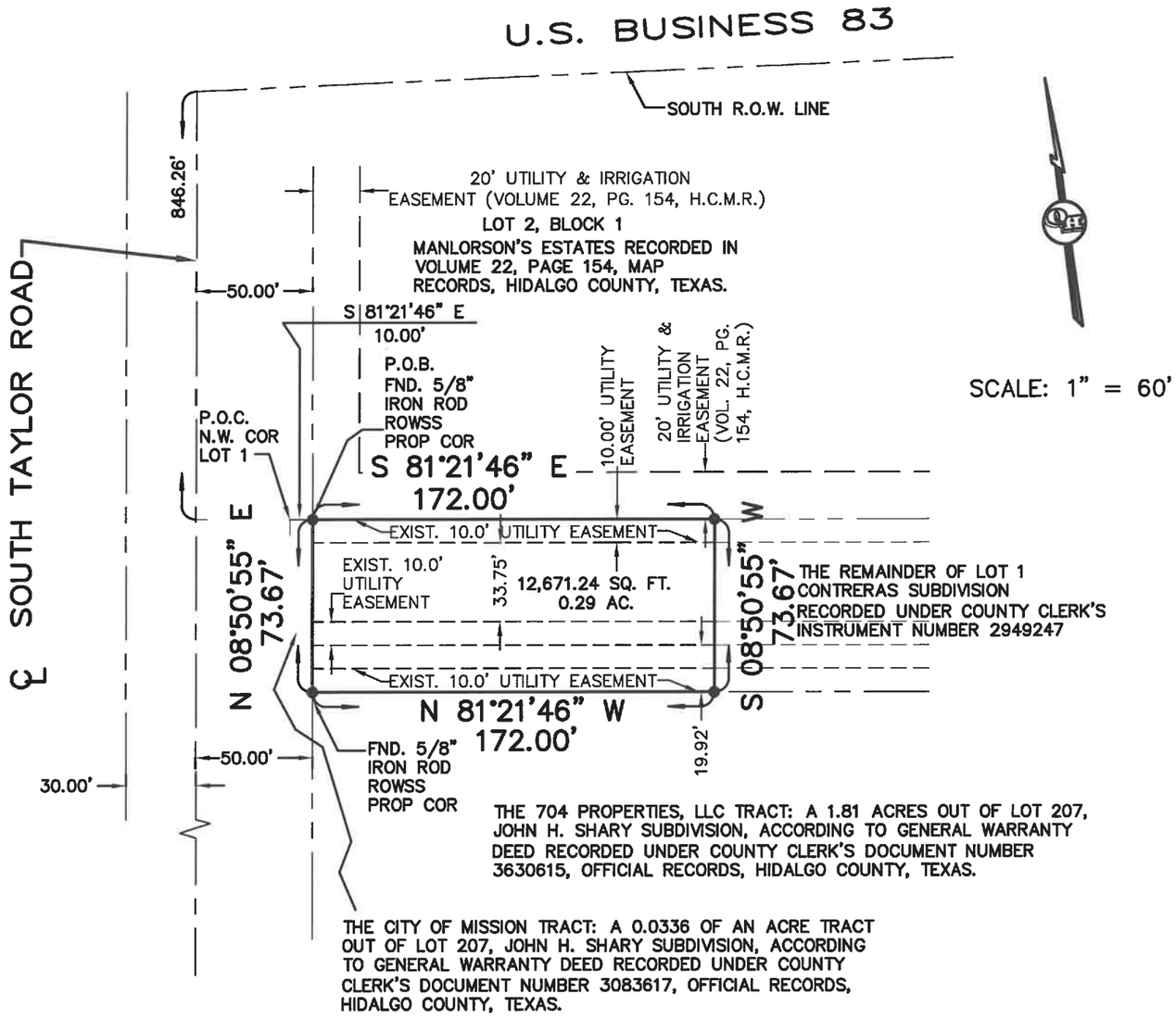
DEVELOPMENT TRENDS: The development trend of this area is primarily single-family residential and mobile homes.

ANALYSIS: The requested zoning does not conform to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The C-2 designation would allow for higher intensity uses that would not be compatible with the surrounding neighborhood residences including, bars, mechanic shops, retail plazas etc.

Any future constructions must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends disapproval of the rezoning request to C-2 (Regional Commercial-UDC) District, alternatively staff recommends approval to C-1 (Local Commercial-UDC).



SCALE: 1" = 60'

LEGEND
- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = MAILBOX
- = SIGN
- = SERVICE POLE
- = GAS VALVE
- = TEL PED

SCHEDULE B PARAGRAPH 6

(d) EASEMENTS FOR ROADWAYS, CANALS, LATERALS, AND OTHER RIGHTS AS SHOWN BY INSTRUMENT RECORDED IN VOLUME 41, PAGE 119, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

(e) EASEMENTS FOR ROADWAYS, CANALS, DRAINAGE DITCHED, OIL AND GAS PIPELINES, TELEGRAPH AND TELEPHONE AND ELECTRIC POWER POLE LINE RIGHTS OF WAYS AS SHOWN BY INSTRUMENT RECORDED IN VOLUME 1297, PAGE 696 AND CORRECTION RECORDED IN VOLUME 1399, PAGE 34, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND UNDER DOCUMENT NUMBER 2702948 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

PLAT SHOWING

A 0.29 OF AN ACRE TRACT OF LAND OUT OF LOT 1 CONTRERAS SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERK'S INSTRUMENT NUMBER 2949247, MAP RECORDS, HIDALGO COUNTY, TEXAS. AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2797646, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

NOTE:
● = SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 UNLESS OTHERWISE NOTED.

FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING. (NO SHADING.)
C.P.N. 480334 0005 C
MAP REVISED: NOVEMBER 2, 1982

BEARINGS SHOWN ON THIS SURVEY PLAT ARE IN ACCORDANCE WITH MANLORSON'S ESTATES RECORDED IN VOLUME 22, PAGE 154, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SHOWN AS THE RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY DIRECTION. THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA ON BOUNDARY LINES, OR ANY VISIBLE ENCROACHMENTS, OR ANY VISIBLE OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN ON THIS PLAT.

STATE OF TEXAS · REGISTERED · ALFONSO QUINTANILLA · 4856 · PROFESSIONAL · LAND SURVEYOR

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856

VOL. 1 PAGE 17
SURVEYED SEPTEMBER 29, 2025
OWNER RAUL CONTRERAS AND VICTORIA IRENE CONTRERAS
ADDRESS
JOB No. 5025548-0033874e
BOOK No. PAGE
Z:\data\SUBDIVISIONS\McAllen\CONTRERAS SUBDIVISION SURVEY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 16, 2025

SUBJECT: **REZONE FROM R-2 (DUPLEX-FOURPLEX RESIDENTIAL-OC) DISTRICT TO R-2 (MEDIUM DENSITY RESIDENTIAL-UDC) DISTRICT: 0.10 ACRE TRACT OUT OF LOTS 5-9, GUERRA'S ADDITION SUBDIVISION, HIDALGO COUNTY TEXAS, 808 SOUTH 19TH STREET (REZ2025-0254)**

LOCATION: The subject property is located along the west side of South 19th Street and south of Houston Avenue and is currently zoned R-2 (Duplex-Fourplex Residential -OC) District.





PROPOSAL: The applicant is requesting to rezone the property to R-2 (Medium Density Residential-UDC) District for a proposed townhome.

ADJACENT ZONING: The adjacent properties are R-3T (Multifamily Residential Townhouse-OC) District to the north and east, and R-2 (Duplex-Fourplex Residential-OC) District to the west and south.

LAND USE: Surrounding land uses include, single-family residences and townhomes.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as complete communities. These areas are majority residential with some office, retail, and other non-residential uses that serve residences.

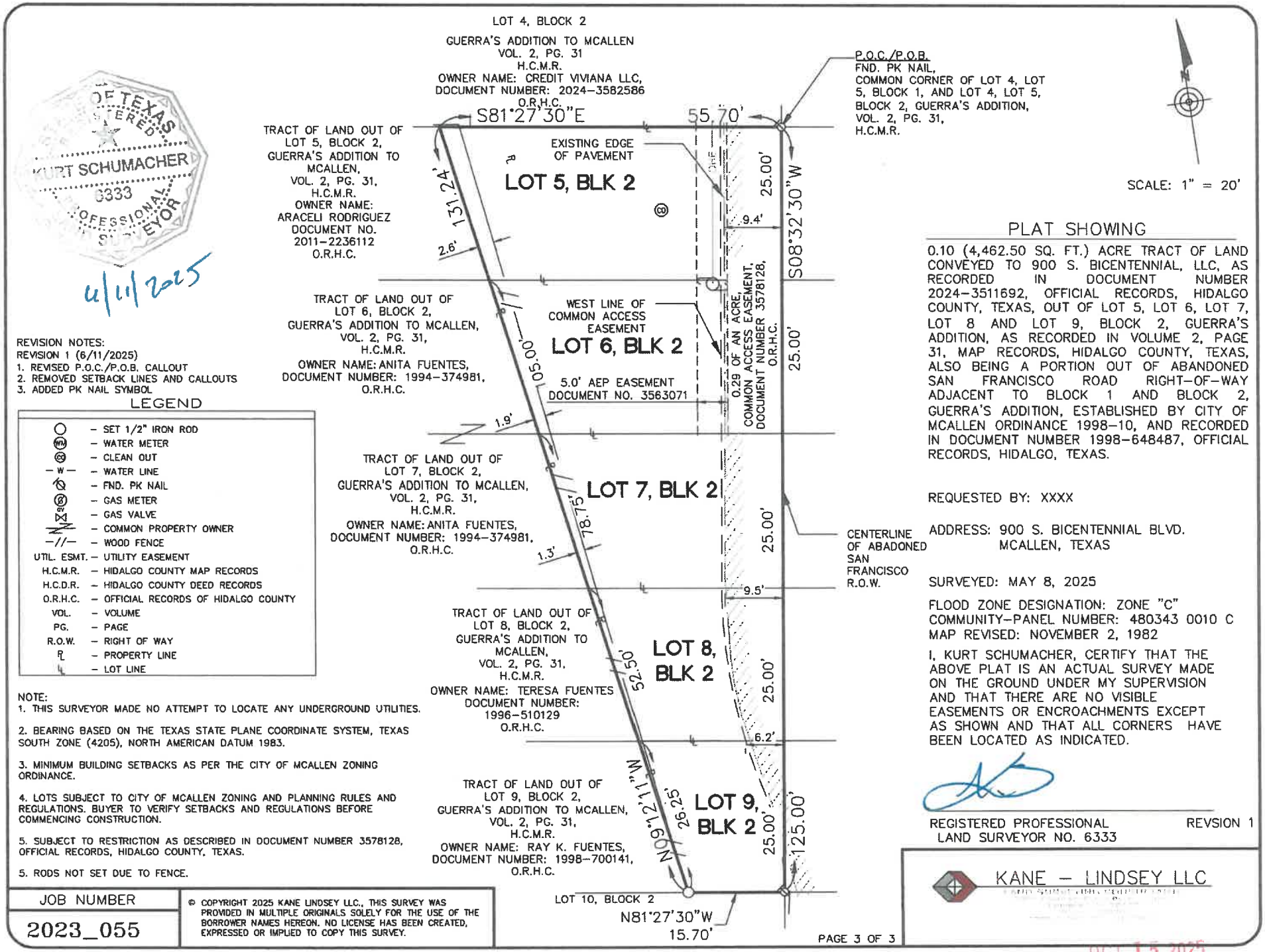
DEVELOPMENT TRENDS: The development trend of this area is primarily single-family residential homes and townhomes.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-2 (Medium Density Residential-UDC) District is the equivalent to the existing R-2 (Single-Family Residential-OC) District.

Any future constructions must also comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-2 (Medium Density Residential-UDC) District.



KURT SCHUMACHER
6333
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

6/11/2025

REVISION NOTES:
REVISION 1 (6/11/2025)
1. REVISED P.O.C./P.O.B. CALLOUT
2. REMOVED SETBACK LINES AND CALLOUTS
3. ADDED PK NAIL SYMBOL

LEGEND

○	– SET 1/2" IRON ROD
WM	– WATER METER
CO	– CLEAN OUT
— W —	– WATER LINE
	– FND. PK NAIL
GAS	– GAS METER
	– GAS VALVE
	– COMMON PROPERTY OWNER
—//—	– WOOD FENCE
UTIL. ESMT.	– UTILITY EASEMENT
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
H.C.D.R.	– HIDALGO COUNTY DEED RECORDS
O.R.H.C.	– OFFICIAL RECORDS OF HIDALGO COUNTY
VOL.	– VOLUME
PG.	– PAGE
R.O.W.	– RIGHT OF WAY
℄	– PROPERTY LINE
⌞	– LOT LINE

NOTE:
1. THIS SURVEYOR MADE NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES.

2. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE (4205), NORTH AMERICAN DATUM 1983.

3. MINIMUM BUILDING SETBACKS AS PER THE CITY OF MCALLEN ZONING ORDINANCE.

4. LOTS SUBJECT TO CITY OF MCALLEN ZONING AND PLANNING RULES AND REGULATIONS. BUYER TO VERIFY SETBACKS AND REGULATIONS BEFORE COMMENCING CONSTRUCTION.

5. SUBJECT TO RESTRICTION AS DESCRIBED IN DOCUMENT NUMBER 3578128, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

5. RODS NOT SET DUE TO FENCE.

JOB NUMBER
2023_055

© COPYRIGHT 2025 KANE LINDSEY LLC., THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMES HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

PLAT SHOWING

0.10 (4,462.50 SQ. FT.) ACRE TRACT OF LAND CONVEYED TO 900 S. BICENTENNIAL, LLC, AS RECORDED IN DOCUMENT NUMBER 2024-3511692, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, OUT OF LOT 5, LOT 6, LOT 7, LOT 8 AND LOT 9, BLOCK 2, GUERRA'S ADDITION, AS RECORDED IN VOLUME 2, PAGE 31, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OUT OF ABANDONED SAN FRANCISCO ROAD RIGHT-OF-WAY ADJACENT TO BLOCK 1 AND BLOCK 2, GUERRA'S ADDITION, ESTABLISHED BY CITY OF MCALLEN ORDINANCE 1998-10, AND RECORDED IN DOCUMENT NUMBER 1998-648487, OFFICIAL RECORDS, HIDALGO, TEXAS.

REQUESTED BY: XXXX

ADDRESS: 900 S. BICENTENNIAL BLVD.
MCALLEN, TEXAS

SURVEYED: MAY 8, 2025

FLOOD ZONE DESIGNATION: ZONE "C"
COMMUNITY-PANEL NUMBER: 480343 0010 C
MAP REVISED: NOVEMBER 2, 1982

I, KURT SCHUMACHER, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6333

REVSION 1

KANE – LINDSEY LLC

OCT 15 2025

Planning Department

Memo

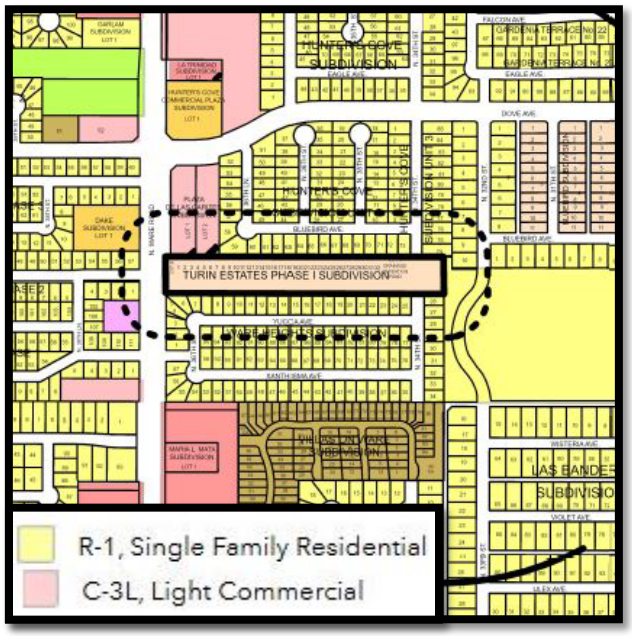
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 16, 2025

SUBJECT: **REZONE FROM R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE-OC) DISTRICT TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT: LOTS 1-32, COMMON AREA, AND LOT A (DRAINAGE DETENTION POND), TURIN ESTATES PHASE I SUBDIVISION, HIDALGO COUNTY TEXAS, 3400-3622 ZINNIA AVENUE (REZ2025-0256)**

LOCATION: The subject property is located along the east side of North Ware Road, south of Dove Avenue and is currently zoned R-3T (Multi-Family Residential Townhouse-OC) District.





PROPOSAL: The applicant is requesting to rezone the property to R-3 (High Density Residential-UDC) District in order to build townhomes.

ADJACENT ZONING: The adjacent properties are R-1 (Single-Family Residential-OC) District in all directions, and C-3L (Light Commercial-OC) District to the north.

LAND USE: Surrounding land uses include, single-family residences and commercial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as complete communities. These areas are majority residential with some office, retail, and other non-residential uses that serve residences.

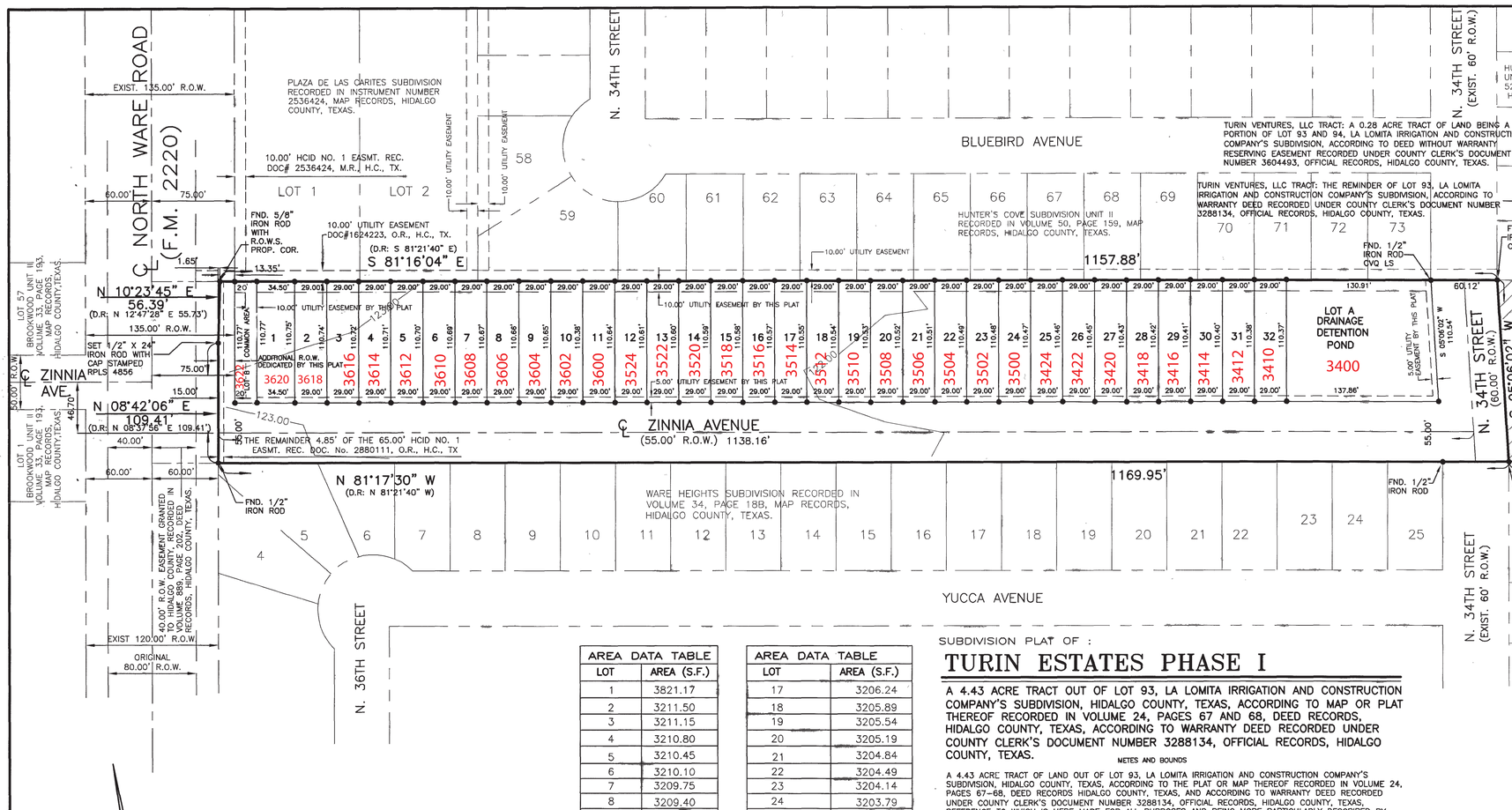
DEVELOPMENT TRENDS: The development trend of this area is primarily single-family residential homes, townhomes and commercial uses.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-3 (Medium Density Residential-UDC) District is equivalent to the existing R-3T- Multi-Family Residential Townhouse-OC) District.

Any future constructions must also comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-3 (High Density Residential-UDC) District.


N. WARE ROAD (F.M. 2220)
EXIST. 135.00' R.O.W.
PLAZA DE LAS CARITES SUBDIVISION RECORDED IN INSTRUMENT NUMBER 2536424, MAP RECORDS, HIDALGO COUNTY, TEXAS.
10.00' HCID NO. 1 EASMT. REC. DOC# 2536424, M.R., H.C., TX.
LOT 1
LOT 2
N. 34TH STREET
BLUEBIRD AVENUE
HUNTER'S COVE SUBDIVISION UNIT II RECORDED IN VOLUME 50, PAGE 159, MAP RECORDS, HIDALGO COUNTY, TEXAS.
HUNTER'S COVE SUBDIVISION UNIT III RECORDED IN VOLUME 52, PAGE 180, MAP RECORDS, HIDALGO COUNTY, TEXAS.
TURIN VENTURES, LLC TRACT: A 0.28 ACRE TRACT OF LAND BEING A PORTION OF LOT 93 AND 94, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO DEED WITHOUT WARRANTY RESERVING EASEMENT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3604493, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
TURIN VENTURES, LLC TRACT: THE REMINDER OF LOT 93, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3288134, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
15.00' EASEMENT AGREEMENT GRANTED TO CITY OF MCALLEN, RECORDED IN DOCUMENT NO. 717647, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
10.00' H.C.I.D. No. 1 IRRIGATION EASMT. REC. VOL. 52, PG. 180, M.R., H.C., TX.
BLUEBIRD SUBDIVISION RECORDED IN VOLUME 52, PAGE 180, MAP RECORDS, HIDALGO COUNTY, TEXAS.
10.00' UTILITY & DRAINAGE EASEMENT RECORDED IN DOCUMENT NUMBER 3246618, O.R., H.C., TX.
15.00' EASEMENT AGREEMENT GRANTED TO CITY OF MCALLEN, RECORDED IN DOCUMENT NO. 717647, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
2' EASEMENT GRANTED TO J. BARRERA, RECORDED IN VOLUME 940 PAGE 180, DEED RECORDS, HIDALGO COUNTY, TEXAS.
15.00' EASEMENT AGREEMENT GRANTED TO CITY OF MCALLEN, RECORDED IN DOCUMENT NO. 717647, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
CITY OF MCALLEN TRACT. TWO TRACTS OF LAND OUT OF LOT 94, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1055344, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
TRACT I
37.50' H.C.I.D. NO. 1 CANAL R.O.W. REC. IN VOL. 41, PG. 15, H.C.D.R
TRACT II
FND. 5/8" IRON ROD WITH R.O.W.S. PROP. COR.
10.00' UTILITY EASEMENT DOC#1624223, O.R., H.C., TX.
S 81°16'04" E (D.R: S 81°21'40" E)
1157.88'
FND. 1/2" IRON ROD CVQ LS
N 10°23'45" E 56.39' (D.R: N 12°47'28" E 55.73')
135.00' R.O.W.
SET 1/2" X 24" IRON ROD WITH CAP STAMPED RPLS 4856
C ZINNIA AVE.
N 08°42'06" E 109.41' (D.R: N 08°37'56" E 109.41')
123.00'
C ZINNIA AVENUE (55.00' R.O.W.) 1138.16'
TO THE REMAINDER 4.85' OF THE 65.00' HCID NO. 1 EASMT. REC. DOC. No. 2880111, O.R., H.C., TX
N 81°17'30" W (D.R: N 81°21'40" W)
1169.95'
FND. 1/2" IRON ROD
WARE HEIGHTS SUBDIVISION RECORDED IN VOLUME 34, PAGE 18B, MAP RECORDS, HIDALGO COUNTY, TEXAS.
YUCCA AVENUE
N. 36TH STREET
N. 34TH STREET (60.00' R.O.W.)
S 05°06'02" W 165.62'
N 81°17'30" W 90.00'
P.O.B. SET 1/2" X 24" IRON ROD WITH CAP STAMPED RPLS 4856
FND. 1/2" IRON ROD
495.00'
N 08°33'46" E (D.R: N 08°38'20" E)
P.O.C. S.E. COR. LOT 93
EXIST 120.00' R.O.W.
ORIGINAL 80.00' R.O.W.
40.00' R.O.W. EASEMENT GRANTED TO CITY OF MCALLEN RECORDED IN VOLUME 889, PAGE 202, DEED RECORDS, HIDALGO COUNTY, TEXAS.
LOT 57 BROOKWOOD UNIT III VOLUME 33, PAGE 193, MAP RECORDS, HIDALGO COUNTY, TEXAS
LOT 1 BROOKWOOD UNIT II VOLUME 33, PAGE 193, MAP RECORDS, HIDALGO COUNTY, TEXAS
LOT A DRAINAGE DETENTION POND 3400
20' COMMON AREA LOT B
ADDITIONAL R.O.W. DEDICATED BY THIS PLAT
10.00' UTILITY EASEMENT BY THIS PLAT
5.00' UTILITY EASEMENT BY THIS PLAT
5.00' UTILITY EASEMENT BY THIS PLAT
S 05°06'02" W 110.54'
LOT LINE
3620 3618 3616 3614 3612 3610 3608 3606 3604 3602 3600 3524 3522 3520 3518 3516 3514 3512 3510 3508 3506 3504 3502 3500 3424 3422 3420 3418 3416 3414 3412 3410
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32
34.50' 29.00' 29.00' 29.00

Planning Department

Memo

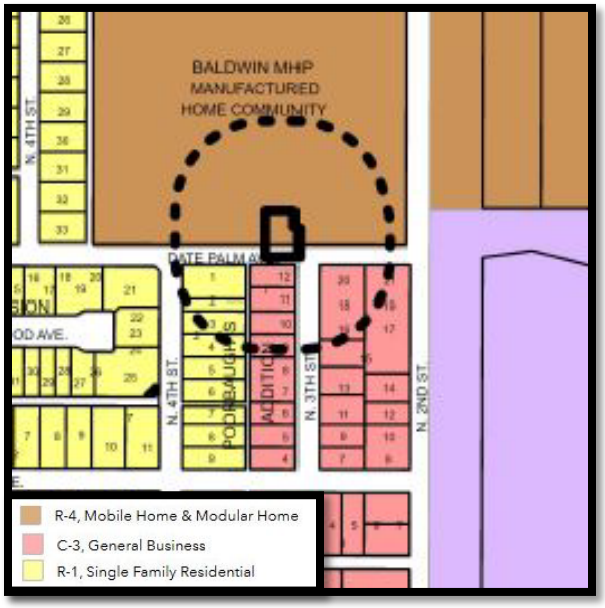
TO: Planning and Zoning Commission

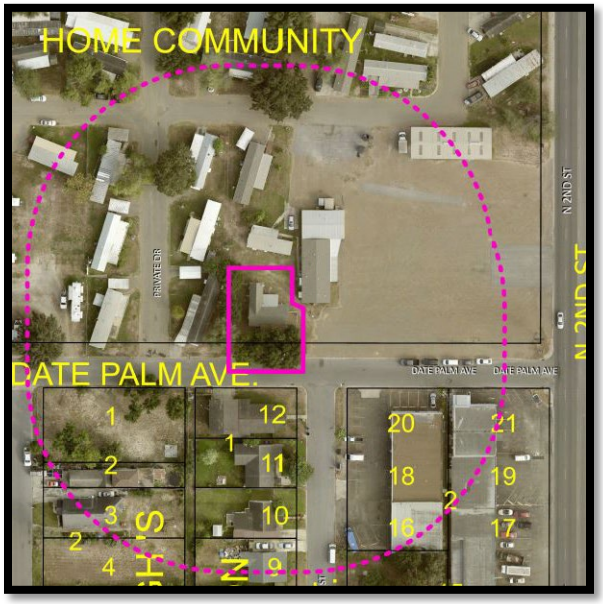
FROM: Planning Staff

DATE: December 16, 2025

SUBJECT: **REZONE FROM R-4 (MOBILE HOME & MODULAR HOME-OC) DISTRICT TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT: 0.16 OF AN ACRE TRACT OF LAND OUT OF LOT 8, SECTION, 8, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS; 302 DATE PALM AVENUE. (REZ2025-0266)**

LOCATION: The subject property is located along the north side of Date Palm Avenue, between North 2nd Street and North 4th Street and is currently zoned R-4 (Mobile Home & Modular Home-OC) District.





PROPOSAL: The applicant is requesting to rezone the property to R-1 (Low-Density Residential-UDC) District for an existing home.

ADJACENT ZONING: The adjacent properties are C-3 (General Business-OC) District to the south, and R-4 (Mobile Home & Modular Home-OC) District to the north, east and west.

LAND USE: Surrounding land uses include, single-family residences, mobile homes and commercial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as complete communities. These areas are majority residential with some office, retail, and other non-residential uses that serve residences.

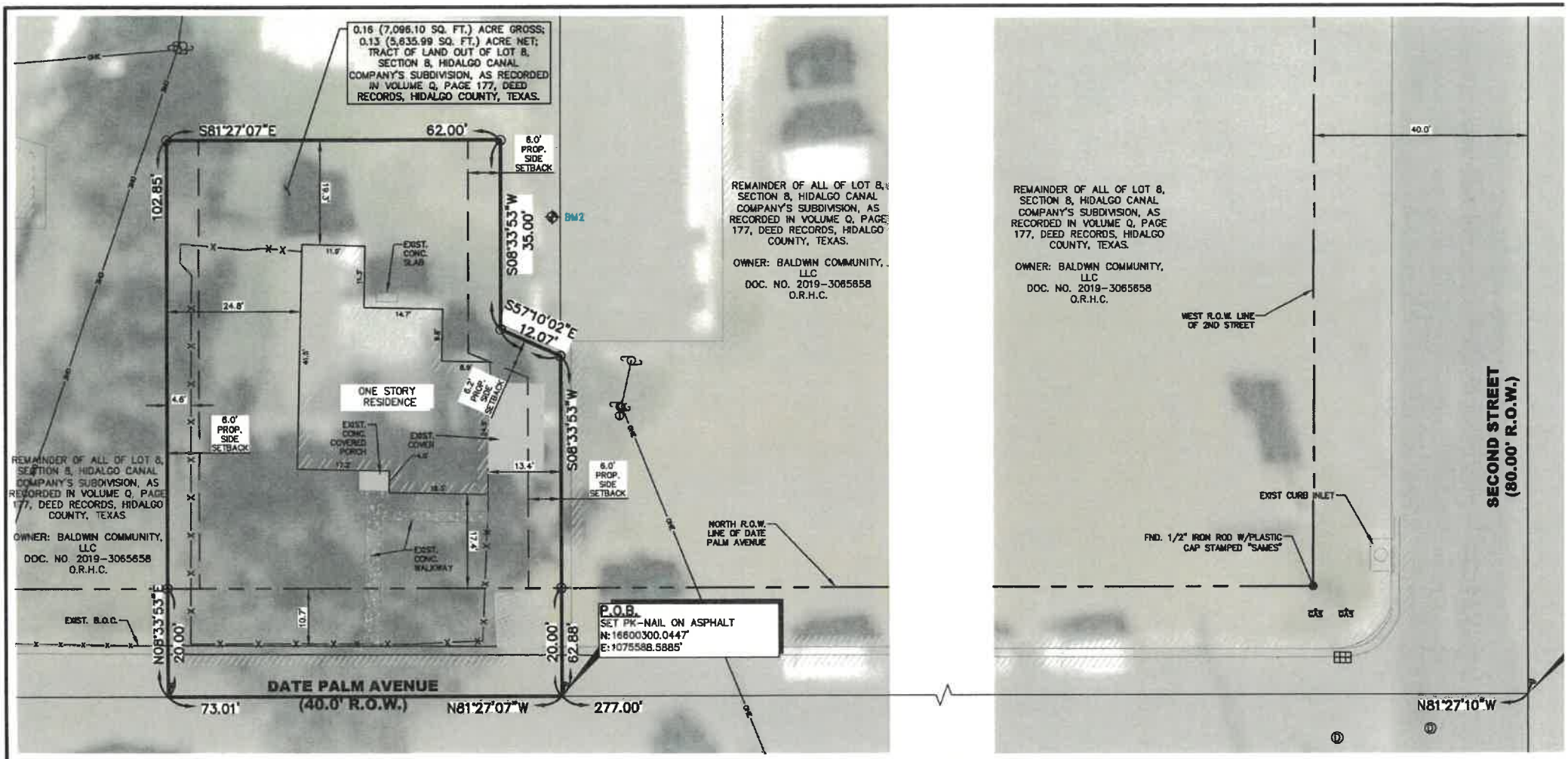
DEVELOPMENT TRENDS: The development trend of this area is primarily single-family residential homes, mobile homes and commercial uses.

ANALYSIS: The requested down zoning request conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan.

Any future constructions must comply with all development and conditional use permit requirements where applicable under the UDC.

Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

RECOMMENDATION: Staff recommends approval of the rezoning request to R-1 (Low-Density Residential-UDC) District.



LEGEND

●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/PLASTIC CAP STAMPED "SAMES"
	– ASPHALT
	– CONCRETE
	– CALICHE
T	– TELEPHONE PEDESTAL
D	– STORM DRAIN MANHOLE
GAS	– UNDER GROUND GAS MARKERS
OHE	– OVERHEAD ELECTRIC LINE
X	– CHAINLINK FENCE LINE
	– BENCHMARK
B.O.C.	– BACK OF CURB
PROP.	– PROPOSED
EXIST.	– EXISTING
CONC.	– CONCRETE
H.C.M.R.	– HIDALGO COUNTY MAP RECORDS
H.C.D.R.	– HIDALGO COUNTY DEED RECORDS
O.R.H.C.	– OFFICIAL RECORDS OF HIDALGO COUNTY
R.O.W.	– RIGHT OF WAY
FND.	– FOUND

GENERAL NOTES:
ADDRESS: 400 DATE PALM AVE., MCALLEN, TX
SURVEYED: 8/20/2025
REQUESTED BY: STEVE EDEL – PRIVATE CLIENT
OWNER: BALDWIN COMMUNITY, LLC

FLOOD ZONE DESIGNATION: "ZONE B" – AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

I, SAMUEL DAVID MALDONADO, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS SURVEY CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND MEETS THE MINIMUM SURVEY STANDARDS.

9/4/2025

SAMUEL DAVID MALDONADO — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6027

STATE OF TEXAS
REGISTERED
SAMUEL D. MALDONADO
6027
PROFESSIONAL
LAND SURVEYOR

JOB NUMBER	DRAWN BY	RVWD. BY	DATE
SUR 25.068	C.S.	S.D.M.	09/04/2025

SHEET 1 OF 1: SURVEY PLAT

SURVEY NOTES:
1. BASIS OF BEARING AS PER THE WEST RIGHT OF WAY LINE OF SECOND STREET, HIDALGO CANAL COMPANY, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.

3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.

4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS THAT ARE NOT SHOWN.

THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS.

5. SUBJECT TO THE SUBDIVISION RULES AND REGULATIONS OF THE COUNTY OF HIDALGO AND ORDINANCES OR GOVERNMENTAL REGULATIONS OF THE CITY IN WHICH THE PROPERTY MAY BE LOCATED OR HOLDING EXTRA TERRITORIAL JURISDICTION OF SAID PROPERTY.

*THIS SU
SUBDIVISIO

PLAT
BOU
0.16 (7,096.10 SQ. FT.) ACRE
NET; TRACT OF LAND OUT
COMPANY'S SUBDIVISION, A
DEED RECORDS,

SAMES
200 S. 1
MCALLEN

BY:

NOV 07 2025

Planning Department

Memo

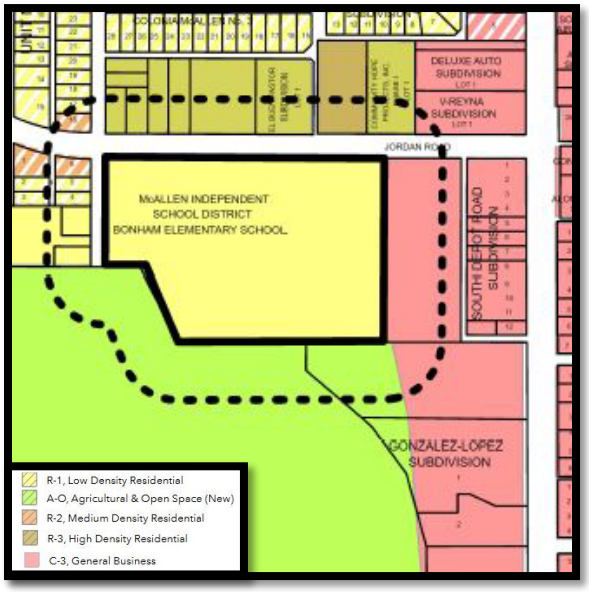
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 16, 2025

SUBJECT: **REQUEST OF DALINDA ALCANTAR ON BEHALF OF BOYS & GIRLS CLUB OF MCALLEN, FOR A CONDITIONAL USE PERMIT, FOR LIFE OF THE USE, AND ADOPTION OF AN ORDINANCE, FOR AN INSTITUTIONAL USE (BOYS AND GIRLS CLUB OF MCALLEN) AT LOT 67 & W 3 AC OF LOT 70 BLOCK 2, MCALLEN SECOND SUBURBAN CITRUS GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS; 2400 JORDAN ROAD. (CUP2025-0103)**

BRIEF DESCRIPTION: The subject property is located along the south side of Jordan Road, east of South 26th Street and is zoned R-1 (Single-Family Residential-OC) District. The adjacent zoning is C-3 (General Business-OC) District to the east, R3-A (Multi-family Residential Apartment-OC) District and R-2 (Duplex-Fourplex Residential-OC) District to the north and R-1 (Single-Family Residential-OC), R-1 (Low-Density Residential-UDC), and R-2 (Medium-Density Residential-UDC) District to the west and A-O (Agricultural and Open Space-UDC) District to the South. An institutional use is permitted in an R-1(OC) District and in compliance with all requirements.





HISTORY: A CUP for an institutional use application was submitted October 10, 2025. The property was previously occupied and used as James Bonham Elementary School.

ANALYSIS: The applicant is proposing to convert the existing building into a Boys and Girls Club of McAllen Facility along with an addition of a Community Center, gym, cafeteria, and

sports facility.
Should the conditional use permit be approved, the applicant would be required to sign the certificate acknowledging and agreeing to the conditions of the permit. The proposed use must meet the requirements set forth in Section 138-118 of the Zoning Ordinance and specific requirements as follows:

1. The proposed use shall not generate traffic onto residential size streets or disrupt residential areas, and shall be as close as possible to a major arterial. The property has direct access to Jordan Road.

2. The proposed use shall comply with the Off-street Parking and Loading Ordinance and make provisions to prevent the use of street parking especially in residential areas. Parking requirement will be calculated at the time of building permit as per the Unified Development Code: 1 parking space is required for every 500 square feet of indoor space and 1 parking space will be required for every 2500 square feet of outdoor activity space.

3. The proposed use shall prevent the unauthorized parking of its patrons on adjacent businesses or residences by providing fences, hedges, or reorientation of entrances and exits.

4. The proposed use shall provide sufficient lighting to eliminate dark areas, perimeter fencing and an orientation of the building to provide maximum visibility from a public street in order to discourage vandalism and criminal activity.

5. Provisions shall be made to prevent litter from blowing onto adjacent streets and residential areas.

6. The number of persons within the building shall be restricted to those allowed by the Fire Marshal and Building Official at the time of permit issuance.

7. Sides adjacent to a residentially zoned or use property shall be screened by a 6’ opaque buffer.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

Staff has not received any phone calls, emails, or letters in opposition to this request.

RECOMMENDATION: Staff recommends approval of the Conditional Use Permit request for Life of the Use subject to compliance with the stated conditions, including Section 138-118 of the Zoning Ordinance, Fire and Building Department requirements.



PROPOSED MASTER SITE PLAN

ORANGE MADE architecture

BOYS & GIRLS CLUB OF MCALLEN

Planning Department

Memo

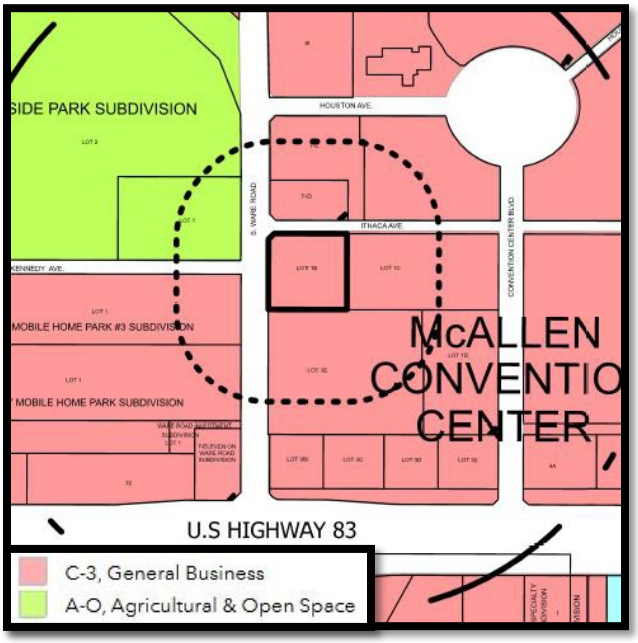
TO: Planning and Zoning Commission

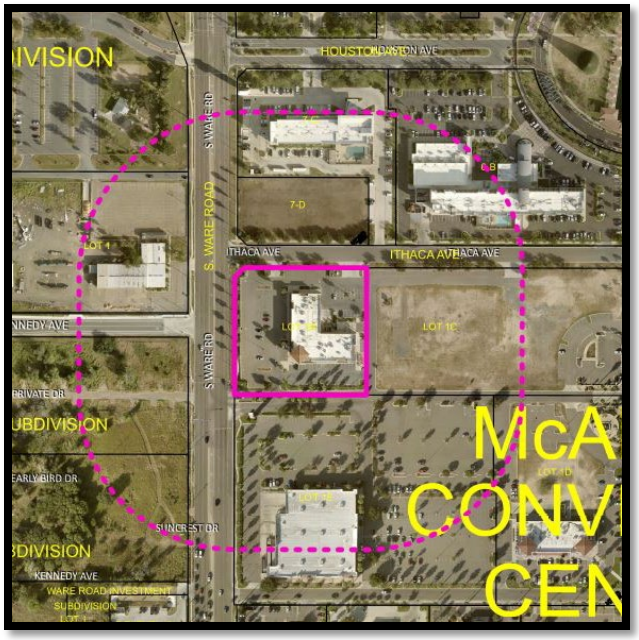
FROM: Planning Staff

DATE: December 16, 2025

SUBJECT: **REQUEST OF AHMED ALSABAHI, FOR A CONDITIONAL USE PERMIT, FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE, FOR A SMOKE SHOP (BLAZIN SMOKE SHOP) AT LOT 1B, MCALLEN CONVENTION CENTER SUBDIVISION, HIDALGO COUNTY, TEXAS; 3400 EXPRESSWAY 83, SUITE 120. (CUP2025-0113)**

BRIEF DESCRIPTION: The subject property is located along the southeast corner of Ithaca Avenue and South Ware Road. The property is zoned C-3 (General Business-OC) District and the adjacent zoning is C-3 District to the north, east and south and A-O (Agricultural and Open Space-OC) District. Surrounding land uses include commercial uses and a public park. A smoke shop is permitted in a C-3 District with a Conditional Use Permit and in compliance with all requirements.





HISTORY: This is the first Conditional Use Permit (smoke shop) application submitted for this location.

ANALYSIS: The vape shop is proposed to operate from a 1761 square foot commercial suite. The proposed hours of operation for the smoke shop are from 9 A.M. to 2:00 A.M. from Monday to Sunday. A minimum of 18 parking spaces are required based on the square feet of retail plaza.

Inspections from the Health Department have been completed, and the Fire Department is still pending review.

As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The establishment must also meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1) The property line of those businesses having late hours (after 10:00 PM) must be at least 400 feet from the nearest residence, church, school or publicly-owned property or must provide sufficient buffer and sound insulation of the building such that the building is not visible and cannot be heard from the residential areas. The establishment is within 400 feet of publically owned land to the west (West Side Park).

2) The property must be as close as possible to a major arterial and shall not generate traffic onto residential sized streets. The property has direct access through Ithaca Avenue and South Ware Road.

3) The business must provide parking in accordance with the McAllen Off-Street Parking Ordinance as a minimum, and make provisions to prevent the use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional on-site parking. Currently there are approximately 180 parking spaces being provided as common parking for the plaza. A minimum of 18 parking spaces are required for this vape shop.

4) The business must do everything possible to prevent the unauthorized parking of its patrons on adjacent properties by providing, when necessary, fences, hedges or reorientation of entrances and exits under the vegetation ordinance;

5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

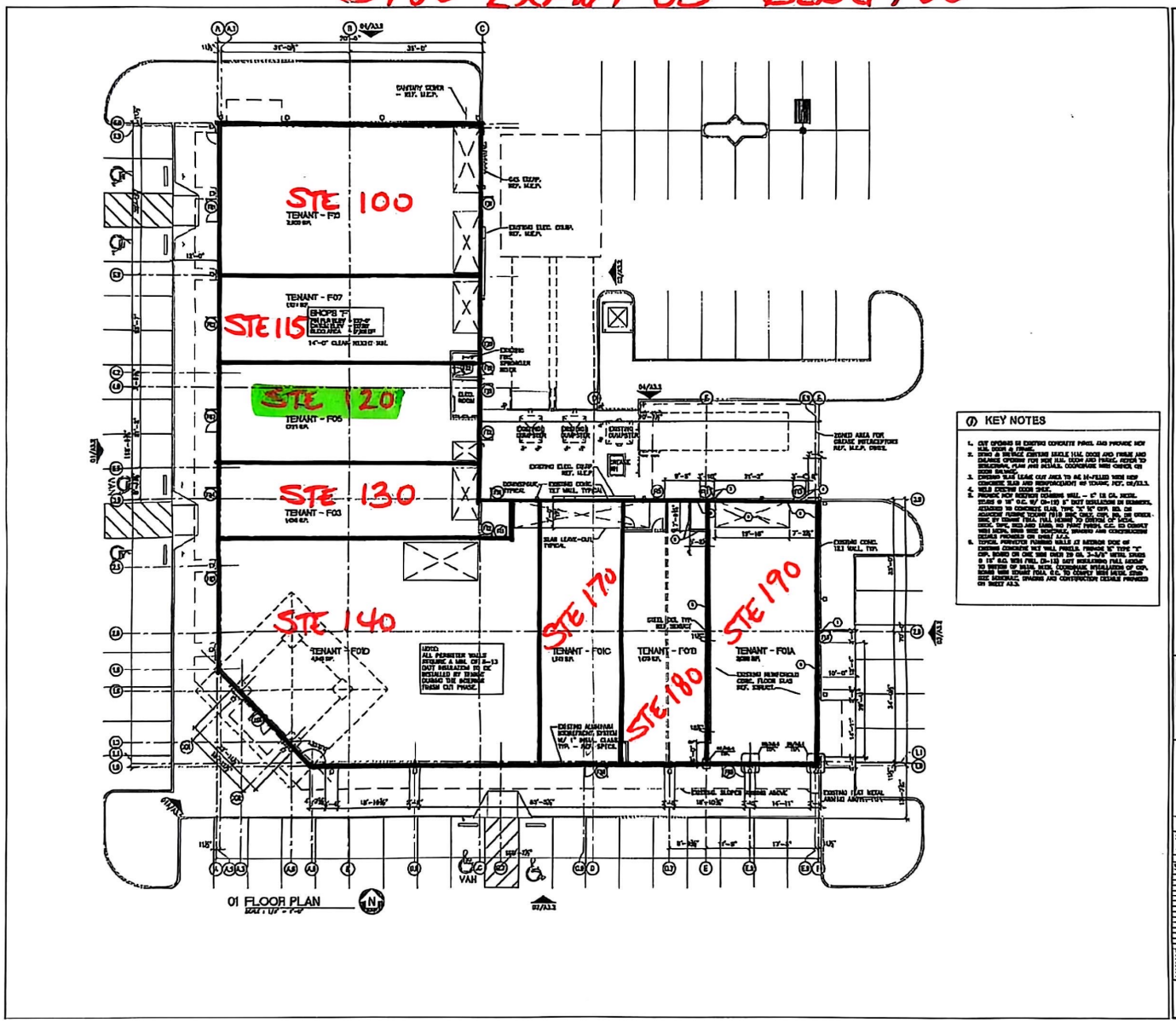
7) The above mentioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning Commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Planning Director. The occupancy load for this establishment will be established by the Building Department as part of the building permitting review.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

Staff has not received any phone calls, emails, or letters in opposition to this request.

RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement #1 (distance) to publically owned land of Section 138-118(a) (4) of the Zoning Ordinance.

3400 EXPWY 83 BLDG 100



PALMS CROSSING

Landlord Work - Shops F - Lease F01A

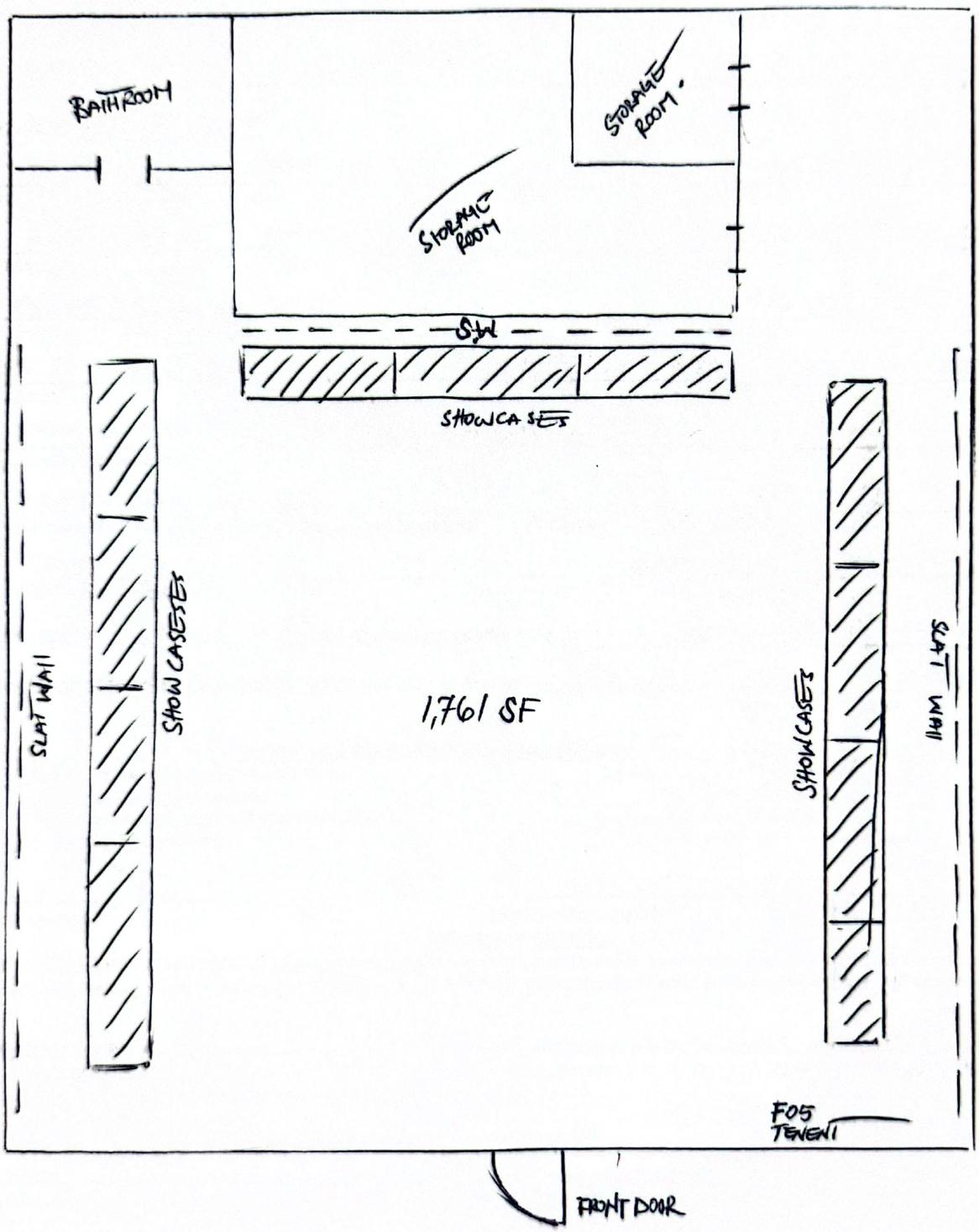
3400 Expressway 83 & Ware Road, McAllen, Texas 78501

HODGES Architecture

A2.2

BLAZIN SMOKE SHOP (FLOOR PLAN)

3400 W EXPY 83 STE 120
MCALLEN TX 78501



Planning Department

Memo

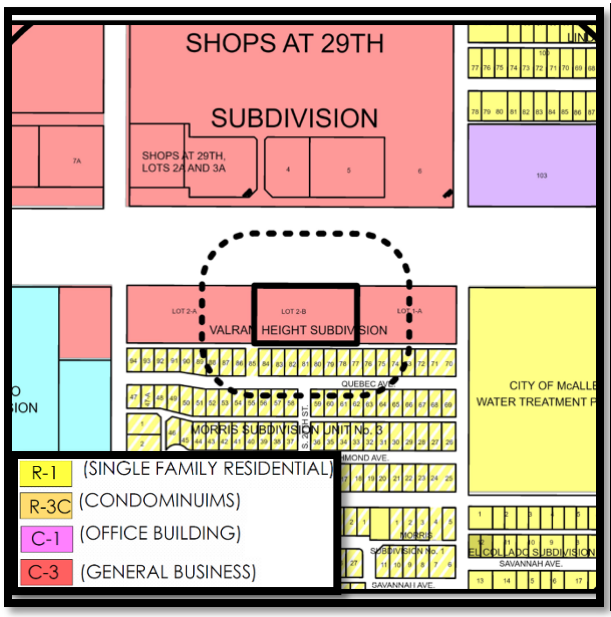
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: December 16, 2025

SUBJECT: **REQUEST OF GUSTAVO A. CALLES FLORES, FOR A CONDITIONAL USE PERMIT FOR ONE YEAR, FOR A PORTABLE BUILDING AT LOT 2-B, VALRAM HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 2703 EXPRESSWAY 83. (CUP2025-0095)**

BRIEF DESCRIPTION: The subject property is located on the Southwest corner of Expressway 83 and South 26th Street. The property is zoned C-3 (General Business) District. Surrounding land uses includes single-family residential, and General Business District. A portable storage unit is permitted in a C-3 District with a Conditional Use Permit and in compliance with all other requirements.





HISTORY: This was the first Conditional Use Permit application for this property.

ANALYSIS: The Fire Department conducted their inspection and was approved A portable building must comply with requirements set forth in Section 138-118(3) of the Zoning Ordinance (Old Code) and specific requirements as follows:

1. Portable buildings must not be used for living quarters. The portable building is for office use for a vehicle dealership;

2. Portable building shall be located in such a manner as to have access to a public right-of-way within 200 feet.;

3. Portable buildings approved for occupancy shall be connected to an approved water distribution and sewage disposal system.

4. Portable buildings shall be with garbage and trash collection services.

If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

Staff has not received any phone calls, emails, or letters in opposition to this request.

RECOMMENDATION: Staff recommends approval of the request, for one year subject to compliance with requirements set forth in Section 138-118(3) of the Zoning Ordinance (Old Code), and all other Zoning Ordinance, Building Code, and Fire Safety Code requirements.

2701 EXPRESSWAY 83

VALRAM HEIGHTS LOT 2B

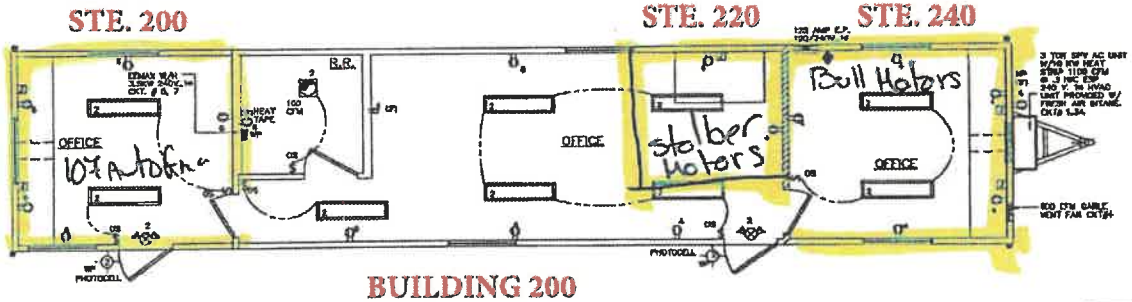
ELECTRICAL SCHEDULE "A"

ELECTRICAL PANEL SIZING:

DESCRIPTION	PANEL "A"	PNL

SYMBOLS

STE. 200 STE. 220 STE. 240



BUILDING 200

NOTES:
MANUFACTURERS DATA PLATE, STATE LABELS AND EMC LABELS ARE TO BE LOCATED ADJACENT TO ELECTRICAL PANEL.

R. JOHNSON
APPROVED
02 16 2023

EXPRESSWAY 83

DIAMOND BUILDERS INC.

DBI 12 x 56 (2023) REV-1
BUSINESS-STOCK
ELECTRICAL

W.E.W. | K.E.D.
SHEET 3 OF 7

Scanned with CamScanner


OFF-ROAD
956-670-0119
FINANCING
LIFTS
WHEELS
TIRES
ACCESORIES
2701
RGV
OFF-ROAD
CUP2025-0095
NOTICE
PORTABLE BUILDING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

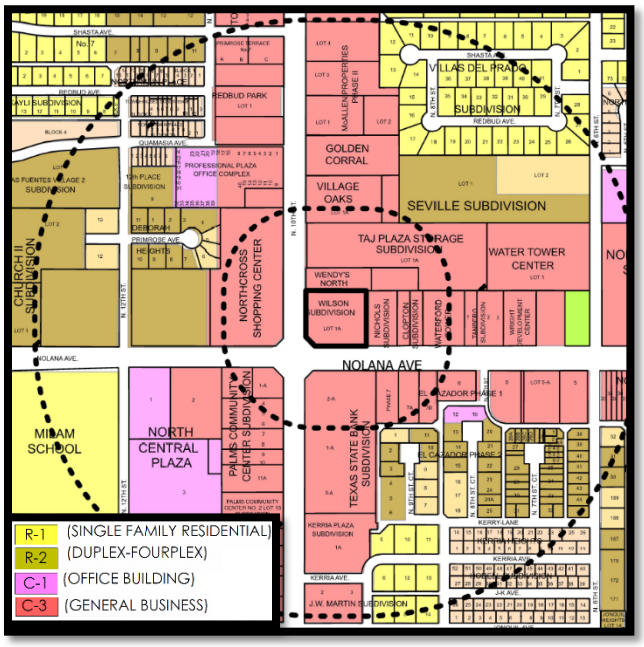
TO: Planning and Zoning Commission

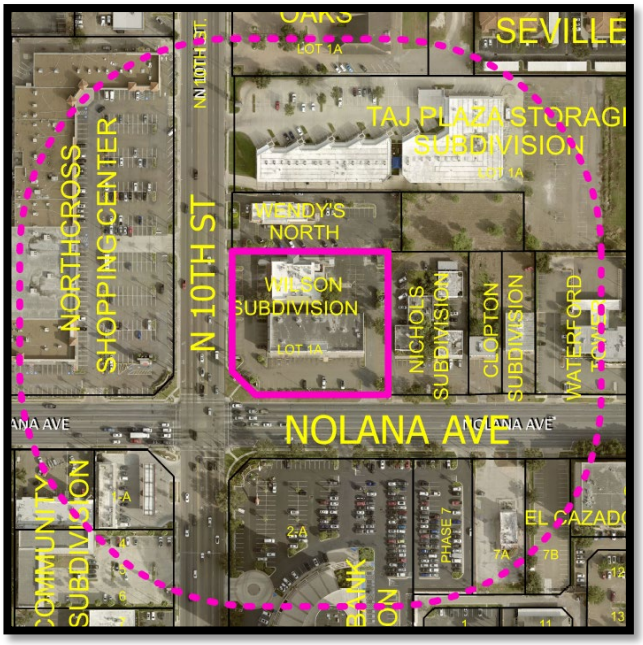
FROM: Planning Staff

DATE: December 16, 2025

SUBJECT: **REQUEST OF DAVID M. ROSSOW, FOR A CONDITIONAL USE PERMIT FOR TWO YEARS, AND ADOPTION OF AN ORDINANCE, FOR A VAPE SHOP AT LOT 1A, WILSON SUBDIVISION, HIDALGO COUNTY, TEXAS; 4000 NORTH 10TH STREET SUITE 35. (CUP2025-0112)**

BRIEF DESCRIPTION: The property is located at the southeast corner of Nolana Avenue and North 10th Street and is zoned C-3 (General Business - OC) District. The adjacent zoning is C-3 (General Business - OC) District in all directions. Surrounding land uses include retail, office, restaurant, apartments, and medical office. A vaporizer store is permitted in the C-3 (General Business - OC) District with a Conditional Use Permit and in compliance with requirements.





HISTORY: The original CUP for a smoke shop for the subject property was approved by City Commission on November 14, 2022 for one year. The latest CUP application for smoke shop was approved on February 26, 2024 for one year.

ANALYSIS: The applicant is proposing to operate a vaporizer store only, and storage area of related general merchandise. There will be no customer seating inside the establishment. The proposed hours of operation will be 9:30 a.m. to 1:00 a.m., Monday through Sunday.

The Fire and Health Department completed their inspection and have determined the property is in compliance. As per Section 138-400 of the Zoning Ordinance, the parking lot must be properly striped and free of potholes. The business must meet the requirements set forth in Section 138-118(a)(4) of the Zoning Ordinance and specific requirements as follows:

1) The property line of the lot of any of the above mentioned business must be at least 400 ft. from the nearest residence or residentially zoned property, church, school, or publicly owned property, and must be designed to prevent disruption of the character of adjacent residential areas, and must not be heard from the residential area after 10:00 p.m. The subject property is within 400 feet of multifamily residential properties.

2) The abovementioned business must be as close as possible to a major arterial, and shall not allow the traffic generated by such business onto residential streets, or allow such traffic to exit into and disrupt residential areas. The subject property has frontage along Nolana Avenue and North 10th Street;

3) The abovementioned businesses must provide parking in accordance with the city off-street parking ordinance as a minimum, and make provisions to prevent use of adjacent streets for parking, especially those in adjacent residential areas, by providing additional onsite parking. The 1,350 square feet commercial suite requires five parking spaces, which is provided within 55 shared parking spaces for the plaza.

4) The abovementioned business must do everything possible to prevent the unauthorized parking by the patrons of such business on adjacent businesses or residential properties including, when necessary, the installation of fences and hedges, and the reorientation of entrances;

5) The abovementioned business should do everything possible and be designed to discourage criminal activities and vandalism, both on the site and on adjacent properties. Included would be provision of sufficient lighting and perimeter fencing, elimination of dark areas, and the orientation of the building such that it provides maximum visibility as much as possible of the site from a public street;

6) The abovementioned business must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties;

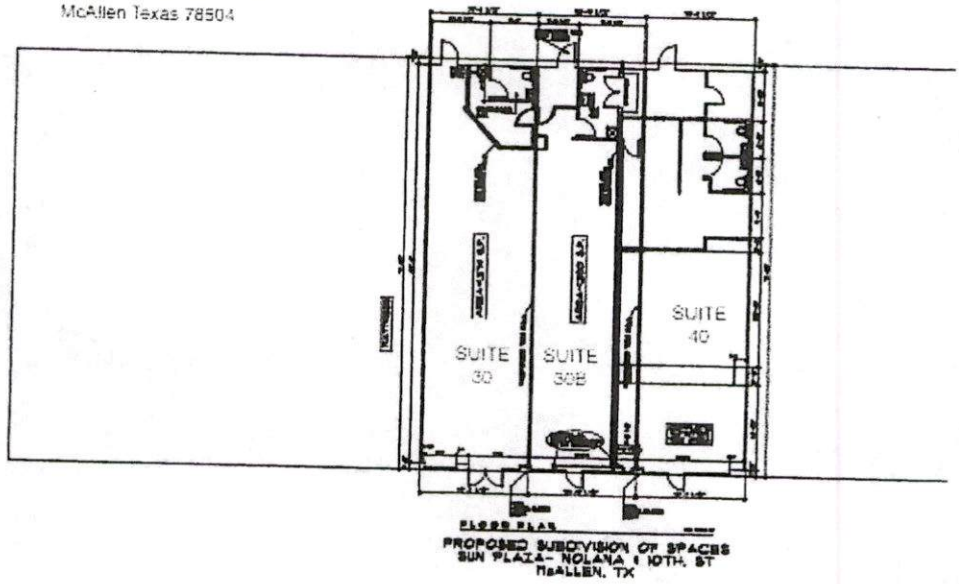
7) The abovementioned business shall restrict the number of persons within the building to those allowed by the Planning and Zoning commission at the time of permit issuance, after having taken into account the recommendations of the Fire Marshal, Building Official and Director of Planning. The occupancy load for this establishment will be established by the Building and Inspections Department as part of the building permit review process.

Staff has not received any phone calls, letters or emails in opposition to the request.

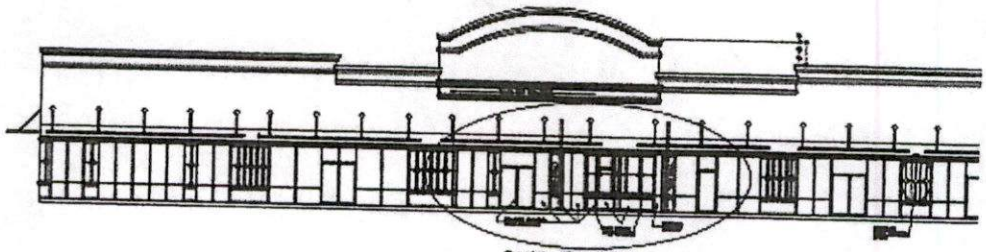
RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with requirement number 1: The subject property is within 400 feet of multifamily residential properties.

30 40

4000 N 10th Street Suite 30B
McAllen Texas 78504



PROPOSED SUBDIVISION OF SPACES
SUN PLAZA- NOLANA & 10TH. ST
McALLEN, TX

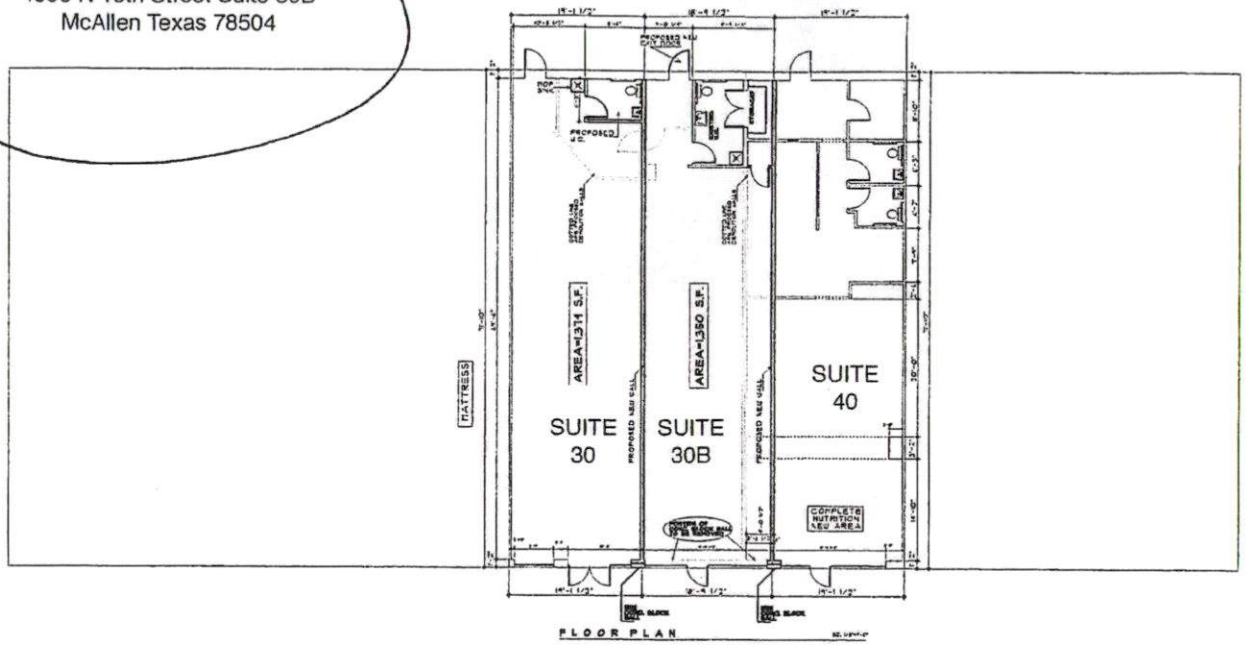


SUN PLAZA
PROPOSED SOUTH ELEVATION
5/30/2011

RECEIVED
NOV 17 2025
By VR

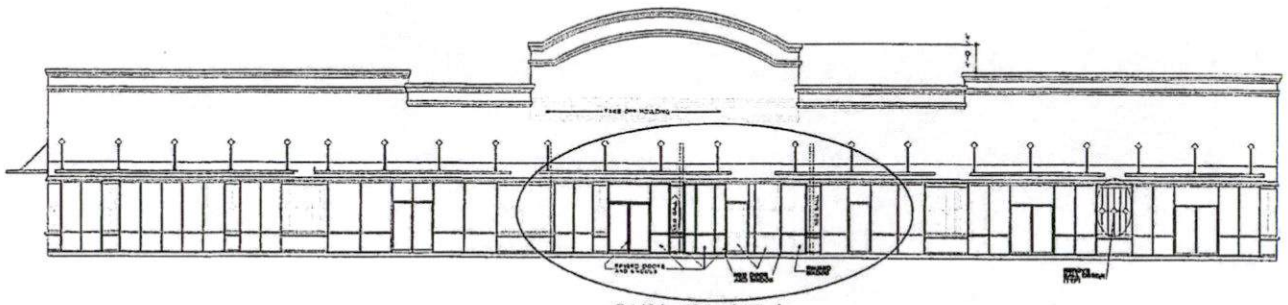
30B

4000 N 10th Street Suite 30B
McAllen Texas 78504



FLOOR PLAN

PROPOSED SUBDIVISION OF SPACES
SUN PLAZA- NOLANA & 10TH. ST
McALLEN, TX



SUN PLAZA
PROPOSED SOUTH ELEVATION
5/30/2017

YIP-PON DESIGNS
BENJAMIN YIP-PON

STRIP CENTER
10TH AND NOLANA
REMODEL
McALLEN, TX

RECEIVED
NOV 17 2025
By


MATTRESS FIRM
STE 50
OPEN
SALE
CUP2025-0112
NOTICE
SMOKE SHOP
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT.
956-681-1250
WWW.MCALLEN.NET

AT&T

SMOKING VALLEY

MODA
NAILS & THREADING

OPEN
4000 N. 10TH STE 40

Store Hours
Mon-Fri 10:00am - 8:00pm
Saturday 10:00am - 8:00pm
Sunday 11:00am - 6:00pm

RESERVED PARKING
CLASS C MISDEMEANOR WITHOUT VEHICLE PERMIT
VAN ACCESSIBLE

Stinger DETOX
LOOPER
ooze
PUFFCO
GEEK BAR
PLUG play

OPEN
Ste

Business Hours
Sunday -Thursday
10:30 am - 12:30 am
Friday & Saturday
10:30 am - 1:30 am
956.803.0070
smokingvalley.com
smokingvalley956@gmail.com
UNDER 21

CBD
STIIIZY
ORIGINAL 250K
MAGNUM
SPECIAL BLUE
White Rock
RAW

VAPE
CBD
THC-A
VAPES
PIPES
SCALES
EDIBLES

4000 N 10TH ST
SUITE 30
OPEN

RESERVED PARKING
CLASS C MISDEMEANOR WITHOUT VEHICLE PERMIT

HOURS
DAY - SATURDAY
AM - 7:30 PM

SUB2025-0117

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Ali Subdivision

Legal Description A 1.3109 acre tract of land, more or less, out of Lot 1, Block 4, A.J. McColl Subdivision.

Location

City Address or Block Number 4617 N. Jackson Rd. McAllen, TX 78504

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres 1.31 Net Acres 1.25

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

For Fee Purposes: ☒Commercial (1.25Acres)/☐ Residential (____ Lots) Replat: ☐Yes/☒No

Existing Zoning C-2 Proposed Zoning C-2 Applied for Rezoning ☐No/☐Yes: Date _____

Existing Land Use Residential Proposed Land Use Commercial

Irrigation District # 2 Water CCN: ☒MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☒No Property ID: 231008

Estimated Rollback Tax Due N/A Tax Dept. Review I.D.L

Owner

Name Abraham Ali Mendiola Phone (956) 522-1363

Address 1901 Cascada Ave E-mail ali.abraham1187@gmail.com

City Edinburg State TX Zip 78539

Developer

Name Abraham Ali Mendiola Phone (956) 522-1363

Address 1901 Cascada Ave E-mail ali.abraham1187@gmail.com

City Edinburg State TX Zip 78539

Contact Person Abraham Ali

Engineer

Name SSMV Construction LLC Phone (956)239-7938

Address 3112 Lago Superior E-mail ssalinastrevino@gmail.com

City Edinburg State TX Zip 78572

Contact Person Sebastian Salinas PE

Surveyor

Name Homero Gutierrez Phone (956)369-0988

Address P.O Box 548 E-mail homero gutierrez@sbcglobal.net

City McAllen State TX Zip 78505

RECEIVED
AUG 13 2025
By OC

KF

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or blueline copies and Location Maps
- 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements (Preferred)

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & the width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

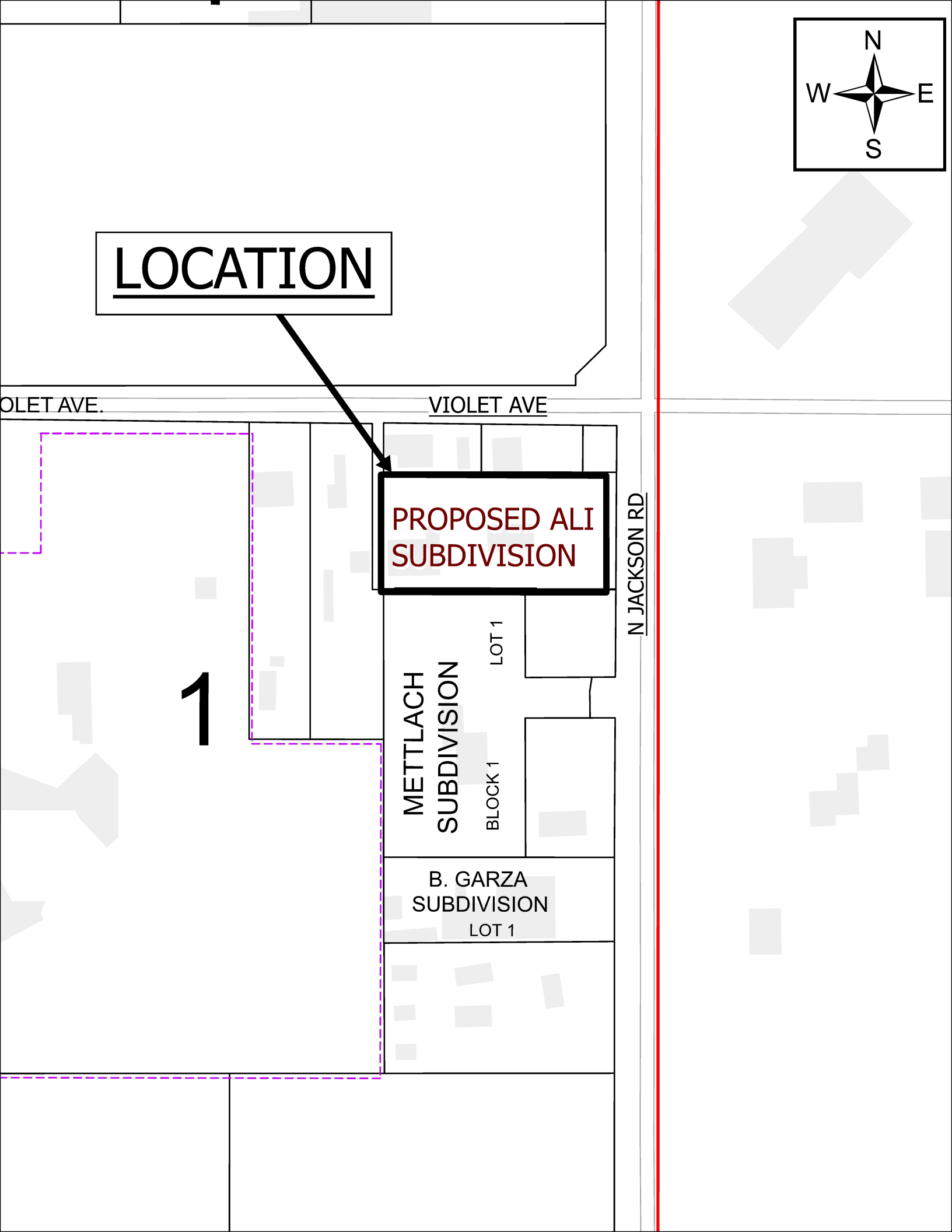
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 08/07/2025

Print Name Abraham Ali

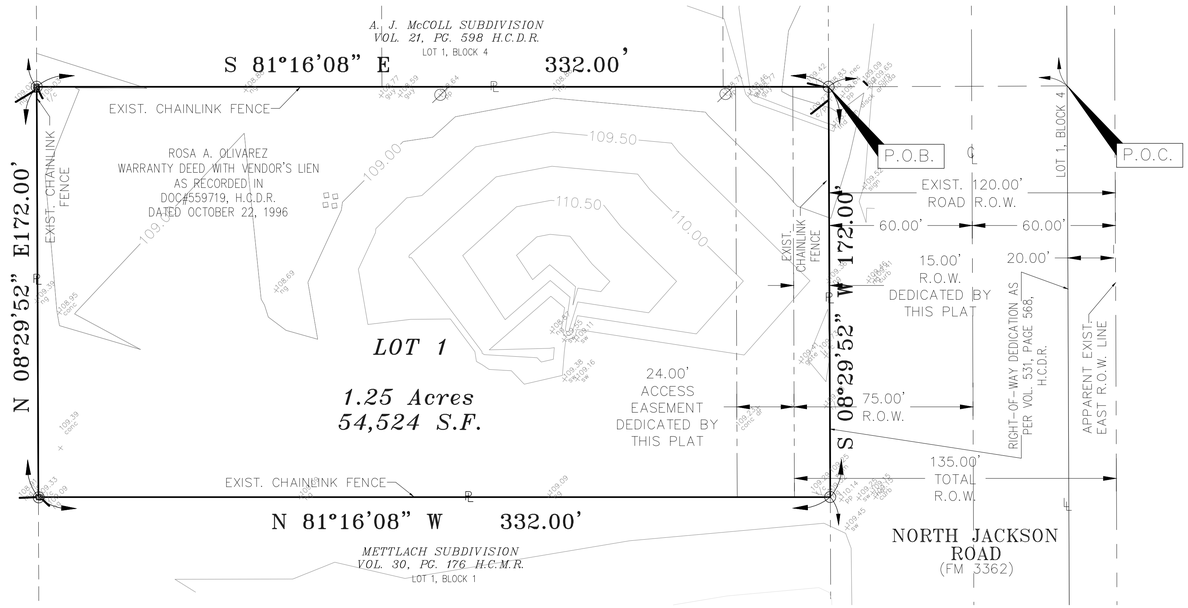
Owner ☒ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


N
W
E
S
LOCATION
OLET AVE.
VIOLET AVE
PROPOSED ALI SUBDIVISION
N JACKSON RD
1
METTLACH SUBDIVISION
LOT 1
BLOCK 1
B. GARZA SUBDIVISION
LOT 1

ALI SUBDIVISION

A 1.3109 ACRE (57,103.5300 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF LOT 1, BLOCK 4, A. J. McCOLL SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598 HIDALGO COUNTY DEED RECORDS.



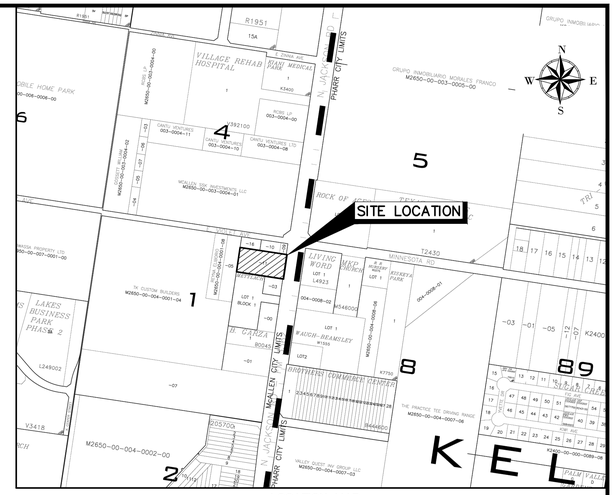


SCALE: 1"=30'

LEGEND	
(IR)	– SET IRON ROD
(Cap)	– FOUND IRON ROD W/ CAP
◯	– MAGNAIL
◓	– SURVEY CONTROL POINT
R.O.W.	– RIGHT OF WAY
P.O.C.	– POINT OF COMMENCEMENT
P.O.B.	– POINT OF BEGINNING

SURVEY NOTES

1. ALL BEARING AND DISTANCES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANS, SOUTH FIPS 4205 FEET.
2. ALL HORIZONTAL CONTROL ON THIS PROJECT HAS ESTABLISHED UTILIZING RTK GPS METHODS.
3. ELEVATIONS ON THIS PROJCT ARE BASED ON THE NORTH AMERICAN VERTIVAL DATUM OF 1988 (NAV88)



LOCATION MAP
SCALE: 1"=500'

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: I, ABRAHAM ALI MENDIOLA, AND I, JOSEFINA HERNANDEZ AS OWNER (S) OF THE 1.3109 ACRE TRACT OF LAND OUT OF LOT 1, BLOCK 4 VOL. 21, PG. 598, H.C.D.R. ENCOMPASSED WITHIN THE PROPOSED ALI SUBDIVISION, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, 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 THE 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.

ABRAHAM ALI MENDIOLA _____ DATE _____

JOSEFINA HERNANDEZ _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20___.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

I, THE UNDERSIGNED, MAYOR TO THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN _____ DATE _____

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

CHAIRMAN, PLANNING & ZONING COMMISSION _____ DATE _____

METES AND BOUNDS

A 1.3109 ACRE (57,103.5300 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF LOT 1, BLOCK 4, A. J. McCOLL SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 598 HIDALGO COUNTY DEED RECORDS, HIDALGO COUNTY, TEXAS, REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSE, LOCATED ON THE SOUTHWEST INTERSECTION OF MINNESOTA ROAD AND JACKSON ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A POINT OF REFERENCE ON THE APPARENT INTERSECTION OF THE EXISTING CENTERLINE RIGHT-OF-WAY LINE OF SAID MINNESOTA ROAD AND THE EXISTING CENTERLINE RIGHT-OF-WAY LINE OF SAID JACKSON ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 1, BLOCK 4, THENCE, S 08°29'52" W, WITH THE SAID JACKSON ROAD EXISTING CENTERLINE RIGHT-OF-WAY LINE AND THE APPARENT EAST LOT LINE OF SAID LOT 1, BLOCK 4, A DISTANCE OF 100.80 FEET TO A POINT, THENCE, S 81°16'08"E, A DISTANCE OF 100.00 FEET TO A HALF INCH IRON ROD FOUND ON THE APPARENT WEST RIGHT-OF-WAY LINE OF SAID JACKSON ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID 1.3109 ACRE TRACT AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 1.3109 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°29'52"W, WITH THE SAID JACKSON ROAD EXISTING WEST RIGHT-OF-WAY LINE AND THE APPARENT EAST LOT LINE OF SAID 1.3109 ACRE TRACT, A DISTANCE OF 172.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHEAST CORNER OF SAID 1.3109 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°16'08"W, WITH APPARENT SOUTH LOT LINE OF SAID 1.3109 ACRE TRACT, A DISTANCE OF 332.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID 1.3109 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°29'52"E, WITH APPARENT WEST LOT LINE OF SAID 1.3109 ACRE TRACT, A DISTANCE OF 172.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID 1.3109 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°16'08"E, WITH APPARENT NORTH LOT LINE OF SAID 1.3109 ACRE TRACT, A DISTANCE OF 332.00 FEET TO SAID HALF INCH IRON ROD FOUND ON THE APPARENT SAID JACKSON ROAD EXISTING WEST RIGHT-OF-WAY LINE FOR THE APPARENT NORTHEAST CORNER OF SAID 1.3109 ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 1.3109 ACRE OF LAND, MORE OR LESS.

Bearing basis as per NAD 1983 State Plane Texas South FIPS 4205 feet.

STATE OF TEXAS
COUNTY OF HIDALGO

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

HOMERO L. GUTIERREZ NO. 2791 DATE _____



STATE OF TEXAS
COUNTY OF HIDALGO

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

SEBASTIAN SALINAS, P.E. NO. 131023 DATE _____



GENERAL NOTES

1. FLOOD INSURANCE RATING ZONE: "B"
   AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD;OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
   FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER
   REVISED: NOVEMBER 16, 1982.
2. CITY OF MCALLEN BENCHMARK NUMBER MC 62.
   TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MINNESOTA RD AND JACKSON RD.
   GEODETIC GPS, TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83, TEXAS SOUTH ZONE (4205).
   ELEVATION PER NAVD 88 (GEOID 96). N = 1,661,375.4629 E = 1,038,582.92462 ELEV = 109.16 FT.
3. SETBACKS:
   FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES OR APPROVED SITE PLAN, WHICHEVER GREATER APPLIES.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   ALL SETBACKS SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.
4. A 4-FOOT-WIDE MINIMUM SIDEWALK REQUIRED ON NORTH JACKSON ROAD (3362).
5. 6 FEET OPAQUE BUFFER REQUIRED FROM ADJACENT/ BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
6. 8 FEET MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
7. COMMON AREAS ANY PRIVATE STREETS, DRIVEWAYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
8. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.
9. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF McALLEN REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 6,505 CF (0.15 ACRE-FT) OF STORM-WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GRATER THAN THE STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION.
10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMNET WILL BE REQUIRED TO DETAIN A TOTAL OF 10,244 CUBIC-FEET OF STORM WATER RUNOFF.
11. EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES).
12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15 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.
13. ALL BUILDING CONSTRUCTION SHALL BE IN COMPLIANCE WITH ALL CITY OF MCALLEN ORDINANCE, REQUIREMENTS, CITY CODES AND STATE AND FEDERAL REGULATIONS.
14. LANDSCAPING AS PER THE CITY OF McALLEN ORDINANCE.
15. MINIMUM FINISH FLOOR ELEVATION: 18 INCHES ABOVE TOP OFF CURB AT CENTER OF LOT.
16. NO STRUCTURES SHOULD BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
17. ENFORCEMENT OF ALL PLAT NOTES AND DEDICATIONS SHALL BE THE RESPONSIBILITY OF THE AGENCY OR ENTITY TO WHOM THE DEDICATION IS GRANTED.
18. ALL DESIGNED WATERLINES SHALL BE MINIMUM OF EIGHT (8) INCHES FOR RESIDENTIAL AND EIGHT-TWELVE (8-12) INCHES IN A DIAMETER FOR COMMERCIAL AND TWELVE (12) INCHES OR BETTER FOR INDUSTRIAL AREAS, UNLESS FIRE FLOW REQUIRES LARGER LINES FOR COMMERCIAL AREAS. ADDITIONAL FIRE PROTECTION MAY BE REQUIRED AT THE TIME OF THE BUILDING PERMIT.

CONTRACTURAL AGREEMENT NOTE

19. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN ABRAHAM ALI MENDIOLA, JOSEFINA HERNANDEZ AND THE CITY OF MCALLEN EXECUTED ON _____ AND RECORDED IN THE FOLLOWING INSTRUMENT _____ OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY	PHONE
OWNER:	ABRAHAM ALI MENDIOLA, JOSEFINA HERNANDEZ	1901 CASCADE AVE	EDINBURG TEXAS 78539	(956) 522-1363
ENGINEER:	SEBASTIAN SALINAS	3312 LAGO SUPERIOR	EDINBURG TEXAS 78542	(956) 239-7938
SURVEYOR:	HOMERO L GUTIERREZ	P.O BOX 548	McALLEN TEXAS 78505	(956) 369-0988

SSMV
CONSTRUCTION
FIRM No. F-26274

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/8/2025

SUBDIVISION NAME: ALI SIBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Jackson Road (F.M 3362): R.O.W dedication needed 75ft. from centerline for 150 ft. total ROW. Paving By State Curb & gutter By State Revisions required: - Provide a copy of the documents referenced on the plat for staff review, prior to final. -Provide a solid lot line after ROW Dedication. -Provide legal descriptions of adjacent properties. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW 20 ft. Paving 16 ft. *Alley/service drive easement required for commercial/multi-family properties - Engineer must clarify if alley or service drive will be provided, prior to recording. Alley or service drive cannot dead-end. **Subdivision Ordinance: Section 134-106	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

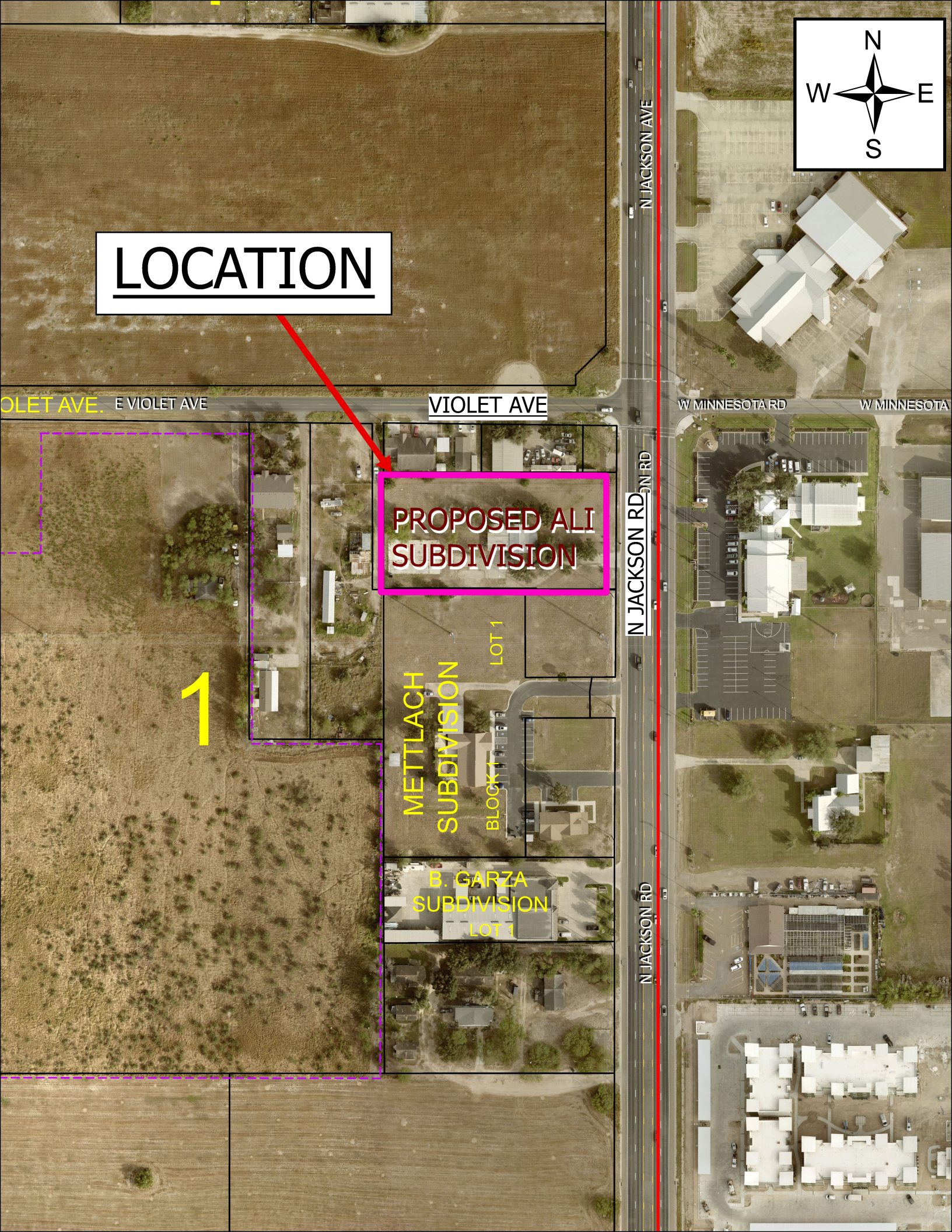
SETBACKS	
Front: In accordance with the zoning ordinance or greater for easements or in line with existing structures or approved site plan, whichever greater applies. - Please add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Compliance
Rear: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Compliance
Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Compliance
Corner: In accordance to the zoning ordinance or greater for easements or approved site plan, whichever greater applies. - Based on the submitted plat, this is not a corner lot. - Should the boundaries expand, corner requirements will be established, prior to final. **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North Jackson Road (FM 3362). - Sidewalk requirement on North Jackson Road may increase to 5 ft. as per Engineering Department/ TXDOT requirement, prior to final. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing C-2 Proposed: C-2 -A rezoning application was submitted and heard at the planning and zoning commission board on April 28, 2025, and was approved for C-2 district ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval. - a rezoning application was submitted and heard at the planning and zoning commission board on April 28, 2025, and was approved for C-2 district. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. -Trip generation was approved as per traffic department.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. -Please provide service drive shown if not alley will be proposed, prior to recording. - If structures remain, please add a plat note indicating the existing structures will remain, finalize wording prior to recording. -Plat note #14 may be removed, plat note not needed. -Please provide legal descriptions of adjacent properties, prior to recording.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied


LOCATION
N
W
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VIOLET AVE
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W MINNESOTA RD
W MINNESOTA
PROPOSED ALI SUBDIVISION
N JACKSON RD
METTLACH SUBDIVISION
LOT 1
BLOCK 1
B. GARZA SUBDIVISION
LOT 1
1

SUB2024-0126

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name MATIAS ESTATES

Legal Description 0.93 AC. O/O LOT 2, E. M. CARD SURVEY NO. 1, H.C.T.

Location +/- 190' S. OF S.H. 107 ALONG E. SIDE OF N. 29TH ST.

City Address or Block Number 11600 N. 29th Street

Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 0.93 Net Acres _____

☒ Public Subdivision/☐ Private and Gated /☐ Private but Not Gated within ETJ: ☐ Yes/☒ No

For Fee Purposes: ☐ **Commercial** (____ **Acres**)/☒ **Residential** (1 **Lots**) Replat: ☒ Yes/☐ No

Existing Zoning R-1 / C-3 Proposed Zoning R-1 Applied for Rezoning ☐ No/☐ Yes: Date _____

Existing Land Use OPEN Proposed Land Use RESIDENTIAL

Irrigation District # 7:14 (UNITED I.D.) Water CCN: ☐ MPU/☒ Sharyland Water SC Other _____

Agricultural Exemption: ☐ Yes/☒ No Parcel # 132555

Estimated Rollback Tax Due 0.00 Tax Dept. Review C1600-00-0000-0002-01

Owner

Name MATIAS GONZALEZ Phone 956-431-2448

Address 2404 GALVESTON E-mail _____

City MCALLEN State TX Zip 78501

Developer

Name SAME AS OWNER Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

Contact Person _____

Engineer

Name DAVID SALINAS Phone 682-9081

Address 2221 DAFFODIL E-mail dsalinas@salinasgroup.com

City MCALLEN State TX Zip 78501

Contact Person DAVID / MICK

Surveyor

Name SAME AS SURVEYOR Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

RECEIVED
NOV 15 2024
By NG

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

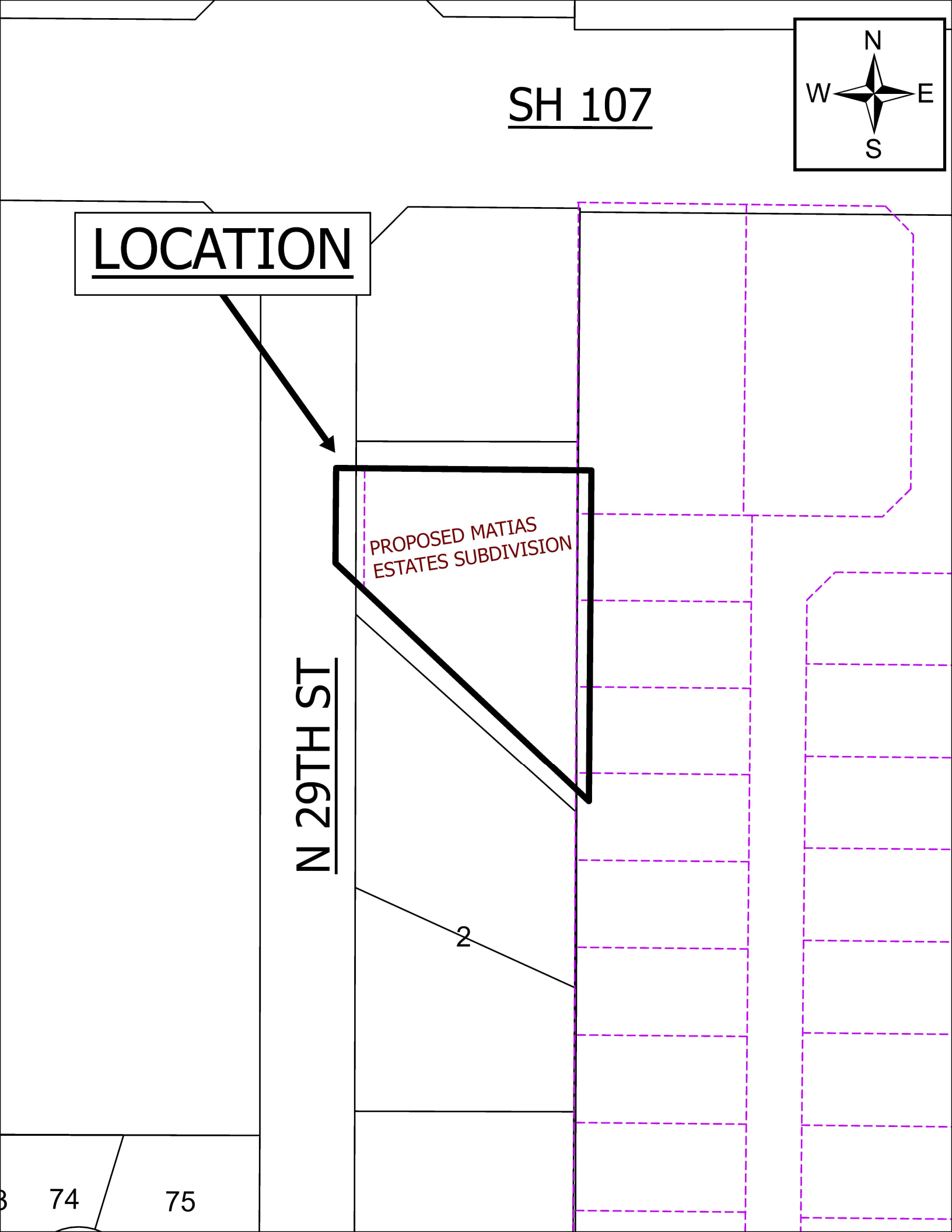
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 11/15/24

Print Name David Salinas

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion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LOCATION
PROPOSED MATIAS
ESTATES SUBDIVISION
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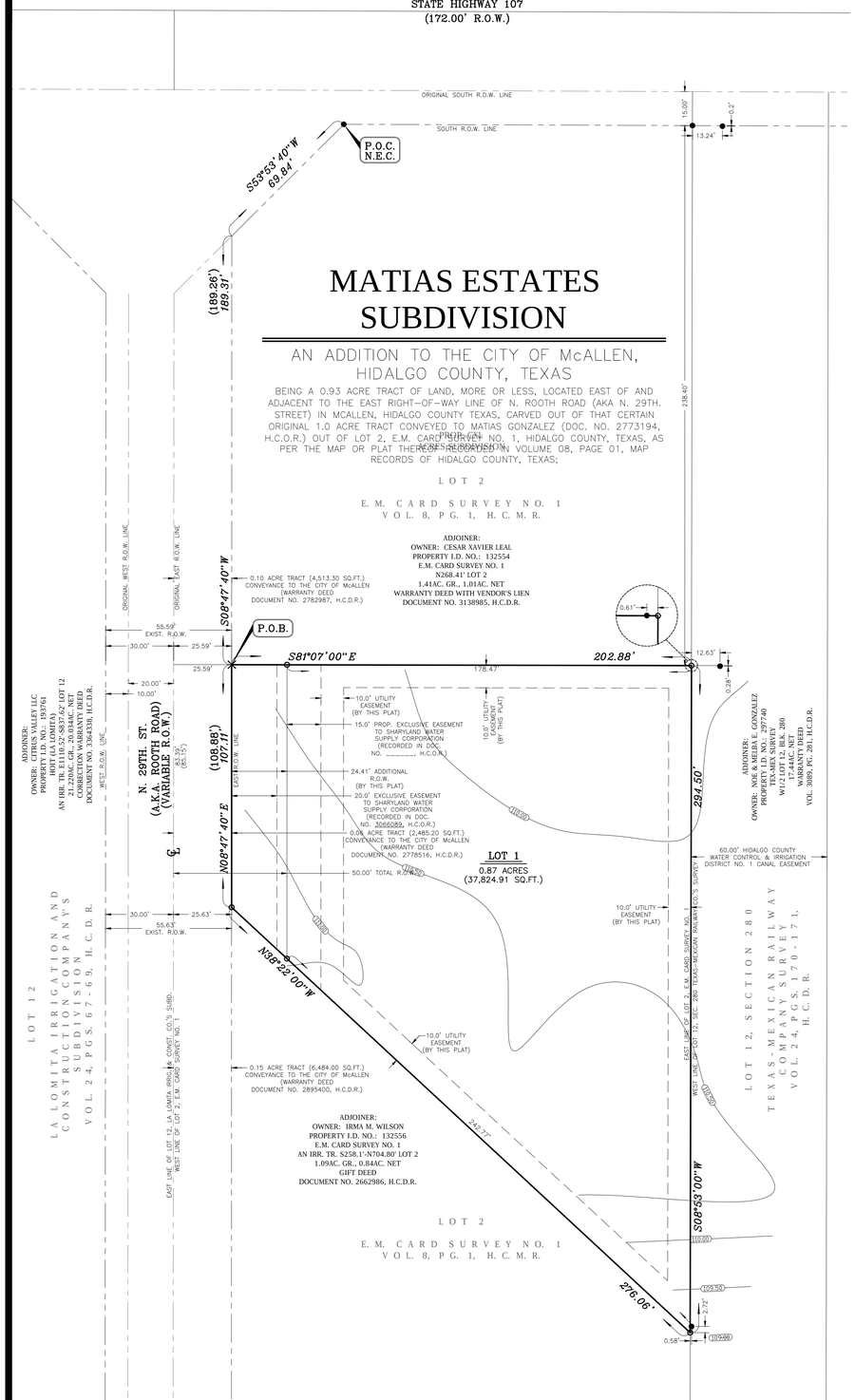


MATIAS ESTATES SUBDIVISION

AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS

BEING A 0.93 ACRE TRACT OF LAND, MORE OR LESS, LOCATED EAST OF AND ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF N. ROOTH ROAD (AKA N. 29TH. STREET) IN MCALLEN, HIDALGO COUNTY TEXAS, CARVED OUT OF THAT CERTAIN ORIGINAL 1.0 ACRE TRACT CONVEYED TO MATIAS GONZALEZ (DOC. NO. 2773194, H.C.O.R.) OUT OF LOT 2, E.M. CARD SURVEY NO. 1, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 01, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

LOT 2

E. M. CARD SURVEY NO. 1
VOL. 8, PG. 1, H. C. M. R.

LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
X	FOUND "X" MARK ON CONCRETE
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
( )	DENOTES INFORMATION FROM RECORDED DEED

SCALE: 1" = 30'

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: 45.0 FT. OR IN LINE WITH THE AVERAGE SETBACKS OF EXISTING STRUCTURES, OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS.
   REAR: 10.0 FT. OR GREATER FOR EASEMENTS.
   GARAGE: 18.0 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "X" (UNSHADED) ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED JUNE 6, 2000, COMMUNITY PANEL NO. 480334 0295 D. ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG NORTH ROOTH ROAD
4. MINIMUM 4 FT. WIDE SIDEWALK IS REQUIRED ALONG N. 29TH STREET (ROOTH ROAD).
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 1,909.25 CUBIC FEET, OR, 0.04 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
7. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
8. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
10. BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 36, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MILE 7 NORTH ROAD AND GLASSCOCK ROAD. IT IS 28 FEET WEST FROM THE CENTERLINE OF GLASSCOCK AND 170 FEET SOUTH FROM THE CENTERLINE OF MILE 7 NORTH ROAD. ELEV. = 149.19.
    HORIZONTAL DATUM: NAD83
    VERTICAL DATUM: NAVD83
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MATIAS ESTATES SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: MATIAS GONZALEZ
2404 GALVESTON AVE.
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MATIAS GONZALEZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
CITY OF MCALLEN

I THE UNDERSIGNED, MAYOR OF THE CITY MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR _____ DATE _____

STATE OF TEXAS
CITY OF MCALLEN

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

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E. _____ DATE _____
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, R.P.L.S. _____ DATE _____
REG. PROFESSIONAL LAND SURVEYOR #5782

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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT

ON THIS THE _____ DAY OF _____, 20 ____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ _____
PRESIDENT SECRETARY

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____,
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 0.93 ACRE TRACT OF LAND, MORE OR LESS, LOCATED EAST OF AND ADJACENT TO THE EAST RIGHT-OF-WAY LINE OF N. ROOTH ROAD (AKA N. 29TH. STREET) IN MCALLEN, HIDALGO COUNTY TEXAS, CARVED OUT OF THAT CERTAIN ORIGINAL 1.0 ACRE TRACT CONVEYED TO MATIAS GONZALEZ (DOC. NO. 2773194, H.C.O.R.) OUT OF LOT 2, E.M. CARD SURVEY NO. 1, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 01, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.93 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A RIGHT-OF-WAY CORNER CLIP LOCATED ALONG THE SOUTH SIDE OF S.H. 107; THENCE, AS FOLLOWS:

SOUTH 53 DEGREES 53 MINUTES 40 SECONDS WEST, COINCIDENT WITH SAID RIGHT-OF-WAY CORNER CLIP, A DISTANCE OF 69.84 FEET TO A ½ INCH DIAMETER IRON ROD FOUND AT THE END OF SAID CORNER CLIP AND LOCATED ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF N. 29TH. STREET (AKA ROOTH ROAD), AND, THENCE, SOUTH 08 DEGREES 47 MINUTES 40 SECONDS WEST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. 29TH. STREET, A DISTANCE OF 189.31 FEET TO AN "X" MARK FOUND ON THE NORTHWEST CORNER OF SAID 1.0 ACRE TRACT ON A CONCRETE SIDEWALK FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 81 DEGREES 07 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID 1.0 ACRE TRACT, A DISTANCE OF 202.88 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE NORTHEAST CORNER OF SAID 1.0 ACRE TRACT FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 08 DEGREES 53 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID 1.0 ACRE TRACT, A DISTANCE OF 294.50 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON THE SOUTHEAST CORNER OF SAID 1.0 ACRE TRACT FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 38 DEGREES 22 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID 1.0 ACRE TRACT, A DISTANCE OF 276.06 FEET TO A ½ INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. 29TH. STREET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 08 DEGREES 47 MINUTES 40 SECONDS EAST, COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF SAID N. 29TH. STREET, A DISTANCE OF 107.11 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.93 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: Warranty Deed with Vendor's Lien Vol. 938, Pg. 236, H.C.D.R.
N:\SUBDIVISIONPLATS\MATIASESTATES.SUB\0.93.110824

SHARYLAND APPROVAL:

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE MATIAS ESTATES SUBDIVISION LOCATED AT McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA _____ DATE _____
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MATIAS GONZALEZ	2404 GALVASTON AVE.	McALLEN, TEXAS 78501	(956) 313-6801	NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON NOV. 21, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

MATIAS ESTATES SUBDIVISION
PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF REVISION: NOV. 21, 2025.
JOB NUMBER: SP-22-25823
OWNER: MATIAS GONZALEZ
2404 GALVESTON AVE.
McALLEN, TEXAS 78501

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL – McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/10/2025

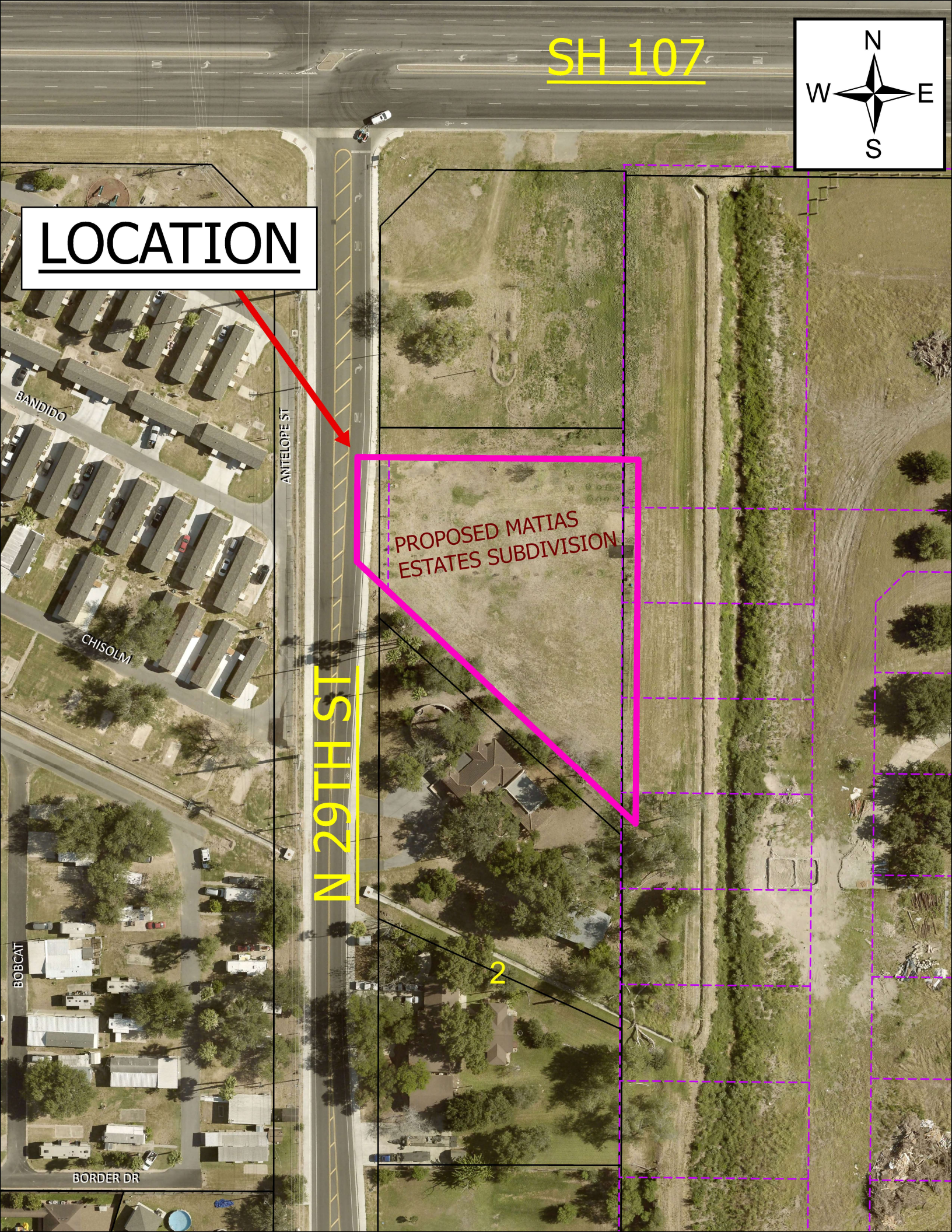
SUBDIVISION NAME: MATIAS ESTATES	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N.29th Street (Rooth Road): Dedication as needed for 50 ft. from centerline for 100 ft. total ROW. Paving:65 ft. Curb & gutter: Both Sides. Revisions needed: - Need to label the Total R.O.W. after any dedication prior to final/recording. - Any overlap of R.O.W. dedication and existing easements must be resolved prior to final/recording. - Need to provide a copy of all Easements/R.O.W. documents for staff review prior to final/recording. **Disclaimer: Abandonment of easements cannot be done by plat, must be done by a separate instrument. ***Subdivision Ordinance: Section 134-105 ***Monies must be escrowed if improvements are required prior to recording ***COM Thoroughfare Plan	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Compliance
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA

SETBACKS	
Front : 45 ft. or in line with average setbacks of existing structures, or greater for easements, whichever is greater applies. ***Zoning Ordinance: Section 138-356	Applied
Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
Sides: In accordance with the zoning ordinance or greater for easements.. *****Zoning Ordinance: Section 138-356	Applied
Corner: Setback does not apply to Interior Lot. ***Zoning Ordinance: Section 138-356	NA
Garage: 18 ft. except where greater setbacks is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
4 ft. wide minimum sidewalk required along N.29th Street (Rooth Road). **Sidewalks are subject to increase to 5 ft. as per Engineering Department requirements, prior to final. ***Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. ***Landscaping Ordinance: Section 110-46	Applied
8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
Existing: R-1 and C-3 Proposed: R-1 - The portion zoned C-3 District was rezoned as per (REZ2025-0059) at the P&Z meeting of 07/22/25, and was rezoned to the new R-1 (Low-Density Residential District). Rezoning was approved by the City Commission at the meeting of 08/11/25. ***Zoning Ordinance: Article V	Applied
Rezoning Needed Before Final Approval - The portion zoned C-3 District was rezoned as per (REZ2025-0059) at the P&Z meeting of 07/22/25, and was rezoned to the new R-1 (Low-Density Residential District). Rezoning was approved by the City Commission at the meeting of 08/11/25. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, In accordance with McAllen's Park Land Dedication and Park Development Fees Ordinance, Park fees apply at a rate of $700 per dwelling unit and payable prior to plat recording. If it's only one single family home then the fee is $700.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation for 1 lot subdivision will be waived.	Completed
"Traffic Impact Analysis (TIA) required prior to final plat. ** As per Traffic Department, Trip Generation for 1 lot subdivision will be waived."	NA
COMMENTS	
Comments: - Dimensions on the survey and plat don't match. Clarify the discrepancy, review and revised as applicable prior to final/recording. - Need to provide an updated M+B & survey for staff review prior to final/recording. - Please update the parcel map on the location map, as it is missing parcel information. - On the legal description, there are some texts that are overlapped on top of each other, please clarify prior to recording. - Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e) (9). - Need to correct the Mayor's Signature Block with correct wording, it should read; _____ Mayor, City of McAllen DATE - Irrigation district's signature block, if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. U.I.D. Tax Certificates) - Pending Doc. No's of the recorded easements and R.O.W.'s for this development. **This is a resubmittal of a plat previously processed but not recorded, owing to the fact that the previous plat exceeded the 6-month requested extension. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	

RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied


SH 107
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LOCATION
BANDIDO
ANTELOPE ST
CHISOLM
PROPOSED MATIAS
ESTATES SUBDIVISION
N 29TH ST
BOBCAT
BORDER DR
2

SUB2024-0181

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name HIDDEN GROVE ESTATES SUBDIVISION

Legal Description 5.492 acres, being a part or portion out of Lots 11 & 12, Ebony Heights Cirtus Groves Uni No. One, accoring to the plat thereof recorded in Vol 5, Page 39, H.C.M.R

Location West ROW of North 2nd Street; approximately 485.00' south of Northgate Lane

City Address or Block Number 8601 N. 2nd Street

Total No. of Lots 9 Total Dwelling Units 8 Gross Acres 5.492 Net Acres _____

☐Public Subdivision/☑Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No EC

For Fee Purposes: ☐**Commercial (** EC **Acres)/**☑ **Residential (** 8 **Lots)** Replat: ☐Yes/☑No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Single-Family Residential

Irrigation District # HCID#2 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Parcel # 162767

Estimated Rollback Tax Due 6,962.73 Tax Dept. Review UPG

Owner

Name Millennial Bear Farms LLC Phone c/o (956) 381-0981

Address 7310 North Highway 281 E-mail [redacted] EC

City Edinburg State TX Zip 78540

Developer

Name J&D Produce Inc Phone (c/o (956) 381-0981

Address PO Box 1548 E-mail [redacted] EC

City Edinburg State TX Zip 78540

Contact Person Mario A Reyna, Beto De La Garza & Della Robles

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com

City Edinburg State TX Zip 78541

Contact Person Mario A Reyna, P.E., Beto De La Garza, and Della Robles

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail robert@meldenandhunt.com

City Edinburg State TX Zip 78541

RECEIVED DEC 05 2024 By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

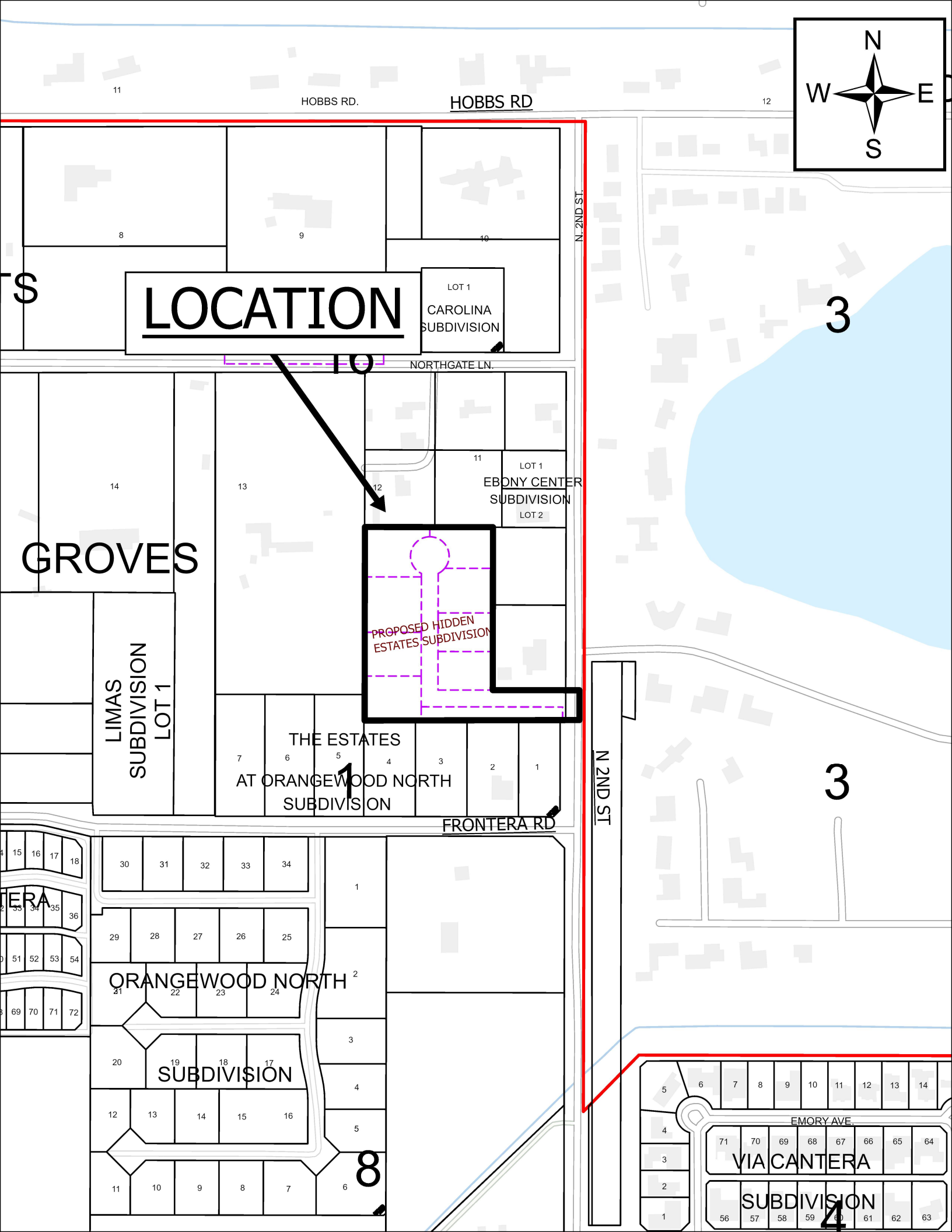
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 11.14.2024

Print Name Mario A Reyna, P.E.

Owner ☐ Authorized Agent ☑

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


N
W
E
S
HOBBS RD.
HOBBS RD
N. 2ND ST.
LOCATION
LOT 1
CAROLINA
SUBDIVISION
NORTHGATE LN.
LOT 1
EBONY CENTER
SUBDIVISION
LOT 2
GROVES
PROPOSED HIDDEN
ESTATES SUBDIVISION
LIMAS
SUBDIVISION
LOT 1
THE ESTATES
AT ORANGEWOOD NORTH
SUBDIVISION
FRONTERA RD
N 2ND ST
ORANGEWOOD NORTH
SUBDIVISION
EMORY AVE.
VIA CANTERA
SUBDIVISION
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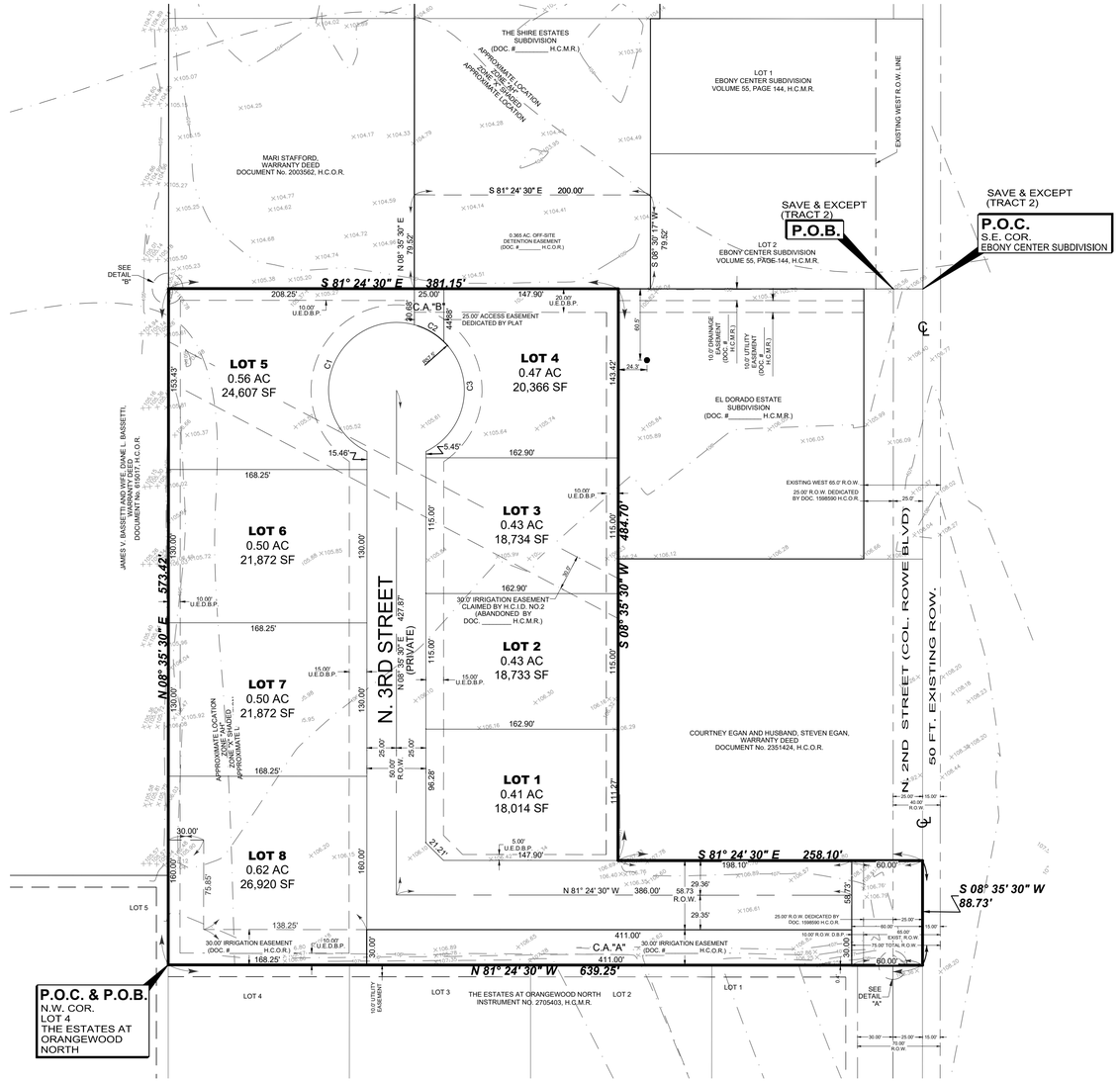
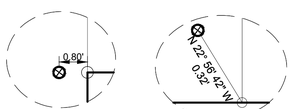




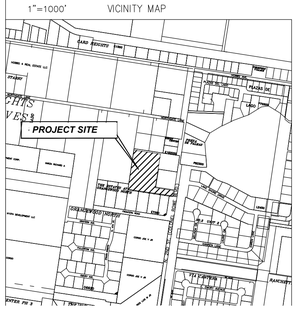
DETAIL "B": N.T.S.

DETAIL "A": N.T.S.

LEGEND

- ● FOUND No.4 REBAR
- ⊗ FOUND No.5 REBAR
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- ℄ - CENTER LINE
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- D.B.P. - DEDICATED BY PLAT
- N.T.S. - NOT TO SCALE
- C.A. - COMMON AREA

1"=1000' VICINITY MAP



Common Area Table		
C.A.	Sq.Ft.	Acres
"A"	12,330	0.283
"B"	909	0.021

Lot Line Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	169° 21' 01"	57.50'	169.95'	616.92	S29° 02' 18"W	114.50'
C2	028° 57' 27"	57.50'	29.06'	14.85	N51° 48' 28"W	28.75'
C3	110° 08' 58"	57.50'	110.54'	82.35	N17° 44' 44"E	94.29'

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
TBPLS No. 10096900

DRAWN BY	A.A.	DATE	12/02/2024
REVISED BY	A.G.P.	DATE	11/25/2025
SURVEYED, CHECKED		DATE	
FINAL CHECK		DATE	

PRINCIPAL CONTACTS		ADDRESS	PHONE/ FAX
OWNER:	MILLENNIAL BEAR FARM, LLC. C/O JAMES V. BASSETTI	281 N. HIGHWAY, HIDALGO COUNTY, TX 7310	
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

PLAT OF

HIDDEN GROVE ESTATES SUBDIVISION

(PRIVATE)

PLAT SHOWING

5.492 ACRES OUT OF LOTS 11 AND 12, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, VOLUME 5, PAGE 39, H.C.M.R. CITY OF MCALLEN HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 5.492 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOTS 11 AND 12, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 5.492 ACRES WERE CONVEYED TO MILLENNIAL BEAR FARMS, LLC, BY VIRTUE OF SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3067851 AND DOCUMENT NUMBER 3067864, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.492 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND [NORTHING: 16627392.866, EASTING: 1079315.627] AT THE NORTHWEST CORNER OF LOT 4, THE ESTATES AT ORANGEWOOD NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2705403, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 08° 35' 30" E ALONG THE EAST LINE OF LOT 5 OF SAID THE ESTATES AT ORANGEWOOD NORTH, AT A DISTANCE OF 75.85 FEET PASS A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 5, CONTINUING A TOTAL DISTANCE OF 573.42 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 5 REBAR FOUND BEARS N 81° 24' 30" E A DISTANCE OF 0.80 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 24' 30" E A DISTANCE OF 381.15 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 35' 30" W AT A DISTANCE OF 229.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 484.70 FEET TO A NO. 4 REBAR FOUND, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 24' 30" E AT A DISTANCE OF 208.10 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-N. 2ND STREET, AND BEING THE NORTHWEST CORNER OF A SAVE & EXCEPT TRACT CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 233.10 FEET PASS A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID SAVE & EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 258.10 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 11 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF N. COLONEL ROWE BLVD.-N. 2ND STREET, FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 35' 30" W ALONG THE EAST LINE OF SAID LOT 11 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF N. COLONEL ROWE BLVD.-N. 2ND STREET, A DISTANCE OF 88.73 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 81° 24' 30" W AT A DISTANCE OF 25.00 FEET PASS A NO. 4 REBAR SET AT THE SOUTHEAST CORNER OF SAID SAVE & EXCEPT TRACT AND THE NORTHEAST CORNER OF SAID THE ESTATES AT ORANGEWOOD NORTH FROM WHICH A NO. 5 REBAR FOUND BEARS N 22° 56' 42" W A DISTANCE OF 0.32 FEET, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-N. 2ND STREET, AND ON THE SOUTHWEST CORNER OF SAID SAVE & EXCEPT TRACT, CONTINUING A TOTAL DISTANCE OF 639.25 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.543 ACRES OF LAND, OF WHICH 0.051 OF ONE ACRE LIES WITHIN SAID SAVE AND EXCEPT TRACT, LEAVING THE 5.492 ACRES HEREIN DESCRIBED, OF WHICH 0.051 OF ONE ACRE LIES WITHIN THE PREVIOUS EXISTING RIGHT-OF-WAY OF N. COLONEL ROWE BLVD.-N. 2ND STREET, LEAVING AN EXISTING NET OF 5.441 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT: TRACT 1
A TRACT OF LAND CONTAINING 0.051 OF ONE ACRE SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 0.051 OF ONE ACRE OUT OF A CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.051 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND [NORTHING: 16627392.866, EASTING: 1079315.627] AT THE NORTHWEST CORNER OF LOT 4, THE ESTATES AT ORANGEWOOD NORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2705403, HIDALGO COUNTY MAP RECORDS;

THENCE, S 81° 24' 30" E AT A DISTANCE OF 248.65 FEET PASS THE EAST LINE OF LOT 12 AND THE WEST LINE OF LOT 11 OF SAID EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, CONTINUING A TOTAL DISTANCE OF 589.25 FEET FOR THE SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 08° 35' 30" E ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-2ND STREET, A DISTANCE OF 88.73 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 24' 30" E A DISTANCE OF 25.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 35' 30" W A DISTANCE OF 88.73 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 5 REBAR BEARS N 22° 56' 42" W A DISTANCE OF 0.32 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT
4. THENCE, N 81° 24' 30" W ALONG THE NORTH LINE OF SAID THE ESTATES AT ORANGEWOOD NORTH, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.051 OF ONE ACRE OF LAND, MORE OR LESS.

SAVE AND EXCEPT: TRACT 2
A TRACT OF LAND CONTAINING 0.131 OF ONE ACRE SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 11, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 39, HIDALGO COUNTY MAP RECORDS, WHICH SAID 0.131 OF ONE ACRE OUT OF A CERTAIN TRACT CONVEYED TO THE CITY OF MCALLEN BY VIRTUE OF A WARRANTY DEED RECORDED IN DOCUMENT NUMBER 1598590, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.131 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A NAIL SET AT THE SOUTHEAST CORNER OF EBONY CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 55, PAGE 144, HIDALGO COUNTY MAP RECORDS;

THENCE, N 81° 24' 30" W A DISTANCE OF 25.00 FEET TO A NO. 4 REBAR FOUND, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 35' 30" W A DISTANCE OF 229.00 FEET TO A NO. 4 REBAR SET FROM WHICH A NO. 4 REBAR FOUND BEARS N 65° 35' 57" W A DISTANCE OF 0.93 FEET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 24' 30" W A DISTANCE OF 25.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08°35' 30" E ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. COLONEL ROWE BLVD.-2ND STREET, A DISTANCE OF 229.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENE, S 81°24' 30" E ALONG THE SOUTH LINE OF SAID EBONY CENTER SUBDIVISION, AT A DISTANCE OF 9.65 FEET PASS A NO. 4 REBAR FOUND, CONTINUING A TOTAL DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.131 OF ONE ACRE OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS PARTIALLY IN FLOOD ZONE "AH" AND MOSTLY IN ZONE "X" (SHADED).

   ZONE "AH" - AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 107, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. (NO BUILDING PERMITTED WITHIN ZONE "AH")

   ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
   COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 6, 2000
   REVISED TO REFLECT LOMR: MAY 17, 2001. (FINISH FLOOR 24" ABOVE TOP OF CURB AT CENTER OF LOT.)
2. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

   FRONT: 25 FEET OR GREATER FOR EASEMENTS
   REAR: 10 FEET OR GREATER FOR EASEMENTS.
   SIDES: 6 FEET OR GREATER FOR EASEMENTS.
   CORNER: 10 FEET OR GREATER FOR EASEMENTS.
   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
3. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 21,320 CF. (0.489 AC.-FT.) DETENTION WILL BE PROVIDED ON SITE WITHIN DETENTION AREA AS APPROVED BY THE CITY OF McALLEN.
4. CITY OF McALLEN BENCHMARK: "MC50_1" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY ARANDA & ASSOCIATE ON SEPTEMBER 09, 2002. BEING LOCATED ON THE WEST SIDE OF 10TH ST. BETWEEN TRENTON AND FULLTERTON ROAD. 30" ALUM. PIPE WITH A 3 ¼" BRASS MONUMENT CAP ON TOP AT ELEVATION = 106.511 (NAVD88).

   TEMPORARY BENCHMARK: FOUND C.P.S. IN POWER POLE LOCATED 545 FEET EAST AND NORTH 213' OF THE NORTHEAST CORNER OF THIS SUBDIVISION. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 99 (GEOID 2003) N=16627167.194 E=1079903.436 ELEV.=108.58
5. NO BUILDING ALLOWED OVER ANY EASEMENT.
6. 4 FT. WIDE SIDEWALK REQUIRED ALONG N. 2ND STREET (N.COL. ROWE BLVD),BOTH SIDE OF N.3RD STREET AND NORTH SIDE OF INCARNATE WORD AVENUE.
7. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES AND ALONG NORTH 2ND STREET.
8. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. COMMON AREAS MUST BE MAINTAINED BY LOT OWNERS AND NOT THE CITY OF McALLEN.
10. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. 2ND STREET.
11. 25'x25' CLIP FOR SITE OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

COUNTY COURT COUNTY OF HIDALGO, TEXAS

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

PLAT OF

HIDDEN GROVE ESTATES SUBDIVISION

(PRIVATE)

PLAT SHOWING

5.492 ACRES OUT OF LOTS 11 AND 12, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE,
VOLUME 5, PAGE 39, H.C.M.R. CITY OF MCALLEN HIDALGO COUNTY, TEXAS

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR, CITY OF McALLEN DATE

ATTEST: _____ _____
CITY SECRETARY DATE

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

_____ _____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS HIDDEN GROEVE ESTATES, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SANITARY SEWER LINES, STORM SEWERS, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

_____ _____
MILLENNIAL BEAR FARMS, LLC DATE
JAMES V. BASSETTI
7310 N. HIGHWAY 281
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES V. BASSETTI 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,

DATED THIS THE DATED THIS THE _____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



_____
MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE DEVISED: 04/10/2025
ENGINEERING JOB # 24153.00

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 HIDDEN GROVE ESTATES , WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/19/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

DATED THIS THE _____ DAY OF _____, 20_____.



_____
ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR # 6238
STATE OF TEXAS
DATE SURVEYED: 11/19/2024
SURVEY JOB No. 24153.00

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

TBPLS No. 10096900

DRAWN BY	A.A.	DATE	12/02/2024
REVISED BY	A.G.P.	DATE	11/25/2025
SURVEYED, CHECKED		DATE	
FINAL CHECK		DATE	

PRINCIPAL CONTACTS		ADDRESS	PHONE/ FAX
OWNER:	MILLENNIAL BEAR FARM, LLC. C/O JAMES V. BASSETTI	281 N. HIGHWAY, HIDALGO COUNTY, TX 7310	
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

Y:\Land Development\Residential\McAllen\24153 - J&D Produce - Hidden Grove Estates\Autocad files\24153 Hidden Grove Estates.dwg, PLAT2, 11/25/2025 11:33:03 AM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/25/2025

SUBDIVISION NAME: HIDDEN GROVE ESTATES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 2nd Street (N. Col Rowe Blvd.): 60 ft. ROW required from centerline for 120 ft. total R.O.W. Paving: min. 65 ft. Curb & gutter: both sides Revisions needed: - The plat shows a 50 ft existing ROW on the adjacent property, please clarify, prior to recording. - Please provide staff with copy of existing R.O.W. documents for staff review prior to final. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not built prior to recording.	Required
Interior street: 50 ft. R.O.W. Paving: *40ft. Curb & gutter: both sides *40 ft. of pavement would be required. If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, it would be subject to that 40 ft. of pavement. Revisions needed: - R.O.W. for gate area needs to be increased to 65 ft. to accommodate all gate and related improvements. - Knuckle to be provided on the internal street. - Need to label the Center Line (C.L.) of internal street. - Need to provide Gate Details for staff review prior to final. - Street name will be stablished prior to final. Finalize street name requirement prior to final **Disclaimer: H.C.I.D. No. 2 easement falls on top of the internal street. - The engineer submitted a variance request to the ROW gate entrances. 58.73 ROW with a 20 ft paving face to face on each side and 4 ft side walk along the north side only. HCID #2 does not allow public improvements on ROW, email was sent to the engineer. - Variance got approved on 11.24.25. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not built prior to recording.	Required
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 600 ft. Maximum Cul-de-Sac. - Subdivision layout does not appear to comply with the 600 ft. Cul-De-Sac block length requirement, please revise accordingly prior to final. If no changes please submit a variance request for 600 ft. maximum block length requirement. - If variance is requested for Cul-De-Sac street exceeding the 600 ft. length, if variance is approved it would be subject to that 40 ft. of pavement. the variance was approved on 11.24.25 **Subdivision Ordinance: Section 134-105	Compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Disclaimer: As of plat submitted on December 5, 2024, Alleys are not being proposed. *Alley/service drive easement required for commercial properties. **Subdivision Ordinance: Section 134-106"	NA
SETBACKS	
* Front: 25 ft. or greater for easements *Zoning Ordinance: Section 138-356"	Applied
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
Sides: 6 ft. or greater for easements. *Zoning Ordinance: Section 138-356	Applied
* Side corner: 10 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Applied
Garage: 18 ft. except where a greater setback is required; greater setback applies. *Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
4 ft. wide minimum sidewalk required on the west side of N. 2nd Street (Col. Rowe Blvd.) and both sides of all interior streets. Revisions needed: - Revise plat #6 as shown above prior to recording. -Plat references incarnate word and North 3rd street, please make correction, prior to recording ***Sidewalk requirement may increase to 5 ft. as per Engineering Department prior to final. **Subdivision Ordinance: Section 134-120"	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 2nd Street. Revisions Needed: *Landscaping Ordinance: Section 110-46.	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

NOTES	
* No curb cut, access, or lot frontage permitted along N. 2nd Street. **As per Traffic Department, "No curb cuts will be allowed along N. 2nd street for any individual lots..." Contact traffic department for more details. **Must comply with City Access Management Policy.	Compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. Revisions Needed: - Add a plat note as shown above prior to final. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. Revisions needed: - HOA covenants would need to be submitted for staff review. - Need to add a plat note with a space to cross-reference the recorded HOA document number. **Section 134-168 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. Lot dedication min. 25 frontage on street. **Zoning Ordinance: Section 138-356	Required
ZONING/CUP	
* Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA

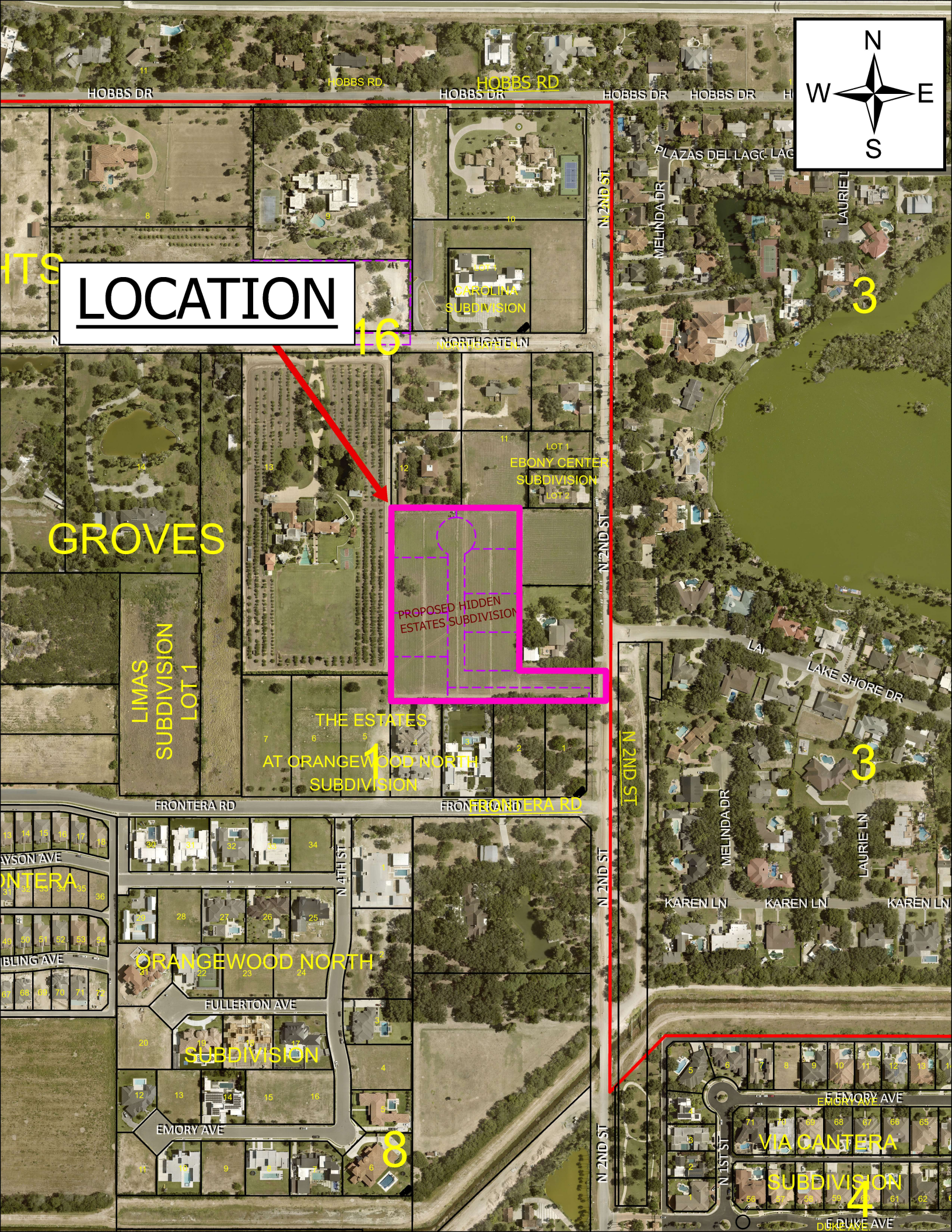
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

PARKS	
As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($2,800) are based on the $350 per 8 proposed dwelling units, which is needed prior to recording, and $350 per 8 dwelling units must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply. -The variance request was denied, full park fees must be paid, prior to recording.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($2,800) are based on the $350 per 8 proposed dwelling units, which is needed prior to recording, and $350 per 8 dwelling units must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply. -The variance request was denied, Full Park fees must be paid, prior to recording.	Required
* Pending review by the City Manager's Office. As per plat submitted on December 5, 2024, plat depicts 8 residential lots, a request to pay park fees in lieu of land dedication for the Hidden Grove Estates Subdivision has been submitted and will be reviewed by City Manager's Office. This request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($2,800) are based on the $350 per 8 proposed dwelling units, which is needed prior to recording, and $350 per 8 dwelling units must be paid prior to building permit issuance . If the number of dwelling units increases, additional park fees will apply. -The variance request was denied, Full Park fees must be paid, prior to recording.	Required
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - Trip Generation has been approved, no TIA required.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

COMMENTS	
Comments: - the engineer submitted a variance to 3 requests. This variance will be heard at the planning and zoning commission board on 11.4.25. the requests are 1. 58.73 ROW with 20ft of paving and 4 ft sidewalk on the north side only. 3. cul-de-sac requirement exceeding. - Verify that the Metes & Bounds provided on the application match the bearings and distances labeled on the plat and plat boundary. - Contour lines on the plat are missing the elevations. - Application refers to subdivision name as "Hidden Grove Estates Subdivision" need to make sure that this subdivision title is reflected as such on all pertaining signature lines, reports, paperwork,etc. - Owner signature refers to the wording used for public subdivisions, but as per application and the plat shown, this subdivision will be for a private subdivision. Please clarify the wording to match for private subdivisions. - If owner is under an LLC, the most recent Secretary of State (SOS) Documents would need to be provided to verify the owner's signature. *If there are multiple owners on the LLC, owner's authorization letters would be required for each owner. - Any abandonments must be done by a separate instrument/document, cannot be abandoned by plat. - Ownership map of the surrounding properties needs to be provided for staff review prior to final, to ensure that no landlocked properties exist. - Needs to provide for a knuckle on the interior street by lot 8. - Please clarify with staff to determine how Lot 3 will be developed. - Disclaimer: Subdivision was previously processed as the Proposed Eagle's Nest Subdivision and was withdrawn by the Engineer on April 21, 2023. *Must comply with City’s Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review


LOCATION
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HOBBS RD
N 2ND ST
PLAZAS DEL LAGO
MELINDA DR
LAURIE LN
CAROLINA SUBDIVISION
NORTHGATE LN
EBONY CENTER SUBDIVISION
LOT 1
LOT 2
PROPOSED HIDDEN ESTATES SUBDIVISION
GROVES
LIMAS SUBDIVISION LOT 1
THE ESTATES AT ORANGEWOOD NORTH SUBDIVISION
FRONTERA RD
LAKE SHORE DR
KAREN LN
N 4TH ST
ORANGEWOOD NORTH
FULLERTON AVE
SUBDIVISION
EMORY AVE
VIA CANTERA
SUBDIVISION
N 1ST ST
E DUKE AVE
16
3
1
8
4

SUB2025-0114

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name THE VILLAGES AT DALLAS SUBDIVISION

Legal Description BEING A 3.31 ACRES OF LAND, MORE OR LESS, OT OF LOT 7, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISIONS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME "Q", PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

Location APPROX. 1600 FT WEST OF THE INTERSECTION OF DALLAS AVE AND S COL ROWE BLVD

City Address or Block Number 601 DALLAS AVE.

Total No. of Lots 42 P.A. Total Dwelling Units 40 Gross Acres 3.31 Net Acres _____

☐Public Subdivision/☐Private and Gated /☑Private but Not Gated within ETJ: ☐Yes/☐No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑ **Residential (** 42 P.A. **Lots)** Replat: ☐Yes/☑No

Existing Zoning R-3T Proposed Zoning R-3T Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use VACANT Proposed Land Use TOWNHOMES

Irrigation District # HCWID#3 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☐No Parcel # _____

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name SMART PECUNIA LLC Phone (956) 309-3395

Address 717 BRAZOS APT NO 5 E-mail SP.RGV@PM.ME

City McALLEN State TX Zip 78572

Developer

Name SMART PECUNIA LLC Phone _____

Address 717 BRAZOS APT NO 5 E-mail SP.RGV@PM.ME

City McALLEN State TX Zip 78572

Contact Person CARLOS BAUZA

Engineer

Name RIO DELTA ENGINEERING Phone (956) 380-5152

Address 921 S. 10TH AVENUE E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

Contact Person IVAN GARCIA, P.E., R.P.L.S.

Surveyor

Name IVAN GARCIA, P.E., R.P.L.S. Phone (956) 380-5152

Address 921 S. 10TH AVENUE E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

KF

RECEIVED
AUG 05 2025
By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

fee

SOS documents

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

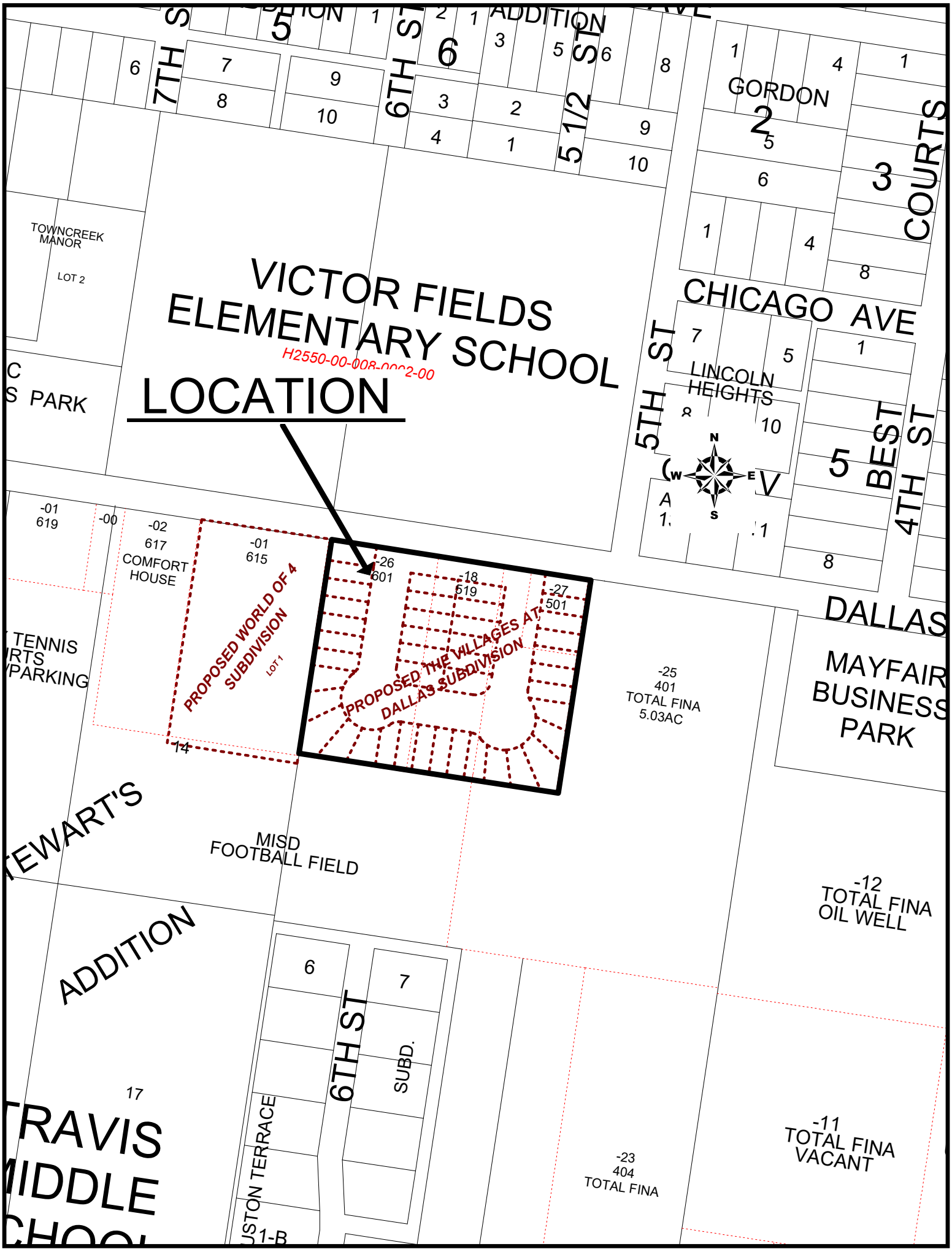
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 06/19/25

Print Name Carlos A. Bauza

Owner ☒ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


VICTOR FIELDS ELEMENTARY SCHOOL
LOCATION
H2550-00-008-0002-00
PROPOSED WORLD OF 4 SUBDIVISION
LOT 1
PROPOSED THE VILLAGES AT DALLAS SUBDIVISION
TOWNCREEK MANOR
LOT 2
LINCOLN HEIGHTS
GORDON 2
3 COURTS
5 BEST
CHICAGO AVE
DALLAS
5TH ST
6TH ST
7TH
4TH ST
5 1/2 ST
COMFORT HOUSE
-01 619
-00
-02 617
-01 615
-26 601
-18 619
-27 501
-14
-25 401 TOTAL FINA 5.03AC
-12 TOTAL FINA OIL WELL
-11 TOTAL FINA VACANT
-23 404 TOTAL FINA
MISD FOOTBALL FIELD
MAYFAIR BUSINESS PARK
TENNIS RTS /PARKING
EWART'S
ADDITION
17
TRAVIS MIDDLE
SUBD.
N
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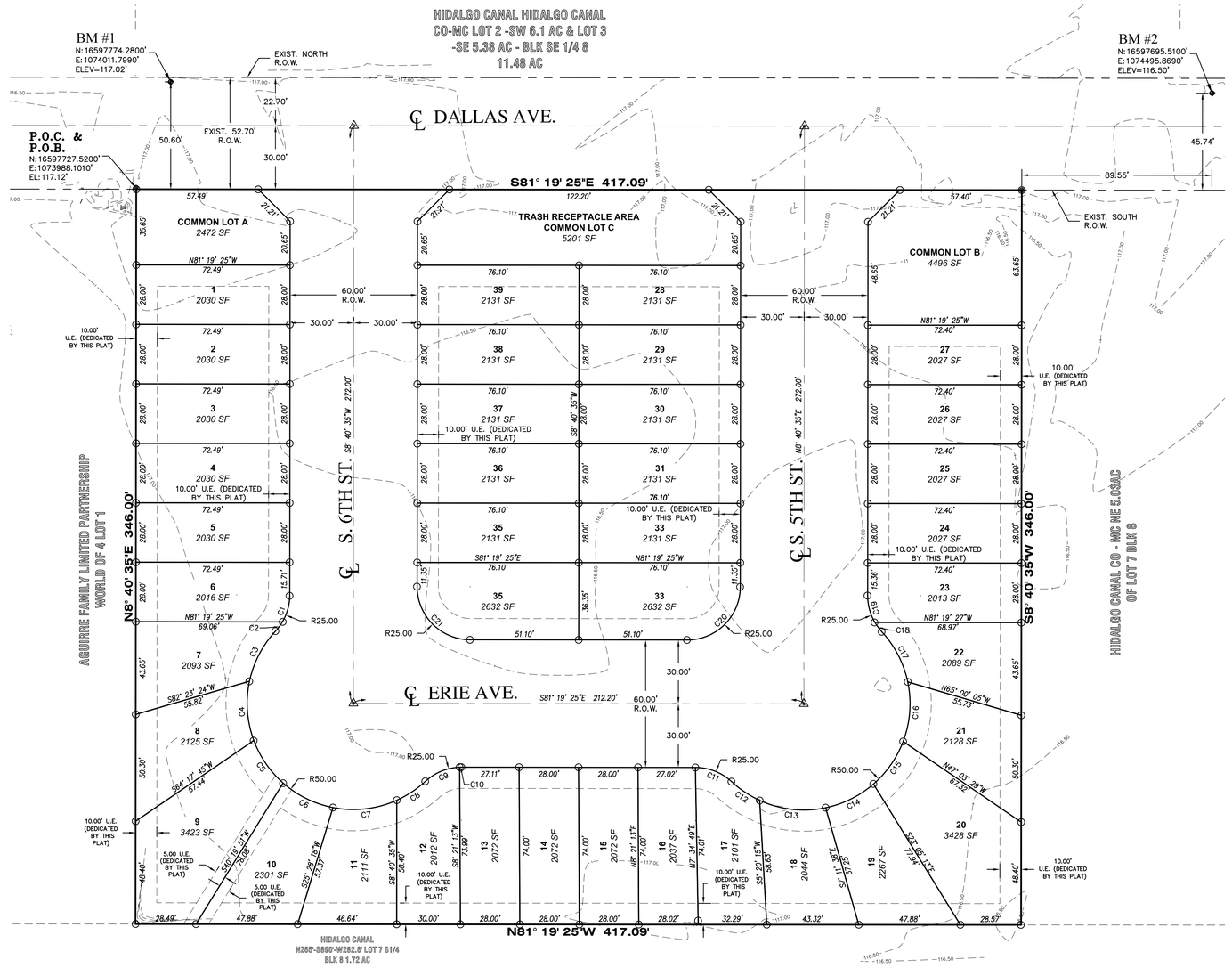
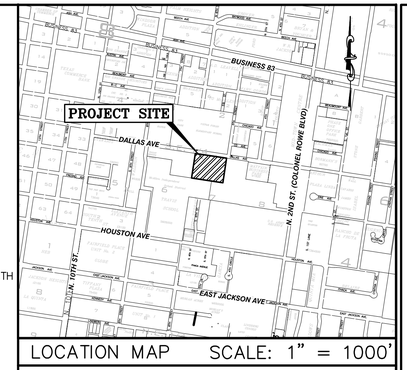
THE VILLAGES AT DALLAS SUBDIVISION

BEING 3.31 ACRES OF LAND, MORE OR LESS, OUT OF LOT 7, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME "Q", PAGE 1 77, DEED RECORDS, HIDALGO COUNTY, TEXAS





LOCATION MAP SCALE: 1" = 1000'

LOCATION THE VILLAGES AT DALLAS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
THE VILLAGES AT DALLAS SUBDIVISION IS LOCATED SOUTH OF BUSINESS 83 AND BETWEEN 8TH AND 5TH ST IN MCALLEN CITY. THE ESTIMATED POPULATION OF MCALLEN CITY IS 143,789 AS PER THE 2020 UNITED STATES CENSUS BUREAU.

SCALE: 1" = 30'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
(4205) (NAD 83)

LEGEND

△	– SET C–P–S
▲	– FD. C–P–S
△	– CALCULATED POINT
	– SET 1/2" IRON ROD
●	– FD. 1/2" IRON ROD
■	– FD. 5/8" IRON ROD
•	– FD. 60–D NAIL
↖	– SET PK NAIL
▫	– STORM INLET
⌀	– POWER POLE
⌘	– FIRE HYDRANT
○	– IRR. STAND PIPE
—X—	– CHAIN LINK FENCE
WM	– EXIST. WATER METER
GM	– GAS SPOTTING
⌖	– TELEPHONE PEDESTAL
⌖	– POWER POLE

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT–OF–WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM–TO–MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.S.C.	MILITARY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON–SITE SEWAGE FACILITY
℄	CENTER LINE
L	LOT LINE
H.C.D.D.#1	HIDALGO COUNTY DRAINAGE DIST. #1

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.90	25.00	29.57	N24° 16' 22"E	12.76
C2	5.44	25.00	12.46	N45° 16' 44"E	5.43
C3	26.95	50.00	30.88	N36° 04' 05"E	26.63
C4	28.32	50.00	32.46	N4° 23' 54"E	27.95
C5	24.57	50.00	28.15	N25° 54' 19"W	24.32
C6	26.47	50.00	30.34	N55° 08' 54"W	26.17
C7	30.75	50.00	35.23	N87° 55' 58"W	30.26
C8	16.24	50.00	18.61	S65° 08' 48"W	16.17
C9	17.80	25.00	40.79	S76° 14' 22"W	17.43
C10	0.89	25.00	2.04	N82° 20' 38"W	0.89
C11	18.78	25.00	43.04	S60° 00' 30"E	18.34
C12	15.94	50.00	18.27	S47° 37' 25"E	15.87
C13	31.80	50.00	36.44	N74° 58' 44"W	31.27
C14	25.41	50.00	29.12	S72° 14' 22"W	25.14
C15	24.67	50.00	28.27	S43° 32' 34"W	24.42
C16	28.53	50.00	32.69	S13° 03' 41"W	28.14
C17	26.94	50.00	30.87	S18° 43' 13"E	26.62
C18	5.44	25.00	12.46	S27° 55' 37"E	5.43
C19	13.25	25.00	30.37	S6° 30' 37"E	13.10
C20	39.27	25.00	90.01	N53° 40' 55"E	35.36
C21	39.27	25.00	90.00	N36° 19' 25"W	35.36

METES AND BOUNDS

BEING 3.31 ACRES OF LAND, MORE OR LESS, OUT OF LOT 7, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME "Q", PAGE 1 77, DEED RECORDS, HIDALGO COUNTY, TEXAS

COMENCING AT THE NORTH WEST CORNER OF VILLAGES AT DALLAS SUBDIVISION BEGING ALSO THE NORTH WEST CORNER OF A 1.40 Acre Tract of land CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HHIDALGO COUNTY, TEXAS, ALSO BEING THE POINT OF BEGINNING.

Thence 417.00 FT SOUTH 81 DEGREES 18 MINUTES 22 SECONDS EAST ALONG THE SOUTH RIGHT O WAY LINE OF DALLAS AVENUE PAST 177.00 FT ALONG SAID BEARING ACROSS, PAST 105.60 FT ACROSS A 0.84 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HHIDALGO COUNTY, TEXAS, PAST 134.40 FT ACROSS A 1.07 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HHIDALGO COUNTY, TOA POINT BEING THE NORTH EAST CORNER OF VILLAGES AT DALLAS SUBDIVISION.

THENCE 346.00 FT SOUTH 8 DEGREES 47 MINUTES 49.60 SECONDS WEST TO A PONT BEING THE SOUTH EAST CORNER OF VILLAGS AT DALLAS SUBDIVISION.

THENCE 417.00 FT SOUTH 81 DEGREES 18 MINUTES 22 SECONDS EAST ALONG THE SOUTH LINE VILLAGE AT DALLAS SUBDIVISION PAST 134.40 FT ACROSS A 1.07 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HHIDALGO COUNTY, PAST 105.60 FT ACROSS A 0.84 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HHIDALGO COUNTY, TEXAS, PAST 177.00 FTACROSS A 1.41 ACRE TRACT CONVEYED TO SMART PECUNIA LLC FILED AUGUST 10, 2022 RECORDED IN DOCUMENT # 3369893 DEED RECORDS, HHIDALGO COUNTY, TEXAS, TO A POINT BEING THE SOUTH WEST CORNER OF VILLAGES AT DALLAS SUBDIVISION.

THENCE 346.00 FT SOUTH 8 DEGREES 47 MINUTES 49.60 SECONDS WEST TO A PONT BEING THE POINT OF BEGINNING OF VILLAGES AT DALLAS SUBDIVISION

GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER–POINT OF THE LOT.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT: 10 FT. OR GREATER FOR EASEMENTS.
REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICH EVER GREATER APPLIES.
INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, WHICH EVER GREATER APPLIES.
CORNER: 10 FT. OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

3. THE SUBDIVISION IS IN ZONE "X" (NON–SHADED), AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD–PLAIN. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.
4. DRAINAGE DETENTION OF **14.193** CF OR **0.326** ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN A DESIGNATED ONSITE DETENTION AREA LOCATED AT THE NORTH EAST & NORTH WEST CORNER LOTS OF THE SUBDIVISION AND BLEED OFF INTO AN EXISTING STORM LINE THROUGH TWO PROPOSED MANHOLES, ON SOUTH RIGHT–OF–WAY OF DALLAS AVE., WITH OUTFALL TO THE McALLEN MAIN CANAL.
5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
6. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG DALLAS AVE, AND BOTH SIDES OF ALL INTERIOR STREETS.
7. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG DALLAS AVE.
8. BM #1: A SQUARE CUT INTO AN EXISTING CONCRETE SIDEWALK LOCATED APPROXIMATELY 51.0' FEET NORTH AND 16.0' EAST FROM THE P.O.C. & P.O.B. OF THIS SUBDIVISION. NORTHING: 16597774.2800', EASTING: 1074011.7990', ELEV.=117.02'

BM #2: A TOP OF INLET LOCATED APPROXIMATELY 90.0' FEET EAST AND 46.0' FEET NORTH FROM THE NORTHEAST CORNER OF THIS SUBDIVISON. NORTHING: 16597695.5100', EASTING: 1074495.8690', ELEV.=116.50'

9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG DALLAS AVE.
10. 6 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
11. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
12. 50% OF PARKLAND FEES TO BE PAID AT TIME OF BUILDING PERMIT.
13. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.
14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO.3, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
15. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO.3.
15. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
16. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
17. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110–72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.
18. AS PER DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VILLAGES AT DALLAS SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____ HIDALGO COUNTY, DEED RECORDS. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134–168 OF THE CODE OF ORDINANCES OF THE CITY OF McALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134–168 OF THE SUBDIVISION ORDINANCE SHALL BE NULL AND VOID.
19. COMMON LOT A AND B, TRASH RECEPTICAL AREA (COMMON LOT C), AND PRIVATE STREETS, SHALL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN, WHO MAY TRANSFER SUCH MAINTENANCE OBLIGATION TO THE SUBDIVISION HOMEOWNER'S ASSOCIATION, VILLAGES AT DALLAS HOMEOWNER'S ASSOCIATION, UPON CONVEYANCE OF TITLE TO THE SAME, THEIR SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF McALLEN, NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN COMMON LOT A AND B, WHICH SHALL BE USED EXCLUSIVELY AS A DETENTION AREA. AFTER COMMON LOT A AND B'S TRANSFER OF TITLE TO THE LA LOMITA PARADISE HOMEOWNER'S ASSOCIATION THE SUBDIVISION LOT OWNER'S PRO RATA SHARES OF THE COST OF MAINTENANCE SHALL BE DETERMINED BY THE LA LOMITA PARADISE HOMEOWNER'S ASSOCIATION. FAILING IN SUCH MAINTENANCE OBLIGATIONS, THE CITY OF McALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNER'S COST, WHICH COST MAY BECOME A LIEN AGAINST THEIR PROPERTIES. PRIOR TO THE IMPOSITION OF ANY LIEN, THE CITY SHALL FIRST COMPLY WITH NOTICE REQUIREMENTS SIMILAR TO THOSE UNDER EXISTING ORDINANCE SECTION 134–168(d), AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF COMMON LOT A AND B, THE OWNER'S MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION. RECORDED IN INSTRUMENT No. _____ OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE THE VILLAGES AT DALLAS, DO HEREBY GRANT AN ACCESS AND UTILITY EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THESE STREETS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS ARE RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OF THE UTILITY OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

CARLOS A. BAUZA (MANAGING MEMBER) DATE
SMART PECUNIA, LLC
717 BRAZOS APT. NO. 5
MCALLEN, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS A. BAUZA, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ___–___–___

HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT ON THIS THE _____ DAY OF _____ 20 _____
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

_____ ATTEST: _____
PRESIDENT SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

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

_____
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____
MAYOR, CITY OF McALLEN DATE

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

_____
IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN AND HIDALGO COUNTY, TEXAS.

_____
IVAN GARCIA P.E., R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR No. 6496
SURVEY FIRM No. 10194027

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR

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

PRINCIPAL CONTACTS:

	NAME	ADDRESS		PHONE & FAX	
OWNER:	SMART PECUNIA LLC	717 BRAZOS APT NO 5	MISSION, TX 78572	(XXX) XXX–XXXX	
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380–5152	(956) 380–5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE.	EDINBURG, TX 78539	(956) 380–5152	(956) 380–5083

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F–7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956–380–5152 (FAX) 956–380–5083

ISSUED FOR: FINAL

PROJECT: PLAT SHEET
THE VILLAGES AT DALLAS
CITY OF MCALLEN, TEXAS

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	F.M/ G.F.
SCALE:	1" = 30'
DATE:	NOVEMBER 12, 2025
PROJECT:	SUB 25 039
REVISIONS:	
PAGE NO:	SHT 2

Y:\RDE SUBDIVISIONS 2025\SUB 25.039 – VILLAS AT DALLAS\DWG\SUB 25 039_SHT 2 PLAT SHEET.dwg RIODELTA 11/17/2025 2:10 PM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/8/2025

SUBDIVISION NAME: THE VILLAGES AT DALLAS

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Dallas Avenue: R.O.W to remain as existing 52.7 feet -Paving 40 feet Curb & gutter both sides As per the P&Z meeting of October 8, 2024 under a different engineer, the subdivision was approved with the existing R.O.W. being shown as 52.7 feet with the condition that the sidewalk is to be re-adjusted to be on the R.O.W. As per previous final approval, this condition will apply. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Interior Streets: Dedication as needed for 60 feet total R.O.W Paving 40 feet Curb & gutter both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

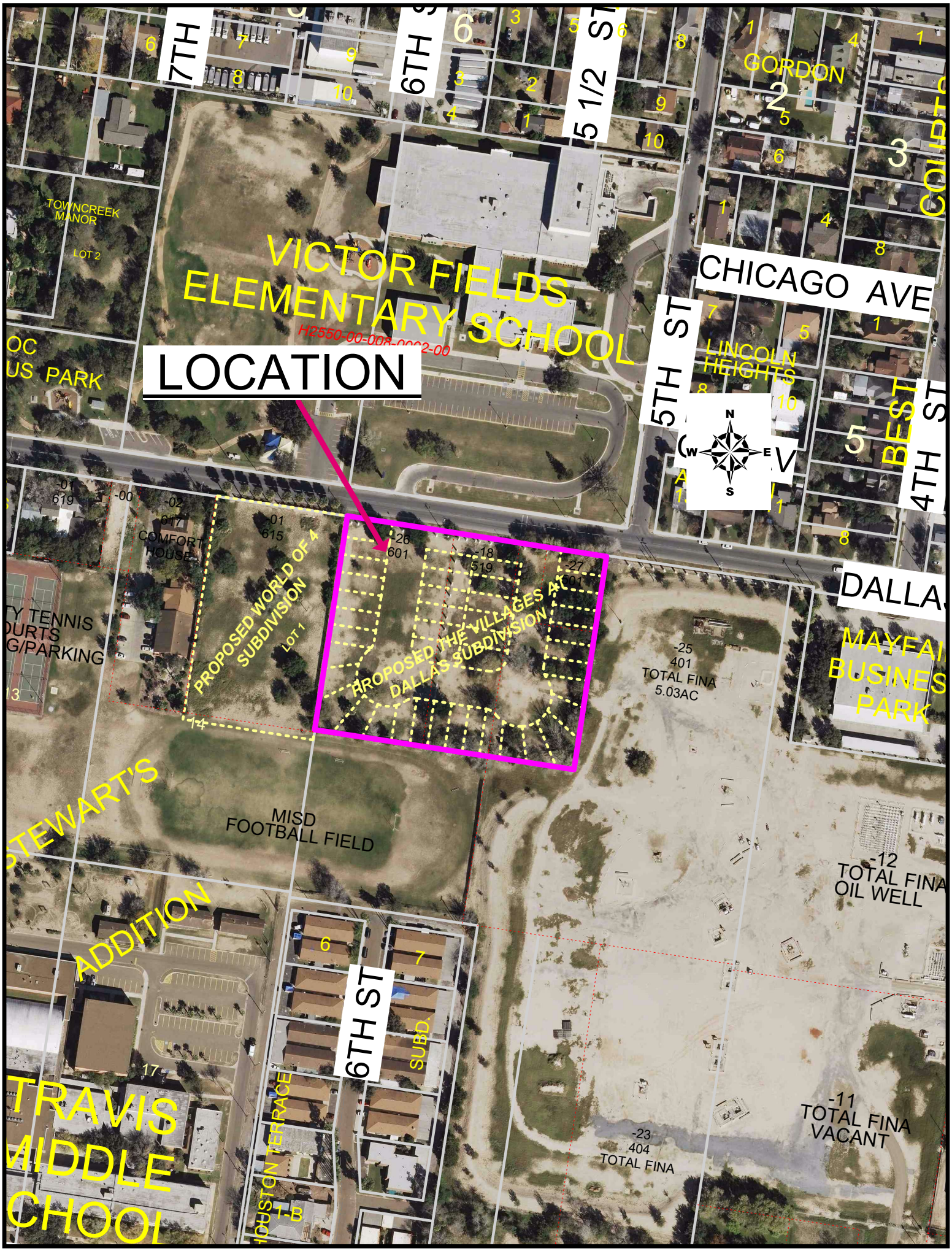
ALLEYS	
ROW 20 feet Paving 16 feet - a 32 ft alley is proposed on the north side of Lots 29 & 40, is labeled as Trash Receptacle area common Lot C on the most recent submittal. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 34-106	Applied
SETBACKS	
Front: 10ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies. **Zoning Ordinance: Section 138-356	Applied
interior sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies **Zoning Ordinance: Section 138-356	Applied
Corner: 10ft or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage 18 feet except where greater setback is required, greater setbacks applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Dallas Avenue and both sides on all interior streets. - Minimum sidewalks width is subject to increase as per the Engineering department. -On Dallas Avenue, the subdivision was previously under a different engineer approved in final form with the condition that the sidewalk is to be re-adjusted to be the R.O.W. This requirement will apply to this plat. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Dallas Avenue. Revisions required: **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
**Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets _____ **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area _____ **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing R-3T Proposed R-3T ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -The latest submitted plat seems to have 43 lots with 40 townhomes and three common Lots. -A variance request to pay half of the park fees ($350 per dwelling unit) prior to recording and the other half ($350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. Staff is reviewing if this will apply to this plat, prior to final. -A plat note to reflect the approved variance must be finalized prior to recording.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -The latest submitted plat seems to have 43 lots with 40 townhomes and three common Lots. -A variance request to pay half of the park fees ($350 per dwelling unit) prior to recording and the other half ($350 per dwelling unit) prior to building permit issuance was reviewed and approved by the City Manager on April 19, 2024. Staff is reviewing if this will apply to this plat, prior to final. -A plat note to reflect the approved variance must be finalized prior to recording.	Applied
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. TRIP GENERATION WAS APPROVED	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

COMMENTS	
Comments: -Signature block complying with Sec. 134-61 of the subdivision ordinance is required prior to recording, there are some revisions needed for some of the spelling of the owner's signature block. -If any revisions are submitted for the plat, it will require REVISED FINAL approval. - The subdivision was heard at the planning and zoning commission meeting of 12/16/2025 in revised final form due to a utility easement within some lots was not needed.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM SUBJECT TO CONDITIONS NOTED.	Applied


LOCATION
VICTOR FIELDS ELEMENTARY SCHOOL
H2550-00-008-0002-00
CHICAGO AVE
7TH
6TH
5 1/2 ST
5TH ST
4TH ST
GORDON
LINCOLN HEIGHTS
BEST
TOWNCREEK MANOR
LOT 2
COMFORT HOUSE
PROPOSED WORLD OF 4 SUBDIVISION
LOT 1
PROPOSED THE VILLAGES AT DALLAS SUBDIVISION
MISD FOOTBALL FIELD
-25 401 TOTAL FINA 5.03AC
-12 TOTAL FINA OIL WELL
-11 TOTAL FINA VACANT
-23 404 TOTAL FINA
MAYFAIR BUSINESS PARK
STEWART'S ADDITION
TRAVIS MIDDLE SCHOOL
HOUSTON TERRACE
SUBD.
N
S
E
W

SUB2025-0063

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Las Brisas Phase II Subdivision

Legal Description: 19.604 acres, being a part or portion out of Lots 1 and 2, Block 1, Lot 6, 7 and 8, Block 5, M M and Subdivision, according to the plat thereof recorded in Volume 8, Page 20, Hidalgo County Map Records.

Location: South side of Monte Cristo, west of North Rooth Road. (west of Las Brisas Phase I)

City Address or Block Number: 3105 Monte Cristo Rd

Total No. of Lots: 105 Total Dwelling Units: 102 Gross Acres: 19.604 Net Acres: 19.604

[X] Public Subdivision/[ ] Private and Gated /[ ] Private but Not Gated within ETJ: [ ] Yes/[X] No

For Fee Purposes: [ ] **Commercial (** ____ **Acres)/**[ ] **Residential (** 105 **Lots)** Replat: [ ] Yes/[X] No

Existing Zoning: R-1 Proposed Zoning: R-1 Applied for Rezoning [X] No/[ ] Yes: Date: ____

Existing Land Use: Vacant Proposed Land Use: Residential

Irrigation District #: HCID #1 Water CCN: [X] MPU/[ ] Sharyland Water SC Other: ____

Agricultural Exemption: [ ] Yes/[ ] No Parcel #: 224742

Estimated Rollback Tax Due: 7,911.77 Tax Dept. Review: VPG

Owner

Name: ML Rhodes LLC Phone: 956-287-2800

Address: 200 S. 10th St Suite 170 E-mail: bfrisby@rhodes.com

City: McAllen State: TX Zip: 78501

Developer

Name: Rhodes Development Inc Phone: 956-287-2800

Address: 200 S. 10th St. Suite 170 E-mail: bfrisby@rhodes.com

City: McAllen State: TX Zip: 78501

Contact Person: Brad Frisby , VP

Engineer

Name: Melden & Hunt, Inc. Phone: (956) 381-0981

Address: 115 West McIntyre Street E-mail: mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com

City: Edinburg State: Texas Zip: 78541

Contact Person: Mario A. Reyna, P.E., Beto De La Garza, and Della Robles

Surveyor

Name: Melden & Hunt, Inc. Phone: (956) 381-0981

Address: 115 West McIntyre Street E-mail: robert@meldenandhunt.com

City: Edinburg State: Texas Zip: 78541

APR 09 2025

BY: CP

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

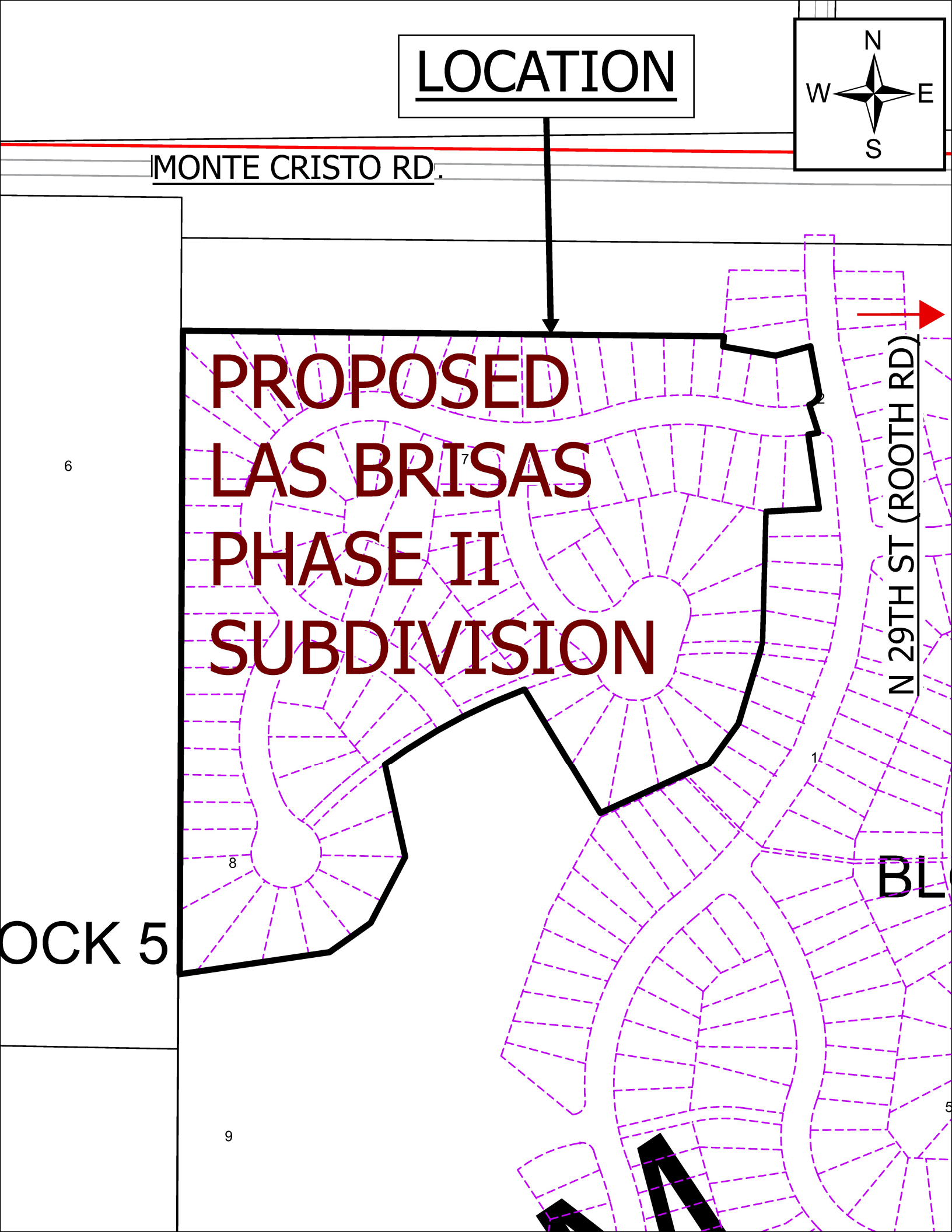
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 4/4/2025

Print Name Mario A. Reyna, P.E.

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
N
W
E
S
MONTE CRISTO RD.
PROPOSED
LAS BRISAS
PHASE II
SUBDIVISION
N 29TH ST (ROOTH RD)
6
7
2
1
8
9
OCK 5
BL

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.604 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 1 AND 2, BLOCK 1, LOTS 6, 7 AND 8, BLOCK 5, M AND M SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 20, HIDALGO COUNTY MAP RECORDS, SAID 19.604 ACRES BEING OUT OF A CERTAIN TRACT CONVEYED TO M.L. RHODES, LTD, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2770269, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.604 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHEAST CORNER OF LOT 5, OF SAID BLOCK 1;

THENCE, N 80° 34' 50" W ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 1, A DISTANCE OF 2,103.81 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND AT THE NORTHEAST INTERSECTION OF TWO COUNTY ROADS BEARS S 80° 34' 50" E A DISTANCE OF 797.95 FEET AND N 09° 25' 10" E A DISTANCE OF 20.00 FEET;

THENCE, N 08° 40' 10" E A DISTANCE OF 598.16 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 40' 10" E A DISTANCE OF 1,102.02 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 01' 04" E A DISTANCE OF 925.46 FEET TO A NO. 4 REBAR SET FOR THE WESTERNMOST NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 13° 06' 02" W A DISTANCE OF 17.36 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 71° 53' 58" E A DISTANCE OF 92.78 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 83° 06' 02" E A DISTANCE OF 61.27 FEET TO A NO. 4 REBAR SET FOR THE EASTERNMOST NORTHEAST CORNER OF THIS TRACT;
6. THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 04° 47' 34", A RADIUS OF 925.00 FEET, AN ARC LENGTH OF 77.38 FEET, A TANGENT OF 38.71 FEET, AND A CHORD THAT BEARS S 02° 15' 12" E A DISTANCE OF 77.35 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 93° 18' 52", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 32.57 FEET, A TANGENT OF 21.19 FEET, AND A CHORD THAT BEARS S 42° 00' 28" W A DISTANCE OF 29.09 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 09° 04' 48" E A DISTANCE OF 50.39 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 93° 02' 37", A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 17.26 FEET, A TANGENT OF 8.63 FEET, AND A CHORD THAT BEARS S 88° 59' 22" W A DISTANCE OF 17.26 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
10. THENCE, S 00° 06' 02" W A DISTANCE OF 128.01 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
11. THENCE, N 84° 53' 58" W A DISTANCE OF 91.29 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 09° 53' 15" W A DISTANCE OF 223.74 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, S 25° 06' 02" W A DISTANCE OF 144.95 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 45° 06' 02" W A DISTANCE OF 85.80 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, S 73° 35' 55" W A DISTANCE OF 203.89 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, N 23° 00' 00" W A DISTANCE OF 248.95 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, IN A SOUTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 15° 46' 18", A RADIUS OF 989.20 FEET, AN ARC LENGTH OF 272.30 FEET, A TANGENT OF 137.01 FEET, AND A CHORD THAT BEARS S 70° 02' 44" W A DISTANCE OF 271.44 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 04° 00' 00" E A DISTANCE OF 162.41 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, S 36° 00' 00" W A DISTANCE OF 127.62 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
20. THENCE, S 63° 00' 00" W A DISTANCE OF 86.21 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
21. THENCE, N 90° 00' 00" W A DISTANCE OF 259.23 FEET THE POINT OF BEGINNING AND CONTAINING 19.604 ACRES OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED IN ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY PANEL NUMBER 480334 0325 D, MAP REVISED: JUNE 06, 2000;
2. MINIMUM FINISH FLOOR NOTE : MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE :
   FRONT : 20 FEET MINIMUM OR GREATER FOR EASEMENTS.
   REAR : 11 FEET, OR GREATER FOR EASEMENTS.
   INTERIOR SIDES : 5 FEET, OR GREATER FOR EASEMENTS, AS PER AGREEMENT.
   CORNER : 10 FEET OR GREATER FOR EASEMENTS.
   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED;GREATER SETBACK APPLIES.
4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED MASTER DRAINAGE REPORT SHALL BE 796.520 C.F. (18.286 AC.-FT.) AND 97,390 C.F. (2.236 AC.-FT.) FOR PHASE II BASED ON 0.1114 AC.FT. PER AC.). STORM WATER RUNOFF GENERATED PER THE APPROVED MASTER SHALL BE 181.15 C.F.S. AND 64.14 C.F.S. FOR PHASE II. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED OFF-SITE IN THE ADJACENT DRAIN DITCHES. DESIGN OF THESE DRAIN DITCHES IS REFERENCED IN THE MASTER DRAINAGE STUDY.
5. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT SHALL BE SUBMITTED AND APPROVED BY CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. CITY OF McALLEN BENCHMARK: NUMBER MC24, TOP OF 30" ALUMINUM PIPE WITH A 3-14" BRASS MONUMENT CAP TOP LOCATED AT NORTHWEST CORNER OF THE INTERSECTION OF ROOTH ROAD AND FM 1925, GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16652113.3155, 1072415.84758, ELEV.=118.08
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
9. 8' MASONRY WALL WILL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/ USES.
10. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT"). THE TECHNOLOGY EASEMENT SHALL BE AN EXCLUSIVE EASEMENT FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
11. TERMS AND CONDITIONS AND RESERVATION OF TECHNOLOGY EASEMENTS DATED AUGUST 13, 2015, FILED NOVEMBER 25, 2015, BETWEEN HIDALGO COUNTY TEXAS CORPORATION, INC., TO M.L. RHODES LTD. A TEXAS LIMITED PARTNERSHIP RECORDED UNDER CLERK'S FILE NO. 2665226, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. EASEMENT PROPERTY DESCRIBED IN SAID DOCUMENT IS INCOMPLETE. EASEMENT PERTAINS TO AND IS FOR THE BENEFIT OF THE OWNER/RESERVIST. NO WIDTH SPECIFIED FOR EASEMENT. THE ACTUAL EASEMENT BOUNDARY IS NOT DESCRIBED, BUT IS WITHIN THE EASEMENT PROPERTY WHICH IS INCOMPLETE. EASEMENT MAY BE REVOKED OR AMENDED BY OWNER/ RESERVER AND IS EXCLUSIVE.
12. DEVELOPER / TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT / OWNER/HOA, THEIR SUCCESSORS AND ASSIGNEES AND NOT THE CITY OF McALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 110-72 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS.
13. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION EASEMENT REQUIRED AT ALL STREET INTERSECTIONS.
14. CITY OF McALLEN ACTING BY AND THROUGH THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (PID) DEDICATES A WALL EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REMOVAL, REPLACEMENT, AND OPERATION OF MASONRY WALLS PROVIDING ACCESS CONTROL AND SOUND BUFFERING WITHIN THE PID.
15. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON MONTE CRISTO ROAD. INTERIOR SIDEWALKS SHALL BE INSTALLED AT BUILDING PERMIT STAGE AS PER SIDEWALK PLAN FILED WITH THE CITY BY REGISTERED ENGINEER DESIGNING THE UNIT OF DEVELOPMENT, PER AGREEMENT.
16. NOTE FOR MAINTENANCE UNDER SECTION 110-72 & 134-168 CITY OF MCALLEN CODE OF ORDINANCES:

    THE CITY OF MCALLEN SHALL ONLY BE RESPONSIBLE FOR MAINTAINING THOSE IMPROVEMENTS WHICH HAVE BEEN SPECIFICALLY DEDICATED TO AND ACCEPTED BY THE CITY FOR MAINTENANCE. SUCH MAINTENANCE SHALL BE PERFORMED BY AND BE THE SOLE RESPONSIBILITY OF THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT FOR THOSE IMPROVEMENTS OR RIGHT OF WAYS DEDICATED TO THE CITY ACTING BY AND THROUGH SUCH DISTRICT. PURSUANT TO SECTION 110-72 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF AREAS WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE CITY SUCH AS UNDEDICATED COMMON AREAS, AREAS NOT INCLUDED IN SPECIFIC LOTS, AND THOSE AREAS ADJACENT TO THE SUBDIVISION AND THAT ARE UNIMPROVED AND LIE BETWEEN THE SUBDIVISION AND ADJACENT PAVED PUBLIC STREETS (THE "UNDEDICATED COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAS BRISAS PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER _____, AND THE MASTER DECLARATION OF COVENANTS AND CONDITIONS FOR TRES LAGOS RESIDENTIAL DEVELOPMENT RECORDED AS DOCUMENT NUMBER 2821589, HIDALGO COUNTY, DEED RECORDS (COLLECTIVELY THE "DECLARATIONS"). PURSUANT TO SECTION 134-168 OF THE CITY OF MCALLEN CODE OF ORDINANCES MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE STREET LIGHTING, PRIVATE TRAFFIC CONTROL DEVICES AND PRIVATE SIDEWALKS AND PRIVATE COMMON AREAS OF THE SUBDIVISION WHICH HAVE NOT BEEN DEDICATED TO AND ACCEPTED FOR MAINTENANCE BY THE TRES LAGOS PUBLIC IMPROVEMENT DISTRICT (THE "PRIVATE COMMON AREAS") SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER/DEVELOPER/OWNER OR THE HOMEOWNER'S ASSOCIATION PURSUANT TO THE REQUIREMENTS OF SECTION 134-168, AS APPLICABLE. THE CITY OF MCALLEN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF SAID UNDEDICATED COMMON AREAS OR PRIVATE COMMON AREAS. ANY AMENDMENT TO THE DECLARATIONS THAT CONFLICTS WITH THE REQUIREMENTS OF SAID SECTION 110-72 OR SECTION 134-168 SHALL BE NULL AND VOID.
17. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
18. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
19. NO CURB CUT, ACCESS , OR LOT FRONTAGE PERMITTED ALONG MONTE CRISTO ROAD
20. COMMON AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS / PID AND NOT THE CITY OF McALLEN.
21. PUBLIC IMPROVEMENT DISTRICT (PID) OR HOMEOWNER'S ASSOCIATION COVENANTS MUST BE RECORDED AND SUBMITTED WITH DOCUMENT NUMBER ON THE PLAT, PRIOR TO RECORDING.
22. COMMON AREAS C.A. "E", C.A. "F", C.A. "G", & C.A. "H" WILL BE MAINTAINED BY LOT OWNERS/ HOA/PID AND NOT THE CITY OF MCALLEN.
23. COMMON AREAS E, F, G, WILL BE USED AS EMERGENCY ACCESS FOR FIRE DEPARTMENT AND EMERGENCY SERVICES. THESE COMMON AREAS WILL BE MAINTAINED BY THE LOT OWNERS / HOA/PID AND NOT CITY OF McALLEN.

SUBDIVISION MAP OF

LAS BRISAS SUBDIVISION PHASE II

19.604 ACRES OUT OF LOTS 1 AND 2, BLOCK 1, LOTS 6, 7 AND 8, BLOCK 5, M AND M SUBDIVISION VOLUME 8, PAGE 20, H.C.M.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE LAS BRISAS PHASE I SUBDIVISION LOCATED AT CITY OF McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

_____ _____
CARLOS LIMA DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION NO. 1
ON THIS THE ____ DAY OF _____ 20____.
HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCID#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID#1.

_____ _____
PRESIDENT SECRETARY

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR, CITY OF McALLEN DATE

_____ _____
ATTESTED BY: CITY SECRETARY DATE

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LAS BRISAS PHASE II SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SANITARY SEWER LINES, STORM SEWERS, FIRE HYDRANTS, PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON SHOWN OR NOT SHOWN AND REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREON OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

HDP BRISAS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: HDP BLUE INVESTMENTS II LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
BY: HDP BLUE HOLDING II LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER
BY: GRASS LAKE CAPITAL LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

_____ _____
NICK RHODES, AUTHORIZED AGENT DATE:
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES 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, STATE OF TEXAS
MY COMMISSION EXPIRES:

TRES LAGOS PUBLIC IMPROVEMENT DISTRICT HEREBY CERTIFIES AND APPROVES THIS PLAT AND ACCEPTS RESPONSIBILITIES AND NOTES INDICATED HEREIN.

_____
NICK RHODES
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK RHODES, 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, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20___.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 03/28/2025
DATE REVISED:_____
ENGINEERING JOB #25039

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE_____DAY OF_____20__.

ROBERTO N. TAMEZ, REGISTERED PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 05/10/2024
SURVEY JOB # 24524 PH04

DRAWN BY: A.G.P. DATE 04/04/2025
REVISED BY: A.G.P. DATE 11/13/2025
SURVEYED, CHECKED: _____ DATE _____
FINAL CHECK: _____ DATE _____

TBPE FIRM # F-1435

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

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

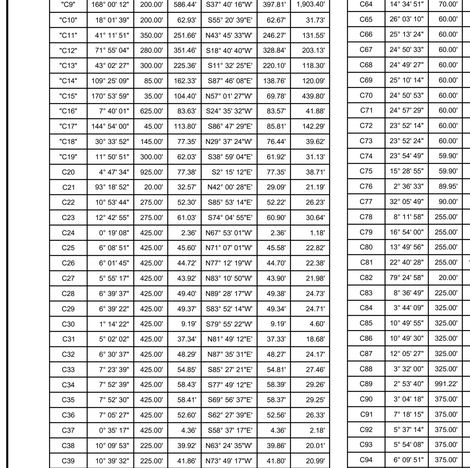
BY:_____ DEPUTY

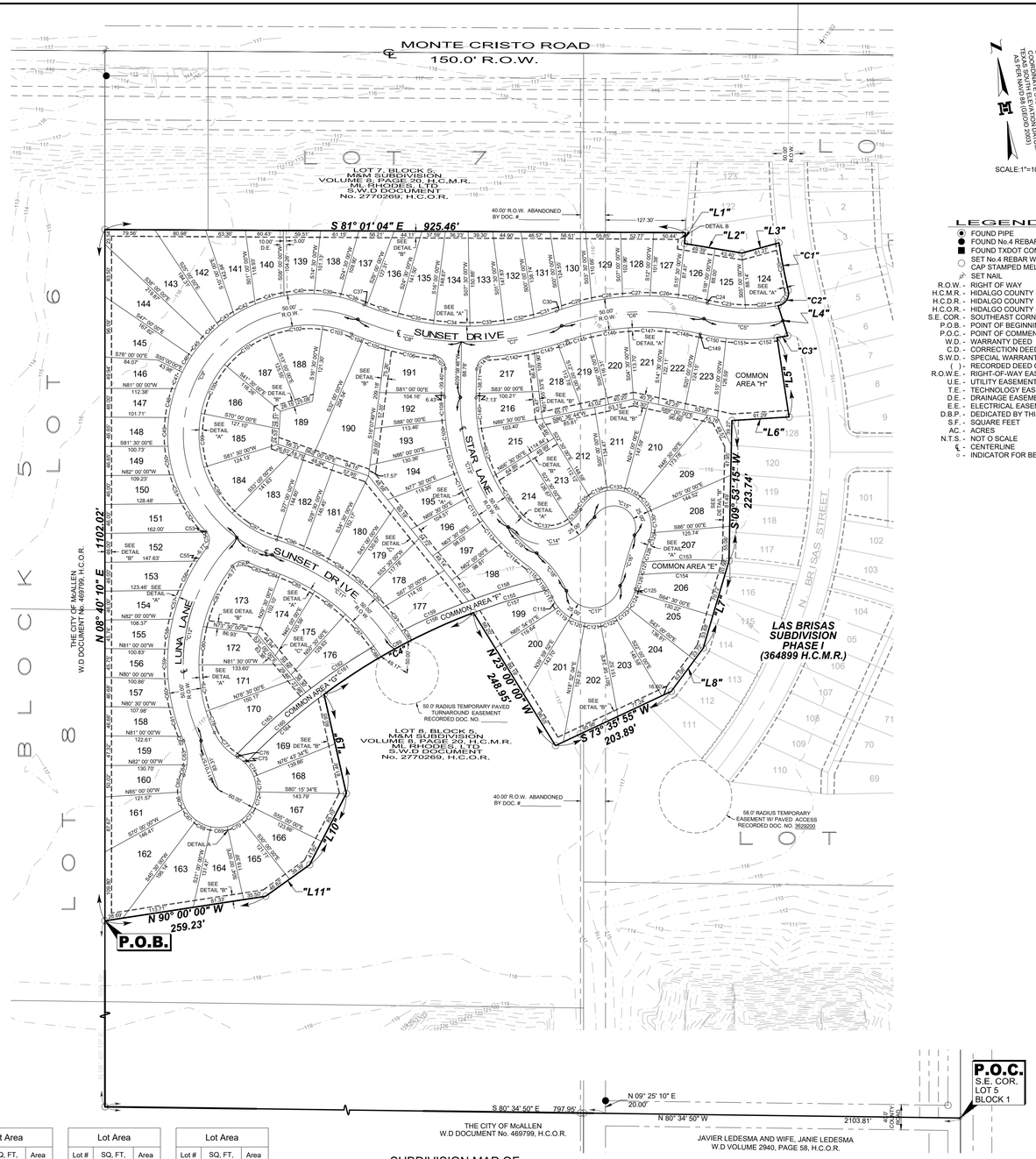
Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
"C1"	4° 47' 34"	925.00'	77.38'	S2° 15' 12"E	77.35'	38.71'
"C2"	93° 18' 52"	20.00'	32.57'	S42° 00' 28"W	29.09'	21.19'
"C3"	3° 02' 37"	325.00'	17.26'	S88° 59' 22"W	17.26'	8.63'
"C4"	15° 46' 58"	989.20'	272.30'	S70° 02' 44"W	271.44'	137.01'
"C5"	24° 15' 35"	300.00'	127.02'	S79° 51' 15"E	126.08'	64.48'
"C6"	32° 58' 36"	400.00'	230.22'	N84° 12' 46"W	227.06'	118.40'
"C7"	20° 40' 24"	450.00'	162.37'	N89° 38' 36"E	161.49'	82.08'
"C8"	21° 41' 34"	450.00'	170.37'	S69° 10' 25"E	169.36'	86.22'
"C9"	168° 00' 12"	200.00'	586.44'	S37° 40' 16"W	397.81'	1,903.40'
"C10"	18° 01' 39"	200.00'	62.93'	S55° 20' 39"E	62.67'	31.73'
"C11"	41° 11' 51"	350.00'	251.66'	N43° 45' 33"W	246.27'	131.55'
"C12"	71° 55' 04"	280.00'	351.46'	S18° 40' 40"W	328.84'	203.13'
"C13"	43° 02' 27"	300.00'	225.36'	S11° 32' 25"E	220.10'	118.30'
"C14"	109° 25' 09"	85.00'	162.33'	S87° 46' 08"E	138.76'	120.09'
"C15"	170° 53' 59"	35.00'	104.40'	N57° 01' 27"W	69.78'	439.80'
"C16"	7° 40' 01"	625.00'	83.63'	S24° 55' 32"W	83.57'	41.88'
"C17"	144° 54' 00"	45.00'	113.80'	S86° 47' 29"E	85.81'	142.29'
"C18"	30° 33' 52"	145.00'	77.35'	N29° 37' 24"W	76.44'	39.62'
"C19"	11° 50' 51"	300.00'	62.03'	S38° 59' 04"E	61.92'	31.13'
C20	4° 47' 34"	925.00'	77.38'	S2° 15' 12"E	77.35'	38.71'
C21	93° 18' 52"	20.00'	32.57'	N42° 00' 28"E	29.09'	21.19'
C22	10° 53' 44"	275.00'	52.30'	S85° 53' 14"E	52.22'	26.23'
C23	12° 42' 55"	275.00'	61.03'	S74° 04' 55"E	60.90'	30.64'
C24	0° 19' 08"	425.00'	2.36'	N67° 53' 01"W	2.36'	1.18'
C25	6° 08' 51"	425.00'	45.60'	N71° 07' 01"W	45.58'	22.82'
C26	6° 01' 45"	425.00'	44.72'	N77° 12' 19"W	44.70'	22.38'
C27	5° 55' 17"	425.00'	43.92'	N83° 10' 50"W	43.90'	21.98'
C28	6° 39' 37"	425.00'	49.40'	N89° 28' 17"W	49.38'	24.73'
C29	6° 39' 22"	425.00'	49.37'	S83° 52' 14"W	49.34'	24.71'
C30	1° 14' 22"	425.00'	9.19'	S79° 55' 22"W	9.19'	4.60'
C31	5° 02' 02"	425.00'	37.34'	N81° 49' 12"E	37.33'	18.68'
C32	6° 30' 37"	425.00'	48.29'	N87° 35' 31"E	48.27'	24.17'
C33	7° 23' 39"	425.00'	54.85'	S85° 27' 21"E	54.81'	27.46'
C34	7° 52' 39"	425.00'	58.43'	S77° 49' 12"E	58.39'	29.26'
C35	7° 52' 30"	425.00'	58.41'	S69° 56' 37"E	58.37'	29.25'
C36	7° 05' 27"	425.00'	52.60'	S62° 27' 39"E	52.56'	26.33'
C37	0° 35' 17"	425.00'	4.36'	S58° 37' 17"E	4.36'	2.18'
C38	10° 09' 53"	225.00'	39.92'	N63° 24' 35"W	39.86'	20.01'
C39	10° 39' 32"	225.00'	41.86'	N73° 49' 17"W	41.80'	20.99'
C40	12° 16' 53"	225.00'	48.23'	N85° 17' 30"W	48.14'	24.21'
C41	12° 09' 35"	225.00'	47.75'	S82° 29' 16"W	47.66'	23.97'
C42	9° 35' 31"	225.00'	37.67'	S71° 36' 43"W	37.62'	18.88'
C43	7° 41' 43"	225.00'	30.22'	S62° 58' 06"W	30.20'	15.13'
C44	7° 38' 28"	225.00'	30.01'	S55° 18' 01"W	29.98'	15.03'
C45	8° 49' 51"	225.00'	34.68'	S47° 03' 52"W	34.64'	17.37'
C46	7° 38' 56"	225.00'	30.04'	S38° 49' 28"W	30.02'	15.04'
C47	7° 14' 09"	225.00'	28.41'	S31° 22' 56"W	28.40'	14.23'
C48	12° 01' 55"	225.00'	47.25'	S21° 44' 54"W	47.16'	23.71'
C49	11° 40' 36"	225.00'	45.85'	S9° 53' 38"W	45.77'	23.01'
C50	11° 51' 05"	225.00'	46.54'	S1° 52' 12"E	46.46'	23.35'
C51	12° 40' 17"	225.00'	49.76'	S14° 07' 52"E	49.66'	24.98'
C52	14° 06' 36"	225.00'	55.41'	S27° 31' 19"E	55.27'	27.85'
C53	3° 50' 19"	20.00'	1.34'	N32° 39' 27"W	1.34'	0.67'
C54	75° 34' 40"	20.00'	26.38'	N7° 03' 02"E	24.51'	15.51'
C55	3° 41' 12"	305.00'	19.62'	S42° 59' 46"W	19.62'	9.82'

Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C56	9° 49' 16"	305.00'	52.28'	S36° 14' 32"W	52.22'	26.20'
C57	9° 08' 10"	305.00'	48.63'	S26° 45' 49"W	48.58'	24.37'
C58	9° 03' 38"	305.00'	48.23'	S17° 39' 56"W	48.18'	24.17'
C59	8° 56' 02"	305.00'	47.56'	S8° 40' 06"W	47.51'	23.83'
C60	8° 44' 03"	305.00'	46.49'	S0° 09' 57"E	46.45'	23.29'
C61	9° 02' 35"	305.00'	48.14'	S9° 03' 16"E	48.09'	24.12'
C62	1° 24' 47"	305.00'	7.52'	S14° 16' 57"E	7.52'	3.76'
C63	31° 55' 32"	70.00'	39.00'	N0° 58' 25"E	38.50'	20.02'
C64	14° 34' 51"	70.00'	17.81'	N24° 13' 36"E	17.77'	8.96'
C65	26° 03' 10"	60.00'	27.28'	S18° 29' 27"W	27.05'	13.88'
C66	25° 13' 24"	60.00'	26.41'	S7° 08' 50"E	26.20'	13.42'
C67	24° 50' 33"	60.00'	26.01'	S32° 10' 49"E	25.81'	13.22'
C68	24° 49' 27"	60.00'	26.00'	S57° 00' 49"E	25.79'	13.21'
C69	25° 10' 14"	60.00'	26.36'	S82° 00' 39"E	26.15'	13.40'
C70	24° 50' 53"	60.00'	26.02'	N72° 58' 47"E	25.82'	13.22'
C71	24° 57' 29"	60.00'	26.14'	N48° 04' 37"E	25.93'	13.28'
C72	23° 52' 14"	60.00'	25.00'	N23° 39' 46"E	24.82'	12.68'
C73	23° 52' 24"	60.00'	25.00'	N0° 12' 33"W	24.82'	12.68'
C74	23° 54' 49"	59.90'	25.00'	N24° 04' 54"W	24.82'	12.68'
C75	15° 28' 55"	59.90'	16.19'	N43° 46' 45"W	16.14'	8.14'
C76	2° 36' 33"	89.95'	4.10'	S50° 02' 21"E	4.10'	2.05'
C77	32° 05' 49"	90.00'	50.42'	S32° 48' 55"E	49.76'	25.89'
C78	8° 11' 58"	255.00'	36.49'	S12° 40' 02"E	36.46'	18.28'
C79	16° 54' 00"	255.00'	75.21'	S0° 07' 03"E	74.94'	37.88'
C80	13° 49' 56"	255.00'	61.56'	S15° 14' 55"W	61.41'	30.93'
C81	22° 40' 28"	255.00'	100.91'	S33° 30' 08"W	100.26'	51.13'
C82	79° 24' 58"	20.00'	27.72'	S84° 32' 51"W	25.56'	16.61'
C83	8° 36' 49"	225.00'	33.83'	S60° 03' 04"E	33.79'	16.94'
C84	3° 44' 09"	325.00'	21.19'	N62° 29' 24"W	21.19'	10.60'
C85	10° 49' 55"	325.00'	61.44'	N55° 12' 22"W	61.35'	30.81'
C86	10° 49' 30"	325.00'	61.40'	N44° 22' 39"W	61.31'	30.79'
C87	12° 05' 27"	325.00'	68.58'	N32° 55' 11"W	68.46'	34.42'
C88	3° 32' 00"	325.00'	20.04'	N25° 06' 32"W	20.04'	10.02'
C89	2° 53' 40"	991.22'	50.07'	S69° 54' 27"W	50.07'	25.04'
C90	3° 04' 18"	375.00'	20.10'	N24° 26' 36"W	20.10'	10.05'
C91	7° 18' 15"	375.00'	47.81'	N29° 37' 52"W	47.77'	23.94'
C92	5° 37' 14"	375.00'	36.79'	N36° 05' 36"W	36.77'	18.41'
C93	5° 54' 08"	375.00'	38.63'	N41° 51' 17"W	38.61'	19.33'
C94	6° 09' 51"	375.00'	40.34'	N47° 53' 16"W	40.32'	20.19'
C95	6° 28' 48"	375.00'	42.41'	N54° 12' 35"W	42.39'	21.23'
C96	6° 54' 14"	375.00'	45.19'	N60° 54' 07"W	45.16'	22.62'
C97	27° 20' 11"	175.00'	83.49'	S50° 41' 24"E	82.70'	42.56'
C98	28° 30' 55"	175.00'	87.09'	S22° 45' 51"E	86.20'	44.47'
C99	28° 31' 00"	175.00'	87.10'	S5° 45' 06"W	86.20'	44.47'
C100	28° 30' 51"	175.00'	87.09'	S34° 16' 02"W	86.20'	44.47'
C101	28° 30' 30"	175.00'	87.07'	S62° 46' 43"W	86.18'	44.46'
C102	28° 57' 57"	175.00'	88.47'	N88° 29' 03"W	87.53'	45.20'
C103	15° 40' 27"	175.00'	47.87'	N66° 09' 52"W	47.72'	24.09'
C104	2° 28' 36"	475.00'	20.53'	S59° 33' 56"E	20.53'	10.27'
C105	4° 26' 50"	475.00'	36.87'	S63° 01' 39"E	36.86'	18.44'
C106	9° 33' 10"	475.00'	79.20'	S70° 01' 40"E	79.10'	39.69'
C107	84° 47' 03"	20.00'	29.60'	N32° 24' 43"W	26.97'	18.26'
C108	6° 28' 12"	325.00'	36.70'	S6° 44' 42"W	36.68'	18.37'
C109	7° 41' 46"	325.00'	43.66'	S0° 20' 17"E	43.62'	21.86'
C110	7° 31' 08"	325.00'	42.65'	S7° 56' 44"E	42.62'	21.36'

Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C111	7° 34' 10"	325.00'	42.94'	S15° 29' 23"E	42.90'	21.50'
C112	7° 43' 20"	325.00'	43.80'	S23° 08' 07"E	43.77'	21.93'
C113	8° 13' 28"	325.00'	46.65'	S31° 06' 32"E	46.61'	23.37'
C114	9° 41' 04"	325.00'	54.93'	S40° 03' 48"E	54.87'	27.53'
C115	14° 07' 43"	120.00'	29.59'	N37° 50' 29"W	29.52'	14.87'
C116	10° 13' 43"	120.00'	21.42'	N25° 39' 46"W	21.39'	10.74'
C117	6° 12' 26"	120.00'	13.00'	N17° 26' 41"W	12.99'	6.51'
C118	16° 02' 15"	70.00'	19.59'	S22° 21' 36"E	19.53'	9.86'
C119	20° 27' 45"	70.00'	25.00'	S40° 36' 36"E	24.87'	12.63'
C120	20° 27' 46"	70.00'	25.00'	S61° 04' 22"E	24.87'	12.63'
C121	20° 27' 46"	70.00'	25.00'	S81° 32' 08"E	24.87'	12.63'
C122	20° 51' 47"	70.00'	25.49'	N77° 48' 06"E	25.35'	12.89'
C123	20° 39' 55"	70.00'	25.25'	N57° 02' 14"E	25.11'	12.76'
C124	21° 38' 18"	70.00'	26.44'	N35° 53' 08"E	26.28'	13.38'
C125	4° 18' 28"	70.00'	5.26'	N22° 54' 45"E	5.26'	2.63'
C126	2° 12' 20"	600.00'	23.10'	S21° 51' 41"W	23.10'	11.55'
C127	2° 02' 04"	600.00'	21.31'	S23° 58' 53"W	21.30'	10.65'
C128	3° 25' 37"	600.00'	35.89'	S26° 42' 44"W	35.88'	17.95'
C129	12° 12' 20"	60.00'	12.78'	N22° 19' 23"E	12.76'	6.42'
C130	33° 01' 33"	60.00'	34.58'	N0° 17' 34"W	34.11'	17.79'
C131	24° 31' 36"	60.00'	25.68'	N29° 04' 08"E	25.49'	13.04'
C132	24° 18' 09"	60.00'	25.45'	N53° 29' 01"W	25.26'	12.92'
C133	25° 14' 37"	60.00'	26.44'	N78° 15' 24"W	26.22'	13.44'
C134	28° 48' 41"	60.00'	30.17'	S74° 42' 57"W	29.85'	15.41'
C135	22° 47' 03"	60.00'	23.86'	S48° 55' 05"W	23.70'	12.09'
C136	25° 30' 33"	60.00'	26.71'	N50° 16' 50"E	26.49'	13.58'
C137	83° 54' 20"	60.00'	87.87'	S75° 00' 44"E	80.22'	53.93'
C138	16° 02' 49"	275.00'	77.02'	S25° 02' 09"E	76.77'	38.76'
C139	16° 37' 10"	275.00'	79.77'	S8° 42' 10"E	79.49'	40.17'
C140	10° 22' 23"	275.00'	49.79'	S4° 47' 37"W	49.72'	24.96'
C141	84° 47' 03"	20.00'	29.60'	S52° 22' 20"W	26.97'	18.26'
C142	8° 53' 30"	475.00'	73.71'	S89° 40' 54"E	73.64'	36.93'
C143	4° 40' 07"	475.00'	38.70'	N83° 32' 17"E	38.69'	19.36'
C144	1° 54' 03"	475.00'	15.76'	N80° 15' 12"E	15.76'	7.88'
C145	5° 58' 13"	375.00'	39.08'	S82° 17' 17"W	39.06'	19.56'
C146	9° 21' 45"	375.00'	61.28'	S89° 57' 16"W	61.21'	30.71'
C147	9° 14' 51"	375.00'	60.52'	N80° 44' 26"W	60.46'	30.33'
C148	8° 15' 15"	375.00'	54.02'	N71° 59' 23"W	53.98'	27.06'
C149	0° 08' 18"	375.00'	0.91'	N67° 47' 36"W	0.91'	0.45'
C150	7° 24' 42"	325.00'	42.04'	S71° 25' 48"E	42.01'	21.05'
C151	7° 39' 31"	325.00'	43.44'	S78° 57' 54"E	43.41'	21.75'
C152	6° 41' 39"	325.00'	37.97'	S86° 08' 29"E	37.95'	19.01'
C153	7° 51' 03"	1,010.00'	138.39'	N82° 02' 16"W	138.28'	69.30'
C154	7° 59' 58"	990.00'	138.22'	N82° 23' 03"W	138.11'	69.22'
C155	13° 49' 33"	989.20'	238.70'	S78° 16' 12"W	238.12'	119.93'
C156	13° 29' 54"	1,010.00'	237.95'	S77° 59' 26"W	237.40'	119.53'
C157	7° 15' 05"	989.20'	125.20'	S81° 33' 26"W	125.11'	62.68'
C158	6° 50' 46"	1,010.00'	120.68'	S81° 19' 00"W	120.61'	60.41'
C159	6° 39' 08"	1,010.00'	117.26'	S74° 34' 03"W	117.20'	58.70'
C160	15° 59' 04"	989.20'	275.97'	S60° 27' 52"W	275.07'	138.89'
C161	15° 54' 04"	1,010.00'	280.30'	S60° 26' 15"W	279.40'	141.06'
C162	7° 26' 40"	1,010.00'	131.23'	S64° 39' 57"W	131.14'	65.71'
C163	8° 36' 25"	1,010.00'	151.72'	S56° 38' 24"W	151.58'	76.00'
C164	9° 41' 15"	989.20'	167.25'	S57° 18' 57"W	167.05'	83.83'

Lot Line Table		
Line #	Length	Direction
"L1"	17.36'	S13° 06' 02"W
"L2"	92.78'	S71° 53' 58"E
"L3"	61.27'	N83° 06' 02"E
"L4"	50.39'	S09° 04' 48"E
"L5"	128.01'	S00° 06' 02"W
"L6"	91.29'	N84° 53' 58"W
"L7"	144.95'	S25° 06' 02"W
"L8"	85.80'	S45° 06' 02"W
"L9"	162.41'	S04° 00' 00"E
"L10"	127.62'	S36° 00' 00"W
"L11"	86.21'	S63° 00' 00"W





LEGEND

- FOUND PIPE
- FOUND No.4 REBAR
- FOUND TXDOT CONCRETE DISK
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
S.E. COR. - SOUTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
W.D. - WARRANTY DEED
C.D. - CORRECTION DEED
S.W.D. - SPECIAL WARRANTY DEED
( ) - RECORDED DEED CALLS
R.O.W.E. - RIGHT-OF-WAY EASEMENT
U.E. - UTILITY EASEMENT
T.E. - TECHNOLOGY EASEMENT
D.E. - DRAINAGE EASEMENT
E.E. - ELECTRICAL EASEMENT
D.B.P. - DEDICATED BY THIS PLAT
S.F. - SQUARE FEET
AC. - ACRES
N.T.S. - NOT O SCALE
℄ - CENTERLINE
○ - INDICATOR FOR BEGIN AND END CURVE

Lot Area		
Lot #	SQ. FT.	Area
124	6,161.51	0.141
125	4,720.88	0.108
126	4,144.35	0.095
127	4,908.31	0.113
128	4,914.79	0.113
129	5,578.32	0.128
130	6,144.29	0.141
131	6,071.38	0.139
132	6,658.13	0.153
133	7,040.98	0.162
134	7,101.49	0.163
135	6,929.29	0.159
136	6,380.30	0.146
137	5,757.96	0.132
138	5,322.87	0.122

Lot Area		
Lot #	SQ. FT.	Area
139	5,459.12	0.125
140	5,912.42	0.136
141	6,369.86	0.146
142	8,239.76	0.189
143	11,498.67	0.264
144	9,558.12	0.219
145	7,702.84	0.177
146	5,268.95	0.121
147	4,885.10	0.112
148	4,641.40	0.107
149	4,812.11	0.110
150	5,421.89	0.124
151	6,614.97	0.152
152	7,379.53	0.169
153	6,196.18	0.142

Lot Area		
Lot #	SQ. FT.	Area
154	5,300.78	0.122
155	4,849.07	0.111
156	4,672.37	0.107
157	4,797.88	0.110
158	5,291.41	0.121
159	5,960.34	0.137
160	5,841.76	0.134
161	7,162.44	0.164
162	11,764.33	0.270
163	9,410.50	0.216
164	6,492.86	0.149
165	6,570.45	0.151
166	6,636.27	0.152
167	7,008.54	0.161
168	7,357.76	0.169

Lot Area		
Lot #	SQ. FT.	Area
169	8,008.81	0.184
170	8,493.77	0.195
171	7,173.55	0.165
172	6,010.49	0.138
173	9,152.58	0.210
174	5,740.04	0.132
175	6,273.37	0.144
176	6,673.21	0.153
177	6,083.74	0.140
178	5,818.97	0.134
179	6,166.04	0.142
180	7,130.10	0.164
181	7,421.88	0.170
182	6,801.54	0.156
183	7,321.51	0.168

Lot Area		
Lot #	SQ. FT.	Area
184	7,218.05	0.166
185	7,042.06	0.162
186	6,950.88	0.160
187	6,926.86	0.159
188	7,023.63	0.161
189	11,522.89	0.265
190	13,382.48	0.307
191	6,443.38	0.148
192	5,379.44	0.123
193	6,061.81	0.139
194	6,744.03	0.155
195	5,637.91	0.129
196	4,940.21	0.113
197	4,677.39	0.107
198	6,357.72	0.146

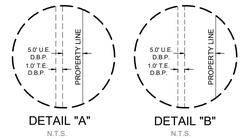
Lot Area		
Lot #	SQ. FT.	Area
199	6,095.24	0.140
200	6,887.20	0.158
201	9,706.62	0.223
202	9,378.03	0.215
203	7,465.27	0.171
204	7,285.04	0.167
205	6,911.22	0.159
206	6,723.29	0.154
207	6,414.25	0.147
208	7,423.74	0.170
209	10,760.00	0.247
210	9,262.11	0.213
211	7,944.58	0.182
212	7,921.94	0.182
213	5,859.27	0.135

Lot Area		
Lot #	SQ. FT.	Area
214	7,449.26	0.171
215	6,313.57	0.145
216	5,144.95	0.118
217	5,709.54	0.131
218	5,757.03	0.132
219	5,607.01	0.129
220	5,855.39	0.134
221	5,944.79	0.136
222	5,946.41	0.137
223	6,038.95	0.139
C.A."E"	2,767.45	0.064
C.A."F"	4,773.33	0.110
C.A."G"	5,586.34	0.128
C.A."H"	12,946.65	0.297

SUBDIVISION MAP OF

LAS BRISAS SUBDIVISION PHASE II

19.604 ACRES OUT OF LOTS 1 AND 2, BLOCK 1, LOTS 6, 7 AND 8, BLOCK 5, M AND M SUBDIVISION VOLUME 8, PAGE 20, H.C.M.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS



DRAWN BY: A.G.P. DATE 04/04/2025
REVISED BY: A.G.P. DATE 10/30/2025
SURVEYED, CHECKED: DATE
FINAL CHECK: DATE

TBPE FIRM # F-1435

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 11/25/2025

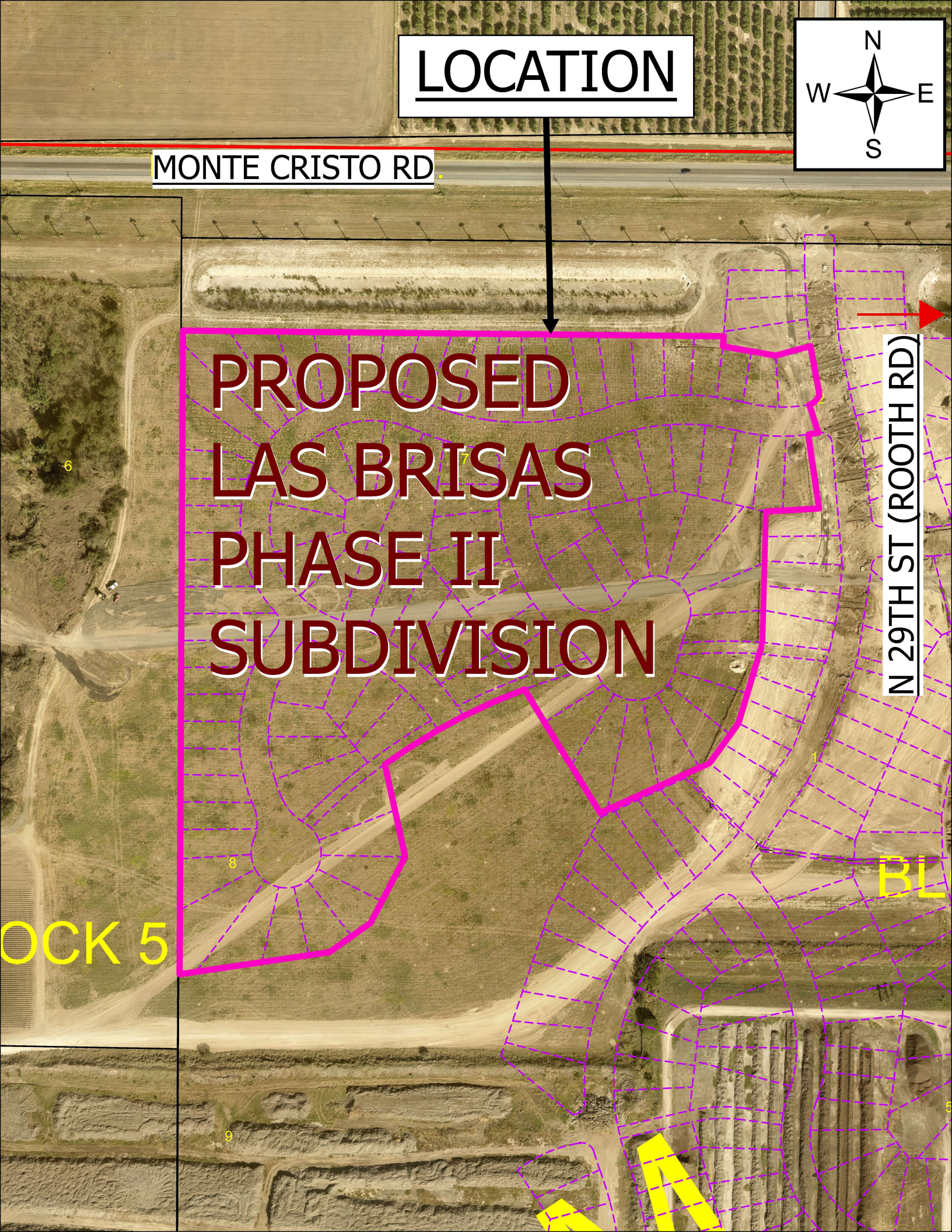
SUBDIVISION NAME: LAS BRISAS PHASE II	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Interior Streets: 50 ft. ROW Paving: 32 ft. Curb & gutter: both sides - Street names will be finalized, prior to final. - Temporary paved turnarounds as shown on plat by separate document will need to be recorded, prior to recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length: Common Areas and access walks/drives provided per agreement **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac - Please provide dimensions of Cul-de-Sacs. - Please clarify if islands are proposed and provide paving dimensions around all islands to determine compliance prior to final. - Paving must be 96 ft. in diameter face to face and island must meet 32 ft. paving all around and must be fire lane striped, as applicable. **Subdivision Ordinance: Section 134-105	Required
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties **Subdivision Ordinance: Section 134-106	NA

SETBACKS	
* Front: 20 feet minimum or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Rear: 11 feet or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: 5 feet or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 feet or greater for easements - Remove side from corner setback. **Zoning Ordinance: Section 138-356	Required
* Garage: 18 feet except where greater setback is required; greater setback applies. - Revise plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* Interior sidewalks shall be installed at building permit stage as per sidewalk plan filed with the city by registered engineer designing the unit of development, per agreement. - City ordinance will not apply provided a sidewalk having at least an adequate width for pedestrian and bike traffic is provided in a plan that is sealed by the registered engineer designing the unit of development, per agreement. Must provide sidewalk, prior to final. - Revise plat note #16 as shown above, prior to final. **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Revise plat note as shown above, prior to final. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, etc. must be maintained by the lot owners/PID and not the City of McAllen. - Revise plat note as shown above, prior to final/Recording.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Public Improvement District (PID) (Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 110-72 of the Vegetation Ordinance, including but not limited to common areas. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed.	Required

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

**Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	
* Public Improvement District (PID) Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public streets - Access to subdivision from Las Brisas Phase I Subdivision, which has access to Monte Cristo Road. - The subdivision must comply with minimum access points, as per agreement. **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - Lots must comply with the minimum 50 ft. frontage requirement and 54 ft. on corner lots, or in compliance per Agreement. **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement.	Applied
* Pending review by the City Manager's Office. As per Parks Department, in this case Park fees do not apply because Park land dedication exceeds City's requirements as of 10/30/2014,as per agreement.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic, Phase II was included and approved in the Master TG approved, Master TIA approved with conditions.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. - As per Traffic, Master TIA approved with conditions.	Applied
COMMENTS	
Comments: - Any abandonments must be done by separate process, not by plat, prior to final. - Signature blocks must be revised to show correct subdivision name. - Clarify dotted line shown outside subdivision boundary line at the southwest corner. *Must comply with City's Access Management Policy.	Applied

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM SUBJECT TO THE CONDITIONS NOTED.	Applied


LOCATION
N
W
E
S
MONTE CRISTO RD
PROPOSED
LAS BRISAS
PHASE II
SUBDIVISION
N 29TH ST (ROOTH RD)
OCK 5
BL

SUB2024-0078

Revised App.

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Vacating a Portion of Racquet Club and Replat Park West Subdivision

Legal Description 23.918 acres, being a part or portion out of Racquet Club Subdivision Vol 18, Page 60, H.C.M.R. and being a part or portion out of Lot 13 Section 277, Texas-Mexican Railway Company;s Survey Vol 24, Page 168, H.C.D.R.

Location Northwest corner of North 10th Street and Sprague Road

City Address or Block Number 11201 N. 10th Street

Total No. of Lots 86 Total Dwelling Units 85 Gross Acres 23.918 Net Acres _____

☐Public Subdivision/☑Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

For Fee Purposes: ☑**Commercial (**6.057 **Acres)/**☑ **Residential (** 85 **Lots)** Replat: ☑Yes/☐No

Existing Zoning C-3 & R-3T Proposed Zoning R-1 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Single-Family Residential

Irrigation District # HCID#1 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☑Yes/☐No Parcel # 297507, 265628 & 297511

Estimated Rollback Tax Due 43,909.45 Tax Dept. Review UPG

Owner

Name N. 10th Raquet Club, LLC - Stephen C Reynolds and Francis Rydell Phone c/o (956) 381-0981

Address PO Box 362 and 4705 S Duluth Avenue E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com

City Edinburg and Sioux Falls State TX & SD Zip 78539 & 57105-6738

Developer

Name Domain Development, Corp. Phone (956) 661-8888

Address 1200 Auburn Street, Suite 250 E-mail shavi@aurielinvestments.com

City McAllen State TX Zip 78504

Contact Person Shavi Mahtani, President

Engineer

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com

City Edinburg State TX Zip 78541

Contact Person Mario A Reyna, P.E., Beto De La Garza, and Della Robles

Surveyor

Name Melden & Hunt, Inc. Phone (956) 381-0981

Address 115 West McIntyre Street E-mail robert@meldenandhunt.com

City Edinburg State TX Zip 78541

JUL 22 2024

AW

VAR2025-0045

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description: Being a subdivision of 23.918 acres situated in the City of McAllen, Hidalgo Co., Texas, a part or portion of lot 13 section 277, Texas Mexican Railway Company's survey

Proposed Subdivision (if applicable): Park West Subdivision — vacating a Portion of racquet club 1 replat of Park West Subdivision M.A.R

Street Address: 11201 N. 10th Street, McAllen, Texas

Number of lots: 86 Gross acres: 23.918

Existing Zoning: R-1 Existing Land Use: Vacant

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: Melden & Hunt Inc, (Mario A Reyna, P.E.) Phone: (956) 381-0981

Address: 115 West McIntyre Street E-mail: mario@meldenandhunt.com; beto@meldenandhunt.com;

City: Edinburg State: Texas Zip: 78541

Owner

Name: Domain Development Corp. Phone: (956) 661-8888

Address: 1200 Auburn Avenue, Suite 250 E-mail: shavi@aurielinvestments.com

City: McAllen State: Texas Zip: 78504

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Date: 11/12/2025

Print Name: Mario Reyna ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ✓ $250.00

Accepted by: J.C. Payment received by: Date: NOV 14 2025

BY:

Rev 06/21

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

View attached letter

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

View attached letter

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The variance will not be detrimental to the public health, safety, or welfare or injurious to the legal rights that other property owners may enjoy within the proposed area.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

The variance will not have any negative effect or prevent the orderly subdivision of other lands within the area in accordance with the provisions of this chapter and the City of McAllen.

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ
TBPELS Firm # F-1435
TBPELS # 10096900

November 12, 2025

City of McAllen Planning Dept.
Attn: Omar Sotelo, Planning Director
311 N. 15th St.
McAllen, TX 78501

Re: Vacating a Portion of Racquet Club and Replat of Park West Subdivision (PRIVATE SUBDIVISION)– Variance Request to City of McAllen

Dear Mr. Sotelo:

On behalf of the developer, Domain Development, Corporation, and in reference to Vacating a Portion of Racquet Club and Replat of Villages at **Park West Subdivision** we respectfully request a variance for the following items.

1. **Side Setbacks for residential Lots:**
   Requirement: 6 ft. or greater for easements
   Proposal: 5 ft. or greater for easements.
   In line with the new side yard setbacks outlined in the UDC for single-family homes.

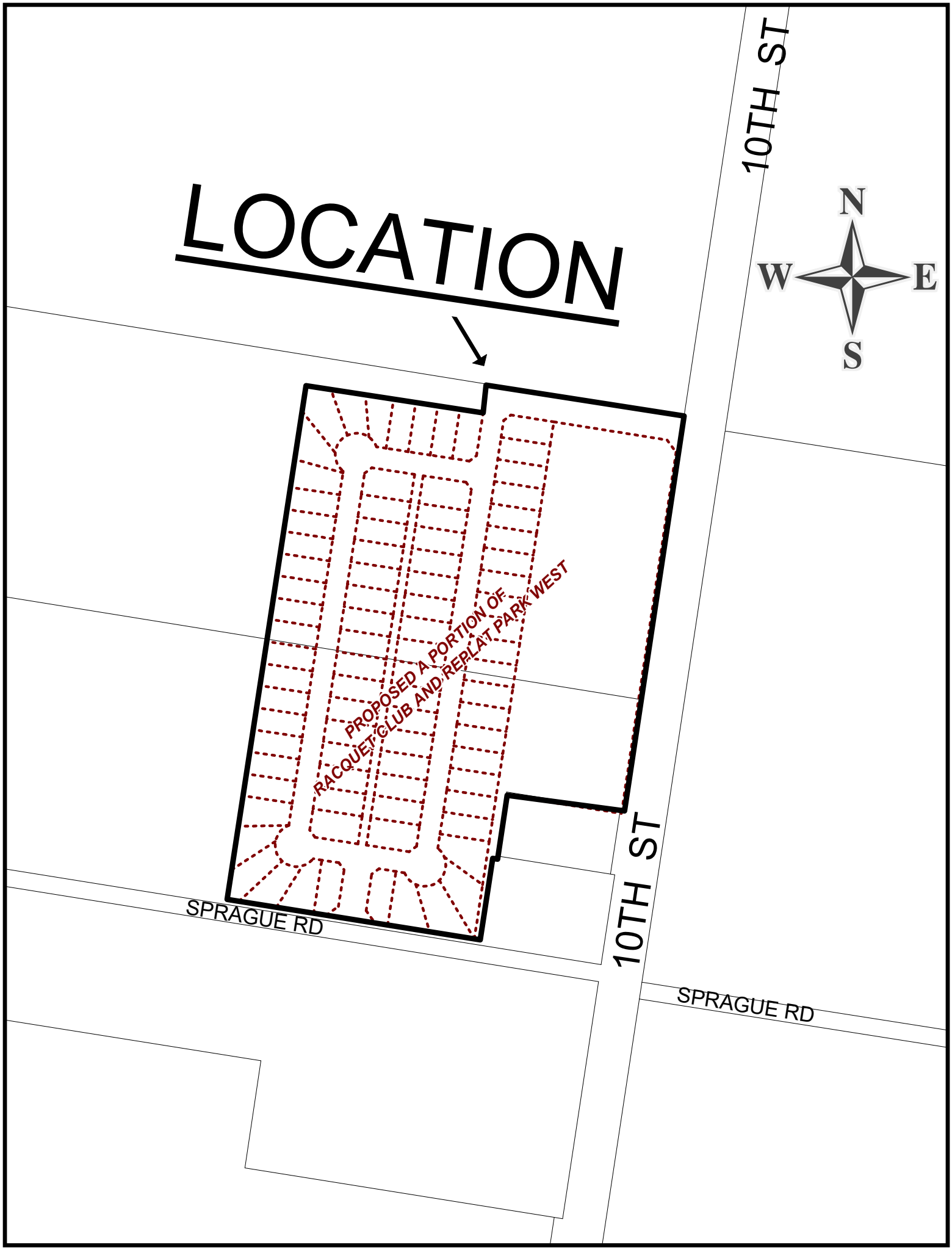
Your consideration on this matter is greatly appreciated. If you have any questions or comments, please contact our office. Thank you.

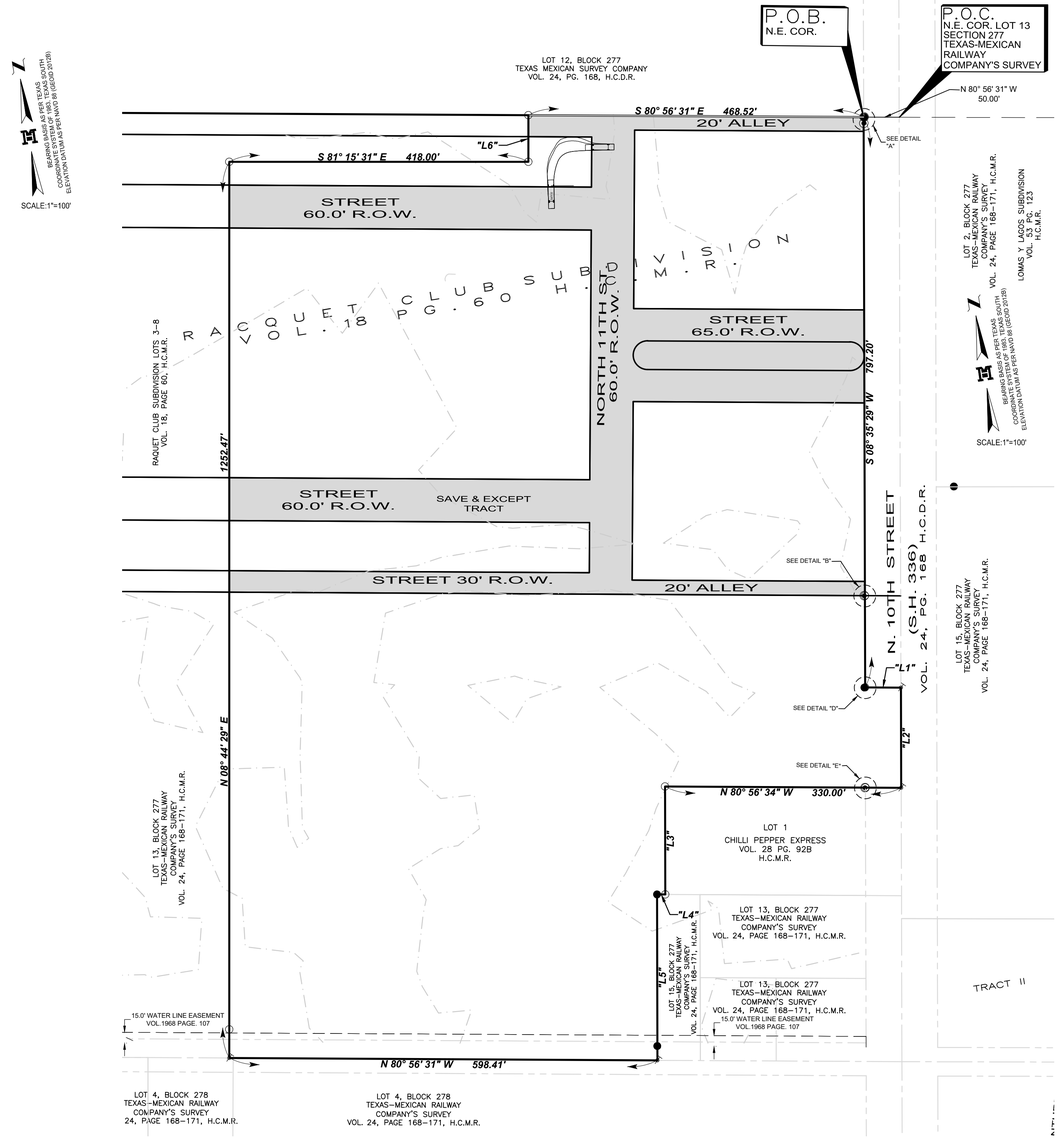
Respectfully,

11-12-25

Mario A. Reyna, P.E.
President

NOV 14 2025
BY: aw


LOCATION
10TH ST
N
W
E
S
PROPOSED A PORTION OF
RACQUET CLUB AND REPLAT PARK WEST
10TH ST
SPRAGUE RD
SPRAGUE RD



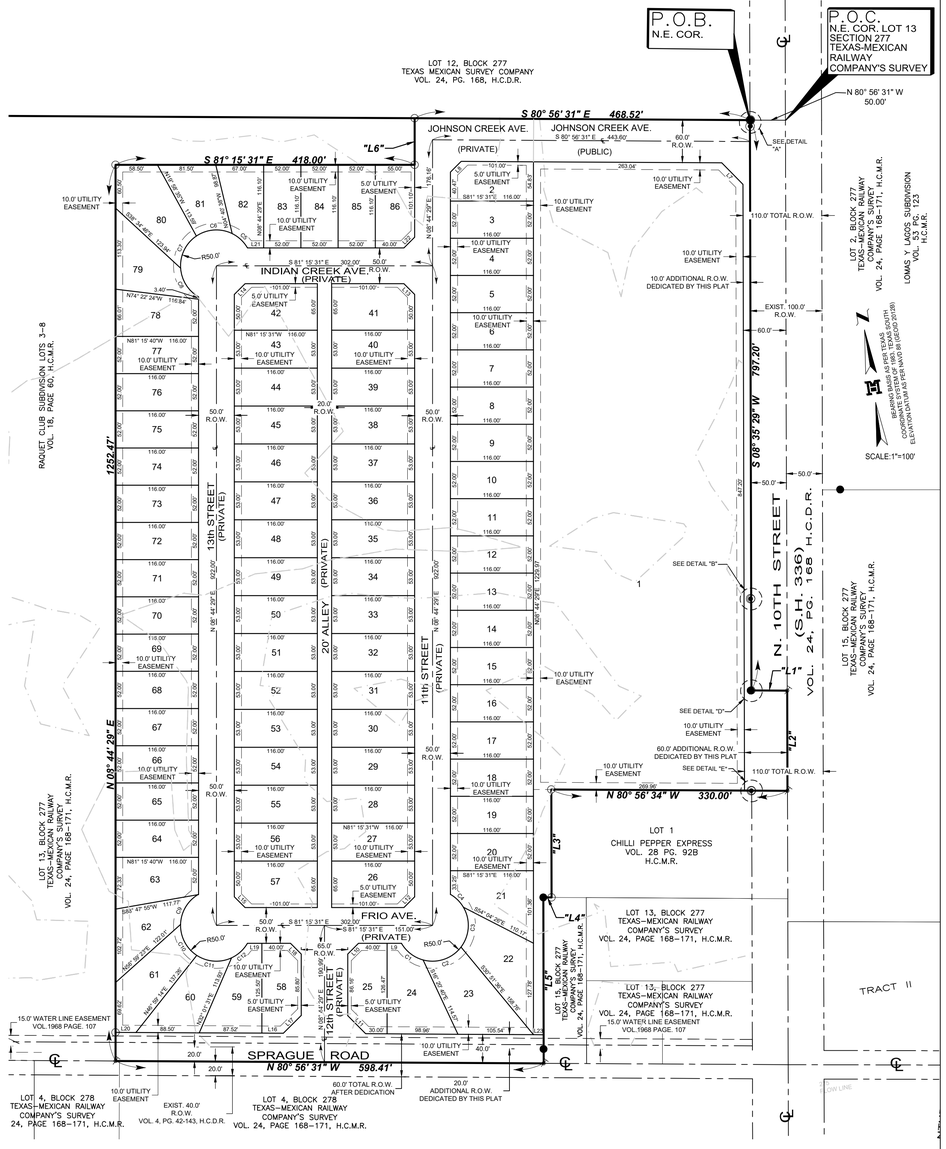
Lot Area Table		
Lot #	SQ. FT.	Area
1	263731.76	6.054
2	6284.86	0.144
3	6032.00	0.138
4	6032.00	0.138
5	6032.00	0.138
6	6032.00	0.138
7	6032.00	0.138
8	6032.00	0.138
9	6032.00	0.138
10	6032.00	0.138
11	6032.00	0.138
12	6032.00	0.138
13	6032.00	0.138
14	6032.00	0.138
15	6032.00	0.138
16	6032.00	0.138
17	6032.00	0.138
18	6032.00	0.138
19	6032.00	0.138
20	6032.00	0.138
21	8198.33	0.188
22	8956.42	0.206
23	9283.37	0.213
24	8445.51	0.194
25	6522.27	0.150
26	7427.50	0.171
27	6148.00	0.141
28	6148.00	0.141
29	6148.00	0.141
30	6148.00	0.141
31	6148.00	0.141
32	6148.00	0.141
33	6148.00	0.141
34	6148.00	0.141
35	6148.00	0.141
36	6148.00	0.141
37	6148.00	0.141
38	6148.00	0.141
39	6148.00	0.141
40	6148.00	0.141
41	7427.50	0.171
42	7427.50	0.171
43	6148.00	0.141
44	6148.00	0.141
45	6148.00	0.141

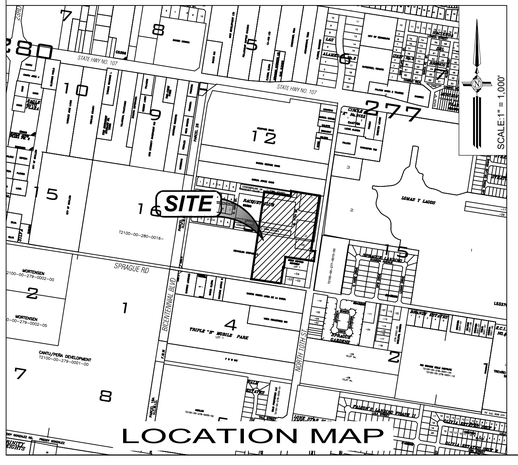
Lot Area Table		
Lot #	SQ. FT.	Area
46	6148.00	0.141
47	6148.00	0.141
48	6148.00	0.141
49	6148.00	0.141
50	6148.00	0.141
51	6148.00	0.141
52	6148.00	0.141
53	6148.00	0.141
54	6148.00	0.141
55	6148.00	0.141
56	6148.00	0.141
57	7427.50	0.171
58	6485.81	0.149
59	7414.19	0.170
60	7205.45	0.165
61	8161.83	0.187
62	6637.20	0.152
63	7211.10	0.166
64	6032.00	0.138
65	6032.00	0.138
66	6032.00	0.138
67	6032.00	0.138
68	6032.00	0.138
69	6032.00	0.138
70	6032.00	0.138
71	6032.00	0.138
72	6032.00	0.138
73	6032.00	0.138
74	6032.00	0.138
75	6032.00	0.138
76	6032.00	0.138
77	6032.00	0.138
78	6844.23	0.157
79	7353.92	0.169
80	9076.59	0.208
81	6270.65	0.144
82	5962.71	0.137
83	6037.20	0.139
84	6037.20	0.139
85	6037.20	0.139
86	6273.00	0.144

LEGEND

- FOUND No.4 REBAR
- FOUND PIPE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL

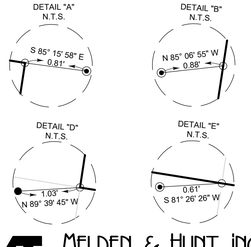
R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
W.D.W.V.L. - WARRANTY DEED WITH VENDORS LIEN
G.W.D. - GENERAL WARRANTY DEED
E.W.D. - EXCHANGE WARRANTY DEED
G.G.W.D. - GENERAL GIFT WARRANTY DEED





VACATE A PORTION OF RACQUET CLUB SUBDIVISION

BEING A SUBDIVISION OF 3.978 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO TEXAS, BEING ALL OF LOT 1 AND 2 A PART OR PORTION OUT OF LOTS 3-5 RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS



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
TBPLS No. 10096900

DRAWN BY: CESAR/L.H. DATE 10-15-2024
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

Line Table		
Line #	Length	Direction
"L1"	50.00'	S80° 56' 31"E
"L2"	140.00'	S08° 35' 29"W
"L3"	150.80'	S08° 35' 26"W
"L4"	11.63'	N80° 56' 33"W
"L5"	232.00'	S08° 35' 26"W
"L6"	65.20'	N08° 44' 29"E
L7	42.31'	S35° 47' 02"E
L8	21.15'	N53° 53' 59"E
L9	20.20'	N81° 15' 31"W
L10	21.21'	S53° 44' 29"W
L11	35.45'	S36° 06' 01"E
L12	21.21'	S53° 44' 29"W
L13	21.21'	S36° 15' 31"E
L14	21.21'	N53° 44' 29"E
L15	21.21'	N36° 15' 31"W
L16	30.00'	N80° 56' 31"W
L17	35.26'	N53° 53' 59"E
L18	21.21'	S36° 15' 31"E
L19	20.20'	N81° 15' 31"W
L20	28.49'	N80° 56' 31"W
L21	22.70'	N81° 15' 31"W
L22	21.21'	N53° 44' 29"E
L23	14.25'	N80° 56' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	39.09'	50.00'	044° 47' 52"	S43° 39' 27"E	38.11'	20.61
C2	59.29'	50.00'	067° 56' 49"	N79° 58' 12"E	55.88'	33.69
C3	59.30'	50.00'	067° 56' 49"	N12° 01' 23"E	55.88'	33.69
C4	25.58'	50.00'	029° 18' 29"	N36° 36' 16"W	25.30'	13.07
C5	29.64'	50.00'	033° 57' 59"	N38° 14' 30"W	29.21'	15.27
C6	52.34'	50.00'	059° 58' 38"	N85° 12' 49"W	49.98'	28.85
C7	52.34'	50.00'	059° 58' 38"	S34° 48' 33"W	49.98'	28.85
C8	48.94'	50.00'	056° 04' 45"	S23° 13' 08"E	47.01'	26.63
C9	50.86'	50.00'	058° 17' 06"	S39° 35' 56"W	48.70'	27.88
C10	50.87'	50.00'	058° 17' 13"	S18° 41' 14"E	48.70'	27.88
C11	50.87'	50.00'	058° 17' 13"	S76° 58' 27"E	48.70'	27.88
C12	30.67'	50.00'	035° 08' 27"	N56° 18' 43"E	30.19'	15.83

SUBDIVISION FOR PARK WEST SUBDIVISION

BEING A SUBDIVISION OF 23.918 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS AND BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS.

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

SHEET: 1 OF 2

Y:\Land Development\Residential\MJ\Site\Jobs\4 dwg 12/14/2023 1:42:44 PM, DWG To PDF.pc3

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 23.918 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICH SAID 23.918 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS, SAID 23.918 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, SECTION 277, ALSO BEING THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, [FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET], FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, AT A DISTANCE OF 668.97 FEET PASS A NO. 4 REBAR SET AT THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, FROM WHICH AN IRON PIPE FOUND BEARS N 85° 06' 55" W A DISTANCE OF 0.88 FEET, CONTINUING A TOTAL DISTANCE OF 797.20 FEET TO A NO. 4 REBAR SET AT THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET FROM WHICH A NO. 4 REBAR FOUND BEARS N 89° 39' 45" W A DISTANCE OF 1.03 FEET, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, S 80° 56' 31" E WITHIN THE EXISTING RIGHT-OF-WAY LINE OF 10TH STREET, A DISTANCE OF 50.00 FEET TO A NAIL SET ON THE EAST LINE OF SAID LOT 13, SECTION 277, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 35' 29" W ALONG THE EAST LINE OF SAID LOT 13, SECTION 277, A DISTANCE OF 140.00 FEET TO A NAIL SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 80° 56' 34" W AT DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET AND THE NORTHEAST CORNER OF LOT 1, CHILLI PEPPER EXPRESS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28, PAGE 92, HIDALGO COUNTY MAP RECORDS, FROM WHICH A FOUND PIPE BEARS S 81° 26' 26" W A DISTANCE OF 0.61 FEET, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 35' 26" W ALONG THE WEST LINE OF SAID LOT 1, CHILLI PEPPER EXPRESS, A DISTANCE OF 150.80 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, N 80° 56' 33" W, A DISTANCE OF 11.63 FEET TO A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO JOHN P. ABRAHAM BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3407749, HIDALGO COUNTY OFFICIAL RECORDS, FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, S 08° 35' 26" W ALONG THE WEST LINE OF SAID JOHN P. ABRAHAM, AT A DISTANCE OF 212.00 AT THE NORTH EXISTING RIGHT-OF-WAY LINE OF SAID SPRAGUE ROAD, CONTINUING A TOTAL DISTANCE OF 232.00 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 13, SECTION 277, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;
8. THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK 277, AND WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, A DISTANCE OF 598.41 FEET TO A NAIL SET WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;
9. THENCE, N 08° 44' 29" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD, AT A DISTANCE OF 651.02 FEET PASS A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, CONTINUING A TOTAL DISTANCE OF 1,252.47 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
10. THENCE, S 81° 15' 31" E A DISTANCE OF 418.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, N 08° 44' 29" E A DISTANCE OF 65.20 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 80° 56' 31" E ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 468.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.918 ACRES TOTAL, SAVE AND EXCEPT 3.978 ACRES, LEAVING 19.940 ACRES GROSS OF WHICH 0.161 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET, AND 0.275 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, LEAVING A NET OF 19.504 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT

A TRACT OF LAND CONTAINING 3.978 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO TEXAS, BEING OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, SAID 3.978 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, SECTION 277, ALSO BEING THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, [FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET], FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 35' 29" W ALONG THE EAST LINE OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, N 80° 58' 31" W A DISTANCE OF 320.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, S 09° 03' 29" W A DISTANCE OF 249.48 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 80° 56' 31" E A DISTANCE OF 322.03 FEET TO A NO. 4 REBAR SET AT THE WEST RIGHT-OF-WAY LINE OF 10TH STREET, FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, A DISTANCE OF 130.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, N 80° 56' 31" W A DISTANCE OF 323.09 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, S 09° 03' 29" W A DISTANCE OF 249.47 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 80° 56' 31" E A DISTANCE OF 325.12 FEET TO A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF 10TH STREET, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, S 08° 35' 29" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
10. THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION A DISTANCE OF 888.28 FEET TO A NO. 4 REBAR SET FOR, FOR THE SOUTHWEST CORNER OF THIS TRACT;
11. THENCE, N 08° 44' 29" E A DISTANCE OF 30 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 80° 56' 31" E A DISTANCE OF 503.16 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, N 09° 03' 29" E A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, N 80° 56' 31" W A DISTANCE OF 503.54 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, N 08° 44' 29" E A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 80° 56' 31" E A DISTANCE OF 503.88 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
17. THENCE, N 09° 03' 29" E A DISTANCE OF 348.95 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, N 80° 56' 31" W A DISTANCE OF 505.80 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, N 08° 44' 29" E A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
20. THENCE, S 80° 56' 31" E A DISTANCE OF 506.13 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
21. THENCE, N 09° 03' 29" E A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
22. THENCE, N 80° 56' 31" W A DISTANCE OF 98.52 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
23. THENCE, N 08° 44' 29" E A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;
24. THENCE, S 80° 56' 31" E A DISTANCE OF 468.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.978 ACRES OF LAND, MORE OR LESS.

LOCATION MAP



SUBDIVISION MAP OF

VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF PARK WEST SUBDIVISION

(PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF 23.918 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS AND BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
   COMMUNITY-PANEL NUMBER: 480345 0325 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING ORDINANCE:
   FRONT: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER APPLIES
   LOTS 2-86: 25 FT. OR GREATER FOR EASEMENTS
   REAR: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   LOTS 2-86: 10 FT. OR GREATER FOR EASEMENTS
   SIDES: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   LOTS 2-86: 5 FT. OR GREATER FOR EASEMENTS
   CORNER: LOT 1: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   LOTS 2-86: 10 FT. OR GREATER FOR EASEMENTS
   GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES
4. CITY OF McALLEN BENCHMARK: NUMBER MC SPRAGUE, INSIDE THE WATER TREATMENT PLANT (SPRAGUE STREET) STAINLESS STEET, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16636202.035, E=1076277.683, ELEV.=102.61.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: _____ C.F. - - AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA .
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 4' WIDE MINIMUM SIDEWALK REQUIRED ON NORTH 10th STREET, SPRAGUE ROAD, AND BOTH SIDES OF ALL INTERIOR STREETS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG SPRAGUE ROAD.
14. COMMON AREAS, ANY PRIVATE STREETS, ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
15. AS PER DECLARATION OF HOA/DEVELOPER COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE VILLAGES AT PARK WEST SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____ HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OS SECTION 134-138 SHALL BE NULL & VOID.
16. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON/DETENTION AREAS AND ITS PRIVATE STREETS.
17. HOME OWNERS ASSOCIATION COVENANTS FOR THE VILLAGES AT PARK WEST SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____ H.C.D.R.
18. ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
19. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR VACATING A PORTION OF RACQUET CLUB SUBDIVISION AND RE-PLAT OF PARK WEST SUBDIVISON IS $59,500.00, BASED ON $700.00 PER LOT/DWELLING UNIT, FOR EACH OF THE PROPOSED 85 SINGLE-FAMILY LOTS/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON _____, WITH THE CONDITIONS LISTED.
20. LOT 1 WILL BE USED AS A COMMERCIAL LOT AND LOTS 2-86 WILL BE USED AS RESIDENTIAL LOTS.

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.
GENERAL MANAGER

_____
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF PARK WEST SUBDIVISION, , DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY,THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF NORTH 10th STREET, JOHNSON CREEK AVENUE AND SPRAGUE ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

DOMAIN DEVELOPMENT, CORP.
A TEXAS CORPORATION

_____ _____
SHAVI MAHTANI, PRESIDENT DATE
1200 AUBURN STREET, SUITE 250
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 ____.

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGN, HOLDER(S), (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF SECURITY INTREST IN THE ABOVE DESCRIBED PROPERTY, THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEARIN AS THE VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF PARK WEST SUBDIVISION, OF THE CITY OF McALLEN, TEXAS. DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT NAY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED HEREIN.

_____
GEORGE CARDENAS, EXECUTIVE VISE-PRESIDENT
VANTAGE BANK OF TEXAS
1502 S. SUGAR ROAD
EDINBURG, TX 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 20 ____.

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

DATE PREPARED: 10/18/2023
DATE REVISED: 03/11/20245
ENGINEERING JOB # 24094.00

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____ 20 _____.

_____
ROBERTO N TAMEZ, REGISTERED
PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

DATE SURVEYED: 06/13/2024
SURVEY JOB # 24094.08

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL LAND SURVEYOR

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

TBPLS No. 10096900

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

DRAWN BY: _CESAR/L.H._____	DATE _10-15-2024	
SURVEYED, CHECKED _____	DATE _____	
FINAL CHECK _____	DATE _____	

Y:\Land Development\Residential\MasterDev\2024 - Domain Dev - Park West\Autocad files\ADMIN 2-Proj 12-4-2023 1:44:11 PM_ENG 7x.ctb pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/11/2025

SUBDIVISION NAME: VACATING A PORTION OF RACQUET CLUB AND REPLAT TO PARK WEST

REQUIREMENTS

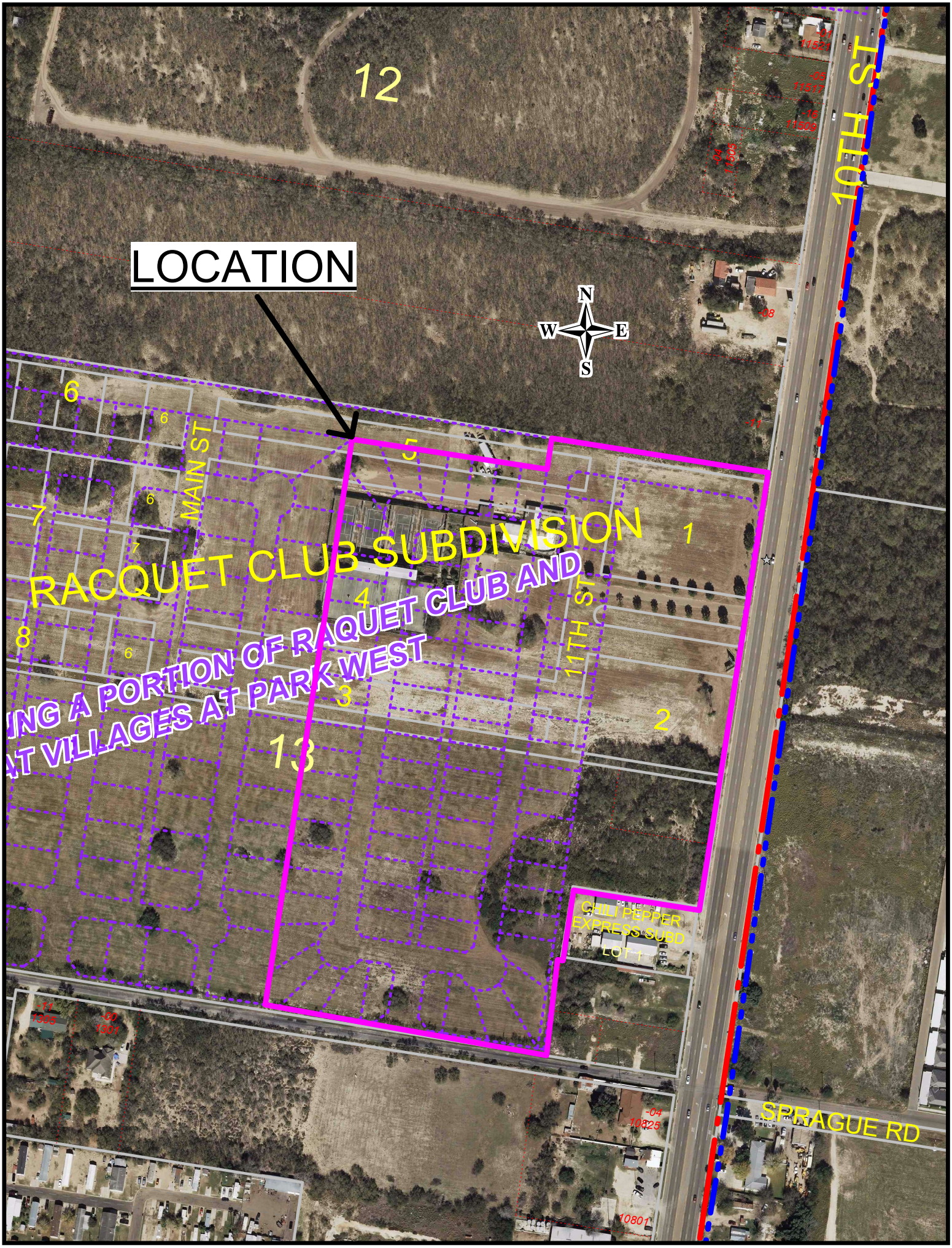
STREETS AND RIGHT-OF-WAYS	
North 10th Street (S.H. 336): Dedication as required for 60 ft. from centerline for 120 ft. total ROW Paving: by the state Curb & gutter: by the state - Provide a copy for existing ROW documents, prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides - Provide a copy of R.O.W. documents for staff review as applicable, prior to final/recording. - Remove the words "After Dedication" and leave wording as Total R.O.W. - Any issues with R.O.W. dedication over waterline easement for Sprague Road must be resolved before final/recording. As per the engineer, the water line belongs to the City. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Interior Streets (for residential lots): Dedication as required for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
E/W Quarter Mile Collector (north boundary): dedication required for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides ****The engineer submitted a variance application (VAR2024-0044) submitted on 10-11-24, including a variance to not dedicate R.O.W. nor escrow for this road. Variance was presented at the P&Z meeting of November 5, 2024. The board recommended approval and City Commission approved the variance request on November 11, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Johnson Creek Ave. Proposing 60 ft. of R.O.W. Paving: 40 ft. Curb & gutter: Both Sides - The street is proposed to be public along Lot 1 and private along Lot 2. All gates detail must fit in the private street ROW. If additional ROW is required prior to final, layout must be revised prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
* 1,200 ft. Block Length ****The engineer submitted a variance application (VAR2024-0044) submitted on 10-11-24, including a variance for the maximum block length of 1,200, of which block length is currently labeled as 1,252 ft. Variance was presented at the P&Z meeting of November 5, 2024. The board recommended approval and City Commission approved the variance request on November 11, 2024. **Subdivision Ordinance: Section 134-118	Applied

* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties - If private service drive is proposed in lieu of alley, a plat note must be added and finalized prior to final/recording. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements or in line with existing structures whichever is greater applies Lots 2-86: 25 ft. or greater for easements. Revisions Needed: - Revise the setback note as shown above prior to final/recording. **Zoning Ordinance: Section 138-356	Required
* Rear: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements Lots 2-86: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements (if commercial zoning) Lots 2-86: 6 ft. or greater for easements. Revisions Needed: Proposing: ""5 ft. or greater for easements"" ****The Engineer submitted a variance application (VAR2025-0045) submitted on 11/17/25 for a variance proposing side setbacks from 6 ft. to 5 ft. To be presented at the P&Z meeting of 12/16/25. **Zoning Ordinance: Section 138-356	TBD
* Corner: Lot 1: In accordance with the Zoning Ordinance or greater for approved site plan or easements Lots 2-86: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North 10th Street, Sprague Road, and both sides of all interior streets. - Sidewalk requirement for N. 10th Street may increase to 5 ft. as per the Engineering Department. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses, and along Sprague Road. **Landscaping Ordinance: Section 110-46	Applied

* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Sprague Road **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Site plan review is required for Lot 1.	Required
* Common Areas, any private streets, alleys, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Clarify/Revise plat note #14 as applicable, prior to final/recording. There is not lot labeled as 89 as mentioned on the plat note.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Homeowner's Association Covenants must be submitted for staff review, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public/private streets. - Lot 1 has a strip of land down to Sprague Rd. with only 14.25 ft. of frontage, clarify/finalize prior to final/recording. **Subdivision Ordinance: Section 134-1	Required
* Minimum lot width and lot area - Lot 1 has a strip of land down to Sprague Rd. with only 14.25 ft. of frontage, clarify/finalize prior to final. - Verify all lots meet minimum 50 ft. frontage requirements for interior lots and 54 ft. for corner lots for the residential lots. If they don't meet the requirement, must be revised prior to final/recording. **Zoning Ordinance: Section 138-356	Required
ZONING/CUP	
* Existing: R-3T, C-3 Proposed: R-1 - It seems that a portion on the west side of Lot 1 is not zoned commercial. The engineer must verify if the lot lines matches the zoning prior to final/recording. - Applications for zoning change received on October 14, 2024, were approved at the P&Z meeting of 11/19/24 and 11/25/24 to the City Commission. (REZ2024-0052) - New rezoning (REZ2025-0234) application was submitted for rezoning from R-1 to R-1 (UDC), application was withdrawn on 12/11/25. ***Zoning Ordinance: Article V	Applied

* Rezoning Needed Before Final Approval - It seems that a portion on the west side of Lot 1 is not zoned commercial. The engineer must verify if the lot lines matches the zoning prior to final/recording. - Revise the application to reflect the zoning for Lot 1 prior to final/recording. - Applications for zoning change received on October 14, 2024, to be presented at the P&Z meeting of 11/19/24 and 11/25/24 to the City Commission were approved. ***Zoning Ordinance: Article V	Applied
PARKS	
"*As per plat submitted on July 19, 2024, plat depicts 85 residential lots, a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($29,750) based on $350 per 85 proposed dwelling units is needed prior to recording, and $350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19"	Required
*As per plat submitted on July 19, 2024, plat depicts 85 residential lots, a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($29,750) based on $350 per 85 proposed dwelling units is needed prior to recording, and $350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19	Required
*As per plat submitted on July 19, 2024, plat depicts 85 residential lots, a request to pay park fees in lieu of land dedication for Vacate a Portion of Racquet Club Subdivision into Re-Plat of Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($29,750) based on $350 per 85 proposed dwelling units is needed prior to recording, and $350 per dwelling unit must be paid prior to building permit issuance. If the number of dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19	Required
TRAFFIC	
* As per Traffic Department, Trip Generation approved, TIA Level III was triggered. TIA waiver was granted for this subdivision with Conditions.	Applied
* As per Traffic Department, Trip Generation triggered a TIA. TIA Waived with conditions.	NA
COMMENTS	
Comments: - Any abandonments must be done by separate document, not by plat, must be finalized prior to final. - Application and the plat must depict the same names. - Verify and review the bearings/metes and bounds to match what is shown on the plat. *There is a distance and bearing on the Metes and Bounds (Save and Except) for numbers 2. & 4. that are different from what is shown on the survey. - Revise/clarify plat notes #3,8,13,14,17,19, and 20. - Vacating portion must be redone as it includes a portion that is outside of the original subdivision boundary. **Must comply with City's Access Management Policy.	Required
RECOMMENDATION	

Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED. STAFF HAS NO OBJECTION TO VARIANCE REQUEST TO SIDE SETBACK VARIANCE.	Applied


LOCATION
N
W
E
S
12
10TH ST
MAIN ST
11TH ST
RACQUET CLUB SUBDIVISION
ING A PORTION OF RAQUET CLUB AND
AT VILLAGES AT PARK WEST
CHILI PEPPER EXPRESS SUBD
LOT 1
SPRAGUE RD
6
7
8
13
1
2
3
4
5

Sub2024-0075

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Vacating a Portion of Racquet Club and Replat Villages at Park West Subdivision

Legal Description: 28.365 acres being out of Racquet Club Subdivision and out of Lot 13, Section 277, Texas Mexican Railway Company's Survey, City of McAllen, Teas according to the plat thereof recorded in Vol 18, Page 60, H.C.D,R.

Location: Northeast corner of North Bicentennial Boulevard and Sprague Road

City Address or Block Numbe: 1400 Sprague Rd

Total No. of Lots: 89 Total Dwelling Units: 88 Gross Acres: 28.365 Net Acres: _____

☐Public Subdivision/☑Private and Gated /☐Private but Not Gated within ETJ: ☑Yes/☐No

For Fee Purposes: ☐Commercial (____ Acres)/☑Residential (89 Lots) Replat: ☐Yes/☑No

Existing Zoning: C-3, R-2 & R-3T Proposed Zoning: R-3 Applied for Rezoning ☑No/☐Yes: Date: _____

Existing Land Use: Vacant Proposed Land Use: 4-plex

Irrigation District #: HCID#1 Water CCN: ☑MPU/☐Sharyland Water SC Other: _____

Agricultural Exemption: ☑Yes/☐No Parcel #: 297507 & 265628

Estimated Rollback Tax Due: $90,028.78 Tax Dept. Review: I.D.L 07/05/24

Owner

Name: N; 10th Racquet Club, LLC Stephen C Reynolds, manager Phone: c/o (956) 381-0981

Address: 39718 LOOP ROAD E-mail: c/o mario@meldenandhunt.com / beto@meldenandhunt.com / drobles@meldenandhunt.com

City: Bayview State: Texas Zip: 78566

Developer

Name: Domain Development, Corp. Phone: c/o (956) 381-0981

Address: 1200 Auburn Street, Suite 250 E-mail: shavi@aurielinvestments.com

City: McAllen State: Texas Zip: 78504

Contact Person: Shavi Mahtani, President

Engineer

Name: Melden & Hunt, Inc. Phone: (956) 381-0981

Address: 115 West McIntyre Street E-mail: mario@meldenandhunt.com, beto@meldenandhunt.com and drobles@meldenandhunt.com

City: Edinburg State: Texas Zip: 78541

Contact Person: Mario A Reyna, P.E., Beto De La Garza, and Della Robles

Surveyor

Name: Melden & Hunt, Inc. Phone: (956) 381-0981

Address: 115 West McIntyre Street E-mail: robert@meldenandhunt.com

City: Edinburg State: Texas Zip: 78541

JUL 05 2024

BY: CW

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 07.03.2024

Print Name Mario A Reyna, P.E.

Owner ☐ Authorized Agent ☑

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion

EDG

VAR 2025-0046

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description: Being a subdivision of 4.765 acres situated in the City of McAllen, Hidalgo Co., Texas, a part or portion out of Racquet Club Subd.according to the plat therof recorded in Vol.18, Pg. 50, Hidalgo Co. map records

vacating a portion of racquet club & replat of villages at Park West

Proposed Subdivision (if applicable): Villages at Park West M.A.R

Street Address: 1400 Sprague Rd., McAllen, Texas

Number of lots: 88 Gross acres: 4.765

Existing Zoning: R-3A Existing Land Use: Vacant

☒ Current Survey and Metes and Bounds (required if the legal description is a portion of a lot)

Applicant

Name: Melden & Hunt Inc, (Mario A Reyna, P.E.) Phone: (956) 381-0981

Address: 115 West McIntyre Street E-mail: mario@meldenandhunt.com; beto@meldenandhunt.com;

City: Edinburg State: Texas Zip: 78541

Owner

Name: Domain Development Corp. Phone: (956) 661-8888

Address: 1200 Auburn Avenue, Suite 250 E-mail: shavi@aurielinvestments.com

City: McAllen State: Texas Zip: 78504

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Date: 11/12/2025

Print Name: Mario Reyna ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☑ $250.00

Accepted by: J. C. Payment received by: Date:

Rev 06/21

RECEIVED NOV 14 2025

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

View attached letter

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

View attached letter

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The variance will not be detrimental to the public health, safety, or welfare or injurious to the legal rights that other property owners may enjoy within the proposed area.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

The variance will not have any negative effect or prevent the orderly subdivision of other lands within the area in accordance with the provisions of this chapter and the City of McAllen.

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA · ALLAN F. BOOE · ROBERTO N. TAMEZ · RUBEN JAMES DE JESUS · MICHAEL HERNANDEZ
TBPELS Firm # F-1435
TBPELS # 10096900

November 12, 2025

City of McAllen Planning Dept.
Attn: Omar Sotelo, Planning Director
311 N. 15th St.
McAllen, TX 78501

Re: Vacating a Portion of Racquet Club and Replat of Villages at Park West Subdivision (Private Subdivision)- Variance Request to City of McAllen

Dear Mr. Sotelo:

On behalf of the developer, Domain Development, Corporation, and in reference to Vacating a Portion of Racquet Club and Replat of **Villages at Park West Subdivision**, we respectfully request a variance for the following items.

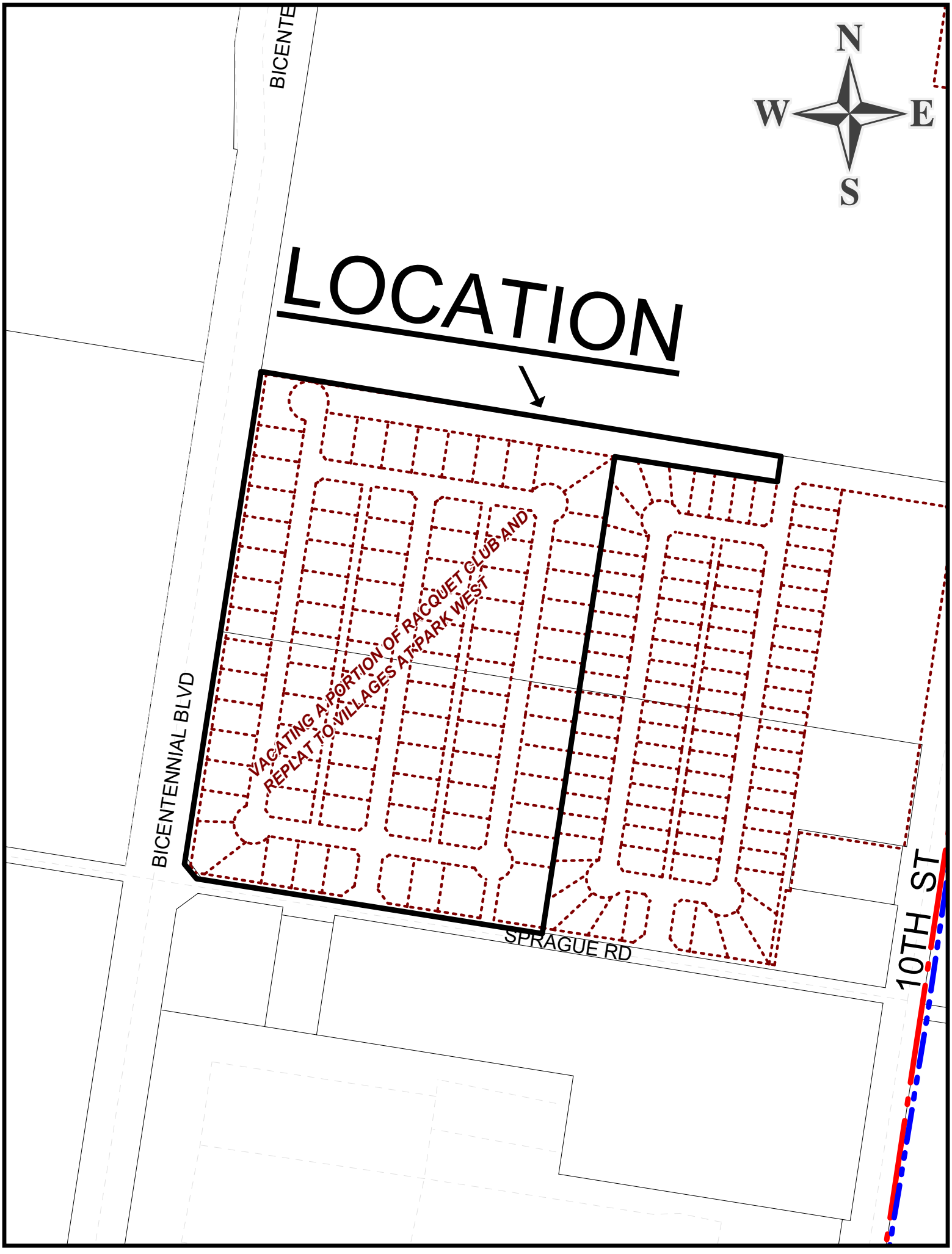
1. **Side Setbacks:**
   - ***Requirement***: 6 ft. or greater for easements
   - ***Proposal***: 5 ft. or greater for easements.
     In line with the new side yard setbacks outlined in the UDC for single-family homes.

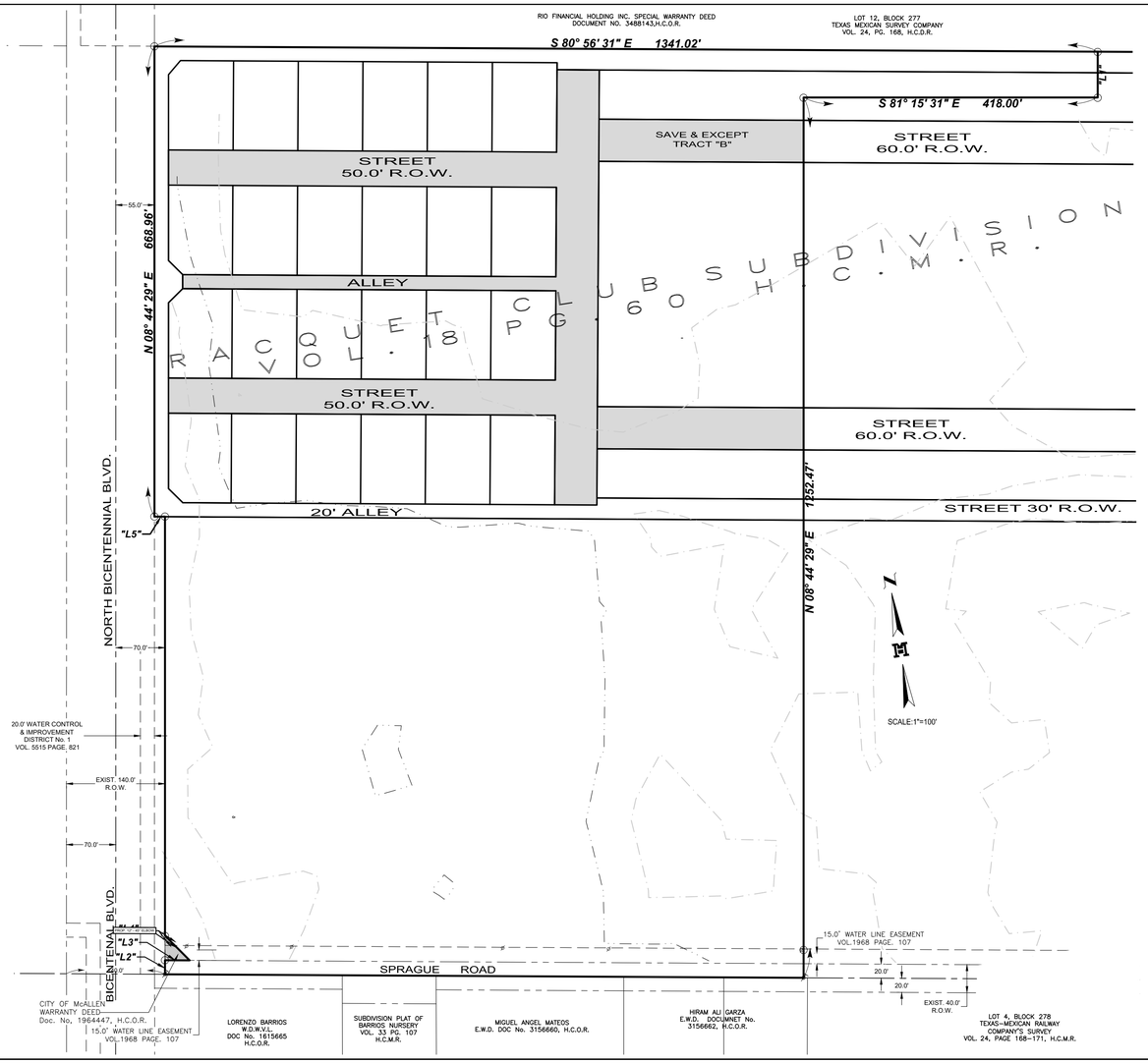
Your consideration on this matter is greatly appreciated. If you have any questions or comments, please contact our office. Thank you.

Respectfully,

11-12-25

Mario A. Reyna, P.E.
President


N
W
E
S
LOCATION
BICENTE
BICENTENNIAL BLVD
VACATING A PORTION OF RACQUET CLUB AND REPLAT TO VILLAGES AT PARK WEST
SPRAGUE RD
10TH ST



VACATING PORTION OF RACQUET CLUB SUBDIVISION

BEING A SUBDIVISION OF 4.765 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS

LOCATION MAP



LEGEND

- ● FOUND No.4 REBAR
- ◉ FOUND PIPE
- 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.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- W.D.W.V.L. - WARRANTY DEED WITH VENDORS LIEN
- G.W.D. - GENERAL WARRANTY DEED
- E.W.D. - EXCHANGE WARRANTY DEED
- G.G.W.D. - GENERAL GIFT WARRANTY DEED

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
TBPLS No. 10096900

DRAWN BY: CESAR/LH	DATE 01-30-2025
SURVEYED, CHECKED	DATE
FINAL CHECK	DATE

Lot Area Table		
Lot #	SQ. FT.	Area
1	19847.01	0.456
2	8751.58	0.201
3	9379.14	0.215
4	9379.14	0.215
5	9379.14	0.215
6	9379.14	0.215
7	9379.14	0.215
8	9379.14	0.215
9	9379.14	0.215
10	9379.14	0.215
11	9379.14	0.215
12	9379.14	0.215
13	8962.92	0.206
14	11329.88	0.260
15	12037.73	0.276
16	9013.60	0.207
17	9204.00	0.211
18	9204.00	0.211
19	9204.00	0.211
20	9204.00	0.211
21	9204.00	0.211
22	9204.00	0.211
23	9100.00	0.209
24	9447.33	0.217
25	9104.21	0.209
26	9121.69	0.209
27	9121.69	0.209
28	9121.69	0.209
29	9121.69	0.209
30	9477.31	0.218

Lot Area Table		
Lot #	SQ. FT.	Area
31	9121.69	0.209
32	9121.69	0.209
33	9121.69	0.209
34	9121.69	0.209
35	9121.69	0.209
36	7820.37	0.180
37	12065.12	0.277
38	9897.00	0.227
39	9404.26	0.216
40	9439.28	0.217
41	9153.73	0.210
42	9215.59	0.212
43	9567.66	0.220
44	12915.74	0.297
45	9142.20	0.210
46	9254.70	0.212
47	9254.70	0.212
48	9254.70	0.212
49	9254.70	0.212
50	9254.70	0.212
51	9254.70	0.212
52	9254.70	0.212
53	9254.70	0.212
54	9254.70	0.212
55	9142.20	0.210
56	9142.20	0.210
57	9254.70	0.212
58	9254.70	0.212
59	9254.70	0.212
60	9254.70	0.212

Lot Area Table		
Lot #	SQ. FT.	Area
61	9254.70	0.212
62	9254.70	0.212
63	9254.70	0.212
64	9254.70	0.212
65	9254.70	0.212
66	9142.20	0.210
67	9142.20	0.210
68	9254.70	0.212
69	9254.70	0.212
70	9254.70	0.212
71	9254.70	0.212
72	9254.70	0.212
73	9254.70	0.212
74	9254.70	0.212
75	9254.70	0.212
76	9254.70	0.212
77	9142.20	0.210
78	9142.20	0.210
79	9254.70	0.212
80	9254.70	0.212
81	9254.70	0.212
82	9254.70	0.212
83	9254.70	0.212
84	9254.70	0.212
85	9254.70	0.212
86	9254.70	0.212
87	9254.70	0.212
88	9142.20	0.210

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	74.11'	50.00'	084° 55' 45"	N44° 44' 24"E	67.51'	45.76
C2	46.72'	50.00'	053° 32' 02"	N24° 29' 30"W	45.04'	25.22
C3	37.68'	50.00'	043° 10' 44"	N47° 09' 07"E	36.80'	19.79
C4	53.95'	50.00'	061° 49' 16"	N5° 20' 53"W	51.37'	29.94
C5	65.87'	50.00'	075° 28' 43"	N73° 59' 52"W	61.21'	38.70
C6	25.76'	50.00'	029° 31' 17"	S53° 30' 08"W	25.48'	13.17
C7	32.18'	50.00'	036° 52' 20"	N39° 41' 41"W	31.62'	16.67
C8	51.08'	50.00'	058° 32' 10"	N87° 23' 56"W	48.89'	28.02
C9	50.00'	50.00'	057° 17' 45"	S34° 41' 06"W	47.94'	27.32
C10	50.00'	50.00'	057° 17' 45"	S22° 36' 38"E	47.94'	27.32
C11	55.29'	50.00'	063° 21' 31"	S37° 03' 44"W	52.52'	30.86
C12	62.74'	50.00'	071° 53' 27"	S30° 33' 45"E	58.70'	36.25
C13	62.74'	50.00'	071° 53' 27"	N77° 32' 48"E	58.70'	36.25
C14	2.50'	50.00'	002° 51' 36"	N40° 10' 17"E	2.50'	1.25
C15	42.29'	50.00'	048° 27' 47"	S45° 29' 24"E	41.04'	22.50

Line Table		
Line #	Length	Direction
"L1"	65.20'	N08° 44' 29"E
L1	21.61'	N36° 15' 31"W
L2	21.21'	N36° 15' 31"W
L3	42.31'	S53° 53' 59"W
L4	21.21'	S53° 44' 29"W
L5	42.54'	S36° 06' 01"E
L6	21.21'	S53° 44' 29"W
L7	21.21'	N53° 44' 29"E
L8	21.21'	N36° 15' 31"W
L9	21.21'	S53° 44' 29"W
L10	21.21'	S36° 15' 31"E
L11	21.21'	N53° 44' 29"E
L12	21.21'	N36° 15' 31"W
L13	21.21'	S53° 44' 29"W
L14	21.21'	S36° 15' 31"E

Common Area		
Lot #	SQ. FT.	Area
"A"	93955.05	2.157

RE-PLAT OF VILLAGES AT PARK WEST SUBDIVISION (PRIVATE)

A TRACT OF LAND CONTAINING 28.366 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND ALSO BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICHIH SAID 28.366 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS.

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

Y:\Land Development\Residential\Active\2405\1 - Domain Dev - Village at Park West\Autocad Files\2405-02.dwg, 01/14/2025 1:56:17 PM, DWG To PDF.pc3

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 28.366 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND ALSO BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICHIH SAID 28.366 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS, SAID 28.366 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, SECTION 277, ALSO BEING THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, [FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET], CONTINUING A TOTAL DISTANCE OF 518.52 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 65.20 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 81° 15' 31" W A DISTANCE OF 418.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W AT A DISTANCE OF 601.45 FEET PASS THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, AT A DISTANCE OF 1,232.47 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD, CONTINUING A TOTAL DISTANCE OF 1,252.47 FEET TO A NAIL SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD AND SOUTH LINE OF SAID LOT 13, SECTION 277, A DISTANCE OF 907.97 FEET TO A NAIL SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 44' 29" E, A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF SPRAGUE ROAD, A DISTANCE OF 35.06 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 36° 08' 39" W A DISTANCE OF 49.68 FEET TO A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 08° 44' 29" E ALONG THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, A DISTANCE OF 596.02 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 15.00 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 08° 44' 29" E ALONG THE WEST LINE OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, A DISTANCE OF 668.96 FEET TO A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID RACQUET CLUB SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 1,340.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.366 ACRES, SAVE AND EXCEPT 4.765 ACRES, LEAVING 23.601 ACRES GROSS, OF WHICH 0.417 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SPRAGUE ROAD, LEAVING A NET OF 23.184 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT TRACT "A"

A TRACT OF LAND CONTAINING 1.599 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, SAID 1.599 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION, ALSO BEING THE NORTHEAST CORNER OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, [FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET], CONTINUING A TOTAL DISTANCE OF 518.52 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W A DISTANCE OF 768.48 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, N 09° 03' 29" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W A DISTANCE OF 535.52 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 49° 17' 03" W A DISTANCE OF 26.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 264.51 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 36° 22' 27" E A DISTANCE OF 28.46 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 08° 42' 51" W A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 54° 08' 55" W A DISTANCE OF 28.33 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 264.48 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 36° 33' 26" E A DISTANCE OF 28.58 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E A DISTANCE OF 588.76 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, N 09° 03' 29" E A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E A DISTANCE OF 293.84 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 80° 56' 31" W ALONG THE SOUTH LINE OF SAID RACQUET CLUB SUBDIVISION, A DISTANCE OF 922.97 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 44' 29" E, ALONG THE WEST LINE OF SAID RACQUET CLUB SUBDIVISION AND THE EXISTING EAST RIGHT-OF-WAY LINE OF BICENTENNIAL BOULEVARD, A DISTANCE OF 668.96 TO A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID RACQUET CLUB SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E ALONG THE NORTH LINE OF RACQUET CLUB SUBDIVISION, A DISTANCE OF 1,340.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.599 ACRES OF LAND MORE OR LESS.

SAVE AND EXCEPT TRACT "B"

A TRACT OF LAND CONTAINING 3.166 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, SAID 3.166 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID RACQUET CLUB SUBDIVISION, ALSO BEING THE NORTHEAST CORNER OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY AND WITHIN THE EXISTING RIGHT-OF-WAY OF 10TH STREET;

THENCE, N 80° 56' 31" W ALONG THE NORTH LINE OF SAID RACQUET CLUB SUBDIVISION, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF 10TH STREET, [FROM WHICH AN IRON PIPE FOUND BEARS S 85° 15' 58" E, A DISTANCE OF 0.81 FEET], CONTINUING A TOTAL DISTANCE OF 518.52 FEET;

THENCE, S 08° 44' 29" W A DISTANCE OF 30.00 FEET;

THENCE, N 80° 56' 31" W A DISTANCE OF 708.48 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 09° 03' 29" W A DISTANCE OF 70.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

THENCE, S 80° 56' 31" E, A DISTANCE OF 290.87 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE, S 08° 44' 29" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;

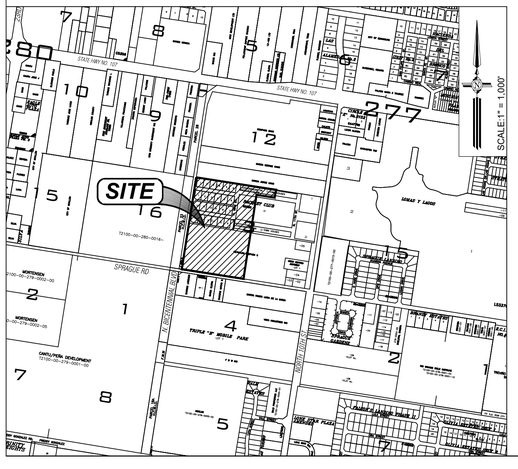
THENCE, N 80° 56' 31" W A DISTANCE OF 291.20 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;

1. THENCE, S 09° 03' 29" W A DISTANCE OF 348.95 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, S 80° 56' 31" E A DISTANCE OF 293.12 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 44' 29" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 80° 56' 31" W A DISTANCE OF 293.46 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 09° 03' 29" W A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
6. THENCE, N 80° 56' 31" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
7. THENCE, N 09° 03' 29" E A DISTANCE OF 127.23 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, N 80° 56' 31" W A DISTANCE OF 549.78 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 08° 44' 29" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, S 80° 56' 31" E A DISTANCE OF 550.05 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, N 09° 03' 29" E A DISTANCE OF 127.24 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, N 80° 56' 31" W A DISTANCE OF 530.58 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, N 08° 42' 51" E A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 80° 56' 31" E A DISTANCE OF 530.70 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, N 09° 03' 29" E A DISTANCE OF 127.24 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
16. THENCE, N 80° 56' 31" W A DISTANCE OF 551.57 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
17. THENCE, N 08° 44' 29" E A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
18. THENCE, S 80° 56' 31" E A DISTANCE OF 551.85 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
19. THENCE, N 09° 03' 29" E A DISTANCE OF 117.24 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
20. THENCE, S 80° 56' 31" E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.166 ACRES OF LAND MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 480345 0325 D MAP REVISED: JUNE 6, 2000.
2. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB MEASURED FROM THE CENTER OF THE LOT.
3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING ORDINANCE:
   FRONT: 20 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
   REAR: 10 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
   SIDE: 5 FT. OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
   CORNER: 10 FT. OR GREATER FOR EASEMENTS.
   GARAGE : 18 ft. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.
4. CITY OF McALLEN BENCHMARK: NUMBER MC 12, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE WEST SIDE OF BICENTENNIAL BLVD. IN BETWEEN SPRAGUE ROAD & 107. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16636202.035, E=1076277.683, ELEV.=102.61.
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 174,253 C.F. - 4.000 AC.-FT. TO BE PROVIDED WITHIN DESIGNATED DETENTION AREA DESIGNATED AS COMMON AREA "A"
6. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF McALLEN ENGINEERING DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT FOR ALL NEW BUILDING.
7. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.
8. 4' WIDE MINIMUM SIDEWALK REQUIRED ALONG N. BICENTENNIAL BLVD., SPRAGUE ROAD, AND BOTH SIDES OF ALL INTERIOR STREETS.
9. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG N. BICENTENNIAL BLVD. AND SPRAGUE ROAD.
10. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. 25 X 25 SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CORNER CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG NORTH BICENTENNIAL BLVD AND SPRAGUE ROAD.
14. COMMON AREA "A" (DETENTION), COMMON/DETENTION AREAS, ANY PRIVATE STREETS/ DRIVES, PRIVATE ALLEYS, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
15. AS PER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR THE VILLAGES AT PARK WEST SUBDIVISION RECORDED UNDER DOCUMENT NUMBER _____, HIDALGO COUNTY OFFICIAL RECORDS, DEVELOPER/HOMEOWNERS ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE OF INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 134-168 OF THE CODE OF ORDINANCE OF THE CITY OF MCALLEN, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND DETENTION PONDS. ANY AMENDMENT TO DECLARATION THAT CONFLICT WITH THE REQUIREMENTS OS SECTION 134-138 SHALL BE NULL & VOID.
16. DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION AND MAINTENANCE AND OTHER REQUIREMENTS PER SECTION 134-168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON/DETENTION AREAS AND ITS PRIVATE STREETS.
17. HOME OWNERS ASSOCIATION COVENANTS FOR THE VILLAGES AT PARK WEST SUBDIVISION AS RECORDED UNDER AS RECORDED UNDER DOCUMENT NO. _____ H.C.D.R.
18. ALL EASEMENTS ARE TO BE DEDICATED BY PLAT, UNLESS STATED OTHERWISE.
19. PARK LAND DEDICATION VARIANCE WITH THE FOLLOWING CONDITION WAS APPROVED: FIFTY (50%) PERCENT OF PARK FEES TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT OF PARK FEES TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. TOTAL PARK FEES FOR VACATING A PORTION OF RACQUET CLUB SUBDIVISION AND RE-PLAT OF PARK WEST SUBDIVISON IS $59,500.00, BASED ON $700.00 PER LOT/DWELLING UNIT, FOR EACH OF THE PROPOSED 85 SINGLE-FAMILY LOTS/DWELLING UNIT WILL BE PAID AT THE TIME OF BUILDING PERMIT ISSUANCE UNTIL THE PARK FEES ARE PAID IN FULL. A VARIANCE OF "FEES IN LIEU OF LAND DEDICATION" WAS APPROVED ON _____, WITH THE CONDITIONS LISTED.
20. COMMON AREA "A" WILL BE USED FOR DETENTION ONLY. COMMON AREA "A" WILL BE INSTALLED AND MAINTAINED BY PROPERTY OWNER/HOA AND NOT THE CITY OF MCALLEN.

LOCATION MAP



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
TBPLS No. 10096900

DRAWN BY: CESAR /LH. DATE 01-13-2025
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

SUBDIVISION MAP OF

VACATING A PORTION OF RACQUET CLUB SUBDIVISION TO RE-PLAT OF VILLAGES AT PARK WEST SUBDIVISION

(PRIVATE SUBDIVISION)

A TRACT OF LAND CONTAINING 28.366 ACRES SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF RACQUET CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 18, PAGE 60, HIDALGO COUNTY MAP RECORDS, AND ALSO BEING A PART OR PORTION OUT OF LOT 13, SECTION 277, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 168, HIDALGO COUNTY DEED RECORDS, WHICHIH SAID 28.366 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO STEPHEN C. REYNOLDS, BY VIRTUE OF A GENERAL WARRANTY DEED IN LIEU OF FORECLOSURE, RECORDED UNDER DOCUMENT NUMBER 1960046, HIDALGO COUNTY OFFICIAL RECORDS.

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

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____
MAYOR, CITY OF McALLEN

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VACATING A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF VILLAGES AT PARK WEST SUBDIVISION, , DO HEREBY GRANT AN ACCESS UTILITY EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY,THE USE OF THE STREET(S), ALLEY(S), AND EASEMENT(S) THEREON SHOWN, SURFACE USE OF THE STREET(S) AND ALLEY(S) IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, TO THE EMPLOYEES OR UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION OF N. BICENTANNIAL BLVD., AND SPRAGUE ROAD FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

DOMAIN DEVELOPMENT, CORP.
A TEXAS CORPORATION

_____ _____
SHAVI MAHTANI, PRESIDENT DATE
1200 AUBURN STREET, SUITE 250
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGN, HOLDER(S), (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF SECURITY INTREST IN THE ABOVE DESCRIBED PROPERTY. THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEARIN AS THE VACATE A PORTION OF RACQUET CLUB SUBDIVISION INTO RE-PLAT OF VILLAGES AT PARK WEST SUBDIVISION, OF THE CITY OF McALLEN, TEXAS. DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THE PLAT, AND DO HEREBY PROVIDE THAT NAY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED HEREIN.

_____
GEORGE CARDENAS, EXECUTIVE VISE-PRESIDENT
VANTAGE BANK OF TEXAS
1502 S. SUGAR ROAD
EDINBURG, TX 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE CARDENAS 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 PURPOSED AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____.

_____
NOTARY PUBLIC, FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE_____DAY OF_____20_____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, LICENSED PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS

STATE OF TEXAS · MARIO A. REYNA · 117368 · LICENSED PROFESSIONAL ENGINEER

DATE PREPARED: 10/18/2023
DATE REVISED: 08/26/2024
ENGINEERING JOB # 24095.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF McALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____ 20 _____.

_____
ROBERTO N TAMEZ, REGISTERED
PROFESSIONAL LAND SURVEYOR No. 6238
STATE OF TEXAS

STATE OF TEXAS · REGISTERED · ROBERTO N. TAMEZ · 6238 · PROFESSIONAL LAND SURVEYOR

DATE SURVEYED: 06/13/2024
SURVEY JOB # 24095.08

COUNTY COURT · COUNTY OF HIDALGO, TEXAS

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

SHEET: 2 OF 2

Y:\Land Development\Residential\McAllen\24095 - Domain Dev - Village at Park West\Autocad Files\24095-02.dwg, 10/15/2025 1:58:04 PM, DWG To PDF.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/11/2025

SUBDIVISION NAME: VACATING A PORTION OF RACQUET CLUB AND REPLAT TO VILLAGES AT PARK WEST

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Bicentennial Boulevard: Dedication as required for 75 ft. from centerline for 150 ft. total ROW Paving: 65 ft. - 105 ft. Curb & gutter: both sides - Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final/recording. - Clarify the dashed lines shown on the North and South sections of N. Bicentennial Blvd. - Clarify Document labeled as ""Deed Without Warranty."" ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to dedicate 15 ft. of additional R.O.W. for 70 ft. from centerline for 140 ft. total R.O.W. instead of the required 20 ft. of R.O.W. dedication for 75 ft. from centerline for 150 ft. of R.O.W. Variance was tabled at the meeting of November 5, 2024 and presented at the P&Z meeting of November 19, 2024, the item was removed off the tabled agenda, and the subdivision was approved in Revised-Preliminary along with the approvals the Variances. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Sprague Road: Dedication as required for 40 ft. from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides - Provide a copy of R.O.W. documents shown on the plat for staff review as applicable, prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Interior Streets: Dedication as required for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: both sides - Additional R.O.W. required at the gate area. ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to internal roads to be 50 ft. of R.O.W. with 40 ft. of paving with a 10 ft. utility & sidewalk easements on both sides of the streets instead of the required 60 ft. of R.O.W. Variance was approved at the meeting November 5, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final/recording. **COM Thoroughfare Plan	Required
E/W 1/4 Mile Collector (northern boundary): dedication required for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: both sides ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal to the East/West 1/4 Mile collector R.O.W. dedication, of which the developer is asking to not dedicate R.O.W. nor to escrow for this road. The Variance was approved at the P&Z meeting of November 5, 2024. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final/recording. **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105	NA

**Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	
* 1,200 ft. Block Length ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for the maximum block length of 1,200 ft.. The Variance was approved at the meeting of November 5, 2024. **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3C or R-3T Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties - Subdivision layout is proposing a 24 ft. alley for interior lots only. ****The engineer submitted a variance application (VAR2024-0045) submitted on 10-11-24, including a variance proposal for a 24 ft private alley for internal blocks ONLY. Variance was approved at the CC meeting of November 25, 2024. **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 20 ft. or greater for easements or approved site plan **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements or approved site plan. ***The Engineer submitted a variance application (VAR2025-0046) requesting side setback to be reduced from 6 ft. to 5 ft. To be presented at the P&Z meeting of December 16, 2025. **Zoning Ordinance: Section 138-356	TBD
* Corner: 10 ft. or greater for easements or approved site plan. **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. except where greater setback is required; greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on North Bicentennial Boulevard, Sprague Road, and on both sides of all interior streets. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along North Bicentennial Boulevard and Sprague Road. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* No curb cut, access, or lot frontage permitted along North Bicentennial Boulevard and Sprague Road. **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Any owner, builder or developer of a multiple-family, condominium or townhouse dwelling complex of five units or more on a single lot or parcel, or five single-family attached units, shall submit to the planning department for review a site and building plan for the proposed development. - Submit a site plan or clarify to determine requirement, prior to final. ***Zoning Ordinance: Section 138-210.	Required
* Common/Detention Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note #14 as shown above, prior to final/recording.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. - Revise Plat note # 15 with the Full Subdivision Plat Name. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. * Homeowner's Association Covenants must be submitted for staff review, prior to recording. - Revise Plat note # 15 with the Full Subdivision Plat Name. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Required
LOT REQUIREMENTS	
* Lots fronting public/private streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-2, R-3T, C-3 Proposed: R-3A - Applications for zoning change received, approved at the P&Z meeting of 11/19/24. - A rezoning application (REZ2025-0232) was submitted to change zoning from R-3A to R-3 (UDC) but was withdrawn at the request of the engineer on 12/11/25. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
*As per plat submitted on July 05, 2024, plat depicts 88 residential lots, a request to pay park fees in lieu of land dedication for The Replat of Villages at Park West subdivision has been submitted and approved by the City Manager's office. The request includes paying half of the park fees prior to recording and the other half prior to building permit issuance. Half of the park fees ($30,800) based on $350 per 88 proposed dwelling units is needed prior to recording, and $350 per dwelling unit must be paid prior to building permit issuance. If the number of	Applied

dwelling units increases, additional park fees will apply. A plat note to reflect the approved park fee variance is needed prior to recording. -Proposing: Plat note regarding parkland dedication is shown as Plat Note #19	
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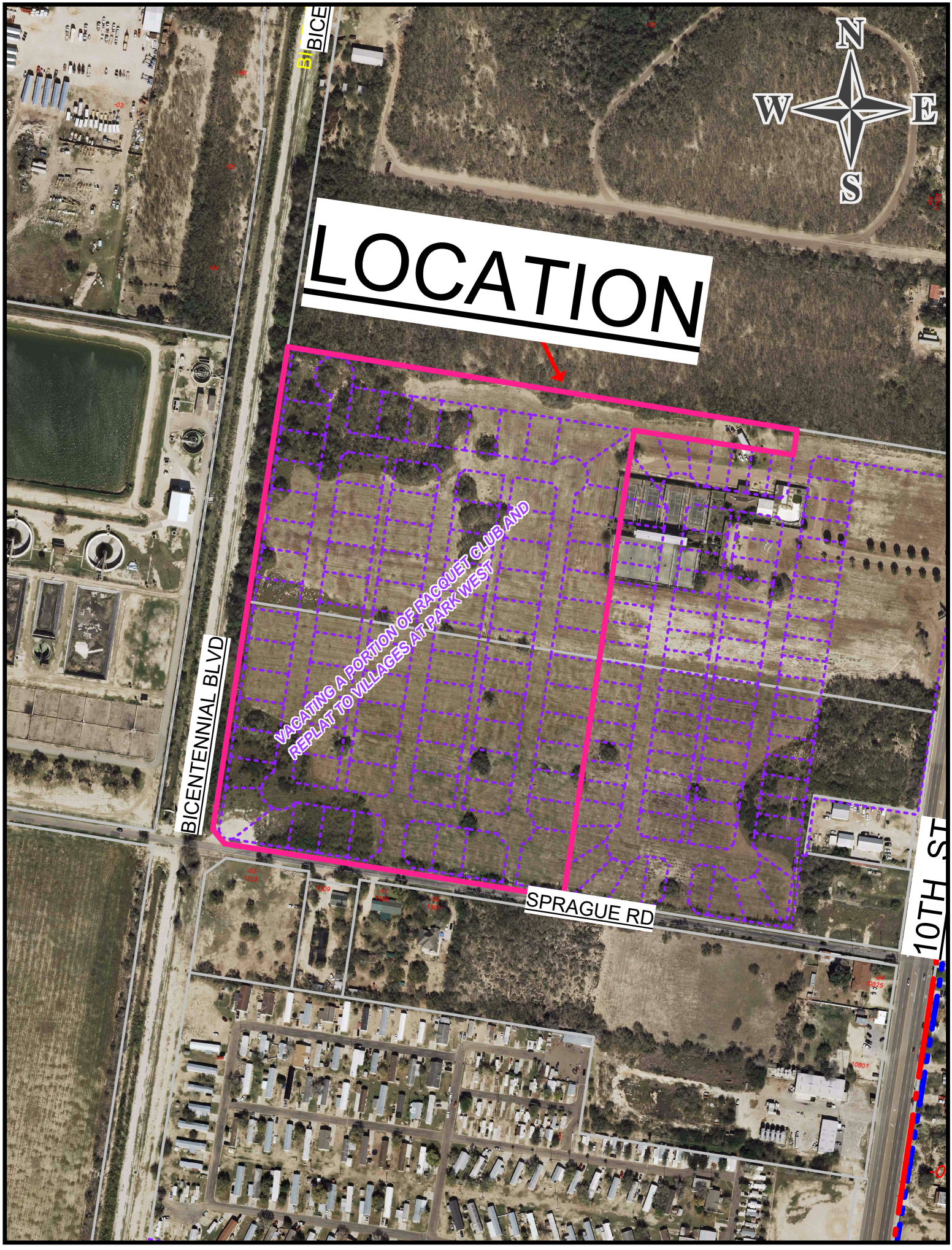
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - TG approved, TIA Level 1 triggered. TIA Waived with conditions.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat. -TG Approved, TIA Level I triggered. Waived with conditions.	NA
COMMENTS	
Comments: - Disclaimer: Any abandonments must be done by separate document, not by plat, must be finalized prior to recording. - Submit a master plan for overall development to determine compliance with subdivision requirements, streets, etc and any additional requirements that may be needed. - Application would need to be corrected to reflect the finalized name of the subdivision. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO THE CONDITIONS NOTED. STAFF HAS NO OBJECTION TO VARIANCE REQUEST TO SIDE SETBACK VARIANCE.	Applied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LOCATION
VACATING A PORTION OF RACQUET CLUB AND REPLAT TO VILLAGES AT PARK WEST
BICENTENNIAL BLVD
SPRAGUE RD
10TH ST

SUB2025-0178

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Trinity Oaks Subdivision

Legal Description 4.39 acres out of 2.498 acres out of Lot 5, EM Card Survey No. 1 and 1.895 acres out of Lot 12, Section 279, Texas-Mexican Railway Company Survey, Hidalgo County, Texas

Location Northeast corner of N. 29th Street and Freddy Gonzalez Drive

City Address or Block Number 9900 N 29th St

Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 4.39 Net Acres 4.39

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☐No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑**Residential (** 1 **Lots)** Replat: ☐Yes/☑No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☑No/☐Yes: Date ____

Existing Land Use Vacant Proposed Land Use Residential

Irrigation District # 1 Water CCN: ☑MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☑No Parcel # 1181832 and 297644

Estimated Rollback Tax Due 5,242.01 Tax Dept. Review UPG

Owner

Name Jakob Robert Waldbusser & Andrea Waldbusser Phone (956) 500-5110

Address 2301 Santa Clara Street E-mail jwaldbusser1@gmail.com

City Mission State TX Zip 78572

Developer

Name Jakob Robert Waldbusser & Andrea Waldbusser Phone (956) 500-5110

Address 2301 Santa Clara Street E-mail jwaldbusser1@gmail.com

City Mission State TX Zip 78572

Contact Person ____

Engineer

Name Quintanilla, Headley & Associates, Inc Phone 956-381-6480

Address 124 E Stubbs E-mail alfonsoq@qha-eng.com

City Edinburg State TX Zip 78539

Contact Person ____

Surveyor

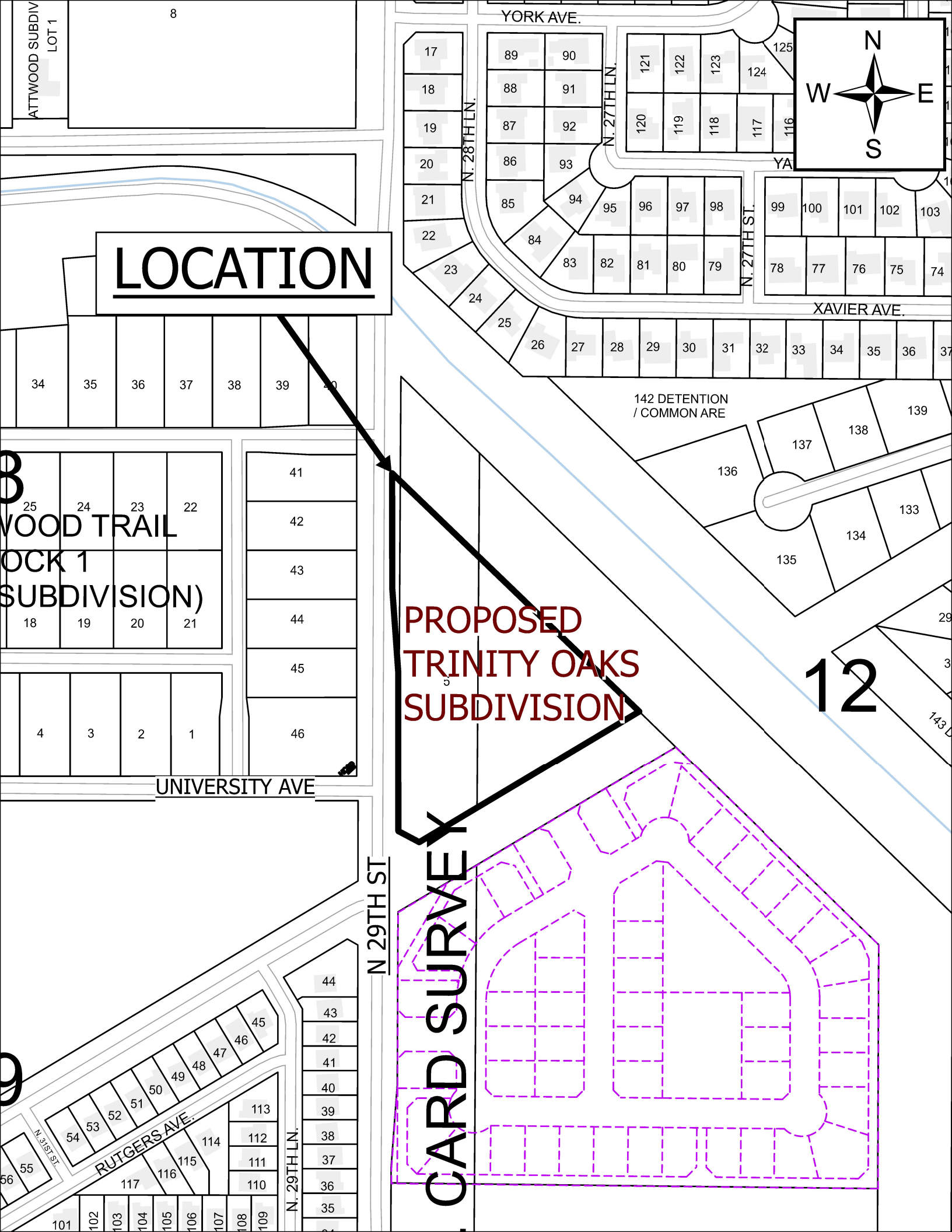
Name Quintanilla, Headley & Associates, Inc Phone 956-381-6480

Address 124 E. Stubbs E-mail alfonsoq@qha-eng.com

City Edinburg State TX Zip 78539

DEC 03 2025

BY: CW


LOCATION
PROPOSED
TRINITY OAKS
SUBDIVISION
YORK AVE.
N. 28TH LN.
N. 27TH LN.
N. 27TH ST.
XAVIER AVE.
142 DETENTION
/ COMMON ARE
UNIVERSITY AVE
N 29TH ST
N. 29TH LN.
RUTGERS AVE.
N. 31ST ST.
CARD SURVE
ATTWOOD SUBDIV
LOT 1
VOOD TRAIL
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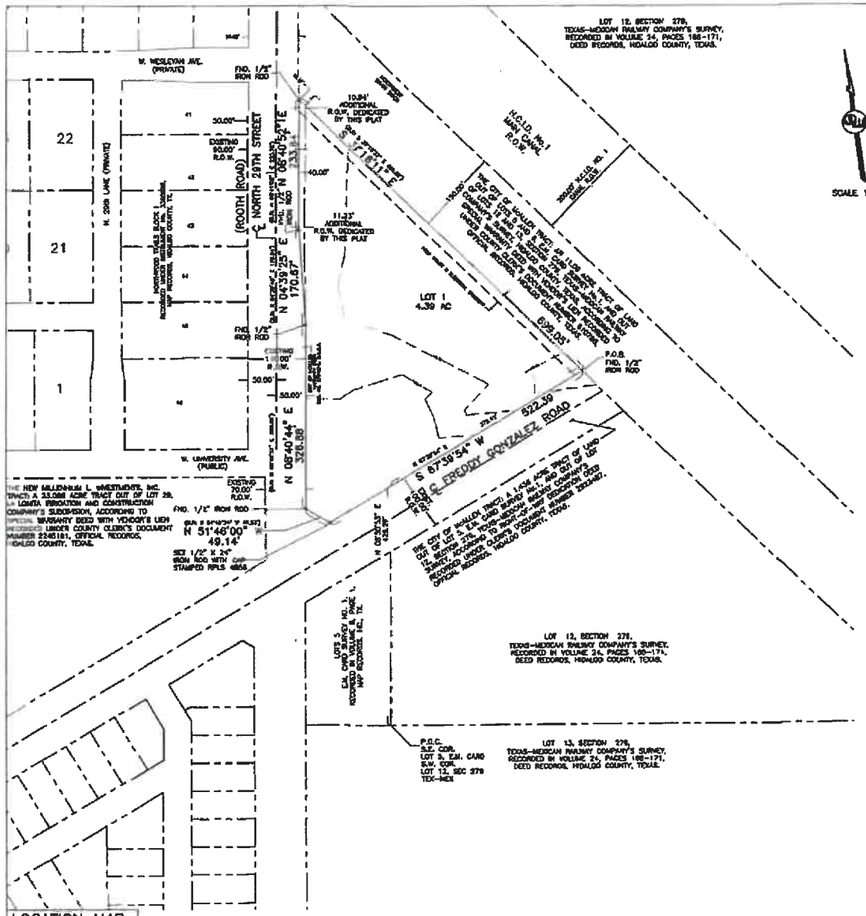


LOCATION MAP
SCALE: 1" = 1000'



PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED: JUNE 6, 2000 WITH LOMR DATED MAY 17, 2001

2.– MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.

3.– LEGEND: o= DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

4.– MINIMUM BUILDING SETBACK LINES:

FRONT:..... 25.00 FT, OR GREATER FOR EASEMENTS
REAR:..... 10.00 FT, OR GREATER FOR EASEMENTS
INTERIOR SIDES:..... 6.00 FT, OR GREATER FOR EASEMENTS
CORNER SIDE:..... 10.00 FT, OR GREATER FOR EASEMENTS
GARAGE:..... 18.0 FT, EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES

5.– NO BUILDINGS NOR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.

6.– REQUIRED DRAINAGE DETENTION IS: 10,895.72 C.F. (0.25 AC./FT.) TOTAL

SUBDIVISION PLAT OF :

TRINITY OAKS SUBDIVISION

A 4.393 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOT 5, E.M. CAID SURVEY No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 1, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND A PART OR PORTION OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3578463, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 4.393 ACRE TRACT OF LAND, BEING A PART OR PORTION OF LOT 5, E.M. CAID SURVEY No.1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 1, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND A PART OR PORTION OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGES 168-171, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3578463, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND ON THE WEST LINE OF THE CITY OF McALLEN TRACT (AN 11.08 ACRE TRACT OF LAND OUT OF LOTS 6 AND 5, E.M. CAID SURVEY No.1, AND OUT OF LOTS 12 AND 13, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3578758, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THE CITY OF McALLEN TRACT (A 1.436 ACRE TRACT OF LAND OUT OF LOT 5, E.M. CAID SURVEY No.1, AND OUT OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO HIDALGO COUNTY CLERK'S DOCUMENT NUMBER 3578463, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), ALSO THE NORTH RIGHT OF WAY LINE OF FREDDY GONZALEZ ROAD, S 67°39'54" W, 822.39 FEET AND N 08°40'44" E, 326.86 FEET FROM THE SOUTHWEST CORNER OF LOT 5, E.M. CAID SURVEY No.1, THE SOUTHWEST CORNER OF LOT 12, SECTION 278, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY;

THENCE; S 67°39'54" W, ALONG THE NORTH LINE OF THE CITY OF McALLEN TRACT AND THE NORTH RIGHT OF WAY LINE OF FREDDY GONZALEZ ROAD, A DISTANCE OF 822.39 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF NORTH 29TH STREET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE; N 51°46'00" W (DEED RECORD: N 51°46'34" W), ALONG THE EAST RIGHT OF WAY LINE OF NORTH 29TH STREET, A DISTANCE OF 49.14 FEET (DEED RECORDS 49.33) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE CITY OF McALLEN TRACT AND THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE; N 08°40'44" E (DEED RECORD: N 08°40'37" E), ALONG THE EAST RIGHT OF WAY LINE OF NORTH 29TH STREET, A DISTANCE OF 326.86 FEET (DEED RECORDS: 326.99) TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE; N 04°39'25" E (DEED RECORD: N 04°38'48" E), ALONG THE EAST RIGHT OF WAY LINE OF NORTH 29TH STREET, A DISTANCE OF 170.07 FEET (DEED RECORDS: 170.54 FEET) TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE; N 08°40'52" E (DEED RECORD: N 08°41'26" E), ALONG THE EAST RIGHT OF WAY LINE OF NORTH 29TH STREET, A DISTANCE OF 233.84 FEET (DEED RECORD 233.78 FEET) TO A 1/2"IRON ROD FOUND ON THE WEST LINE OF THE CITY OF McALLEN TRACT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE; S 37°18'11" E (DEED RECORD: S 37°18'37" E), ALONG THE WEST LINE OF THE CITY OF McALLEN TRACT, A DISTANCE OF 598.05 FEET (DEED RECORD 598.05 FEET) TO THE POINT OF BEGINNING AND CONTAINING 4.393 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH FALCON'S COVE SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3461861, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS ALFONSO QUINTANILLA 4856 SURVEYOR

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

NOVEMBER 11, 2025
DATE

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 THE TEXAS WATER CODE 49.211(C), THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
114 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1435
SURVEYING REGISTRATION NUMBER 100411-00
LAND SURVEYORS
PHONE 956-381-0480
FAX 956-381-0027
ALFONSOQ@QHA-EDIN.COM

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE TRINITY OAKS SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES SHOWN ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, DRAINS OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL BE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

JAKOB WALDEUSSER
2301 SANTA CLARA
MISSION, TEXAS

DATE

ANDREA WALDEUSSER
2301 SANTA CLARA
MISSION, TEXAS

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared JAKOB WALDEUSSER & ANDREA WALDEUSSER known to me (or proved to me through Texas Department of Public Safety Driver License to be the persons whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposed and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

DANIELA QUINTANILLA
Notary ID 131128307
My Commission Expires
June 25, 2029

DANIELA QUINTANILLA – NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION

DATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR

DATE

ATTEST: CITY SECRETARY

DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE _____ DAY OF _____, 20_____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE, WHETHER SHOWN OR NOT.

PRESIDENT

ATTEST: SECRETARY

COUNTY OF HIDALGO
STATE OF TEXAS

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

REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS ALFONSO QUINTANILLA 95334

ALFONSO QUINTANILLA P.E.
P.E. No. 95334

11-18-25
DATE

COUNTY CLERK HIDALGO COUNTY, TEXAS

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
10-28-25	[illegible]	[illegible]	[illegible]
11-11-25	[illegible]	[illegible]	[illegible]

DATE OF PREPARATION: NOVEMBER 11, 2025

DEC 03 2025
BY: [illegible]

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/11/2025

SUBDIVISION NAME: TRINITY OAKS

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Freddy Gonzalez Rd.: Dedication as needed for 50 ft. from Centerline for 100 ft. R.O.W. **R.O.W. dedication required for proposed roundabout. Paving: 65 ft. Curb & gutter: Both Sides - Need to verify alignment of Freddy Gonzalez Rd. prior to final. - Label existing R.O.W. after accounting for dedications from: Centerline, Existing, Total, etc. prior to final. - Show R.O.W. dedication ranges throughout the section of the road prior to final to verify compliance. - All R.O.W. requirements must be addressed prior to final. - Provide copies of the Documents being shown on the plat for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are not built prior to recording. ***Provide barricades as required on the East end of Freddy Gonzalez Road. **COM Thoroughfare Plan	Non-compliance
N. 29th Street (Rooth Rd.): Dedication as needed for 50 ft. from centerline for 100 ft. R.O.W. **R.O.W. dedication required for proposed roundabout. Paving: 65 ft. Curb & gutter: Both Sides - Provide an additional 10.0 ft. of R.O.W. dedication on N. 29th Street OR provide documents in regards to how the City acquired R.O.W. on N. 29th Street. *Disclaimer: Plat of Saddle Creek Unit 3 provided the City with 20 ft. Dedication by Plat, with 40 ft. from Centerline - Needs to provide document numbers for the existing R.O.W. on the plat, and provide copies of documents for staff review prior to final. - Needs to label the Total R.O.W., Existing R.O.W., etc. - Clarify with staff on the Variable Width R.O.W. being shown throughout the West boundary of the plat. - All R.O.W. requirements must be addressed prior to final. **Disclaimer: Abandonments cannot be done by plat, must be done by a separate instrument. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are not built prior to recording. **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Compliance

* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and Townhome developments. **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: N. 29th Street/Freddy Gonzalez Rd.: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies.. Revisions Needed: - Need to add setbacks as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Needs to add setbacks as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. Revisions Needed: -Needs to add setbacks as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: See front setback section above. Revisions Needed: -Add note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Freddy Gonzalez Rd., N. 29th Street, and both sides of all interior streets. ****Sidewalk requirements may increase to 5 ft. along Freddy Gonzalez Rd. & N. 29th Street as Per Engineering department. **Subdivision Ordinance: Section 134-120	Applied
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along Freddy Gonzalez Rd. & N. 29th Street. **Landscaping Ordinance: Section 110-46	Required
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* No curb cut, access, or lot frontage permitted along N. 29th Street & Freddy Gonzalez Road. - Must comply with Traffic Department requirements prior to final. **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions Needed: - Add a plat note as shown above prior to final. Note subject to change once subdivision requirements have been finalized. Finalize wording prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 (Single-Family Residential District) Proposed: R-1 (Single-Family Residential District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. Park fee required at $700 per dwelling unit to be paid prior to recording, if land dedication is not applicable.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: -Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e) (9).	Required

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

Need to correct the Mayor's Signature Block with correct wording, it should read; _____ Mayor, City of McAllen DATE **Remove the Signature line for the City Secretary, this signature is not part of the Code. -Need to correct the Planning & Zoning Chairman?'s Signature Block with correct wording as per Section 134-61 (e) (7). Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, it should read; **Signature line should be as follows: _____ Chairman, Planning & Zoning Commission DATE - Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. - On the Location map, you need to add all the relevant parcel information such as recorded subdivisions. Irrigation district's signature block, if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1, U.I.D., H.C.I.D. #2, etc. Tax Certificates) - In addition to preparation date, include Revision dates as the plat changes are being made, wherever applicable. -For all the recorded R.O.W. documents that are shown on the plat, provide these documents for staff review prior to recording. *Disclaimer: Abandonments cannot be done by plat, must be done by a separate instrument. *Must comply with City's Access Management Policy.	
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS	Applied


LOCATION
PROPOSED
TRINITY OAKS
SUBDIVISION
CARD SURVEY
N
W
E
S
YORK AVE.
YORK AVE
6 1/2 MILE LINE
N. 28 N 28TH LN
N 27TH LN
N. 27TH ST.
XAVIER AVE
142 DETENTION
/ COMMON ARE
WESLEYAN AVE
FREDDY GONZALEZ RD
N 29TH LN
ANDERBILT AVE
UNIVERSITY AVE
N 29TH ST
RUTGERS AVE
N. 31ST ST.
N. 29TH ST
12

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name BENITEZ PARADISE

Legal Description BEING A 1.67 TRACT OF LAND OUT OF LOT 172, PRIDE O' TEXAS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP REOCRDED IN VOLUME 5, PAGE 58, MAP RECORDS HIDALGO COUNTY, TEXAS

Location APPROXIMATLEY 1,900 FEET SOUTH FROM THE INTERSECTION OF SPRAGUE ROAD AND LA LOMITA ROAD

City Address or Block Number 10421 LA LOMITA ROAD MCALLEN TEXAS 78504

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres _____ Net Acres _____

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☐No

For Fee Purposes: ☐Commercial (____ Acres)/☒ Residential (1 Lots) Replat: ☐Yes/☒No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☒No/☐Yes: Date_____

Existing Land Use VACANT Proposed Land Use SINGLE FAMILY RESIDENTIAL

Irrigation District # HCID#1 Water CCN: ☒MPU/☐Sharyland Water SC Other_____

Agricultural Exemption: ☐Yes/☐No Parcel # 262587

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name STEPHANIE VILLANUEVA BENITEZ Phone 956-467-9401

Address 3528 BUDDY OWNENS BLVD E-mail ROSENDO@VILLANUEVAHOMES.COM

City MCALLEN State TX Zip 78504

Developer

Name STEPHANIE VILLANUEVA BENITEZ Phone 956-212-4132

Address 3528 BUDDY OWNENS BLVD E-mail ROSENDO@VILLANUEVAHOMES.COM

City MCALLEN State TX Zip 78504

Contact Person STEPHANIE VILLANUEVA BENITEZ

Engineer

Name RIO DELTA ENGINERRING Phone 956-380-5152

Address 921 S. 10TH ST. E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TX Zip 78539

Contact Person IVAN GARCIA P.E., R.P.L.S.

Surveyor

Name RIO DELTA ENGINERRING Phone 956-380-5152

Address 921 S. 10TH ST. E-mail EDINBURG@RIODELTAENGINEERING.COM

City EDINBURG State TEXAS Zip 78539

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

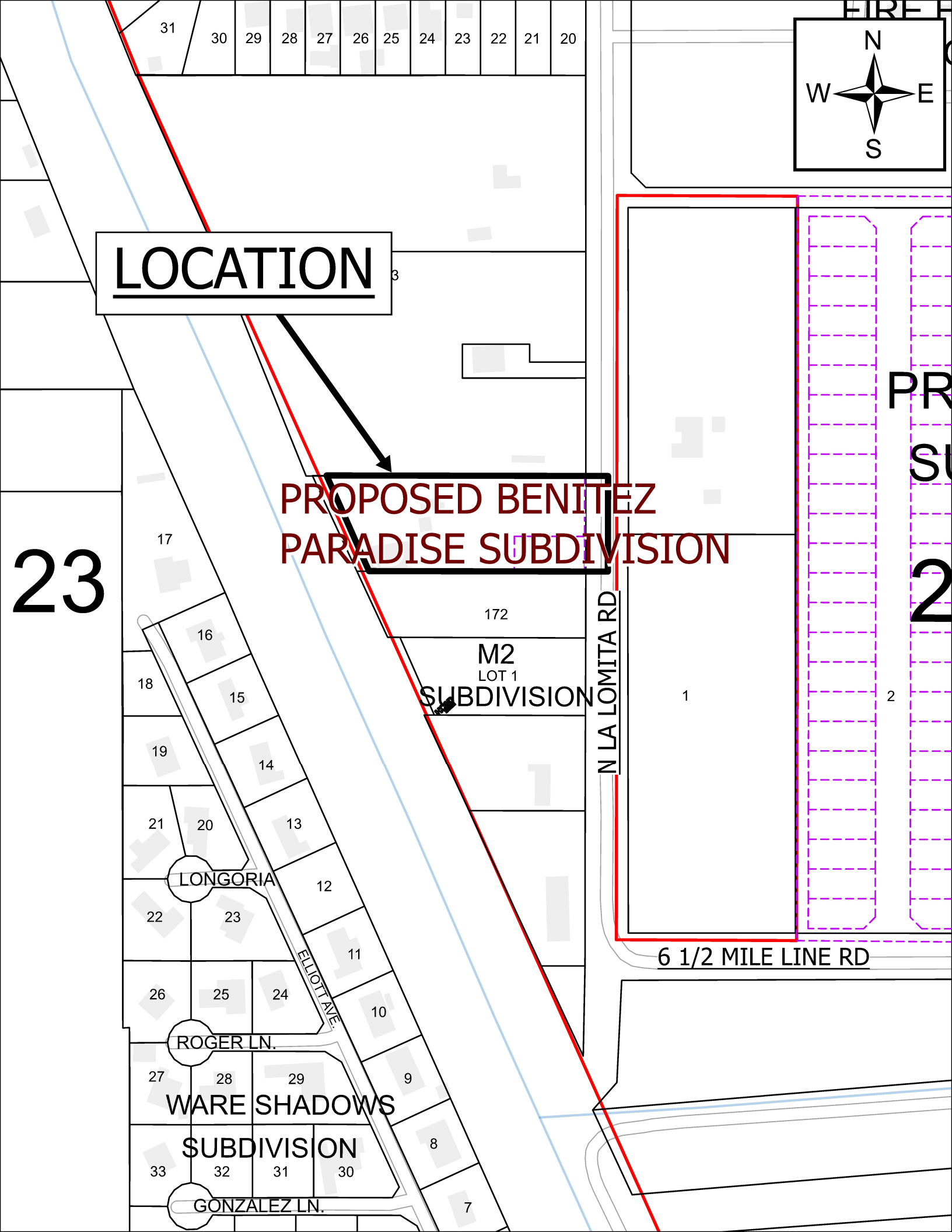
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 10/28/25

Print Name Stephanie Villanueva Benitez

Owner ☑ Authorized Agent ☐

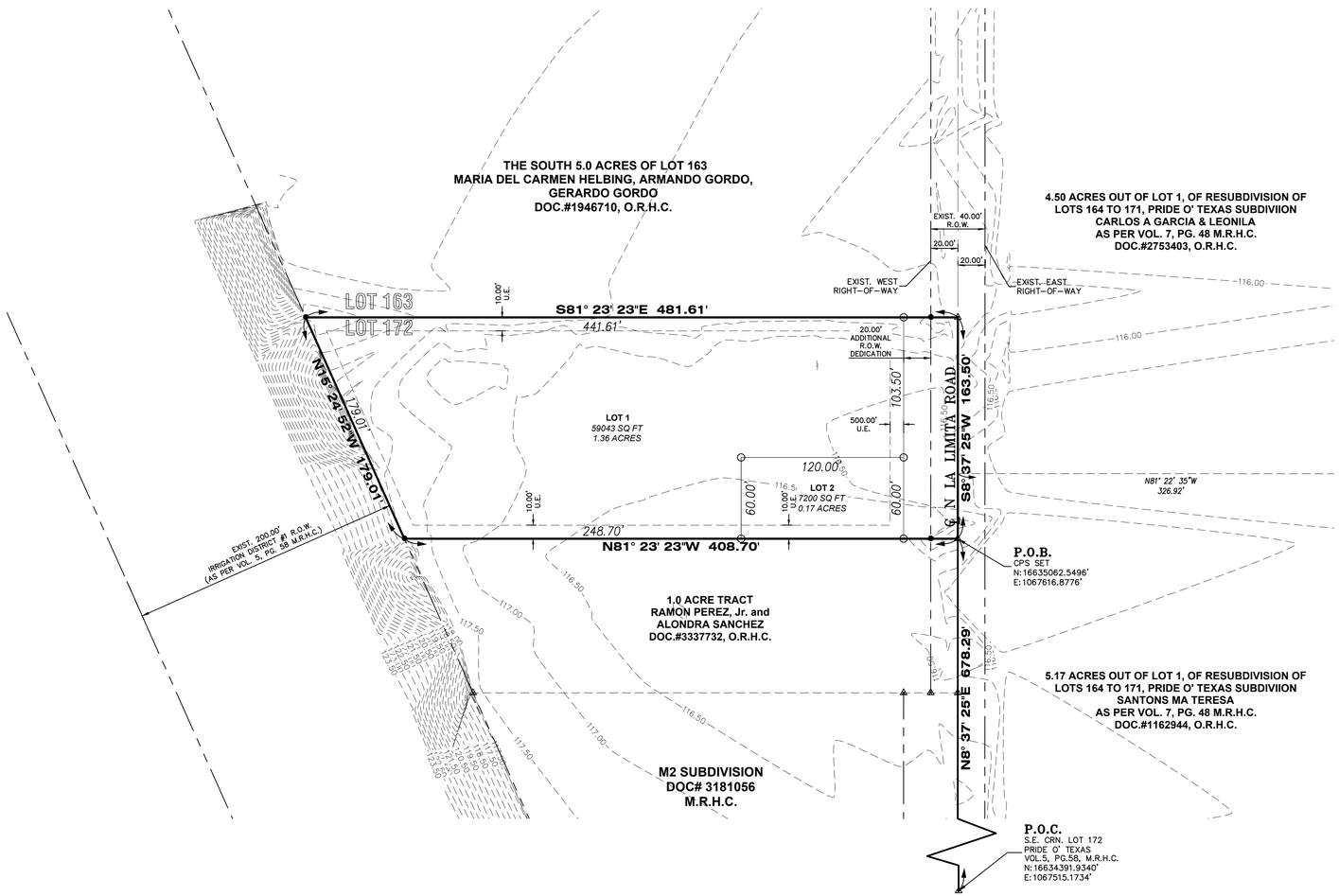
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
PROPOSED BENITEZ
PARADISE SUBDIVISION
23
M2
LOT 1
SUBDIVISION
172
N LA LOMITA RD
6 1/2 MILE LINE RD
LONGORIA
ELLIOTT AVE.
ROGER LN.
WARE SHADOWS
SUBDIVISION
GONZALEZ LN.
N
W
E
S

DATE OF PREPARATION: DECEMBER 4, 2025

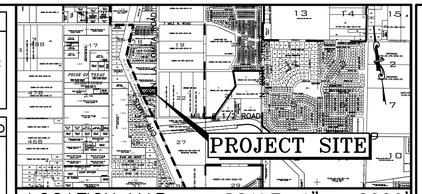
BENITEZ PARADISE SUBDIVISION

BEING A 1.67 ACRES MORE OR LESS SITUATED IN THE COUNTY OF HIDALGO COUNTY, TEXAS, SAID 1.67 ACRES TRACT BEING OUT OF LOT 172, PRIDE O' TEXAS, RECORDED IN VOLUME 5, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS



LEGEND	
●	– FOUND 1/2 INCH IRON ROD
◉	– FOUND 5/8 INCH IRON ROD
△	– FOUND COTTON PICKER SPINDLE
⧋	– SET COTTON PICKER SPINDLE
XXXX	– NATURAL GROUND
⧋	– CALCULATED POINT
○	– CAPPED IRON ROD SET

ABBREVIATION LEGEND	
R.O.W.	RIGHT–OF–WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM–TO–MARKET
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
℄	CENTER LINE
℄	LOT LINE



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 1.67 ACRES MORE OR LESS SITUATED IN THE COUNTY OF HIDALGO COUNTY, TEXAS, SAID 1.67 ACRES TRACT BEING OUT OF LOT 172, PRIDE O' TEXAS, RECORDED IN VOLUME 5, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 1.67 ACRES TRACT BEING CONVEYED TO MARTIN VILLANUEVA RECORDED IN DOCUMENT No.3502816, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 1.67 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID LOT 172, SAME BEING A POINT AT THE EXISTING CENTERLINE OF N. LA LOMITA ROAD;

THENCE, N 08° 37' 25" E ALONG THE EAST BOUNDARY LINE OF THE SAID LOT 172, SAME BEING ALONG THE CENTERLINE OF N. LA LOMITA ROAD, A DISTANCE OF 678.28 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THE SAID HEREIN DESCRIBED TRACT OF LAND AND **POINT OF BEGINNING;**

THENCE, N 81° 23' 23" W ACROSS THE SAID LOT 172, SAME BEING ALONG THE NORTH BOUNDARY LINE OF A CALLED 1.0-ACRE TRACT OF LAND CONVEYED TO RAMON PEREZ JR., AND ALONDRA SANCHEZ, RECORDED IN DOCUMENT No.3337732, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT A DISTANCE OF 20.00 FEET A ½-INCH IRON ROD FOUND AT THE EXISTING WEST RIGHT-OF-WAY LINE OF N. LA LOMITA ROAD, PASSING AT A DISTANCE OF 40.00 FEET A ½-INCH IRON ROD FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 408.70 FEET TO A ½-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 15° 24' 52" W ALONG THE WEST BOUNDARY LINE OF SAID LOT 172, SAME BEING THE EXISTING 200-FOOT IRRIGATION DISTRICT #1 EAST RIGHT-OF-WAY LINE, A DISTANCE OF 179.01 FEET TO A ½-INCH CAPPED IRON ROD SET (FROM WHICH A ½-INCH IRON ROD FOUND BEARS S 67°41'39"W, 0.42 FEET) AT THE NORTHWEST CORNER OF SAID LOT 172, SAME BEING THE SOUTHWEST CORNER OF LOT 163 OF SAID PRIDE O' TEXAS SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 81° 23' 23" E ALONG THE COMMON BOUNDARY LINE OF SAID LOTS 172 AND 163, PASSING AT A DISTANCE OF 461.20 FEET A ½-INCH IRON ROD FOUND AT THE EXISTING WEST RIGHT-OF-WAY LINE OF N. LA LOMITA ROAD, CONTINUING A TOTAL DISTANCE OF 481.61 FEET A COTTON PICKER SPINDLE SET AT THE NORTHEAST CORNER OF SAID LOT 172, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 163, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, S 08° 37' 25" W ALONG THE EAST LINE OF SAID LOT 172, SAME BEING ALONG THE CENTERLINE OF SAID N. LA LOMITA ROAD, A DISTANCE OF 163.50 FEET TO THE **POINT AND PLACE OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, CONTAINING 1.67 ACRES TRACT OF LAND, OF WHICH 0.080 ACRES (EAST 20.00 FEET) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. LA LOMITA ROAD, LEAVING A NET OF 1.59 ACRES TRACT OF LAND.**

GENERAL PLAT NOTES:

1. MINIMUM PERMISSIBLE FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER–POINT OF THE LOT.
2. MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS:

FRONT: 20 FT. OR GREATER FOR EASEMENTS.
REAR: 10 FT. OR GREATER FOR EASEMENTS.
SIDES: 6 FT. OR GREATER FOR EASEMENTS.
CORNER: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED; GREATER SETBACK APPLIES.

3. THE SUBDIVISION IS IN ZONE "X" (NON–SHADED), AREAS DETERMINED OF MINIMAL FLOODING. (NO SHADING) MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.
4. DRAINAGE DETENTION OF **2.180** CF OR **0.05** ACRE FEET IS REQUIRED FOR THIS SUBDIVISION. CURRENT RUNOFF WILL BE DETAINED IN THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO.1 MISSION–McALLEN LATERAN DRAIN DITCH.
5. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
6. THE CITY OF MCALLEN TO HAVE A 10'X10' SIGHT OBSTRUCTION EASEMENT AT STREET INTERSECTIONS MEASURED FROM STREET CURB INTERSECTION.
7. CITY OF McALLEN BENCHMARK (MC47) A 30" ALUMINUM PIPE WITH A 3½" BRASS MONUMENT CAP ON TOP. LOCATED APPROXIMATELY 29 FEET EAST FROM NORTH TAYLOR ROAD AND 650 FEET NORTH OF MILE 5. NORTHING: 1061100.60350 EASTING: 16628009.54221 ELEV.=140.02
10. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG LA LOMITA (MILE 6 1/2) ROAD AND BRAZOS AVENUE.
11. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.
12. ALL UTILITY AND DRAINAGE EASEMENTS TO BE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
13. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
15. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT–OF–WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.
16. NO PERMANENT STRUCTURE UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
17. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT, ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **BENITEZ PARADISE SUBDIVISION** TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

STEPHANIE VILLANUEVA BENITEZ — DATE
13900 N. 35TH
McALLEN, TEXAS 78504

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____ , 2025 SUBJECT TO THE FOLLOWING:

1) NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT–OF–WAY EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION.

PRESIDENT — SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO
PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

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

CHAIRMAN, PLANNING & ZONING COMMISSION — DATE

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E., R.P.L.S. — DATE
REG. PROFESSIONAL ENGINEER No. 115662

STATE OF TEXAS · IVAN GARCIA · 115662 · LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHANIE VILLANUEVA BENITEZ, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES ___–___–___

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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 NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO
MAYOR'S CERTIFICATE

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN — DATE

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA P.E., R.P.L.S. — DATE
REG. PROFESSIONAL LAND SURVEYOR No. 6496
SURVEY FIRM No. 10194027

STATE OF TEXAS · REGISTERED · IVAN GARCIA · 6496 · PROFESSIONAL LAND SURVEYOR

THE COUNTY OF HIDALGO TEXAS

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

PRINCIPAL CONTACTS:

NAME		ADDRESS			PHONE & FAX	
OWNER(S): STEPHANIE VILLANUEVA BENITEZ		808 S. SHARY ROAD, STE. #5 #330	MISSION, TX.	78572		
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380–5152	(956) 380–5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S.	921 S. 10TH AVENUE	EDINBURG, TX.	78539	(956) 380–5152	(956) 380–5083

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F–7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956–380–5152 (FAX) 956–380–5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON DECEMBER 4–2025** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PLAT SHEET
BENITEZ PARADISE SUBDIVISION
CITY OF McALLEN
HIDALGO COUNTY, TEXAS

PROJECT:

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	H.G
SCALE:	1" = 50'
DATE:	DECEMBER 4–2025
PROJECT:	SUB 24 014
REVISIONS:	
PAGE NO:	1–OF–1

Y:\2025 SUBDIVISIONS 2025\SUB 25.060 – VILLANUEVA LA LOMITA\DWG\SUB 25.060_SHT 2 PLAT SHEET2.dwg RIODELTA 12/5/2025 9:17 AM

12/5/2025 9:16:28 AM, RioDelta, Homero Ruben Gonzalo Ramirez

City of McAllen

SUBDIVISION PLAT REVIEW

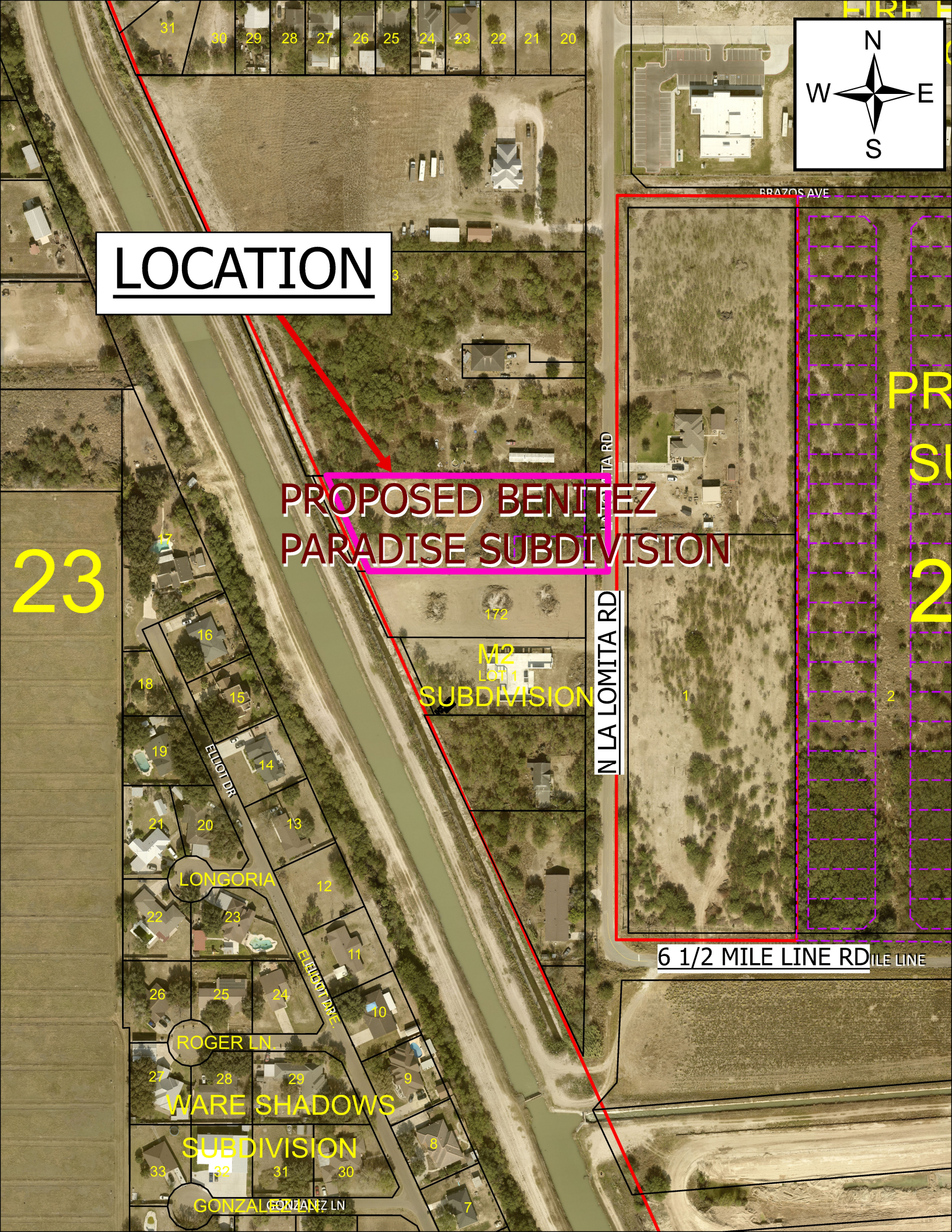
Reviewed On: 12/10/2025

SUBDIVISION NAME: BENITEZ PARADISE SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. La Lomita Road: 40 ft. R.O.W. dedication required from centerline for 80 ft. total ROW Paving: 52 ft. Curb & gutter: both sides Proposed: 20 ft. additional street R.O.W. dedication for 40 ft. R.O.W. from centerline - Revise street name as shown above where applicable, prior to final. - Label existing ROW dedications, from centerline, total, etc., prior to final. - Verify any callouts located along the R.O.W. *Disclaimer: Any abandonments must be done by a separate process, cannot be done by plat. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	NA
SETBACKS	

* Front: 45 ft. or greater for easements. - Revise plat note as shown above. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: 6 ft. or greater for easements. - Revise plat note as shown above. **Zoning Ordinance: Section 138-356	Applied
* Corner: **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies. - Revise plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. La Lomita Road. * Engineering Department may require 5 ft. wide minimum sidewalk prior to final. - Add plat note as shown above prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along collector streets if applicable. **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, detention area, private service drives, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 Proposed: R-1 ***Zoning Ordinance: Article V **Disclaimer: If the property is rezoned to UDC zoning prior to final, requirements are subject to change.	Compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Provide legal description of all adjacent lots on all sides prior to final. - Application submitted on 12/03/25 makes reference to a development consisting of a 1 lot subdivision, but plat submitted makes reference to a 2 lot subdivision. Please clarify with staff, if proposing a 2 lot subdivision, please pay an additional $25.00. - Irrigation district's signature block, if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1 Tax Certificates) - For all the recorded easements documents that are shown on the plat, provide these documents for staff review prior to recording. - Please Verify North Arrow and scale on the plat it does not appear to be shown. *Disclaimer: Any abandonment must be done by a separate instrument, not by the plat. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied


LOCATION
PROPOSED BENITEZ
PARADISE SUBDIVISION
N LA LOMITA RD
BRAZOS AVE
6 1/2 MILE LINE RD
M2
LOT 1
SUBDIVISION
ELLIOT DR
ELLIOT DRIVE
LONGORIA
ROGER LN
WARE SHADOWS
SUBDIVISION
GONZALEZ LN
N
W
E
S

SUB2025-0180

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name VERONA HEIGHTS SUBDIVISION
Legal Description LA LOMITA (HOIT) W170'-N87'-S165' & E622'-W792'-S165' LOT 129 2.70 AC GR 2.62 AC NET, LA LOMITA (HOIT) W170'-N70'-S148' LOT 129 0.27AC GR 0.21AC NET
Location 2604 N WARE RD, MCALLEN, TX 78501
City Address or Block Number 2604 N Ware Rd
Total No. of Lots 26 Total Dwelling Units 24 Gross Acres 2.70 Net Acres 2.62
☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No
For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☒ **Residential (** 24 **Lots)** Replat: ☐Yes/☒No
Existing Zoning R-1 Proposed Zoning R2 Applied for Rezoning ☐No/☑Yes: Date 12/3/25
Existing Land Use AGRICULTURE Proposed Land Use R2 TOWN HOMES RESIDENTIAL SINGLE
Irrigation District # 01 Water CCN: ☐MPU/☒Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☒No Parcel # 210900, 210898
Estimated Rollback Tax Due N/A Tax Dept. Review N/A

Owner

Name 11-11 DEVELOPMENTS LLC (RICARDO KALIFE) Phone 52-81-1571-9453
Address 2000 S. MAIN ST. SUITE 367 E-mail Rikalife@yahoo.com
City MCALLEN State TX Zip 78504

Developer

Name SAME AS OWNER Phone ____
Address ____ E-mail ____
City ____ State ____ Zip ____
Contact Person ____

Engineer

Name SAMES INC. Phone 956-702-8880
Address 200 S. 10TH ST., SUITE 1500 E-mail luis@samengineering-surveying.com
City MCALLEN State TX Zip 78501
Contact Person LUIS MENDEZ

Surveyor

Name SAMUEL D. MALDONADO Phone 956-702-8880
Address 200 S. 10TH ST., SUITE 1500 E-mail smaldonado@samengineering-surveying.com
City MCALLEN State TX Zip 78501

RECEIVED
DEC 04 2025
BY: A.V.

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

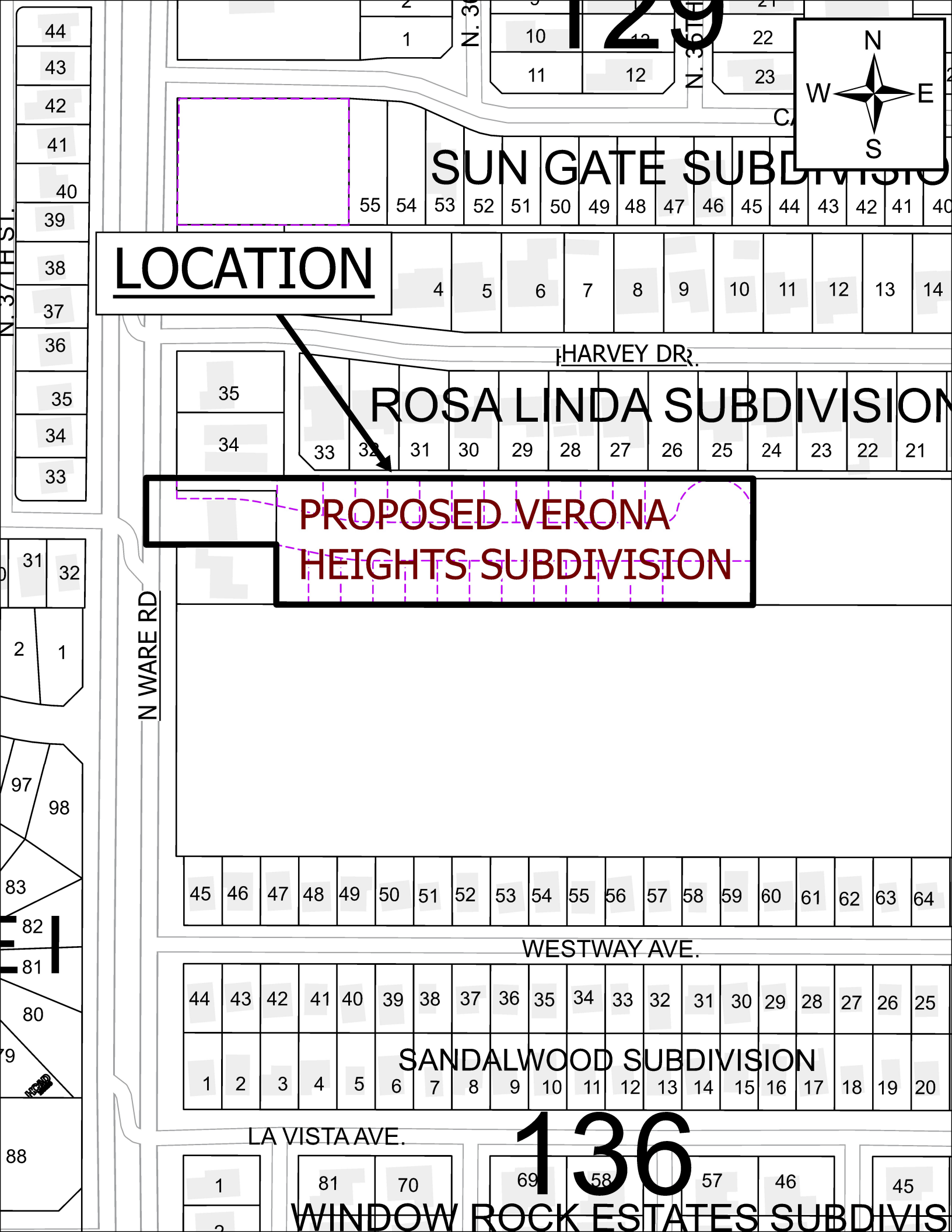
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 10/24/2025

Print Name Luis A. Mendez

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
PROPOSED VERONA HEIGHTS SUBDIVISION
SUN GATE SUBDIVISION
ROSA LINDA SUBDIVISION
SANDALWOOD SUBDIVISION
WINDOW ROCK ESTATES SUBDIVIS
HARVEY DR.
WESTWAY AVE.
LA VISTA AVE.
N WARE RD
N. 36TH ST.
N. 37TH ST.
129
136
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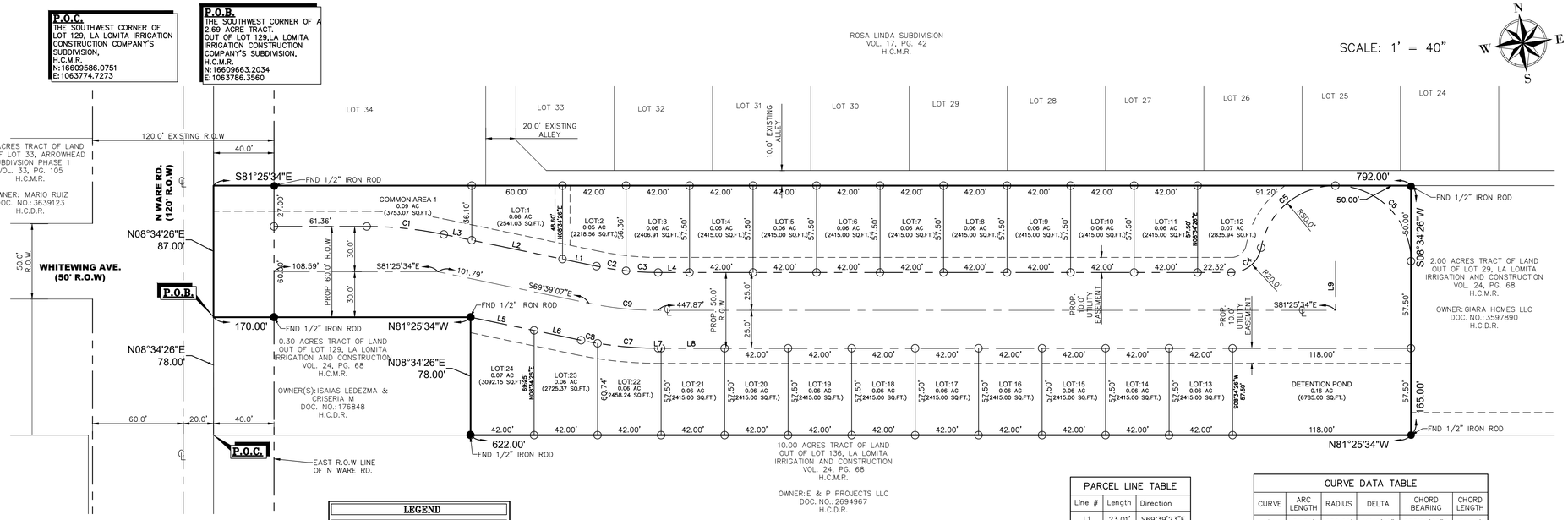
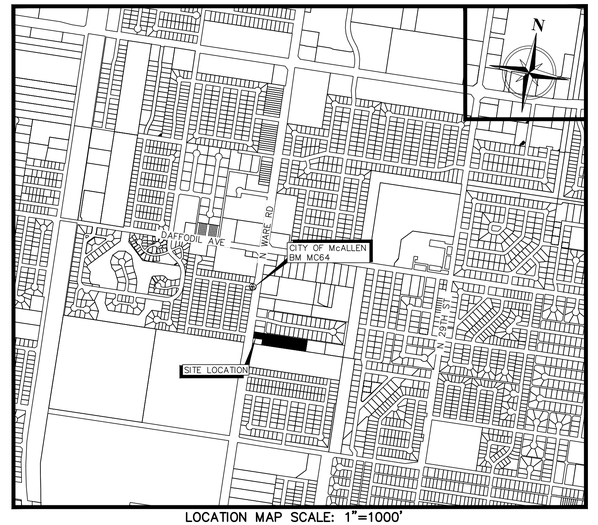
S





LOCATION MAP SCALE: 1"=1000'

VERONA HEIGHTS SUBDIVISION

BEING A 2.69 (117,420.00 SQ. FT.) OF AN ACRE TRACT OF LAND BEING PART OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO 11-11 DEVELOPMENTS LLC, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENT NUMBER 3620115, DEED RECORD OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

METES AND BOUNDS

BEING A 2.69 (117,420.00 SQ. FT.) OF AN ACRE TRACT OF LAND BEING PART OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO 11-11 DEVELOPMENTS LLC, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENT NUMBER 3620115, DEED RECORD OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

COMMENCING; AT A SET PK NAIL, ALONG THE EAST RIGHT OF WAY OF N WARE ROAD, BEING THE SOUTHWEST CORNER OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 68, MAP RECORDS OF HIDALGO COUNTY, TEXAS, HAVING A GRID COORDINATE OF N=16609586.0751', E=1063774.7273', THENCE, NORTH 08°34'26"EAST, ALONG THE EAST LINE OF LOT 129, LA LOMITA IRRIGATION AND CONSTRUCTION COMPANY'S SUBDIVISION, A DISTANCE OF 78.00 FEET, TO A SET PK NAIL, FOR THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16609663.2043', E=106786.3501',

THENCE; NORTH 08°34'26"EAST, ALONG THE EAST LINE OF SAID 2.69 OF AN ACRE TRACT, A DISTANCE OF 87.00 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°25'34"EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND, PASSING A FOUND 1"PIPE AT A DISTANCE OF 40.08 FEET, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES', A TOTAL DISTANCE OF 792.00 FEET, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A FOUND 1"PIPE BEARS NORTH 1.8 FEET;

THENCE; SOUTH 08°34'26"WEST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, TO A SET 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "SAMES'; A DISTANCE OF 165.00 FEET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A FOUND 1"PIPE BEARS EAST 1.8 FEET;

THENCE; NORTH 81°25'34"WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND, TO A FOUND 1" PIPE, A DISTANCE OF 622.00 FEET, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°34'26"EAST, ALONG THE NORTH LINE OF SAID TRACT OF LAND, TO A FOUND 1" PIPE, A DISTANCE OF 78.00 FEET, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°25'34"WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID N WARE ROAD., A DISTANCE OF 170.00 FEET, TO THE POINT OF BEGINNING, CONTAINING A 2.69 (117,420.00 SQ. FT.) ACRES TRACT OF LAND, MORE OR LESS.

LEGEND

- ● – FND. 1/2" IRON ROD
- ○ – SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- ✥ – ON-SITE BENCHMARK
- R.O.W. – RIGHT OF WAY
- FND. – FOUND
- M.R.H.C. – MAP RECORDS OF HIDALGO COUNTY
- H.C.O.R. – HIDALGO COUNTY OFFICIAL RECORDS
- P.O.C. – POINT OF COMMENCEMENT
- P.O.B. – POINT OF BEGINNING

SURVEY NOTES:
1. BEARINGS SHOWN BASED ON KELLY PHARR SUBDIVISION, AS PER MAP RECORDED IN VOLUME 3, PAGE 133, MAP RECORDS, HIDALGO COUNTY, TEXAS.
2. ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

PARCEL LINE TABLE		
Line #	Length	Direction
L1	23.01'	S69°39'23"E
L2	61.29'	S69°39'23"E
L3	18.84'	S69°39'23"E
L4	20.68'	S81°25'34"E
L5	42.90'	S69°39'07"E
L6	31.80'	S69°39'07"E
L7	1.87'	S81°25'34"E
L8	42.00'	S81°25'34"E
L9	32.50'	N08°34'26"E

CURVE DATA TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	51.36'	250.00'	11°46'10"	S75°32'28"E	51.26'
C2	19.72'	200.00'	5°39'00"	S72°28'52"E	19.71'
C3	21.36'	200.00'	6°07'10"	S78°21'57"E	21.35'
C4	27.83'	20.00'	79°42'50"	N58°43'02"E	25.63'
C5	69.56'	50.00'	79°42'50"	N58°43'02"E	64.09'
C6	78.54'	50.00'	90°00'00"	S36°25'34"E	70.71'
C7	40.30'	250.00'	9°14'10"	S76°48'28"E	40.26'
C8	11.05'	250.00'	2°32'00"	S70°55'23"E	11.05'
C9	46.22'	224.99'	11°46'10"	S75°32'29"E	46.14'

GENERAL NOTES

1. NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. "EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT." AS PER 54 SECTION 6.2 (d) (6) OF THE SUBDIVISION ORDINANCE.

2. SETBACK AS FOLLOWS:
(EXCEPT WHERE GREATER SETBACK OR EASEMENT APPLIES)

FRONT.....IN ACCORDANCE WITH ZONING ORDINANCE, OR INLINE WITH EXISTING STRUCTURES, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER OR GREATER APPLIES.
REAR.....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER OR GREATER APPLIES.
SIDES.....IN ACCORDANCE WITH ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER OR GREATER APPLIES

3. FLOOD INSURANCE RATING:
INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480343 0005 C,
REVISED NOVEMBER 02, 1982 ZONE C (MEDIUM SHADED).
AREAS OF MINIMAL FLOODING.

4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR CENTER OF WARE ROAD, MEASURED AT FRONT OF LOT, WHICHEVER IS GREATER.

5. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1.0% MINIMUM SLOPE TO PROVIDE A POSITIVE DRAINAGE.

6. BENCHMARK: 5/8 INCH ROD WITH CAP STAMPED "ICV CORP" AT THE WEST RIGHT-OF-WAY LINE OF WARE ROAD.
AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
NORTHING: 16619149.7712
EASTING: 1065147.2537
ELEVATION: 123.40'

NEAREST CITY OF McALLEN BENCHMARK IS MC53 (30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP).
SAID BENCHMARK IS LOCATED APPROXIMATE SOUTHEAST CORNER OF THE INTERSECTION OF WARE RD & MILE 4 LINE ROAD.
ELEV=125.83 (N=16621278.72, E=1065626.59).
VERTICAL DATUM: NAVD 88.
HORIZONTAL DATUM: NAD 83.

7. ALL LOTS CORNERS ARE SET WITH ½ INCH IRON ROD WITH CAP STAMPED "SAMES".

8. IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT No .1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 0.138 AC-FT (6,020 CF) STORM WATER RUNOFF.

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAIN VOLUME SHOWN ON THIS PLAT OF IT IS DETERMINED, AT THE BUILDING PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAT THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

10. MINIMUM 4 FT. WIDE SIDEWALK REQUIRED ON NORTH WARE ROAD.

11. THE PARKLAND DEDICATION FEE SHALL BE PAID PRIOR TO PLAT RECORDING. SHOULD THE NUMBER OF UNITS INCREASE BASED ON THE EXISTING ZONING.

12. THIS PROPERTY IS ZONED CG – COMMERCIAL GENERAL.

13. A 6' FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

14. A 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

15. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATES AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

16. A MINIMUM 24 FEET PRIVATE SERVICE DRIVE WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

STATE OF TEXAS
COUNTY OF HIDALGO

I, 11-11 DEVELOPMENTS LLC (RICARDO KALIFE – MANAGING MEMBER), THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE VERONA HEIGHTS SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNERS : 11-11 DEVELOPMENTS LLC
RICARDO KALIFE-MANAGING MEMBER
ADDRESS: 2000 S MAIN ST, SUITE 367
McALLEN, TEXAS, 78504
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 11-11 DEVELOPMENTS LLC (RICARDO KALIFE – MANAGING MEMBER), KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF_____, 20___.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE _____ THE DAY OF _____ 20____.

NO IMPROVEMENTS OF ANY KINDS (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAYS OR EASEMENTS.

_____ ATTEST: _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED MAYOR OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN DATE

NO.	SHEET	REVISION	DATE	APPROVED

STATE OF TEXAS
COUNTY OF HIDALGO

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

CHAIRMAN, PLANNING AND ZONING COMMISSION DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION
COUNTY OF HIDALGO

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 THE GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

SAUL D. MALDONADO, PE NO. 100320 DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSED OF REVIEW UNDER THE AUTHORITY OF SAUL D. MALDONADO. P.E.# 100320 ON 10/9/2025 IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, SAMUEL D. MALDONADO, A REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SAMUEL D. MALDONADO, RPLS NO. 6027 DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSED OF REVIEW UNDER THE AUTHORITY OF SAMUEL D. MALDONADO. R.P.L.S.-No. 6027, ON 10/24/2025 IT IS NOT TO BE USED FOR ANY OTHER PURPOSED.

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

ON: _____ AT _____
AM/PM.

INSTRUMENT NUMBER_____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

COUNTY COURT * COUNTY OF HIDALGO * TEXAS

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RICARDO KALIFE	2000 S. MAIN ST. SUITE 367	McALLEN, TX 78504	52-81-1571-9453	
ENGINEER:	SAUL D. MALDONADO, P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: OCTOBER 2025

SAMES
200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/10/2025

SUBDIVISION NAME: VERONA HEIGHTS SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
N. Ware Road: ROW dedication needed 60 ft. from centerline for 120 ft. total ROW Paving: By State Curb & gutter: By State Revisions needed: - Show and label centerline and the existing ROW on both sides to finalize the ROW requirement prior to final. - Add the document number for the existing ROW and provide a copy for staff review prior to final. - Show the ROW dedicated by this plat, the dimension from the centerline, and the total ROW including the dedication to verify compliance prior to final. - Clarify the discrepancy between the plat and the survey prior to final. The existing ROW from Lot 129 on plat is shown as 39 ft. and on the survey is shown as 40 ft. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Streets: Dedication as required for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides - Street names will be established prior to final. -Subdivision is proposed as a public subdivision, entrance R.O.W. shown as 60 ft. R.O.W. if proposing Private, subdivision is subject to increase R.O.W. requirements for gate areas, sidewalks, islands, gate details, etc. as applicable. - Need to Provide for access street to the East development. - The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development. Requirements subject to change. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length - Block Length requirement will be finalized once the zoning is finalized. - The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development, rezoning has been submitted and is scheduled to be heard by the Planning and Zoning	Non-compliance

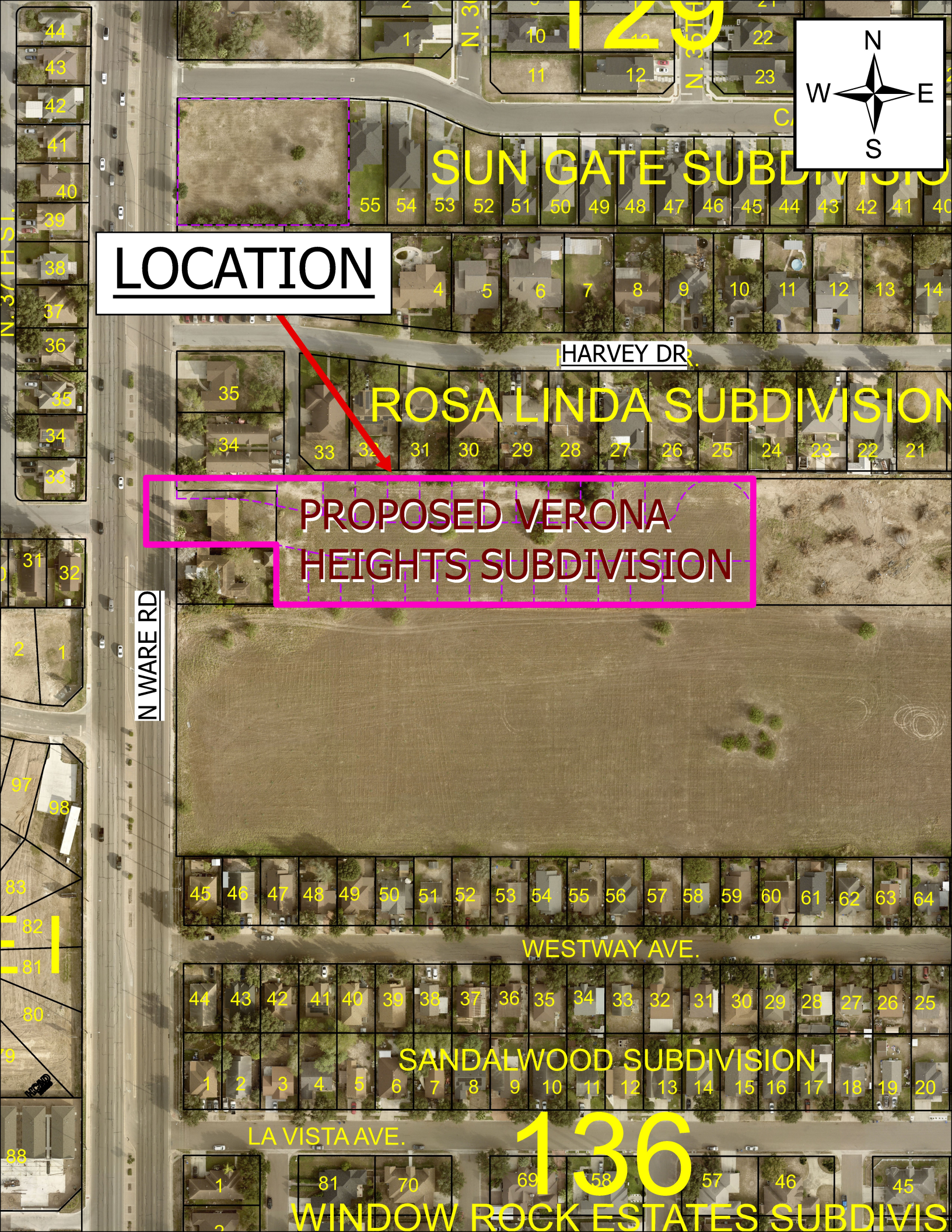
Commission on 01/21/26. **Subdivision Ordinance: Section 134-118	
* 900 ft. Block Length for R-3 Zone Districs - Block Length requirement will be finalized once the zoning is finalized. - The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development, rezoning has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 01/21/26. **Subdivision Ordinance: Section 134-118	TBD
* 600 ft. Maximum Cul-de-Sac - Block Length requirement will be finalized once the zoning is finalized. - The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development, rezoning has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 01/21/26. - Cul-De-Sacs shall not exceed 600 feet in length, turn around requirements as per Fire Department. **Subdivision Ordinance: Section 134-105	TBD
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. - There is a 10 ft. alley existing on the north side. Revise the layout to provide a 10 ft. alley dedication along North boundary for total 20 ft. alley prior to final. Escrows will be needed prior to recording. - Clarify if an interior private service drive easement will be provided by plat or at time of site plan review. If the private service drive will be provided at time of site plan review, a plat note will be required and must be finalized prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the Zoning Ordinance or in line with average existing structures, or greater for easement, or approved site plan; whichever is greater applies - Revise the plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for easement, or approved site plan; whichever is greater applies. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Zoning Ordinance or greater for easement, or approved site plan; whichever is greater applies. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner _____ **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies - Need to add the plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Required
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Ware Road and along both sides of all interior streets. - Add a sidewalk note as shown above prior to final. ** Engineering Department may require 5 ft. sidewalk prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-1 (OC) Proposed: R-2 (UDC) - Finalize the rezoning request to finalize the subdivision requirements prior to final. - The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development, rezoning has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 01/21/26. ***Zoning Ordinance: Article V	TBD
* Rezoning Needed Before Final Approval. - Finalize the rezoning request to finalize the subdivision requirements prior to final. - The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development, rezoning has been submitted and is scheduled to be heard by the Planning and Zoning Commission on 01/21/26. ***Zoning Ordinance: Article V	TBD

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per dwelling unit to be paid prior to recording. - Based on the submitted application, 24 dwelling units are proposed. A park fee of $16,800 (24 x $700) will be required prior to recording. - need to remove Plat note #11 as this is a requirement, but not necessarily a plat note.	Required
* Pending review by the City Manager's Office.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - The property is currently zoned R-1 (single-family residential) District. A rezoning request to rezone the property to R-2 (Medium-Density Residential District) for Townhome development. Requirements may be subject to change. - Submit an ownership map of all vicinity parcels for staff review prior to final to verify no lot will be landlocked once this plat is recorded. - The location map is lacking parcel information, please add parcels info. - Irrigation district's signature block, if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #1 Tax Certificates) - Verify Bearings and Metes and Bounds, initial survey provided shows different bearings, these bearings do not match what's being shown on the plat. - Remove Plat notes #11 & #12. - Please shift the City Mayor's Signature Block & the Revision Box, as they are too close together. - In addition to a preparation date, include revision dates as changes are being made on these tracing reviews. - Plat mentions a Sheet 01 of 02, please clarify. - There are additional "Survey Notes" on the plat, please clarify prior to final. - Any variances that may be requested must be finalized prior to final and will establish additional requirements as needed prior to finalizing the plat. *Disclaimer: Previous Subdivision Case was (SUB2025-0065). Resubmitted due to change of Engineers. *Disclaimer: Any abandonments must be done by a separate process, cannot be done by plat. * Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVALS.	Applied


LOCATION
PROPOSED VERONA HEIGHTS SUBDIVISION
N WARE RD
HARVEY DR.
WESTWAY AVE.
LA VISTA AVE.
SUN GATE SUBDIVISION
ROSA LINDA SUBDIVISION
SANDALWOOD SUBDIVISION
WINDOW ROCK ESTATES SUBDIVIS
129
136
N
W
E
S

SUB2025-0107

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name Zuma Subdivision
Legal Description Lot 28b Bentsen Groves Subdivision, Add "C" Vol. 7. Pg. 30

Location Southwest corner of Bentsen Palm Drive and West Mile 7 Rd.
City Address or Block Number 11001 N Bentsen Palm Dr
Total No. of Lots 13 Total Dwelling Units N/A Gross Acres 9.98 Net Acres 7.28
☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☑Yes/☐No
For Fee Purposes: ☑Commercial (____ Acres)/☐ Residential (____ Lots) Replat: ☐Yes/☑No
Existing Zoning N/A Proposed Zoning N/A Applied for Rezoning ☑No/☐Yes: Date ____
Existing Land Use Vacant / Proposed Land Use commercial
Irrigation District # 2 Water CCN: ☐MPU/☑Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☑No Parcel # 2499177
Estimated Rollback Tax Due $ 0.00 Tax Dept. Review CM

Owner

Name Zuma Development Co., LLC Phone 956-792-8060
Address 400 N. Cage Blvd. E-mail backofficeaccountant@gmail.com
City Pharr State TX Zip 78577

Developer

Name Zuma Development Co., LLC Phone 956-792-8060
Address 400 N. Cage Blvd. E-mail backofficeaccountant@gmail.com
City Pharr State TX Zip 78577
Contact Person Juan Garcia

Engineer

Name CHLH Engineering, LLC Phone 956-687-5560
Address 701 S. 15th Street E-mail cloro@chlhengineering.com
City McAllen State TX Zip 78501
Contact Person Cloromiro Hinojosa Jr, P.E.

Surveyor

Name Rio Delta Engineering Phone 956-380-5152
Address 921 S. 10th Ave. E-mail ivan@riodeltaengineering.com
City Edinburg State TX Zip 78539

RECEIVED
JUL 22 2025
By DC

VAR2025-0037

City of McAllen

Planning Department

VARIANCE TO SUBDIVISION PROCESS APPLICATION

311 North 15th Street
McAllen, TX 78501
P. O. Box 220

McAllen, TX 78505-0220
(956) 681-1250
(956) 681-1279 (fax)

Project

Legal Description: Lot 286, Bentsen Groves Subdivision Addition "C", Hidalgo Couny, Texas volume 7, page 30, Map records in Hidalgo County

Street Address: 11001 N. Bentsen Palm Drive

Number of lots: 13 Gross acres: 8.49

Existing Zoning: Agriculture Existing Land Use: Commercial

☐ Current Survey and Metes and Bounds (if the legal description of the tract is a portion of a lot) is required

Applicant

Name: Cloromiro Hinojosa Jr., P.E. Phone: 956-222-5423

Address: 701 S. 15th Street E-mail: cloro@chlhengineering.com

City: McAllen State: Texas Zip: 78501

Owner

Name: Zuma Development Company (Juan F. Garcia) Phone: (956) 792-8060

Address: PO Box 638 E-mail:

City: Pharr State: Texas Zip: 78577

Authorization

To the best of your knowledge are there any deed restrictions, restrictive covenants, etc. which would prevent the utilization of the property in the manner indicated?

☐ Yes ☒ No

I certify that I am the actual owner of the property described above and this application is being submitted with my consent (include corporate name if applicable) OR I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature: Juan F Garcia Date: 9-18-2025

Print Name: Juan F. Garcia ☒ Owner ☐ Authorized Agent

[President and Owner of Zuma Development Company, LLC]

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☑ $250.00 02/13/23 from Previous Case.

Accepted by: J.C. Payment received by: Date:

RECEIVED
SEP 22 2025
BY:

Rev 06/21

City of McAllen
Planning Department
REASON FOR APPEAL

Notes: As per McAllen Code of Ordinances Sec. 134-6, financial hardships alone are **not** an eligible standing for a variance. Please submit for consideration and review any combination of the following: (*If necessary, please use an additional page to complete responses*)
**Information provided here by the applicant does not guarantee that the Commission will grant a variance.
***Applicant should include all information they determine is relevant, but it is not required to provide responses to all sections listed below.

Reason for Appeal

1. Describe the special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of his land.

Variance to omit the street required at the 1,200 ft block length requirement and N/S collector (1/4 Mile Location) These streets would not ever extend past this subdivision. The property south has building structures at this location. (residential)

2. Described how the variance is necessary for the preservation and enjoyment of the legal property rights of its owner.

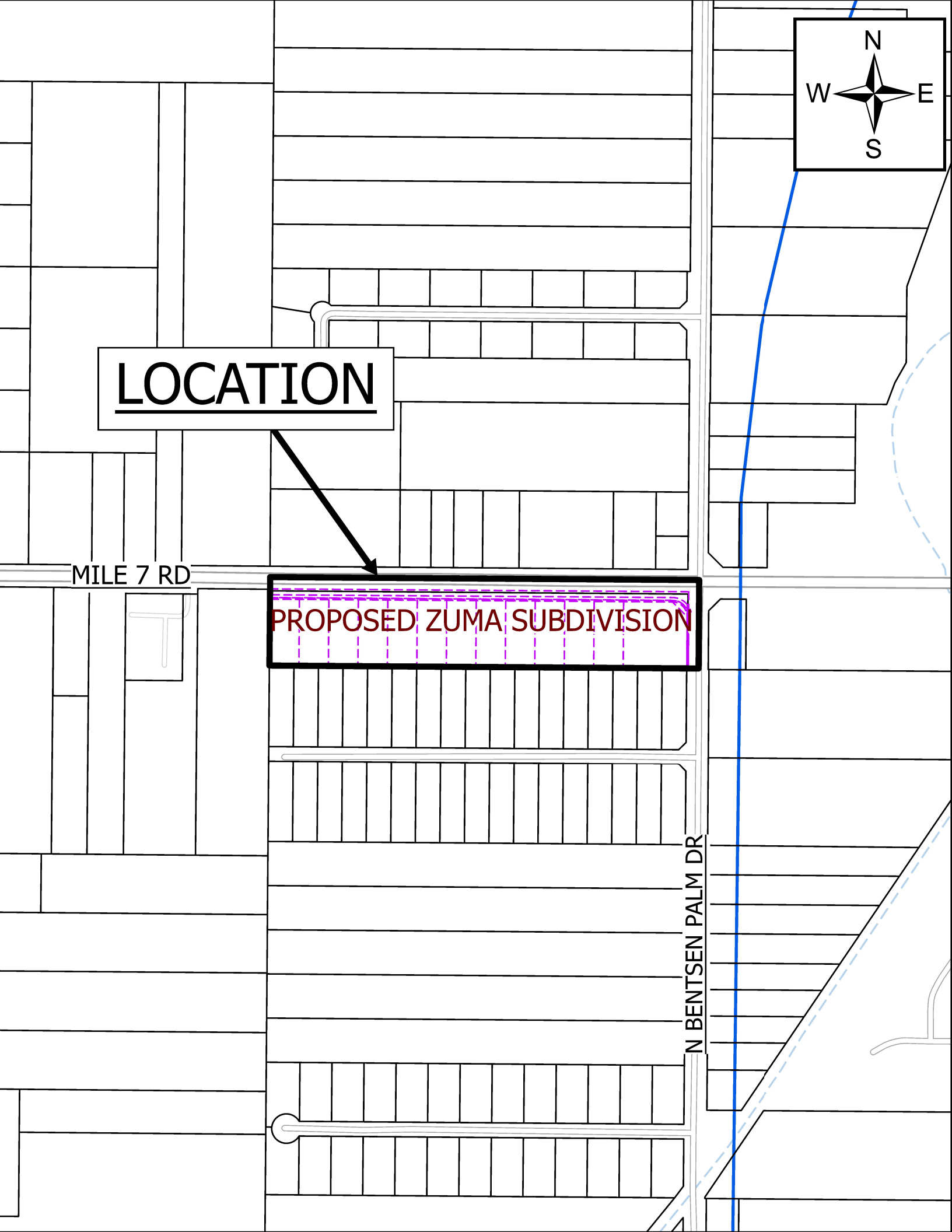
The streets are not needed because it would not be used beyond the subdivision and these lots are all fronting Mile 7 Road.

3. Describe how the variance will not be detrimental to the public health, safety or welfare or injurious to the legal rights other property owners enjoy in the area.

The owners will have access to their lots from Mile 7 Road.

4. Describe how the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.

The subdivision to the south has no streets that would connect to these streets.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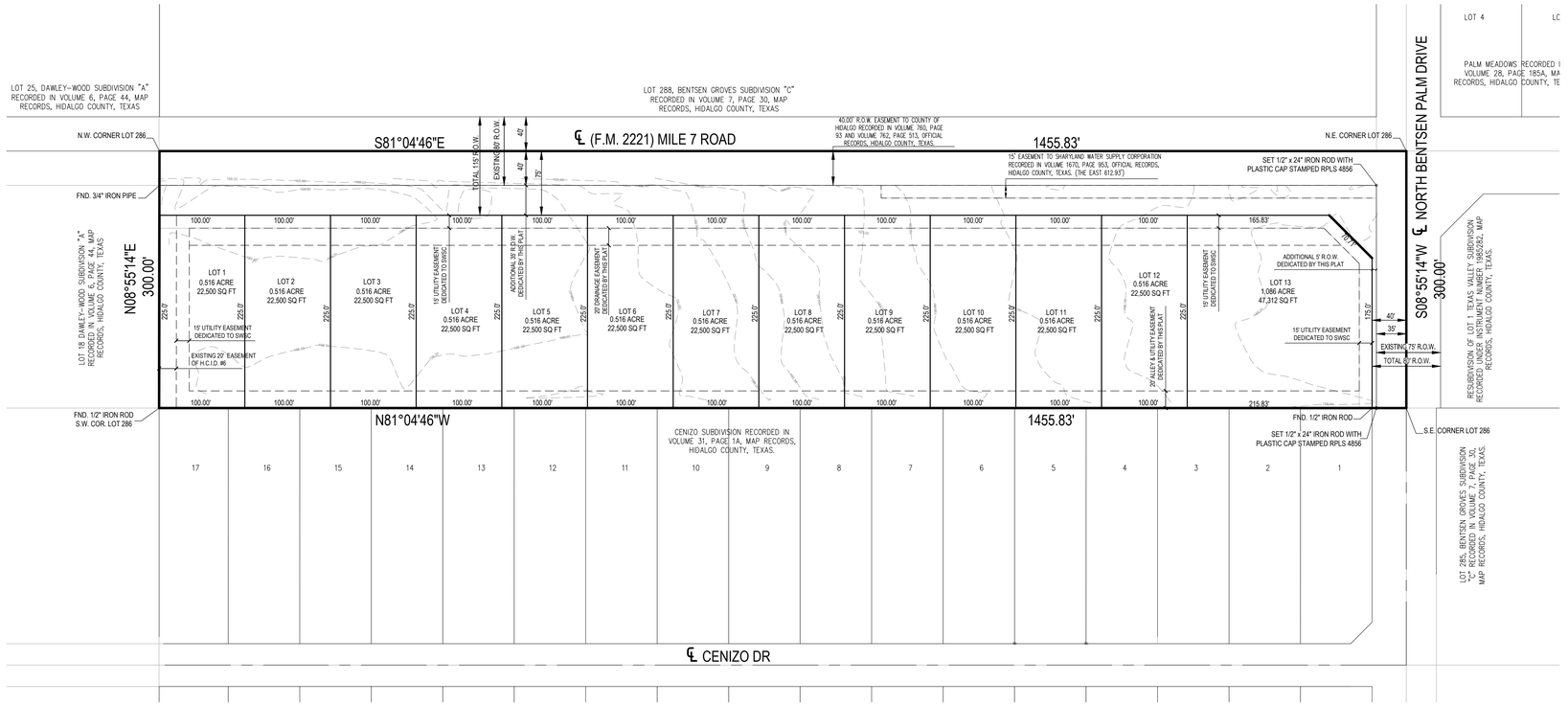
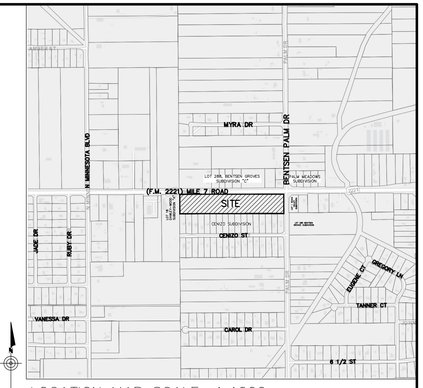
LOCATION
MILE 7 RD
PROPOSED ZUMA SUBDIVISION
N BENTSEN PALM DR



BEARING SHOWN BASED ON RECORD PLAT

SCALE: 1"= 80'



LOCATION MAP SCALE: 1:1000

SUBDIVISION MAP OF ZUMA SUBDIVISION

LOT 286, BENTSEN GROVES SUBDIVISION ADDITION "C", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 30, MAP RECORDS, HIDALGO COUNTY

GENERAL PLAT NOTES:
1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT.

2. THIS SUBDIVISION IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, COMMUNITY-PANEL NUMBER 480334 0290 D, MAP REVISED: JUNE 6, 2000

3. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:

FRONT MILE 7 ROAD (F.M. 2221): 10 FT OR GREATER FOR EASEMENTS
REAR: 10 FT OR GREATER FOR EASEMENTS;
CORNER: 10 FT OR GREATER FOR EASEMENTS;
INTERIOR SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.

4. A TOTAL OF 0_ACRE FEET OF DETENTION IS REQUIRED (0 C.F. PER LOT) FOR THIS SUBDIVISION AND AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPT. IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

5. THE CITY OF MCALLEN TO HAVE A 25'x25' CORNER CLIP EASEMENT AT ALL STREET INTERSECTIONS MEASURED FROM THE CURB.

6. 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, OR INDUSTRIAL ZONES/USES.

7. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG.

8. BENCHMARK CHISEL MARK ON TOP OF CURB ELEV. =

9. ALL BUFFERS MUST BE ON PRIVATE PROPERTY AND MAINTAINED BY THE LOT OWNERS ADJACENT TO BUFFER/FENCE.

10. LOT OWNERS OR BUILDERS SHOULD CONTACT IRR. DIST. No. 2 FOR EXACT LOCATION OF THEIR LINE BEFORE COMMENCING CONSTRUCTION.

11. COMMON AREAS, ANY PRIVATE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

12. 4 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG MILE 7 ROAD, NORTH BENTSEN PALM DRIVE

13. 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

PRINCIPAL CONTACTS		ADDRESS	PHONE
OWNER: ZUMA DEVELOPMENT COMPANY LLC		4000 N. CAGE BLVD. SUITE A, PHARR, TX 78577	
ENGINEER: CHLH ENGINEERING LLC	CLOROMIRO HINOJOSA, JR.	701 S. 15TH STREET, MCALLEN, TX 78501	(956) 687-5560
SURVEYOR: RIO DELTA SURVEYING	MARIO GONZALEZ	24593 FM 88 MONTE ALTO TEXAS	(956) 262-0222

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ZUMA SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF MCALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF MCALLEN.

_____ _____
ZUMA DEVELOPMENT COMPANY LLC DATE
4000 N. CAGE BLVD. SUITE A, PHARR, TX 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THEUNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20____.

NOTARY PUBLIC

HIDALGO COUNTY, TEXAS

_____
NOTARY PUBLIC

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR, CITY OF MCALLEN DATE:

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

_____ _____
CHAIRMAN, PLANNING AND ZONING COMMISSION DATE:

FILE 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
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ZUMA WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____

_____ _____
HIDALGO COUNTY JUDGE DATE

_____ _____
ATTEST: HIDALGO COUNTY CLERK DATE

I, _____, COUNTY CLERK OF HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____, ON _____, _____, AND WAS RECORDED IN BOOK _____, SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK _____ ON _____, _____,

I, SHERILYN DAHLBERG, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE ZUMA SUBDIVISION LOCATED AT CITY OF MCALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

_____ _____
SHERILYN DAHLBERG DATE
GENERAL MANAGER
SHARYLAND WATER SUPPLY CORPORATION

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 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 #6 RIGHTS OF WAYS OR EASEMENTS.

ATTEST

_____ _____
PRESIDENT 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

I, (SURVEYOR), REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MCALLEN, TEXAS.

DATED THIS THE _____ DAY OF _____ 20_____

_____
REGISTERED PROFESSIONAL SURVEYOR (SEAL)
IVAN GARCIA
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 6496
921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78539
(956) 380-5152

No. _____ STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
REGISTERED PROFESSIONAL ENGINEER (SEAL)
CLOROMIRO HINOJOSA, JR.
CHLH ENGINEERING LLC
701 S. 15TH STREET, MCALLEN, TX 78501
(TEL)956-687-5560 (CELL)956-222-5423

No. _____ STATE OF TEXAS.

CHLH
ENGINEERING, LLC
TBPE FIRM No. F-8719
701 S. 15th STREET McALLEN, TX. 78501
(956) 687-5560 (956) 687-5561 FAX

DATE OF REVISION: DECEMBER 2, 2025

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/10/2025

SUBDIVISION NAME: ZUMA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Mile 7 Road (F.M. 2221): 35ft. of dedication for 75ft. from centerline for 150 ft. total R.O.W. Paving 65 ft. to 105 ft. Curb & gutter: Both Sides Revisions Needed: - Revise street name as shown above prior to final. - Clarify if any issues with Easement to Sharyland Water Supply Corporation overlapping with required ROW dedications & provide document for staff review prior to final. - Clarify 40.00' R.O.W. easement to County with staff, provide document for staff review prior to final. - Need to label the "Total R.O.W." after accounting for the dedication from center line, prior to final. Label as "Total", prior to final. - Boundary of Subdivision seems to extend up to the Centerline on the Survey, clarify on the plat prior to final. - Clarify all the bold lines being shown on Mile 7 Road, need to provide 'Housekeeping' - Abandonment of easements cannot be done by plat, must be done by a separate instrument/document. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
North Bentsen Palm Drive:5 ft. of dedication for 40 ft. from centerline for 80 ft. total R.O.W Paving: 52 ft. Curb & gutter: Both Sides Revisions Needed: - Revise street name as shown above prior to final. - Clarify the dimensions on the plat, plat shows existing 70 ft. of R.O.W. and provides an "Additional 5' R.O.W. dedication," however, there is an arrow dimension of 80 ft. being shown, so where did the extra 5 ft. of R.O.W. come from? - Need to label the "Total R.O.W." after accounting for dedication from center line prior to final. - Clarify the multiple bold lines being shown on N. Bentsen Palm Drive, need to provide 'Housekeeping' **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	Non-compliance
N/S collector Street (Western Boundary 1/4 Mile Location): Dedication as needed for 30 ft. from centerline for 60 ft. total R.O.W. Paving: 40 ft. Curb & gutter: Both Sides. - Please clarify the R.O.W. area shown on the plat. - Need to provide an Area map to verify for street alignments/offsets. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording."	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length. *Subdivision layout submitted on July 22, 2025 does not comply with the 1,200 ft. block length	Non-compliance

requirement, plat submitted shows an approximate 1,455.83' block length. ***Subdivision Ordinance: Section 134-118	
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial, industrial, and multi-family properties. Revisions Needed: - Proposing for alley or service drive easement South of the plat. Alley or service drive easement cannot dead-end. **Private Access Service Drive Easement must be minimum 24 ft. and in compliance with Fire and Public Works Department requirements. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front Mile 7 Road (F.M. 2221):Proposing 10 ft. or greater for easements. Pending Items: -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. **If annexed change front setback note to: In accordance with zoning ordinance, or greater for easements or approved site plan, or in line with average setback, whichever is greater applies. ****Zoning Ordinance: Section 138-356	Non-compliance
*Rear: Proposing 10 ft. or greater for easements. Pending Items: -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. **If annexed change rear setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356	Non-compliance
* Interior Sides: Proposing: In accordance with the zoning ordinance or greater for easements. Pending Items: -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. **If annexed change side setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356	Non-compliance
* Corner: Proposing 10 ft. or greater for easements. Pending Items: -Setbacks must be established prior to final, once annexation status has been clarified, property currently in ETJ. Note wording subject to change once annexation status has been clarified. If proposed to remain in ETJ coordinate with County regarding setback requirements, the greater would apply. Finalize wording for note prior to final. **If annexed change corner setback note to: In accordance with Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. ***Zoning Ordinance: Section 138-356	Non-compliance
* Garage: Proposed Commercial Development. **Zoning Ordinance: Section 138-356	NA

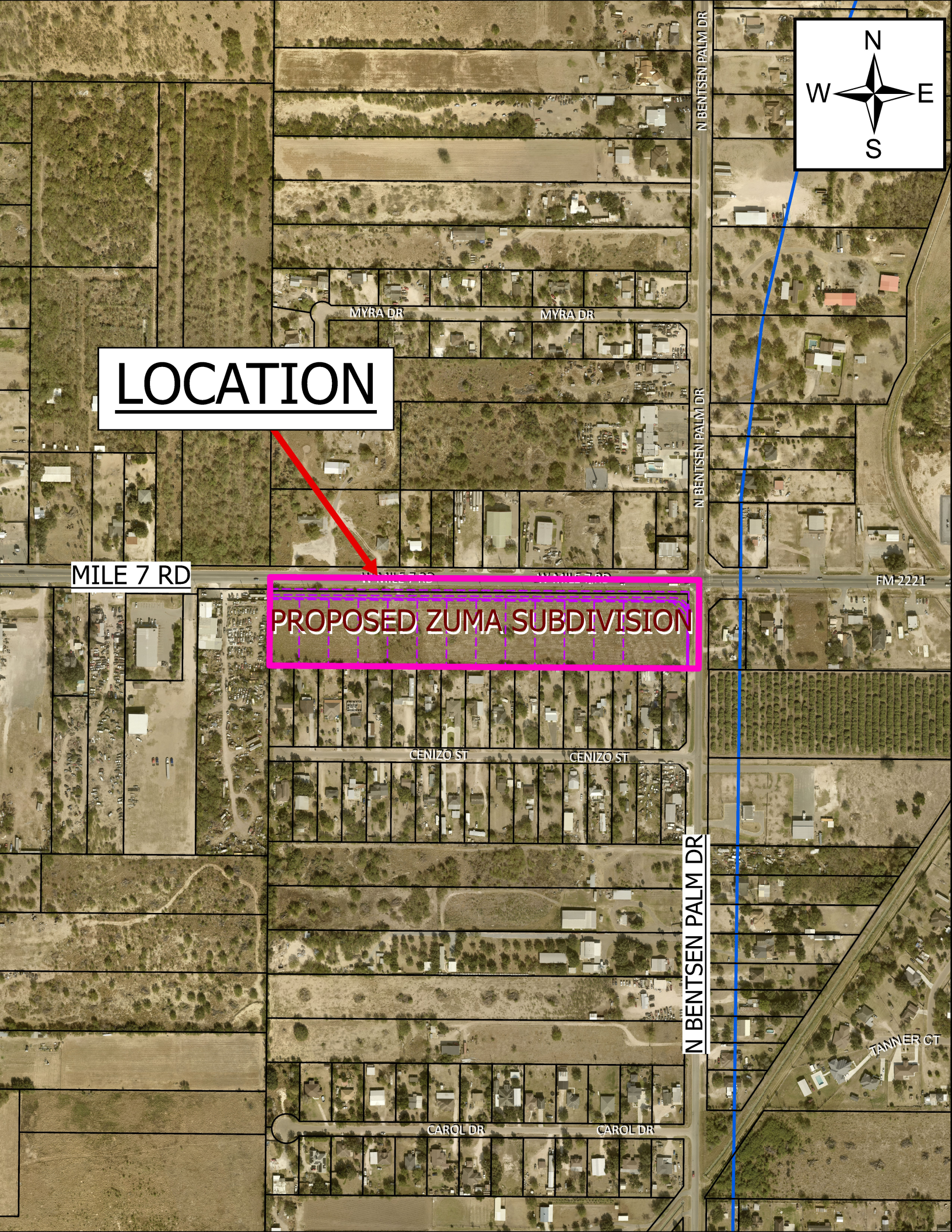
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required along Mile 7 Road ,North Bentsen Palm Drive and N/S collector street. Pending Revisions Needed: -Finalize wording for note prior to final. ***Sidewalk requirements might increase to 5 ft. prior to final as per Engineering Department requirements. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses. ***Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. Revisions Needed: -Include note as shown above prior to final. ***Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. Revisions Needed: -Please remove plat note #15 prior to final, as it is a requirement not a required plat note.	Non-compliance
* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Pending Items: -Note wording for note#11 must be finalized prior to final, once subdivision requirements have been finalized.	Required
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. Revisions Needed: -Please remove plat note #12 prior to final, as it is a requirement not a required plat note. - Clarify if each lot will be able to meet their individual requirements as noted above, additional requirements may be required once clarified, finalize prior to final.	Non-compliance
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if subdivision is proposed to be public. **Section 134-168 applies if subdivision is proposed to be private. Pending Items: -Clarify note #13 as this a commercial development, remove plat note prior to final. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	No
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Homeowner's Association Covenants must be submitted for staff review, prior to recording.	No

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

***Section 134-168 applies if private subdivision is proposed. ****Section 110-72 applies if public subdivision is proposed. Pending Items: -Clarify note #14 as this a commercial development, remove plat note prior to final. *****Landscaping Ordinance: Section 110-72 ******Subdivision Ordinance: Section 134-168	
LOT REQUIREMENTS	
* Lots fronting public streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: ETJ Proposed: Commercial **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **If annexation is proposed, process must be finalized prior to final along with initial zoning process. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording.As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks.	NA
* Pending review by the City Manager's Office.As per Parks Department, proposed land use is commercial. Commercial developments do not apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Subdivision is missing the 'Metes and Bounds,' needs to be shown on the plat. - Subdivision is missing the 'Legend Table,' needs to be shown on the plat. - In addition to preparation date, please include revision dates as changes are being made, where applicable. - Pending parcel information for area located on the South-West portion of the Plat. - On the Location map, add an arrow annotation that reads "SITE", use the parcel maps, make the street names bigger, add recorded subdivisions information, add the North arrow. - Survey Bearings and Distances does not match what is shown on the plat, please clarify this discrepancy. If required, will need to provide an updated survey. Need to add Metes & Bounds to the Plat. - At the request of the Engineer, Zuma is being presented in revised preliminary form with the Variance request. Pending submittal of Doc. No's for the West Side/HCID#6 Easement. - Any variances requested must be processed/finalized prior to final. *Disclaimer: Any abandonments must be done by a separate process, cannot be done by plat. * Previous Subdivision Case was (SUB2022-0048)&(SUB2023-0016). Resubmitted due to conclusion of 6-Month extension. * Must comply with City's Access Management Policy.	Non-compliance

RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL. *IF NO DOCUMENT PROVIDED FOR THE WEST PORTION OF THE PROPERTY REGARDING THE IRRIGATION EASEMENT, STAFF RECOMMENDS ITEM BE TABLED, HOWEVER, IF A DOCUMENT IS SUBMITTED, BOARD'S CLARIFICATION ON THE REQUESTED VARIANCE REQUIRED.	Applied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CENIZO ST
CENIZO ST
N BENTSEN PALM DR
TANNER CT
CAROL DR
CAROL DR

SUB2025-0182

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name BALBOA ACRES

Legal Description ALL OF THE W. ½ OF LOT 7, BLK. 29, BALBOA ACRES (West Side)

Location 3501 FRANCISCA AVE.

City Address or Block Number 3501 FRANCISCA AVE.

Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 0.12 Net Acres 0.12

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☒ **Residential (** 1 **Lots)** Replat: ☒Yes/☐No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☒No/☐Yes: Date ____

Existing Land Use RES HOME Proposed Land Use RES. HOME

Irrigation District # N/A Water CCN: ☒MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☒No Parcel # ____

Estimated Rollback Tax Due ____ Tax Dept. Review ____

Owner

Name RAUL MACIAS Phone 956 537-5552

Address 3501 FRANCISCA AVE E-mail ____

City MERCEDES State TX Zip 78503

Developer

Name SAME AS OWNER Phone ____

Address ____ E-mail ____

City ____ State ____ Zip ____

Contact Person ____

Engineer

Name DAVID OMAR SALINAS Phone 682-9081

Address 2221 DAFFODIL AVE. E-mail dsalinas@salinaseng.com

City MERCEDES State TX Zip 78501

Contact Person DAVID

Surveyor

Name SAME AS ENGR. Phone ____

Address ____ E-mail ____

City ____ State ____ Zip ____

RECEIVED
DEC 05 2025
BY: A.V.

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature [signature] Date 12/4/25

Print Name RAUL MACIAS

Owner ☒ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


N
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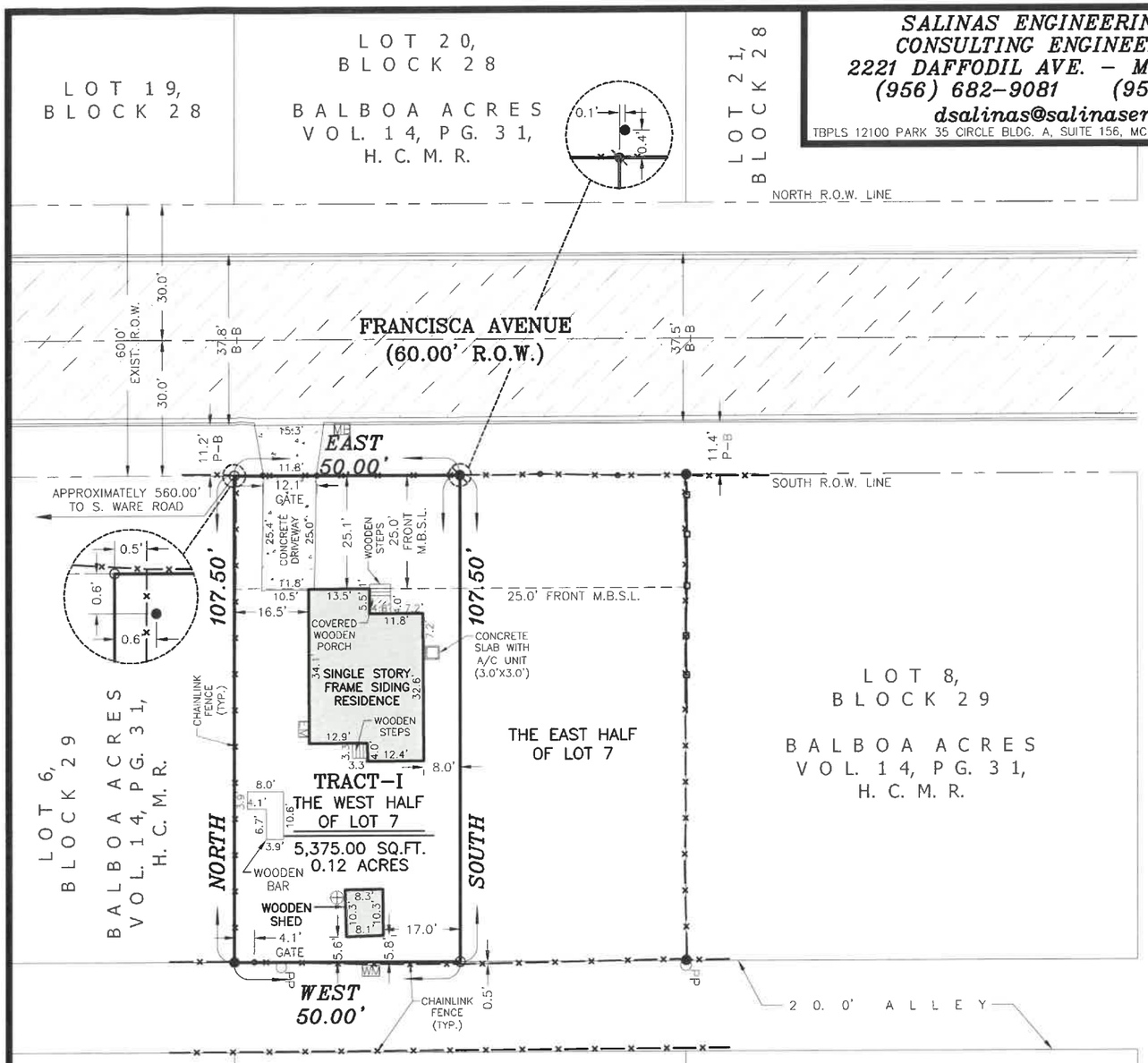
E
S
LOCATION
ELMIRA AVE.
FRANCISCA AVE.
FRANCISCA AVE
PROPOSED BALBOA ACRES BLK 29
LOT 7 WEST HALF SUBDIVISION
S 33RD ST
GLORIA AVE.
HELENA AVE.
IDELA AVE.
WEST 1/2 OF 19
EAST 1/2 OF 19
27
28
29
30
31
9

SALINAS ENGINEERING & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL AVE. – MCALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
dsalinas@salinasengineering.com
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

RECEIVED
DEC 05 2025
BY: A.V.



SCALE: 1" = 30'

LEGEND

●	FOUND 1/2" IRON ROD
●	FOUND IRON PIPE
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
EM	ELECTRIC METER
MB	MAIL BOX
PP	POWER POLE
⊕	WATER BYPASS
WM	WATER METER
R.O.W.	RIGHT OF WAY
P-B	PROPERTY LINE TO BACK OF CURB
B-B	BACK OF CURB TO BACK OF CURB
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
M.B.S.L.	MINIMUM BUILDING SETBACK LINE

GENERAL PLAT NOTES:

1. Bearing Basis: Recorded plat of **Balboa Acres, An Addition to the City of McAllen**, Hidalgo County, Texas.
2. This survey was prepared without the benefit of a title policy. The research of any easements is not within the scope of this boundary/improvement survey. Any easement shown herein were taken directly from the plat of record. This survey is for the exclusive use of the client named hereon and may not be copied or transferred to another party without the express written consent of the surveyor.
3. There are no discrepancies, conflicts, excesses or shortages in area, encroachments or any overlapping improvements, visible or apparent easements except as shown or noted hereon.
4. The surveyor has made no attempt to locate or define wetlands, hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; Nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.
5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; Nor does this survey make any representations of being an archeological or historical survey of the tract of land shown hereon.
6. The surveyor has made no attempt to locate abandoned, or plugged oil and gas wells, or any other wells on the tract of land shown hereon; Nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; Nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.
7. This is a standard survey and does not include a subsurface utility or topographic investigation.
8. If this survey does not bear an original seal and signature it is INVALID as per Section 661.46 and Section 663.19 of the "The Professional Land Surveying Practices Act" enacted under Article 5282c, Vernon's Texas Civil Statutes.

This is to certify that I have, this date, made a careful and accurate standard land survey on the ground of property which is located at 3501 FRANCISCA AVE. in McALLEN, Texas, described as follows: ALL OF THE WEST HALF OF LOT 7 (TRACT-I)

Lot _____, Block 29, of BALBOA ACRES, AN ADDITION TO THE CITY OF McALLEN, HIDALGO CO. Texas, according to the plat recorded in Volume 14, Page 31, of the MAP Records of Hidalgo County, Texas. I further certify that this property lies in Zone "AH" as per FIRM (Flood Insurance Rate Map) dated NOV. 2, 1982 Community Panel No. 480343 0010 C.

A.E.
DRN. BY

DEC. 05, 2025
DATE

S-25-26377-A
JOB NO.

STATE OF TEXAS
REGISTERED
DAVID OMAR SALINAS
5782
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/9/2025

SUBDIVISION NAME: BALBOA ACRES SUBDIVISION (WEST HALF)

REQUIREMENTS

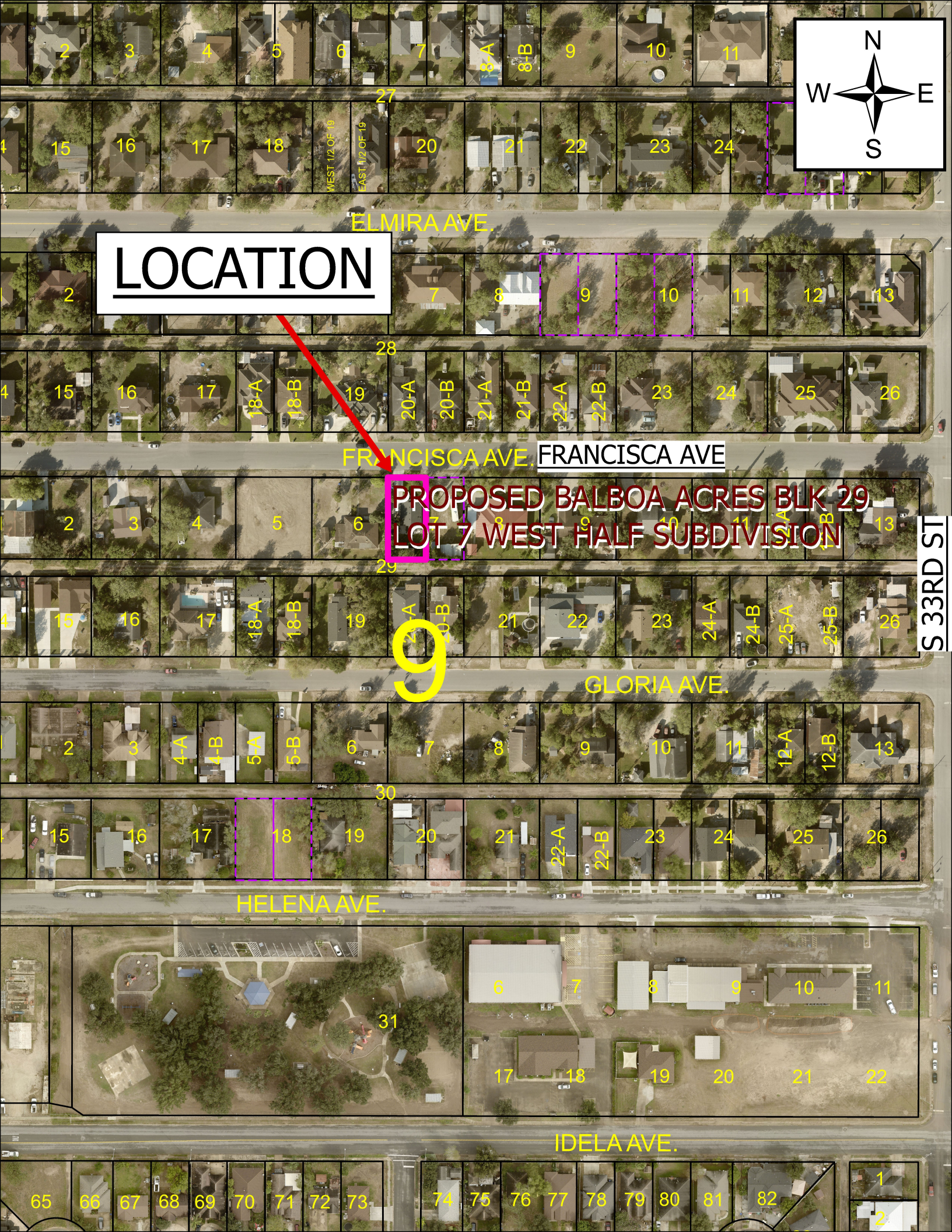
STREETS AND RIGHT-OF-WAYS	
Francisca Avenue: 60 ft. ROW (existing) Paving: 37.8 ft. B-B (existing) Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving_____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: Existing conditions remain *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 25 ft. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Francisca Avenue **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	NA
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	NA
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	NA
*Perimeter buffers must be built at time of Subdivision Improvements.	NA
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area: Survey for west half of Lot 7 Block 29 shows a 50 ft. width **Zoning Ordinance: Section 138-356	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ZONING/CUP	
* Existing: R-1 (Low Density Residential District) Proposed: R-1 (Low Density Residential District) - As part of city initiated rezoning, Balboa Acres was rezoned to the UDC R-1 Low Density Residential District ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Existing Plat notes remain the same - Public Hearing is required for the subdivision of the lot - Must comply with other departments requirements prior to recording as may be applicable *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVALS	Applied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S 33RD ST
GLORIA AVE.
HELENA AVE.
IDELA AVE.
WEST 1/2 OF 19
EAST 1/2 OF 19
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SUB 2025 - 0176

City of McAllen

Planning Department

311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)

SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name BALBOA ACRES

Legal Description ALL OF LOT 7, BLK. 29, BALBOA ACRES

Location FRANCISCA AVE.

City Address or Block Number 3501 FRANCISCA AVE.

Total No. of Lots 2 Total Dwelling Units 1 Gross Acres 0.25 Net Acres 0.25

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☒**Residential (** 2 **Lots)** Replat: ☒Yes/☐No

Existing Zoning R-1 Proposed Zoning R-1 Applied for Rezoning ☒No/☐Yes: Date ____

Existing Land Use RES. HM. / VACANT/OPEN Proposed Land Use RES. HOME

Irrigation District # N/A Water CCN: ☒MPU/☐Sharyland Water SC Other ____

Agricultural Exemption: ☐Yes/☐No Parcel # ____

Estimated Rollback Tax Due 135.17 Tax Dept. Review —

Owner

Name RAUL MACIA Phone 537-5552

Address 3501 FRANCISCA AVE. E-mail ____

City MERCED State TX Zip 78503

Developer

Name SAME AS OWNER Phone ____

Address ____ E-mail ____

City ____ State ____ Zip ____

Contact Person ____

Engineer

Name DAVID SALINAS Phone 682-9081

Address 2221 DAFFODIL E-mail dsalinas@salinasengineering.com

City MERCED State TX Zip 78501

Contact Person ____

Surveyor

Name SAME AS ENGR. Phone ____

Address ____ E-mail ____

City ____ State ____ Zip ____

RECEIVED
NOV 28 2025
By VR

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Raul Macias Date _____

Print Name Raul Macias

Owner ☐ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


N
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PROPOSED BALBOA ACRES BLK 29
LOT 7 EAST HALF SUBDIVISION
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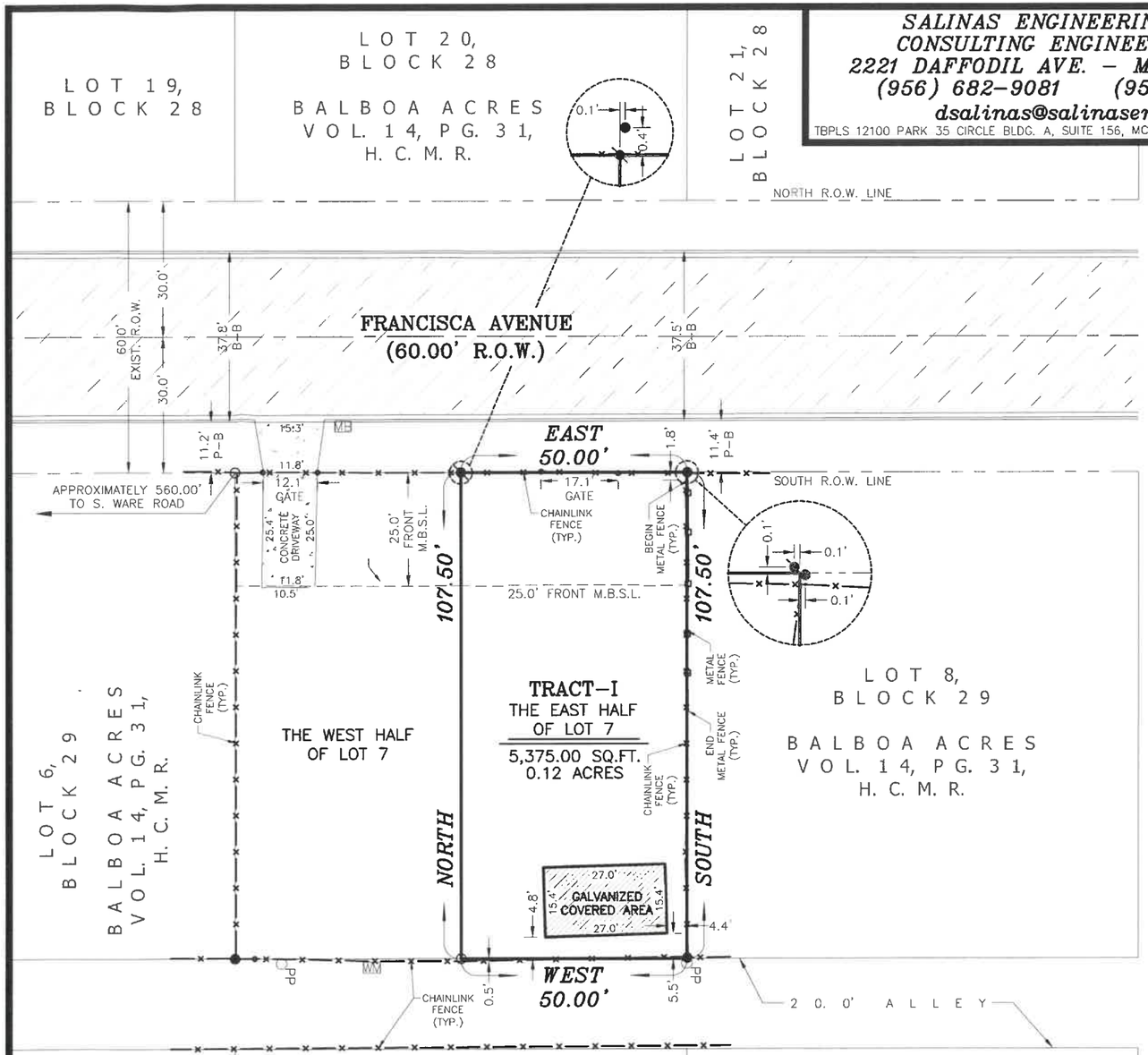

SCALE: 1" = 30'

LEGEND

●	FOUND 1/2" IRON ROD
◕	FOUND IRON PIPE
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
EM	ELECTRIC METER
MB	MAIL BOX
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R.O.W.	RIGHT OF WAY
P-B	PROPERTY LINE TO BACK OF CURB
B-B	BACK OF CURB TO BACK OF CURB
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
M.B.S.L.	MINIMUM BUILDING SETBACK LINE

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A.E.
DRN. BY

DEC. 05, 2025
DATE

S-25-26377-B
JOB NO.

STATE OF TEXAS
REGISTERED
DAVID OMAR SALINAS
5782
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5782

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/9/2025

SUBDIVISION NAME: BALBOA ACRES SUBDIVISION (EAST HALF)

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Francisca Avenue: 60 ft. ROW (existing) Paving: 37.8 ft. B-B Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
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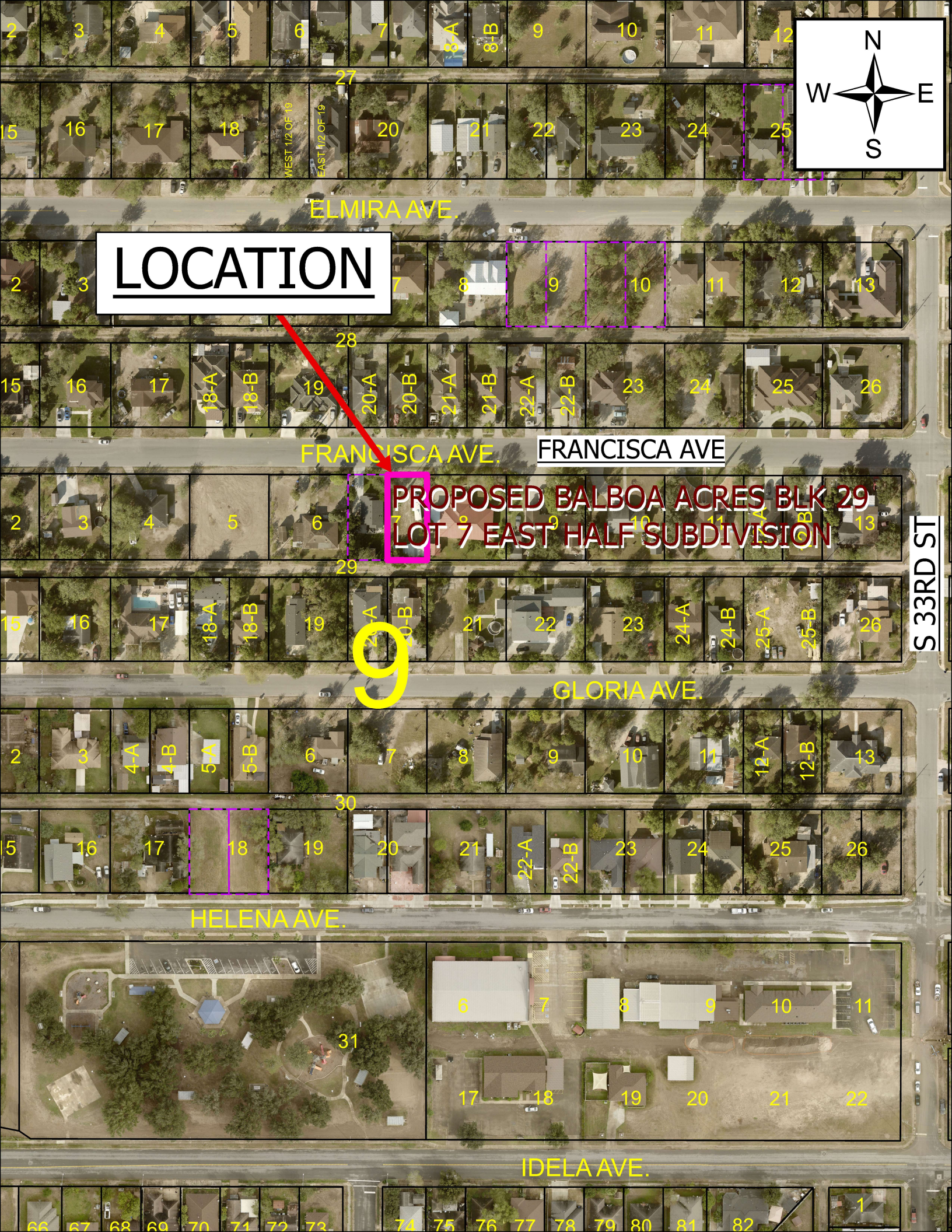
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: Existing conditions remain *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 25ft. **Zoning Ordinance: Section 138-356	Applied
* Rear: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Corner **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setback applies **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Francisca Avenue **Subdivision Ordinance: Section 134-120	Required
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	NA
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	NA
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	NA
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	NA
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area: Survey for east half of Lot 7 Block 29 shows a 50 ft. width. **Zoning Ordinance: Section 138-356	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

ZONING/CUP	
* Existing: R-1 (Low Density Residential District Proposed: R-1 (Low Density Residential District - As part of city initiated rezoning, Balboa Acres was rezoned to the UDC R-1 Low Density Residential District ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	TBD
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Existing plat notes remain the same - Public Hearing is required for the subdivision of the lot - Canopy/structure will be relocated to comply with setbacks as per Engineer Must comply with other departments requirements prior to recording as may be applicable *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVALS	Applied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SUB 2025-0179

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name: Dove Plaza Subdivision

Legal Description: A 3.37 acre tract being a portion of Phase 2, Long Park Subdivision, as recorded in Volume 19, Page 51, Map Records, Hidalgo County, Texas.

Location: North side of Dove Ave approximately 550 feet west of 10th Street

City Address or Block Number: 1100 Dove Ave

Total No. of Lots: 1 Total Dwelling Units: _____ Gross Acres: 3.37 Net Acres: 3.25

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☑No

For Fee Purposes: ☑**Commercial (** 3.37 **Acres)/**☑ **Residential (** ____ **Lots)** Replat: ☑Yes/☐No

Existing Zoning: C-3 Proposed Zoning: C-3 Applied for Rezoning ☑No/☐Yes: Date: _____

Existing Land Use: Vacant Open Space Proposed Land Use: Commercial

Irrigation District #: HCCWCID Water CCN: ☑MPU/☐Sharyland Water SC Other: _____

Agricultural Exemption: ☐Yes/☑No Parcel #: 221252

Estimated Rollback Tax Due: n/a Tax Dept. Review: n/a

Owner

Name: Nanak Management, LLC Phone: (956) 821-7806

Address: 2019 Bluebird Ave. E-mail: njjewlers@gmail.com

City: McAllen State: Tx Zip: 78504

Developer

Name: Nanak Manangement, LLC Phone: (956) 821-7806

Address: 2019 Bluebird Ave. E-mail: njjewlers@gmail.com

City: McAllen State: Tx Zip: 78504

Contact Person: Parveen Jain

Engineer

Name: R. E. Garcia & Associates Phone: (956) 381-1061

Address: 116 N. 12th E-mail: regaassoc@aol.com

City: Edinburg State: Tx. Zip: 78541

Contact Person: Raul E. Garcia, PE, RPLS

Surveyor

Name: R. E. Garcia & Associates Phone: (956) 381-1061

Address: 116 N. 12th E-mail: regaassoc@aol.com

City: Edinburg State: Tx. Zip: 78541

RECEIVED
DEC 03 2025
BY: VR

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
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- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
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- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at

Owner(s) Signature(s)

I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature Parveen Jain Date 9/19/25

Print Name Parveen Jain, Director

Owner ☑ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
14
N
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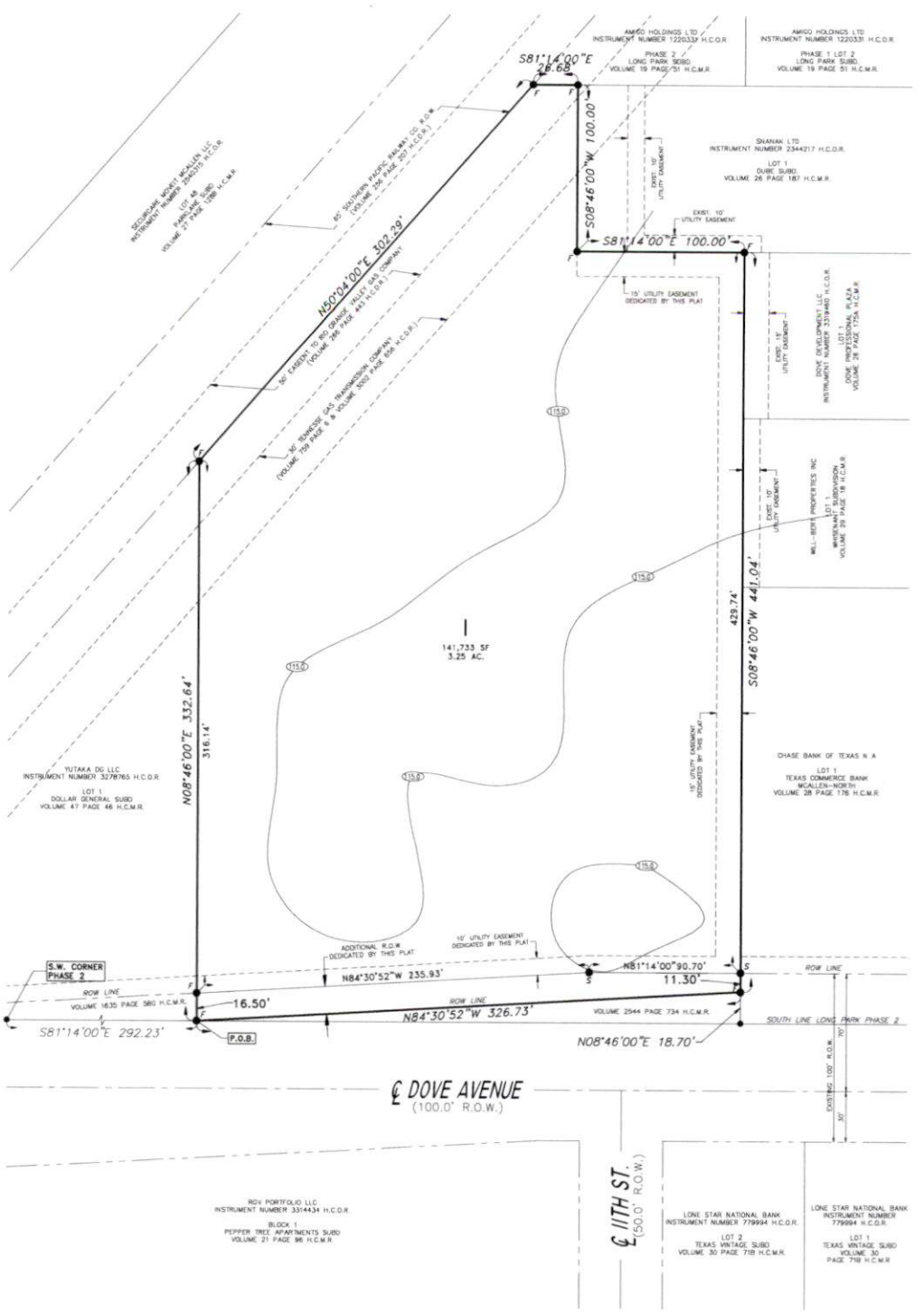
S
PROPOSED
DOVE PLAZA
SUBDIVISION
LONG PARK SUBDIVISION
PHASE 2
LOT 1
PHASE 1
LOT 2
LOT 1
DUBE SUBDIVISION
DOVE PROFESSIONAL
PLAZA
WHISENANT
LOT 1
LOT 1
TEXAS COMMERCE BANK
McALLEN-NORTH
LOT 49
LOT 48
PARKLAND ESTATES
BROADWAY AVE.
12TH ST.
N AVE.
N 10TH ST
DOVE AVE
DOLLAR
GENERAL
BLOCK 1
NO. 4
CARDINAL AVE.
PEPPER TREE NORTH
BLOCK 4
BLOCK 1
No. 1
N. 11TH ST.
LOT 2
TEXAS
VINTAGE
LOT 1
THE COURTYARD
LOT A
LOT B
N. 10TH ST.
AVALON
SQUARE
LOT 1
LOT 2
7A
6A
5A
4A
3A
2A



PLAT OF
DOVE PLAZA SUBDIVISION

A **3.37 ACRE** TRACT OF LAND BEING A PORTION OF PHASE 2, LONG PARK SUBDIVISION, AS RECORDED IN VOLUME 19, PAGE 51, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 3577007, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

R.E. Garcia Associates

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

RECEIVED
DEC 03 2025
By VR

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/8/2025

SUBDIVISION NAME: DOVE PLAZA SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Dove Ave: Dedication of 75ft from centerline for a total of 150ft of ROW (High Speed Arterial) Paving: 65ft Curb & gutter: Both Sides - Show ROW dedication on both sides from centerline at several points along Dove Ave prior to final. - Show ROW from centerline and total ROW after accounting for ROW dedication. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
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Paving Curb & gutter **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW 20ft Paving 16ft *Alley/service drive easement required for commercial/multi-family properties - Engineer must clarify if alley or service drive will be provided, prior to final. Alley or service drive cannot dead-end.	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
* Front: In accordance to the Zoning Ordinance or in line with existing structures, Whichever greater applies. - Add plat note as stated above prior to final. (Proposing- 50ft or easements whichever is greater) **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance to the Zoning Ordinance or greater for easements whichever is greater applies. - Add plat note as stated above prior to final (Proposing - 15 feet or easement whichever is greater) **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance to the Zoning Ordinance or greater for easements whichever is greater applies. - Add plat note as stated above prior to final (Proposing - 15 feet or easement whichever is greater) **Zoning Ordinance: Section 138-356	Non-compliance
* Corner **Zoning Ordinance: Section 138-356	NA
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Dove Ave. - Revision required, Add plat note as stated above prior to final. - May increase to 5ft as per engineering. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses -Add plat note as stated above prior to final **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Add plat note as stated above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Dove Ave. **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. -Plat note not required (remove)	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. - Add plat note as stated above prior to final.	Non-compliance
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C3 Proposed: C3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording -Property is zoned commercial	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

COMMENTS	
Comments: - Plat shows dedicated ROW by this plat along Dove Ave, Revise so that it reflects how much ROW is being dedicated prior to final. - Clarify centerline and dedication to show ranges of ROW marked at different places along Dove Ave prior to final. - Revise the acreage and square-footage calculations for consistency between both the survey and plat prior to final. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied


LOCATION
PROPOSED
DOVE PLAZA
SUBDIVISION
LONG PARK SUBDIVISION
PARKLAND ESTATES
N BROADWAY ST
N 10TH ST
N. 11TH ST
N. 10TH ST.
DOVE AVE
CARDINAL AVE.
CARDINAL AVE
LOT 49
LOT 48
LOT 1
PHASE 1
LOT 2
DUBE SUBDIVISION
DOVE PROFESSIONAL PLAZA
WHISENANT
LOT 1
PHASE 2
TEXAS COMMERCE BANK
McALLEN-NORTH
DOLLAR GENERAL
BLOCK 1
TEXAS VINTAGE
LOT 1
LOT 2
THE COURTYARD
LOT A
AVALON SQUARE
LOT 1
LOT 2
NO. 4
PEPPER TREE NORTH
BLOCK 4
BLOCK 1
No. 1
N
W
E
S

SUB2025-0171

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name LKR CITRUS SUBDIVISION

Legal Description BEING A 1.714 ACRE TRACT OF LAND OUT OF LOT 71, CITRUS PROPERTIES SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TX.

Location 18497 Citrus Dr, Edinburg, TX 78541

City Address or Block Number 18613 N Citrus Dr

Total No. of Lots 1 Total Dwelling Units 1 Gross Acres _____ Net Acres 1.714

☐Public Subdivision/☑Private and Gated /☐Private but Not Gated within ETJ: ☑Yes/☐No

For Fee Purposes: ☐Commercial (____ Acres)/☑ Residential (1 Lots) Replat: ☐Yes/☑No

Existing Zoning ETJ Proposed Zoning ETJ Applied for Rezoning ☑No/☐Yes: Date 11/07/25

Existing Land Use VACANT LOT Proposed Land Use SINGLE FAMILY

Irrigation District # SANTA CRUZ No. 15 Water CCN: ☐MPU/☐Sharyland Water SC Other NAWSC

Agricultural Exemption: ☐Yes/☐No Parcel # 731016

Estimated Rollback Tax Due N/A Tax Dept. Review N/A

Owner

Name LKR INVESTMENTS FAMILY LIMITED PARTNERSHIP Phone (956) 583-1900

Address 1723 E. GRIFFIN PKWY E-mail hector@hriveraea.com

City MISSION State TEXAS Zip 78572

Developer

Name LKR INVESTMENTS FAMILY LIMITED PARTNERSHIP Phone (956) 583-1900

Address 1723 E. GRIFFIN PKWY E-mail hector@hriveraea.com

City MISSION State TEXAS Zip 78572

Contact Person Hector Rivera

Engineer

Name VICTOR H. TREVINO Phone (956)424-3355

Address 900 S. STEWART, SUITE 13 E-mail victor@southtexasig.com

City MISSION State TEXAS Zip 78572

Contact Person (956)424-3355

Surveyor

Name VICTOR H. TREVINO Phone (956)424-3355

Address 900 S. STEWART, SUITE 13 E-mail victor@southtexasig.com

City MISSION State TEXAS Zip 78572

RECEIVED
NOV 19 2025
By OC

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

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Owner(s) Signature(s)

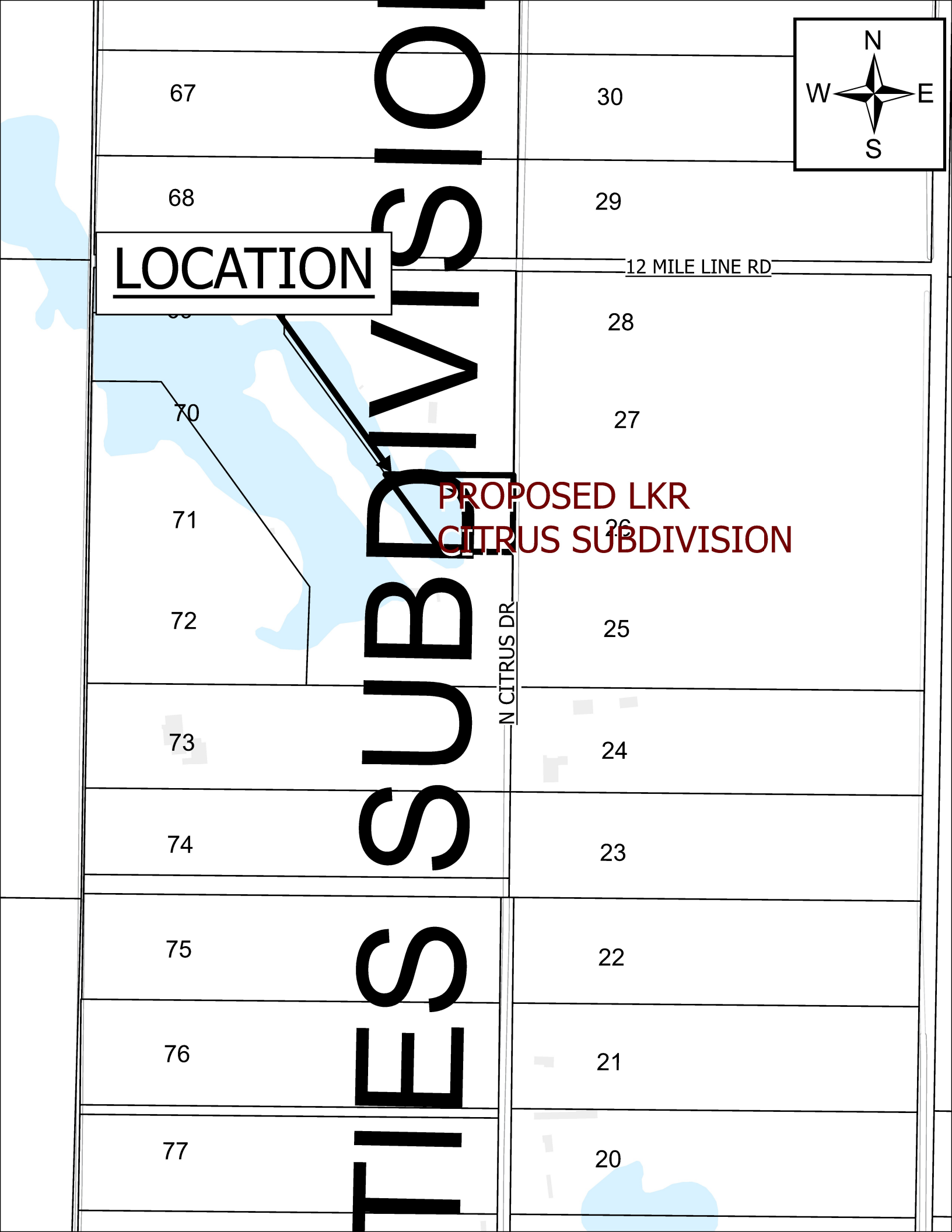
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 11/07/2025

Print Name VICTOR H. TREVINO

Owner ☐ Authorized Agent ☑

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
PROPOSED LKR
CITRUS SUBDIVISION
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12 MILE LINE RD
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OWNER ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LKR CITRUS SUBDIVISION (ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

LOR INVESTMENTS FAMILY
LIMITED PARTNERSHIP
1725 E. GRIFFIN PKWY
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 PURPOSES AND CONSIDERATIONS THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20__

NOTARY PUBLIC
_____ COUNTY, TEXAS

OWNER ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____ ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS LKR CITRUS SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 20___ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

_____
ADMINISTRATOR/PLANNING AND ZONING DEPARTMENT DIRECTOR

ENGINEER AND SURVEYOR CERTIFICATION

STATE OF TEXAS
COUNTY OF HIDALGO

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____

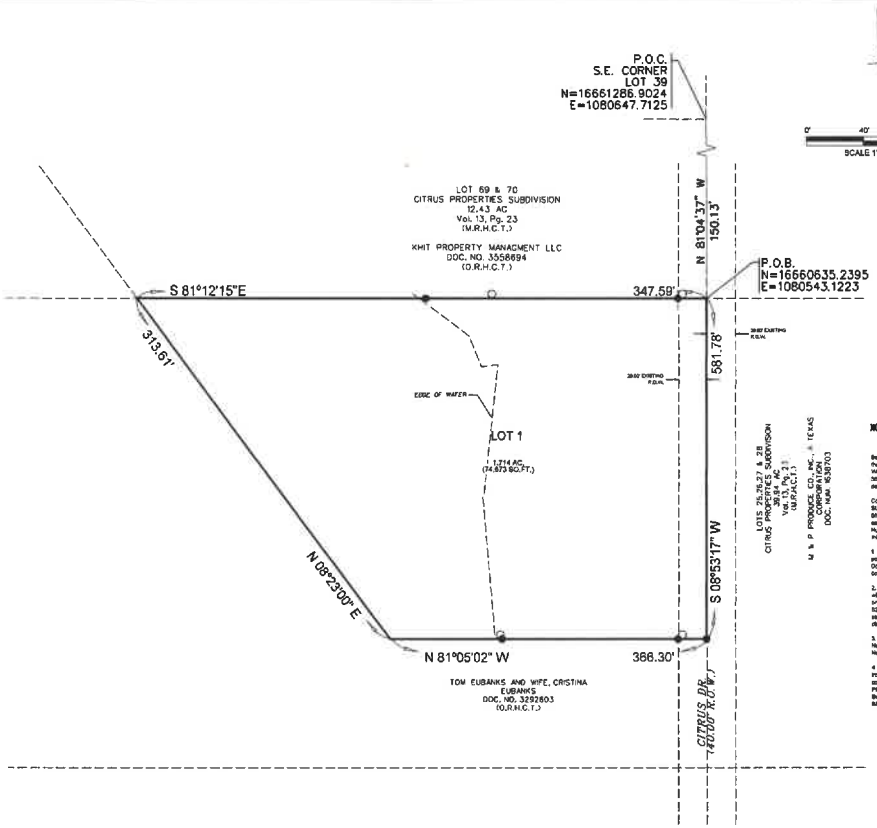
_____
VICTOR H. TREVIÑO, P.E.
LICENSED PROFESSIONAL ENGINEER TEXAS LIC. NO. 126186

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS,

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON _____ UNDER MY DIRECTION.

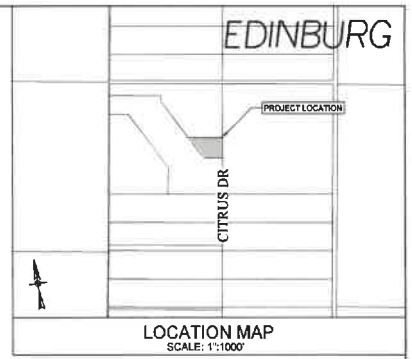
_____
VICTOR H. TREVIÑO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6686
FIRM # 10193886
900 S. STEWART RD., SUITE 13
MISSION, TEXAS 78572



0' 40' 80' 120'
SCALE 1" = 40' (24"X 36")

LEGEND:

SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."	●
FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED	○
OFFICIAL RECORDS HIDALGO COUNTY TEXAS	O.R.H.C.T.
MAP RECORDS HIDALGO COUNTY TEXAS	M.R.H.C.T.
DEED RECORDS HIDALGO COUNTY TEXAS	D.R.H.C.T.
RIGHT-OF-WAY	R.O.W.
HIDALGO COUNTY DRAINAGE DISTRICT	H.C.D.D.



LOCATION MAP
SCALE: 1":1000'

NOTES AND BOUNDS

Being a 1.714 acre tract of land out of Lot 71, CITRUS PROPERTIES SUBDIVISION as per map or plat thereof recorded in Volume 13, Page 23, Map Records, Hidalgo County Texas, conveyed by "General Warranty Deed" to LOR INVESTMENTS FAMILY LIMITED PARTNERSHIP as described in Document Number 3617627, of the Official Records Hidalgo County, Texas said 1.714 acre tract of land being more particularly described by metes and bounds as follows:

Commencing at a 1/2-inch iron rod found being the Northeast corner of Lot 68, CITRUS PROPERTIES SUBDIVISION also being on the centerline of Citrus Drive(80' R.O.W.); South 08°05'50" West a distance of 646.51 feet, along said centerline of Citrus Drive to a point on said centerline of Citrus Drive also being a corner of a tract of land conveyed to KHIT PROPERTY MANAGEMENT LLC, as described in Document Number 3556694, of the Official Records, Hidalgo County, Texas and being POINT OF BEGINNING of this herein described tract of land;

1. THENCE, South 08°05'50" West a distance of 240.00 feet, along the centerline of Citrus Drive, to a point being a corner of a tract of land conveyed to Tom Eubanks and wife Cristian Eubanks as described in Document Number 3292803, of the Official Records, Hidalgo County, Texas and also being the Southeast corner of this herein described tract of land;

2. THENCE North 81°02'48" West a distance of 36.00 feet, along the North line of said Tom Eubanks and wife Cristian Eubanks tract, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP. COR" set on the Existing West Right-of-way line of said Citrus Drive, from which a 1/2-inch iron rod bears South 82°08'02" West a distance of 6.17 feet, continuing at 143.60 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP. COR" set at the edge of water for a corner of this tract, continuing for a total distance of 222.24 feet, to point being the Southwest corner of this herein described tract of land;

3. THENCE, North 27°27'38" West a distance of 266.23 feet, along across said Lot 71, to a point on the North line of Lot 71 and being a corner of said KHIT PROPERTY MANAGEMENT LLC tract and also being the Northwest corner of this herein described tract of land;

4. THENCE, South 81°05'02" East at a distance of 202.98 feet, along the North line of Lot 71, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP. COR" set at 0.0 feet from the edge of water for a corner of this tract, continuing at a 360.00 feet, to a 5/8-inch iron rod with yellow plastic cap stamped "ROWSS PROP. COR" set on the Existing West Right-of-way line of Citrus Drive, from which a 1/2-inch iron rod bears South 80°08'06" West a distance of 4.42 feet, continuing for a total distance of 400.00 feet POINT OF BEGINNING containing a computed area of 1.714 acre tract of land.

GENERAL NOTES

1 FLOOD ZONE DESIGNATION: ZONE "X", ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD; COMMUNITY-PANEL NUMBER: 480334 0025 D MAP REVISED: JUNE 6, 2000.

2. ALL COMMON ACCESS, PARKING AND LANDSCAPING AREAS WILL BE MAINTAINED BY THE LOT OWNERS.

3. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.

4. BUILDING SETBACKS: (RESIDENTIAL)

FRONT SETBACK: 20 FEET OR EASEMENT WHICHEVER IS GREATER
REAR SETBACK: 10 FEET OR EASEMENT WHICHEVER IS GREATER
EXTERIOR SIDE YARD SETBACK: 10 FEET OR EASEMENT WHICHEVER IS GREATER

5. EXISTING ZONING ON THIS PROPERTY IS GENERAL COMMERCIAL.

6. BENCH MARK:
BM-1
TOP = XXXL
NORTHING = 16616660.0880
EASTING = 1081157.9740

7. ALL WATER AND SEWER SERVICE FACILITIES DESIGNED AND INSTALLED TO SERVICE SUBDIVISION WILL BE IN COMPLIANCE WITH ALL APPLICABLE STATE, COUNTY AND CITY CODES AT THE TIME OF CONSTRUCTION

8. NO ABOVE GROUND STRUCTURES (BUILDINGS) SHALL BE BUILT WITHIN ANY EASEMENT DEDICATED BY THIS PLAT.

9. PRIOR TO ANY BUILDING PERMIT BEING ISSUED, THE CITY OF EDINBURG MUST REVIEW AND/OR APPROVE A SITE PLAN.

10. FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 24" ABOVE THE ELEVATIONS OF THE LOWEST TOP OF CURB ELEVATION ADJACENT TO PROPERTY

11. ADDITIONAL FIRE HYDRANTS AND UTILITY EASEMENTS MAY BE REQUIRED BY THE CITY OF EDINBURG PRIOR TO ISSUING BUILDING PERMITS

12. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 2.998 CUBIC FEET, 0.062 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION. DRAINAGE REQUIREMENT IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET 3 FOR PAVING LAYOUT AND DRAINAGE DESIGN)

13. ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH "THE STORM WATER ORDINANCE 04-30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION

14. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOW ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAT THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

15. LOTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TOWARDS THE FRONT OF THE LOT AT A MINIMUM SLOPE OF 1%

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATION

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

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

ATTEST: _____
PRESIDENT

_____
SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 THEIR DETERMINATIONS

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

_____ _____
RAUL E. SESIN P.E., C.F.M. DATE

THE COUNTY OF HIDALGO TEXAS

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY _____ DEPUTY

SHEET 1 OF 3

SUBDIVISION PLAT

LKR CITRUS SUBDIVISION

Being a 1.714 acre tract of land out of Lot 71, CITRUS PROPERTIES SUBDIVISION, as per map or plat thereof recorded in Volume 13, Page 23, Map Records, Hidalgo County Texas.

PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	LOR INVESTMENTS FAMILY LIMITED PARTNERSHIP	1725 E. GRIFFIN PKWY	MISSION, TX 78572	(956) 585-1600	
ENGINEER:	VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3236	(956) 424-3132
SURVEYOR:	VICTOR H. TREVIÑO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3236	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP

RECEIVED
NOV 19 2025
By OC

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/8/2025

SUBDIVISION NAME: LKR CITRUS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Citrus Dr. : Dedication of 30 feet from centerline for a total of 60 feet. Paving: 40 ft. Curb & gutter: Both sides. - Provide a solid lot line but not as bold as boundary line after accounting for ROW dedication. - Citrus Dr shall reflect N. Citrus Dr on plat prior to final. - Label centerline and lot line to finalize R.O.W. documents as applicable for staff review prior to final. - Include document numbers on plat and provide any R.O.W documents as applicable for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	NA
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20ft. Paving: 16ft *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

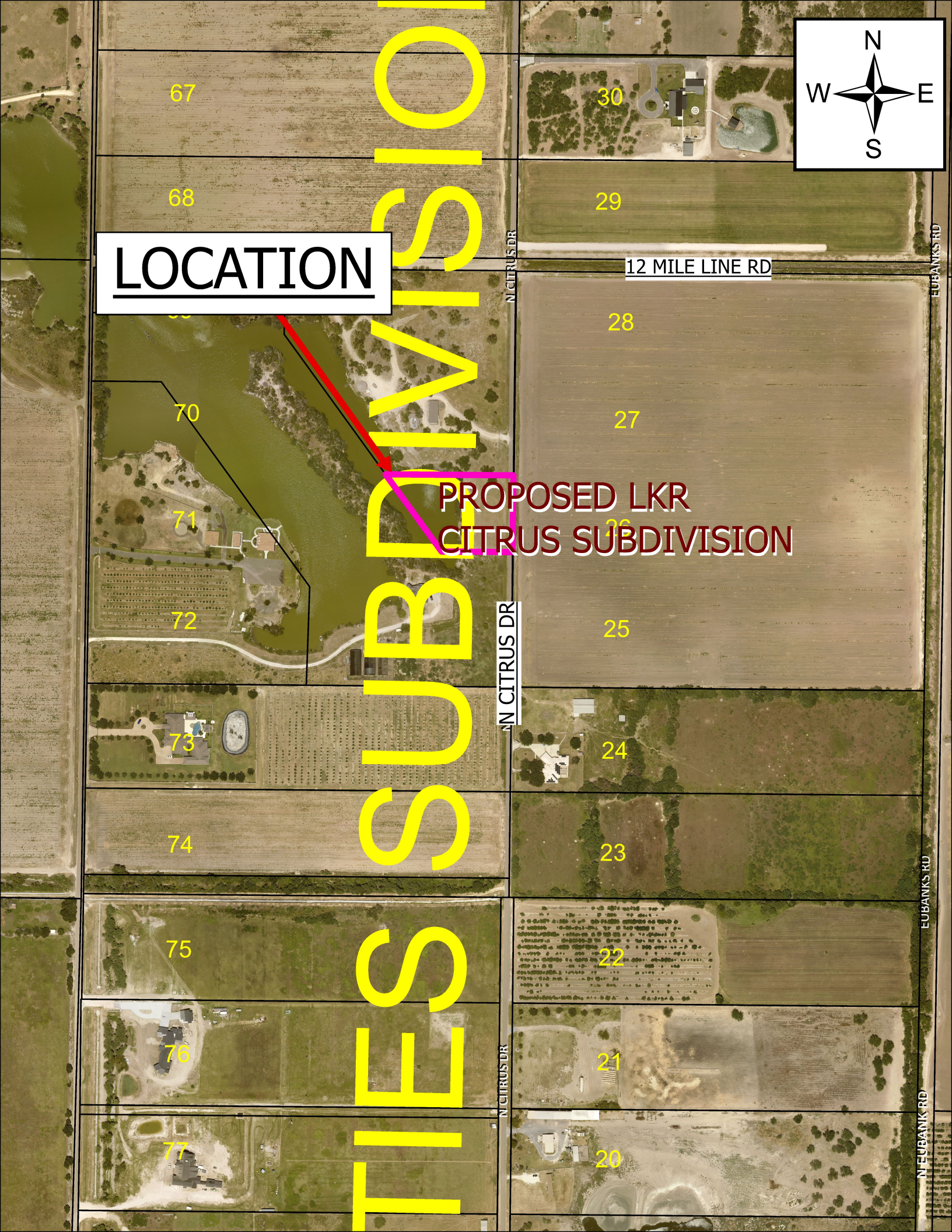
SETBACKS	
* Front 45 feet or greater for easements, whichever greater applies. - Revise plat note to reflect above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear 10 feet or greater for easements, whichever greater applies. - Revise plat note to reflect above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Sides 6 feet or greater for easements whichever greater applies - Revise plat note to reflect above prior to final **Zoning Ordinance: Section 138-356	Non-compliance
* Corner _____ **Zoning Ordinance: Section 134-356	NA
* Garage 18ft except where greater setback is required, greater setback applies. - Add plat note as stated above, prior to final **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Citrus Dr. - May increase to 5ft as per Engineering Department **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Applied
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses - Add plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses - Add plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note #2 to reflect as shown above prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. - Add plat note as shown above prior to final. - Proposed 1- lot subdivision **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. - Proposed 1- lot subdivision **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area - Finalize plat area as map plat and survey do not match **Zoning Ordinance: Section 138-356	Non-compliance
ZONING/CUP	
* Existing: ETJ Proposed: ETJ - If annexed to the city, a rezoning application & park requirements would apply. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - If annexed to the city, a rezoning application & park requirements would apply. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. - If annexed to the city, park fees will apply prior to final.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - If annexed to the city, park fees will apply prior to final.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. - If annexed to the city, park fees will apply prior to final.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: *Must comply with City's Access Management Policy. - Per application, proposed single family residential - Survey & plat dimensions do not match, revise prior to final - Update location map showing the adjacent properties with legal descriptions prior to final - Remove Edinburg from location map	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITIES APPROVAL.	Applied


LOCATION
PROPOSED LKR
CITRUS SUBDIVISION
12 MILE LINE RD
N CITRUS DR
N CITRUS DR
N CITRUS DR
EUBANKS RD
EUBANKS RD
N EUBANK RD
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SUB2024-0122

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name BRAVAC PARK
Legal Description ALL OF LOT 11, KING'S HIGHWAY SUBD.
Location NEC BRIAR AVE. & S. WARE ROAD
City Address or Block Number 421 S. WARE ROAD
Total No. of Lots 5 Total Dwelling Units — Gross Acres 5.0 Net Acres 4.50
☐Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☒No
For Fee Purposes: ☒**Commercial (**5.0 **Acres)/☐ Residential (** — **Lots)** Replat: ☒Yes/☐No
Existing Zoning C-2 Proposed Zoning M-2 Applied for Rezoning ☐No/☒Yes: Date
Existing Land Use OPEN Proposed Land Use HOTEL/RESTAURANT
Irrigation District # 1 Water CCN: ☒MPU/☐Sharyland Water SC Other
Agricultural Exemption: ☐Yes/☒No Parcel # 683562
Estimated Rollback Tax Due 0.00 Tax Dept. Review

Owner

Name BRIAN VEGA Phone 250-5093
Address 122 S. SHARY E-mail VEGALARCON@ICLOUD.COM
City MISSION State TX Zip 78572

Developer

Name SAME AS OWNER Phone
Address E-mail
City State Zip
Contact Person

Engineer

Name DAVID SALINAS Phone 682-9081
Address 2221 DAFFODIL E-mail dsalinas@salinasengineering.com
City MCALLEN State TX Zip 78501
Contact Person DAVID

Surveyor

Name SAME AS ENGR. Phone
Address E-mail
City State Zip

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

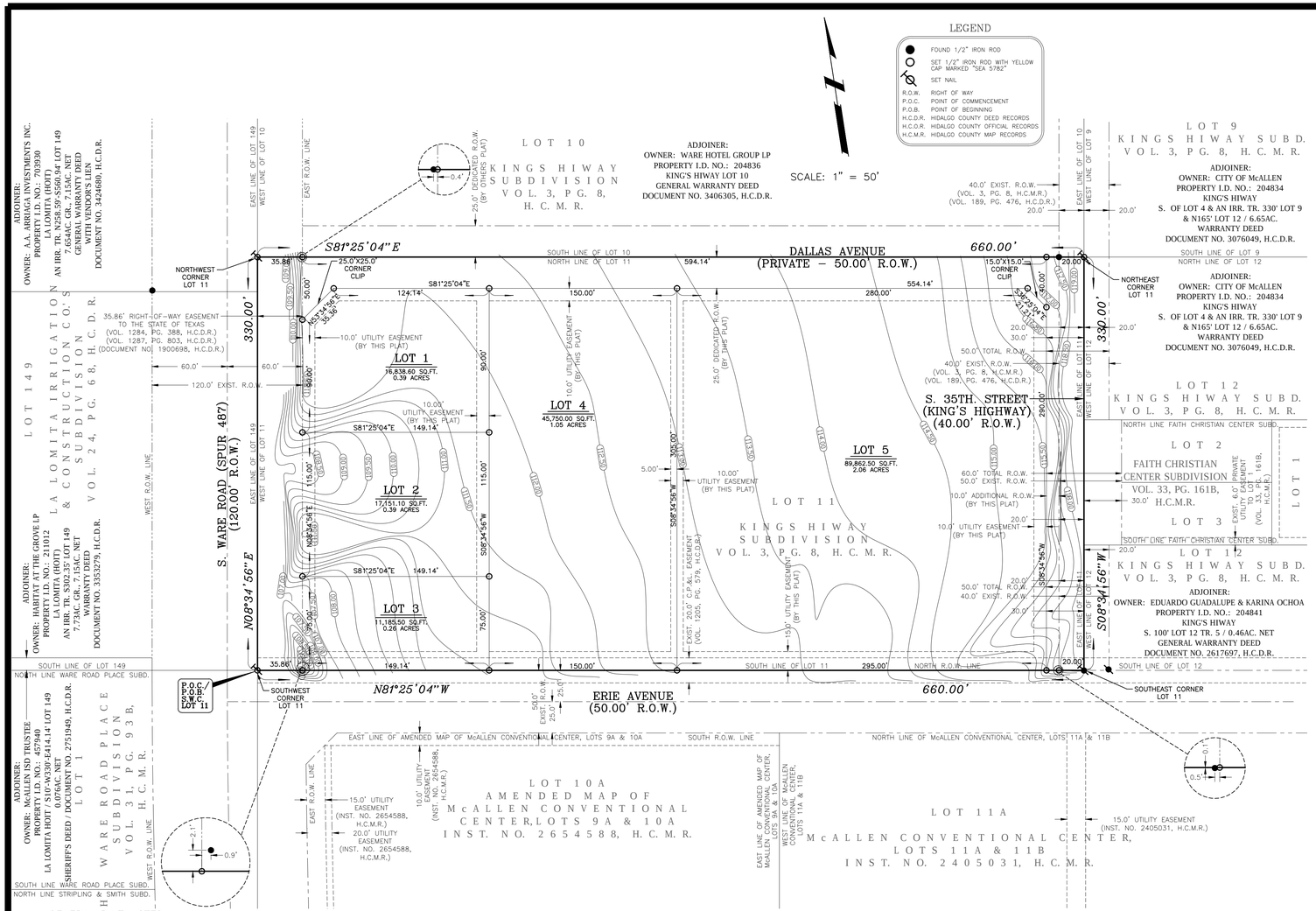
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 11/25/25

Print Name Arnold Omar Salinas

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion



GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
   CORNER: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, WHICHEVER IS GREATER APPLIES.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" (UNSHADED) ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED NOV. 2, 1982, COMMUNITY PANEL NO. 480343 0005 C. FLOOD ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING (NO SHADING)
3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THE LOT ALONG OLD U.S. HWY. 83, OR, 131.50.
4. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON S. WARE ROAD, SOUTH 35TH. STREET AND ERIE AVE.
5. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN A TOTAL VOLUME OF NOT LESS THAN 47,956.39 CU. FT., OR, 1.101 AC. FT. LOST 1 AND 2 SHALL EACH PROVIDE FOR A MINIMUM DETENTION VOLUME OF 4,508.0 CU. FT. LOT 3 SHALL PROVIDE FOR A MINIMUM DETENTION VOLUME OF 3,004.0 CU. FT. LOT 4 SHALL PROVIDE FOR A MINIMUM DETENTION VOLUME OF 12,134.0 CU. FT. LOT 5 SHALL PROVIDE A MINIMUM OF 23,802.39 CU. FT.
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
7. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.
8. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
10. BENCHMARK: MC76 IS LOCATED AT THE NORTH BOUND OF BUS. 83. 110 FEET EAST FROM THE BC OF WARE RD. AND 5 FEET NORTH FROM THE BC OF BUS. 83. THE MONUMENT IS 22 FEET SOUTH FROM THE R.R. TRACK RUNNING EAST-WEST. ELEV.=131.44
    COORDINATES: N: 16601127.00275, E: 10626624.19162.
    VERTICAL DATUM: NAVD 88
    HORIZONTAL DATUM: NAD 83
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
12. ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
13. A MINIMUM 24 FT. PRIVATE SERVICE DRIVE EASEMENT WILL BE ESTABLISHED AS PART OF THE SITE PLAN AND WILL BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.
14. NO CURB CUT ACCESS FOR LOTS 1, 2 AND 3 ALONG S. WARE ROAD.

BRAVAC PARK

AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS

BEING A 5.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 11, KING'S HIWAY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGE 08, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	BRIAN VEGA	122 S. SHARY ROAD	MISSION, TEXAS 78572		NONE
ENGINEER:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
SURVEYOR:	DAVID O. SALINAS	2221 DAFFODIL AVE.	McALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS BRAVAC PARK TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH WE WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: BRIAN VEGA
122 S. SHARY ROAD
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BRIAN VEGA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES. _____

MONICA GUERRA
Notary ID #11673539
My Commission Expires
August 2, 2027

STATE OF TEXAS
CITY OF McALLEN

I THE UNDERSIGNED, MAYOR OF THE CITY McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR _____ DATE _____

STATE OF TEXAS
CITY OF McALLEN

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

CHAIRMAN,
PLANNING AND ZONING COMMISSION

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E. _____ DATE _____
REG. PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
DAVID OMAR SALINAS
71973
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DAVID O. SALINAS, R.P.L.S. _____ DATE _____
REG. PROFESSIONAL LAND SURVEYOR #5782

STATE OF TEXAS
DAVID O. SALINAS
5782
REGISTERED PROFESSIONAL LAND SURVEYOR

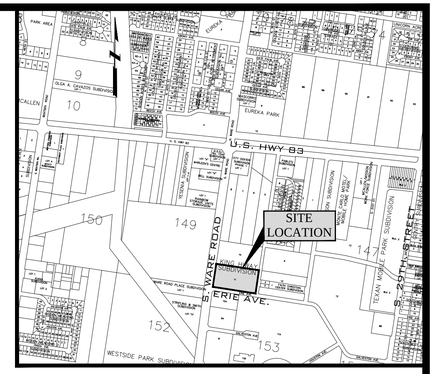
APPROVED BY DRAINAGE DISTRICT:

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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF MCALLEN ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON NOV. 21, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



LOCATION MAP

SCALE : 1" = 1,000'

METES AND BOUNDS DESCRIPTION

BEING A 5.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 11, KING'S HIWAY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 03, PAGE 08, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 5.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 11 LOCATED WITHIN THE RIGHT-OF-WAY OF S. WARE ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 34 MINUTES 56 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 11, A DISTANCE OF 330.0 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 11 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 81 DEGREES 25 MINUTES 04 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 35.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. WARE ROAD, AT A DISTANCE 640.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF S. 35TH. STREET, AT A DISTANCE OF 660.0 FEET IN ALL TO A NAIL SET ON ON THE NORTHEAST CORNER OF SAID LOT 11 LOCATED IN THE CENTER OF S. 35TH. STREET FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 08 DEGREES 34 MINUTES 56 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 11 WITH THE CENTER OF SAID S. 35TH. STREET, A DISTANCE OF 330.0 FEET TO A NAIL FOUND ON THE SOUTHEAST CORNER OF SAID LOT 11 LOCATED ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF ERIE AVE. FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 81 DEGREES 25 MINUTES 04 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 11 AND THE NORTH RIGHT-OF-WAY LINE OF SAID ERIE AVE., A DISTANCE OF 625.0 FEET PASSING A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID S. WARE ROAD, AT A DISTANCE OF 660.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 5.0 GROSS ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: RECORDED PLAT OF SAID KING'S HIWAY SUBD., H.C.T.N: \SUBDIVISIONPLATS\ERIEMARKETPLACE.SUB\5.00.102924

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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____,
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

BRAVAC PARK

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: NOV. 21, 2025
JOB NUMBER: SP-24-26110

OWNER: BRIAN VEGA
122 S. SHARY ROAD
MISSION, TEXAS 78572

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (TBPLS-10065700)
CONSULTING ENGINEERS & SURVEYORS
2221 DAFFODIL — McALLEN, TEXAS 78501
(956) 682-9081 (956) 686-1489 (FAX)
TBPLS 12100 PARK 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78753 (512) 239-5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/8/2025

SUBDIVISION NAME: BRAVCA PARK SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
South Ware Road: 60 ft. from centerline for 120 ft. total ROW Paving: by the state Curb & gutter: by the state - Provide copies of ROW documents referenced on plat for staff review, prior to final. - Label centerline on plat, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Erie Avenue: 25 ft. from centerline for 50 ft. total ROW Paving: approximately 30 ft. Curb & gutter: both sides - Provide document number for existing ROW dedication and provide a copy for staff review, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
South 35th Street: Dedication as needed for 30 ft. from centerline for 60 ft. total ROW Paving: 40 ft. Curb & gutter: both sides - Label centerline and provide a copy of existing ROW dedication for staff review, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
_____ Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length **Subdivision Ordinance: Section 134-118	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW: 20 ft. Paving: 16 ft. - Proposing: A minimum 24 ft. private service drive easement will be established at part of the site plan and will be maintained by the lot owners and not the City of McAllen. - Engineer must get with property to the north to determine service drive location to provide for extension and internal circulation as required by Traffic Department *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

SETBACKS	
* Front: (South Ware Road): In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. - Revise plat note as shown above, wording to be finalized prior to final. - Lot 2 has frontage on 3 streets and must clarify setbacks, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Corner: In accordance with the Zoning Ordinance or greater for easements or approved site plan, whichever is greater applies. **Zoning Ordinance: Section 138-356	Applied
* Garage **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South Ware Road, Erie Avenue, and South 35th Street. - Sidewalk requirements may increase to 5 ft. per Engineering Department, plat note wording to be finalized, prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	TBD
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Required
* Common Areas, any private service drives, access easements, etc. must be maintained by the lot owners and not the City of McAllen. - Revise plat note as shown above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: C-2 Proposed: M-2 (Mixed Use) Engineer submitted a rezoning application for M-2 (Mixed Use) the zoning hearing will be heard on the P&/Z Board Meeting 1-6-26 and City Commission on1-26-26 ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V Engineer summitted a rezoning application for M-2 (Mixed Use) the zoning hearing will be heard on the P&/Z Board Meeting 1-6-26 and City Commission on1-26-26	Non-compliance
PARKS	
* Land dedication in lieu of fee. As per application dated on November 7, 2024, proposed land use is commercial, commercial developments do no apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. As per application dated on November 7, 2024, proposed land use is commercial, commercial developments do no apply to Parks.	NA
* Pending review by the City Manager's Office. As per application dated on November 7, 2024, proposed land use is commercial, commercial developments do no apply to Parks.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Required
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

COMMENTS	
Comments: - Any abandonments must be done by separate process, not by plat. - Engineer must clarify access easement agreement with the property to the north to determine location to establish internal connection and access maintenance responsibility. - Engineer must clarify annotation of 60 ft. roadway on Lot 2 and use. - Engineer submitted a request for a name going from Erie Marketplace to Bravca Park - Engineer submitted a rezoning application for M-2 (Mixed Use) the zoning hearing will be heard on the P&/Z Board Meeting 1-6-26 and City Commission on1-26-26 *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM SUBJECT TO THE CONDITIONS NOTED AND UTIILITY APPROVAL.	Applied


LOCATION
KINGS HIWAY SUBDIVISION
PROPOSED ERIE MARKETPLACE
RAINBOW STORAGE UNITS SUBDIVISION
LOT 1
S WARE RD
S 35TH ST
MAR-BAR SUBDIVISION
KEYES SUBDIVISION
KEYES DRIVE (PRIVATE)
PRIVATE DR
LAS AVE
FAITH CHRISTIAN CENTER SUBDIVISION
ERIE AVE
STRIPLING & SMITH SUBDIVISION
LOT "A"
GALVESTON AVE
10A
9A
11A
153
N
S
E
W

SUB2025-0149

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name ~~CAPRICORN ESTATES SUBDIVISION No.3~~ North McAllen Lots 10A, Block 17 Subdivision

Legal Description A 0.241-OF AN ACRE TRACT, MORE OR LESS, BEING ALL OF LOT 10 AND THE NORTH HALF OF LOT 11, BLOCK 17, NORTH McALLEN, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS

Location EAST SIDE OF NORTH 11TH STREET 100.0 FEET NORTH OF EBONY AVENUE CENTER LINE

City Address or Block Number 508 N 11th St

Total No. of Lots 1 Total Dwelling Units 4 Gross Acres 0.241 Net Acres _____

☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☐Yes/☐No

For Fee Purposes: ☒**Commercial (** 0.241 **Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☐Yes/☒No

Existing Zoning R-3A Proposed Zoning R-3T Applied for Rezoning ☒No/☐Yes: Date _____

Existing Land Use OPEN AREA Proposed Land Use APARTMENTS

Irrigation District # 3 Water CCN: ☒MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☒No Parcel # 5400-00-017-0010-00

Estimated Rollback Tax Due N/A Tax Dept. Review _____

Owner

Name ~~MIRTALA G. ADAME~~ Garza Ramirez Phone (956) 240-3626

Address 215 GROVEWOOD AVE. E-mail Leotelbazan58@gmail.com

City MISSION State TX Zip 78572

Developer

Name LEONEL BAZAN Phone (956) 240-3626

Address 1108 LA PALMA DR. E-mail LEONELBAZAN58@GMAIL.COM

City PALMVIEW State TX Zip 78572

Contact Person LEONEL BAZAN

Engineer

Name HOMERO LUIS GUTIERREZ Phone (956) 369-0988

Address P.O. Box 548 E-mail HOMERO_GUTIERREZ@SBCGLOBAL.NET

City McALLEN State TX Zip 78505

Contact Person HOMERO LUIS GUTIERREZ

Surveyor

Name SAME AS ENGINEER Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

RECEIVED
OCT 1 8 2025
By

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

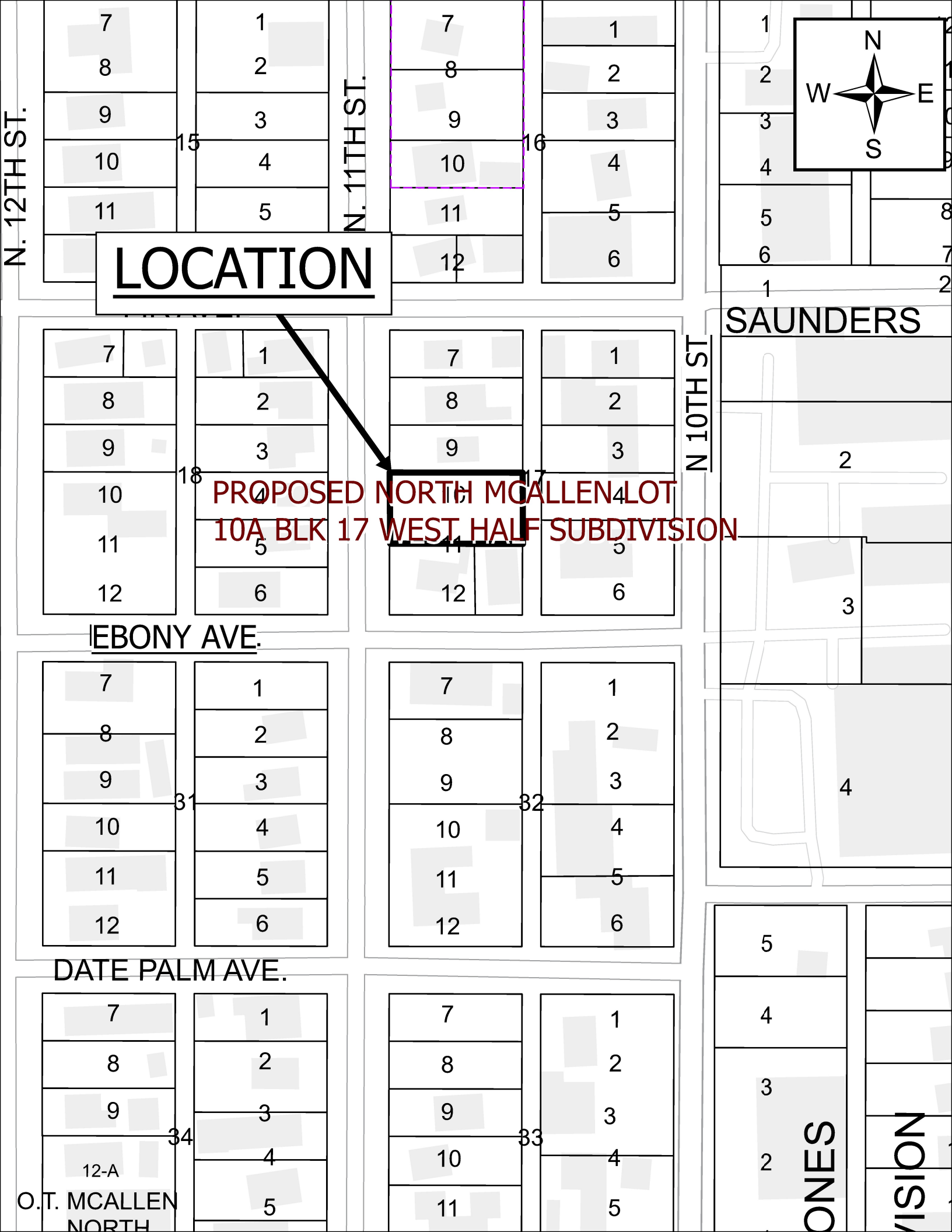
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

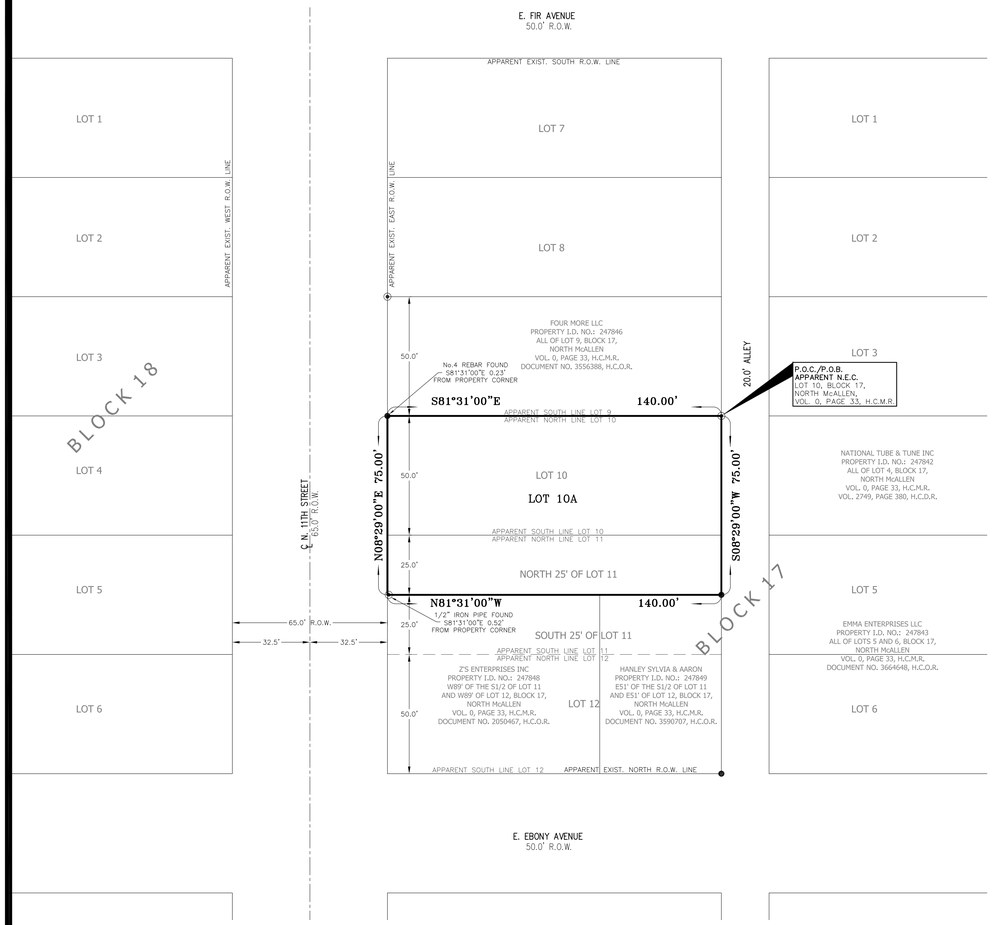
Signature _____ Date Oct-10-2025

Print Name Mirtala Garza Ramirez

Owner ☑ Authorized Agent ☐

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
PROPOSED NORTH MCALLEN LOT
10A BLK 17 WEST HALF SUBDIVISION
N. 12TH ST.
N. 11TH ST.
N 10TH ST
SAUNDERS
EBONY AVE.
DATE PALM AVE.
15
16
17
18
31
32
33
34
12-A
O.T. MCALLEN
NORTH
N
W
E
S



SCALE: 1" = 30'

BASIS OF BEARING AS PER TEXAS STATE PLANE COORDINATE SYSTEM NAD 1983, SOUTH ZONE

LEGEND

●	FOUND No.4 REBAR
⊗	FOUND 1/2 IRON PIPE
●F1	FOUND No.4 REBAR WITH YELLOW PLASTIC CAP STAMPED 4802
R.O.W.	RIGHT OF WAY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
H.C.D.R.	HIDALGO COUNTY DEED RECORDS
H.C.O.R.	HIDALGO COUNTY OFFICIAL RECORDS
H.C.M.R.	HIDALGO COUNTY MAP RECORDS
N.E.C.	NORTHEAST CORNER
VOL.	VOLUME

NORTH McALLEN LOT 10A, BLOCK 17, SUBDIVISION

CITY OF McALLEN, HIDALGO COUNTY, TEXAS

A 0.241–OF AN ACRE TRACT, MORE OR LESS, BEING ALL OF LOT 10 AND THE NORTH HALF OF LOT 11, BLOCK 17, NORTH McALLEN, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	*MIRTALA G. ADAME*	*215 GROVEWOOD AVE.*	*MISSION, TEXAS 78572*	*(956)*
ENGINEER:	*HOMERO LUIS GUTIERREZ*	*P.O. Box 548*	*McALLEN, TEXAS 78505*	*(956) 369–0988*
SURVEYOR:	*HOMERO LUIS GUTIERREZ*	*P.O. Box 548*	*McALLEN, TEXAS 78505*	*(956) 369–0988*

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES;
FRONT: 20.0' OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER GREATER APPLIES.
INTERIOR SIDE: 6.0' OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER GREATER APPLIES.
REAR: 10.0' OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER GREATER APPLIES.
GARAGE: 18.0' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER GREATER APPLIES.

2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" (SHADED); AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100–YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
COMMUNITY–PANEL NUMBER: 480343 0005 C
MAP REVISED: NOVEMBER 2, 1982

3. MINIMUM FINISHED FLOOR ELEVATION ON ALL NEW CONSTRUCTION SHALL BE A MINIMUM OF 18.0 INCHES ABOVE THE TOP OF THE ROAD AS MEASURED FROM THE CENTER OF THIS LOT ALONG N. WARE ROAD.

4. 4' WIDE MINIMUM SIDEWALK SHALL BE REQUIRED ALONG N. 11TH STREET.

5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF XXX.XX CUBIC FEET, OR, X.XX ACRE–FEET OF DRAINAGE RUNOFF VOLUME.

6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY EASEMENTS SHALL BE PROHIBITED.

7. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/ USE. AN 8' MASONRY WALL IS REQUIRED BETWEEN SINGLE–FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI–FAMILY RESIDENTIAL ZONE/ USE.

8. BENCHMARK: TOP OF NO.4 IRON ROD WITH YELLOW PLASTIC CAP LOCATED ON THE SOUTHEAST CORNER OF THIS SUBDIVISION, DATUM USED IS NAD83 GPS ELEVATION: 102.59, N=16601085.6000, E=1072845.4410

9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

10. COMMON AREAS, ANY PRIVATE DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.

THE COUNTY OF HIDALGO TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

RECORDED IN VOLUME _____ PAGE _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS NORTH McALLEN LOT 10A, BLOCK 17, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

OWNER: LUIS LAURO ADAME
215 GROVEWOOD AVE.
MISSION. TEXAS 78572

OWNER: MIRTALA G. ADAME
215 GROVEWOOD AVE.
MISSION. TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THE PERSON OR PERSONS, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES. _____

STATE OF TEXAS
CITY OF MCALLEN

I THE UNDERSIGNED, MAYOR OF THE CITY MCALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR DATE

STATE OF TEXAS
CITY OF MCALLEN

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

_____
CHAIRMAN,
PLANNING AND ZONING COMMISSION

_____
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 36639, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_____ _____
HOMERO LUIS GUTIERREZ, P.E. DATE
REG. PROFESSIONAL ENGINEER #36639

STATE OF TEXAS
HOMERO LUIS GUTIERREZ
36639
REGISTERED
PROFESSIONAL ENGINEER

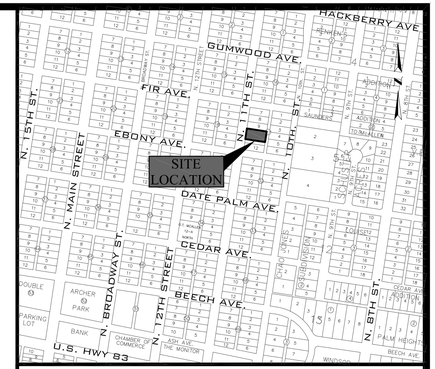
STATE OF TEXAS
COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY OF THE PROPERTY MADE JUNE 4, 2025, ON THE GROUND UNDER MY SUPERVISION.

_____ _____
HOMERO LUIS GUTIERREZ, R.P.L.S. DATE
REG. PROFESSIONAL LAND SURVEYOR #2791

STATE OF TEXAS
HOMERO LUIS GUTIERREZ
2791
REGISTERED
PROFESSIONAL
LAND SURVEYOR

THIS DOCUMENT IS FOR
INTERIM REVIEW AND
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.



LOCATION MAP SCALE : 1" = 500'

PREPARED BY:
H.L.G. PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ. P.E., OWNER
P.O. Box 548
McALLEN, TEXAS 78505

DATE PREPARED: NOVEMBER 6, 2025
DATE SURVEYED: JUNE 4, 2025

METES AND BOUNDS

A 0.241–OF AN ACRE TRACT, MORE OR LESS, BEING ALL OF LOT 10 AND THE NORTH HALF OF LOT 11, BLOCK 17, NORTH McALLEN, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED ON THE EAST SIDE OF NORTH 11TH STREET 100.0 FEET NORTH OF EBONY AVENUE CENTER LINE, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND 1/2 INCH IRON PIPE FOR THE APPARENT NORTHEAST OF SAID LOT 10, BLOCK 17, AND BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.241–OF AN ACRE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 29 MINUTES 00 SECONDS WEST, WITH THE APPARENT EAST LOT LINE OF SAID LOT 10 AND LOT 11 AND OF SAID 0.241–OF AN ACRE TRACT, A DISTANCE OF 50.00 FEET PAST THE COMMON LOT LINE OF SAID LOT 10 AND LOT 11, A TOTAL DISTANCE OF 75.00 FEET TO A FOUND NO.4 REBAR WITH PLASTIC CAP STAMPED 4802 ON THE EAST LINE OF SAID LOT 11 FOR THE APPARENT SOUTHEAST CORNER OF SAID 0.241–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 31 MINUTES 00 SECONDS WEST, PARALLEL TO THE APPARENT NORTH LOT LINE OF SAID LOT 11 AND WITH THE APPARENT SOUTH LOT LINE OF SAID 0.241–OF AN ACRE TRACT, A DISTANCE OF 140.00 FEET TO A POINT ON THE APPARENT EXISTING EAST RIGHT–OF–WAY LINE OF SAID NORTH 11TH STREET (WHERE A FOUND 1/2 INCH IRON PIPE BEARS S81°31'00"E A DISTANCE OF 0.52 FEET FROM SAID POINT) FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.241–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 29 MINUTES 00 SECONDS EAST, WITH THE SAID NORTH 11TH STREET EXISTING EAST RIGHT–OF–WAY LINE AND THE APPARENT WEST LOT LINE OF SAID LOT 10 AND LOT 11 AND OF SAID 0.241–OF AN ACRE TRACT, A DISTANCE OF 25.00 FEET PAST THE COMMON LOT LINE OF SAID LOT 10 AND LOT 11 A TOTAL DISTANCE OF 75.00 FEET TO A POINT (WHERE A FOUND NO.4 IRON ROD BEARS S81°31'00"E A DISTANCE OF 0.23 FEET FROM SAID POINT) FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 10 AND OF SAID 0.241–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED,

THENCE, SOUTH 81 DEGREES 31 MINUTES 00 SECONDS EAST, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 10 AND OF SAID 0.241–OF AN ACRE TRACT, A DISTANCE OF 140.00 FEET TO THE SAID 1/2 IRON PIPE FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 0.241–OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, AND BEING THE POINT OF BEGINNING, CONTAINING A GROSS OF 0.241 OF AN ACRE OF LAND, MORE OR LESS.

APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER 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 SESIN, P.E., C.F.M. DATE:
GENERAL MANAGER

HLG PLAN REVIEW SERVICES
HOMERO L. GUTIERREZ. P.E., OWNER
P.O. Box 548, McALLEN, TEXAS 78505 / TEL: 956-369-0988
TBPE Firm Licensed No. F-10426

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/8/2025

SUBDIVISION NAME: NORTH MCALLEN LOT 10A, BLOCK 17 SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 11th Street: 65 ft. ROW Existing Paving: 40 ft. Curb & gutter: both sides Revisions Required: **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Compliance
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
Paving _____ Curb & gutter _____ **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Applied
* 1,200 ft. Block Length _____ **Subdivision Ordinance: Section 134-118	NA
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW 20 ft. Paving 16 ft. -Existing improvements remain as now exist. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Applied
SETBACKS	
* Front: 20 ft. or greater for easements, or in line with existing structures, whichever greater applies - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Rear: 10 ft. or greater for easements. - Revise plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 6 ft. or greater for easements - revise plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner - this is not a corner lot **Zoning Ordinance: Section 138-356	NA
* Garage: 18 ft. except where greater setback is required, greater setbacks applies. - Revise note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. 11th Street. **Subdivision Ordinance: Section 134-120	Compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses **Landscaping Ordinance: Section 110-46	Compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **Landscaping Ordinance: Section 110-46	Compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along **Must comply with City Access Management Policy	Applied
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	NA
* Common Areas, any private drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Add plat note as stated above, prior to final.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
Existing: R-3A Proposed: R-3A ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. -Clarify the number of units proposed to establish required park fee, prior to final.	Non-compliance
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. - Clarify the number of units proposed to establish required park fee, prior to final.	TBD
* Pending review by the Parkland Dedication Advisory Board and CC.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: -Public Hearing will be required. -Please remove plat note #10, prior to final as it does not apply. - Show legal descriptions of adjacent properties, prior to final. -Since it is a replat- Name of subdivision should be "North McAllen Lot 10A, Block 17 Subdivision" - Any plat notes remain as now exist. If plat notes change, a vacate and replat will be required. - Engineer submitted application for name change from Capricorn to North McAllen. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, UTILITY AND DRAINAGE APPROVAL.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review


LOCATION
PROPOSED NORTH MCALLEN LOT
10A BLK 17 WEST HALF SUBDIVISION
N. 12TH ST.
N. 11TH ST.
N 10TH ST
SAUNDERS
EBONY AVE
DATE PALM AVE.
O.T. MCALLEN NORTH
N
W
E
S

SUB2025-0130

City of McAllen
Planning Department
311 NORTH 15TH STREET • (956) 681-1250 • (956) 681-1279 (fax)
SUBDIVISION PLAT REVIEW APPLICATION

Project Information

Subdivision Name MILITARY INDUSTRIAL PARK SUBDIVISION

Legal Description Being a 52.442 acre tract of land out of lots 13 and 14, Section 5,and 4, Hidalgo Canal Company's sub. or Porciones 64, 65 and 66,Hidalgo County, Texas, Recorded in Volume "Q", Page 177, (D.R.H.C.T.)

Location W MILITARY HWY & 10th St. (FM 336)

City Address or Block Number 1300 Military Hwy

Total No. of Lots 9 Total Dwelling Units _____ Gross Acres 52.442 Net Acres _____

☐Public Subdivision/☐Private and Gated /☑Private but Not Gated within ETJ: ☑Yes/☐No

For Fee Purposes: ☐Commercial (____ Acres)/☐ Residential (____ Lots) Replat: ☐Yes/☑No

Existing Zoning A-O Proposed Zoning I-1 Applied for Rezoning ☐No/☑Yes: Date 9/17/2025

Existing Land Use VACANT LOT Proposed Land Use INDUSTRIAL

Irrigation District # HCWID No.3 Water CCN: ☑MPU/☐Sharyland Water SC Other _____

Agricultural Exemption: ☐Yes/☑No Parcel # 654316

Estimated Rollback Tax Due _____ Tax Dept. Review _____

Owner

Name MCC INDUSTRIAL PARK, LLC. Phone _____

Address 6800 S. INTERNATIONAL PKWY STE 10 E-mail _____

City McALLEN State TEXAS Zip 78503

Developer

Name MCC INDUSTRIAL PARK, LLC. Phone _____

Address 6800 S. INTERNATIONAL PKWY STE 10 E-mail _____

City McALLEN State TEXAS Zip 78503

Contact Person LUIS H. CANTU

Engineer

Name VICTOR H. TREVINO Phone (956)424-3355

Address 900 S. STEWART, SUITE 13 E-mail victor@southtexasig.com

City MISSION State TEXAS Zip 78572

Contact Person (956)424-3355

Surveyor

Name VICTOR H. TREVINO Phone (956)424-3355

Address 900 S. STEWART, SUITE 13 E-mail victor@southtexasig.com

City MISSION State TEXAS Zip 78572

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- 8 ½" by 11" Original Sealed Survey showing existing structures/easements or 3 blueline copies 2 Location Maps
- 2 8 ½" by 11" copies/legible copies of plat with name & north arrow
- 6 Folded blueline prints of the proposed plat
- 2 Warranty Deeds (identifying owner on application)
- AutoCAD 2005 DWG file and PDF of plat
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation (if applicable)

Email Submittal Requirements

- Application Fee: $300 + $25/lot **for residential** (excluding apartment complexes) or $400 + $200 (0-5 acres), $400 + $300 (5.01-10 acres), $400 + $400 (10 acres or greater) **for commercial, industrial, or apartment complexes**
- Title Report
- Sealed Survey
- Location Map
- Plat & Reduced Plat
- Warranty Deed
- DWG File
- Letter of Authorization from the owner (if applicable)
- Proof of authority of person signing application on behalf of partnership/corporation, if applicable

Documents must be submitted in separate PDF files. Each file must be less than 20 MB. No scanned documents

*Submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON/VIA MAIL

PLAT TO SHOW:

- Metes and bounds
- Lots numbered with dimensions and area of irregular lots noted Surrounding platted lots and/or lot lines for unsubdivided tracts
- Name and address of owner, lienholder, developer, engineer and surveyor shown along with signature lines
- North arrow, scale and vicinity map
- Name & dimension of adjoining street ROWs (total width & width from centerline)

Note: Though the original submittal for application to process a subdivision plat does not require the drainage report or utility plans. it is advisable that they be included with the original submittal to expedite the review process. Complying with the minimum requirements for the original plat submittal does not constitute meeting the deadline for drainage and utility review by the appropriate boards. Additional information will be required during the review to properly complete the subdivision process. Any revisions would require resubmission and PDF files can be submitted via email at subdivisions@mcallen.net

Owner(s) Signature(s)

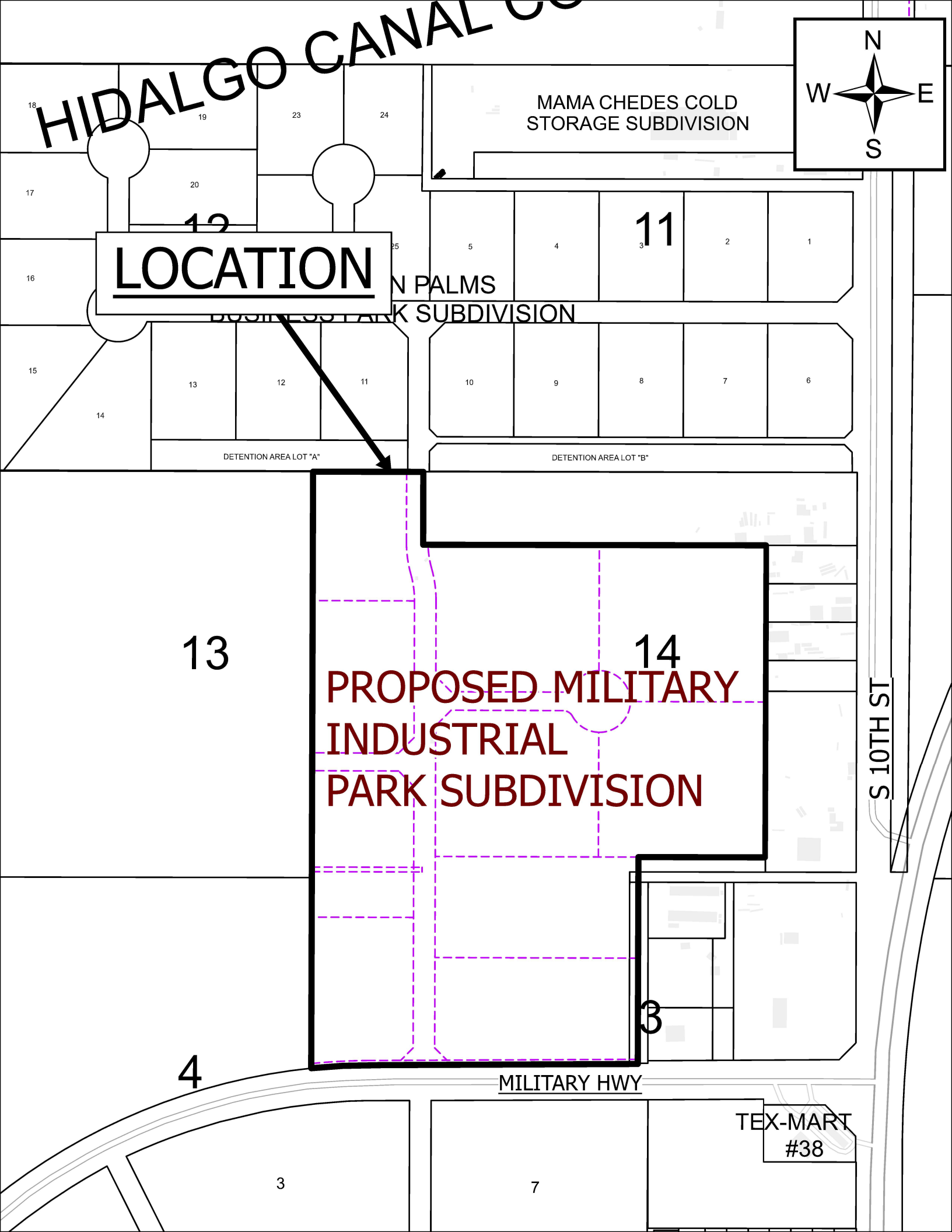
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

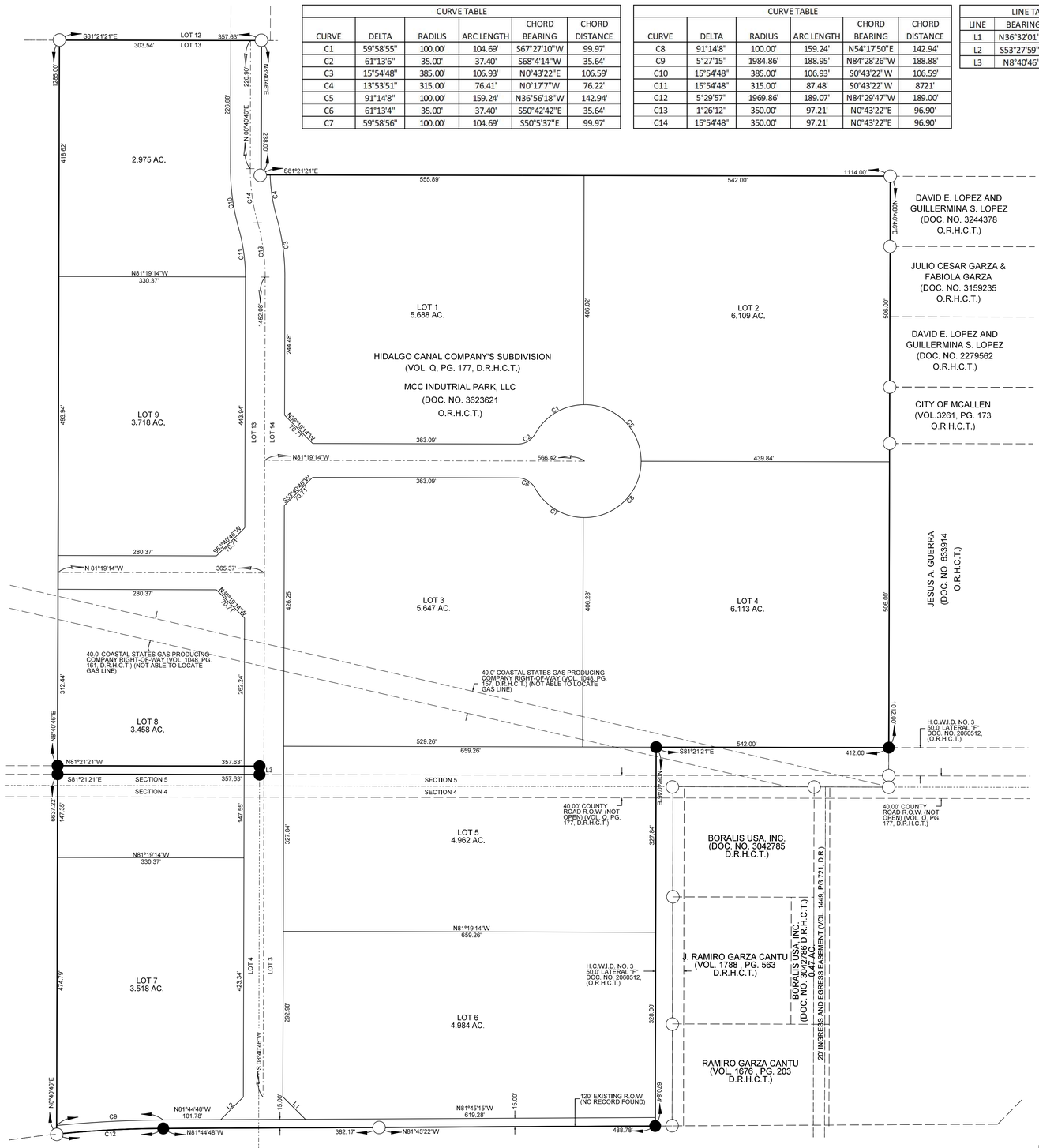
Signature _____ Date 09/17/2025

Print Name VICTOR H. TREVINO

Owner ☐ Authorized Agent ☑

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


HIDALGO CANAL
MAMA CHEDES COLD STORAGE SUBDIVISION
N
W
E
S
LOCATION
11
12
13
14
PROPOSED MILITARY INDUSTRIAL PARK SUBDIVISION
DETENTION AREA LOT "A"
DETENTION AREA LOT "B"
S 10TH ST
MILITARY HWY
TEX-MART #38
3
4
7



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	59°58'55"	100.00'	104.69'	S67°27'10"W	99.97'
C2	61°13'6"	35.00'	37.40'	S68°4'14"W	35.64'
C3	15°54'48"	385.00'	106.93'	N0°43'22"E	106.59'
C4	13°53'51"	315.00'	76.41'	N0°17'7"W	76.22'
C5	91°14'8"	100.00'	159.24'	N36°56'18"W	142.94'
C6	61°13'4"	35.00'	37.40'	S50°42'42"E	35.64'
C7	59°58'56"	100.00'	104.69'	S50°5'37"E	99.97'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	91°14'8"	100.00'	159.24'	N54°17'50"E	142.94'
C9	5°27'15"	1984.86'	188.95'	N84°28'26"W	188.88'
C10	15°54'48"	385.00'	106.93'	S0°43'22"W	106.59'
C11	15°54'48"	315.00'	87.48'	S0°43'22"W	8721'
C12	5°29'57"	1969.86'	189.07'	N84°29'47"W	189.00'
C13	1°26'12"	350.00'	97.21'	N0°43'22"E	96.90'
C14	15°54'48"	350.00'	97.21'	N0°43'22"E	96.90'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°32'01"W	56.36
L2	S53°27'59"W	56.78
L3	N8°40'46"E	15.00'

REVISION NOTES				
No.	SHEET	REVISION	DATE	APPROVED

GENERAL NOTES

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: "X500" ZONE "X500" AREA IN WHICHS FLOOD HAZARDAS ARE UNDETERMIND.; COMMUNITY PANEL NO. 4803340400 C, EFECTIVE NOVEMBER 16, 1982.

2. SETBACK LINES TO BE AS PER CITY OF MCALLEN ZONING ORDINANCE.

3. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

4. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT:

BM-1 IS A 5/8-INCH IRON ROD WITH BLUE CAP STAMPED "CONTROL R.O.W.S.S." ELEV. = 0.0

BM-2 IS A 5/8-INCH IRON ROD WITH BLUE CAP STAMPED "CONTROL R.O.W.S.S." ELEV. = 0.0

N.A.V.D. 88 DATUM

5. THIS ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 491,795 CUBIC FEET, OR 11.290 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.

6. SERVICES CONNECTION WILL BE DONE AT THE BUILDING PERMIT STAGE.

CITY OF MCALLEN

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

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

_____
CHAIRMAN, PLANNING AND ZONING COMMISSION

_____
DATE:

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MCALLEN, HEREBY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____
MAYOR, CITY OF MCALLEN

_____
DATE:

ENGINEER AND SURVEYOR CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON _____ UNDER MY DIRECTION.

_____
VICTOR H. TREVINO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6968
FIRM # 10193886
900 S. STEWART RD., SUITE 13
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

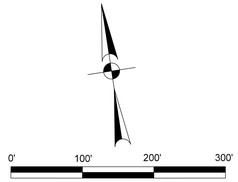
_____
VICTOR H TREVIÑO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3

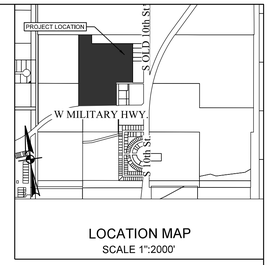
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO 3 RIGHT OF WAYS OR EASEMENTS APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT, OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

_____ _____
O E BRAND JR, PRESIDENT MARK FREELAND, SECRETARY



SCALE 1" = 100' (24" X 36")



LOCATION MAP
SCALE 1":2000'

LEGEND:

FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED	○
SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED	●
MAP RECORDS HIDALGO COUNTY TEXAS	M.R.H.C.T.
OFFICIAL RECORDS HIDALGO COUNTY TEXAS	O.R.H.C.T.
DEED RECORDS HIDALGO COUNTY TEXAS	D.R.H.C.T.

LOCATION DESCRIPTION

MILITARY INDUSTRIAL PARK IS LOCATED IN THE INTERSECTION OF W MILITARY HWY AND S 10TH ST. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF HIDALGO, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 15,128 CENSUS). MILITARY INDUSTRIAL PARK LIES ON THE CITY OF McALLEN.

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

I(WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MCC INDUTRIAL PARK, LLC., OF THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCIRBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQURED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

_____ _____
MCC INDUSTRIAL PARK, LLC. DATE

MCALLEN, TEXAS 78503

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, ____

_____
NOTARY PUBLIC

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINGE 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

_____ _____
RAUL E. SESIN, P.E., C.F.M. DATE

THE COUNTY OF HIDALGO TEXAS

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

DATE PREPARED:
03/19/2025

SUBDIVISION PLAT

MILITARY INDUSTRIAL PARK

Being a 52.442 acre tract of land out of Lots 13 and 14, Section 5, and Lots 3 and 4, Section 4, Hidalgo Canal Company's Subdivision, or Porsiones 64, 65 and 66, Hidalgo County, Texas, recorded In Volume "Q", Page 177, Deed Records, Hidalgo County, Texas

PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	MCC INDUSTRIAL PARK, LLC.	6800 S. INTERNATIONAL PKWY STE 10	MCALLEN, TEXAS 78503	(956) XXX-XXXX	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	VICTOR H. TREVINO, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART RD., SUITE 13
MISSION, TEXAS 78572
PH (956) 424-3335
FAX: (956) 424-3132
TBPE REG. # 1500

SOUTH TEXAS INFRASTRUCTURE GROUP

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 12/9/2025

SUBDIVISION NAME: MILITARY INDUSTRIAL PARK SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
W. Military Hwy (F.M. 1016): Dedication for 75 ft. from centerline for a total of 150 ft. R.O.W. Paving: 65-86 Curb & gutter by state - Provide any existing R.O.W. on plat with documents for staff to review, prior to final. - please label centerline and existing R.O.W. on both sides to determine R.O.W dedication, prior to final. -Clarify if this section on Military Hwy is a state designated roadway, prior to final to establish any requirements as needed. - The engineer submitted a variance request to not dedicate ROW. this variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Streets: Minimum 60 ft. R.O.W Paving 40 ft. Curb & gutter both sides Revisions needed: - Label all street R.O.W. width on this plat to assure compliance. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Cul-De-Sac Street: Minimum 60 ft. R.O.W. Paving: 40 ft. Curb & gutter both sides -Requires a 200 ft. R.O.W diameter, with 180 ft. of pavement as per section 134-105 of the subdivision ordinance. - Once plat is revised clarifying extension of the N/S interior to the subdivision to the north, staff will establish Cul-De-Sac to assure compliance. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W Stub Out Street: 60ft. Paving: 40 ft. Curb & gutter: both sides -Stub out street to the west between Lots 8 and 9, need to provide a paved temporary turnaround with minimum 96 ft. paving diameter. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Existing 40' County R.O.W: Dedication for 60 ft. R.O.W Paving 40 ft. Curb & gutter both sides - The plat does not provide for any R.O.W. Dedication, Clarify and Finalize alignment/ requirement, prior to final. - An abandonment has been submitted and is in process. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 1,200 ft. Block Length: -Need to finalize street layout to assure block length do not exceed 1, 2000 ft in length. **Subdivision Ordinance: Section 134-118	Non-compliance
* 900 ft. Block Length for R-3 Zone Districts _____ **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac -Please provide the length of the Cul-De-Sac on plat to determine compliance. - The engineer submitted a variance request to the Cul-de-Sac Length exceeding 100ft. (666 ft.). This variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026. **Subdivision Ordinance: Section 134-105 *Please provide Cul-De-Sac length.	Non-compliance
ALLEYS	
ROW 20 ft. Paving 16 ft. *Alley/service drive easement required for commercial properties. *Engineer must clarify if alley or service drive will be provided. *Alley or service drive cannot be a dead end. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the zoning ordinance or greater for easements, whichever greater applies. -Please add plat note as stated above. **Zoning Ordinance: Section 138-356	Non-compliance
*Rear: In accordance with the zoning ordinance or greater for easements, whichever greater applies. - Please add plat note as referenced above. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the zoning ordinance or greater for easements, whichever greater applies. - add plat note as shown above. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: In accordance with the zoning ordinance or greater for easements, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage _____ **Zoning Ordinance: Section 138-356	NA
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Military Hwy (F.M. 1016) and both sides of all interior streets. - Add plat note as stated above, prior to final. - Sidewalks might increase to 5 ft. per engineering, prior to final. **Subdivision Ordinance: Section 134-120	Non-compliance
* Perimeter sidewalks must be built or money escrowed if not built at this time.	Required

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses *Please add plat note as stated above. **Landscaping Ordinance: Section 110-46	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses *Please add plat note as stated above, prior to final. **Landscaping Ordinance: Section 110-46	Non-compliance
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Lots 6 and 7 on Military Highway. -Add plat note as stated above, prior to final. **Must comply with City Access Management Policy	Non-compliance
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. *Please add plat note as stated above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	Applied
* Developer/Homeowner's Association/Owner, their successors and assignees, and not the City of McAllen shall be responsible for compliance of installation and maintenance and other requirements per Section 134-168 of the Subdivision Ordinance, including but not limited to common areas and its private streets. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	NA
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat.	Non-compliance
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area. - Please identify area at the N/W corner of plat that is not labeled. Need lot number or letter. **Zoning Ordinance: Section 138-356	Non-compliance

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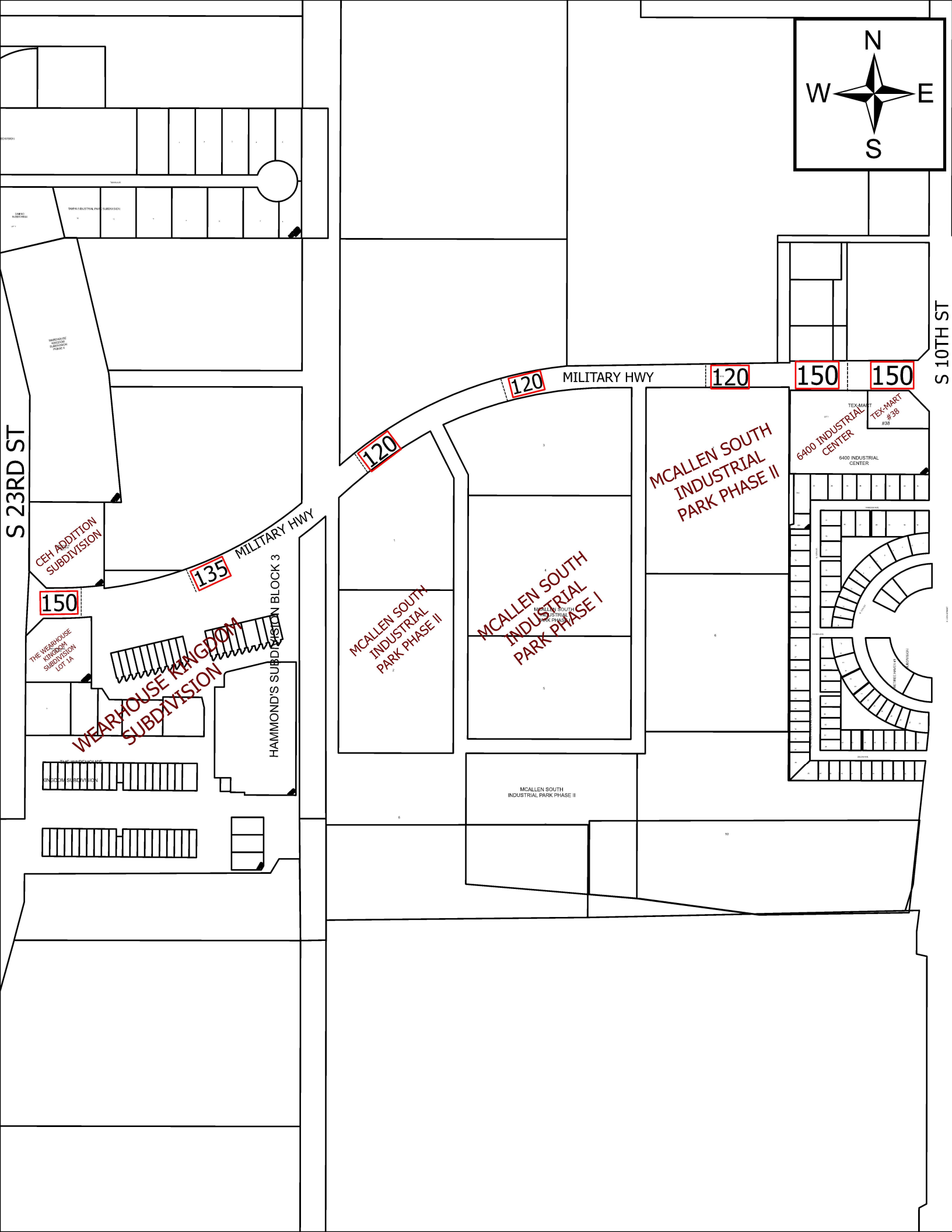
ZONING/CUP	
* Existing: I-1 Proposed: I-1 - Please update application to reflect the current zone and relevant information ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. *Does not pertain to commercial development.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording	NA
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
COMMENTS	
Comments: *Must comply with City's Access Management Policy. -Please add plat notes regarding setbacks on plat - In-between Lot 8 and Lot 9, please indicate if temporary turnaround will be provided. - No dead ends are permitted - Provide Cul-de-sac length -Clarify the bolded lines on Lot 8 -Clarify if the north lot of lot 9 is detention, if so, please indicate as detention area. - Any abandonments must be by separate instrument and not by this plat. -Need to provide an ownership map of surrounding properties to assure no landlock property exists or if additional streets will be required, prior to final. -Need to add the 'Subdivisions parcel information on the Location Map on the top right-hand side. Add parcel information of existing subdivisions on the map please. -- The engineer submitted a variance request to not dedicate ROW and exceeding the Cul-De-Sac Length. This variance will be heard at the planning and zoning meeting on 12/16/2025 and City Commission on 01/26/2026.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVAL AND CLARIFICATION TO THE VARIANCE REQUEST.	Applied

These comments are for subdivision requirements only – additional requirements may apply at time of site plan review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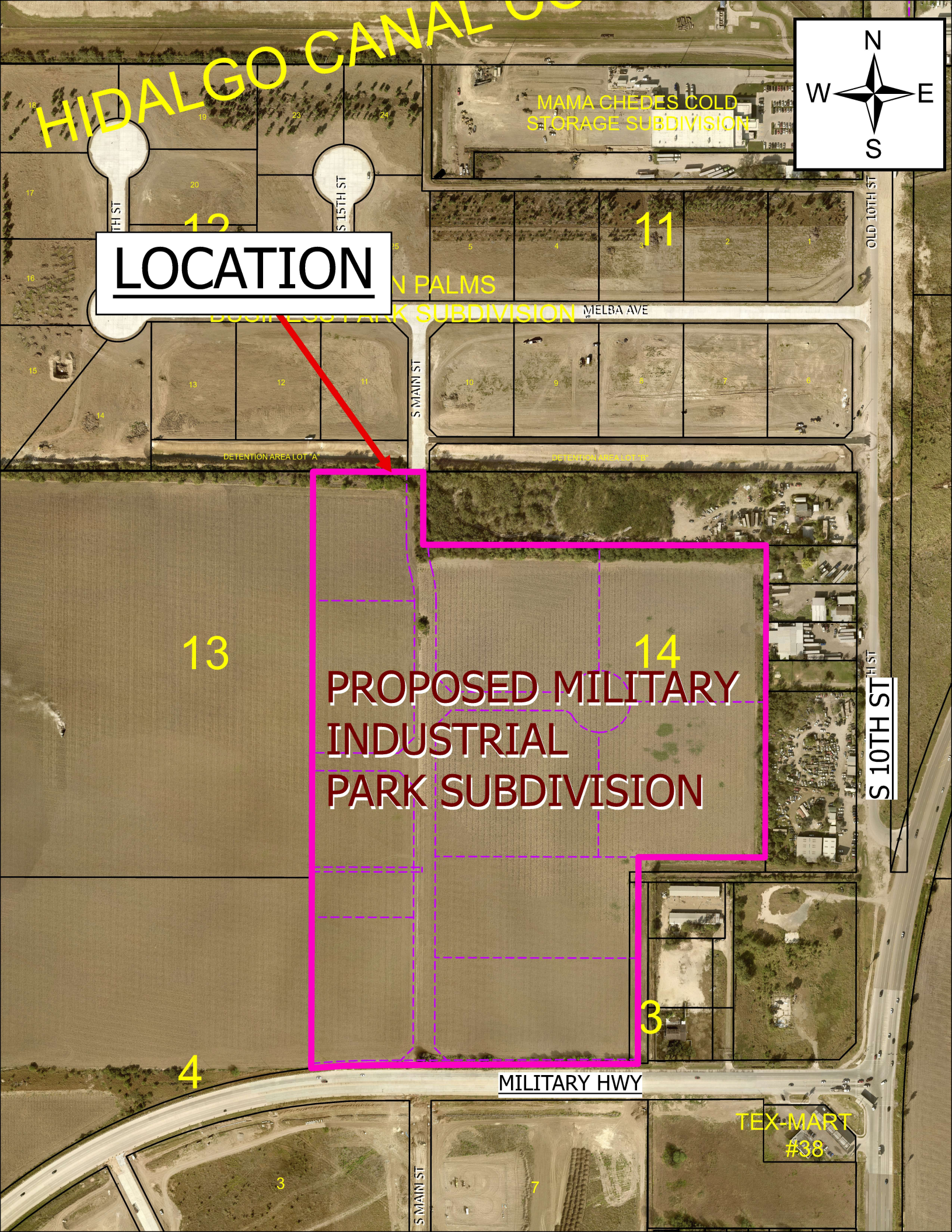
CEH ADDITION SUBDIVISION
THE WEARHOUSE KINGDOM SUBDIVISION LOT 1A
WEARHOUSE KINGDOM SUBDIVISION
HAMMOND'S SUBDIVISION BLOCK 3
MCALLEN SOUTH INDUSTRIAL PARK PHASE II
MCALLEN SOUTH INDUSTRIAL PARK PHASE I
MCALLEN SOUTH INDUSTRIAL PARK PHASE II
MCALLEN SOUTH INDUSTRIAL PARK PHASE II
6400 INDUSTRIAL CENTER
6400 INDUSTRIAL CENTER
TEX-MART #38
TEX-MART #38


HIDALGO CANAL
MAMA CHEDES COLD STORAGE SUBDIVISION
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LOCATION
12
11
N PALMS
MELBA AVE
S MAIN ST
OLD 10TH ST
DETENTION AREA LOT "A"
DETENTION AREA LOT "B"
13
14
PROPOSED MILITARY INDUSTRIAL PARK SUBDIVISION
S 10TH ST
3
4
MILITARY HWY
TEX-MART #38
S MAIN ST
3
7