AGENDA

PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, OCTOBER 21, 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 minutes for the August 19, 2025 meeting

2) PUBLIC HEARING

ROUTINE ITEMS: ***(All Rezonings listed under this section come with favorable recommendation from the Planning & Zoning Staff and will be enacted by one motion. However, if there is opposition at the meeting or a discussion is desired, that item(s) will be removed from the Routine Items section on the agenda and will be considered separately.***

a) CITY INITIATED REZONING ITEMS:

Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:

1. CASE REZ2025-0224:
Idelas Corner Lot 1 Subdivision Hidalgo County, Texas.
4524 South Ware Road

Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

2. CASE REZ2025-0226:
2305 South 26th Street (PID: 211110)

3. CASE REZ2025-0230:
2725-2729 South 29th Street (Prop ID: 230698, 230699)

4. CASE REZ2025-0231:
2716-2800 South 26th Street (Prop ID: 230703, 230704)
2720 South 26th 1/2 Street (Prop ID: 230702)

5. CASE REZ2025-0206:

Hofland Lot 1 Subdivision, Hidalgo County, Texas
3 Old Orchard Road
Old Orchard Lot 1 Subdivision, Hidalgo County, Texas
2 Old Orchard Road
Old Orchard No. 2 Lots 1-5 Subdivision, Hidalgo County, Texas
4-9 Old Orchard Road
STN Lot 1 Subdivision, Hidalgo County, Texas
317 Byron Nelson Drive
Loma Linda Lots 7-8 BLK 4 Subdivision, Hidalgo County, Texas
312-320 Bales Road
401-501 Byron Nelson Avenue PIDS: (189378, 189377)
508-512 Bales Road PIDS: (674011, 674010)

6. CASE REZ2025-0204:

Country Club Heights Lot 1 Subdivision, Hidalgo County, Texas
2501 South Cynthia Street and Lots 2A-5A 300-317 East Zion Avenue
San Angel Country Lots 1A-17A Subdivision, Hidalgo County, Texas
2500-2609 South "C" Street
The Heights at McColl Lots 1-20 and 51-65 Subdivision, Hidalgo County, Texas
701-1017 East Jersey Meadow Avenue
Lots 29-50 and 66-77 700-1020 East Keeton Avenue
Lots 21A-28 2501-2529 South "J" Street

Rezoning from R-3T (Multi-family Residential Townhouse-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

7. CASE REZ2025-0229:

North Chateau Heights 1-24 Subdivision, Hidalgo County, Texas.
201-301 Bales Road
Chateau Heights BLK 4-9, 13 Subdivision, Hidalgo County, Texas.
3100 South 2nd Street

8. CASE REZ2025-0223:

Las Villitas Lots 21-58 Subdivision, Hidalgo County, Texas
500-636 East Sandyhills Avenue
Las Villitas Lots 1-20 & 59-78) Subdivision, Hidalgo County, Texas,
500-637 East Thornhill Avenue
Las Villitas Lots A-C & 79-87 & 91-96 Subdivision, Hidalgo County, Texas, 501-601 East Uphall Avenue
Las Villitas Lots 88-90 & 97-110 Subdivision, Hidalgo County, Texas, 3800-3849 South D Street
Las Villitas Lots 111-124 Subdivision, Hidalgo County, Texas
3800-3825 South E Street
La Vida Hermosa Lot 1 Subdivision, Hidalgo County, Texas
500 E El Rancho Road
3517 South McColl Road (Prod ID 290260)

Rezoning from R-3T (Multi-family Residential Townhouse-OC) District and R-3C(Multi-family Residential Condominiums-OC) District under the Old Code (OC) to R-3 (High Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

9. CASE REZ2025-0221:

Paseo Del Lago Townhomes Lots 1-12 & 23-31 Subdivision Hidalgo County, Texas, 3900-3923 South "M" Lane

Paseo Del Lago Townhomes Lots 13-22 & LOTS A-D Subdivision Hidalgo County, Texas

1410-1434 East Sundown Drive

Rezoning from R-3A (Multifamily Residential Apartment-OC) District under the Old Code (OC) to R-3 (High-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:

10. CASE REZ2025-0205:

Hearthstone #3 Lot 1, Hearthstone #2 Lot 1, Heartstone Lot A1 and Ridge Plaza Lot 17 Subdivision Hidalgo County, Texas
(800-1200 E Vermont Avenue)

La Estancia Apartments Lot 1 Subdivision Hidalgo County, Texas (2401 South McColl Road)

Lots 78-95 and 134-150 (700-1021 East La Cantera Ave)

Lots 101-133 (700-1017 East Myrtle Beech Avenue)

Lots 96-100 and Lot A (2701-2801 South "J" Street)

11. CASE REZ2025-0236:

301 East Hackberry Avenue (PID: 1568078)

b) REZONING:

1. Rezone from R-1 (Single-Family Residential -OC) District to R-3 (High-Density Residential-UDC) District: 15.891 Acres out of lot 10, Section 279, Texas Mexican Railway Company's Survey, Hidalgo County, Texas; 1901 Freddy Gonzalez Road **(REZ2025-0217)**

2. Rezone from C-3L (Light Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Rolando Gomez Properties 1 Subdivision, Hidalgo County, Texas; 3224 Buddy Owens Boulevard **(REZ2025-0222)**

3. Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 9, Block 26, North McAllen Subdivision, Hidalgo County, Texas; 414 N. 17th Street **(REZ2025-0227)**

4. Rezone from R-1 (Single-Family Residential-OC) District to R-1 (Low-Density Residential-UDC) District: Lot 27, Frontier Development Co. Subdivision, Hidalgo County, Texas; 2517 Pecan Avenue **(REZ2025-0225)**

5. Rezone from C-3 (General Business-OC) District to C-2 (Regional Commercial-UDC) District: A 1.928 Acre out of Lot 8, Section 8, Hidalgo Canal Company Subdivision, Hidalgo County, Texas; 201 Dallas Avenue. **(REZ2025-0235)**

6. Rezone from R-3A (Multi-family Residential Apartment-OC) District to R-3 (High-Density Residential-UDC) District: 0.592 of one acre out of section 227 and section 232, Texas-Mexican Railway Company's Survey, Subdivision, Hidalgo County, Texas; 5300 Tres Lagos Boulevard **(REZ2025-0233)**

c) CONDITIONAL USE PERMITS:

1. Request of Ezequiel Ortiz for a Conditional Use Permit for one year, and adoption of an ordinance for a bar (76 Bar and Kitchen) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite N-2 **(CUP2025-0091)**

2. Request of Veronica Garza for a Conditional Use Permit for one year, and adoption of an ordinance for a Home Occupation (Day Care Facility) at Lot 14, Mirabella Park ll Subdivision, Hidalgo County, Texas; 7926 North 28th Lane **(CUP2025-0092)**

3. Request of Israel Villarreal for a Conditional Use Permit for one year, and adoption of an ordinance for a bar, at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suites I, J, K **(CUP2025-0093)**

4. 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; 2601 Expressway 83 **(CUP2025-0095)**

5. Request of Melden and Hunt Inc., on behalf of Synergy a Real Estate Alliance LLC., for a conditional use permit, for life of the use, and adoption of an ordinance, for a Planned Unit Development Lots 1-40 and CA-A, Taylor Villas Subdivision, Hidalgo County, Texas; 2021 South Taylor Road. **(CUP2025- 0090)**

3) CONSENT:

a) Brier Village Phase II Subdivision, 3925 N. Bentsen Road, Garman Investments, LP., **(SUB2023-0055) (REVISED PRELIMINARY) 6-MONTH EXT**

4) SUBDIVISIONS:

a) Serna Tracts Subdivision, 13601 N. Trosper Road., Jose Francisco Serna, **(SUB2025-0138) (PRELIMINARY) SAMES INC.**

b) Heron Cove Subdivision, 506 N. 6th Street, Faith Development Leasing, LLC, **(SUB2025-0135) (PRELIMINARY) VT.**

c) ABA Estates Subdivision, 4613 Buddy Owens Boulevard, Benito Martinez, **(SUB2025-0139) (PRELIMINARY) SEA**

d) Misodi Subdivision, 8000 S. Jackson Road, E&Y Investments, LLC., **(SUB2025-0146) (PRELIMINARY) QEA**

e) Villas at Tres Lagos Phase I Subdivision, 5300 Tres Lagos Boulevard, Rhodes Enterprises, Inc., **(SUB2024-0077) (REVISED PRELIMINARY) M&H.**

f) De Rios Subdivision, 3021 S. J Street., Tomas Rios, Jr., **(SUB2025-0092) (FINAL) SEA**

g) El Dorado at Thousand Oaks I, II, III, IV Phase 2 Subdivision, 13100 North 38th Street, Red Rock Real Estate Development Group, LTD., **(SUB2024-0040) (REVISED FINAL) (TABLED 09/24/2025) (TABLED 10/07/2025) QHA**

h) Hobbs Farm Subdivision, 309 Hobbs Drive., Alvaro Gonzalez, **(SUB2025-0148) (FINAL) PABLO SOTO**

i) Augusta Village Subdivision, 1009 E. Augusta Avenue, Marlene and Erick Hernandez **(SUB2025-0141) (FINAL) RPLX**

j) Hidden Grove Estates, 8601 N. 2ND Street., Millennial Bear Farms, LLC, **(SUB2024-0131) (REVISED PRELIMINARY) M&H**

k) Re-plat of Sunrise Terrace, 3001 N. Jackson Road, L360 Group, LLC, **(SUB2025-0133) (PRELIMINARY) RDE**

l) APEX Estates Phase I Subdivision, 321 S. Taylor Road., Shaddai Construction, LLC **(SUB2025-0118) (FINAL) RJC**

m) APEX Estates Phase II Subdivision, 313 S. Taylor Road., Shaddai Construction, LLC **(SUB2025-0119) (FINAL) RJC**

n) Surprise Subdivision, 408 S. 9th Street, Ron & Estela Surprise., **(SUB2025-0144) (FINAL) SEA**

o) The Heights on Wisconsin Subdivision Phase I, 7901 N. 7th Street, DK3 Investments Group, LLC, **(SUB2024-0099) (REVISED FINAL)**

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.

08/19/2025
MEETING MINUTES WILL BE ADDED ON MONDAY 10/20/2025

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 21, 2025

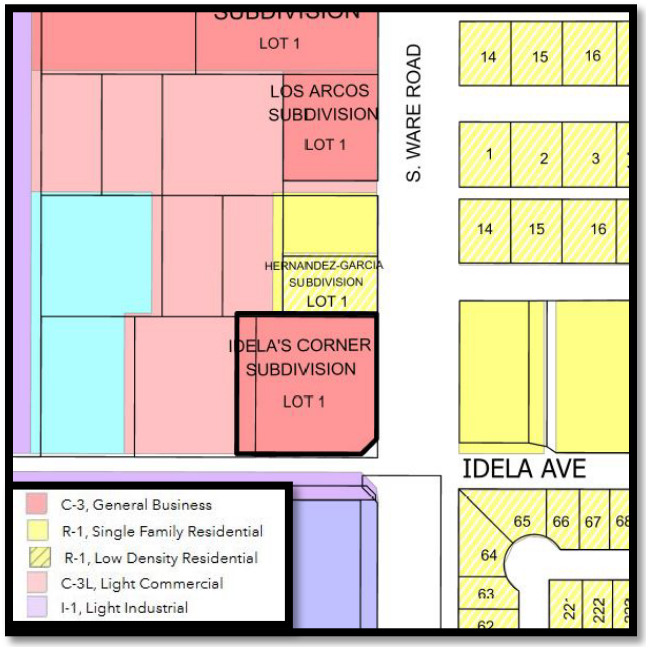
SUBJECT: **Rezoning from C-3 (General Business-OC) District under the Old Code (OC) to C-2 (Regional Commercial-UDC) District under the new Unified Development Code (UDC) for the following properties:**

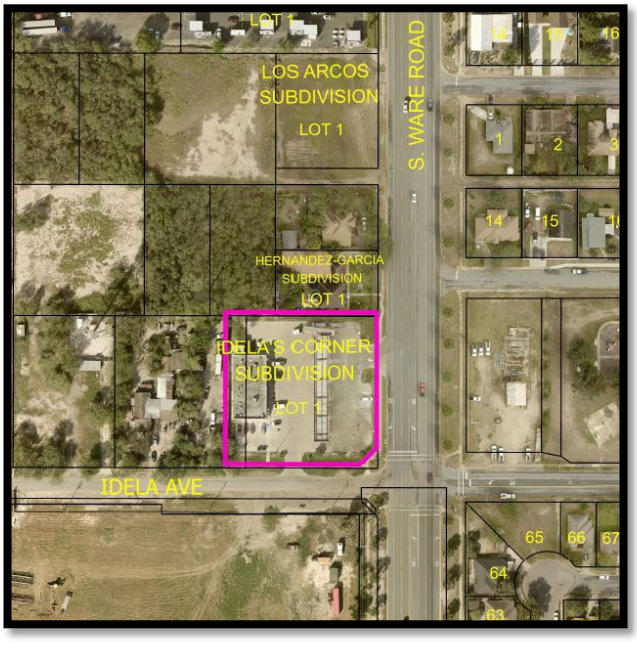
REZ2025-0224:

Idelas Corner Lot 1 Subdivision

4524 South Ware Road

LOCATION: The subject property is located along the north west corner of South Ware Road and Idela Avenue and is zoned C-3 (General Business-OC) District.





PROPOSAL: The City of McAllen is requesting to rezone the property to C-2 (Regional Commercial -UDC) District as part of the citywide initiated rezoning pertaining to the adoption of 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-1 (Low-Density-UDC) District to the north, C-3L (Light Commercial-OC) District to the west and I-2 (Heavy Industrial-OC) District to the south.

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is single-family residential 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 C-2 (Regional Commercial -UDC) District is an equivalent-zoning district to the current C-3 (General Business -OC) 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 C-2 (Regional Commercial-UDC) District.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

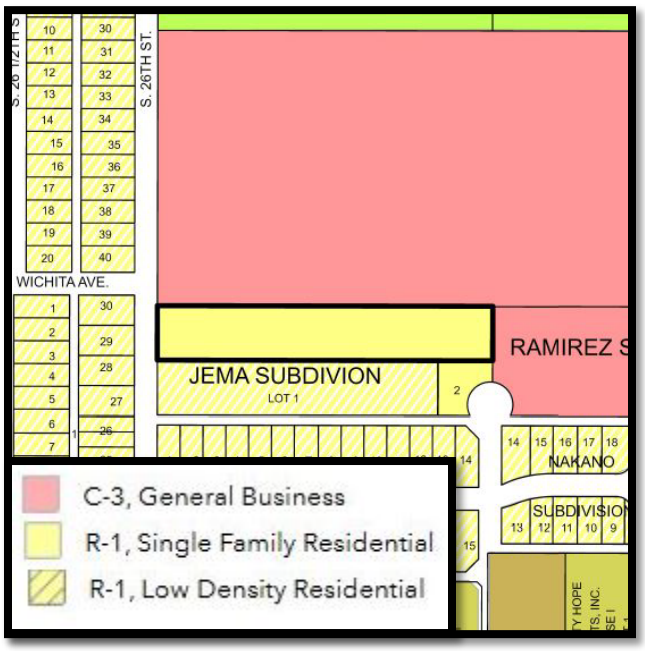
DATE: October 21, 2025

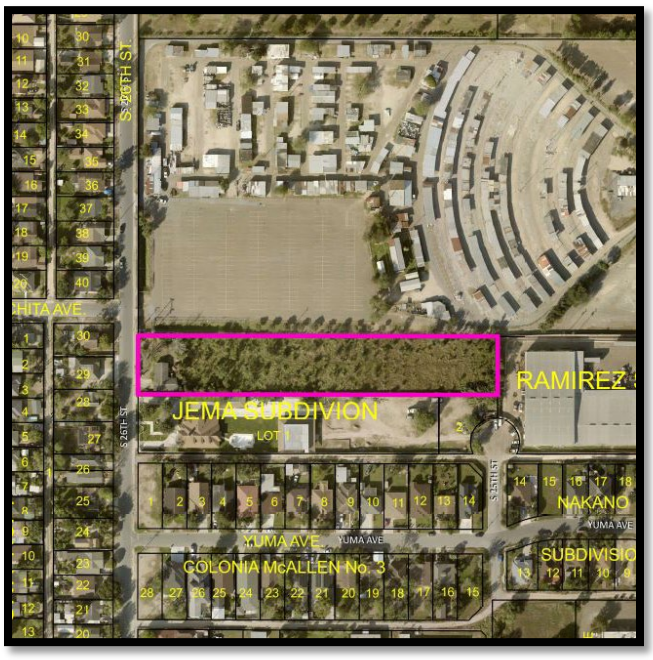
SUBJECT: **Rezoning from R-1 (Single-Family Residential-OC) District under the Old Code (OC) to R-1 (Low-Density Residential-UDC) District under the new Unified Development Code (UDC) for the following properties:**

REZ2025-0226

2305 SOUTH 26TH STREET (PID: 211110)

LOCATION: The subject property is located along the east side of Colbath Road and is zoned R-1 (Single-Family Residential-OC) District





PROPOSAL: The City of McAllen is requesting to rezone the property to R-1 (Low-Density Residential -UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low-Density-UDC) District to the west and south, C-3 (General Business-OC) District to the north and east.

LAND USE: Surrounding uses include single-family dwellings, multi-family units, commercial uses and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

DEVELOPMENT TRENDS: The development trend around this area is primarily single-family residential 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-1 (Single-Family Residential-UDC) District is an equivalent-zoning district to the current R-1 (Low Density Residential-OC) 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-1 (Low Density-UDC) District.

Planning Department

Memo

TO: Planning and Zoning Commission

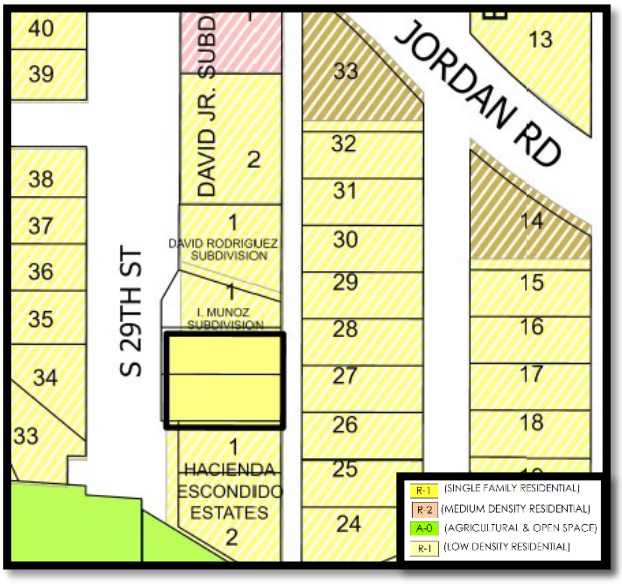
FROM: Planning Staff

DATE: October 21, 2025

SUBJECT: **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2025-0230:
2725-2729 South 29th Street (Prop ID: 230698, 230699)

LOCATION: The subject property is located on the east side of South 29th Street south of Jordan Road.



PROPOSAL: The City of McAllen is requesting to rezone the property to R-1 (Low Density Residential-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC)

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low Density–UDC) District in all directions.

LAND USE: The properties contain single-family dwellings and are zoned R-1 (Single-Family Residential-OC) District. Surrounding uses include single-family residential dwellings and multi-family apartments.

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.

DEVELOPMENT TRENDS: The development trend along South 29th Street is single-family residences.

HISTORY: The earliest zoning record found for the properties, indicating an R-1 zoning designation, dates back to 1979.

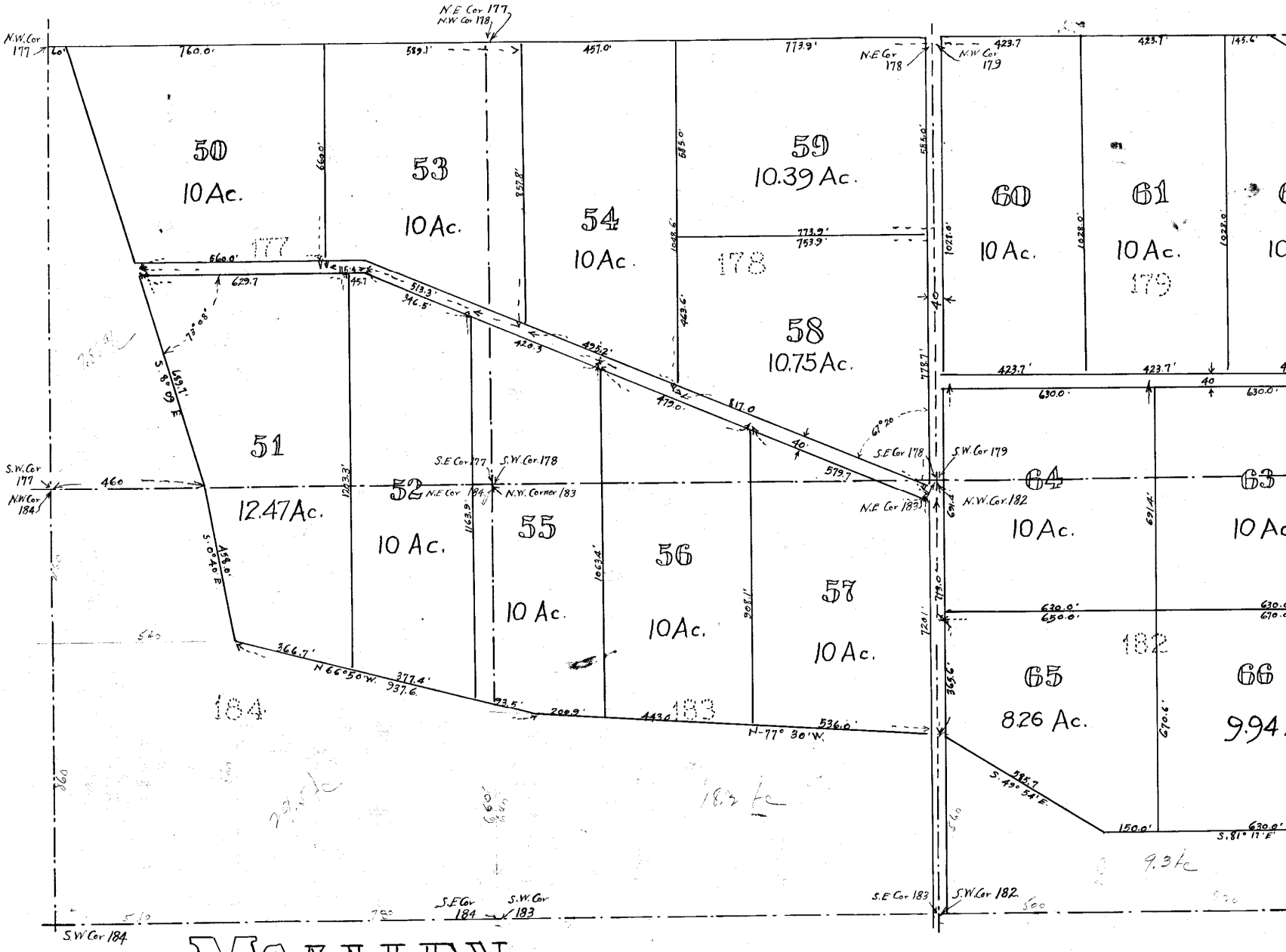
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low Density Residential) District is an equivalent zoning district to the current R-1 District zoning designation.

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 to R-1 (Low Density Residential-UDC) District.

5-27



McALLEN

SECOND SUBURBAN CITRUS GROVE

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 21, 2025

SUBJECT: **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW DENSITY RESIDENTIAL) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2025-0231:
2716-2800 South 26th Street (Prop ID: 230703, 230704)
2720 South 26th 1/2 Street (Prop ID: 230702)

LOCATION: The subject property is located on the west side of South 26th Street south of Jordan Road.

PROPOSAL: The City of McAllen is requesting to rezone the property to R-1 (Low Density Residential-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC)

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low Density–UDC) District to the north and west, there is A-O (Agricultural & Open Space–OC) District to the south and R-1 (Single Family Residential-OC) District to the east.

LAND USE: The property contains single-family dwellings and is zoned R-1 (Single-Family Residential-OC) District. Surrounding uses include single-family residential dwellings and multi-family apartments.

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.

DEVELOPMENT TRENDS: The development trend along South 26th Street is single-family residences.

HISTORY: The earliest zoning record found for the properties, indicating an R-1 zoning designation, dates back to 1979.

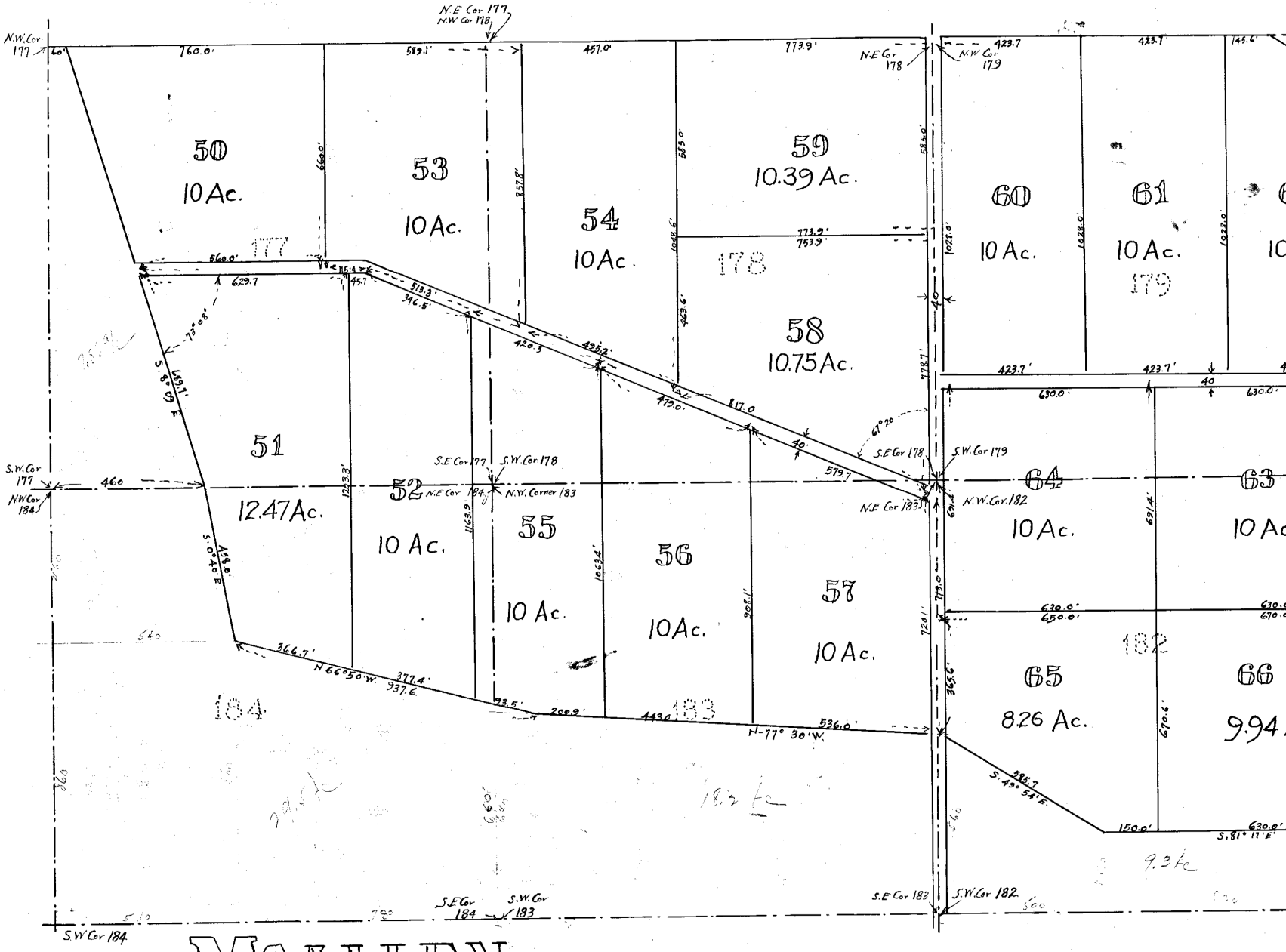
ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low Density Residential) District is an equivalent zoning district to the current R-1 District zoning designation.

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 to R-1 (Low Density Residential-UDC) District.

5-27



McALLEN

SECOND SUBURBAN CITRUS GROVE

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

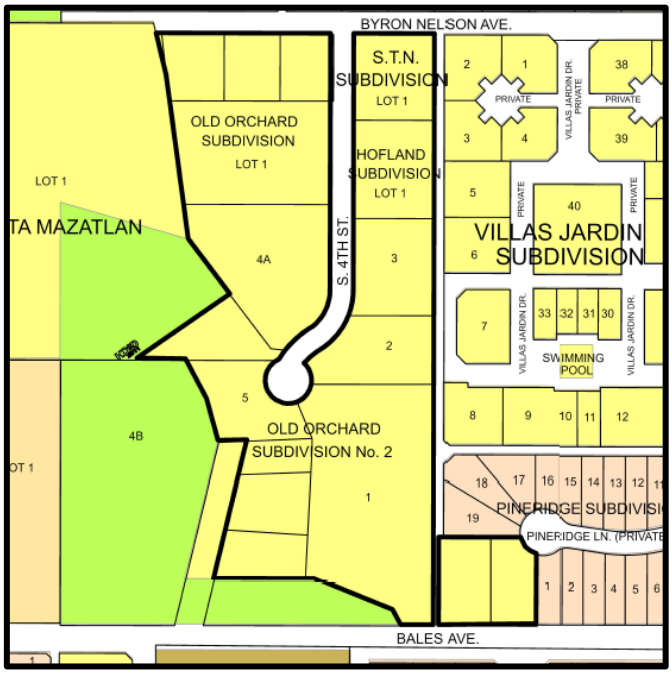
DATE: October 21, 2025

SUBJECT: **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2025-0206:

HOFLAND LOT 1 SUBDIVISION, HIDALGO COUNTY, TEXAS
3 OLD ORCHARD ROAD
OLD ORCHARD LOT 1 SUBDIVISION, HIDALGO COUNTY, TEXAS
2 OLD ORCHARD ROAD
OLD ORCHARD NO. 2 LOTS 1-5 SUBDIVISION, HIDALGO COUNTY, TEXAS
4-9 OLD ORCHARD ROAD
STN LOT 1 SUBDIVISION, HIDALGO COUNTY, TEXAS
317 BYRON NELSON DRIVE
LOMA LINDA LOTS 7-8 BLK 4 SUBDIVISION, HIDALGO COUNTY, TEXAS
312-320 BALES ROAD
401-501 BYRON NELSON AVENUE (PIDS: 189378, 189377)
508-512 BALES ROAD (PIDS: 674011, 674010)

LOCATION: The subject properties are located west of South 2nd Street, between Bales Avenue and Byron Nelson Avenue and are zoned R-1 (Single-Family Residential-OC) District.



PROPOSAL: The City of McAllen is requesting to rezone the property to R-1 (Low-Density Residential -UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Low-Density-UDC) District to the north, east, and west, A-O (Agricultural and Open Space-OC) District to the north and west and R-3T (Multifamily Residential Townhouse-OC) District to the east.

LAND USE: Surrounding uses include single-family dwellings, multifamily residential units, townhomes and vacant land.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities, which is a land use designation where single-family detached homes make up the majority of this land use category. These areas are majority residential with some office, retail, and other non-residential uses that serve residences. This consist of residential and non-residential land uses.

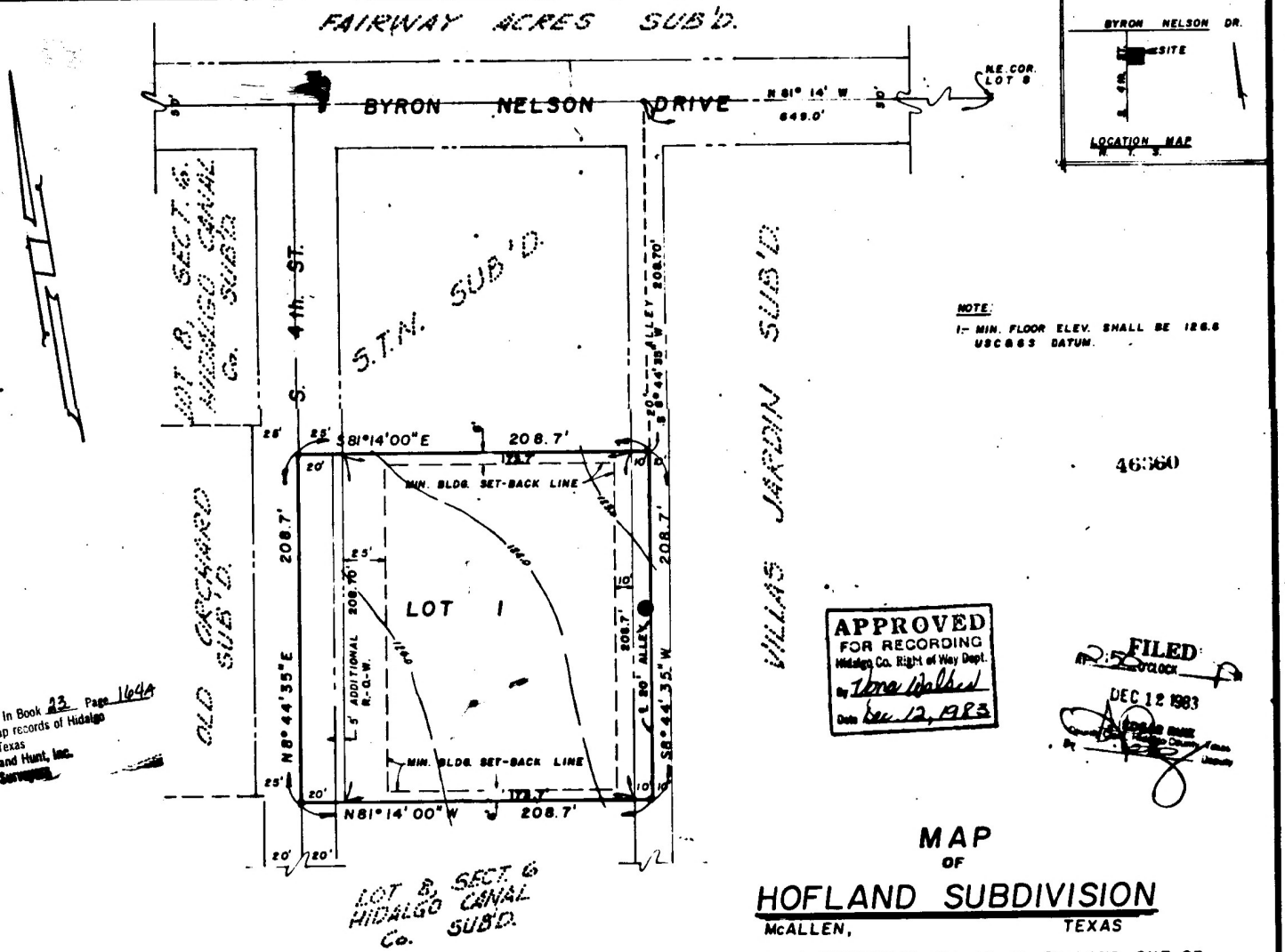
DEVELOPMENT TRENDS: The development trend around this area is single-family and multifamily residential.

ANALYSIS: The requested zoning conforms to the future land use designation as shown on the Envision McAllen Future Land Use Plan. The proposed R-1 (Low-Density Residential-UDC) District is an equivalent zoning district to the current R-1 (Single-Family Residential-UDC) District zoning designation.

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.



NOTE:
1.- MIN. FLOOR ELEV. SHALL BE 126.6 USC&GS DATUM.

46360

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By Tona Walker
Date Dec. 12, 1983

FILED
AT 2:50 O'CLOCK
DEC 12 1983
EDGAR RUIZ
County Clerk, Hidalgo County, Texas
By [signature] Deputy

Recorded in Book 23 Page 164A of the map records of Hidalgo County, Texas
Meiden and Hunt, Inc.
County Surveyors

MAP OF HOFLAND SUBDIVISION

McALLEN, TEXAS

BEING A SUBDIVISION OF 1.0 Ac. OF LAND OUT OF 12.26 Ac. TRACT OUT OF LOT 8, SECT. 6 HIDALGO CANAL COMPANY SUBDIVISION OF PORCIONES 64,65 & 66, HIDALGO COUNTY, TEXAS

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 12 day of Dec 1983
J. EDGAR RUIZ, County Clerk
Hidalgo County, Texas
By Conda Stubbs Deputy

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1" = 50' DATE: 9/26/83

CHECKED FOR DRAINAGE
BY: Wd O. Barr

STATE OF TEXAS:
COUNTY OF HIDALGO:

I THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "HOFLAND SUBDIVISION" 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, AND PUBLIC PLACES THEREON SHOWN. FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Lawrence N. Hofland
LAWRENCE N. HOFLAND

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED "LAWRENCE N. HOFLAND" 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 CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 26th DAY OF November, 1983

Sandra Byrd
NOTARY PUBLIC

SANDRA BYRD Notary Public
IN AND FOR HIDALGO COUNTY, TEXAS

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.

[signature]
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR #1590 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.

Plinio C. Medina
PLINIO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McAllen, Texas

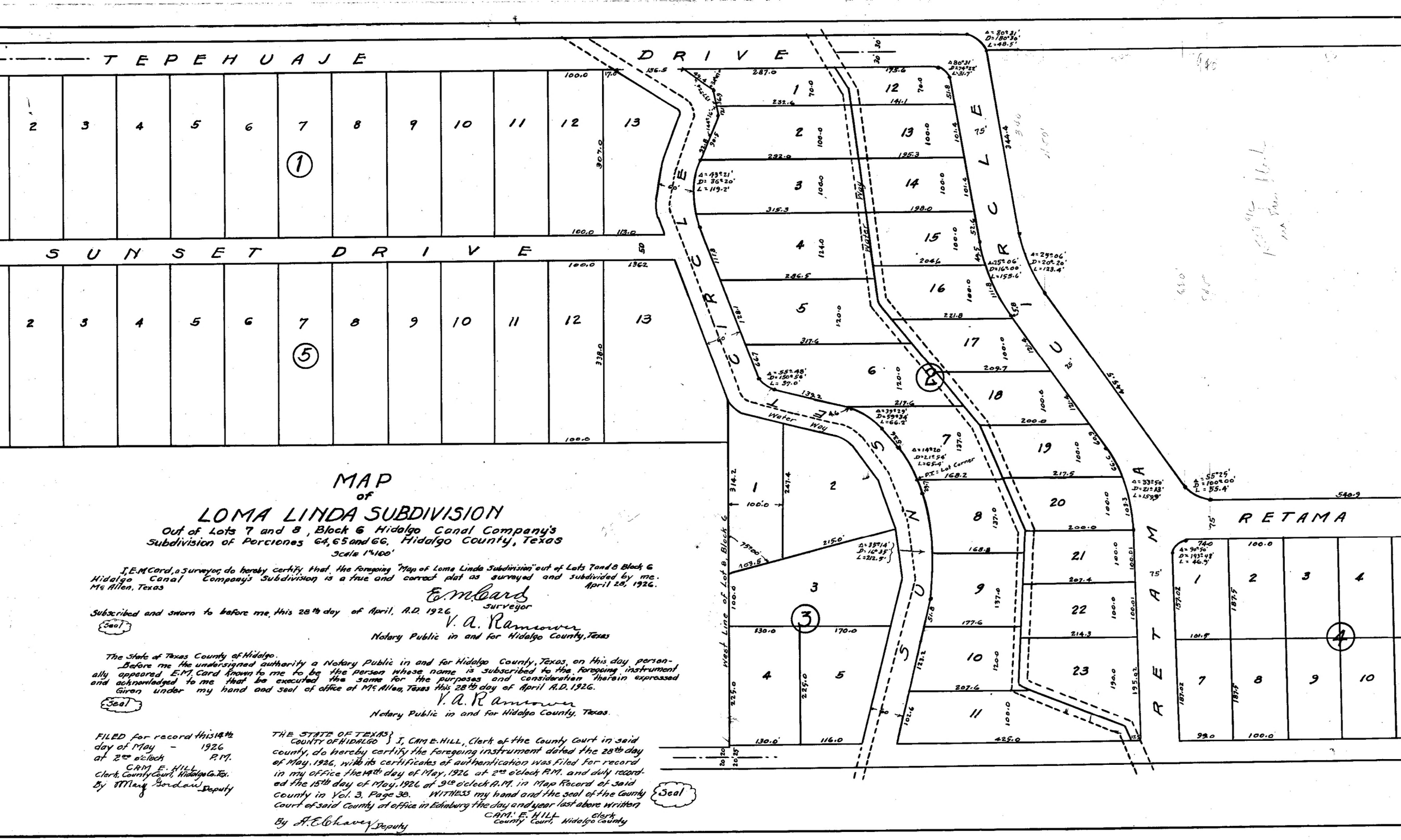
I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

[signature]
MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY DISTRICT No. 3 ON THIS [illegible] November A.D. 1983

[signature]
SECRETARY

[signature]
PRESIDENT



MAP
of
LOMA LINDA SUBDIVISION

Out of Lots 7 and 8, Block 6 Hidalgo Canal Company's Subdivision of Porciones 64, 65 and 66, Hidalgo County, Texas

Scale 1"=100'

I, E.M. Card, a Surveyor, do hereby certify that the foregoing "Map of Loma Linda Subdivision" out of Lots 7 and 8 Block 6 Hidalgo Canal Company's Subdivision is a true and correct plat as surveyed and subdivided by me. April 28, 1926.
Mc Allen, Texas

E.M. Card
Surveyor

Subscribed and sworn to before me, this 28th day of April, A.D. 1926.

(Seal)

V. A. Ramsower
Notary Public in and for Hidalgo County, Texas

The State of Texas County of Hidalgo.
Before me the undersigned authority a Notary Public in and for Hidalgo County, Texas, on this day personally appeared E.M. Card 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 consideration therein expressed
Given under my hand and seal of office at Mc Allen, Texas this 28th day of April A.D. 1926.

(Seal)

V. A. Ramsower
Notary Public in and for Hidalgo County, Texas.

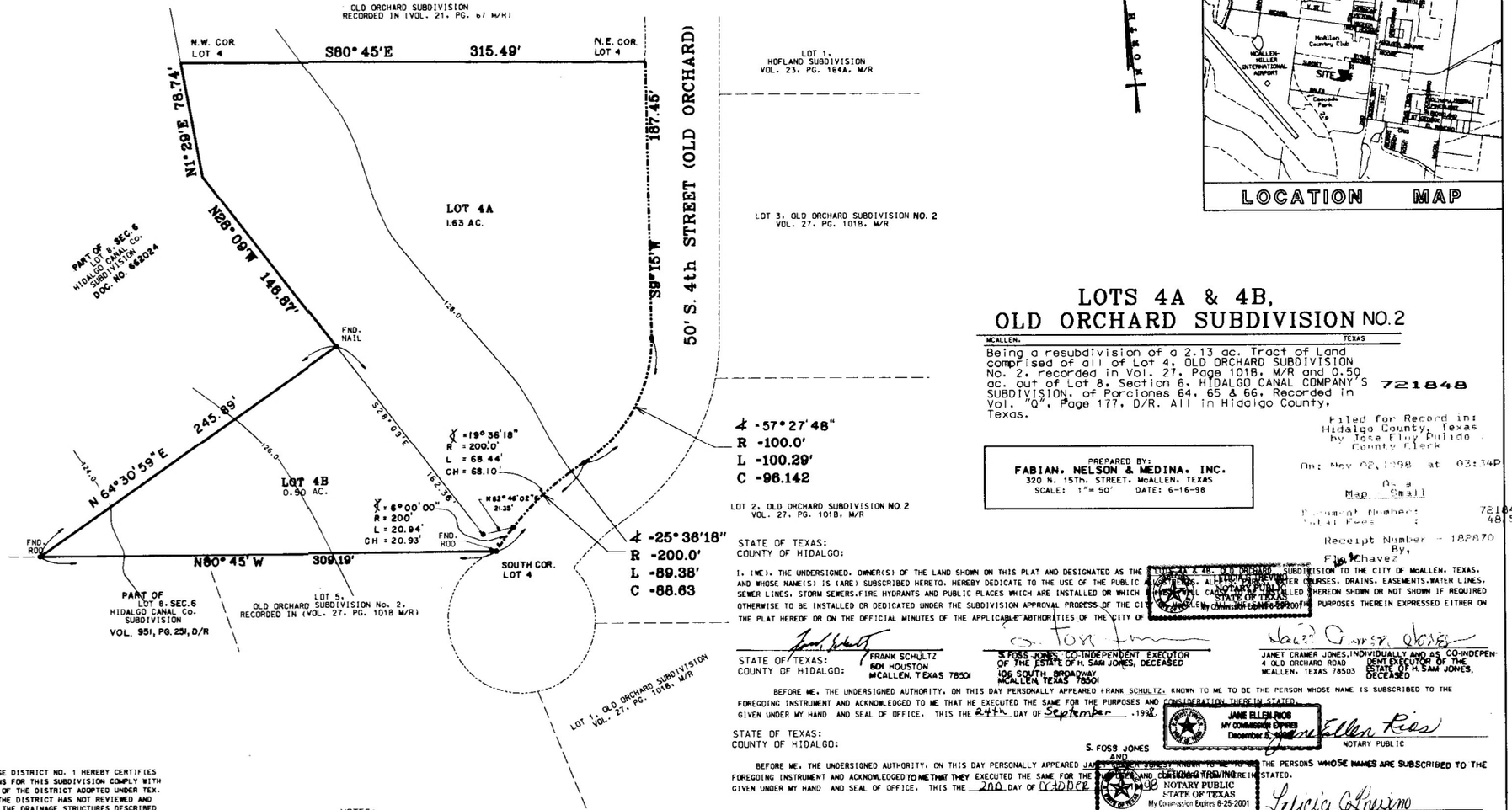
FILED for record this 14th day of May - 1926 at 2 oclock P.M.
CAM E. HILL
Clerk, County Court, Hidalgo Co. Tex.
By Mary Gordon Deputy

THE STATE OF TEXAS } I, CAM E. HILL, Clerk of the County Court in said
COUNTY OF HIDALGO } county, do hereby certify the foregoing instrument dated the 28th day of May, 1926, with its certificates of authentication was filed for record in my office the 14th day of May, 1926 at 2 oclock P.M. and duly recorded the 15th day of May, 1926 at 9 oclock A.M. in Map Record of said county in Vol. 3, Page 38. WITNESS my hand and the seal of the County Court of said County at office in Edinburg the day and year last above written

(Seal)

CAM E. HILL
County Court, Hidalgo County Clerk

By A.E. Chavez Deputy



LOTS 4A & 4B, OLD ORCHARD SUBDIVISION NO. 2

McALLEN, TEXAS

Being a resubdivision of a 2.13 ac. Tract of Land comprised of all of Lot 4, OLD ORCHARD SUBDIVISION No. 2, recorded in Vol. 27, Page 1018, M/R and 0.50 ac. out of Lot 8, Section 6, HIDALGO CANAL COMPANY'S SUBDIVISION, of Porciones 64, 65 & 66, Recorded in Vol. "0", Page 177, D/R. All in Hidalgo County, Texas.

721848

PREPARED BY:
FABIAN, NELSON & MEDINA, INC.
320 N. 15Th. STREET. McALLEN, TEXAS
SCALE: 1"= 50' DATE: 6-16-98

Filed for Record in:
Hidalgo County, Texas
by Jose Eloy Pulido
County Clerk

On: Nov 06, 1998 at 03:34P

Document Number: 721848
Total Fees : 48.50

Receipt Number - 182870
By,
Elsa Chavez

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED AS THE LOTS 4A & 4B, OLD ORCHARD SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME(S) IS (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 [illegible] SHALL 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, FOR THE PURPOSES THEREIN EXPRESSED EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF

STATE OF TEXAS: FRANK SCHULTZ
COUNTY OF HIDALGO: 601 HOUSTON McALLEN, TEXAS 78501

S. FOSS JONES, CO-INDEPENDENT EXECUTOR OF THE ESTATE OF M. SAM JONES, DECEASED
106 SOUTH BROADWAY McALLEN, TEXAS 78501

JANET CRAMER JONES, INDIVIDUALLY AND AS CO-INDEPENDENT EXECUTOR OF THE ESTATE OF M. SAM JONES, DECEASED
4 OLD ORCHARD ROAD McALLEN, TEXAS 78503

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANK SCHULTZ, 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 CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE 24th DAY OF September, 1998.

JANE ELLEN RIOS
MY COMMISSION EXPIRES
December 5, 1998

NOTARY PUBLIC

STATE OF TEXAS:
COUNTY OF HIDALGO:

S. FOSS JONES
AND
JANET CRAMER JONES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JANET CRAMER JONES, 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 CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE 2nd DAY OF October, 1998.

NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 6-25-2001

NOTARY PUBLIC

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 COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR # 1590 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.

PLINIO C. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

10-5-98

REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION NO. 54764

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

MAYOR, CITY OF McALLEN

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 3 ON THIS 9th DAY OF September, A.D., 1998.

SECRETARY

PRESIDENT

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 TEX. 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 ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: 10/12/98

METES AND BOUNDS

A 2.13 ACRE TRACT OF LAND COMPRISED OF ALL OF LOT 4, OLD ORCHARD SUBDIVISION NO. 2, RECORDED IN VOL. 27, Pg. 101-B, MAP RECORDS AND 0.50 ACRE OUT OF LOT 8, SECTION 6, HIDALGO CANAL COMPANY'S SUBDIVISION, OF PORCIONES 64, 65 AND 66, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOL. "0", PG. 177, DEED RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at the Northeast corner of said Lot 4, for the Northeast corner of the following described tract of land; said point being on the West line of South 4th Street;
THENCE, with the East line of Lot 4 and West line of South 4th Street, South 9 Deg. 15 Min. West, 187.45 feet to the point of beginning of a curve to the right, for a point in the East line hereof;
THENCE, continue with the East line of Lot 4 and West line of South 4th Street, along said curve to the right, on a radius of 100.0 feet through an arc 57 Deg. 27 Min. 48 Sec. and a distance of 100.29 feet to point of reverse curve, for a point on the East line hereof;
THENCE, continuing with said boundary lines along a curve to the left, on a radius of 200.0 feet through an arc of 25 Deg. 36 Min. 18 Sec. and a distance of 89.38 feet to the common corner between Lots 4 and 5, Old Orchard Subdivision No. 2, for the Southeast corner hereof; said point also being the Southeast corner of the 0.50 acre tract out of said Lot 8;
THENCE, with the North line of Lot 5, and the South line of the 0.50 acre tract, North 80 Deg. 45 Min. West, at 201.65 feet pass the Northwest corner of Lot 5 and at 309.19 feet the West corner of the 0.50 acre tract, for the Southwest corner hereof;
THENCE, with the North line of 0.50 acre tract, North 64 Deg. 30 Min. 59 Sec. East, 245.89 feet to a point on the West line of Lot 4, Old Orchard Subdivision No. 2, for an interior corner hereof;
THENCE, with the West line of said Lot 4, North 28 Deg. 09 Min. West, 146.87 feet and North 1 Deg. 29 Min. East, 78.74 feet to the Northwest corner of Lot 4, for the Northwest corner hereof;
THENCE, with the North line of said Lot 4, South 80 Deg. 45 Min. East 315.49 feet to the POINT OF BEGINNING. Containing 2.13 acre of land, more or less.

NOTES:

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE:
   LOT 4A - 6" ABOVE TOP/CURB MEASURED AT CENTER OF LOT
   LOT 4B - 12" BELOW TOP/CURB MEASURED AT FRONT CENTER OF LOT
2. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER. 480343 0010C, DATED NOVEMBER 16, 1982.
3. STORM WATER DETENTION OF 0.02 AC./FT IS REQUIRED FOR THIS SUBDIVISION.
4. PRIOR TO BUILDING PERMIT ISSUANCE A SITE DETENTION PLAN DESIGNED BY A REGISTERED ENGINEER WILL BE SUBMITTED FOR APPROVAL TO THE CITY OF McALLEN ENGINEERING DEPT. FOR EACH LOT IN THE SUBDIVISION.
5. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT 20' OR IN LINE WITH EXISTING STRUCTURES WHICHEVER IS GREATER

   SIDE AND REAR SETBACKS IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS.

Recorded In Volume 33 Page 171A
of the Official records of Hidalgo County, Texas.
Fidelity Land Title and Hunt, Inc.

VOL. 33 PG. 171A

C:\Fabian\Subdivisions\Plat\Plat\Plat

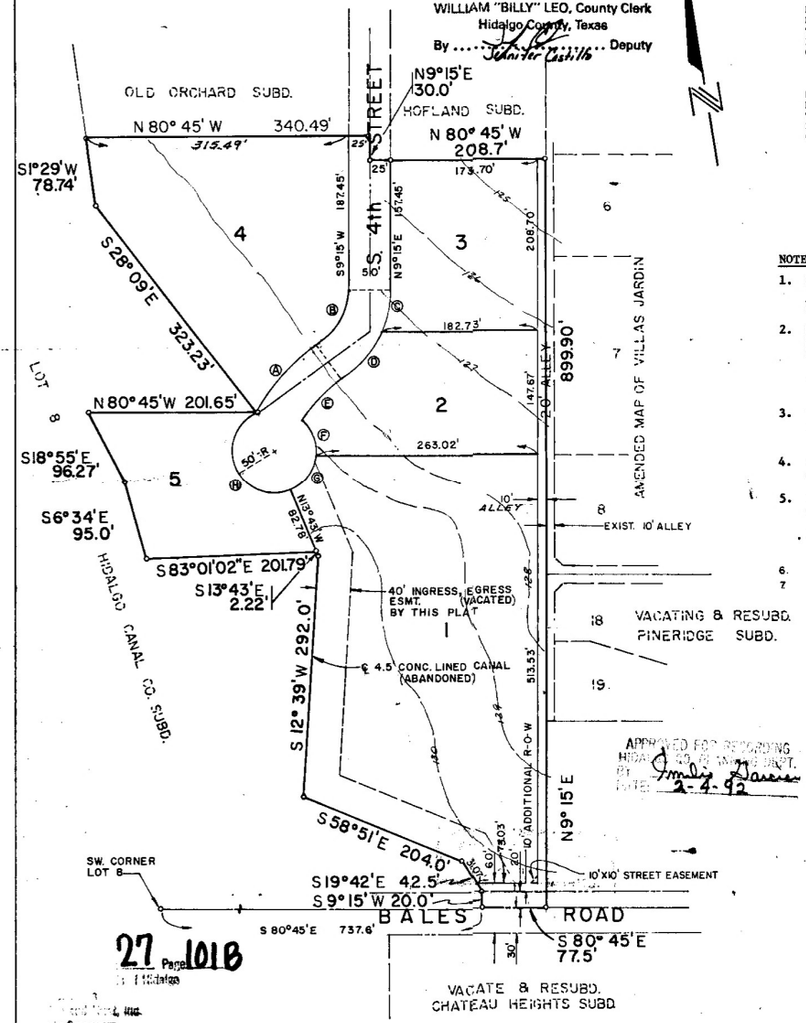
APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 9th day of Feb. 1992
WILLIAM "BILLY" LEO, County Clerk
Hidalgo County, Texas
By ..... Deputy

MAP OF OLD ORCHARD SUBDIVISION N° 2
McALLEN, TEXAS

PREPARED BY
FABIAN, NELSON & MEDINA, INC.
328 N. 15th ST.
McALLEN, TEXAS 78501

SCALE: 1" = 100' DATE: 6-2-91

A 7.72 ACRE TRACT OF LAND OUT OF LOT 8, SECTION 6, HIDALGO CANAL COMPANY'S SUBDIVISION, OF PORCIONES 64, 65 AND 66, HIDALGO COUNTY, TEXAS.



27 Page 1018
Hidalgo

LOCATION MAP

	A	B	C	D	E
DELTA	25° 36' 18"	57° 17' 44"	19° 58' 43"	37° 29' 05"	17° 54' 35"
RADIUS	100.00'	100.00'	150.00'	150.00'	150.00'
TANGENT	45.45'	54.82'	26.42'	50.90'	23.64'
LENGTH	89.38'	100.29'	52.30'	98.14'	46.89'
CHORD	88.64'	96.14'	52.04'	96.40'	46.70'

	F	G	H
DELTA	52° 23' 45"	60° 40' 45"	180° 00' 00"
RADIUS	50.00'	50.00'	50.00'
TANGENT	24.60'	29.26'	-
LENGTH	45.72'	52.95'	157.08'
CHORD	44.15'	50.51'	100.00'

NOTES:

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 15" ABOVE PAVEMENT MEASURED AT FRONT CENTER OF EACH LOT.
2. MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS:
   20' OR IN LINE WITH EXISTING STRUCTURES WHICHEVE IS GREATER ALONG BALES ROAD AND S. 4TH STREET
   SIDE SETBACKS IN ACCORDANCE WITH ZONING ORDINANCE
3. THIS PROPERTY FALLS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 480343 0010C, DATED NOVEMBER 16, 1982.
4. STORM WATER DETENTION OF 0.34 AC/FT IS REQUIRED FOR THIS SUBDIVISION.
5. PRIOR TO BUILDING PERMIT ISSUANCE A SITE DETENTION PLAN DESIGNED BY A REGISTERED ENGINEER WILL BE SUBMITTED FOR APPROVAL TO THE CITY OF MCALLEN ENGINEERING DEPT. FOR EACH LOT IN THE SUBDIVISION.
6. 4' SIDEWALK IS REQUIRED ON BALES ROAD.
7. 6' BUFFER IS REQUIRED ON BALES ROAD.

METES AND BOUNDS

A 7.72 ACRE TRACT OF LAND OUT OF LOT 8, SECTION 6, HIDALGO CANAL COMPANY'S SUBDIVISION, OF PORCIONES 64, 65 AND 66, HIDALGO COUNTY, TEXAS.

BEGINNING at a point on the South line of Lot 8, South 80 Deg. 45 Min. East, 815.1 feet from the Southwest corner of Lot 8, for the Southeast corner of the following described tract of land; said point being the Southeast corner of said 12.26 acre tract, and being in Bales Road;

THENCE, parallel to the West line of said Lot 8, North 9 Deg. 15 Min. East, at 20.0 feet pass the North line of Bales Road and at 899.90 feet a point for the most Southerly Northeast corner hereof;

THENCE, parallel to the South line of Lot 8, North 80 Deg. 45 Min. West, 208.70 feet to a point, for an interior corner hereof;

THENCE, parallel to the West line of Lot 8, North 9 Deg. 15 Min. East, 30.0 feet to a point for the most Northerly Northeast corner hereof;

THENCE, parallel to the South line of Lot 8, North 80 Deg. 45 Min. West, 340.49 feet to a point for the most Northerly Northwest corner hereof; said point being in a concrete lined canal;

THENCE, with said canal centerline, South 1 Deg. 29 Min. West, 78.74 feet and South 28 Deg. 09 Min. East, 323.23 feet, to a point for an interior corner hereof;

THENCE, parallel to the South line of Lot 8, North 80 Deg. 45 Min. West, 201.65 feet to a point for the most Southerly Northwest corner hereof;

THENCE, South 18 Deg. 55 Min. East, 96.27 feet to an angle point in the West line hereof;

THENCE, South 6 Deg. 34 Min. East, 95.0 feet to a point for a Southwest corner hereof;

THENCE, South 83 Deg. 01 Min. 02 Sec. East, 201.79 feet to a point, for an interior corner hereof; said point being located on the West line of a 40.0 foot ingress and egress easement and the centerline of a concrete lined canal;

THENCE, with the west line of said easement, in said canal, as follows: South 13 Deg. 43 Min. East, 2.22 feet; South 12 Deg. 39 Min. West, 292.0 feet; South 58 Deg. 51 Min. East, 204.0 feet; and South 19 Deg. 42 Min. East, 42.5 feet to a point on the North line of Bales Road, for a point in the West line hereof;

THENCE, parallel to the West line of Lot 8, South 9 Deg. 15 Min. West, 20.0 feet to a point on the South line of Lot 8, for the Southwest corner hereof;

THENCE, with the South line of Lot 8, in Bales Road, South 80 Deg. 45 Min. East, 77.5 feet to the PLACE OF BEGINNING. Containing 7.72 acres of land, more or less, of which the South 20.0 feet, comprising 0.036 acre, lies in Bales Road.

STATE OF TEXAS
COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER
P.E. REGISTRATION NO. 56752

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE "OLD ORCHARD SUBDIVISION NO. 2" 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, WATERLINES, 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.

STEVE DECK
7 OLD ORCHARD ROAD
MCALLEN, TX 78503

CONNIE DECK
7 OLD ORCHARD ROAD
MCALLEN, TX 78503

SAM JONES
4 OLD ORCHARD ROAD
MCALLEN, TX 78503

JANET CRAMER JONES
4 OLD ORCHARD ROAD
MCALLEN, TX 78503

JEAN T. PALMER CRAVENS
ONE PARK PLACE, SUITE 630
MCALLEN, TX 78503

PAMELA KAYE ~~CRAWFORD~~ VAN SICKLEN
5003 ARAX COVE
AUSTIN, TX 78731

SANDRA LOUISE PALMER THOMPSON
2916 SCENIC WAY
MCALLEN, TX 78503

GAMBLE J. PALMER, JR.
ONE PARK PLACE, SUITE 630
MCALLEN, TX 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVE DECK, CONNIE DECK, SAM JONES AND JANET CRAMER JONES, 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 CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15 DAY OF NOVEMBER, 1991.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEAN T. PALMER CRAVENS, SANDRA LOUISE PALMER THOMPSON AND GAMBLE J. PALMER, JR., 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 CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22nd DAY OF November, 1991.

J. IDALIA BALAZAR
MY COMMISSION EXPIRES
March 18, 1995

NOTARY PUBLIC

I THE UNDERSIGNED, CHAIRMAN OF THE PLANNING & 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 COMMISSION

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR #1590 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.

PLINIO C. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
McALLEN, TEXAS

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

MAYOR, CITY OF MCALLEN

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAMELA KAYE CRAWFORD VAN SICKLEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22nd DAY OF November, 1991.

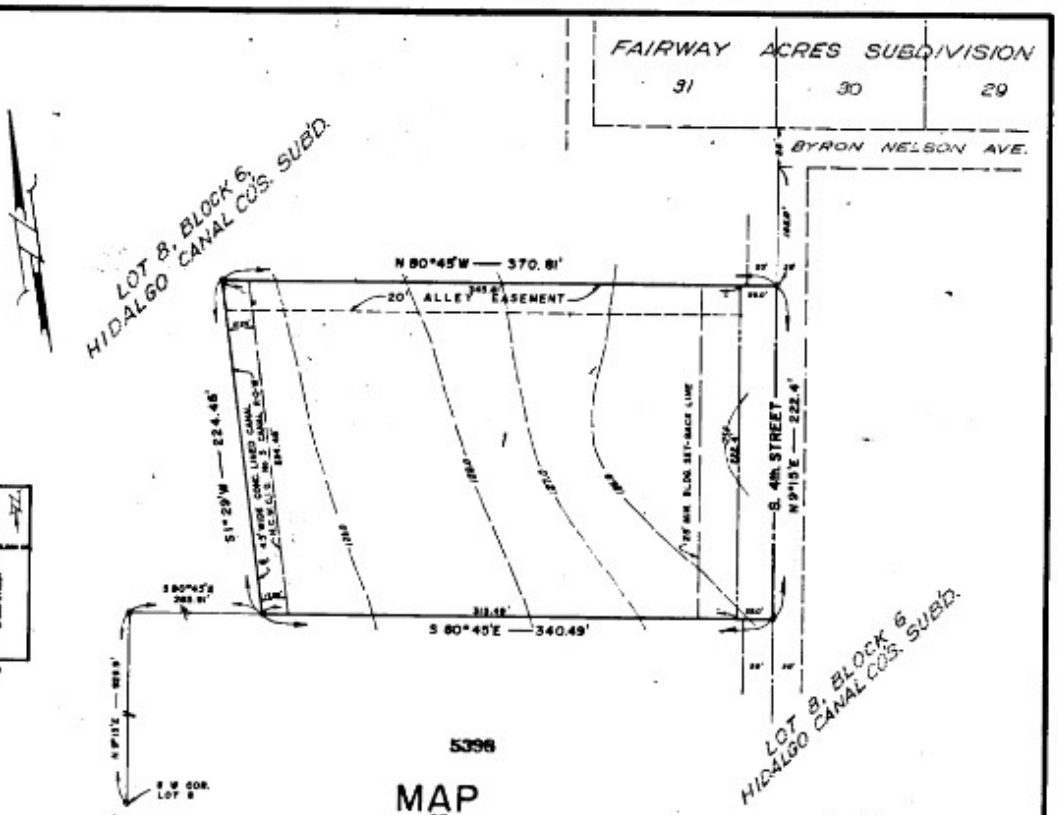
NOTARY PUBLIC

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 3 ON THIS 11th DAY OF December, 1991.

SECRETARY

PRESIDENT

VOL 27 PG 101B



5396

MAP
OF
OLD ORCHARD SUBDIVISION

McALLEN, TEXAS.

BEING A SUBDIVISION OF 1.82 AC. OF LAND
OUT OF LOT 8, SECTION 6,
HIDALGO CANAL CO'S. SUBDIVISION,
OF PORCIONES 64, 65 & 66, HIDALGO COUNTY, TEXAS.

APPROVED FOR RECORDING
Hidalgo Co. Right of Way Dept.
By Dora Walker
Date 2-19-80

NOTES:
1. SIDEYARD SET-BACK SHALL BE 6 FT. MINIMUM EACH SIDE UNLESS OTHERWISE SHOWN.
2. DUE TO STEEP SLOPE OF THIS LOT ANY BUILDING TO BE ERECTED SHALL BE NOT LESS THAN 8 INCHES ABOVE EXISTING GROUND MEASURED AT THAT WALL LOCATED ON THE HIGHEST UPHILL SLOPE.

FILED FOR RECORD THIS DATE
At 3:04 o'clock P M.
FEB 19 1980
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By [signature] Deputy

Recorded in Book 21 Page 67
of the map records of Hidalgo
County, Texas
Charles L. Medina
County Surveyor

PREPARED BY:
FABIAN, NELSON & MEDINA INC.
McALLEN, TEXAS

SCALE: 1" = 50' DATE: 10-3-78

STATE OF TEXAS:
COUNTY OF HIDALGO:

I THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "OLD ORCHARD SUBDIVISION" 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, AND PUBLIC PLACES THEREON SHOWN, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

T. G. Thomas
T. G. THOMAS

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED T. G. THOMAS 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 CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 19TH DAY OF October, 19 78

Sandra Byrd
Notary Public

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.

[signature]
CHAIRMAN, PLANNING COMMISSION

STATE OF TEXAS:
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, A REGISTERED PUBLIC SURVEYOR #1080 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.

[signature]
PLUGO C. MEDINA
REGISTERED PUBLIC SURVEYOR
McALLEN, TEXAS

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

[signature]
MAYOR, CITY OF McALLEN

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 3 ON THIS 10th DAY OF January

[signature]
SECRETARY

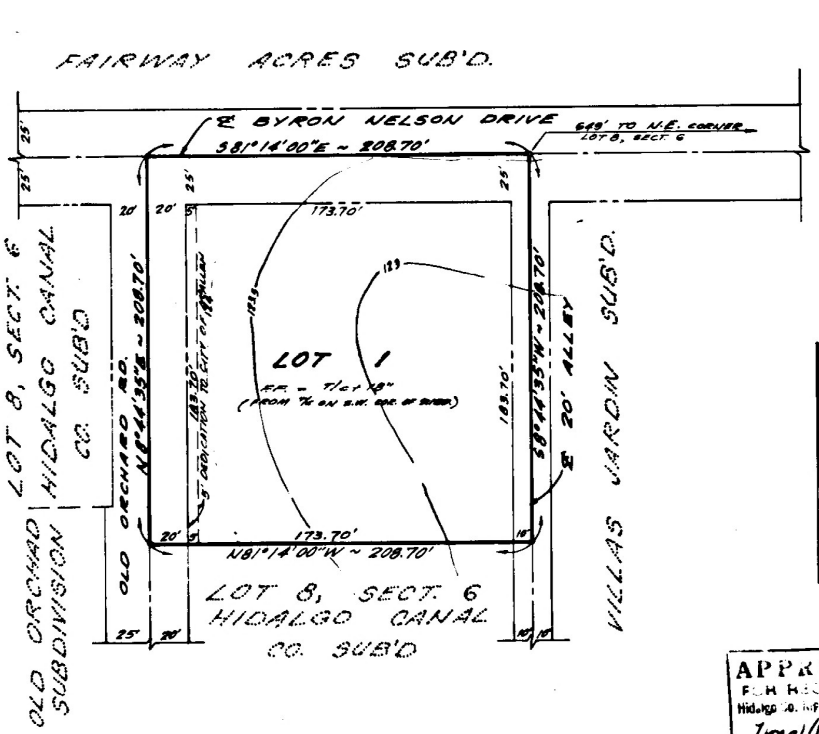
[signature]
PRESIDENT

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 19th day of Feb. 1980
SANTOS SALDANA, County Clerk
Hidalgo County, Texas
By: [signature] Deputy

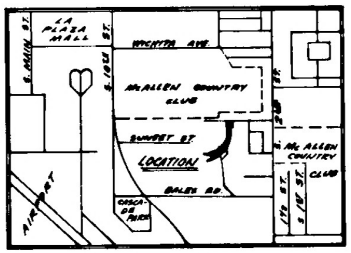
SUBDIVISION PLAT OF
S. T. N. SUBDIVISION

Recorded in Book 23 Page 112 B
of the map records of Hidalgo
County, Texas
Melden and Hunt, Inc.
County Surveyors

BEING THE NORTH EAST 1.000 ACRE TRACT OUT OF A CERTAIN 12.26 ACRE TRACT OUT OF LOT 8, SECTION 6, HIDALGO CANAL CO. SUBDIVISION, Mc ALLEN, TEXAS; SAID 12.26 ACRES RECORDED IN VOLUME 820, PAGES 54-56, DEED RECORDS, HIDALGO COUNTY, TX.



Scale: 1" = 50'



LOCATION MAP

TOTAL LOTS: 1
TOTAL AREA: 1.000 ACRE

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
by Lona Walker
Date Aug. 15, 1983

FILED
8:45 A.M.
AUG 15 1983
A. [illegible]
Hidalgo County, Texas
By [illegible]

STATE OF TEXAS
COUNTY OF HIDALGO

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERE-TO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASE-MENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THERE-IN EXPRESSED.

Larry Becker
OWNER

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF July A.D. 1983

Douglas A. Martinez
NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

APPROVAL BY WATER DISTRICT

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. #3
ON THIS 13th DAY OF July A.D. 1983

Glenn Early
PRESIDENT

Conrad Wilson
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.

Leonel R. Salinas
MAYOR, CITY OF McALLEN
Pro-Tem

THIS PLAT OF S. T. N. SUBDIVISION WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 9 DAY OF August A.D. 83

John O. Wolford
CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 5th DAY OF July A.D. 1983

Douglas A. Martinez
NOTARY PUBLIC
HIDALGO COUNTY, TEXAS

CHECKED FO DRAINAGE
BY: Walt O. Jones

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
this 15th day of AUG. 1983
EDGAR KUIZ, County Clerk
Hidalgo County, Texas
By: Myra Johnston Deputy

GENERAL NOTES:

1. MINIMUM FLOOR ELEVATION SHALL BE AS SHOWN ON THE LOT
2. FRONTYARD SETBACK SHALL BE 25'
3. REARYARD SETBACK SHALL BE 10'
4. SIDEYARD SETBACK SHALL BE 10' (ON OLD ORCHARD RD. & ON ALLEY).
5. THE CITY OF McALLEN SHALL HAVE A 5'x5' STREET EASEMENT AT STREET INTERSECTIONS.

DATE OF PREPARATION: JUNE 30, 1983

L.L. RODRIGUEZ and ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS / SURVEYORS
McAllen, Texas

83036

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

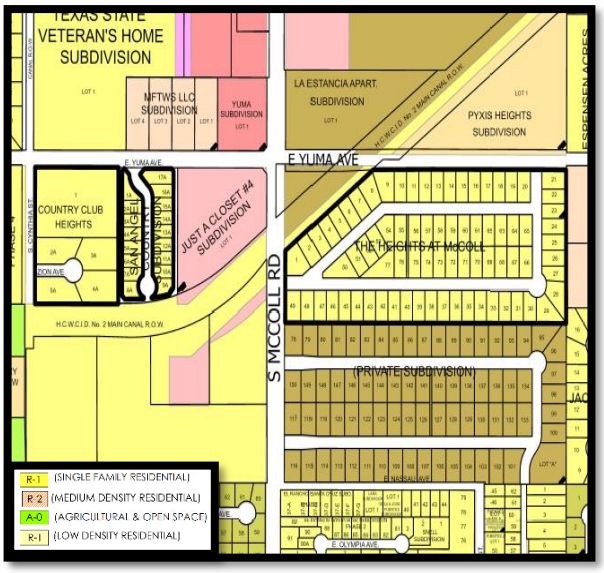
DATE: October 21, 2025

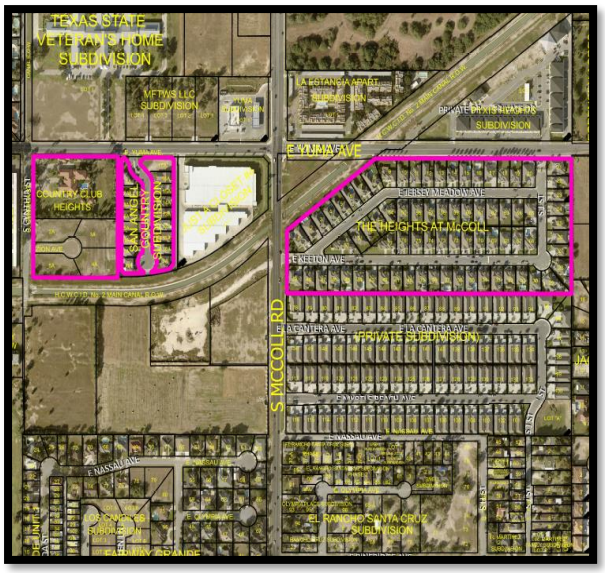
SUBJECT: **REZONING FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2025-0204:

Country Club Heights Lot 1 Subdivision Hidalgo County, Texas
2501 South Cynthia Street and Lots 2A-5A 300-317 East Zion Avenue
San Angel Country Lots Subdivision Hidalgo County, Texas
1A-17A 2500-2609 South "C" Street
The Heights at McColl Lots 1-20 and 51-65 Subdivision Hidalgo County, Texas
701-1017 East Jersey Meadow Avenue
Lots 29-50 and 66-77 700-1020 East Keeton Avenue
Lots 21A-28 2501-2529 South "J" Street

LOCATION: The subject properties are located on the south side of East Yuma Avenue east and west of South Mccoll Road.





PROPOSAL: The City of McAllen is requesting to rezone the properties to R-1 (Low Density Residential-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC)

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential –OC) District, there is R-3T (Multi-family Residential Townhouse-OC) District and R-3A (Multifamily Residential Apartment-OC) District.

LAND USE: The properties contain single-family dwellings and are zoned R-1 (Single-family Residential-OC) District. Surrounding uses include single-family homes, townhomes and multi-family apartments.

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.

DEVELOPMENT TRENDS: The development trend along East Yuma Avenue is single-family residences and multi-family dwellings.

HISTORY: The earliest zoning record found for the properties, indicating an R-3T 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-1 (Low Density Residential) District is an equivalent zoning district to the current R-1 District zoning designation.

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 to R-1 (Low Density Residential-UDC) District.

Planning Department

Memo

TO: Planning and Zoning Commission

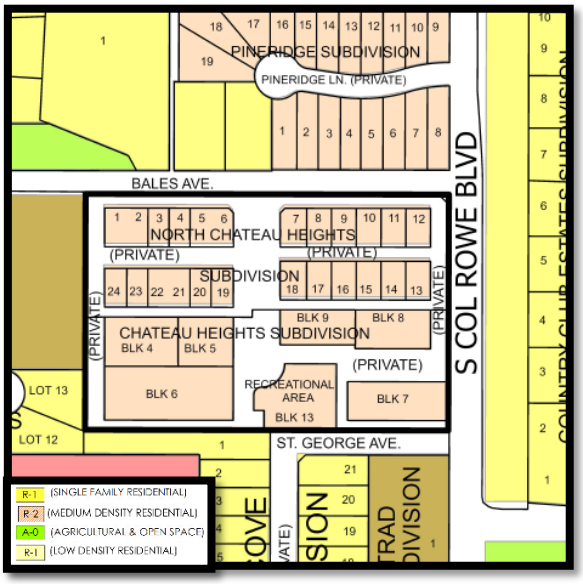
FROM: Planning Staff

DATE: October 21, 2025

SUBJECT: **REZONING FROM R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2025-0229:
201-301 Bales Road (NORTH CHATEAU HEIGHTS 1-24)
3100 South 2nd Street (CHATEAU HEIGHTS BLK 4-9, 13)

LOCATION: The subject property is located at the southwest corner of Bales Avenue and South 2nd Street.



PROPOSAL: The City of McAllen is requesting to rezone the property to R-3 (High Density Residential-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC)

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential –OC) District to the north, south, east and west, there is R-3T (Multi-family Residential Townhouse-OC) District to the north, there is A-O (Agricultural & Open Space-OC) District to the north and R-3A (Multifamily Residential Apartment-OC) District to the west and south.

LAND USE: The property contains multi-family dwellings and is zoned R-3T (Multi-family Residential Townhouse-OC) District. Surrounding uses include townhomes and multi-family apartments.

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.

DEVELOPMENT TRENDS: The development trend along South 2nd Street is single-family residences and multi-family dwellings.

HISTORY: The earliest zoning record found for the properties, indicating an R-3T 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-3 (High Density Residential) District is an equivalent zoning district to the current R-3T District zoning designation.

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

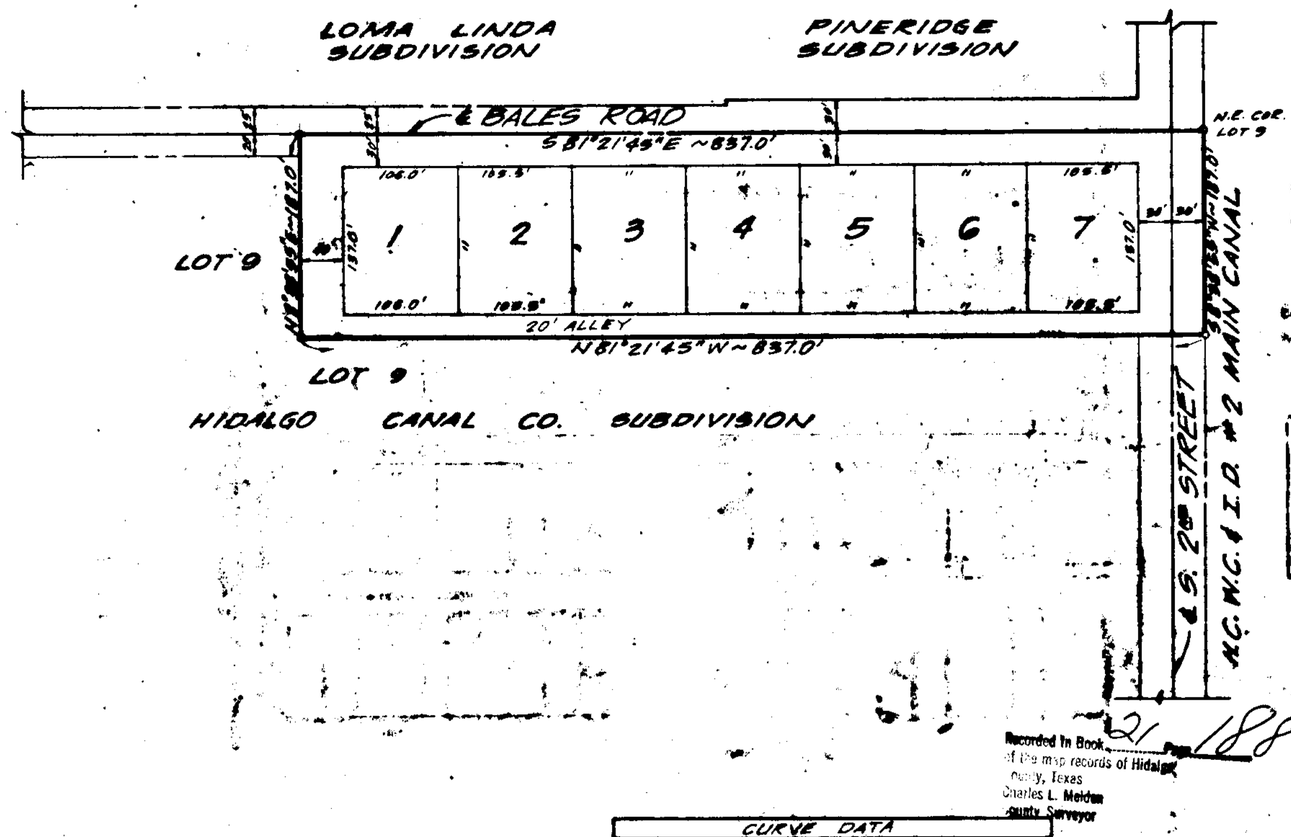
Staff has not received any phone calls, letters, or emails in opposition to the rezoning request.

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

22014

VACATE & RESUBDIVISION PLAT OF CHATEAU HEIGHTS SUBDIVISION

BEING 10.222 ACRES OUT OF LOT 9, N.E. ¼ SECTION 6, HIDALGO CANAL CO. SUBDIVISION OF PORCIONES 64, 65 & 66, HIDALGO COUNTY, TEXAS, OF WHICH 8.60 ACRES, KNOWN AS CHATEAU HEIGHTS SUBDIVISION, UNIT 1, HAS BEEN RECORDED IN VOLUME 18, PAGE 47, MAP RECORDS, HIDALGO COUNTY, TEXAS.



FILED FOR RECORD THIS DATE
At 4:05 o'clock P M.
MAR 26 1981
CHARLES SALDANA
By [illegible]

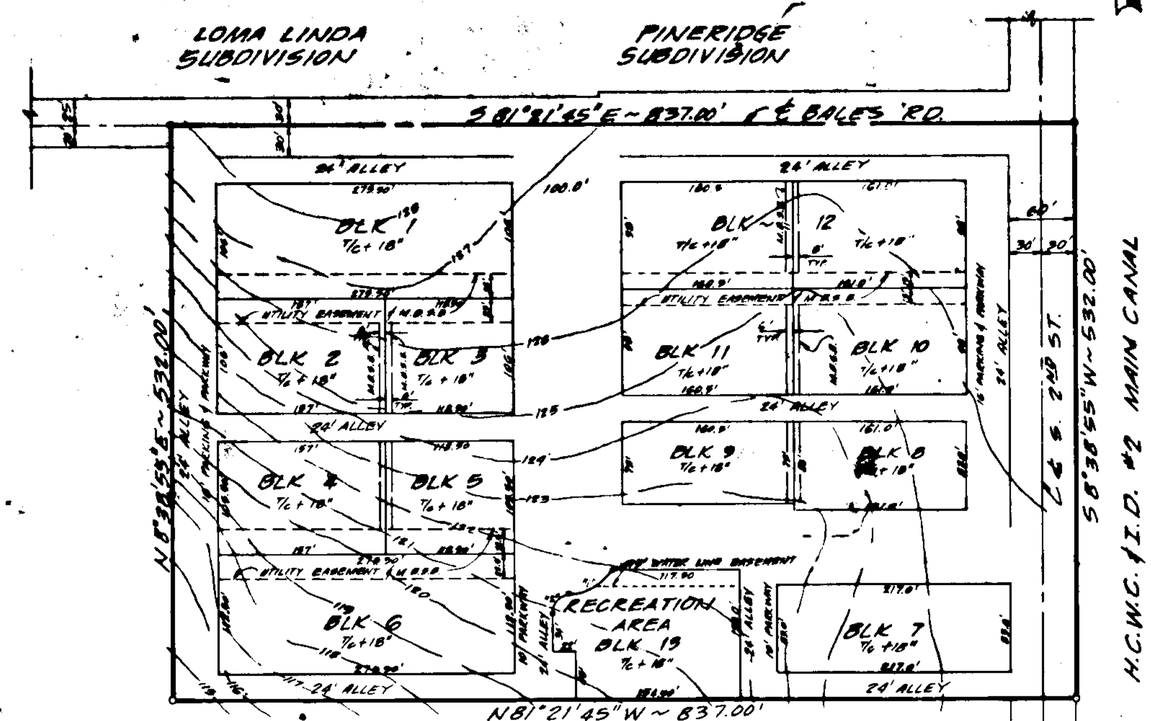
APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By Dora Walther
Date 6-23-81

Recorded In Book 21 Page 188
of the map records of Hidalgo County, Texas
Charles L. Meldon
County Surveyor

scale: 1"=100'

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH
1	60°00'00"	20.00'	28.87'	62.83'
2	90°00'00"	16.00'	16.00'	25.13'



TOTAL BLOCKS 16
TOTAL AREA 8.954 Ac.

HIDALGO CANAL CO. SUBDIVISION
LOT 9

GENERAL "NOTES":

1. A 4' SIDEWALK SHALL BE CONSTRUCTED ON THE SOUTH SIDE OF BALES RD. AND ON THE WEST SIDE OF S 2ND ST.

PERIMEX AND ASSOCIATES, INC.
Consulting Engineers & Planners
McAllen Texas

STATE OF TEXAS
COUNTY OF HIDALGO

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS CHATEAU HEIGHTS SUBDIVISION OF THE CITY OF McALLEN AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE CITY OF McALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS AND EASEMENTS THEREON SHOWN. SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF McALLEN AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

SAMUEL DIAZ, PRESIDENT
CHATEAU HEIGHTS INC.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Manuel Diaz, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF March A.D. 1979

Notary Public
HIDALGO COUNTY, TEXAS

APPROVAL BY WATER DISTRICT

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 3 ON THIS 13th DAY OF August A.D. 1980

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

THIS PLAT OF CHATEAU HEIGHTS VACATE AND RESUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 8th DAY OF August A.D. 1980

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

WILLIAM L. TELFORD A.I.C.P.
REGISTERED PROFESSIONAL ENGINEER
LANDSCAPE ARCHITECT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15th DAY OF March A.D. 1979

Notary Public
HIDALGO COUNTY, TEXAS

D. F. BOULTINGHOUSE A.I.A.

APPROVED FOR RECORDING

SANTOS SALDANA County Clerk
Hidalgo County, Texas
By Maxwell M. Snodgrass Deputy

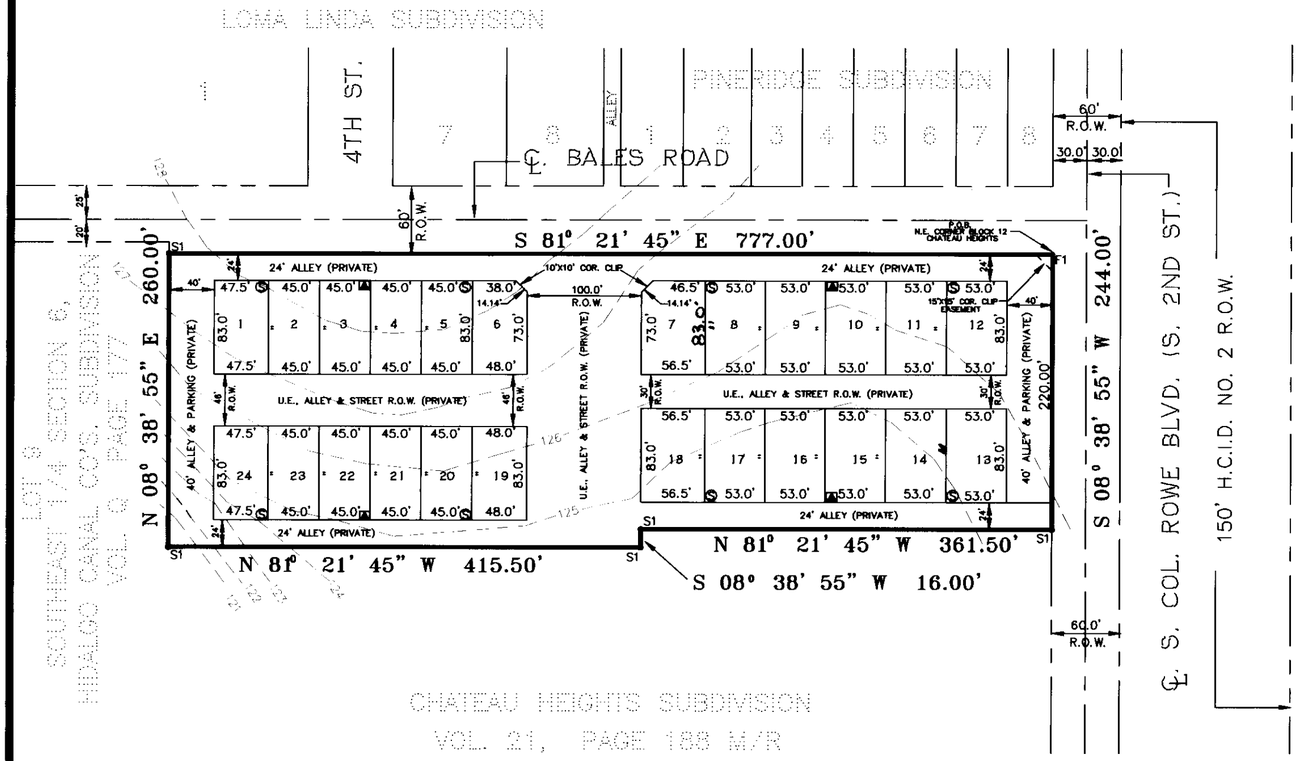
6573

VOL. 21 PAGE 188

NORTH CHATEAU HEIGHTS SUBDIVISION

A 4.505 ACRE TRACT OF LAND BEING ALL OF BLOCKS 1-3 AND 10-12 OUT OF CHATEAU HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 188, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: K K ENGINEERING CONSULTANTS
DATE: NOV. 4, 1996 REVISED 2-14-2001
OWNER: ALONZO CANTU TRUSTEE
5221 N. McCOLL ROAD
McALLEN, TEXAS 78504



SCALE: 1" = 100'

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER (S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE NORTH CHATEAU HEIGHTS SUBDIVISION TO THE CITY ON McALLEN, TEXAS, AND WHOSE NAME (S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, SEWER LINES, WATER COURSES, 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: ALONZO CANTU TRUSTEE

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALONZO CANTU KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 15th DAY OF February 2001.

NAOMI Z. SILERIO
Notary Public,
State of Texas My
Comm. Exp. 03-22-2003

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

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.

CITY OF McALLEN

MR. LEO MONTALVO
MAYOR, CITY OF McALLEN, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO
THIS SUBDIVISION PLAT OF NORTH CHATEAU HEIGHTS
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 14th DAY OF MARCH A. D. 2001

CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO

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

KAMBIZ S. KHADEMI, P.E.
REG. PROFESSIONAL ENGINEER No. 57767

STATE OF TEXAS
KAMBIZ S. KHADEMI
57767
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR No. 2448 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.

STATE OF TEXAS
REGISTERED
LEO L. RODRIGUEZ, JR.
2448
PROFESSIONAL
LAND SURVEYOR
2/15/01

LEO L. RODRIGUEZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2448
620 NOLANA SUITE 320
McALLEN, TEXAS 78502

LEGEND

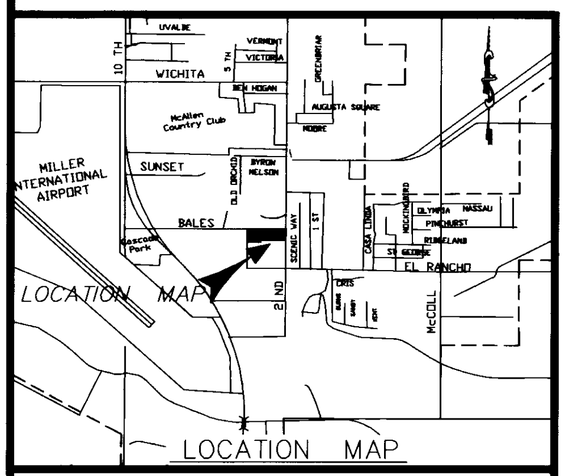
S1 — SET 1/2" IRON PIN
F1 — FOUND 3/4" IRON PIPE

Recorded In Volume 37 Page 91A
of the map records of Hidalgo
County, Texas
Melden and Hunt, Inc.

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 TEX. 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 ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
BY: _____
2/15/01

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: ~~02-26-01~~ AT 8:15 AM/PM
AS A RECORDING NUMBER 954477
BY, Bea Cruz, DEPUTY



K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES

410 E. DOVE AVE. (956) 630 2125
P.O. BOX 3422 McALLEN, TEXAS 78502 FAX (956) 630-2219

METES AND BOUNDS DESCRIPTION

A 4.505 ACRE TRACT OF LAND BEING ALL OF BLOCKS 1-3 AND 10-12 OUT OUT OF CHATEAU HEIGHTS SUBDIVISION AS RECORDED IN VOLUME 21, PAGE 188, OF THE MAP RECORDS OF HIDALGO, COUNTY TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 12 OF CHATEAU HEIGHTS SUBDIVISION FOR THE NORTHEAST CORNER OF THIS TRACT; SAID POINT BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH 2ND STREET; AND SOUTH R.O.W. LINE OF BALES ROAD.

THENCE S 08°38'55" W, AT 244.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF 2ND STREET, TO A POINT FOR SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81° 21'45" W, AT 361.50 FEET TO AN EXTERIOR CORNER OF THIS TRACT;

THENCE S 08°38'55" W, AT 16.0 FEET TO AN EXTERIOR CORNER OF THIS TRACT;

THENCE, N 81° 21'45" W, AT 415.50 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08°38'55" E, AT 260.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT; SAID POINT BEING ON THE SOUTH LINE OF BALES ROAD;

THENCE, S 81° 21'45" E, ALONG THE SOUTH LINE OF BALES ROAD, A DISTANCE OF 777.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.505 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES:

1. THE FINISHED FLOOR ELEVATIONS FOR ALL BUILDINGS SHALL BE T/C +18" AS MEASURED AT THE CENTER OF EACH LOT.
2. THE SUBDIVISION IS IN ZONE "B" ON A FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343-0010-C REVISED NOVEMBER 02, 1982.
3. MIN. SETBACKS SHALL BE AS FOLLOWS:
   FRONT: 2.0 FEET FOR LOTS 1-6 & 19-24
   10.0' FOR LOTS 7-12 & 13-18
   ALL OTHER SETBACKS: 0.0' SO THAT THERE WILL BE NO ENCROACHMENT WITHIN COMMON AREAS.
4. CENTRAL POWER AND LIGHT CO. HEREBY GRANTED AN EASEMENT AND RIGHT-OF-WAY ON EACH LOT IN SAID SUBDIVISION FOR AN UNDERGROUND ELECTRIC SERVICE LATERAL TOGETHER WITH THE LOCATION WHERE SUCH SERVICE LATERAL IS TO BE OR IS INSTALLED AND MAINTAINED FROM TIME TO TIME.

   PAD — 3' X 3' EASEMENT TO CPL FOR PEDESTAL SPACE SPECIFIC LOCATION SHOWN ON MAP BY THIS SYMBOL. (S)

   PAD 54"X54" — 6' X 6' EASEMENT TO CPL FOR TRANSFORMER SPACE SPECIFIC LOCATION SHOWN ON MAP BY THIS SYMBOL. (A)
5. A TOTAL OF 0.40 ACRE FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION AND ENGINEERING DETENTION PLAN WILL BE SUBMITTED PRIOR TO BUILDING PERMIT.
6. A 4' SIDEWALK REQUIRED ALONG THE SOUTH SIDE OF BALES ROAD AND THE WEST SIDE OF S. COL. ROWE BLVD.
7. NO BUILDINGS ALLOWED ON THE GAS EASEMENTS.
8. ALL PROPERTY WITHIN THE BOUNDARIES OF LOTS 1 THRU 24 CHATEAU HEIGHTS SUBDIVISION, INCLUDING PAVED AREAS NOT IDENTIFIED BY A LOT NUMBER SHALL BE KNOWN AS "COMMON ELEMENTS" OR "COMMON AREA", EITHER OF WHICH MAY BE USED INTERCHANGEABLY AND MAINTAINED BY ALL CHATEAU HEIGHTS HOME OWNERS ASSOCIATION.
9. ALL COMMON ELEMENTS SHALL BE OWNED AND MAINTAINED IN PERPETUITY BY THE OWNERS OF THE NUMBERED LOTS, AND ALL IMPROVEMENTS THEREON SHALL ALSO BE KNOWN AS COMMON ELEMENTS. COMMON ELEMENTS IN COMMON AREAS FOR THE BENEFIT OF ALL OWNERS.
10. CITY AND UTILITY COMPANIES SHALL HAVE THE RIGHT OF ACCESS FOR MAINTENANCE OF SERVICES, ETC. SAID INTERIOR AREAS ARE PRIVATE.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 21, 2025

SUBJECT: REZONING FROM R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE-OC) AND R-3C (MULTI-FAMILY RESIDENTIAL CONDOMINIUMS-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2025-0223:

Las Villitas Subdivision Lots 21-58, Hidalgo County, Texas
500-636 East Sandyhills Avenue
Las Villitas Subdivision Lots 1-20 & 59-78), Hidalgo County, Texas
500-637 East Thornhill Avenue
Las Villitas Subdivision Lots A-C & 79-87 & 91-96, Hidalgo County, Texas
501-601 East Uphall Avenue
Las Villitas Subdivision Lots 88-90 & 97-110, Hidalgo County, Texas
3800-3849 South D Street
Las Villitas Subdivision Lots 111-124, Hidalgo County, Texas
3800-3825 South E Street
La Vida Hermosa Subdivision Lot 1, Hidalgo County, Texas
500 E El Rancho Road
3517 South McColl Road (PID 290260)

LOCATION: The subject property is located along the southwest corner side of El Rancho Road, and South McColl Road.

PROPOSAL: The City of McAllen is requesting to rezone the property to R-3 (High-Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single Family Residential-OC) District in all directions and R-3T (Multifamily Residential Townhouse-OC) District to the east.

LAND USE: There are townhouses and condominiums in the subdivision. Surrounding uses include single-family residential and multifamily uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

DEVELOPMENT TRENDS: The development trend around this area is residential 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 (High-Density Residential-UDC) District is an equivalent zoning district to the current R-3T (Multi-family Residential Townhouse-OC) District and R-3C (Multi-family Residential Condominiums-OC) District zoning designation.

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-3 (High-Density Residential-UDC) District.

Plat of LA VIDA HERMOSA SUBDIVISION

36.441 Acres out of Lots 6 and 8, Block 13 Steele and Pershing Subdivision, Hidalgo Co., Texas.

APPROVED FOR RECORDING BY COMMISSIONERS' COURT This the 16th day of March 1982 SANTOS SALDANA, County Clerk Hidalgo County, Texas By Mary Lou Deputy

STATE OF TEXAS COUNTY OF HIDALGO

THE STATE OF TEXAS, COUNTY OF HIDALGO, KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT AND CONFIRM THIS MAP OF LA VIDA HERMOSA SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS THEREON SHOWN.

DISTANCE (FROM CENTER LINE OF ROAD) TO BUILDING LINE (VARIES)

UTILITY AND ROAD EASEMENT

WATER SERVICE EASEMENT DETAIL

STATE OF TEXAS COUNTY OF HIDALGO

I, William H. Chandler, Jr., the undersigned authority, in and for Hidalgo County, Texas, on this day personally appeared William H. Chandler, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was executed for the purposes and consideration therein expressed, and in the capacity therein stated, and as the act and deed of Developer.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF February A.D. 1982

Notary Public, Hidalgo County, Texas

APPROVAL BY WATER DISTRICT

THIS PLAT APPROVED BY HIDALGO COUNTY WATER IMPROVEMENT DISTRICT No. 7 ON THIS 24th DAY OF February A.D. 1982

By: Jorge S. Trevino, Secretary

Ben F. Fankhauser, President

APPROVED FOR RECORDING Hidalgo Co. Water Imp. Dist. By: Laura Walker Date: March 12, 1982

STATE OF TEXAS COUNTY OF HIDALGO

I, the undersigned, Mayor of the City of Donna, Texas, hereby certify that the foregoing subdivision plat conforms to all requirements of the subdivision regulations of the City of Donna as presently approved. Dated this 5th day of March A.D. 1982

Mayor, City of Donna, Texas

STATE OF TEXAS COUNTY OF HIDALGO

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Registered Public Surveyor

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF February A.D. 1982

Notary Public, Hidalgo County, Texas

GENERAL NOTES:

1. MINIMUM ROAD RADIUS SHALL BE AS PER SUBDIVISION ORDINANCE.
2. MINIMUM LOT AREA SHALL BE AS PER SUBDIVISION ORDINANCE.
3. ALL CURVE DATA SHOWN ON PLAT ARE TO BE MEASURED ALONG THE ARC.
4. ALL LOT LINES SHALL BE RADIAL ALONG THE WEST, SOUTH AND EAST PROPERTY LINES.
5. A SIDEWALK SHALL BE REQUIRED ALONG THE ENTIRE SIDE FRONT ABUTTING ROADS.
6. BUILDING SETBACK LINES SHALL BE AS PER SUBDIVISION ORDINANCE.
7. ALL PLAT BOUNDARY CORNERS SHALL BE SET 5/8" IRON RODS UNLESS OTHERWISE NOTED.

LOT 1 - BLK. 17 STEELE & PERSHING SUB'D.

APPROVED FOR RECORDING Hidalgo Co. Water Imp. Dist. By: Laura Walker Date: March 12, 1982

STATE OF TEXAS COUNTY OF HIDALGO

I, JOHN H. HINKLE, Registered Public Surveyor, do hereby certify that the accompanying map is a true and correct representation of the property lines above as platted by me from surveys made on the ground and from the various titles to said property at some time prior to the following below signed owners.

February 11, 1981, Mission, Texas

John H. Hinkle

SCALE 1" = 200'

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16

EXISTING 30' EXPIRATION EASEMENT — FAIRWAY AVENUE SUB'D.

STEELE & PERSHING SUB'D. — Canal H.C.W.I.D. No. 9 Canal Lateral "D"

DETAIL OF 15' DISTRICT ASSESS. EASEMENT

TYPICAL 8"x4" FIRE HYDRANT ENT.

RENT LANE — ORCHARD SUB'D. — UNIT 1 — BURNS DR. — BY ALLEY

MAP OF GLASSCOCK NORTH SUBDIVISION

BEING A RESUBDIVISION OF THE NORTH 10.0 ACRES OF THE SOUTH 20.0 ACRES OF LOT 405, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, OWNERS OF THE PROPERTY HEREON DESCRIBED, DO HEREBY ADOPT AND CONFIRM THIS MAP OF GLASSCOCK NORTH SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS THEREON SHOWN.

By: Jesus Garza — JESUS GARZA (LOT 1)
By: Isidro Ochoa — ISIDRO OCHOA (LOT 6)
By: Jose Montoya — JOSE MONTOYA (LOT 7)
By: Lauro Garza — LAURO GARZA (LOT 10)
By: Alfredo Trejo — ALFREDO TREJO (LOT 13)
By: Felix Contreras — FELIX ONTIVEROS (LOT 16)

By: Gerardo Villareal — GERARDO VILLAREAL (LOT 2)
By: Ignacio Gonzalez — IGNACIO GONZALEZ (LOT 5)
By: Manuel Hinojosa — MANUEL HINOJOSA (LOT 8)
By: Jesus Coronado — JESUS CORONADO (LOT 11)
By: Roberto Garza — ROBERTO GARZA (LOT 14)
By: Jose G. Cantu — JOSE G. CANTU (REMAINDER)

By: Fernando Robledo — FERNANDO ROBLEDO (LOT 3)
By: Jose Angel Martinez — JOSE ANGEL MARTINEZ (LOT 6)
By: Hector Esquivel — HECTOR ESQUIVEL (LOT 9)
By: Juanita Trejo — JUANITA TREJO (LOT 12)
By: Yolanda Guerra — YOLANDA GUERRA (LOT 15)

STATE OF TEXAS COUNTY OF HIDALGO:

SUBSCRIBED AND SWORN TO BY THE ABOVE NAMED PROPERTY OWNERS ON THIS 9th DAY OF March A.D., 1981

Notary Public In And For Hidalgo County, Texas

THIS MAP IS HEREBY APPROVED BY HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 7 WITH THE STIPULATION THAT IRRIGATION WATER WILL BE PROVIDED BY THE DEVELOPER IN LIEU OF THE SERVICES TO BE PROVIDED BY SHARYLAND WATER SUPPLY CORPORATION.

Attest: _____ By: _____

Recorded in Book 22 Page 76 of the map records of Hidalgo County, Texas
Malden and Hunt, Inc.
County Surveyors

FILED FOR RECORD THIS DATE
At 9:22 o'clock A.M.
MAR 15 1982
SANTOS SALDANA
County Clerk, Hidalgo County, Texas
By _____

APPROVED FOR RECORDING Hidalgo Co. Water Imp. Dist. By: Laura Walker Date: March 12, 1982

APPROVED FOR RECORDING BY COMMISSIONERS' COURT This the 16th day of March 81
SANTOS SALDANA, County Clerk Hidalgo County, Texas
By: Ofelia Deputy

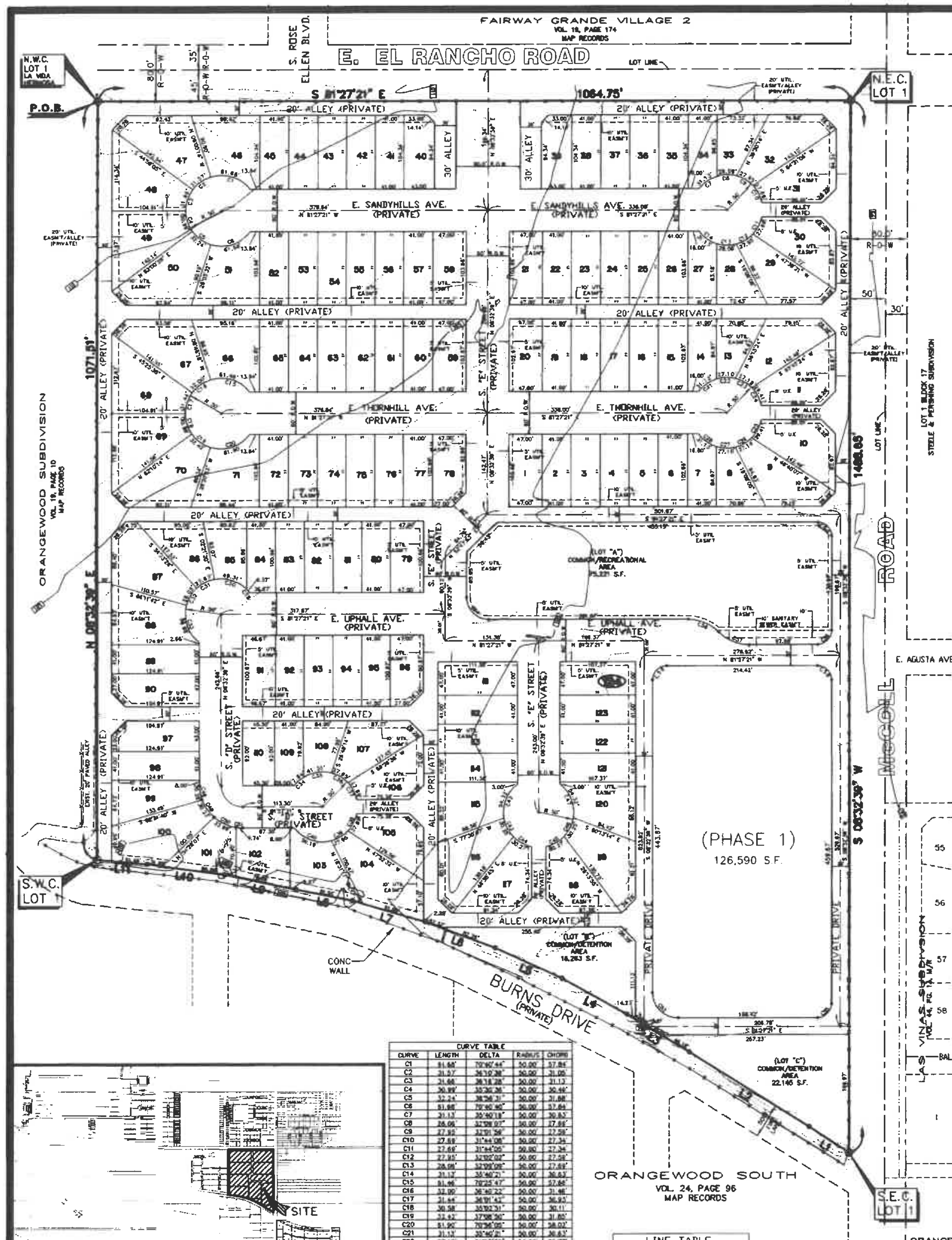
RECEIVED
SEP 16 2025
BY:

SUBDIVISION PLAT OF

LAS VILLITAS SUBDIVISION

A 29.85 ACRE TRACT OF LAND BEING ALL OF LOT I, LA VIDA HERMOSA SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 22, PAGE 76, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: K. K. ENGINEERING CONSULTANT
DATE: JULY 25, 2003



LOT	AREAS
7	3,939 sq. ft.
8	4,082 sq. ft.
9	7,056 sq. ft.
10	7,259 sq. ft.
11	7,259 sq. ft.
12	7,056 sq. ft.
13	4,082 sq. ft.
14	3,939 sq. ft.
27	3,980 sq. ft.
28	4,243 sq. ft.
29	7,126 sq. ft.
30	7,199 sq. ft.
31	7,239 sq. ft.
32	7,129 sq. ft.
33	4,315 sq. ft.
34	4,007 sq. ft.
39	4,332 sq. ft.
40	4,437 sq. ft.
46	7,530 sq. ft.
47	6,132 sq. ft.
48	8,052 sq. ft.
49	7,966 sq. ft.
50	8,135 sq. ft.
51	7,464 sq. ft.
66	7,332 sq. ft.
67	7,148 sq. ft.
68	7,941 sq. ft.
69	7,880 sq. ft.
70	8,070 sq. ft.
71	7,406 sq. ft.
76	4,625 sq. ft.
84	4,110 sq. ft.
85	4,457 sq. ft.
86	5,515 sq. ft.
87	7,524 sq. ft.
88	7,711 sq. ft.
90	5,671 sq. ft.
96	4,531 sq. ft.
97	5,171 sq. ft.
99	5,870 sq. ft.
100	8,275 sq. ft.
101	5,064 sq. ft.
102	5,988 sq. ft.
103	6,359 sq. ft.
104	5,628 sq. ft.
105	5,343 sq. ft.
106	5,889 sq. ft.
107	5,724 sq. ft.
108	3,828 sq. ft.
109	3,684 sq. ft.
115	6,584 sq. ft.
116	5,755 sq. ft.
117	7,041 sq. ft.
118	6,824 sq. ft.
119	5,608 sq. ft.
120	6,257 sq. ft.

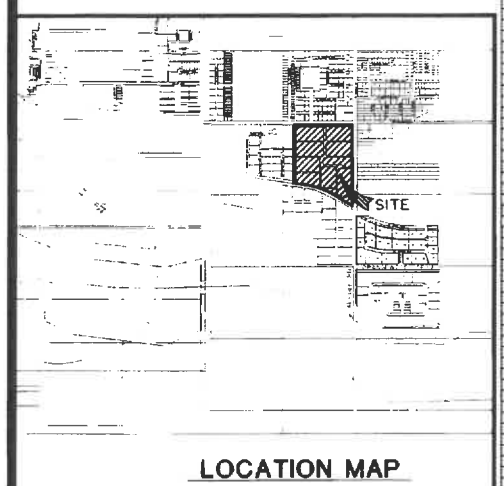
CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD
C1	61.68'	70°40'44"	50.00'	57.84'
C2	31.57'	36°10'38"	50.00'	31.05'
C3	31.68'	36°18'28"	50.00'	31.13'
C4	30.99'	35°30'36"	50.00'	30.49'
C5	32.24'	36°56'31"	50.00'	31.68'
C6	61.68'	70°40'40"	50.00'	57.84'
C7	31.13'	35°40'18"	50.00'	30.63'
C8	28.06'	32°09'07"	50.00'	27.69'
C9	27.95'	32°01'58"	50.00'	27.59'
C10	27.69'	31°44'08"	50.00'	27.34'
C11	27.69'	31°44'05"	50.00'	27.34'
C12	27.95'	32°02'02"	50.00'	27.59'
C13	28.06'	32°09'09"	50.00'	27.69'
C14	31.13'	35°40'21"	50.00'	30.63'
C15	61.46'	70°25'47"	50.00'	57.66'
C16	32.00'	36°40'22"	50.00'	31.46'
C17	31.44'	36°01'43"	50.00'	30.93'
C18	30.58'	35°02'31"	50.00'	30.11'
C19	32.42'	37°08'50"	50.00'	31.85'
C20	61.90'	70°56'05"	50.00'	58.02'
C21	31.13'	35°40'21"	50.00'	30.63'
C22	27.10'	31°03'30"	50.00'	26.77'
C23	27.19'	31°09'46"	50.00'	26.86'
C24	29.41'	33°42'06"	50.00'	28.99'
C25	29.41'	33°42'06"	50.00'	28.99'
C26	27.19'	31°09'42"	50.00'	26.86'
C27	27.10'	31°03'29"	50.00'	26.77'
C28	31.13'	35°40'18"	50.00'	30.63'
C29	6.57'	7°31'27"	50.00'	6.56'
C30	49.31'	56°30'20"	50.00'	47.34'
C31	27.67'	31°42'08"	50.00'	27.31'
C32	28.05'	32°08'14"	50.00'	27.68'
C33	59.60'	68°23'27"	50.00'	56.20'
C34	17.84'	20°26'47"	50.00'	17.75'
C35	41.35'	47°22'44"	50.00'	40.18'
C36	27.95'	32°02'01"	50.00'	27.59'
C37	27.69'	31°44'07"	50.00'	27.34'
C38	27.69'	31°44'03"	50.00'	27.34'
C39	27.95'	32°01'59"	50.00'	27.59'
C40	31.24'	35°47'41"	50.00'	30.73'
C41	27.95'	32°01'48"	50.00'	27.59'
C42	54.32'	62°15'01"	50.00'	51.69'
C43	30.25'	34°39'34"	50.00'	29.79'
C44	30.27'	34°41'02"	50.00'	29.81'
C45	30.27'	34°41'03"	50.00'	29.81'
C46	30.25'	34°39'47"	50.00'	29.79'
C47	54.33'	62°14'44"	50.00'	51.69'
C48	20.28'	19°22'08"	60.00'	20.19'
C49	30.23'	28°52'01"	60.00'	29.91'
C50	33.99'	32°27'31"	60.00'	33.54'
C51	9.74'	9°18'20"	60.00'	9.73'
C52	56.55'	90°00'00"	36.00'	50.91'
C53	31.42'	90°00'00"	20.00'	28.28'
C54	48.69'	90°00'00"	31.00'	43.84'
C55	31.42'	90°00'00"	20.00'	28.28'
C56	31.42'	90°00'00"	20.00'	28.28'
C57	48.27'	44°59'30"	61.46'	47.04'
C58	48.27'	45°00'00"	61.46'	47.04'

LINE TABLE

LINE	LENGTH	BEARING
L1	67.53	N48°42'21"W
L2	201.40	N49°36'18"W
L3	102.88	N49°54'55"W
L4	104.97	N52°16'12"W
L5	104.20	N56°49'30"W
L6	104.83	N60°45'51"W
L7	108.00	N65°06'24"W
L8	81.55	N70°26'59"W
L9	104.22	N69°32'47"W
L10	108.85	N73°36'04"W
L11	71.59	N76°15'35"W

LEGEND
○ – FOUND 1/2" DIAMETER IRON ROD
⊙ – SET 1/2" DIAMETER IRON ROD



LOCATION MAP

K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES

GENERAL PLAT NOTES:

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT ELEVATION 98.25 OR HIGHER.
2. THE SUBDIVISION IS IN ZONE "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343-0010 C DATED NOVEMBER 2, 1982
3. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:
   FRONT: 10.00' OR GREATER FOR EASEMENTS.
   REAR (ALLEY): 10' OR GREATER FOR EASEMENTS;
   ALL SIDES: -0- OR GREATER FOR EASEMENTS;
   REAR GARAGE: 10' FOR ALL LOTS EXCEPT 18' FOR ALL ALL LOTS GREATER THAN 105' DEPTH;
   CORNER : 0' OR GREATER FOR EASEMENTS.
4. A TOTAL OF 1.841 ACRE FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION AND IT IS PROVIDED FOR WITHIN THE TWO PRIVATE DETENTION AREAS.
5. THE CITY OF MCALLEN TO HAVE A 25'x25' CORNER CLIP EASEMENT AT STREET INTERSECTIONS, AND 10' x 10' COR. CLIP AT ALLEY/STREET INTERSECTIONS ALL MEASURED FROM THE CURB.
6. 4' SIDEWALK REQUIRED ON S. MCCOLL ROAD, E EL RANCHO RD., AND BOTH SIDES OF INTERIOR STREETS.
7. 6' BUFFER REQUIRED ON S. MCCOLL ROAD AND ALONG E. EL RANCHO RD., AND FROM ANY ADJACENT COMMERCIAL ZONE/USE.
8. NO LOT FRONTAGE OR ACCESS/CURB CUT FROM S. MCCOLL ROAD AND FROM E. EL RANCHO RD. PERMITTED
9. THIS SUBDIVISION IS IN AN EXISTING AIRPORT FLIGHT PATH, AIRCRAFT NOISE AFFECTS THE GENERAL AREA.
10. LOT OWNERS (HOMEOWNERS ASSOCIATION) ARE RESPONSIBLE FOR MAINTENANCE OF ALL THE PRIVATE ALLEYS, STREETS, COMMON AREAS, DETENTION AREAS, ETC. NOT THE CITY OF McALLEN.
11. BENCHMARK CHISEL MARK ON TOP OF CURB INLET ELEV. = 98.15 (U.S.G.S.) LOCATED AT THE SOUTH EAST CORNER OF E. ORANGEWOOD DRIVE AND S. MCCOLL ROAD. (MCALLEN CODE NO. MC96 - ELEV. 106.45)
12. FOR ALL MINIMUM FLOOR ELEVATIONS OF OVER 98.25 THERE SHALL BE A MINIMUM OF 6" OR MORE ABOVE THE TOP OF THE STREET CURB (FRONT) AND/OR ALLEY PAVEMENT OR TOP OF THE CURB (REAR)

METES AND BOUNDS

A 29.85 ACRE TRACT OF LAND BEING ALL OF LOT I, LA VIDA HERMOSA SUBDIVISION, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 22, PAGE 76, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 28.85 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A HALF (1/2) INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT I FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE SOUTH 81°27'21" EAST, WITH THE NORTH BOUNDARY LINE OF SAID LOT I, AND THE SOUTH RIGHT-OF-WAY LINE OF EL RANCHO ROAD, A DISTANCE OF 1064.75 FEET TO A HALF (1/2) INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT I, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08°32'39" WEST, WITH THE EAST BOUNDARY LINE OF SAID LOT I, AND THE WEST RIGHT-OF-WAY LINE OF MCCOLL ROAD, A DISTANCE OF 1488.65 FEET TO A HALF (1/2) INCH IRON ROD SET AT THE SOUTHEAST CORNER OF SAID LOT I FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 48°42'21" WEST, WITH THE SOUTH BOUNDARY LINE OF SAID LOT I AND THE NORTH BOUNDARY LINE OF ORANGEWOOD SOUTH SUBDIVISION (VOL. 24, PG 96 M.R.) A DISTANCE OF 67.53 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 49°36'18" WEST, CONTINUING WITH THE SOUTH BOUNDARY LINE OF SAID LOT I, AND THE NORTH BOUNDARY LINE OF SAID ORANGEWOOD SOUTH SUBDIVISION, A DISTANCE OF 201.40 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 49°54'55" WEST, CONTINUING WITH THE SOUTH BOUNDARY LINE OF SAID LOT I, AND THE NORTH BOUNDARY LINE OF SAID ORANGEWOOD SOUTH SUBDIVISION, A DISTANCE OF 102.88 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 52°16'12" WEST, CONTINUING WITH THE SOUTH BOUNDARY LINE OF SAID LOT I, AND THE NORTH BOUNDARY LINE OF SAID ORANGEWOOD SOUTH SUBDIVISION, A DISTANCE OF 104.97 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 56°49'30" WEST, CONTINUING WITH THE SOUTH BOUNDARY LINE OF SAID LOT I, AND THE NORTH BOUNDARY LINE OF SAID ORANGEWOOD SOUTH SUBDIVISION, A DISTANCE OF 104.20 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 60°45'51" WEST, CONTINUING WITH THE SOUTH BOUNDARY LINE OF SAID LOT I, AND THE NORTH BOUNDARY LINE OF SAID ORANGEWOOD SOUTH SUBDIVISION, A DISTANCE OF 104.83 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 65°06'24" WEST, CONTINUING WITH THE SOUTH BOUNDARY LINE OF SAID LOT I, AND THE NORTH BOUNDARY LINE OF SAID ORANGEWOOD SOUTH SUBDIVISION, A DISTANCE OF 108.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 70°26'59" WEST, CONTINUING WITH THE SOUTH BOUNDARY LINE OF SAID LOT I, AND THE NORTH BOUNDARY LINE OF SAID ORANGEWOOD SOUTH SUBDIVISION, A DISTANCE OF 81.55 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 69°32'47" WEST, CONTINUING WITH THE SOUTH BOUNDARY LINE OF SAID LOT I, AND THE NORTH BOUNDARY LINE OF SAID ORANGEWOOD SOUTH SUBDIVISION, A DISTANCE OF 104.22 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 73°36'04" WEST, CONTINUING WITH THE SOUTH BOUNDARY LINE OF SAID LOT I, AND THE NORTH BOUNDARY LINE OF SAID ORANGEWOOD SOUTH SUBDIVISION, A DISTANCE OF 108.85 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT OF LAND;

THENCE NORTH 76°15'35" WEST, CONTINUING WITH THE SOUTH BOUNDARY LINE OF SAID LOT I, AND THE NORTH BOUNDARY LINE OF SAID ORANGEWOOD SOUTH SUBDIVISION, A DISTANCE OF 71.59 FEET TO A HALF (1/2) INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID LOT I FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08°32'39" EAST, WITH THE WEST BOUNDARY LINE OF SAID LOT I, SAME BEING THE EAST BOUNDARY LINE OF ORANGEWOOD SUBDIVISION (VOL. 19, PG. 10 M.R.), A DISTANCE OF 1071.51 FEET TO THE POINT OF BEGINNING, CONTAINING 29.85 ACRES OF LAND MORE OR LESS.

FILED FOR RECORD IN:
HIDALGO COUNTY
BY J.D. SALINAS, III
COUNTY CLERK
ON: 7/6/04 AT 2:25 AM/PM
AS A RECORDING NUMBER 1354491
BY [signature] DEPUTY

Recorded in Volume 45 Page 107
of the map records of Hidalgo
County, Texas
J.D. Salinas III
County Clerk

STATE OF TEXAS
COUNTY OF HIDALGO

THE OWNER OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS LAS VILLITAS SUBDIVISION AN ADDITION TO THE CITY OF MCALLEN AND WHOSE NAME IS SUBSCRIBED HERETO DO HEREBY GRANT AN EASEMENT TO SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREET IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF McALLEN EMPLOYEES OF UTILITIES UNDER FRANCHISE TO SAID CITY AND RESIDENTS OF THE SUBDIVISION AND THEIRS GUEST. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE PORTIONS OF E. ORANGEWOOD DRIVE AND S. McCOLL ROAD FOR USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF McALLEN.

[signature]
OWNER:
SOUTH VILLA HERMOSA, LTD;
GENERAL PARTNER PREFERENCE, INC.,
ALONZO CANTU, PRESIDENT
P.O. BOX 2673
McALLEN TEXAS 78502

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, HOLDER(S) (OR DULY AUTHORIZED OFFICERS OF THE HOLDER(S)) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATE HEREIN AS THE LAS VILLITAS 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 THE ANY FORECLOSURES RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED HEREIN.

[signature]
SECURITY INTEREST HOLDER: TEXAS STATE BANK
CURTIS BROCKMAN, EXECUTIVE VICE PRESIDENT & CHIEF LENDING OFFICER

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALONZO CANTU AND CURTIS BROCKMAN KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 5th DAY OF May 2004.

SONIA ESCOBAR
Notary Public
STATE OF TEXAS
My Comm Exp 01 22 2006

[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 1-22-06

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.

Leo Montalvo
MR. LEO MONTALVO
MAYOR, CITY OF McALLEN, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO
THIS SUBDIVISION PLAT OF LAS VILLITAS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 29 DAY OF June A. D 2004

[signature]
CHAIRMAN

HIDALGO COUNTY DRAINAGE DISTRICT No. I HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. 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 ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. I
BY: [signature] 7/1/04

STATE OF TEXAS
COUNTY OF HIDALGO

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

[signature]
KAMBIZ S. KHADEMI, P.E.
REG. PROFESSIONAL ENGINEER No. 57767

STATE OF TEXAS
KAMBIZ S. KHADEMI
57767
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

RECEIVED

I, JOSE MARIO GONZALEZ, 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

SEP 16 2015
[signature]
JOSE MARIO GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5571
P.O. BOX 2612
ELSA, TEXAS 78543

BY: [signature]

STATE OF TEXAS
REGISTERED
JOSE MARIO GONZALEZ
5571
PROFESSIONAL LAND SURVEYOR

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 21, 2025

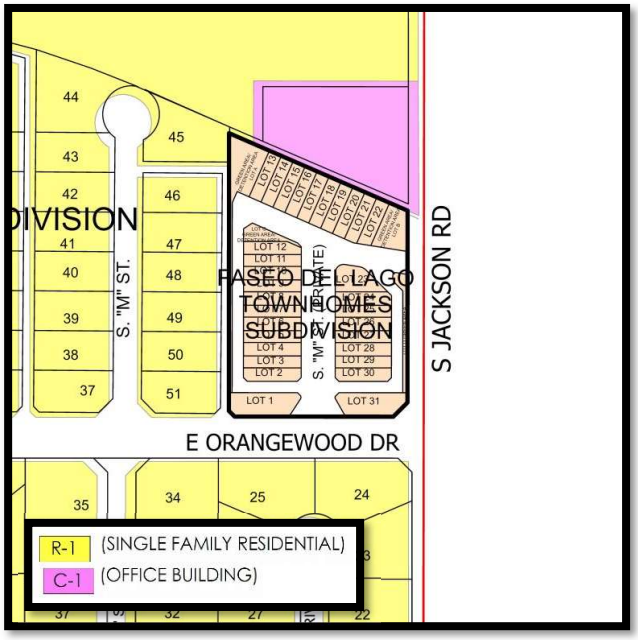
SUBJECT: REZONING FROM R-3T (MULTI-FAMILY RESIDENTIAL TOWNHOUSE-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:

CASE REZ2025-0221:

Paseo del Lago Townhomes Lots 1-12 & 23-31 Subdivision, Hidalgo County, Texas
3900-3923 South "M" Lane

Paseo del Lago Townhomes Lots 13-22 & Lots A-D Subdivision, Hidalgo County, Texas
1410-1434 East Sundown Drive

LOCATION: The subject property is located along the northwest corner side of South Jackson Road, and East Orangewood Drive.



PROPOSAL: The City of McAllen is requesting to rezone the property to R-3 (High-Density Residential-UDC) District as part of the citywide rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC).

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single Family Residential-OC) District to the west and south and C-1 (Office Building Office-OC) District to the north.

LAND USE: The properties are currently vacant. Surrounding uses include single-family residential and commercial uses.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities, which allow for established low-density neighborhoods to welcome compatible density and commercial uses into their neighborhoods via incremental infill.

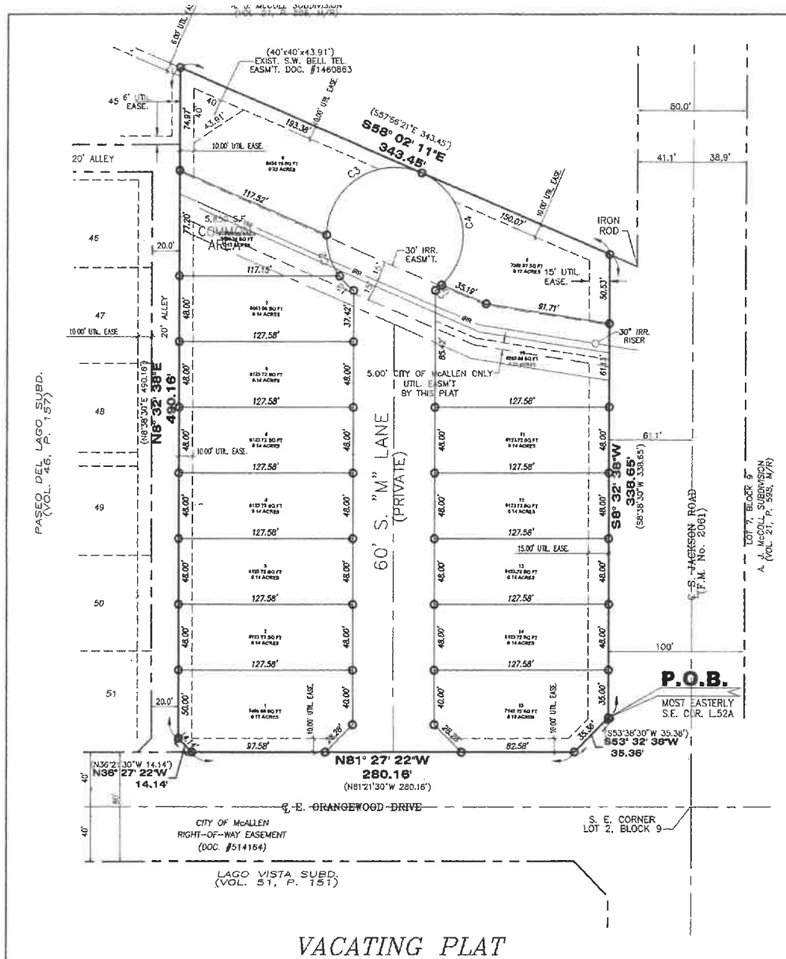
DEVELOPMENT TRENDS: The development trend around this area is residential uses.

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 (High-Density Residential-UDC) District is an equivalent zoning district to the current R-3T (Multi-family Residential Townhouse-OC) District zoning designation.

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-3 (High-Density Residential-UDC) District.



VACATING PLAT
"PASEO DEL LAGO PATIO HOMES" SUBDIVISION

MCALLEN, TEXAS

A 3.116 ACRE TRACT OF LAND, BEING ALL OF LOT 52A, PASEO DEL LAGO SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN DOC. #2293919, HIDALGO COUNTY, MAP RECORDS.

METES AND BOUNDS:
A 3.116 ACRE TRACT OF LAND, BEING ALL OF PASEO DEL LAGO PATIO HOMES SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN DOC. #2410663, HIDALGO COUNTY, MAP RECORDS.

BEGINNING AT AN IRON ROD FOUND AT THE MOST EASTERLY SOUTHEAST CORNER OF LOT 52A, FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, SAID POINT LOCATED ON THE WEST LINE OF 100.0 FOOT SOUTH JACKSON ROAD (F.M. NO. 2061);

THENCE, WITH EXISTING CORNER CLIP, WITH THE SOUTHEAST LINE OF LOT 52A, SOUTH 53 DEG. 32 MIN. 38 SEC. WEST, 35.36 FEET TO AN IRON ROD FOUND AT THE MOST WESTERLY SOUTHEAST CORNER OF LOT 52A, FOR THE MOST WESTERLY SOUTHEAST CORNER HEREOF, SAID POINT LOCATED ON THE NORTH LINE OF 80.0 FOOT EAST ORANGEWOOD DRIVE;

THENCE, WITH THE SOUTH LINE OF LOT 52A AND NORTH LINE OF 80.0 FOOT EAST ORANGEWOOD DRIVE, NORTH 81 DEG. 27 MIN. 22 SEC. WEST, 280.16 FEET TO AN IRON ROD FOUND AT THE MOST EASTERLY SOUTHWEST CORNER OF LOT 52A, FOR THE MOST EASTERLY SOUTHWEST CORNER HEREOF, SAID POINT BEING THE EAST CORNER OF ALLEY CORNER CLIP;

THENCE, WITH THE SOUTHWEST LINE OF LOT 52A, WITH SAID ALLEY CORNER CLIP, NORTH 36 DEG. 27 MIN. 22 SEC. WEST, 14.14 FEET TO AN IRON ROD FOUND AT THE MOST WESTERLY SOUTHWEST CORNER OF LOT 52A, FOR THE MOST WESTERLY SOUTHWEST CORNER HEREOF, SAID POINT LOCATED ON EAST LINE OF EXISTING 20.0 FOOT ALLEY;

THENCE, WITH THE WEST LINE OF LOT 52A AND EAST LINE OF EXISTING 20.0 FOOT ALLEY; NORTH 08 DEG. 32 MIN. 38 SEC. EAST, 490.16 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 52A, FOR THE NORTHWEST CORNER HEREOF;

THENCE, WITH THE NORTH LINE OF LOT 52A, SOUTH 58 DEG. 02 MIN. 11 SEC. EAST, 343.45 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 52A FOR THE NORTHEAST CORNER HEREOF, SAID POINT LOCATED ON THE WEST LINE OF 100.0 FOOT SOUTH JACKSON ROAD (F.M. NO. 2061);

THENCE, WITH THE EAST LINE OF LOT 52A AND WEST LINE OF 100.0 FOOT SOUTH JACKSON ROAD (F.M. NO. 2061) SOUTH 08 DEG. 32 MIN. 38 SEC. WEST, 336.65 FEET THE POINT OF BEGINNING, CONTAINING 3.116 ACRES OF LAND MORE OR LESS.

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 "B" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480343-0005 C DATED NOVEMBER 2, 1982

3. MINIMUM BUILDING SETBACK SHALL BE AS FOLLOWS:

FRONT: 10 FT. OR GREATER FOR EASEMENTS
REAR: IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
CORNER: 10 FT OR GREATER FOR EASEMENTS
SIDE: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.
GARAGE: 18 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED. GREATER SETBACK APPLIES

4. A TOTAL OF 0.443 ACRE FEET OF DETENTION IS REQUIRED (19,315 C.F.) 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. 5 FT. WIDE SIDEWALK REQUIRED ALONG SOUTH JACKSON ROAD, AND A 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ON EAST ORANGEWOOD DRIVE AND BOTH SIDES ALL INTERIOR STREETS.

7. 8 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG S. JACKSON ROAD AND E. ORANGEWOOD DRIVE. AN 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.

8. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG E. ORANGEWOOD DRIVE & S. JACKSON RD.

9. THIS SUBDIVISION IS IN AN EXISTING AIRPORT FLIGHT PATH, AIRCRAFT NOISE AFFECTS THE GENERAL AREA.

10. CITY OF MCALLEN BENCHMARK: NUMBER MC98, TOP OF 30" ALUMINUM PIPE WITH A 3 1/4" BRASS MONUMENT CAP AT THE WEST BOUND ON FM3362 (1 MILE SOUTH OF EL RANCHO RD). THE MONUMENT IS 65 FORT WEST FROM THE EOP OF JACKSON RD., INSTALLED ON AN ELEVATED AREA (LEVEE), GRID ZONE: TEXAS SOUTH (4205) HORIZONTAL DATUM: NAD 83. VERTICAL DATUM: NAVD 88, N=16581272.21987, E=1078735.53029 ELEV. = 106.45 FT.

11. ALL BUFFERS MUST BE ON PRIVATE PROPERTY AND MAINTAINED BY THE LOT OWNERS ADJACENT TO BUFFER/FENCE.

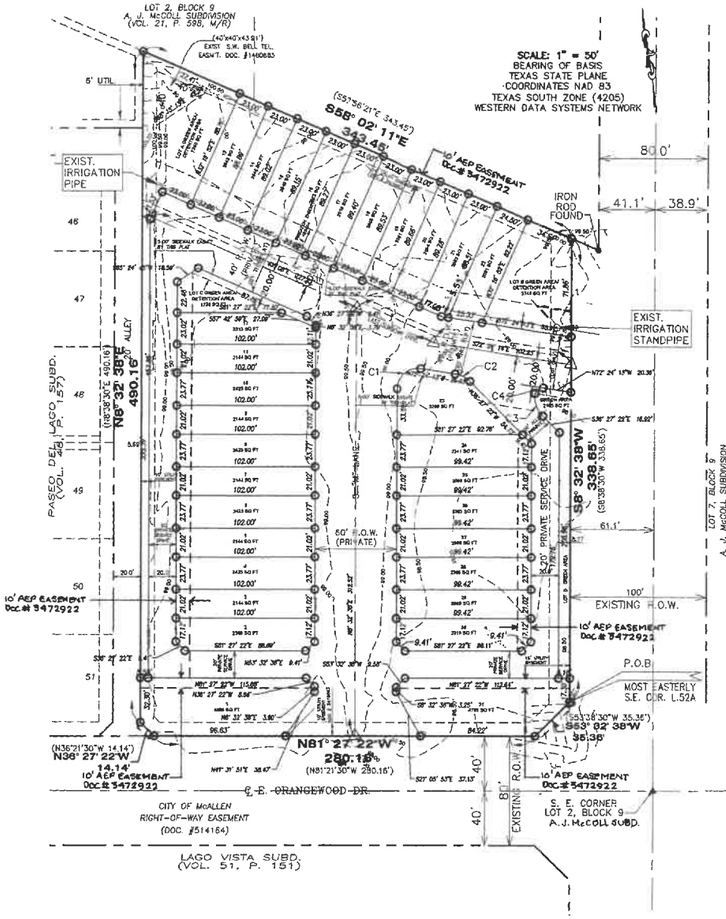
12. LOT OWNERS OR BUILDERS OR LOTS 7, 8, 9 & 10, SHOULD CONTACT WR DIST. No. 2 FOR EXACT LOCATION OF THEIR LINE BEFORE COMMENCING CONSTRUCTION OF THE HOUSE.

13. COMMON AREAS (LOT A, LOT B, LOT C, LOT D AND LOT E), PRIVATE SERVICE DRIVES, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

14. AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PASEO DEL LAGO TOWNHOMES SUBDIVISION, RECORDED AS DOCUMENT # 2410663 OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, DEED RECORDS, DEVELOPER/HOMEOWNER ASSOCIATION/OWNER, THEIR SUCCESSORS AND/OR ASSIGNS, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR 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 PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134-168 SHALL BE NULL AND VOID.

15. 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.

16. MCALLEN PUBLIC UTILITY SHALL HAVE ACCESS TO OPERATE AND PROVIDE MAINTENANCE TO WATER AND SEWER LINES INSTALLED WITHIN THE LIMITS OF THE PRIVATE ACCESS DRIVE INCLUDING SERVICE DRIVES



RE-PLAT TO
"PASEO DEL LAGO TOWNHOMES" SUBDIVISION

(PRIVATE)

MCALLEN, TEXAS

A 3.116 ACRE TRACT OF LAND, BEING ALL OF PASEO DEL LAGO PATIO HOMES SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN DOC. #2410663, HIDALGO COUNTY, MAP RECORDS.

STATE OF TEXAS
COUNTY OF HIDALG

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE "VACATING & REPLAT TO PASEO DEL LAGO PATIO HOMES SUBDIVISION & PASEO DEL LAGO TOWNHOMES" SUBDIVISION 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 THE STREETS, ALLEYS AND EASEMENTS THEREON SHOWN, SURFACE USE OF THE STREETS AND ALLEYS 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.

SOUTH VILLA HERMOSA, LTD., A TX. L.P.
BY PREFERENCE INC., GENERAL PARTNER
ALONZO CANTU, PRESIDENT
P.O. BOX 2673, MCALLEN, TEXAS 78502

April 20th 2023
DATE

STATE OF TEXAS
COUNTY OF HIDALG

BEFORE ME, THEUNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Alonzo Cantu 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 20th DAY OF April 2023

NOTARY PUBLIC
HIDALGO COUNTY, TEXAS
Odette Castillo
NOTARY PUBLIC

ODETTE CASTILLO
Notary ID #7809061
My Commission Expires
September 21, 2026

CERTIFICATION OF THE MAYOR OF THE CITY OF MCALLEN

I 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: 7/21/23

"VACATING & REPLAT TO PASEO DEL LAGO PATIO HOMES SUBDIVISION AND PASEO DEL LAGO TOWNHOMES SUBDIVISION"

(PRIVATE)

A 3.116 ACRE TRACT OF LAND, BEING ALL OF LOTS 52A, PASEO DEL LAGO PATIO HOMES SUBDIVISION, CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, RECORDED IN DOC. #2293919, HIDALGO COUNTY, MAP RECORDS.

PASEO DEL LAGO TOWNHOMES" SUBDIVISION

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.93	15.00	99.05	S58° 04' 13"W	22.82
C2	12.55	20.00	35.95	N54° 25' 47"W	12.34
C3	17.99	20.00	51.53	S10° 41' 35"E	17.39
C4	7.76	5.00	87.62	S63° 26' 27"W	7.03

LOCATION MAP SCALE: 1":500'

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
	LOT LINE
R.C.D.D.#1	HIDALGO COUNTY DRAINAGE DIST. #1

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

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, CITY OF MCALLEN — 7.19-23 DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE 6th DAY OF July, 2023

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

PRESIDENT — ATTEST: SECRETARY

HIDALGO COUNTY IRRIGATION DISTRICT #2 SAN JUAN 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 07.27.23
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 20th DAY OF April 2023

REGISTERED PROFESSIONAL SURVEYOR (SEAL)
IVAN GARCIA
REGISTERED PROFESSIONAL PUBLIC SURVEYOR No. 6498
921 SOUTH 10TH AVENUE EDINBURG, TEXAS 78539
(956) 380-5152

STATE OF TEXAS — IVAN GARCIA — 6498 — REGISTERED PROFESSIONAL LAND SURVEYOR

No. 6496 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)
CLORO MIRO HINOJOSA, JR.
CHLH ENGINEERING, LLC
701 S. 15TH STREET, MCALLEN, TX 78501
(TEL)956-687-5560 (CELL)956-222-5423

4.20.23

STATE OF TEXAS — C. HINOJOSA, JR. — 90636 — LICENSED PROFESSIONAL ENGINEER

No. 90636 STATE OF TEXAS.

RECEIVED

SEP 08 2025

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

ON: 9/8/2025 AT 4:01 PM
INSTRUMENT NUMBER 3673314
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: DEPUTY

DATE OF PREPARATION: APRIL 19, 2023

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

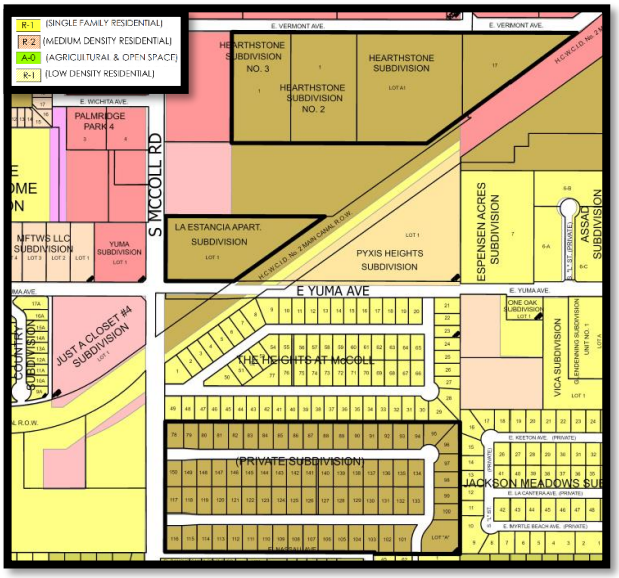
DATE: October 21, 2025

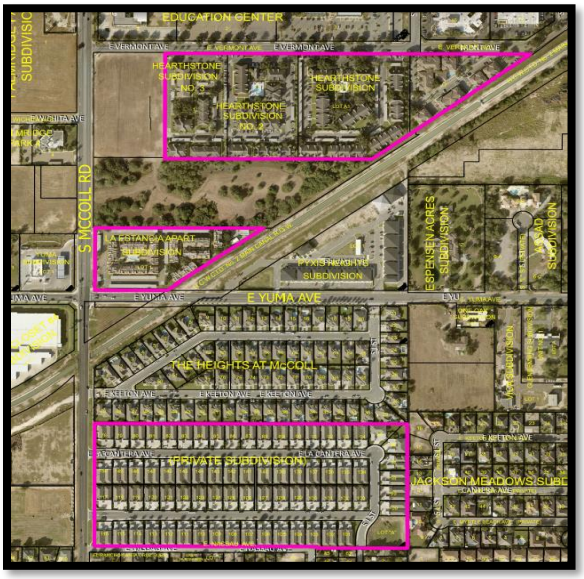
SUBJECT: **REZONING FROM R-3A (MULTIFAMILY RESIDENTIAL APARTMENT-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2025-0205:

Hearthstone #3 Lot 1, Hearthstone #2 Lot 1, Heartstone Lot A1 and Ridge Plaza Lot 17 Subdivision Hidalgo County, Texas
(800-1200 E Vermont Avenue)
La Estancia Apartments Lot 1 Subdivision Hidalgo County, Texas
(2401 South McColl Road)
Lots 78-95 and 134-150 (700-1021 East La Cantera Ave)
Lots 101-133 (700-1017 East Myrtle Beech Avenue)
Lots 96-100 and Lot A (2701-2801 South "J" Street)

LOCATION: The subject properties are located east of South Mccoll Road south of East Vermont Avenue.





PROPOSAL: The City of McAllen is requesting to rezone the properties to R-3 (High Density Residential-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC)

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential –OC) District, there is C-3L (Light Commercial-OC) District as well as C-3 (General Business-OC) District, and R-3A (Multifamily Residential Apartment-OC) District.

LAND USE: The properties contain multi family apartments and are zoned R-3A (Multi-family Residential Apartments-OC) District. Surrounding uses include multi-family apartments, single-family residences and commercial uses.

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.

DEVELOPMENT TRENDS: The development trend along South Mccoll Road is multi-family dwellings, single-family homes 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 (High Density Residential) District is an equivalent zoning district to the current R-3A District zoning designation.

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 to R-3 (High Density Residential-UDC) District.

Planning Department

Memo

TO: Planning and Zoning Commission

FROM: Planning Staff

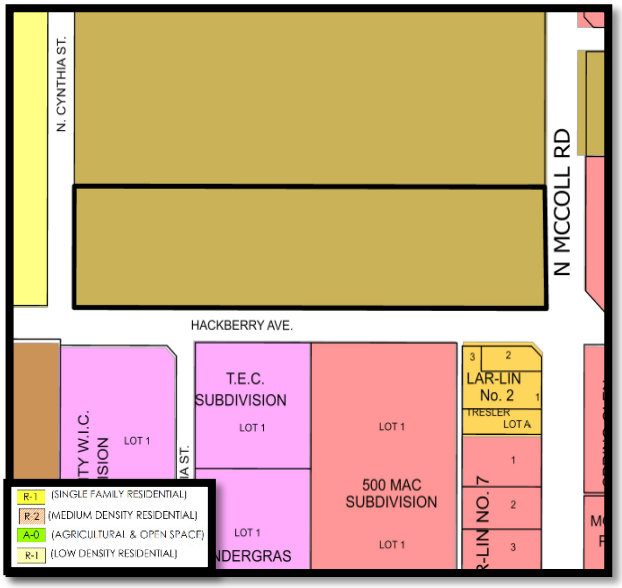
DATE: October 21, 2025

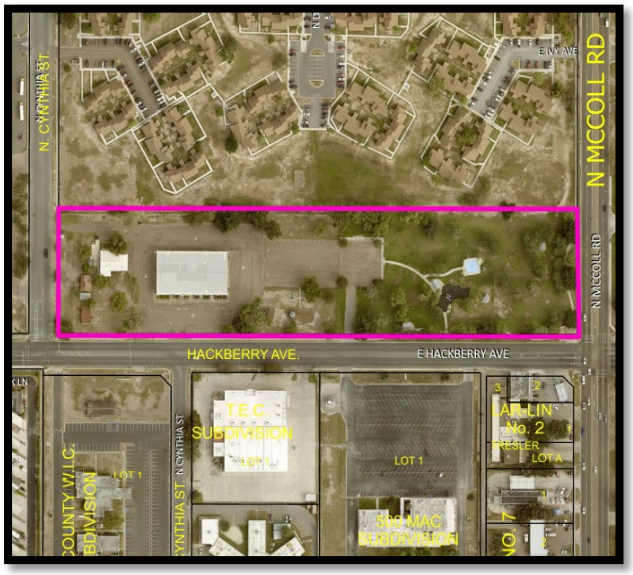
SUBJECT: **REZONING FROM R-3A (MULT-IFAMILY RESIDENTIAL APARTMENT-OC) DISTRICT UNDER THE OLD CODE (OC) TO R-3 (HIGH-DENSITY RESIDENTIAL-UDC) DISTRICT UNDER THE NEW UNIFIED DEVELOPMENT CODE (UDC) FOR THE FOLLOWING PROPERTIES:**

CASE REZ2025-0236:

301 East Hackberry Avenue (PID: 1568078)

LOCATION: The subject property is located on the northeast corner of East Hackberry Avenue and North Mccoll Road.





PROPOSAL: The City of McAllen is requesting to rezone the properties to R-3 (High Density Residential-UDC) District as part of the citywide initiated rezoning pertaining to the adoption of the new McAllen Unified Development Code (UDC)

ADJACENT ZONING: The adjacent properties are zoned R-1 (Single-Family Residential –OC) District to the west, there is C-1 (Office Building-OC) District to the south as well as C-3(General Business-OC) District to the south and east, and R-3A (Multifamily Residential Apartment-OC) District to the north.

LAND USE: The property contains Curtis McAllen City Park and is zoned R-3A (Multi-family Residential Apartments-OC) District. Surrounding uses include multi-family, commercial uses, and school district.

FUTURE LAND USE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Parks and Open Space. The Parks and Open Space areas represent existing or planned parks, trails, drainage ways, and recreational spaces. These uses can be integrated into any future land use category and are essential to McAllen's livability and quality of life. As the city grows, the availability of parks and open spaces should also expand. More details are available in the Public Services, Parks, and Infrastructure chapter.

DEVELOPMENT TRENDS: The development trend along East Hackberry Avenue multi-family dwellings, parks and commercial uses.

HISTORY: The earliest zoning record found for the properties, indicating an R-3A 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-3 (High Density Residential) District is an equivalent zoning district to the current R-3A District zoning designation.

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 to R-3 (High Density Residential-UDC) District.

Planning Department

Memo

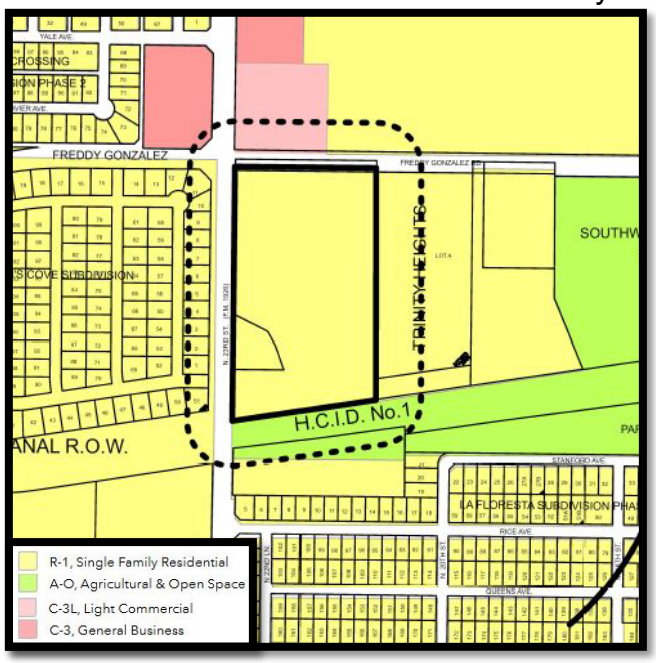
TO: Planning and Zoning Commission

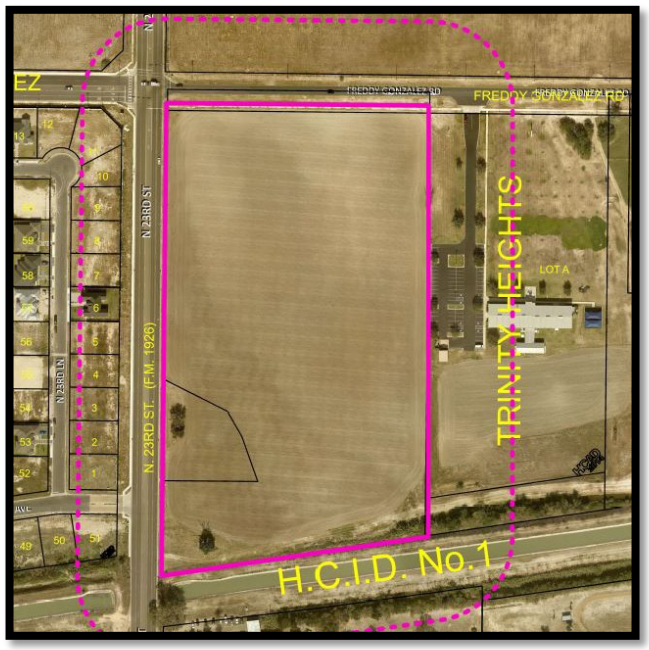
FROM: Planning Staff

DATE: October 21, 2025

SUBJECT: **Rezone from R-1 (Single-Family Residential -OC) District to R-3 (High-Density Residential-UDC) District: 15.891 Acres out of lot 10, Section 279, Texas Mexican Railway Company's Survey, Hidalgo County, Texas; 1901 Freddy Gonzalez Road (REZ2025-0217)**

LOCATION: The subject property is located along the south east corner of Freddy Gonzalez Road and North 23rd Street and is currently zoned R-1 (Single-Family Residential-OC) District.





PROPOSAL: The applicant is requesting to rezone the property to R-3 (High-Density Residential-UDC) District for a proposed Townhome Subdivision (Enclave on Freddy Subdivision). The property is currently vacant.

ADJACENT ZONING: The adjacent properties are R-1 (Single-Family Residential-OC) District to the north, east, and west, and A-O (Agricultural and Open Space-OC) District to the south, and C-3L (Light Commercial-OC) District to the north

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. This land use consists of residential land uses with some office, retail and other non-residential uses that serve residences.

DEVELOPMENT TRENDS: The development trend of this area is primarily single family and vacant land.

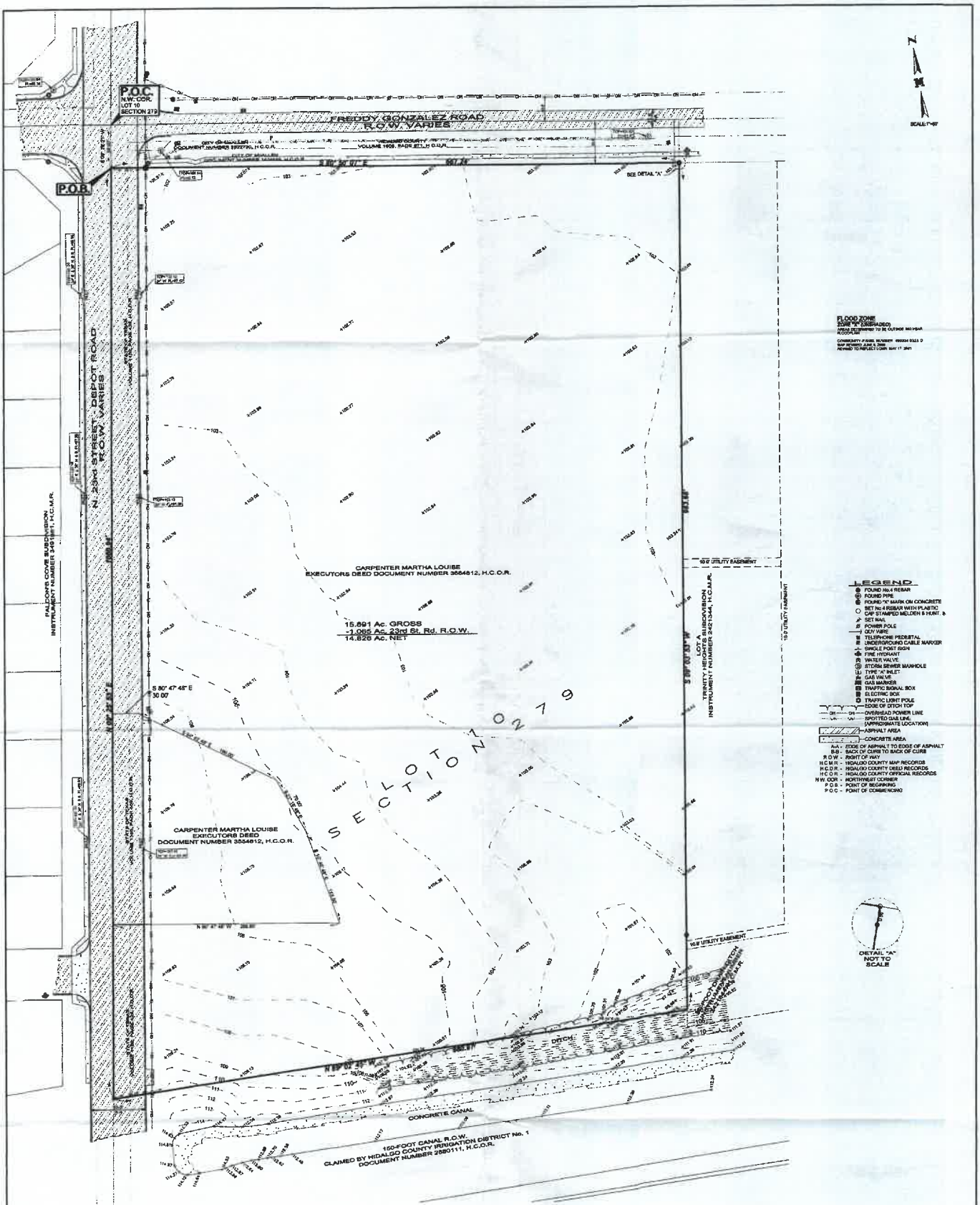
HISTORY: This is the initial application for a rezoning at this location.

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

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-UDC) District.



PLAT SHOWING
15.891 ACRES
OUT OF
LOT 10, SECTION 279,
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY
VOLUME 24, PAGES 168-171 H.C.D.R.
HIDALGO COUNTY, TEXAS

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 8/29/2025 UNDER MY DIRECTION AND SUPERVISION.

STATE OF TEXAS
ROBERTO N. TAMEZ
5234
REGISTERED PROFESSIONAL LAND SURVEYOR

NOTES:
1. THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR
2. BEARING BASIS IS FROM THE NVS SET AT THE SOUTHWEST CORNER AND THE SAME SET AT THE NORTHWEST CORNER OF SUBJECT TRACT
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE NAD 1983 COORDINATES
4. SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT WHICH MAY SHOW ADDITIONAL EASEMENTS AFFECTING THIS TRACT. THE SURVEYOR IS NOTIFIED THE INCLUSION OF THIS PLAT THAT ADDITIONAL EASEMENTS MAY AFFECT THIS TRACT
5. ELEVATION DATUM PER NAVD 88 (GEOID 2012B)

JOB No. 25573.08	REVISION	DATE	BY
DRAWING DATE: 8/29/2025			
DRAWN BY: J.C./B.M.			
File Name: 25573.08			

TBPELS FIRM #10194382
MELDEN & HUNT INC.

August 29, 2025

METES AND BOUNDS DESCRIPTION
15.891 ACRES OUT OF LOT 10, SECTION 279, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY HIDALGO COUNTY, TEXAS

A tract of land containing 15.891 acres of land, situated in the County of Hidalgo, Texas, being a part or portion out of Lot 10, Section 279, Texas-Mexican Railway Company's Survey according to the plat thereof recorded in Volume 24, Pages 168-171, Hidalgo County Deed Records, said 15.891 acres out of a certain tract conveyed to Martha Louis Carpenter by virtue of an Executor's Deed recorded under Document Number 3554812, Hidalgo County Official Records, said 15.891 acres also being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 10, Section 279 and within the existing right-of-way of N. 23rd Street-Depot Road;

THENCE, S 09° 28' 21" W along the West line of said Lot 10, Section 279, a distance of 50.00 feet to the Northwest corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, S 80° 50' 07" E at a distance of 40.40 feet pass an "X" cut in concrete found, continuing a total distance of 667.24 feet to a No. 4 rebar set at the Northwest corner of Lot "A", Trinity Heights Subdivision according to the plat thereof recorded in Instrument Number 2421344, Hidalgo County Map Records for the Northeast corner of this tract;

2. THENCE, S 09° 03' 53" W along the West line of said Lot "A", at a distance of 0.86 feet pass a No. 4 rebar found in line, continuing a total distance of 983.66 feet to a point on the existing North right-of-way line of a 150-foot canal right-of-way, claimed by Hidalgo County Irrigation District No. 1, recorded under Document Number 2880111, Hidalgo County Official Records for the Southeast corner of this tract;

3. THENCE, N 89° 02' 45" W along the existing North right-of-way line of said 150-foot canal, at a distance of 634.74 feet pass a No. 4 rebar set on the existing East right-of-way line of N. 23rd Street-Depot Road, continuing a total distance of 680.97 feet to a Nail set on the West line of said Lot 10, Section 279 for the Southwest corner of this tract;

4. THENCE, N 09° 25' 53" E along the West line of said Lot 10, Section 279, a distance of 1,080.94 feet to the POINT OF BEGINNING and containing 15.891 acres gross, of which 1.065 acres lies within the existing right-of-way of N. 23rd Street-Depot Road, leaving a net of 14.826 acres of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF AN IN-OFFICE SURVEY MADE ON 08/25/2025 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. #6238 — DATE 09/29/2025

Z:\Surveys\2025\25573\Metes & Bounds\16.188_ACRES_METES_AND_BOUNDS.docx

REZ2025-0217
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

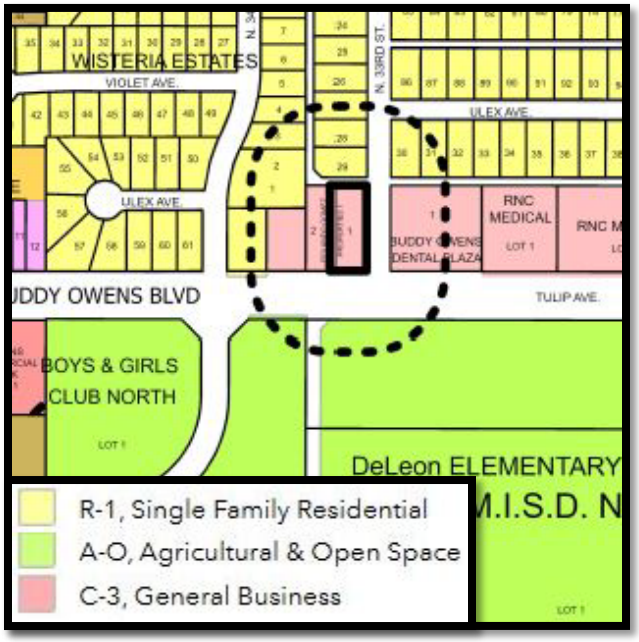
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 21, 2025

SUBJECT: **Rezone from C-3L (Light Commercial-OC) District to C-2 (Regional Commercial-UDC) District: Lot 1, Rolando Gomez Properties 1 Subdivision, Hidalgo County, Texas; 3224 Buddy Owens Boulevard (REZ2025-0222)**

LOCATION: The subject property is located along the north west corner of Buddy Owens and North 33rd Street and is currently zoned C-3L (Light Commercial-OC) District.



PROPOSAL: The applicant is requesting to rezone the property to C-2 (Regional Commercial -UDC) District for an event center.

ADJACENT ZONING: The adjacent properties are R-1 (Single-Family Residential-OC) District to the north, A-O (Agricultural and Open Space-OC) District to the south, and C-3L (Light Commercial-OC) District to the east and west.

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Complete Communities. This land use consists of residential land uses with some office, retail and other non-residential uses that serve residences.

DEVELOPMENT TRENDS: The development trend of this area is primarily single family, commercial offices and vacant land.

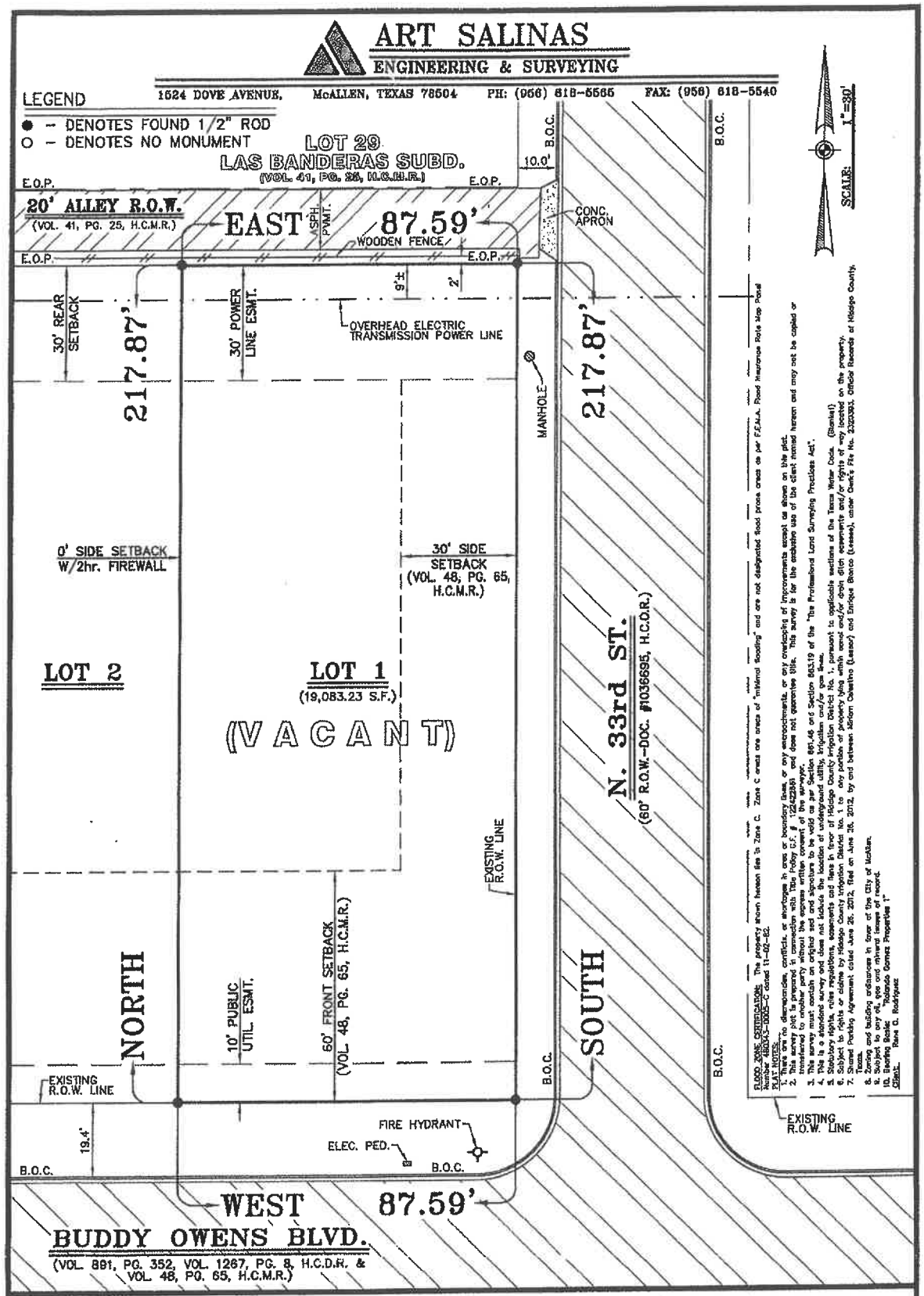
HISTORY: This is the initial application for a rezoning at this location.

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

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 C-2 (Regional Commercial -UDC) District.



THIS IS TO CERTIFY TO THAT I HAVE, THIS DATE, PREPARED A SURVEY ON THE PROPERTY WHICH IS LOCATED AT BUDDY OWENS BLVD. in MCALLEN, TEXAS. DESCRIBED AS FOLLOWS:
LOT ONE (1), ROLANDO GOMEZ PROPERTIES 1, AN ADDITION TO THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 48, PAGE 65, MAP RECORDS, HIDALGO COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PERTINENT PURPOSES.
SAVE AND EXCEPT THAT PORTION OF SAID PROPERTY CLAIMED IN FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, AS EVIDENCE IN AFFIDAVIT BY RONALD A. CASE IN REGARD TO VALLEY RESERVOIR AND CANAL COMPANY MAP OF THE IRRIGATION SYSTEM, RECORDED IN VOLUME 1522, PAGE 307, DEED RECORDS OF HIDALGO, COUNTY, TEXAS.

12-42696
Job No.

09-06-12
Date

©COPYRIGHT 2012 ART SALINAS ENGINEERING INC. THIS SURVEY WAS PROVIDED IN MULTIPLE ORIGINALS SOLELY FOR THE USE OF THE BORROWER NAMED HEREON. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED TO COPY THIS SURVEY.

ARTURO A. SALINAS
REGISTERED PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor No. 4802

3224

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0222
CITY OF MCALLEN PLANNING DEPT.
| 956-681-1250 |
WWW.MCALLEN.NET

Planning Department

Memo

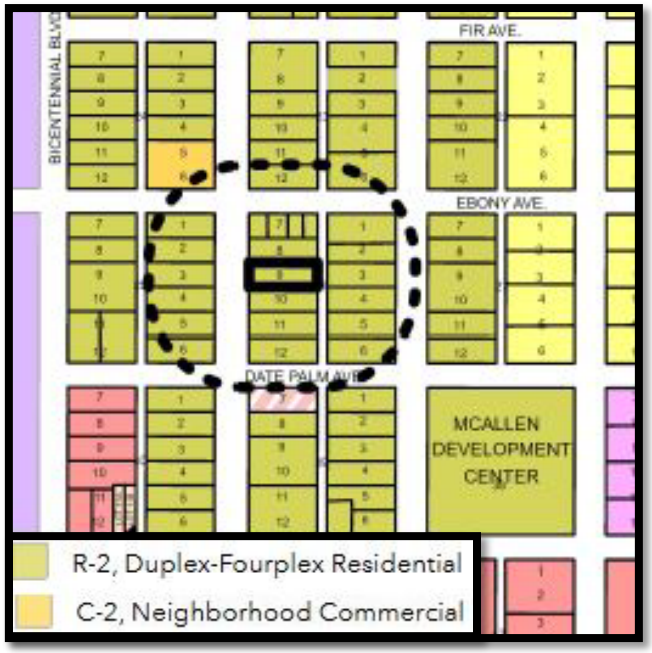
TO: Planning and Zoning Commission

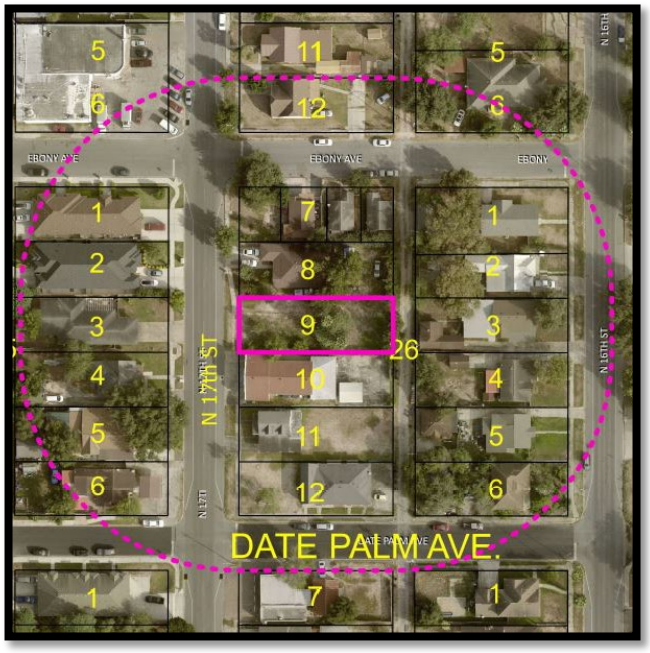
FROM: Planning Staff

DATE: October 21, 2025

SUBJECT: **Rezone from R-2 (Duplex-Fourplex Residential-OC) District to R-2 (Medium-Density Residential-UDC) District: Lot 9, Block 26, North McAllen Subdivision, Hidalgo County, Texas; 414 N. 17th Street (REZ2025-0227)**

LOCATION: The subject property is located along the east side of North 17th Street, south of Ebony Avenue and is currently zoned R-2 (Medium-Density Residential-OC) District.





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

ADJACENT ZONING: The adjacent properties are R-2 (Duplex-Fourplex Residential-OC) District in all directions.

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

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for these properties as Old Towne. This land use consists of residential, commercial, business, and office uses that occur just north of the Downtown core and is intended as a lower-

intensity area.

DEVELOPMENT TRENDS: The development trend of this area is primarily single-family dwellings.

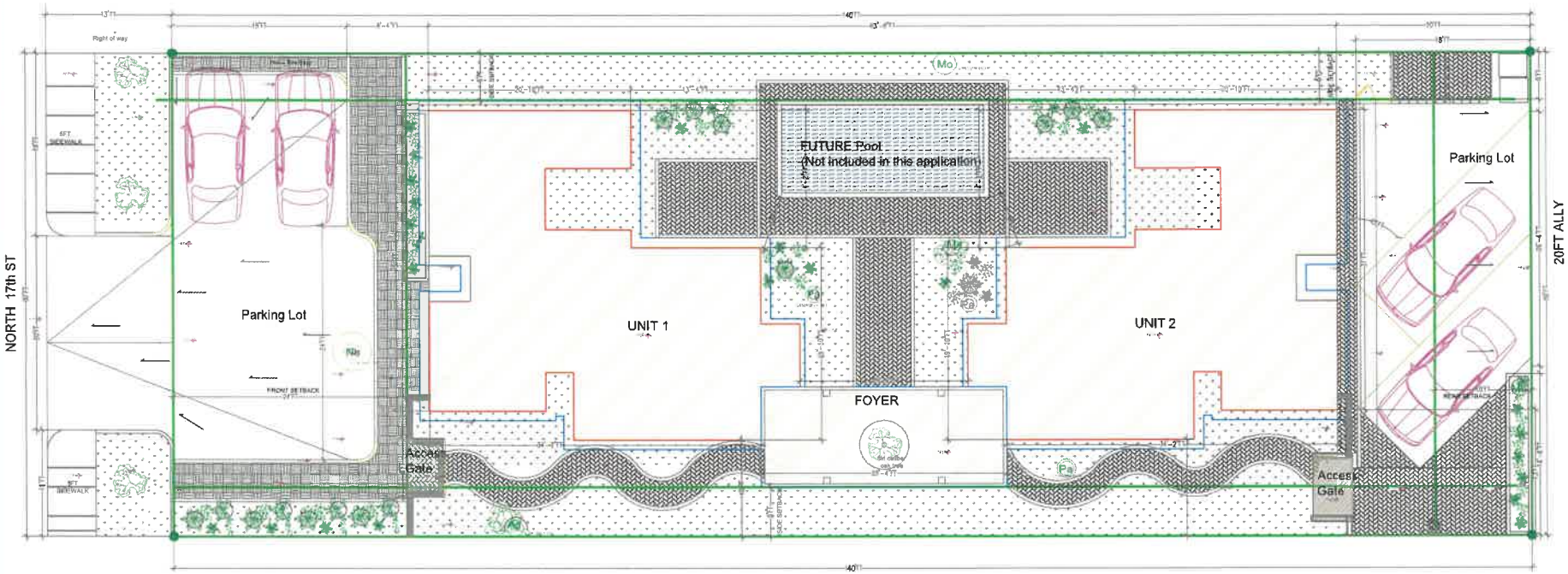
HISTORY: This is the initial application for a rezoning at this location.

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

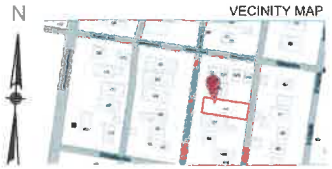
Any future constructions must also comply with all development and conditional use permit requirements where applicable under the UDC.

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-UDC) District.



SITE PLAN
SCALE: 3/32"=1'-0"



CONSTRUCTION ANALYSIS

CONSTRUCTION TYPE	ONE STORY RESIDENCE
NUMBER OF LEVELS	1
FRAME TYPE (EXT. WALLS)	2"X4" WOOD STUDS
FRAME TYPE (INT. WALLS)	2"X4" WOOD STUDS
FRAME TYPE (ROOF)	2"X6" WOOD RAFTERS/ TRUSS
FRAME TYPE (FLR.-CLG.)	TRUSS
VENEER TYPE	STONE / TILE / STUCCO
FOUNDATION TYPE	SLAB ON GRADE
ROOF TYPE	ASPHALT SHINGLES
ROOF PITCH	REFERENCE ELEVATIONS
PLATE HGT. (MIN.)	10'-0"
PLATE (HGT. (MAX.)	10'-0"

SHEET INDEX

1. SITE PLAN
2. FLOOR PLAN
3. FOUNDATION PLAN
4. ESTRUCTURAL DETAILS AND NOTES
5. PLUMBING PLAN
6. ELECTRICAL PLAN
7. ROOF PLAN
8. FRONT & REAR ELEVATIONS
9. SIDE ELEVATIONS

SQUARE FOOTAGE

UNIT 1	875.25 SQ.FT.
UNIT 2	875.25 SQ.FT.
TOTAL LIVING AREA	1,750.50 SQ.FT.
PORCH	263.50 SQ.FT.
PARKING AREA	1,642.00 SQ.FT.
GREEN AREA	1,853.00 SQ.FT.
TOTAL	5,509.00 SQ.FT

GENERAL NOTES:

1. ALL ELECTRICAL AS PER LOCAL ADOPTED CODES.
2. ALL SMOKE DETECTORS TO BE HARDWARE & INTERCONNECTED WHATTERY BACK UP.
3. ALL CONSTRUCTION, FRAMING JOIST & RAFTER SIZES ET SPANS AS PER ADOPTED CODES (2018 IBC).
4. ALL SOLE PLATES TO BE TREATED OR PROTECTED.
5. ALL FOUNDATION TO BE MIN. TO BE EXTENDED MIN 6" INTO UNDISTURBED SOIL
6. ALL PLUMBING AS PER 2018 IRC PLUMBING CODES.
7. SIZE WATER HEATER AS PER 2018 IRC PLUMBING CODE
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS & SITE CONDITIONS BEFORE STARTING WORK. THE OWNER SHALL IMMEDIATELY BE NOTIFIED OF ANY DISCREPANCIES.
9. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME FOR SIMILAR WORK.
10. WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS OR DETAILS OR THESE DRAWINGS.
11. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE ERECTION SHORING & BRACING FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION.
12. THE CONTRACTOR SHALL ASSUME SOLE & COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
13. VERIFY ANY OWNER LAYOUT OF LIGHT FIXTURES & SWITCH PRIOR TO INSTALLATION.

DESIGNER NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR COMMENCEMENT OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO DESIGNER.
2. THE DESIGNER IS NOT RESPONSIBLE FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING SERVICES. IT IS RESPONSIBILITY OF THE OWNER TO CONTRACT THE ABOVE REFERENCED SERVICES. THE OWNER ALSO AGREED TO HOLD THE DESIGNER HARMLESS SHOULD DEFECTS IN THE WORK OCCUR RELATED TO OR RESULTED FROM STRUCTURAL, FAILURE ELECTRICAL, MECHANICAL OR PLUMBING DEFICIENCIES.
3. THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, AND METHODS, TECHNIQUES AND SEQUENCE OR PROCEDURES.
4. ANY DISCREPANCIES IN THE PLANS MUST BE CALLED TO THE DESIGNER ATTENTION PRIOR TO PERMIT PRIOR TO EXECUTION OF THAT PORTION OF THE WORK.
5. DEVIATION FROM THE PLANS WITHOUT WRITTEN CONSENT OF THE DESIGNER SHALL AUTOMATICALLY RELEASE THE DESIGNER FROM LIABILITY AND HOLD HIM HARMLESS.
6. THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO CONSTRUCT THE STRUCTURE. THEY MEANLY TO PLANS MUST BE FIELD VERIFIED AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR IN AUTHORITY FOR THE JOB. ANY DISCREPENCY, ERROR, AND OR OMISSION IS FOUND IS TO BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCING CONSTRUCTION. THE KB PLANS AND THEIR CAPS THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED, USED FOR OTHER CONSTRUCTION TRACED OR REUSED WITHOUT WRITTEN PERMISSION OF AREA DESIGN AND CONSTRUCTION LLC.
7. DIMENSIONS SHOWN IN THE PLANS ARE "NOMINAL" BUDDY FIELD ADJUSTMENTS MAY BE NECESSARY TO ALLOW FOR ACTUAL MATERIAL SIZES AND PARTICULARLY OF CONVENTIONAL CONSTRUCTION METHODS. DETAILS AND NOTES NOT PROVIDED BY THE HVD SUPPLIER OR INSTALLATION CONTRACTOR SPECIFICALLY RELATED TO THAT PARTICULAR PHASE OF CONSTRUCTION.

RECEIVED
SEP 17 2025
By OC

Sheet Number: 1

PROJECT: RESIDENTIAL CONSTRUCTION
TOTAL LIVING AREA: 1,750.50 sq.ft.
Scale: 3/32" = 1'-0"
Date: 06/16/2025

SITE PLAN

LOCATION: 414 N17th st Downtown MCALLEN TX

Del Bosque

REZ2025-0227
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

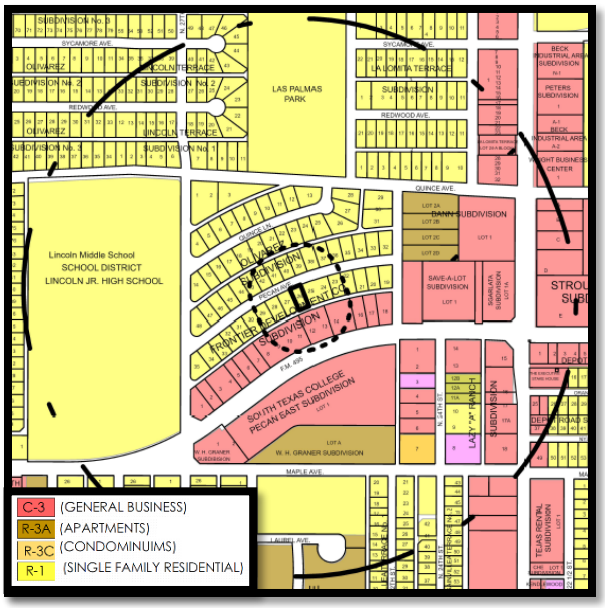
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 21, 2025

SUBJECT: **REZONE FROM R-1 (SINGLE-FAMILY RESIDENTIAL-OC) DISTRICT TO R-1 (LOW DENSITY RESIDENTIAL-UDC) DISTRICT: LOT 26, FRONTIER DEVELOPMENT CO. SUBDIVISION, HIDALGO COUNTY, TEXAS; 2517 PECAN AVENUE. (REZ2025-0225)**

LOCATION: The subject property is located on the south side of Pecan Avenue west of North 24th ½ Street. The property is zoned R-1 (Single-family Residential-OC) District.



PROPOSAL: The applicant is requesting to rezone the property to R-1 (Low Density Residential-UDC) District under the new Unified Development Code.

ADJACENT ZONING: The adjacent zoning is R-1 (Single-Family Residential-OC) District to the north, east and west, and C-3 (General Business-OC) District to the south.

LAND USE: The property is currently vacant.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. This development type encourages gradual infill of residential and small-scale commercial uses within established low-density neighborhoods. These areas are primarily single-family homes, but also support townhomes, duplexes, and small multifamily housing to offer more options. Nonresidential uses like offices, retail, and services are neighborhood-serving and typically arranged side-by-side, maintaining a lower scale and intensity that fits the character of surrounding homes.

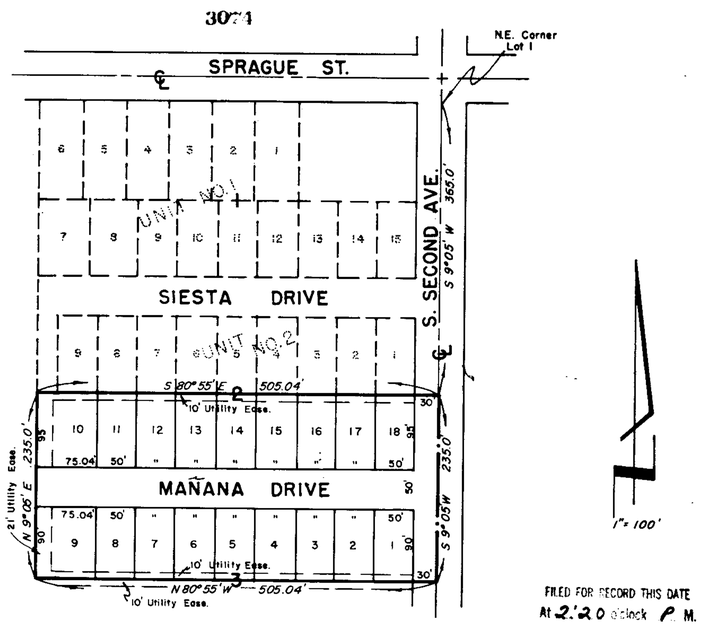
DEVELOPMENT TRENDS: The development trend of this area is primarily single-family residential, multi-family homes and commercial uses.

HISTORY: This tract was zoned R-1 (Single-Family Residential-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on September 16, 2025.

ANALYSIS: The requested zoning aligns with the Envision McAllen Future Land Use Plan. The proposed R-1 (Low Density Residential) District is equivalent to the current R-1 Single-family Residential District designation.

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.



FILED FOR RECORD THIS DATE
At 2:20 o'clock P M.
MAR 5 1970
SANTOS SALDAÑA
County Clerk, Hidalgo County, Texas
By M. Headley Deputy

EL RECREO SUBDIVISION UNIT 3.

EDINBURG, TEXAS

BEING A RESUBDIVISION OF 2.72 ACRES OUT OF LOT 1, SUBDIVISION H, ORIGINAL TOWNSITE OF EDINBURG, HIDALGO COUNTY, TEXAS.

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 3rd day of March 1970
SANTOS SALDAÑA, County Clerk
Hidalgo County, Texas
By Louis De Brock Deputy

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By [illegible]
Date 3-2-70

I, CHARLES L. MELDEN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED AS SURVEYED AND SUBDIVIDED UNDER MY DIRECTION.

Charles L. Melden
CHARLES L. MELDEN
REGISTERED PUBLIC SURVEYOR
EDINBURG, TEXAS MAY 5, 1969

STATE OF TEXAS · CHARLES L. MELDEN · 183 · REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT H. N. D., INC. OWNER OF THE PROPERTY HEREON DESCRIBED, DOES HEREBY ADOPT, DEDICATE, AND CONFIRM THE ACCOMPANYING MAP AND DOES HEREBY DEDICATE TO THE PUBLIC THE SURFACE USE OF THE STREETS AND ALLEYS THEREON SHOWN.

H. N. D., INC.
Dan Newey
DAN NEWEY, PRESIDENT

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAN NEWEY, PRESIDENT OF H. N. D., INC. TO ME KNOWN AS SUCH AND 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 CONSIDERATION THEREIN EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 5TH DAY OF MAY, A. D., 1969.

Carrie Lou Parrish
NOTARY PUBLIC IN AND FOR Carrie Lou Parrish
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE CITY OF EDINBURG PLANNING AND ZONING BOARD ON THIS THE 22 DAY OF January, A. D., 1970

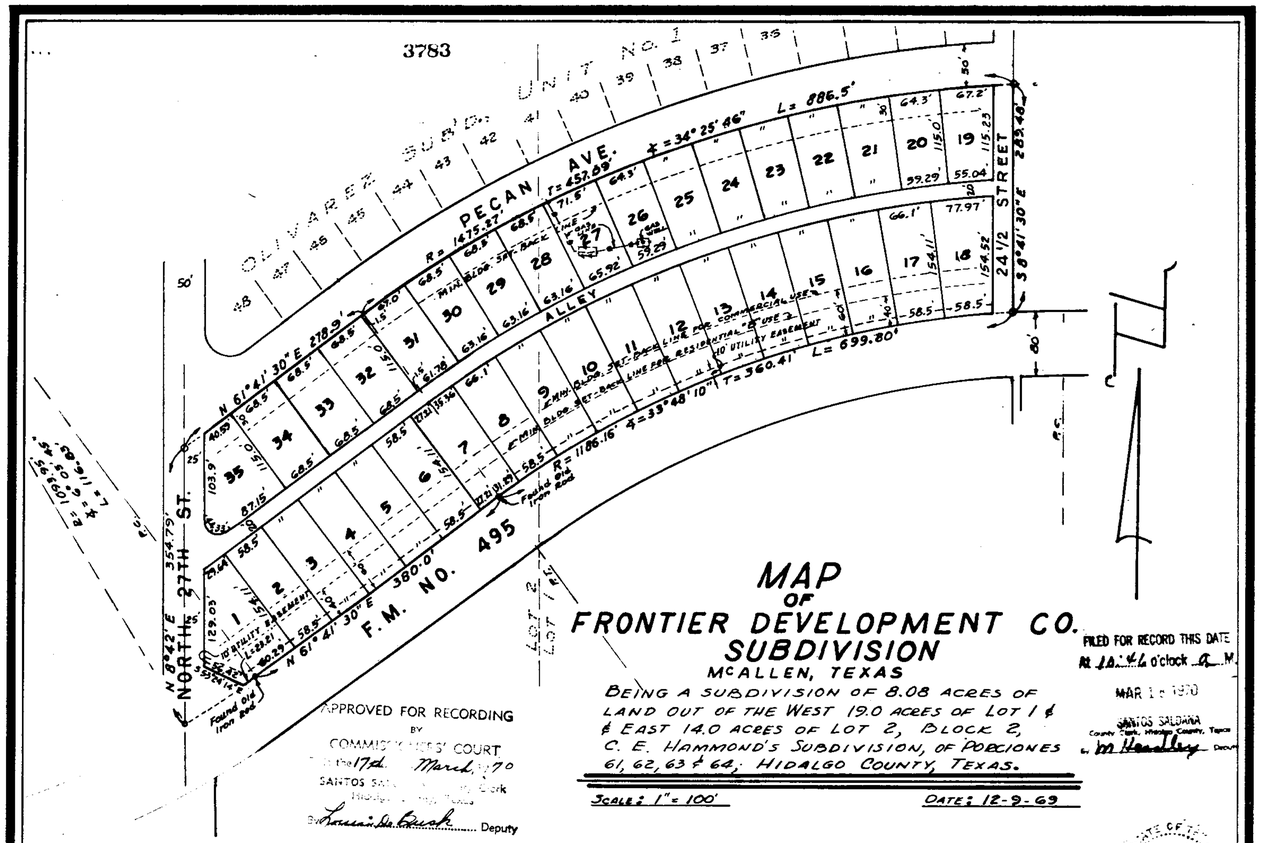
DAVID H. SMITH, CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF EDINBURG, TEXAS, ON THIS THE 23 DAY OF January, A. D., 1970.

LLOYD HAWKINS, MAYOR

ATTEST:
[illegible]
CITY SECRETARY

CITY OF EDINBURG, TEXAS



MAP OF FRONTIER DEVELOPMENT CO. SUBDIVISION

McALLEN, TEXAS

BEING A SUBDIVISION OF 8.08 ACRES OF LAND OUT OF THE WEST 19.0 ACRES OF LOT 1 & EAST 14.0 ACRES OF LOT 2, BLOCK 2, C. E. HAMMOND'S SUBDIVISION, OF PORCIONES 61, 62, 63 & 64; HIDALGO COUNTY, TEXAS.

SCALE: 1" = 100' DATE: 12-9-69

FILED FOR RECORD THIS DATE
At 10:46 o'clock A M.
MAR 16 1970
SANTOS SALDAÑA
County Clerk, Hidalgo County, Texas
By M. Headley Deputy

APPROVED FOR RECORDING
BY
COMMISSIONERS' COURT
This the 17th day of March 1970
SANTOS SALDAÑA, County Clerk
Hidalgo County, Texas
By Louis De Brock Deputy

I, C. L. FABIAN, A REGISTERED PUBLIC SURVEYOR, DO HEREBY CERTIFY THE FOREGOING MAP TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS HEREON SHOWN AS PLATTED BY ME FROM SURVEY OF THE OUTSIDE BOUNDARIES OF SAME.

APPROVED
FOR RECORDING
Hidalgo Co. Right of Way Dept.
By [illegible]
Date 3/10/70

C. L. FABIAN
REGISTERED PUBLIC SURVEYOR
MC ALLEN, TEXAS

STATE OF C. L. FABIAN 1K REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS:
COUNTY OF HIDALGO:

KNOW ALL MEN BY THESE PRESENTS:
THAT FRONTIER DEVELOPMENT CO., OWNER OF THE LANDS HEREON MAPPED AND PLATTED, DO HEREBY DEDICATE THE SURFACE USE OF THE STREETS AND ALLEYS SHOWN ON THE ABOVE MAP TO THE USE OF THE PUBLIC AND UNTO THE CITY OF MC ALLEN, TEXAS, SO LONG AS IT SHALL ACCEPT, MAINTAIN AND PROTECT THE SAME FOR THE USE AND BENEFIT OF THE PUBLIC.

IN TESTIMONY WHEREOF, FRONTIER DEVELOPMENT CO., HAS CAUSED THESE PRESENTS TO BE EXECUTED THE 6th DAY OF February A.D. ~~1969.~~ 1970

ATTEST:
Robert L. Schwarz
ROBERT L. SCHWARZ, SEC.

FRONTIER DEVELOPMENT CO.
BY: Morris Atlas
MORRIS ATLAS, PRESIDENT

STATE OF TEXAS:
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MORRIS ATLAS, PRESIDENT OF FRONTIER DEVELOPMENT CO., OWNER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THE 6th DAY OF February A.D. ~~1969.~~ 1970

Ruth Williamson
NOTARY PUBLIC IN AND FOR RUTH WILLIAMSON
HIDALGO COUNTY, TEXAS

THIS PLAT APPROVED BY THE MC ALLEN ZONING AND PLANNING BOARD ON THIS THE 16 DAY OF February A.D. ~~1969.~~ 1970

MC ALLEN ZONING AND PLANNING BOARD
BY: Ben Bilbrey
BEN BILBREY, CHAIRMAN

THIS PLAT APPROVED BY THE CITY COMMISSION OF THE CITY OF MC ALLEN, TEXAS ON THIS THE 2nd DAY OF March A.D. ~~1969.~~ 1970

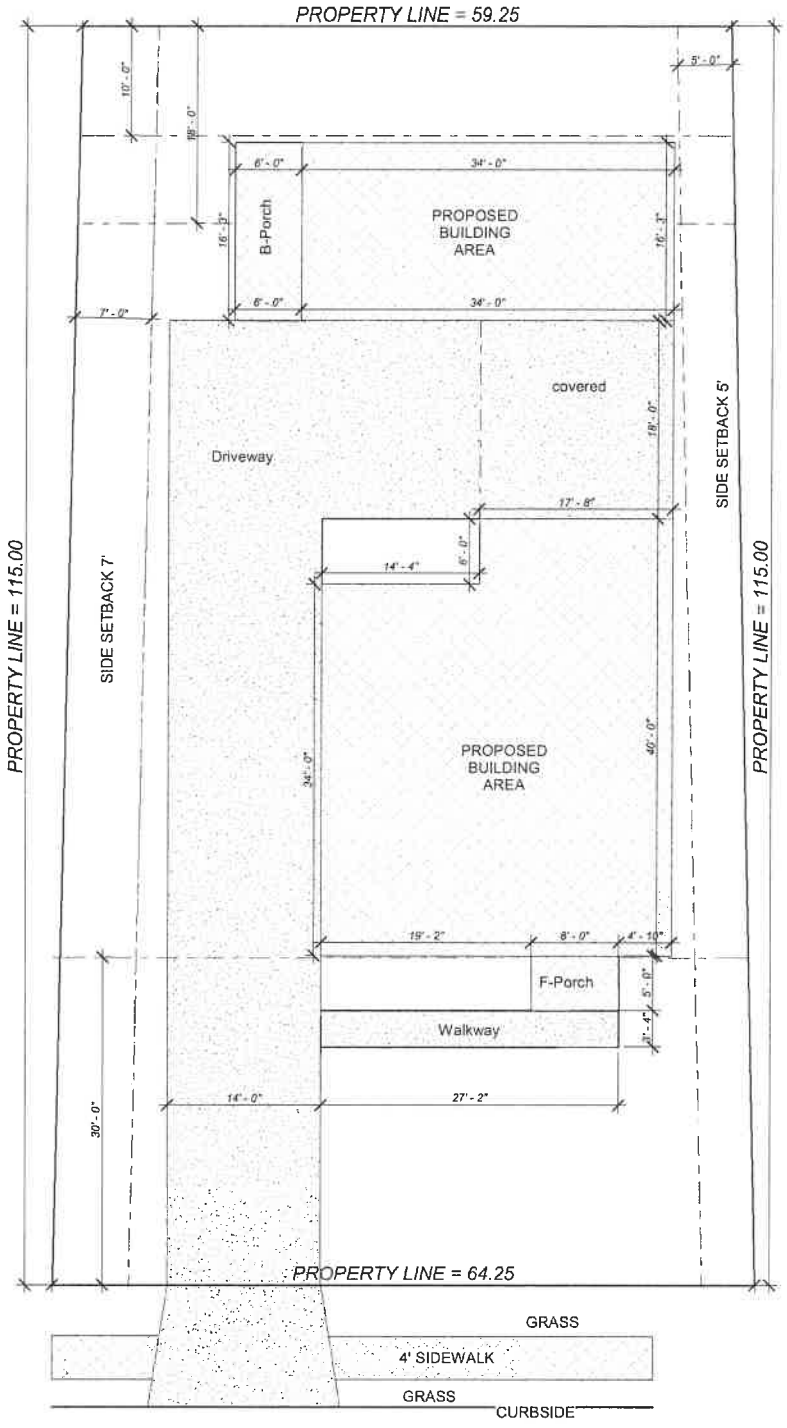
ATTEST:
[illegible]
RAMIRO RAMIREZ, CITY CLERK

Jack A. Whetsel
JACK A. WHETSEL

THIS PLAT APPROVED BY THE HIDALGO COUNTY WATER IMPROVEMENT DISTRICT NO. 1 ON THIS THE 5th DAY OF March A.D. ~~1969.~~ 1970

ATTEST:
Tom W. Durst
SECRETARY

PRESIDENT



SEP 16 2025

BY: _____

AREA LEGEND			
Number	Name	Area	Perimeter
1	F-PORCH	40 ft²	26' - 0"
2	LIVING 1	1194 ft²	144' - 0"
3	LIVING 2	553 ft²	100' - 6"
4	B-PORCH	98 ft²	44' - 6"
5	COVERED	318 ft²	71' - 4"
Grand total: 5		2202 ft²	

MARTIN VILLANUEVA CONSTRUCTION, L.L.C. 3528 Buddy Owens Ave McAllen TX 78504 (956) 686-7636	2517 PECAN AVE. MCALLEN, TX. 78501-LOT 26 FRONTIER DEVELOPMENT	SITE PLAN	
		Project number -	A7
		Date Issue Date	
		Drawn by Alejandra	
		Checked by Matthew	Scale 1/8" = 1'-0"

6/25/2025 3:21:42 PM

REZ2025-0225
NOTICE
REZONING
FOR THIS
PROPERTY
CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

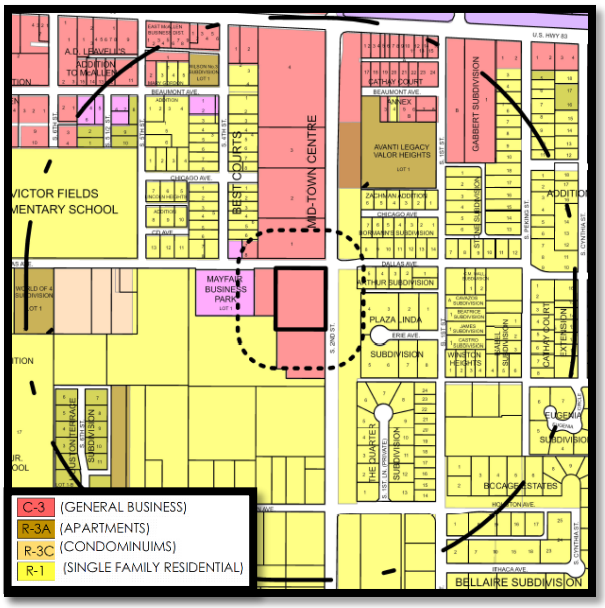
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 21, 2025

SUBJECT: **REZONE FROM C-3 (GENERAL BUSINESS-OC) DISTRICT TO C-2 (REGIONAL COMMERCIAL-UDC) DISTRICT: A 1.928 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 8, HIDALGO CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS; 201 DALLAS AVENUE. (REZ2025-0235)**

LOCATION: The subject property is located on the southwest corner of Dallas Avenue and South 2nd Street. The property is zoned C-3 (General Business-OC) District.



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

ADJACENT ZONING: The adjacent zoning is R-1 (Single-Family Residential-OC) District to the east and C-3 (General Business-OC) District to the north, south and west.

LAND USE: The property is currently vacant.

COMPREHENSIVE PLAN: The Envision McAllen Future Land Use Plan designates the future land use for this property as Complete Communities. This development type encourages gradual infill of residential and small-scale commercial uses within established low-density neighborhoods. These areas are primarily single-family homes, but also support townhomes, duplexes, and small multifamily housing to offer more options. Nonresidential uses like offices, retail, and services are neighborhood-serving and typically arranged side-by-side, maintaining a lower scale and intensity that fits the character of surrounding homes.

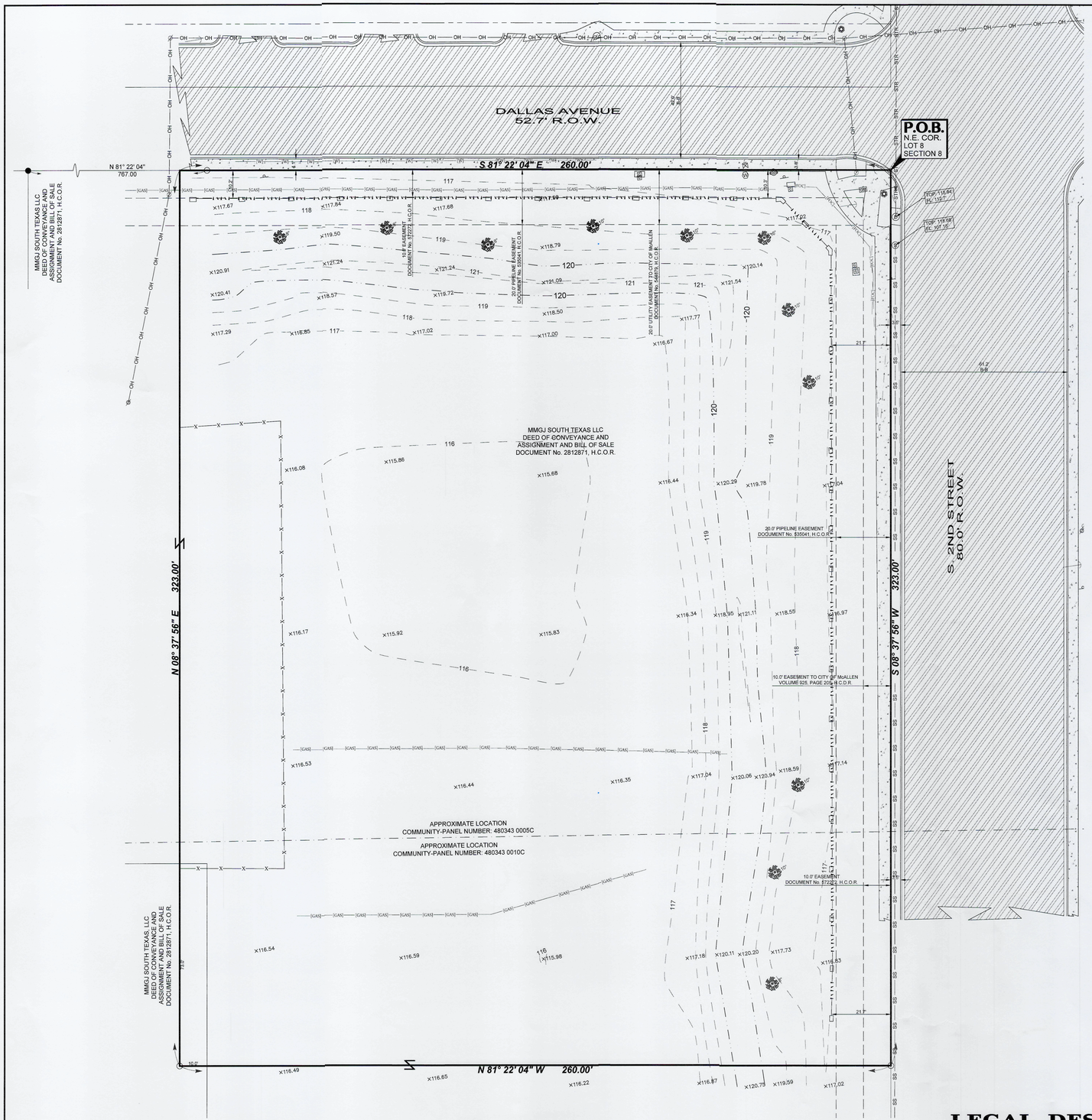
DEVELOPMENT TRENDS: The development trend of this area is primarily single-family residential, multi-family homes and commercial uses.

HISTORY: This tract was zoned C-3 (General Business-OC) District under the comprehensive zoning in 1979. The current rezoning application was submitted on September 23, 2025.

ANALYSIS: The requested zoning aligns with the Envision McAllen Future Land Use Plan. The proposed C-2 (Regional Commercial) District is equivalent to the current C-3 General Business District designation.

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 C-2 (Regional Commercial-UDC) District.



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

LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- POWER POLE
- SERVICE POLE
- GUY WIRE
- FIBER OPTIC CABLE MARKER
- SINGLE POST SIGN
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- GAS MARKER
- ELECTRIC BOX
- TRAFFIC LIGHT POLE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- OVERHEAD POWER LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- SPOTTED FIBER OPTIC LINE [APPROXIMATE LOCATION]
- SPOTTED GAS LINE [APPROXIMATE LOCATION]
- SPOTTED WATER LINE [APPROXIMATE LOCATION]
- ASPHALT AREA
- CONCRETE AREA
- B-B - BACK OF CURB TO BACK OF CURB
- R.O.W. - RIGHT OF WAY
- 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
- \ - SAME OWNER
- OAK TREE (SIZE AS NOTED)

N

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

NOTES:

1. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
2. BEARING BASIS IS FROM THE No. 4 REBAR FOUND AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO MMGJ SOUTH TEXAS, LLC BY VIRTUE OF A DEED OF CONVEYANCE AND ASSIGNMENT AND BILL OF SALE RECORDED UNDER DOCUMENT No. 2812871, HIDALGO COUNTY OFFICIAL RECORDS AND A No. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT
3. ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
4. NO PHYSICAL ADDRESS WAS OBSERVED FOR SUBJECT TRACT DURING TIME OF SURVEY.
5. A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT IN REGARDS TO THE CURRENT ZONING CLASSIFICATION, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AND PARKING REQUIREMENTS.
6. NO BUILDINGS OBSERVED ON SUBJECT TRACT DURING TIME OF SURVEY.
7. NO PARKING SPACES FOUND UPON SUBJECT TRACT DURING TIME OF SURVEY.
8. NO RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED DURING TIME OF SURVEY.
9. S. 2ND STREET IS SHOWN AS AN EXSITING PRINCIPAL ARTERIAL 120' AS PER THE RGVMPO THOROUGHFARE (APPROVED FEBRUARY 2024)
10. SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE RESOURCES GUARANTY COMPANY COMMITMENT GF No. 1250996
EFFECTIVE DATE: JUNE 18, 2025
ISSUED: JULY 7, 2025

EASEMENTS LISTED IN SCHEDULE B:

10.c.- EASEMENT AND RIGHT OF WAY DATED OCTOBER 17, 1929, RECORDED IN VOLUME 325, PAGE 357, DEED RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT; BLANKET IN NATURE NOT PLOTTABLE.

10.d.- EASEMENT DATED SEPTEMBER 12, 1958, RECORDED IN VOLUME 925, PAGE 205, DEED RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON.

10.e.- PIPELINE EASEMENT DATED JUNE 26, 1996, RECORDED UNDER CLERK'S FILE NO. 535041, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON.

10.f.- UTILITY EASEMENT DATED AUGUST 9, 1996, RECORDED UNDER CLERK'S FILE NO. 544879, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON.

10.g.- EASEMENT AGREEMENT DATED JULY 1, 1996, RECORDED UNDER CLERK'S FILE NO. 572272, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, PLOTTED AND SHOWN HEREON.

10.i.- EASEMENTS, RULES, REGULATIONS AND RIGHTS IN FAVOR OF HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT.

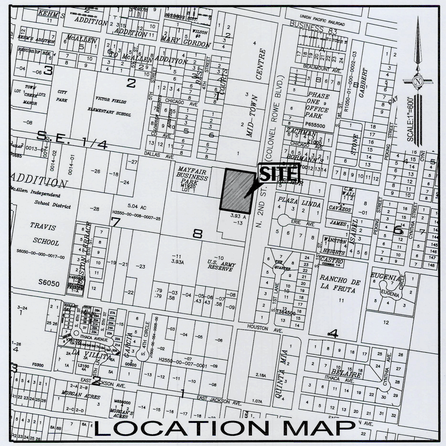
10.n.- OIL, GAS AND MINERAL LEASES DATED APRIL 29, 1938, RECORDED IN RECORDED IN VOLUME 29, PAGE 29, OIL AND GAS RECORDS AND UNITIZED IN INSTRUMENT(S) DATED NOVEMBER 21, 1949, RECORDED IN VOLUME 105, PAGE 127 , OIL AND GAS RECORDS AND DATED MARCH 27, 1950, RECORDED IN VOLUME 107, PAGE 359, OIL AND GAS RECORDS, HIDALGO COUNTY, TEXAS. AFFECTS SUBJECT TRACT, BLANKET IN NATURE, NOT A SURVEY MATTER

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 1.928 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME Q, PAGES 175-177, HIDALGO COUNTY DEED RECORDS, WHICH SAID 1.928 ACRES OUT OF A CERTAIN TRACT CONVEYED TO MMGJ SOUTH TEXAS LLC BY VIRTUE OF A DEED OF CONVEYANCE AND ASSIGNMENT AND BILL OF SALE RECORDED UNDER DOCUMENT NUMBER 2812871, HIDALGO COUNTY OFFICIAL RECORDS, SAID 1.928 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 8, SECTION 8, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 37' 56" W ALONG THE EAST LINE OF SAID LOT 8, SECTION 8 AND THE WEST RIGHT-OF-WAY LINE OF S. 2nd STREET, A DISTANCE OF 323.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 22' 04" W A DISTANCE OF 260.00 FEET PASS THE EAST LINE OF SAID CERTAIN TRACT CONVEYED TO MMGJ SOUTH TEXAS LLC., CONTINUING A TOTAL DISTANCE OF 260.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 37' 56" E A DISTANCE OF 73.00 FEET PASS THE NORTH LINE OF SAID TRACT CONVEYED TO MMGJ SOUTH TEXAS LLC., CONTINUING A TOTAL DISTANCE OF 323.00 FEET, TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS N 81° 22' 04" W A DISTANCE OF 767.00 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 22' 04" E ALONG THE NORTH LINE OF SAID LOT 8, SECTION 8 AND THE SOUTH RIGHT-OF-WAY LINE OF DALLAS AVENUE, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.928 ACRES OF LAND, MORE OR LESS.



LEGAL DESCRIPTION
1.928 ACRES OUT OF LOT 8, SECTION 8, HIDALGO CANAL COMPANY'S SUBDIVISION VOLUME Q, PAGES 175-177, H.C.D.R. CITY OF McALLEN, HIDALGO COUNTY, TEXAS

To: Vaquero Ventures Management LLC, MMGJ South Texas LLC, Central Title Company, Title Resources Guaranty Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on August 1, 2025.

Date of Plat or Map: 09/10/2025

Roberto N. Tamez

R.P.L.S. No.: 6238

Email: robert@meldenandhunt.com

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

JOB No. 25121.02	REVISED WITH COMMENTS	08/07/2025	J.G.
DRAWING DATE: 08/05/2025	REVISED BOUNDARY UPDATE	09/10/2025	M.L.S.
DRAWN BY: J.G./M.L.S.	REVISION	DATE	BY
File Name: 25121.02 _REV 100.00ADD			
T-XXX, PG. XXX			

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MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
TBPELS No.10069800
ESTABLISHED 1947 - www.meldenandhunt.com

NOTICE
REZONING
FOR
THIS PROPERTY
REZ2025-0235
CITY OF MCALLEN PLANNING DEPT.
| 956-681-1250 |
WWW.MCALLEN.NET

CASE#

REZ2025-0233

HAS BEEN WITHDRAWN

Planning Department

Memo

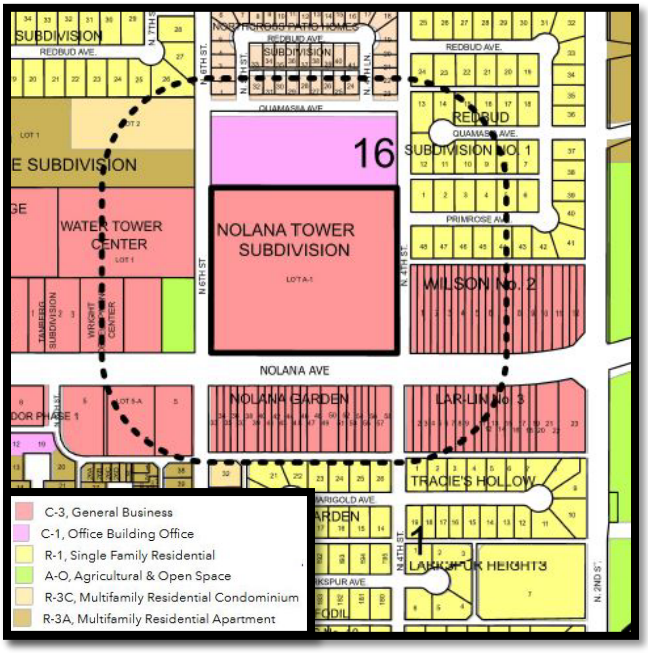
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 21, 2025

SUBJECT: **Request of Ezequiel Ortiz for a Conditional Use Permit for one year, and adoption of an ordinance for a bar (76 Bar and Kitchen) at Lot A-1, Nolana Tower Subdivision, Hidalgo County, Texas; 400 Nolana Avenue, Suite S, T, R. (CUP2025-0091)**

BRIEF DESCRIPTION: The subject property is located along the northeast corner of Nolana Avenue and North 6th Street. The property is zoned C-3 (General Business) District. Surrounding land uses include single-family residential, general business, and office building. A Bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all other requirements.



HISTORY: The first Conditional Use Permit for this location was originally Submitted January 13, 2023, and has been renewed annually. The proposed daily hours of operation are Tuesday-Sunday from 8:00 PM to 2:00 AM

ANALYSIS: The Fire and Health Departments have not completed their inspections on the subject property. 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 residential zones and uses to the north and east, and a water tower to the west.

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 to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;

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 is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, a children's event center, and bars. 729 parking spaces are provided on the common parking area in the front and rear of the building. For the 729 parking spaces of the common parking area, 15 accessible parking spaces are required and are provided on site. Based on the square footage of the building, 41 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;

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;

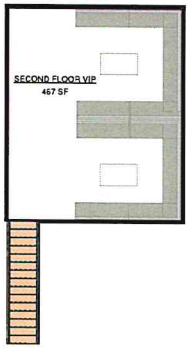
5) The business shall provide sufficient lighting to eliminate dark areas and maximize visibility from a public street in order to discourage vandalism and criminal activities;

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.

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

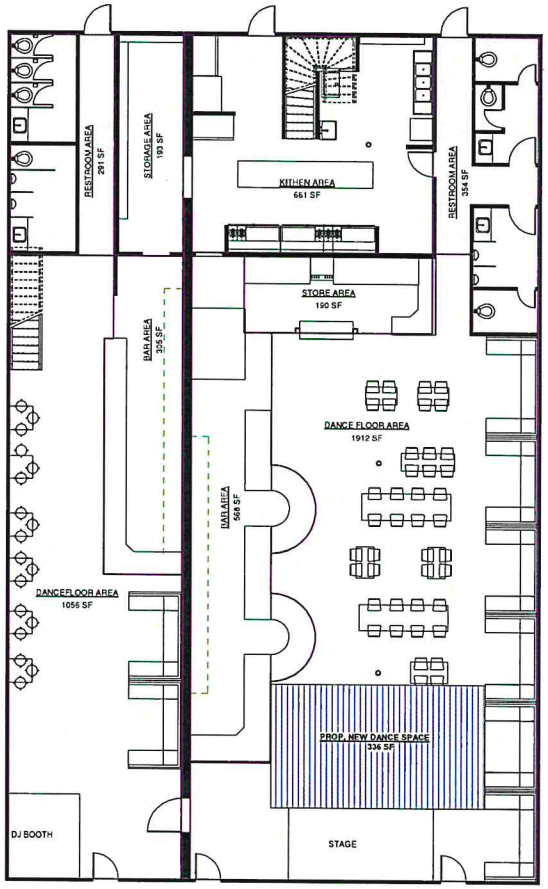
RECOMMENDATION: Staff recommends disapproval of the request based on noncompliance with the distance requirement #1 listed above from Section 138-118(a)(4)(a) of the Zoning Ordinance.



② F.F 2ND FLOOR
3/16" = 1'-0"

Rentable Area Legend

☐ Building Common Area	645 SF
☐ Floor Area	3,435 SF
☐ Store Area	1,917 SF



① F.F
3/16" = 1'-0"

ALIGN.CO DESIGN

NOTES:

THE DESIGNER ASSUMES NO LIABILITY FOR ANY STRUCTURE CONSTRUCTED FROM THESE PLANS, IT IS
THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE ACTUAL CONSTRUCTION
COMMENCES. THESE PLANS MUST BE VERIFIED
AND CHECKED COMPLETELY BY THE GENERAL CONTRACTOR AND DISCREPANCY, ERROR
AND/OR OMISSION, IF FOUND IS TO BE BROUGHT IMMEDIATELY TO THE OWNER BEFORE
CONSTRUCTION WORK OR PURCHASE IS MADE. FEDERAL, STATE, COUNTY AND LOCAL CITY ORDINANCES AND
BUILDING CODES TAKE PRECEDENCE OVER
ANY PART OF THESE DRAWINGS. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITECONDITIONS.

ALIGN.CO
RESERVES ITS COMMON COPYRIGHT LAW & OTHER PROPERTY RIGHTS IN THESE PLANS & DESIGNS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION FROM
ALIGN.CO

PROJECT

76 Bar & Kitchen Layout

LOCATION

400 W Nolana Ave
Suite r , s&t
McAllen ,TX 78501

DATE: 1/13/23
PROJECT NO. 001

AREAS:

LIVING

PORCH

PATIO

GARAGE

TOTAL

DRAWN BY: Alfonso Guzman
Alfonso21guz@gmail.com
(956)534-4110

FLRPLN

CUP2025-0091
NOTICE
BAR
FOR THIS
PROPERTY

CITY OF MCALLEN PLANNING DEPT. | 956-681-1250 | WWW.MCALLEN.NET

Planning Department

Memo

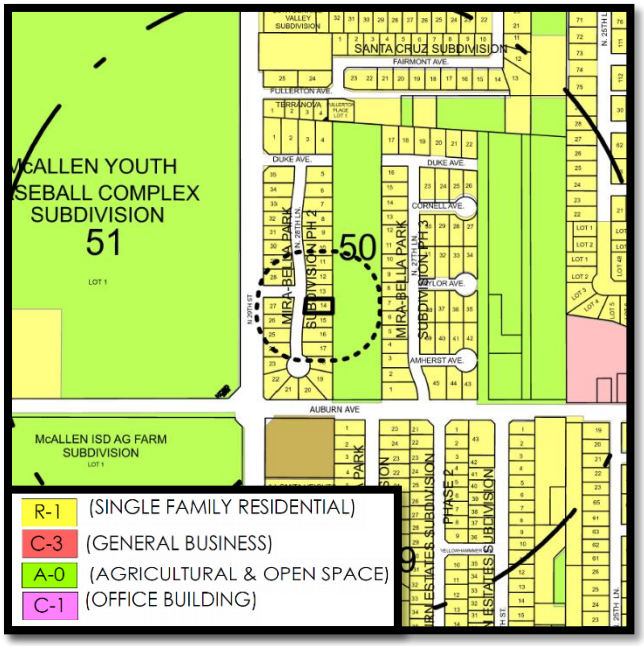
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 21, 2025

SUBJECT: **REQUEST OF VERONICA GARZA FOR A CONDITIONAL USE PERMIT FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A HOME OCCUPATION (DAY CARE FACILITY) AT LOT 14, MIRABELLA PARK LL SUBDIVISION, HIDALGO COUNTY, TEXAS; 7926 NORTH 28TH LANE (CUP2025-0092)**

BRIEF DESCRIPTION: The subject property is located along the east side of North 28th Lane. The property is zoned R-1 (Single-Family Residential-OC) District. Surrounding land uses include single-family residences and open space. A home occupation is permitted in an R-1 (Single-Family Residential-OC) District with a Conditional Use Permit and in compliance with all other requirements.



HISTORY: The first Conditional Use Permit for a Home Occupation (Day Care Facility) at this location was issued in 2009. The applicant has renewed the current CUP in 2021 and 2022, and expired in 2023. Most recently the applicant applied in September 2025 to continue operations.

ANALYSIS: The applicant is proposing to continue operations of a day care from an existing residence. The hours of operation are from 7:30 AM to 5:30 PM. Monday through Friday only. The applicant stated the day care will accommodate a maximum of 12 children. There will be only one employee.

The Fire Department is pending an inspection for this location. However, the Health Department has conducted an inspection and determined the Conditional Use Permit process may continue. The establishment must also comply with requirements set forth in

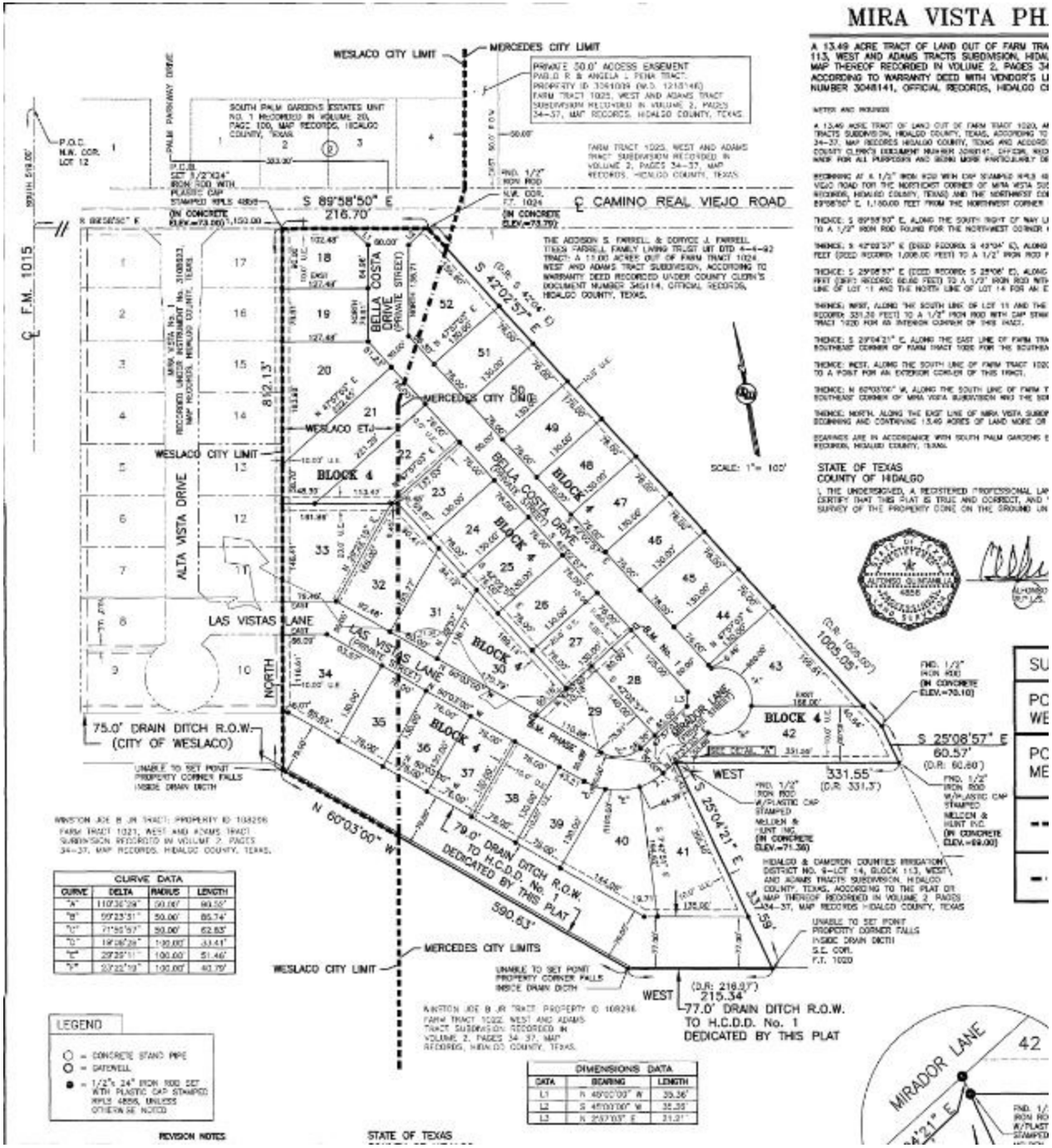
Should the conditional use permit be approved, the applicant would require to sign the certificate acknowledging and agreeing to the conditions of the permit. Section 138-118(a)(8) of the Zoning Ordinance (OC) and other specific requirements as follows:

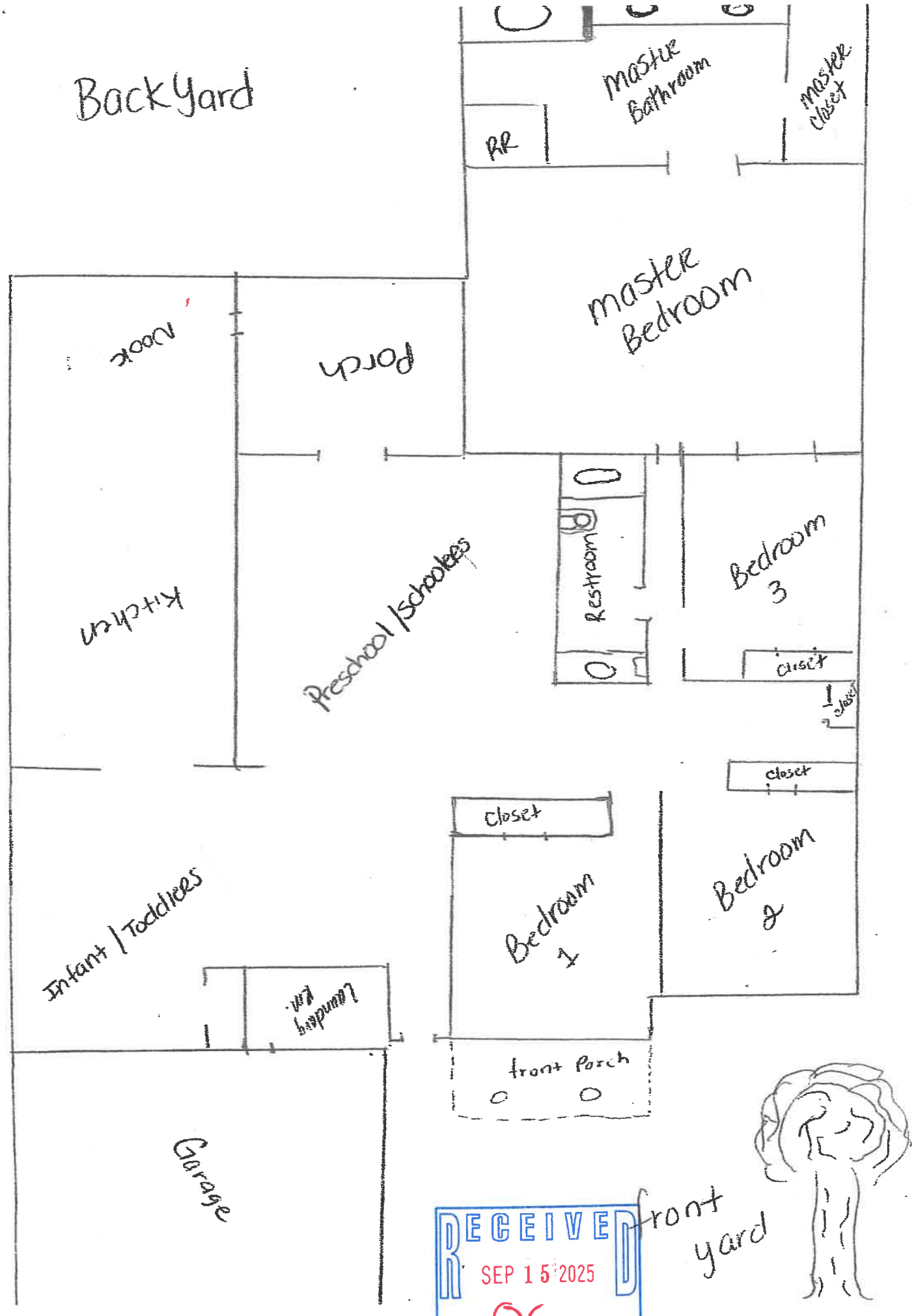
1) The proposed use shall meet the requirements of the Department of Human Resources.
2) Fenced area for outside play yards shall be provided.
3) A paved area adjacent to the street for pickup and delivery of children off the street shall be provided.
4) The daycare facility shall be clearly secondary to the residential use. The daycare is secondary to the residential use.
5) The applicant must reside at the location of the permit.
6) No more than 2-day care facility shall be located within 600 feet of each other as measured over the shortest distance of street right- of- way.
7) No more than 1-day care facility shall be located on a dead-end street or cul-de-sac. Daycare facilities located on a dead-end street or cul-de-sac shall be limited to the number of children permitted in a registered family home as defined by the Department of Human Resources.
8) Day care facilities shall not be located on a ½ street or a street that is accessed by a ½ street.
9) Day care facilities located in a residential and agriculture zoning districts shall not contain more than 12 children. The applicant proposes to care for 12 children.
10) Signs shall not be permitted except a nameplate not exceeding 1 square foot bearing the person's name or occupation; and attached against the wall of the main building in A-O, R-2 TO C-2 (OC) districts.
11) No more than one additional employee that does not reside on the premises shall be employed at the day care facility.
12) The property owner shall sign the applicant or the applicant shall provide a letter of authorization from the property owner.

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 is recommending approval of the Conditional Use Permit request for a Home Occupation (Day Care Facility), for one year to compliance with the stated conditions.


MIRA VISTA PH
WESLACO CITY LIMIT
MERCEDES CITY LIMIT
PRIVATE 50.0' ACCESS EASEMENT
PAULO R & ANGELA L PENA TRACT
PROPERTY ID 3061009 (M.S. 1215146)
FARM TRACT 1025, WEST AND ADAMS TRACT
SUBDIVISION RECORDED IN VOLUME 2, PAGES
34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS
SOUTH PALM GARDENS ESTATES UNIT
NO. 1 RECORDED IN VOLUME 20,
PAGE 100, MAP RECORDS, HIDALGO
COUNTY, TEXAS
FARM TRACT 1025, WEST AND ADAMS
TRACT SUBDIVISION RECORDED IN
VOLUME 2, PAGES 34-37, MAP
RECORDS, HIDALGO COUNTY, TEXAS
PALM PARKWAY DRIVE
P.O.C.
N.W. COR.
LOT 12
FND. 1/2"
IRON ROD
N.W. COR.
F.T. 1024
(IN CONCRETE
ELEV.=73.79')
S 89°58'50" E
216.70'
℄ CAMINO REAL VIEJO ROAD
℄ F.M. 1015
S 42°02'57" E
(D.R. S 43°04' E)
THE ADDISON S. FARRELL & DORYCE J. FARRELL
TRUST FARRELL FAMILY LIVING TRUST UIT DTD 4-4-92
TRACT: A 13.00 ACRES OUT OF FARM TRACT 1024
WEST AND ADAMS TRACT SUBDIVISION, ACCORDING TO
WARRANTY DEED RECORDED UNDER COUNTY CLERK'S
DOCUMENT NUMBER 3451114, OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS.
MERCEDES CITY LIMIT
WESLACO ETJ
WESLACO CITY LIMIT
BELLA COSTA DRIVE
(PRIVATE STREET)
BLOCK 4
ALTA VISTA DRIVE
LAS VISTAS LANE
(Private Street)
NORTH
812.13'
MIRA VISTA No. 1
RECORDED UNDER INSTRUMENT No. 3108823
MAP RECORDS, HIDALGO COUNTY, TEXAS
SCALE: 1" = 100'
STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LA
CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND
SURVEY OF THE PROPERTY DONE ON THE GROUND UN
(D.R. 1005.00')
1005.05'
FND. 1/2"
IRON ROD
(IN CONCRETE
ELEV.=70.10)
S 25°08'57" E
60.57'
(D.R. 60.60')
WEST
331.55'
(D.R. 331.3')
FND. 1/2"
IRON ROD
W/PLASTIC CAP
STAMPED
MILLER &
HUNT INC.
(IN CONCRETE
ELEV.=71.38)
FND. 1/2"
IRON ROD
W/PLASTIC CAP
STAMPED
MILLER &
HUNT INC.
(IN CONCRETE
ELEV.=69.00)
MIRADOR LANE
S 25°04'21" E
339.39'
HIDALGO & CAMERON COUNTIES IRRIGATION
DISTRICT NO. 6—LOT 14, BLOCK 113, WEST,
AND ADAMS TRACTS SUBDIVISION, HIDALGO
COUNTY, TEXAS, ACCORDING TO THE PLAT OR
MAP THEREOF RECORDED IN VOLUME 2 PAGES
34-37, MAP RECORDS HIDALGO COUNTY, TEXAS
UNABLE TO SET IRON
PROPERTY CORNER FALLS
INSIDE DRAIN DITCH
S.E. COR.
F.T. 1020
75.0' DRAIN DITCH R.O.W.
(CITY OF WESLACO)
UNABLE TO SET IRON
PROPERTY CORNER FALLS
INSIDE DRAIN DITCH
WINSTON JOE B JR TRACT: PROPERTY ID 168256
FARM TRACT 1021, WEST AND ADAMS TRACT
SUBDIVISION RECORDED IN VOLUME 2, PAGES
34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.
N 60°03'00" W
79.0' DRAIN DITCH R.O.W.
TO H.C.D.D. No. 1
DEDICATED BY THIS PLAT
590.63'
MERCEDES CITY LIMITS
WESLACO CITY LIMIT
UNABLE TO SET IRON
PROPERTY CORNER FALLS
INSIDE DRAIN DITCH
WEST
(D.R. 216.0')
215.34'
77.0' DRAIN DITCH R.O.W.
TO H.C.D.D. No. 1
DEDICATED BY THIS PLAT
WINSTON JOE B JR TRACT: PROPERTY ID 168256
FARM TRACT 1022, WEST AND ADAMS
TRACT SUBDIVISION RECORDED IN
VOLUME 2, PAGES 34-37, MAP
RECORDS, HIDALGO COUNTY, TEXAS.
CURVE DATA
CURVE | DELTA | RADIUS | LENGTH
"A" | 110°36'29" | 50.00' | 69.50'
"B" | 99°23'31" | 50.00' | 86.74'
"C" | 71°56'57" | 50.00' | 62.83'
"D" | 19°26'28" | 100.00' | 33.41'
"E" | 29°29'11" | 100.00' | 51.46'
"F" | 93°22'59" | 100.00' | 40.79'
DIMENSIONS DATA
DATA | BEARING | LENGTH
L1 | N 49°00'00" W | 39.36'
L2 | S 45°00'00" W | 35.35'
L3 | N 25°37'03" E | 31.21'
LEGEND
○ = CONCRETE STAND PIPE
○ = GATEWELL
● = 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4858, UNLESS OTHERWISE NOTED
REVISION NOTES
STATE OF TEXAS
MIRADOR LANE
42
SU
PC
WE
PC
ME



RECEIVED
SEP 15 2025
By OC

Planning Department

Memo

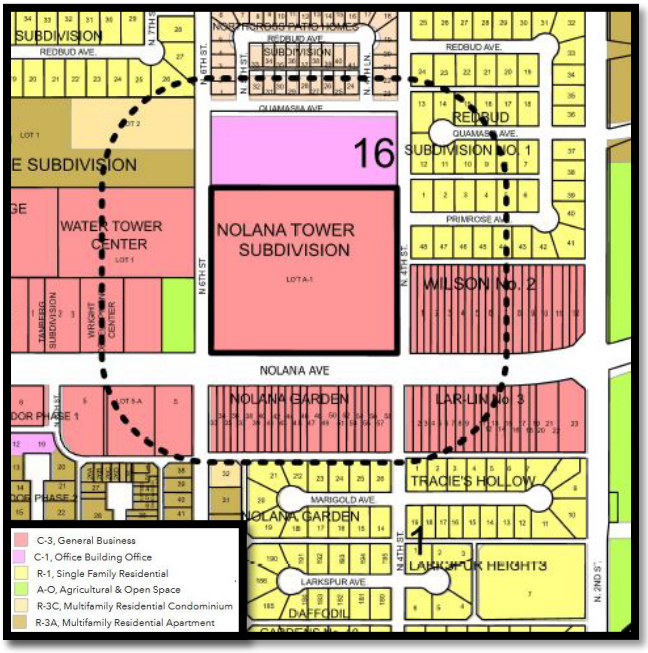
TO: Planning and Zoning Commission

FROM: Planning Staff

DATE: October 21, 2025

SUBJECT: **REQUEST OF ISRAEL VILLARREAL FOR A CONDITIONAL USE PERMIT FOR ONE YEAR, AND ADOPTION OF AN ORDINANCE FOR A BAR AT LOT A-1, NOLANA TOWER SUBDIVISION, HIDALGO COUNTY, TEXAS; 400 NOLANA AVENUE, SUITE I,J,K (CUP2025-0093)**

BRIEF DESCRIPTION: The subject property is located along the northeast corner of Nolana Avenue and North 6th Street. The property is zoned C-3 (General Business) District. Surrounding land uses include single-family residential, general business, and office building. A Bar is permitted in a C-3 District with a Conditional Use Permit and in compliance with all other requirements.



HISTORY: The first Conditional Use Permit for this location was originally submitted November 16, 2021, and has been renewed annually. The applicant is proposing to continue operating a bar. The proposed daily hours of operation are Tuesday-Sunday from 5:00 PM to 2:00 AM.

ANALYSIS: The Fire and Health Departments have completed their inspections on the subject property and have ok'd the CUP process to continue. 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 residential zones and uses to the north and east, and a water tower to the west.

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 to Nolana Avenue, North 4th Street, and North 6th Street. The existing gates on North 4th Street need to be closed as required from other Conditional Use Permits in this commercial plaza;

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 is a multi-tenant commercial building on the property. The shopping center is a mixture of office, retail, vacant suites, restaurants, and bars. 729 parking spaces are provided as part of a common parking area in the front and rear of the building. Based on the square footage of the building, 70 parking spaces are required. Parking spaces are provided on site during the applicable hours of operation for this business;

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;

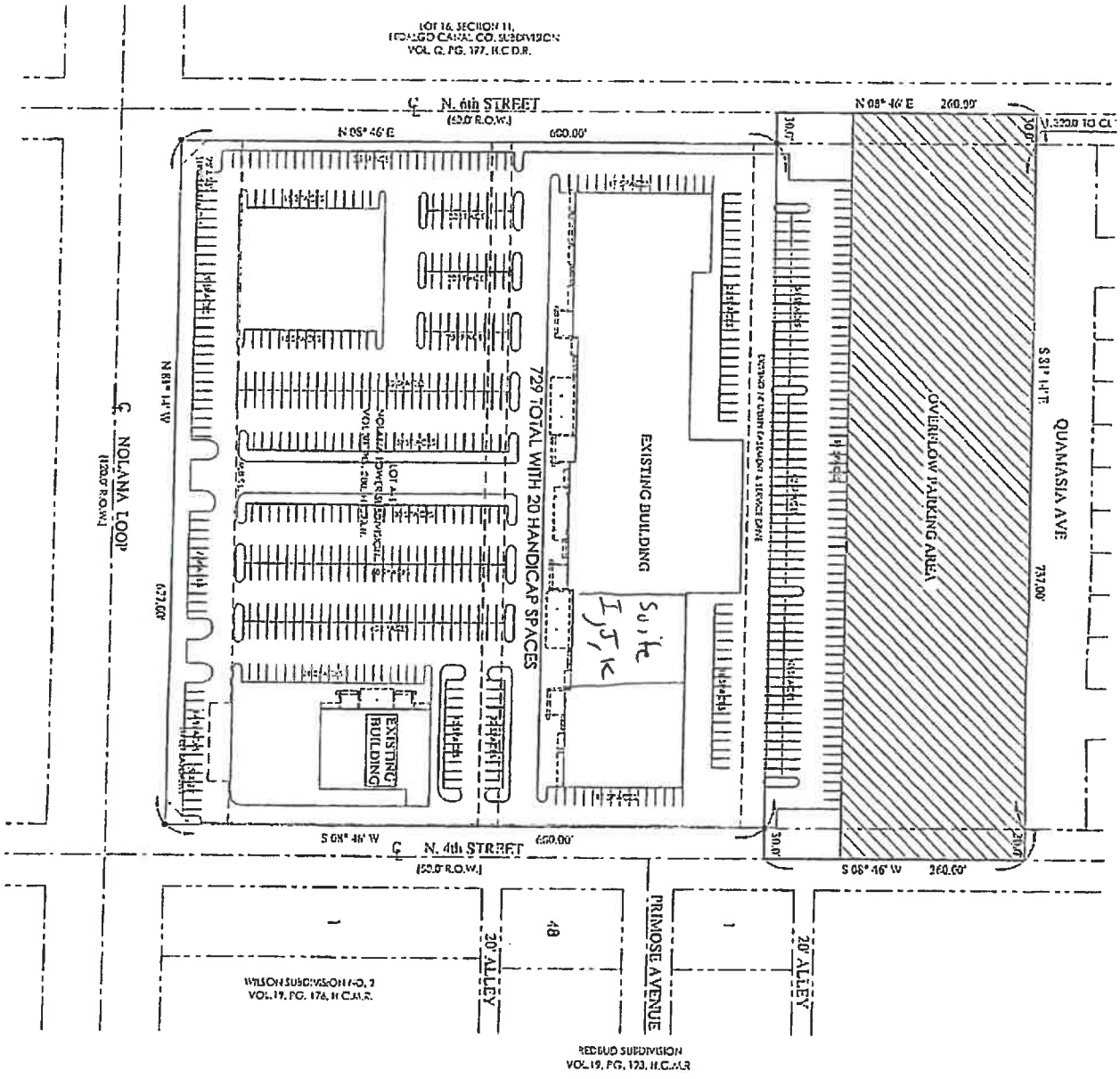
6) The business must make provisions to keep litter to a minimum and keep it from blowing onto adjacent properties; and

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.

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 the distance requirement #1 listed above from Section 138-118(a)(4)(a) of the Zoning Ordinance.

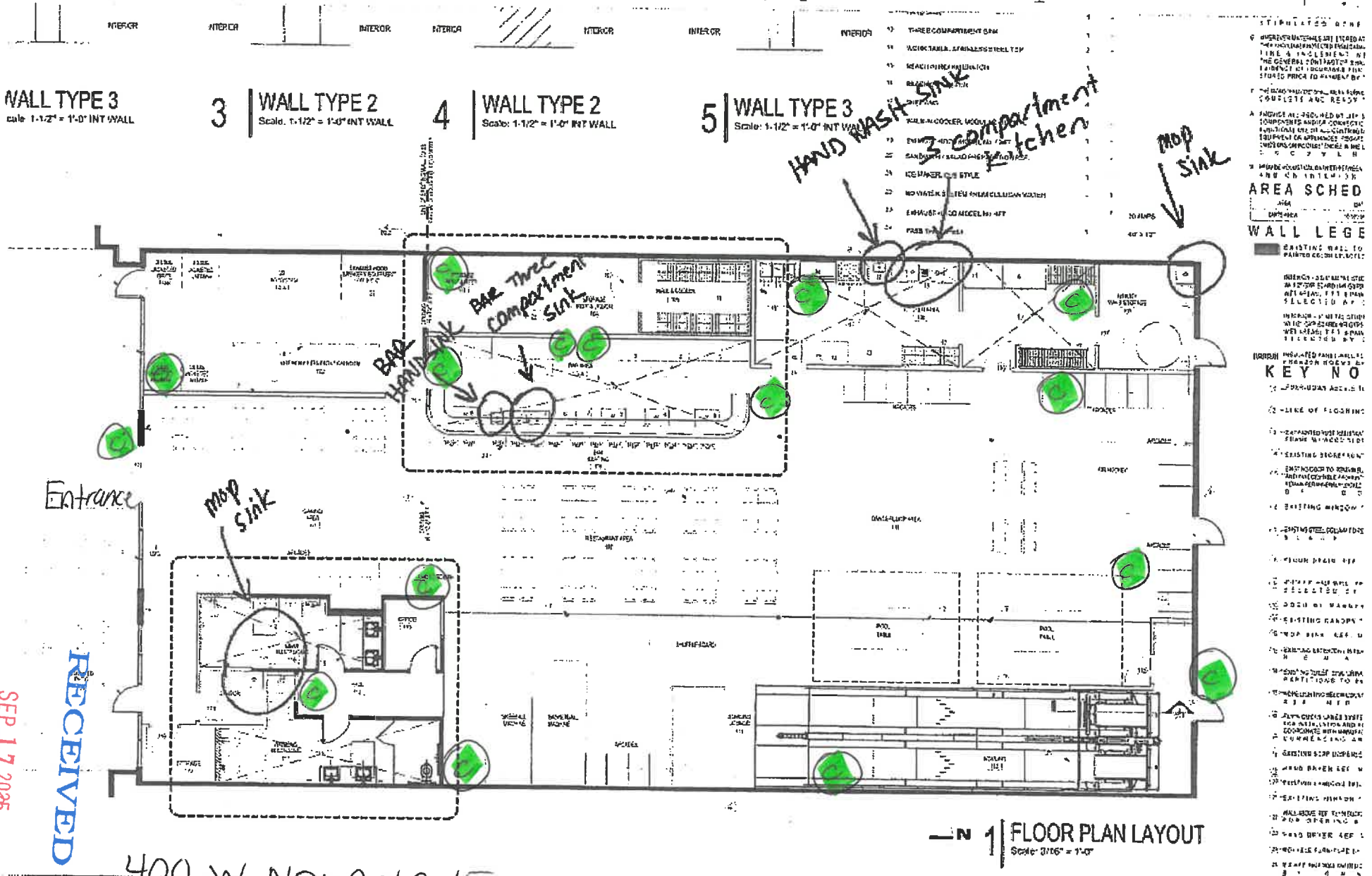
RECEIVED
SEP 17 2025
BY:



ENTERED
MAY 18 2022

2:30 PM Wed Nov 17

100%



RECEIVED
SEP 17 2025
BY:

400 W NOLANA AVE,
SUITE I/J/K. NO CHANGES MADE TO BUILDING

☆ C= camera

9/17/2025

CUP2025-0093
NOTICE
BAR
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: October 21, 2025

SUBJECT: **REQUEST OF GUSTAVO A. CALLES FLORES, FOR A CONDITIONAL USE PERMIT FOR ONE YEAR, FOR A PORTABLE BUILDING AT LOT 1A, VALRAM HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS; 2601 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-4 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.

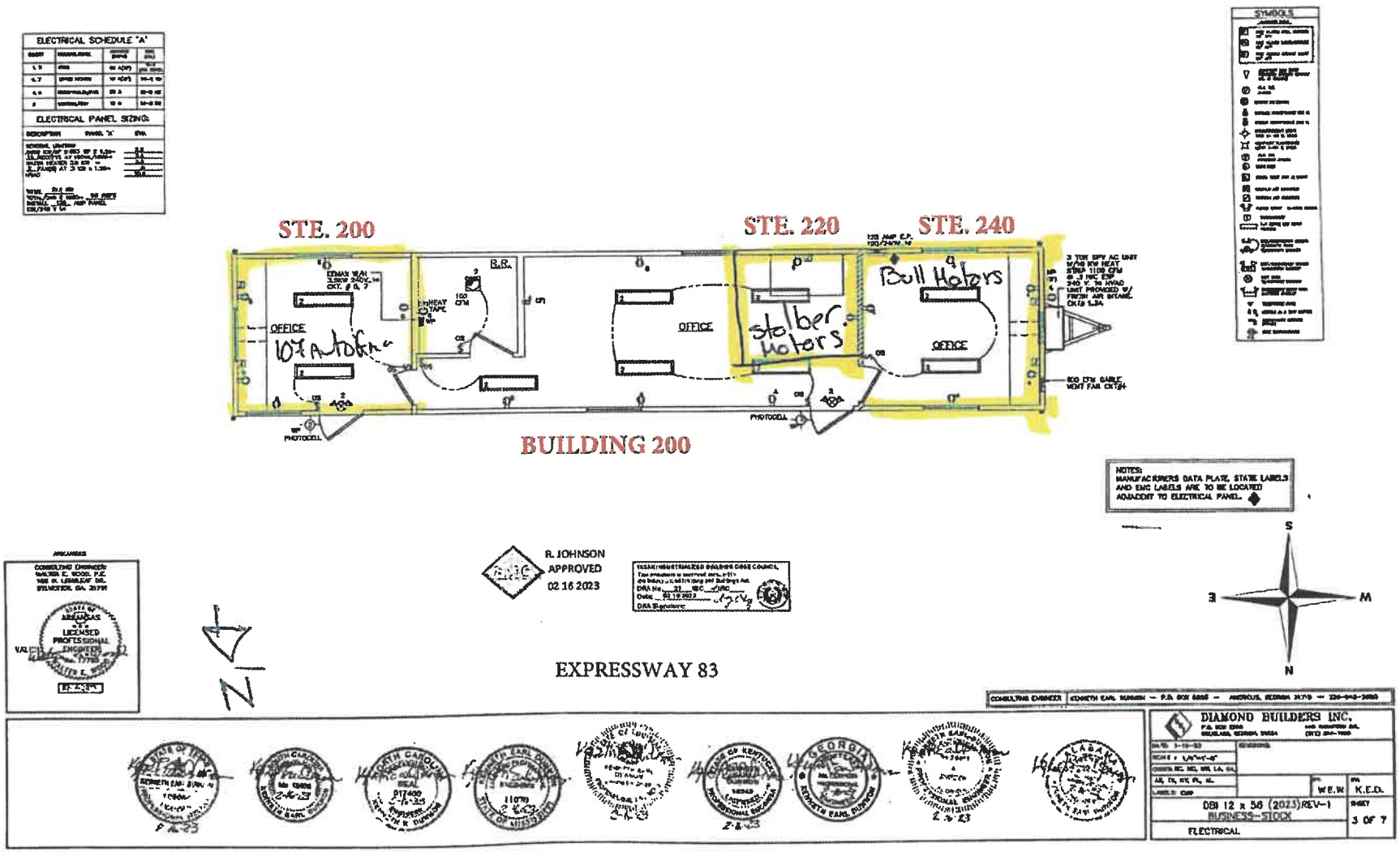
If approval is granted, the establishment must comply with all other Zoning Ordinances, Building Codes, and Fire Department requirements.

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

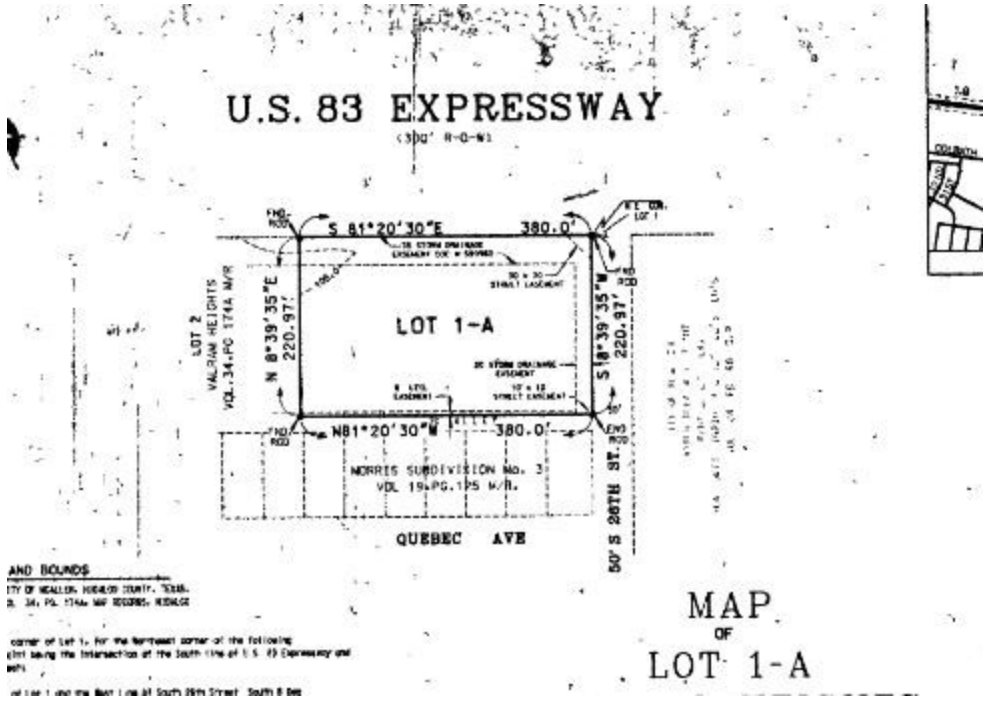
RECOMMENDATION: Staff recommends approval of the request, for one year subject to compliance with requirements set forth in Section 138-118(3) of the Zoning Ordinance (Old Code), and all other Zoning Ordinance, Building Code, and Fire Safety Code requirements.

2701 EXPRESSWAY 83

VALRAM HEIGHTS LOT 2B



Scanned with CamScanner


U.S. 83 EXPRESSWAY
S 81°20'30"E
380.0'
N 8°39'35"E
220.97'
LOT 1-A
S 8°39'35"W
220.97'
N81°20'30"W
380.0'
LOT 2
VALPAW HEIGHTS
VOL.34,PG 174A M/R
NORRIS SUBDIVISION NO. 3
VOL 19,PG.19S M/R.
QUEBEC AVE
50' S 26TH ST.
AND BOUNDS
MAP
OF
LOT 1-A

SUB2023-0055

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

Project Information

Subdivision Name: Proposed Brier Village Phase II
Location: Southwest corner of North Bentsen Road and Nolana Avenue
City Address or Block Number: 3925 N. BENTSEN RD
Number of Lots: 1 Gross Acres: .878 Net Acres: .878 ETJ: ☐Yes ☑No
Existing Zoning: R-1 Proposed Zoning: R-3A Rezoning Applied for: ☐Yes ☑No Date:
Existing Land Use: Vacant Proposed Land Use: MULTI-FAM Irrigation District #: UID
Replat: ☐Yes ☑No Commercial: Residential:
Agricultural Exemption: ☐Yes ☑No Estimated Rollback Tax Due: NA
Parcel #: 281659 Tax Dept. Review: CV
Water CCN: ☑MPU ☐Sharyland Water SC Other:
Legal Description: Being a .0878 tract of land out of Lot 308, Joh H. Shary Subdivision, Volume 1, Page 17, Hidalgo County Map Records, City of McAllen, Hidalgo County, Texas

Owner

Name: Four Stone Assets LLC Phone: 956-381-0981
Address: 5111 North 10th Street E-mail:
City: McAllen State: TX Zip: 78504

Developer

Name: Garman Invesments LP Phone: (956) 381-0981
Address: 1804 North 23rd Street E-mail: ruben@meldenandhunt.com, drobles@meldenandhunt.com
City: MCALLEN State: TX Zip: 78501
Contact Person: Roberto Garza

Engineer

Name: Melden and Hunt Inc. Phone: 956-381-0981
Address: 115 W. McIntyre Street E-mail: ruben@meldenandhunt.com, drobles@meldenandhunt.com
City: Edinburg State: TX Zip: 78541
Contact Person: Ruben James De Jesus and/or Della Robles

Surveyor

Name: Same as Engineer Phone:
Address: E-mail:
City: State: Zip:

RECEIVED
JUN 05 2023
By

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- $225 Preliminary Review Fee and $75 Final Approval Fee (Both fees can be combined in one payment)
- 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

- $225 Preliminary Review Fee and $75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- 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 PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

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

Owners Signature

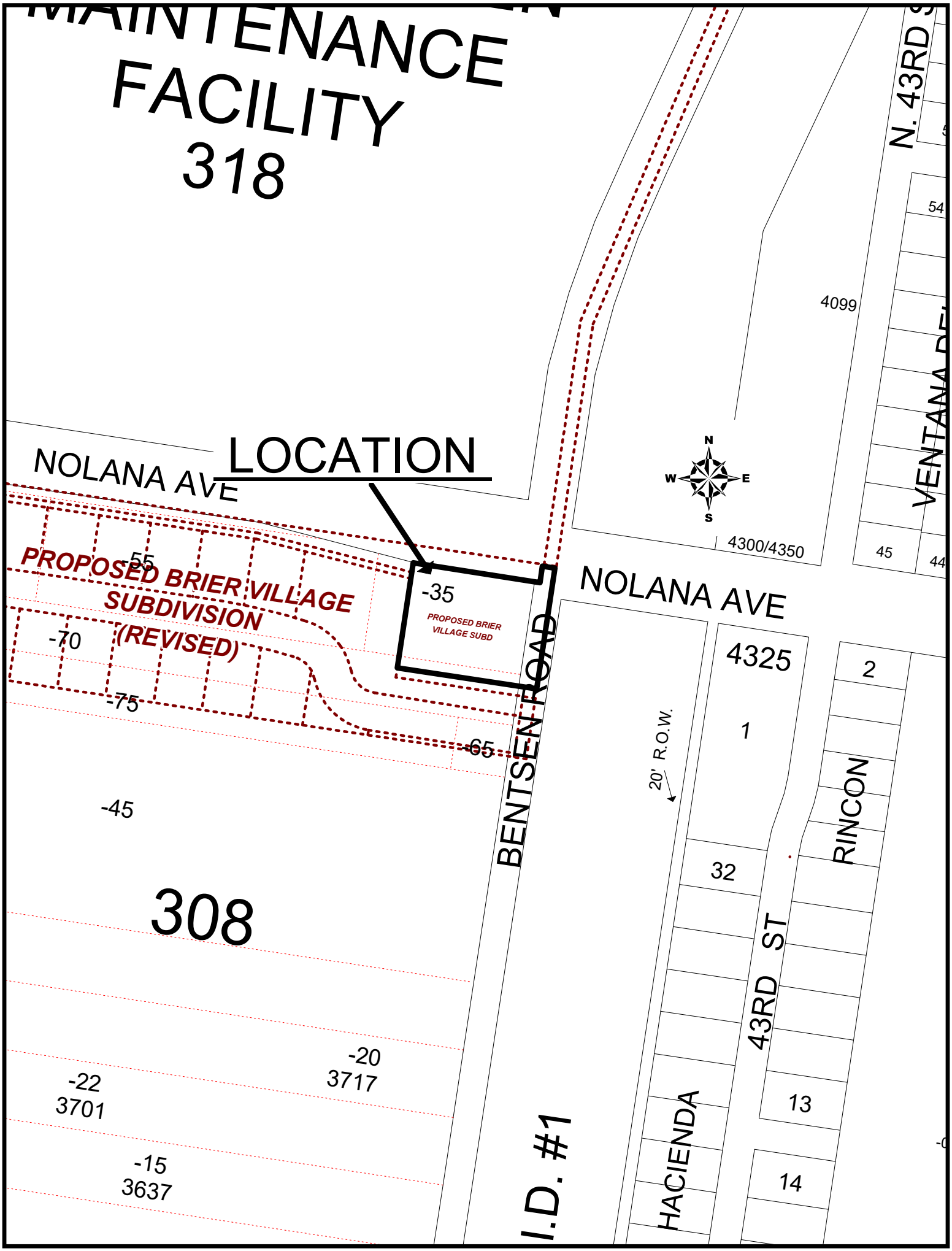
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 06/05/2023

Print Name HW Ruben James De Jesus R.P.L.S.,P.E

Owner □ Authorized Agent □

The Planning Department is now accepting DocuSign signatures on application

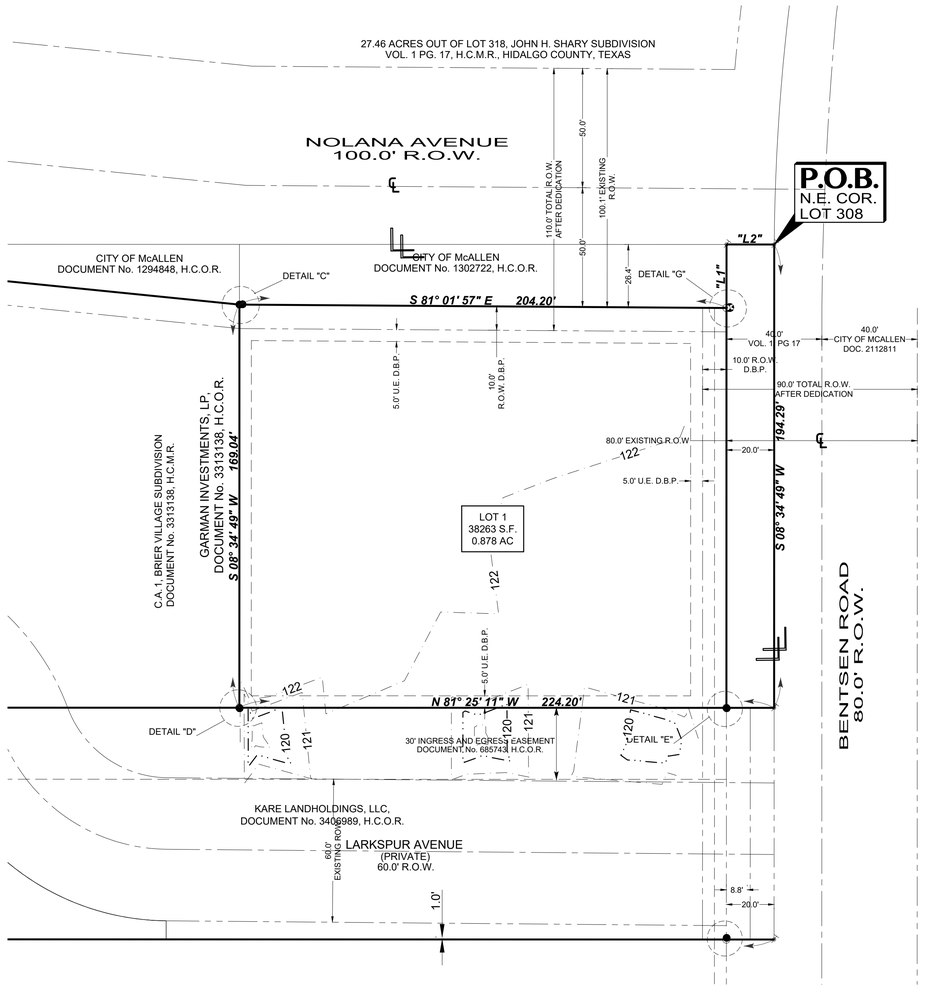

MAINTENANCE FACILITY
318
LOCATION
NOLANA AVE
PROPOSED BRIER VILLAGE SUBDIVISION (REVISED)
-55
-70
-75
-65
-45
-35
PROPOSED BRIER VILLAGE SUBD
308
-20
3717
-22
3701
-15
3637
BENTSEN ROAD
I.D. #1
NOLANA AVE
4099
4300/4350
4325
1
20' R.O.W.
32
HACIENDA
43RD ST
RINCON
2
13
14
54
45
N. 43RD
VENTANA
N
S
E
W

SUBDIVISION MAP OF

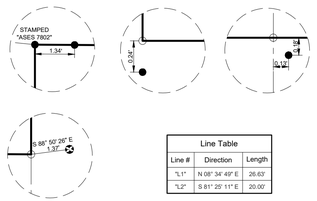
BRIER VILLAGE II

(PRIVATE SUBDIVISION)

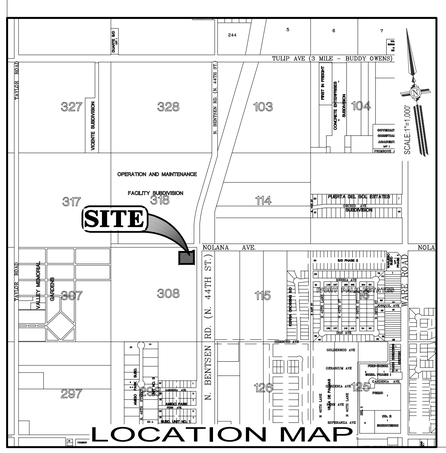
BEING A SUBDIVISION OF A 0.878 OF ONE ACRE
BEING OUT OF LOT 308,
JOHN H. SHARY SUBDIVISION
VOLUME 1, PAGE 17, H.C.M.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS



SCALE:1"=30'



Line Table		
Line #	Direction	Length
"L1"	N 08° 34' 49" E	26.63'
"L2"	S 81° 25' 11" E	20.00'



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

DRAWN BY: G.V.P. DATE 05-23-25
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 0.878 OF ONE ACRE SITUATED IN THE CITY OF MCALLEN, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 308, JOHN H. SHARY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 1, PAGE 17, HIDALGO COUNTY MAP RECORDS, SAID 0.878 OF ONE ACRE WAS CONVEYED TO FOUR STONES ASSETS, LLC, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3316172, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.878 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING, AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 308 AND WITHIN THE EXISTING RIGHTS-OF-WAY OF NOLANA AVENUE AND BENTSEN ROAD, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 34' 49" W ALONG THE EAST LINE OF SAID LOT 308 AND WITHIN THE EXISTING RIGHT-OF-WAY OF BENTSEN ROAD, A DISTANCE OF 194.29 FEET TO A NAIL SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, N 81° 25' 11" W AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BENTSEN ROAD FROM WHISH A NO. 4 REBAR FOUND BEARS S 26° 44' 16" E A DISTANCE OF 0.23 FEET, CONTINUING A TOTAL DISTANCE OF 224.20 FEET TO A NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS S 19° 17' 40" E, A DISTANCE OF 0.27 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 08° 34' 49" E A DISTANCE OF 169.04 FEET TO A NO. 4 REBAR SET, ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF NOLANA AVENUE, FOR THE NORTHWEST CORNER OF THIS TRACT;

4. THENCE, S 81° 01' 57" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY OF NOLANA AVENUE, AT A DISTANCE OF 1.34 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 204.20 FEET TO A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BENTSEN ROAD, FROM WHICH A CUT "X" IN CONCRETE FOUND BEARS S 88° 50' 26" E, A DISTANCE OF 1.37 FEET, FOR AN INSIDE CORNER OF THIS TRACT;

5. THENCE, N 08° 34' 49" E, ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF BENTSEN ROAD, A DISTANCE OF 26.63 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;

6. THENCE, S 81° 25' 11" E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.878 OF ONE ACRE, OF WHICH 0.089 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BENTSEN ROAD LEAVING A NET OF 0.789 OF ONE ACRE OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THE SITE LIES IN ZONE "C" .

   ZONE "C" IS DEFINED AS " AREAS OF MINIMAL FLOODING.
   ZONE "C" SHOWN ON: COMMUNITY-PANEL NUMBER: 480334 0400 C
   MAP REVISED: NOVEMBER 16, 1982.

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.

3. MINIMUM SETBACKS SHALL COMPLY WITH THE CITY OF McALLEN ZONING CODE:

   FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
   SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR APPROVED SITE PLAN, WHICHEVER IS GREATER.
   CORNER: 10 FEET OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.
   GARAGE: 18 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES.

4. REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 33,775 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON-SITE VIA A DETENTION PONDS WITH A CAPACITY OF 36,633 CUBIC FEET. WATER WILL THEN DISCHARGE THROUGH AN 36" LINE INTO AN EXISTING CITY OF McALLEN STORM SEWER NETWORK LOCATED ON THE NORTH SIDE OF THE PROPERTY .

5. CITY OF McALLEN BENCHMARK: (BENTSEN) FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GLICK, LINN ON OCTOBER 08, 1999. BEING LOCATED INSIDE THE MCALLEN PUBLIC WORKS WHICH IS IN BENTSEN RD AND SOUTH OF 3 MILE LINE. STAINLESS STEEL, 3/8" BOLT, COVERED WITH AN ALUMINUM LOGO CAP. CAP ON TOP AT ELEVATION = 123.99, NORTHING: 16614919.50858, EASTING: 1061694.29109 (NAVD88).

6. NO STRUCTURES PERMITTED TO BE BUILT OVER EASEMENTS.

7. 5 FT. SIDEWALK REQUIRED ALONG N. BENTSEN ROAD AND NOLANA AVENUE

8. NO CURB CUT, ACCESS, OR LOT FRONTAGE ALONG N. BENTSEN ROAD OR NOLANA AVENUE.

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

SUBDIVISION MAP OF
BRIER VILLAGE II
(PRIVATE SUBDIVISION)

BEING A SUBDIVISION OF A 0.878 OF ONE ACRE
BEING OUT OF LOT 308,
JOHN H. SHARY SUBDIVISION
VOLUME 1, PAGE 17, H.C.M.R.
CITY OF McALLEN,
HIDALGO COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF BEXAR

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE BRIER VILLAGE II SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PRIVATE 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.

_____ _____
DATE

ELSIE WALL
1934 MTCALF STREET
HOUSTON, TEXAS 77017-1621

THE STATE OF TEXAS
COUNTY OF BEXAR

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE BRIER VILLAGE II SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PRIVATEALL 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.

_____ _____
DATE

LORETTA WILLIAMS
P.O. BOX 10
SUNDOWN, TX 79372

THE STATE OF TEXAS
COUNTY OF BEXAR

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE BRIER VILLAGE II SUBDIVISION TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PRIVATE 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.

_____ _____
DATE

DANIEL E. PRUKOP
644 COUNTY ROAD 439
ALICE, TEXAS 78332

LOCATION MAP

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

_____ _____
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 COMMISSION DATE

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 MY HAVE WHETHER SHOWN OR NOT.

_____ 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 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:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF BRIER VILLAGE II SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 06-01-2023, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____ _____
RUBEN JAMES DE JESUS, R.P.L.S. # 6813 DATE:
DATE SURVEYED: 06-01-2023
SURVEY JOB No. 21210.02-08

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELSIE WALL 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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LORETTA WILLIAMS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL E. PRUKOP KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

_____
RUBEN JAMES DE JESUS, P.E. # 126282 DATE:
DATE PREPARED: 06-01-2023
ENGINEERING JOB No. 23094.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

FOR CONSTRUCTION

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

TBPE FIRM # F-1435

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EDINBURG, TX 78541
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DRAWN BY: G.V.P. DATE 05-23-25
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/16/2025

SUBDIVISION NAME: BRIER VILLAGE PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Nolana Avenue: Dedication as needed for 60 ft. from centerline for 120 ft. of total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: -Remove "After dedication" from the total ROW label prior to final. -Provide document number on plat for all existing ROW and provide a copy for staff review prior to final. **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. Bentsen Road: dedication needed for 50 ft. from centerline for 100 ft. of total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: -If the existing R.O.W. is 80 ft., please show and label it prior to final. -Need to remove the words "after dedication" from R.O.W. label prior to final. -Need to show 50 ft. R.O.W. from centerline to verify required dedication prior to final. -There are two N/S solid lines along N. Bentsen Road. One seems to be the existing ROW line and the other one will be the lot line after ROW dedication. Please use a smaller lineweight for the future lot line line so as to avoid confusion with previous lot line, prior to final. -The R.O.W. dedication along N. Bentsen Road overlaps the existing 5 ft. gasline easement. Clarify and resolve the overlap prior to final. Any abandonment must be finalized prior to final. -D.B.P. is not on the legend. Add any missing legend prior to final. **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 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not constructed prior to recording.	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	Applied
* 600 ft. Maximum Cul-de-Sac. **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. - Plat note for the alley was removed. *Alley/service drive easement required for commercial and multi-family 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: 20 ft. or greater for easements or approved site plan, whichever is greater applies. Revisions needed: -Revise note as shown above prior to final. -Align plat note so that it is in line with the other setbacks. ****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. - Revise plat note as shown above. ****Zoning Ordinance: Section 138-356	Required
* Sides: In accordance with Zoning ordinance or greater for easements or approved site plan, whichever is greater applies. - Revise plat note as shown above. ****Zoning Ordinance: Section 138-356	Required
* Corner: 10 feet or greater for easements or approved site plan in accordance with the zoning ordinance or greater for easements or approved site plan. - Add plat note as shown above. ****Zoning Ordinance: Section 138-356	Required
* 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 Bentsen Road and Nolana Avenue. **5 ft. sidewalk might be required by Engineering Dept. for TxDOT roads prior to final. ***Finalize note wording 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 and along N. Bentsen Road and Nolana Ave. - Add plat note as shown above. **Note is subject to change once subdivision layout has been finalized. ***Finalize note 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.	Required

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

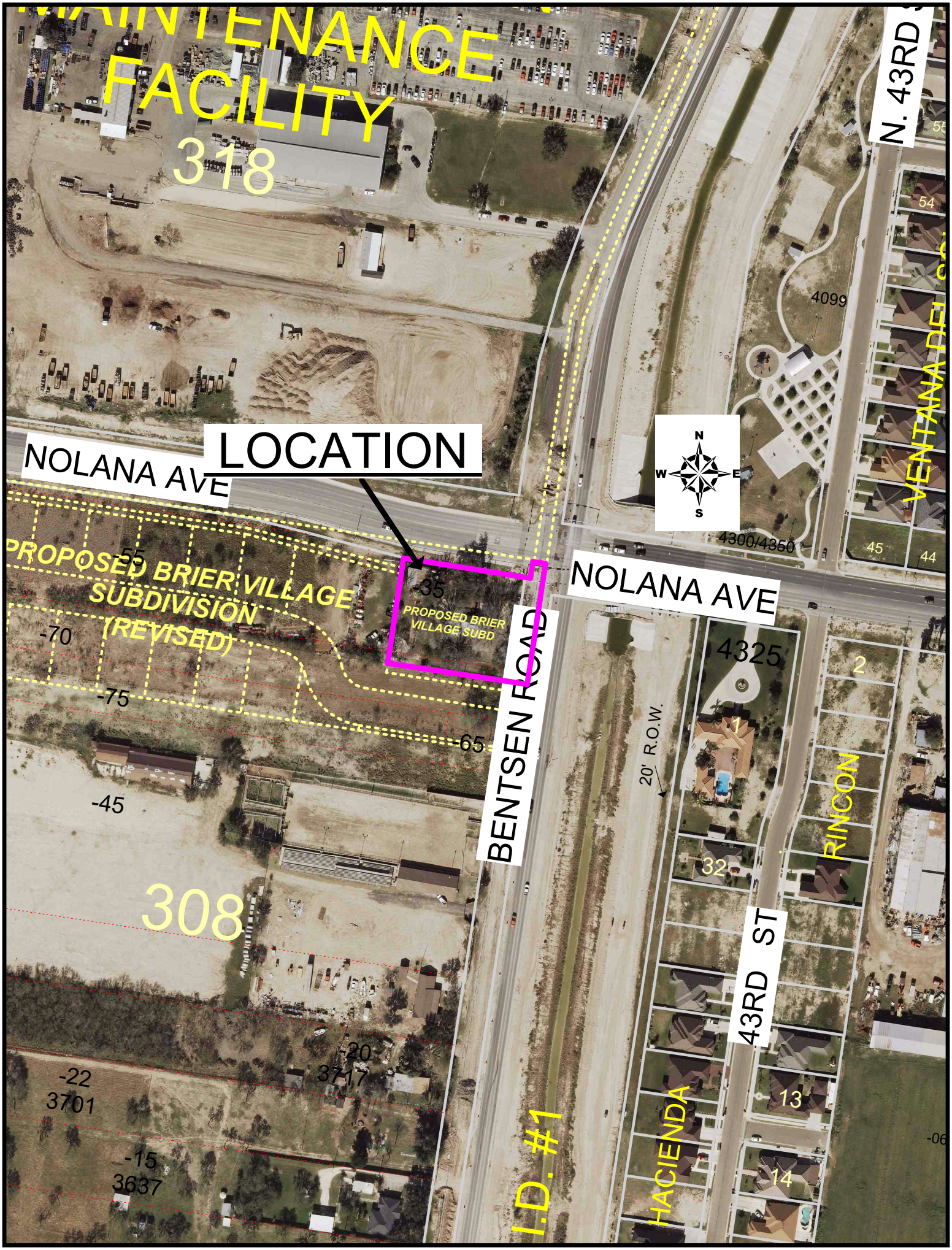
NOTES	
* No curb cut, access, or lot frontage permitted along N. Bentsen Road and Nolana Avenue. Revisions needed: -Clarify the access to the lot as the property does not front any other streets. - As per Traffic Department, Beto from the project engineer firm confirmed that the access is going to be off of Larkspur Avenue behind the gates. A recorded access easement needed **Note to be subject to change once subdivision layout has been established, finalize note wording 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. **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.	Required
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. Revisions needed: -Need to add plat note prior to final.	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. **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	NA
* 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 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	NA
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:R-1(Single Family Residential) District Proposed: R-3A (Apartment Residential) District **City Commission approved a rezoning request from R-1 to R-3A for the subject property on September 11, 2023. ***Zoning Ordinance: Article V	Applied

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

* Rezoning Needed Before Final Approval. **City Commission approved a rezoning request from R-1 to R-3A for the subject property on September 11, 2023. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. - Based on the submitted letter, 18 dwelling units will be built. Based on $700 per dwelling unit, $12,600 must be paid for park fees prior to recording. - As per City Manager's Office, on August 19, 2025, variance request to pay 50% of the fees upfront prior to plat recording & 50% at permit application was disapproved. Payment in full will be required prior to recording.	Required
* Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. - Based on the submitted letter, 18 dwelling units will be built. Based on $700 per dwelling unit, $12,600 must be paid for park fees prior to recording. - As per City Manager's Office, on August 19, 2025, variance request to pay 50% of the fees upfront prior to plat recording & 50% at permit application was disapproved. Payment in full will be required prior to recording.	Required
* Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. - Based on the submitted letter, 18 dwelling units will be built. Based on $700 per dwelling unit, $12,600 must be paid for park fees prior to recording. - As per City Manager's Office, on August 19, 2025, variance request to pay 50% of the fees upfront prior to plat recording & 50% at permit application was disapproved. Payment in full will be required prior to recording.	Required
TRAFFIC	
* As per Traffic Department, updated 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: - Clarify the access to the property prior to final, as the lot does not front Lurkspur Ave. A recorded access easement and a plat note may be needed prior to final. - Resolve the overlap of the existing gasline easement with the R.O.W. dedication on N. Bentsen Road prior to final. - Lot dimensions after R.O.W. dedication is needed on plat. - Verify and revise Lot 1 acreage (after dedication) written on plat as it seems to be the same as the gross acres. - Remove the setback line and label from plat prior to final. Show all existing and dedicated easements on plat prior to final. - The subdivision name on plat does not match the submitted application. Clarify if "Private" is part of the subdivision name. If not, please remove it from the title and only keep "(Private Subdivision)" written in smaller font under the name of the subdivision. If it is, the originally submitted application must be revised prior to final. * At the Planning & Zoning meeting of June 20, 2023 the subdivision was approved in Preliminary form Subject to conditions noted, drainage & utilities approval. * Disclaimer: Any abandonments must be done by separate process, not by plat. * Must comply with City's Access Management Policy.	Non-compliance

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

RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE PRELIMINARY 6-MONTH EXTENSION SUBJECT TO CONDITIONS NOTED, DRAINAGE, AND UTILITY APPROVALS.	Applied


MAINTENANCE FACILITY
318
N. 43RD
LOCATION
NOLANA AVE
PROPOSED BRIER VILLAGE SUBDIVISION (REVISED)
PROPOSED BRIER VILLAGE SUBD
NOLANA AVE
BENTSEN ROAD
20' R.O.W.
4325
4099
4300/4350
VENTANA DEL
RINCON
43RD ST
HACIENDA
I.D. #1
308
3717
3701
3637
N
S
E
W

Natalie Moreno

From: Beto De La Garza <Beto@meldenandhunt.com>
Sent: Tuesday, October 7, 2025 11:38 AM
To: Planning - Subdivisions Shared Mailbox
Cc: Julio Constantino; Luis J. Mora; Eduardo Garza
Subject: Brier Village Phase 2 (6-month Extension)

Good morning everyone,

May this email serve as request for a 6-month plat approval extension. We are planning on resolving all pending items to be able to get Final approval within the next month.

Thank you,

Beto De La Garza

Director of Land Development - Upper Valley

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

Melden & Hunt, Inc. • 115 W. McIntyre Street • Edinburg, Texas 78541

P: 956.381.0981 • **M:** 956-404-9438 beto@meldenandhunt.com

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SUB2025-0128

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

Project Information

Subdivision Name SERNA TRACTS SUBDIVISON
Legal Description WEST ADDN TO SHARYLAND N5AC-LOT 55-4 EXC E1AC 4.00AC NET
WEST ADDN TO SHARYLAND E208.17-N208.17 LOT 55-4 1.00AC NET
Location 13647 N TROSPER RD, MISSION, TX 78573
City Address or Block Number 13601 N Trosper Rd
Total No. of Lots 4 Total Dwelling Units _____ Gross Acres 4.84 Net Acres 5.00
☒Public Subdivision/☐Private and Gated /☐Private but Not Gated within ETJ: ☒Yes/☐No
For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☒ **Residential (** 4 **Lots)** Replat: ☐Yes/☒No
Existing Zoning ETJ Proposed Zoning ETJ Applied for Rezoning ☒No/☐Yes: Date _____
Existing Land Use AGRICULTURE Proposed Land Use RESIDENTIAL SINGLE
Irrigation District # UNITED Water CCN: ☐MPU/☒Sharyland Water SC Other _____
Agricultural Exemption: ☐Yes/☒No Parcel # 528495, 319251
Estimated Rollback Tax Due N/A Tax Dept. Review N/A

Owner

Name JOSE FRANCISCO SERNA Phone 9563367829
Address 13647 N TROSPER RD E-mail sernajose0707@gmail.com
City MISSION State TX Zip 78573

Developer

Name SAME AS OWNER Phone _____
Address _____ E-mail _____
City _____ State _____ Zip _____
Contact Person _____

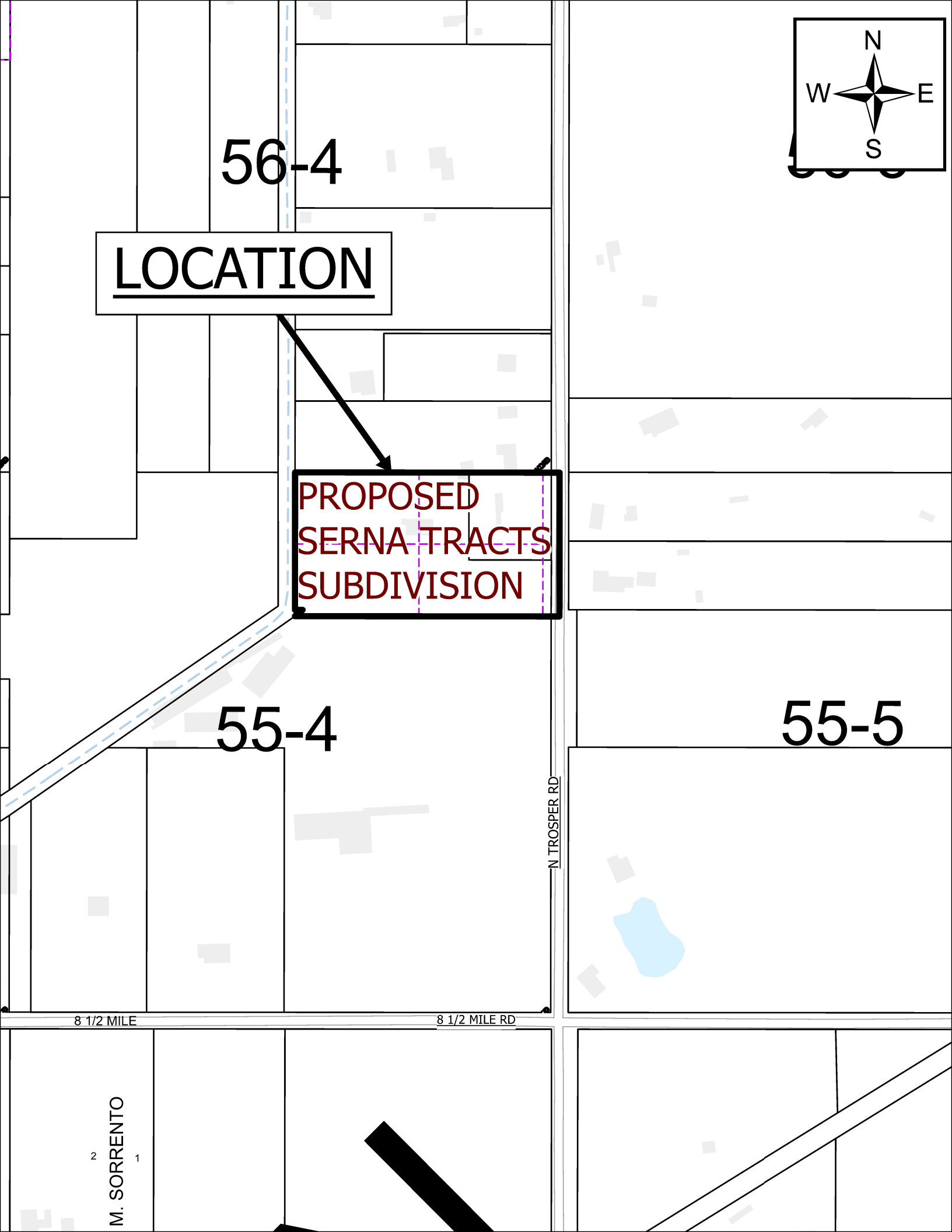
Engineer

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

SEP 30 2025
BY: CW


N
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S
56-4
LOCATION
PROPOSED
SERNA TRACTS
SUBDIVISION
55-4
55-5
N TROSPER RD
8 1/2 MILE
8 1/2 MILE RD
M. SORRENTO
2
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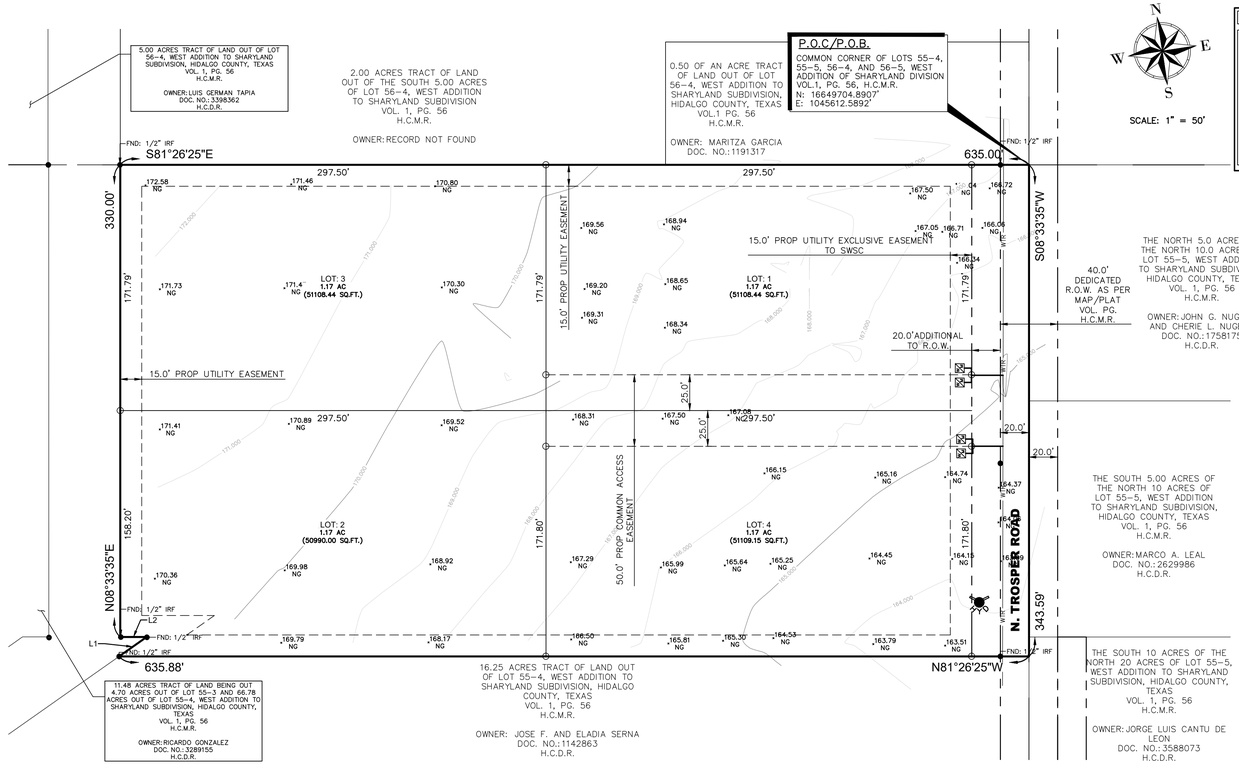


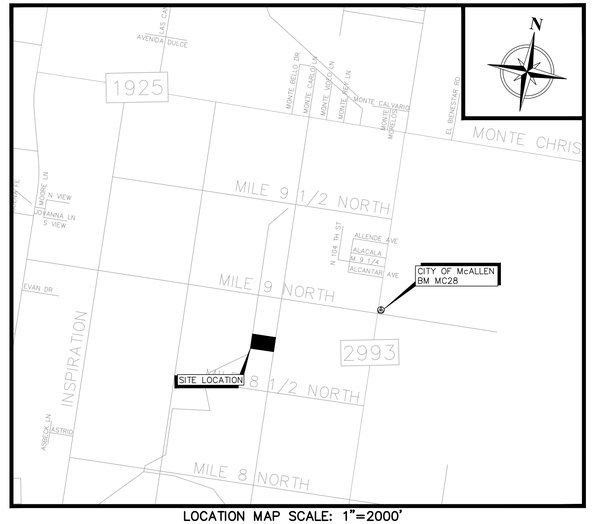
LEGEND	
●	– FND. 1/2" IRON ROD
○	– SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
◉	– FND. 5/8" IRON ROD
⊕	– ON-SITE BENCHMARK
R.O.W.	– RIGHT OF WAY
FND.	– FOUND
M.R.H.C.	– MAP RECORDS OF HIDALGO COUNTY
H.C.O.R.	– HIDALGO COUNTY OFFICIAL RECORDS
P.O.C.	– POINT OF COMMENCEMENT
P.U.E.	– PUBLIC UTILITY EASEMENT
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)

GENERAL NOTES:

1. COMMUNITY–PANEL NUMBER: 480334 0295 D
   MAP REVISED: DATE JUNE 6. 2000
2. NEAREST CITY OF McALLEN BENCHMARK IS MC28 (30" ALUMINUM PIPE WITH A 3–1/4" BRASS MONUMENT CAP ON TOP), SAID BENCHMARK IS LOCATED APPROXIMATE AT EASTBOUND ON FM 2993.
   ELEV=166.73 (N=1665068.42, E=1048529.31).
   VERTICAL DATUM: NAVD 88.
   HORIZONTAL DATUM: NAD 83.
3. BASIS OF BEARING AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE, NAD83.
4. MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:
   FRONT: 25.0'
   SIDE: 6.0'
   REAR: 15.0'
   OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.
5. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
   NO MORE THAN ONE SINGLE–FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
6. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
7. THIS SUBDIVISION IS A SINGLE FAMILY SUBDIVISION DEVELOPMENT.
8. THIS SUBDIVISION IS WITHIN ETJ LIMITS OF CITY OF McALLEN.
9. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
10. NO BUILDING SHALL BE CONSTRUCTED OVER ANY EASEMENT OR LOT LINE.
11. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT UNITED AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF _____ CUBIC–FEET (_____ ACRE–FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.)
12. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
14. ON–SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON–SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
   A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
   B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
   C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
   D. SOIL ANALYSIS'S HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT, THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARDS SEPTIC AND ABSORPTIVE DRAINFIELD SYSTEM.
   E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
17. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
18. ALL CONSTRUCTION SHALL SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
19. THIS SUBDIVISION IS SERVED BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.)
20. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
21. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS AN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
22. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
23. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 4.
24. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
25. CROSS–HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN–AROUND UNTIL STREET IS EXTENDED (EAST) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (EAST).
26. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).



LOCATION MAP SCALE: 1"=2000'

SERNA TRACTS SUBDIVISION

BEING A 5.00 (217,800.00 SQ. FT.) GROSS; 4.84 (210,928.20) NET ACRES OF LAND, BEING COMPRISED OF A 4.00 ACRES TRACT OF LAND, AND 1.00 ACRE TRACT OF LAND OUT OF LOT 55–4, WEST ADDITION TO SHARYLAND, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO JOSE FRANCISCO SERNA, ACCORDING TO THE DEEDS THEREOF RECORDED IN DOCUMENT NUMBER 1958283 AND 1858731, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

METES AND BOUNDS

BEING A 5.00 (217,800.00 SQ. FT.) GROSS; 4.84 (210,928.20) NET ACRES OF LAND, BEING COMPRISED OF A 4.00 ACRES TRACT OF LAND, AND 1.00 ACRE TRACT OF LAND OUT OF LOT 55–4, WEST ADDITION TO SHARYLAND, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AS DESCRIBED AND CONVEYED TO JOSE FRANCISCO SERNA, ACCORDING TO THE DEEDS THEREOF RECORDED IN DOCUMENT NUMBER 1958283 AND 1858731, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS.

COMMENCING; AT A CALCULATED POINT BEING THE COMMON CORNER OF LOTS 55–4,55–5,56–4, AND 56–5, OF SAID WEST ADDITION TO SHARYLAND, FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16649704.8907', E=1045612.5892',

THENCE; SOUTH 08°33'35" WEST, ALONG THE EAST LINE OF SAID LOT 55–4, A DISTANCE OF 343.59 FEET, TO A POINT OF BEING ON THE CENTERLINE OF N. TROPSER ROAD, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°26'25" WEST, ALONG THE NORTH LINE OF A 16.25 ACRES TRACT OF LAND OUT OF SAID LOT 55–4, AS DESCRIBED AND CONVEYED TO JOSE F. AND ELADIA SERNA, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENT NUMBER 1142863, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 20.00 FEET, PASSING A FOUND 1/2" IRON ROD ALONG THE WEST RIGHT OF WAY LINE OF SAID N. TROSPER ROAD, CONTINUING A TOTAL DISTANCE OF 635.88 FEET TO A FOUND 1/2" ROD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 63°23'35" EAST, OVER AND ACROSS OF SAID LOT 55–4, A DISTANCE OF 23.60 FEET, TO A FOUND 1/2" IRON ROD, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°26'25" WEST, OVER AND ACROSS OF SAID LOT 55–4, A DISTANCE OF 18.41 FEET, TO A FOUND 1/2" IRON ROD ALONG THE EAST RIGHT OF WAY LINE OF A 50.00 FOOT RIGHT OF WAY, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°33'35" EAST, ALONG THE EAST RIGHT OF WAY LINE OF SAID 50.00 FOOT RIGHT OF WAY, A DISTANCE OF 330.00 FEET, TO A FOUND 1/2" IRON ROD, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°26'24" EAST, ALONG THE COMMON LINE OF SAID LOT 55–4 AND 56–4, A DISTANCE OF 615.00 FEET, PASSING A FOUND 1/2" IRON ROD ALONG THE WEST RIGHT OF WAY LINE OF SAID N. TROSPER ROAD, CONTINUING A TOTAL DISTANCE OF 635.00 FEET TO THE POINT OF BEGINNING, CONTAINING A 5.00 (217,800.00 SQ. FT.) GROSS; 4.84 (210,928.20) NET ACRES TRACT OF LAND, MORE OR LESS.

SAVE AND EXCEPT: THE EAST OF 0.16 (6,969.60 SQ. FT.) OF AN ACRE TRACT OF LAND, ALL THAT BEING SITUATED IN ROAD RIGHT OF WAY.

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

JOSE FRANCISCO SERNA
AS OWNER OF THE 5.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SERNA TRACTS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

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

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

OWNER NAME _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, JOSE FRANCISCO SERNA, PROVED TO ME THROUGH HIS/HER 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 HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20__.

_____
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

PLANNING & ZONING COMMISSION CERTIFICATION

THIS PLAT OF SERNA TRACTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION.

DATE THIS _____ DAY OF _____, _____.

_____
CHAIRPERSON–PLANNING AND ZONING COMMISSION

HIDALGO COUNTY IRRIGATION DISTRICT UNITED

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT UNITED 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 UNITED RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT _____ ATTEST: SECRETARY _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SERNA TRACTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

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

SAUL D. MALDONADO, PE NO. 100320 DATE _____

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF SAUL D. MALDONADO. P.E. 100320 ON 09/23/2025 IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR SERNA TRACTS 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

HIDALGO COUNTY DRAINAGE DISTRICT UNITED CERTIFICATION

COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT UNITED 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

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MISSION, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MCALLEN DATE _____ ATTEST: _____ CITY SECRETARY 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 CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

SAMUEL D. MALDONADO, R.P.L.S. NO. 6027 DATE _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF SUBDIVISION NAME WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 20__.

ATTEST: HIDALGO COUNTY JUDGE _____ DATE _____

HIDALGO COUNTY CLERK _____ DATE _____

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:	JOSE FRANCISCO SERNA	13647 N TROSPER RD,	MISSION, TX 78573		
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

INDEX TO SHEETS OF CERNA TRACTS SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP; AND ET.; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #2, AND H.C.H.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES: ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.

DATE OF PREPARATION: September 2025 SHEET 01 OF 02

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: 10/15/2025

SUBDIVISION NAME: SERNA TRACTS

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Trosper Road: Dedication for 40 ft. from centerline for a total of 80 ft. of R.O.W. Paving: 52 ft. Curb & gutter: both sides - Need to label R.O.W. Labels as required (Existing, Total, etc.) - Label centerline, needs to be shown on plat to establish R.O.W dedication, prior to final. - All R.O.W requirements must be addressed, prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W Quarter Mile Collector (North Boundary): 30 ft. dedication for a 60 ft total R.O.W. Paving: 40 ft. Curb & gutter: both sides -Needs to be shown on plat, prior to final -all R.O.W. Requirements need to be addressed. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W interior Street required: 50 ft. R.O.W Paving: 32 ft. Curb & gutter: both sides -Common Access Easement shown on plat needs to be revised to a street to provide frontage of Lots 2 and 3 on a street not an access easement. **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
* 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: - Needs to provide cul-de-sac R.O.W at the west end of the interior E/W Street. - Paving diameter is 96 ft. face to face curb and gutter on both sides and a R.O.W of 10 ft. paved around the Cul-de-sac. **Subdivision Ordinance: Section 134-105	Non-compliance

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

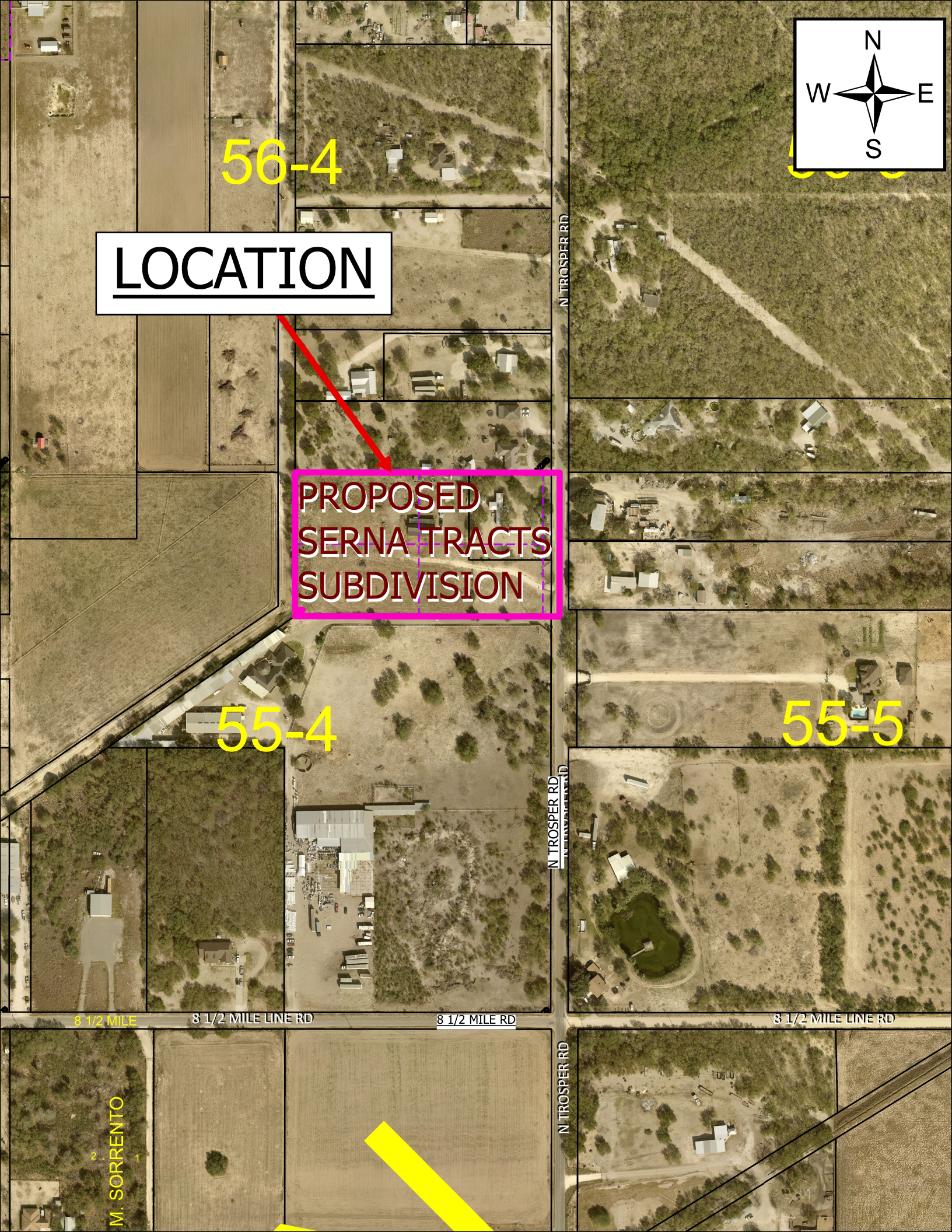
ALLEYS	
ROW Paving *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front:(Proposing) 25 ft. - 45 ft. on N. Trosper Road or greater for easements or in line with existing structures, whichever greater applies. - Interior front setback will be established once plat is revised to accommodate interior street, but not through ordinance requirement., finalize prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Rear: (Proposing) 15 ft. - 15 ft. or greater for easements, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: (Proposing): 6 ft. - 6 ft. or greater for easements, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner 10 ft. or greater for easements, whichever is greater applies. -Include plat note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Garage: 18 ft. except where greater setback is required, greater setbacks applies. -Add 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	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on N. Trosper Road, E/W Quarter Mile Collector, and both sides of interior streets. - Add plat note as stated above, prior to final. - May increase to 5 ft. 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. -Others may be required once plat is revised, prior to final. finalize wording for plat note, 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 -finalize wording for plat note, prior to final **Landscaping Ordinance: Section 110-46	Non-compliance
*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 - to be determined once plat is revised, 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.	Applied
* 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 shown above, 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 - Lots 2 and 3, do not front a street. Revise plat to accommodate interior street/ cul-de-sac to provide lot frontage, prior to final. **Subdivision Ordinance: Section 134-1	Non-compliance
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
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 - Park fee requirements, if annexed, park fees will apply, prior to final.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording - Park fee requirements, if annexed, park fees will apply, prior to final.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. -- Park fee requirements, if annexed, park fees will apply, prior to final.	NA

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

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: - Per application, proposed is single-family residential -Revise plat so that all lots front a street. *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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SUBDIVISION
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8 1/2 MILE LINE RD
N TROSPER RD
M. SORRENTO

SUB2025-0135

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

Project Information

Subdivision Name HERON COVE SUBDIVISION

Legal Description BEING ALL OF LOT 2, EBONY STREET ADDITION TO THE CITY OF McALLEN, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 9. PAGE 6, MAP RECORDS, HIDALGO COUNTY, TEXAS

Location 506 N. 6th ST. McALLEN, TEXAS 78501

City Address or Block Number

Total No. of Lots 2 Total Dwelling Units 2 Gross Acres _____ Net Acres .30

☑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 RESIDENTIAL HOME Proposed Land Use SINGLE FAM. USE

Irrigation District # HCWID No.3 Water CCN: ☑MPU/□Sharyland Water SC Other _____

Agricultural Exemption: □Yes/☑No Parcel # E270000001000200

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

Owner

Name FAITH DEVELOPMENT LEASING, LLC Phone 956-450-0203

Address 4000 N. RAUL LONGORIA RD. E-mail contact@faith-yourpropertydeveloper.com

City SAN JUAN State TEXAS Zip 78589

Developer

Name FAITH DEVELOPMENT LEASING, LLC Phone 956-450-0203

Address 4000 N. RAUL LONGORIA RD. E-mail contact@faith-yourpropertydeveloper.com

City SAN JUAN State TEXAS Zip 78589

Contact Person GERARDO GARZA

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
SEP 24 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

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)

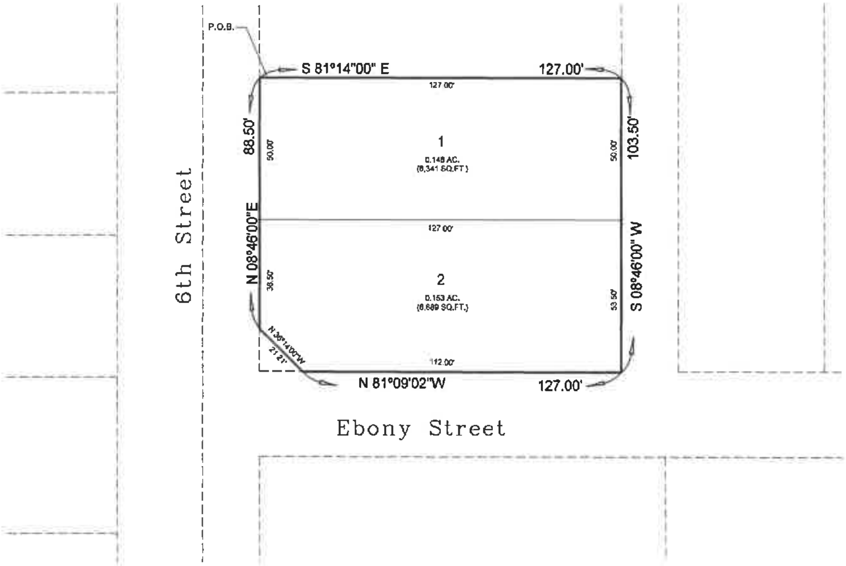
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

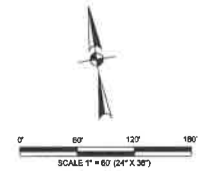
Signature _____ Date 9/22/25

Print Name Victor Trevino

Owner ☐ Authorized Agent ☑

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





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	
UTILITY EASEMENT	U.E.	
ELECTRIC EASEMENT	E.E.	

LOCATION MAP
SCALE 1" : 2000'

GENERAL NOTES

1. FLOOD ZONE STATEMENT [illegible]

2. SETBACK LINES TO BE AS PER CITY OF McALLEN ZONING ORDINANCE

FRONT:

REAR:

INTERIOR SIDES:

CORNER:

GARAGE:

ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.

3. MINIMUM FINISH FLOOR NOTE [illegible]

4. CITY OF McALLEN BENCHMARK [illegible]

5. [illegible]

6. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT [illegible]

7. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED [illegible]

8. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD [illegible]

9. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY [illegible]

10. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS [illegible]

METES & BOUNDS

BEING ALL OF LOT 2, EBONY STREET ADDITION TO THE CITY OF McALLEN, TEXAS, [illegible]

BEGINNING AT A IRON FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2, EBONY STREET ADDITION, [illegible]

THENCE, [illegible]

THENCE, [illegible]

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THENCE, [illegible]

THENCE, [illegible]

H.C.D.D. NO.1

[illegible]

DATE

CITY OF McALLEN

[illegible]

DATE:

[illegible]

DATE

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

[illegible]

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

[illegible]

NOTARY PUBLIC

ENGINEER & SURVEYOR CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS

[illegible]

VICTOR H. TREVINO P.E.
LICENSED PROFESSIONAL ENGINEER
[illegible]

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

[illegible]

VICTOR H. TREVINO R.P.L.S.
[illegible]

FILED FOR RECORD IN HIDALGO COUNTY
[illegible]
HIDALGO COUNTY CLERK

ON ______ AT ______ AM/PM
INSTRUMENT NUMBER ______
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY ______ DEPUTY

DATE OF PREPARATION: AUGUST 04, 2025

PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	FAITH DEVELOPMENT AND LEASING, LLC	4000 N LONGORIA RD	[illegible]	[illegible]	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3336	(956) 424-3132
SURVEYOR:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3336	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3336
FAX: (956) 424-3132
TBPE REG. # 1900

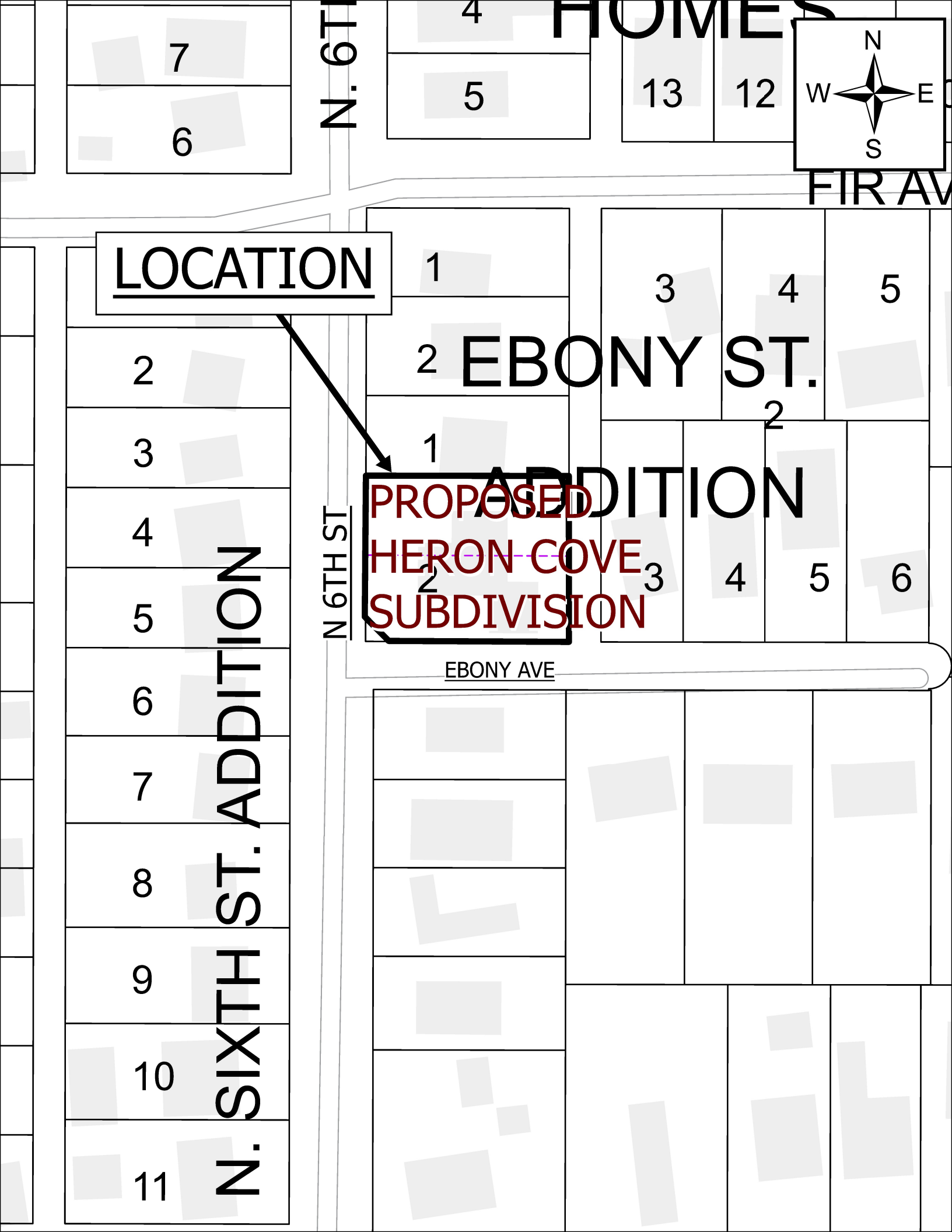
HERON COVE SUBDIVISION

BEING ALL OF LOT 2, EBONY STREET ADDITION TO THE CITY OF McALLEN, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 9, PAGE 6, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SOUTH TEXAS INFRASTRUCTURE GROUP

SHEET
1

RECEIVED
SEP 24 2025
By OC


LOCATION
PROPOSED
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SUBDIVISION
EBONY ST.
ADDITION
N. SIXTH ST. ADDITION
N. 6TH ST
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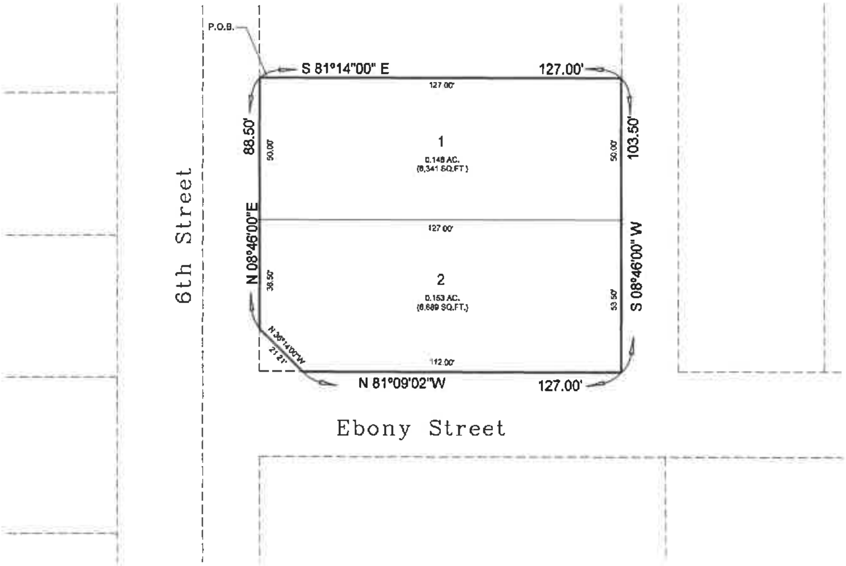
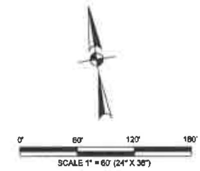




LEGEND:

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	
UTILITY EASEMENT	U.E.	
ELECTRIC EASEMENT	E.E.	

LOCATION MAP
SCALE 1" : 2000'

GENERAL NOTES

1. FLOOD ZONE STATEMENT
2. SETBACK LINES TO BE AS PER CITY OF McALLEN ZONING ORDINANCE

FRONT:
REAR:
INTERIOR SIDES:
CORNER:
GARAGE:

ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN.

3. MINIMUM FINISH FLOOR NOTE

METES & BOUNDS

H.C.D.D. NO.1

CITY OF McALLEN

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

FAITH DEVELOPMENT AND LEASING LLC (OWNER) DATE

STATE OF TEXAS
COUNTY OF HIDALGO

NOTARY PUBLIC

ENGINEER & SURVEYOR CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS

VICTOR H. TREVINO P.E.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

VICTOR H. TREVINO R.P.L.S.

STATE OF TEXAS — VICTOR HUGO TREVINO — 126185 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — REGISTERED — VICTOR H. TREVINO — 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

HERON COVE SUBDIVISION

BEING ALL OF LOT 2, EBONY STREET ADDITION TO THE CITY OF McALLEN, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 9, PAGE 6, MAP RECORDS, HIDALGO COUNTY, TEXAS.

DATE OF PREPARATION: AUGUST 04, 2025

PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	FAITH DEVELOPMENT AND LEASING, LLC	4800 N LONGORIA RD	[illegible]	[illegible]	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3336	(956) 424-3132
SURVEYOR:	VICTOR H. TREVINO P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3336	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3336
FAX: (956) 424-3132
TBPE REG. # 1900

SOUTH TEXAS INFRASTRUCTURE GROUP

SHEET
1

RECEIVED
SEP 24 2025
By OC

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/15/2025

SUBDIVISION NAME: HERON COVE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. 6th Street: 50 ft. R.O.W Paving: 32 ft. Curb & gutter: both sides Revision needed: - Add "North" to 6th Street, prior to final - Show existing R.O.W. on Dedication on both sides of centerline and total R.O.W. to determine any ROW dedication required. -Provide any documents of R.O.W. for staff review, prior to final. - Show 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
Ebony Avenue: 50 ft. dedication Paving: 32 ft. Curb & gutter: both sides Revisions Required: - Show existing R.O.W. Dedication on both side of centerline and total R.O.W. to determine any ROW dedication, prior to final. . - Show 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
_____ 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	Applied

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

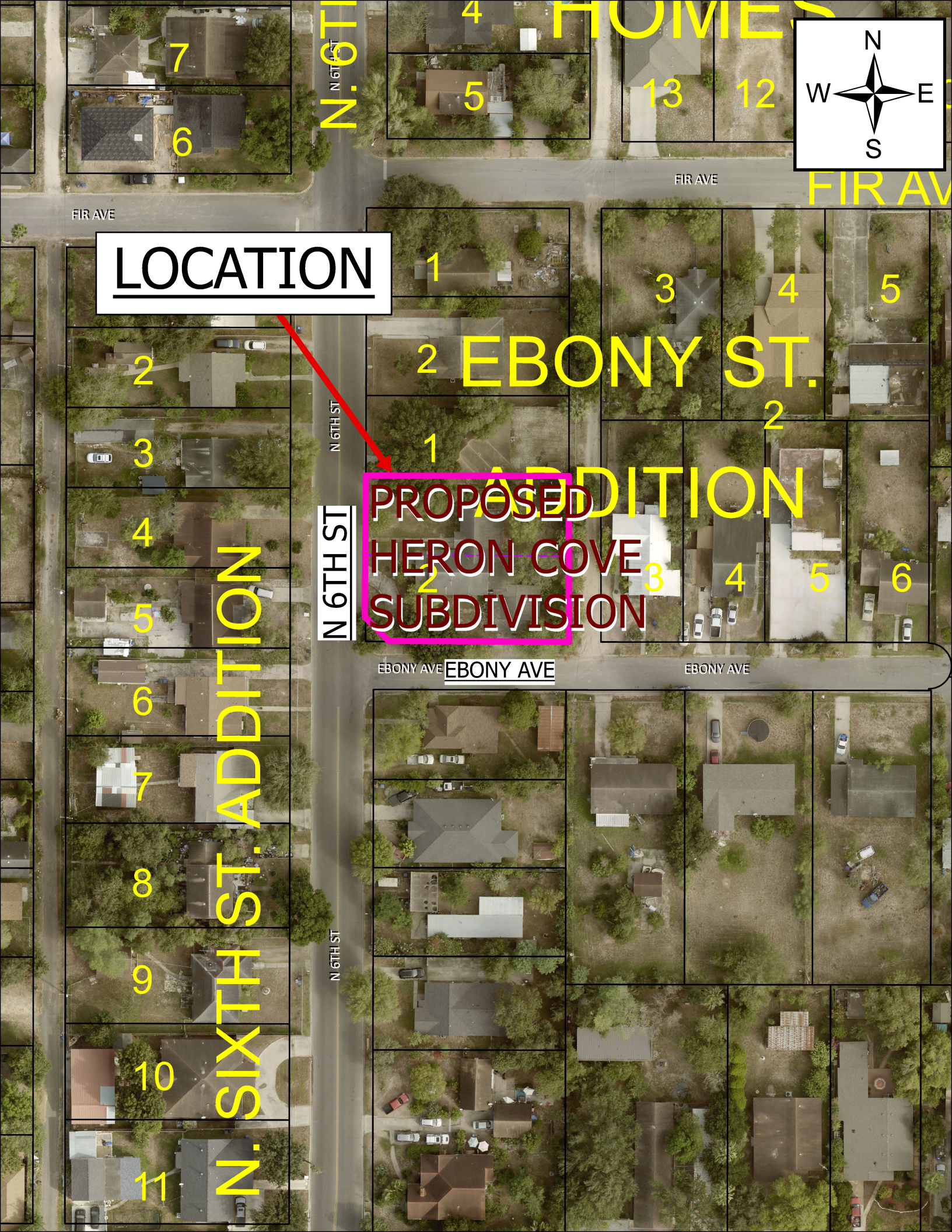
ALLEYS	
ROW 20 ft. Paving: 16 ft. - Need to label the existing alley ROW on plat, prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: 20 ft. or greater for easements, or in line with existing structures, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Rear: 10 ft. or greater for easements, whichever greater applies. -Pease add plat note as shown above, prior to final. **Zoning Ordinance: Section 138-356	Applied
Sides: 5 ft. or greater for easements, whichever greater applies. - Add plat note as stated above, prior to final **Zoning Ordinance: Section 138-356	Non-compliance
Corner: 10 ft. or greater for easement, whichever greater applies. - Add plat note as stated above, prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
Garage: 18 ft. or greater for easements, whichever greater 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. 6th Street & Ebony Street. -Add plat note as stated above, prior to final - May increase to 5 ft. 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.	Required
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses -Add plat note as states 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.	Applied
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

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 shown above, prior to final.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. -Does not pertain to residential	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 Proposed R-1 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval - The City Commission Board members on July 8,2025 approved the rezoning request from R-1(Single-family Residential) OC to R-1 (Low-Density Residential) UDC. ***Zoning Ordinance: Article V	Applied
PARKS	
* Land dedication in lieu of fee. * Park Fee of $700 per lot/dwelling unit to be paid prior to recording A park fee of $1400 (2 lots/dwelling units x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. * Park Fee of $700 per lot/dwelling unit to be paid prior to recording A park fee of $1400 (2 lots/dwelling units x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	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 is waived for a single family lots	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: - Public hearing required with noticed may be applicable, prior to final. -Any abandonments must be done by separate document, not by plat, must finalize prior to final. - Dimensions on survey and plat are not corresponding - Replat name change should be "Ebony Street Addition Lot 2A & 2B, Block 1 Subdivision" - Please make subdivision change to the application. - Recorded plat notes should remain effective. If any plat notes is proposed to be removed or altered, a vacate and re-plat will be required. - -Please add legal descriptions from the adjacent properties, 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 UTILITY APPROVAL.	Applied


LOCATION
PROPOSED
HERON COVE
SUBDIVISION
N. SIXTH ST. ADDITION
EBONY ST. ADDITION
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EBONY AVE
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SUB2025-0139

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

Project Information

Subdivision Name ABA ESTATES SUBD.

Legal Description THE W. 100' OF THE E. 1006.0' OF THE N. 986.46' OF LOT 328, JOHN H. SHARY

Location 1/4 MILE W. OF BENTSEN RD. ALONG N. SIDE OF BUDDY OWENS

City Address or Block Number 4613 BUDDY OWENS

Total No. of Lots 1 Total Dwelling Units — Gross Acres 2.15 Net Acres 2.04

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

For Fee Purposes: ☒**Commercial (2.15 Acres)/☐ Residential (— Lots)** Replat: ☐Yes/☐No

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

Existing Land Use OPEN Proposed Land Use COMMERCIAL

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

Agricultural Exemption: ☐Yes/☒No Parcel # 281801

Estimated Rollback Tax Due 877.60 Tax Dept. Review MPG 59.50-00-000-0328-32

DBA: ABA GROUP INVESTMENTS, LLC

Owner

Name BENITO MARTINEZ Phone 227-3222

Address 359 N. 40TH LN. E-mail BENMAR@BENMARELECTRIC.COM

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 AVE. E-mail dsalinas@salinasengineering.com

City MCALLEN State TX Zip 78501

Contact Person _____

Surveyor

Name SAME AS ENGR. Phone _____

Address _____ E-mail _____

City _____ State _____ Zip _____

RECEIVED
OCT 01 2025
By OC

ICF

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)

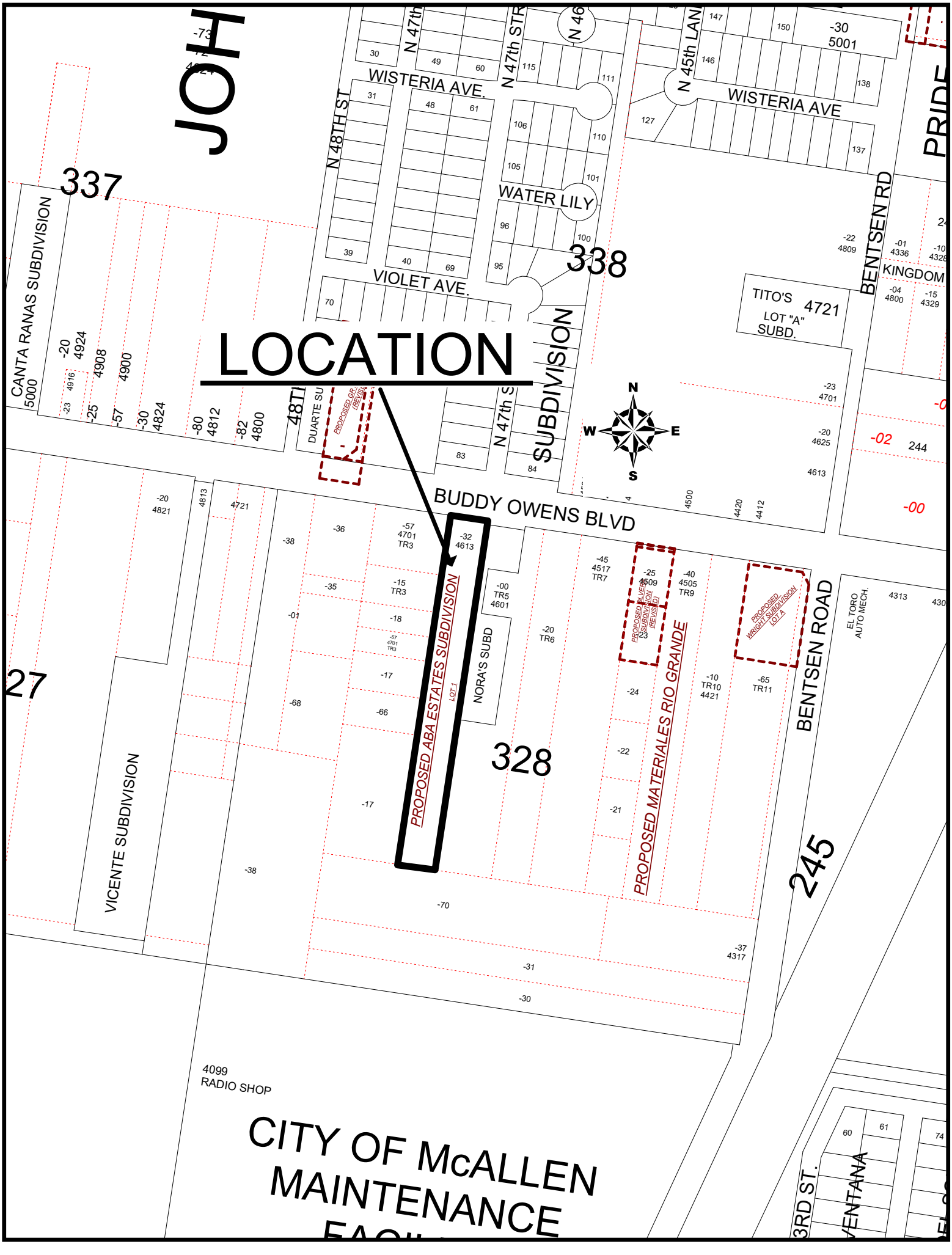
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 9/30/25

Print Name David Omar Salinas

Owner ☐ Authorized Agent ☒

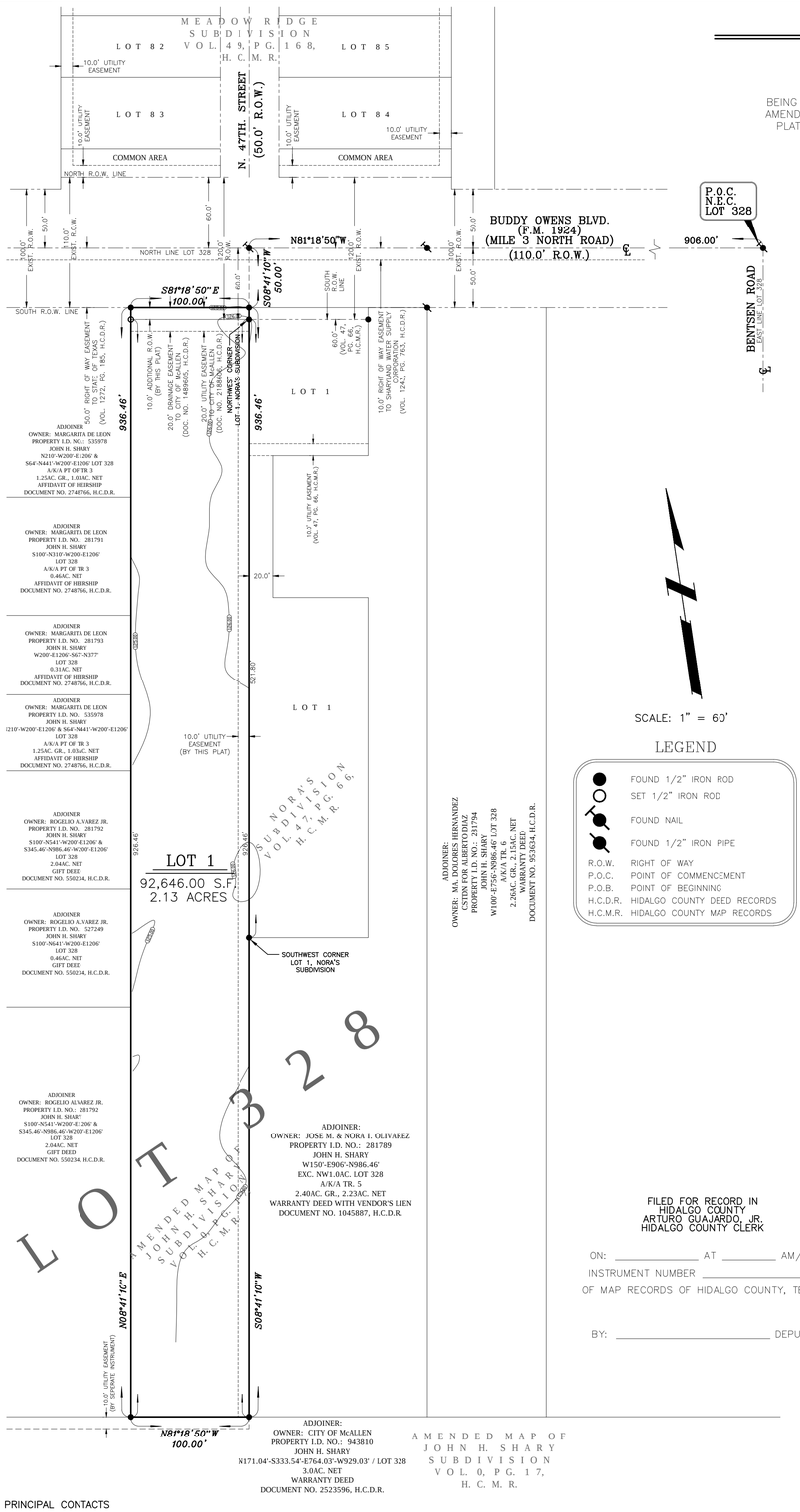
The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion


LOCATION
337
338
328
245
27
WISTERIA AVE.
WATER LILY
VIOLET AVE.
N 48TH ST
N 47th STR
N 45th LANE
WISTERIA AVE
BENTSEN RD
BUDDY OWENS BLVD
BENTSEN ROAD
CANTA RANAS SUBDIVISION
VICENTE SUBDIVISION
NORA'S SUBD
TITO'S LOT "A" SUBD.
4721
PROPOSED ABA ESTATES SUBDIVISION
LOT 1
PROPOSED MATERIALES RIO GRANDE
PROPOSED WRIGHT SUBDIVISION LOT A
PROPOSED SILVER SUBDIVISION (REVISED)
EL TORO AUTO MECH.
4099
RADIO SHOP
CITY OF McALLEN
MAINTENANCE
N
S
E
W

ABA ESTATES

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

BEING A 2.15 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 328, AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SCALE: 1" = 60'

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FOUND NAIL
- FOUND 1/2" IRON PIPE

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.M.R. HIDALGO COUNTY MAP RECORDS

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR IN LINE WITH AVERAGE SETBACK, 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.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "C" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/16/82, COMMUNITY PANEL NO. 480343 0400 C ZONE "C" 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 THIS LOT ALONG BUDDY OWENS BLVD.
4. 5 FT. WIDE MINIMUM SIDEWALK REQUIRED ON BUDDY OWENS BLVD.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 19,389 CUBIC FEET, OR, 0.45 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' MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE.
8. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 57, LOCATED AT THE SOUTH BOUND OF MILE 3 NORTH ROAD (BUDDY OWENS BLVD.), 63 FEET EAST OF TAYLOR RD. AND 33 FEET SOUTH OF THE EDGE OF PAVEMENT OF MILE 3 NORTH ROAD (BUDDY OWENS BLVD.). THERE IS A CAR STEREO STORE ACROSS FROM THE MONUMENT. ELEV. = 131.17
10. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
11. 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.
12. 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 THE IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
13. 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.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING 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 THAT THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
15. 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.
16. COMMON AREAS, ANY PRIVATE STREETS/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF McALLEN.
17. COMMON AREAS FOR COMMERCIAL DEVELOPMENTS PROVIDE FOR COMMON PARKING, ACCESS, SETBACKS, LANDSCAPING, ETC.

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED
1	1	CITY COMMENTS	07-15-22	DDS

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

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
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ABA ESTATES 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: ABA GROUP INVESTMENTS, LLC
BENITO MARTINEZ, MEMBER
3519 N. 40TH. LANE
McALLEN, TEXAS 78501

_____
OWNER: ABA GROUP INVESTMENTS, LLC
ADELA MARTINEZ, MEMBER
3519 N. 40TH. LANE
McALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BENITO MARTINEZ AND ADELA MARTINEZ, 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 _____, 2024.

_____
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

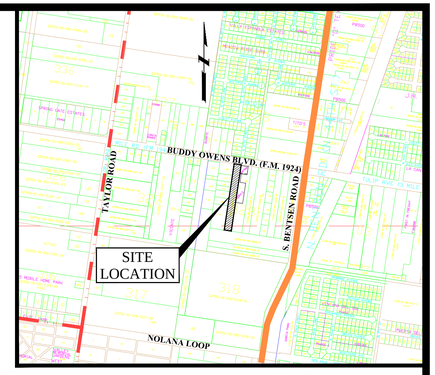
I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_____ _____
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



LOCATION MAP SCALE : 1" = 1000'

METES AND BOUNDS DESCRIPTION

BEING A 2.15 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF LOT 328, AMENDED MAP OF JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING THE MAP OR PLAT THEREOF RECORDED IN VOLUME 0, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.15 ACRE TRACT OF LAND BEING ALL OF THOSE SAME LANDS AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN CONVEYANCE FROM RODRIGO F. SALINAS, JR., AND, WIFE, JANET ELAINE SALINAS, AND, VERONICA SALINAS TODD AND HUSBAND, DREW ALLEN TODD, UNTO BENITO MARTINEZ, AS DESCRIBED AND RECORDED IN DOCUMENT NUMBER 2014-2502861, H.C.D.R.; SAID 2.15 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT NAIL FOUND ON THE NORTHEAST CORNER OF SAID LOT 328 LOCATED IN THE CENTER OF S. BENTSEN AND BUDDY OWENS BLVD. (AKA F.M. 1924; MILE 3 NORTH ROAD); THENCE, AS FOLLOWS:

NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 328, A DISTANCE OF 906.0 FEET TO A NAIL FOUND; THENCE,

SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, A DISTANCE OF 50.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF BUDDY OWENS BLVD., A 110.0 FOOT PUBLIC ROAD RIGHT-OF-WAY, FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH 08 DEGREES 41 MINUTES 10 SECONDS WEST, A DISTANCE OF 10.0 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE NORTHWEST CORNER OF LOT 1, NORA'S SUBDIVISION, AN ADDITION TO THE CITY OF McALLEN, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 66, MAP RECORDS OF HIDALGO COUNTY, TEXAS, CONTINUING COINCIDENT WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 521.80 FEET PASS A ½ INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 1, AT A DISTANCE OF 936.46 FEET IN ALL TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, NORTH 81 DEGREES 18 MINUTES 50 SECONDS WEST, ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID LOT 328, A DISTANCE OF 100.0 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH 08 DEGREES 41 MINUTES 10 SECONDS EAST, ALONG A LINE PARALLEL TO THE EAST LINE OF SAID LOT 328, A DISTANCE OF 936.46 FEET TO A ½ INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID BLVD. FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, SOUTH 81 DEGREES 18 MINUTES 50 SECONDS EAST, COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID BLVD., A DISTANCE OF 100.0 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.15 ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: RECORDED PLAT OF SAID AMENDED MAP OF JOHN H. SHARY SUBDIVISION, H.C.T.
N:\SUBDIVISION\PLATS\ABA.SUB\METESANDBOUNDS.2.15.031617

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 APRIL 11, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ABA ESTATES

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: APRIL 11, 2024
JOB NUMBER: SP-17-23634

OWNER: BENITO MARTINEZ AND ADELA MARTINEZ
3519 N. 40TH. LANE
McALLEN, TEXAS 78501

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	BENITO MARTINEZ	3519 N. 40TH. LANE	McALLEN, TEXAS 78501	(956) 227-3222	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

SEA
SALINAS ENGINEERING & ASSOC.
(F-6675) (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: 10/15/2025

SUBDIVISION NAME: ABA ESTATES SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Buddy Owens Boulevard: Dedication for 60 ft. from centerline for a total of 120 ft. of R.O.W. Paving: by state Curb & gutter: by state -Please provide documents of R.O.W 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
N.47th Street on west boundary: 25 ft. dedication from centerline for future 50 ft. ROW Paving: 32 ft. Curb & gutter: Both Sides *ROW being reviewed and plat would need to be revised accordingly. ** Submit ownership map with surrounding legal descriptions and document numbers, to ensure no landlocked properties exist or will be created. ***Subdivision Ordinance: Section 134-105 ****Monies must be escrowed if improvements are required prior to final *****COM Thoroughfare Plan	TBD
_____ 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 -Cul-de-sac is required at the south end of the property with a minimum of 96 ft. of paving diameter face to face approximately 10 ft. R.O.W back of curb. if cul-de-sac exceeds the 600 ft. length requirement and variance is requested, paving requirement subject to increase to 40 ft. **Subdivision Ordinance: Section 134-105	TBD

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

ALLEYS	
ROW 20 ft. Paving 16 ft. *Alley/service drive easement required for commercial properties. -Alley or service drive easement cannot dead-end. Provide for alley or service drive easement in plat, prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the zoning ordinance or greater for easements or approved site plan, or in line with existing structures, whichever greater applies. - add plat note as stated above, 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 greater applies. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever greater applies. **Zoning Ordinance: Section 138-356	Applied
* 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 Buddy Owens Blvd and N. 47th Street if required. - 5 ft. sidewalk might be required on Buddy Owens Blvd. Engineering Department will finalize, prior to final. **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 note as a separate plat note, 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 buffer requirement as a separate plat note. **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.	Applied

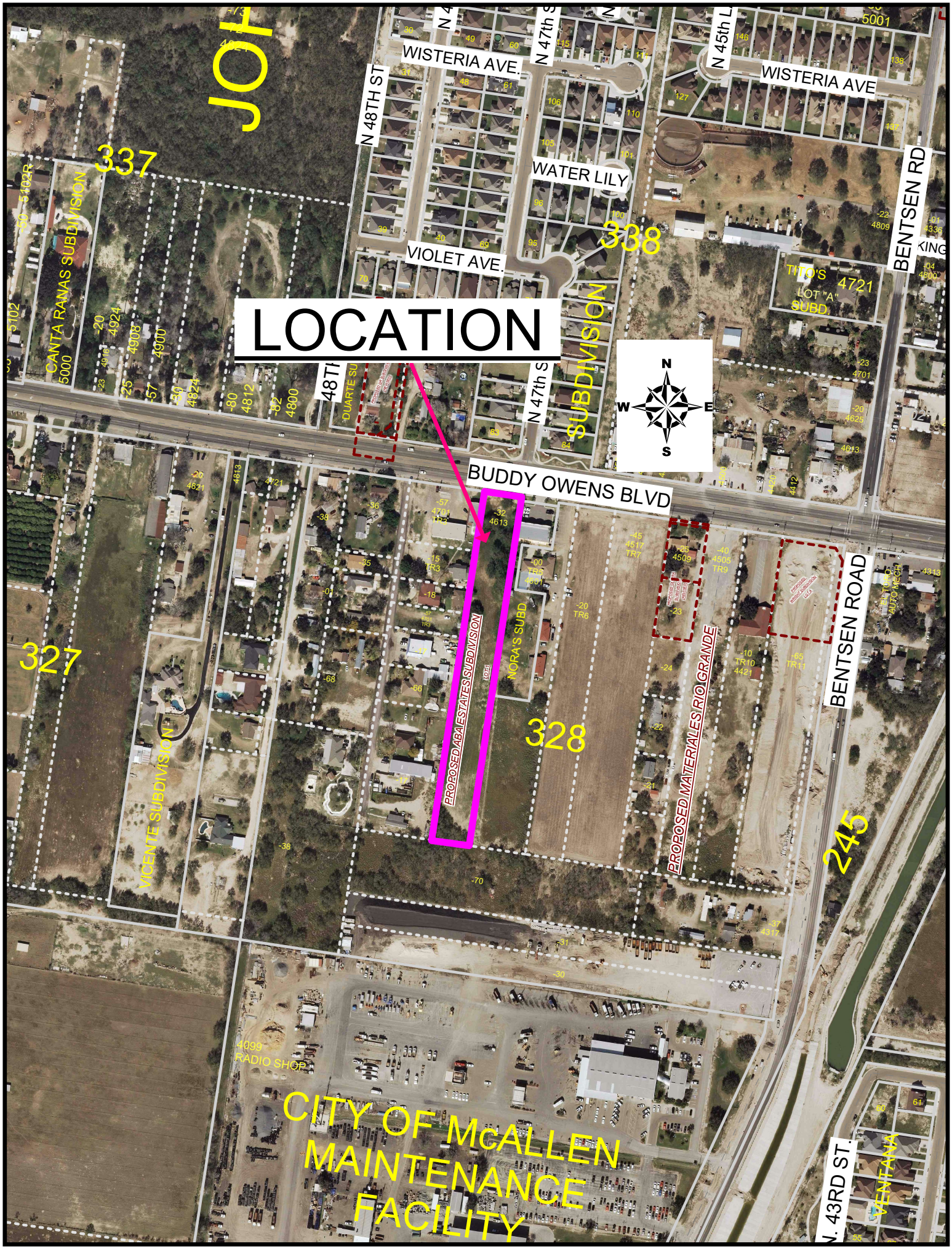
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen.	Applied
* 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	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-3 Proposed C-3 ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V - At the planning and Zoning Commission meeting of April 18, 2017, the Board recommended approval of the rezoning request and at the City Commission meeting of May 8, 2017, the Commission voted to approve the rezoning request from R-1 (Single-Family Residential) to C-3 (General Business)	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.	TBD
* Traffic Impact Analysis (TIA) required prior to final plat.	TBD
COMMENTS	
Comments: - Submit ownership map with surrounding legal description and document numbers to ensure no landlock properties exist or will be created or additional street required, prior to final *Must comply with City's Access Management Policy.	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

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


LOCATION
WISTERIA AVE.
WISTERIA AVE
N 48TH ST
N 47th S
N 45th L
WATER LILY
VIOLET AVE.
BENTSEN RD
BUDDY OWENS BLVD
BENTSEN ROAD
N 47th S
SUBDIVISION
CANTA RANAS SUBDIVISION
VICENTE SUBDIVISION
NORA'S SUBD
PROPOSED ABA ESTATES SUBDIVISION
PROPOSED MATERIALES RIO GRANDE
TITO'S LOT "A" SUBD.
4721
4099 RADIO SHOP
CITY OF McALLEN MAINTENANCE FACILITY
337
338
327
328
245
N. 43RD ST.
VENTANA
N
S
E
W

SUB2025-0146

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

Project Information

Subdivision Name Misodi Subdivision

Legal Description A 4.77 acre tract of land being the south 25.00 acres of Lot 3, Block 11, A.J. McColl Subdivision, Hidalgo County, Texas

Location West side of Jackson Road, south of Thomas Road

City Address or Block Number 8000 S Jackson Rd

Total No. of Lots 1 Total Dwelling Units _____ Gross Acres 4.77 Net Acres 3.60

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

For Fee Purposes: ☑**Commercial (** 4.77 **Acres)/**☐ **Residential (** ____ **Lots)** Replat: ☐Yes/☑No

Existing Zoning C-4 Proposed Zoning C-4 Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use _____ Proposed Land Use Commercial

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

Agricultural Exemption: ☐Yes/☑No Parcel # 641108

Estimated Rollback Tax Due 19666.94 Tax Dept. Review gh

Owner

Name E&Y Investments, LLC Phone (956) 451-6488

Address 2701 Santa Ana E-mail _____

City Mission State TX Zip 78572

Developer

Name E&Y Investments, LLC Phone (956) 451-6488

Address 2701 Santa Ana E-mail _____

City Mission State TX Zip 78572

Contact Person Ramon Garcia, Member and Saida Garcia, Member

Engineer

Name Quintanilla, Headley & Associates, Inc Phone (956) 381-6480

Address 124 E. Stubbs St. E-mail office@qha-eng.com

City Edinburg State TX Zip 78539

Contact Person Alfonso Quintanilla, P.E.

Surveyor

Name Quintanilla, Headley & Associates, Inc Phone (956) 381-6480

Address 124 E. Stubbs St. E-mail office@qha-eng.com

City Edinburg State TX Zip 78539

RECEIVED
OCT 07 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
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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 Saida Garcia Date 10-7-2025

Print Name Ramon Garcia, Member and Saida Garcia, Member

Owner ☑ Authorized Agent ☐

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

SUB2025-0146

City of McAllen

Planning Department

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

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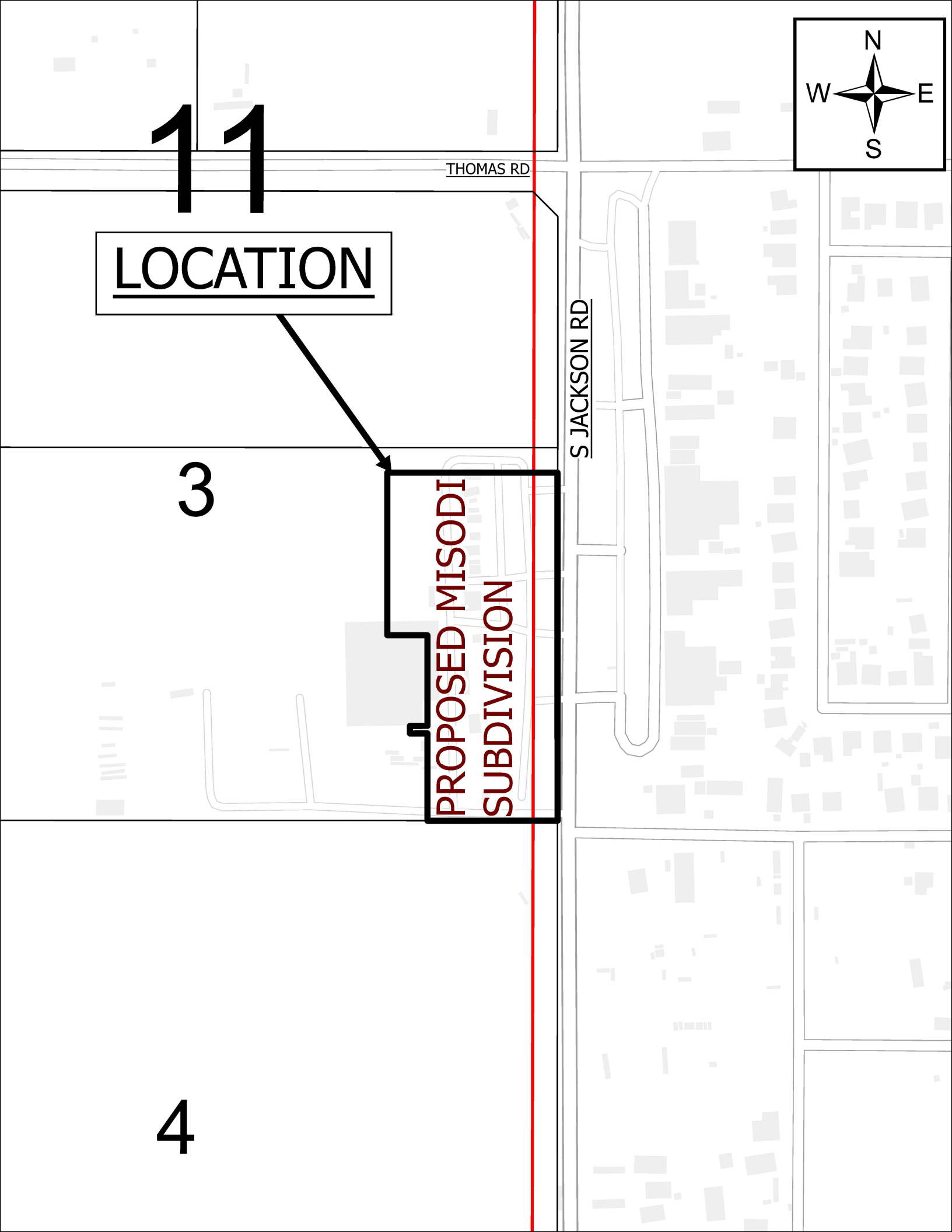
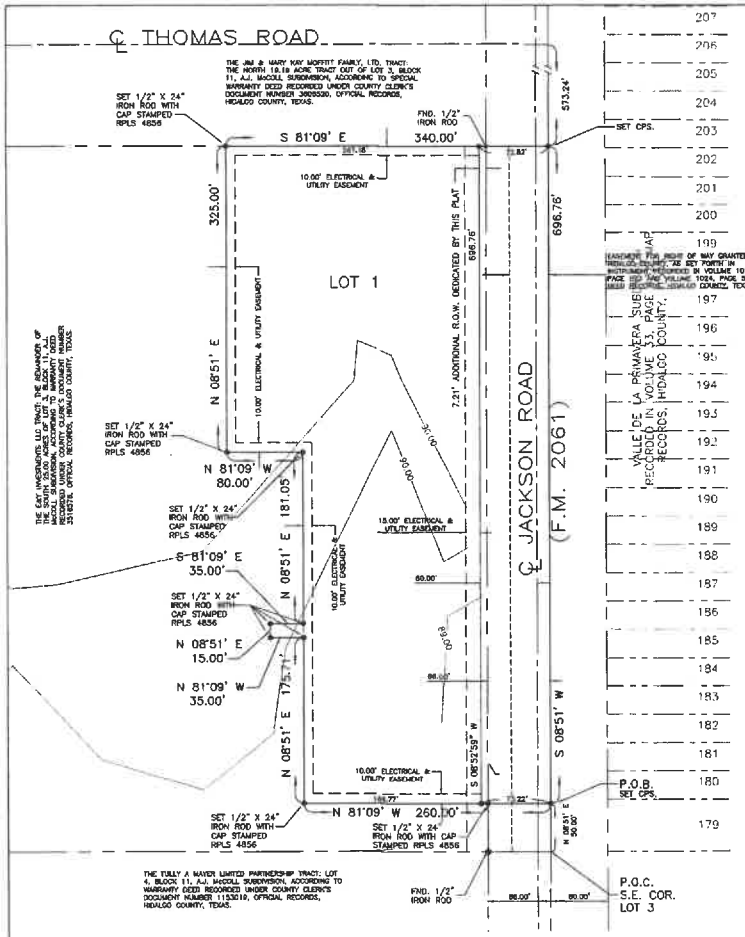

11
LOCATION
THOMAS RD
S JACKSON RD
3
PROPOSED MISODI
SUBDIVISION
4
N
W
E
S

MISODI SUBDIVISION

A 4.77 ACRE TRACT OF LAND OUT OF THE SOUTH 25.00 ACRES OF LOT 3, BLOCK 11, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 588, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3516576, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS



SCALE 1" = 60'

METES & BOUNDS

A 4.77 ACRE TRACT OF LAND OUT OF THE SOUTH 25.00 ACRES OF LOT 3, BLOCK 11, A.J. McCOLL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 588, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3516576, 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 COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 3 AND WITHIN THE RIGHT OF WAY OF JACKSON ROAD (F.M. 2061) THE SOUTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 08°51' E, 50.00 FEET FROM THE SOUTHEAST CORNER OF LOT 3.

THENCE: N 81°09' W, PASSING AT 13.22 FEET THE CENTERLINE OF JACKSON ROAD, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 60.00 FEET THE WEST RIGHT OF WAY LINE OF JACKSON ROAD (F.M. 2061), A TOTAL DISTANCE OF 280.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°51' E, A DISTANCE OF 175.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 81°09'00" W, A DISTANCE OF 35.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°51' E, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 81°09'00" E, A DISTANCE OF 35.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°51' E, A DISTANCE OF 181.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 81°09'00" W, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°51'00" E, A DISTANCE OF 326.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF THE JAMES M. MOFFITT, TRUSTEE & HUITO LAND COMPANY, LLC TRACT (REMAINDER OF THE NORTH 18.18 ACRES OF LOT 3, BLOCK 11, A.J. McCOLL SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2611434, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°09'00" E, ALONG THE SOUTH LINE OF THE JAMES M. MOFFITT, TRUSTEE & HUITO LAND COMPANY, LLC TRACT, PASSING A 1/2"IRON ROD FOUND AT 267.18 FEET FOR THE WEST RIGHT OF WAY LINE OF JACKSON ROAD (F.M. 2061), A TOTAL DISTANCE OF 340.00 FEET TO A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 3 AND WITHIN THE RIGHT OF WAY OF JACKSON ROAD (F.M. 2061) FOR THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTH-EAST CORNER OF THIS TRACT.

THENCE: S 08°51'00" W, ALONG THE EAST LINE OF LOT 3 AND WITHIN THE RIGHT OF WAY OF JACKSON ROAD (F.M. 2061), A DISTANCE OF 696.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.77 ACRES OF LAND MORE OR LESS

BEARINGS ARE IN ACCORDANCE WITH A.J. McCOLL SUBDIVISION, RECORDED IN VOLUME 21, PAGE 588, DEED RECORDS, HIDALGO COUNTY, TEXAS.

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 CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

MARCH 30, 2016
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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.

ALFONSO QUINTANILLA
P.E. No. 95534

DATE

LIENHOLDER'S ACKNOWLEDGMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOLDER (OR DULY AUTHORIZED OFFICERS OF THE HOLDER) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREON AS MISODI SUBDIVISION OF THE CITY OF MCALLEN, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS PROVIDED FOR UNDER THIS PLAT AND DO HEREBY PROVIDE THAT ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER
LONE STAR NATIONAL BANK
DAVID DE AROA, CHIEF EXECUTIVE OFFICER
530 EAST HOLLAND AVENUE
McALLEN, TEXAS 78504

Given under my hand and seal of office this _____ day of _____, 20__.

SIGNATURE

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE MISODI 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.

RAMON GARCIA WEBBER
EAT INVESTMENTS LLC (1279308)
2701 SANTA ANA
MISSION TX 78572-7871

10-7-2025
DATE

SANDRA GARCIA WEBBER
EAT INVESTMENTS LLC (1279308)
2701 SANTA ANA
MISSION TX 78572-7871

10-07-2025
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared RAMON GARCIA AND SANDRA GARCIA have proved to me through his and their Texas Department of Public Safety Driver License to be the persons whose names are subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposed and consideration thereby expressed. Given under my hand and seal of office this _____ day of _____, 2025.

CLARISSA QUINTANILLA
Notary Public, State of Texas
My Commission Expires
November 24, 2028

CLARISSA 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 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 WAYS OR EASEMENTS.

PRESIDENT — ATTEST: SECRETARY

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER 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

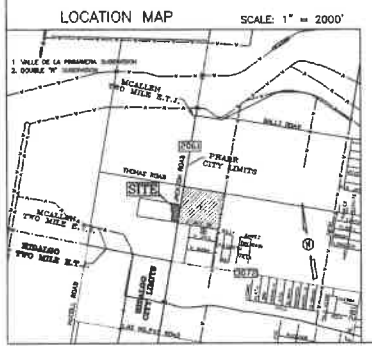
FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

DATE OF PREPARATION SEPTEMBER 2025

LOCATION MAP SCALE: 1" = 2000'



PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR ZONE AREAS SUBJECT TO 100-YEAR FLOOD-ING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE ARE IS LESS THEN ONE SQUARE MILE; OR AREA PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
COMMUNITY-PANEL No. 480334 0500 B
EFFECTIVE DATE: JANUARY 2, 1981

2.- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB OF THE STREET AT MID POINT OF EACH LOT.

3.- LEGEND = DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

4.- MINIMUM BUILDING SETBACK LINES:
FRONT ..... 53.00 FT.
OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN
REAR .....IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN
CORNER: ..... 10.00 FT.
OR GREATER FOR EASEMENTS, OR APPROVED SITE PLAN

5.- NO BUILDINGS SHALL BE CONSTRUCTED OVER ANY EASEMENT.

6.- REQUIRED DRAINAGE DETENTION IS: _____ C.F. (____AC./FT.) TOTAL

7.- BENCHMARK No. 1 = ELEV. 68.32 1/2" IRON ROD FOUND 66.0 FEET WEST FROM THE SOUTHEAST CORNER OF PROPOSED SUBDIVISION, N.A.V.D. 88 DATUM.

8.- AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

9.- A SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG THE WEST SIDE OF JACKSON ROAD.

10.- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

11.- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

12.- TxDOT PERMIT REQUIRED FOR ACCESS ALONG TxDOT RIGHT-OF-WAYS.

13.- SITE PLAN MUST BE REVIEWED/APPROVED BY PLANNING AND ZONING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.

12.- NO PERMANENT STRUCTURE, (FOR EXAMPLE FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY THE DISTRICT. ANY UNAUTHORIZED STRUCTURE IN THE EASEMENT AREA IS SUBJECT TO REMOVAL.

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

RECEIVED
OCT 07 2025
By EC

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/16/2025

SUBDIVISION NAME: MISODI SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Jackson Road (F.M. 2061): Dedication for 60 ft. from centerline for a total of 120 ft. of R.O.W. Paving: By State Curb & gutter: By state - Please indicate R.O.W. "Existing, Total", etc. -Please show R.O.W. from both sides. Show total ROW after accounting for ROW dedication. - Provide any documents for staff's review, prior to final. -Show existing ROW from the centerline to the east ROW line. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
E/W Quarter Mile Collector: 60 ft. of dedication. Paving: 40 ft. Curb & gutter: Both sides - The plat design stops 50 ft. from south boundary and not provides for an E/W 1/4 street to avoid a reserve strip which is not allowed, extend boundary south and provide 1/4-mile street or increase distance from the south lot line so that future development provides for the 1/4 mile street and have adequate width on South Jackson for development. Previous plat submitted for 130 ft. provided from the south side lot line, revise plat accordingly. **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
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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

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

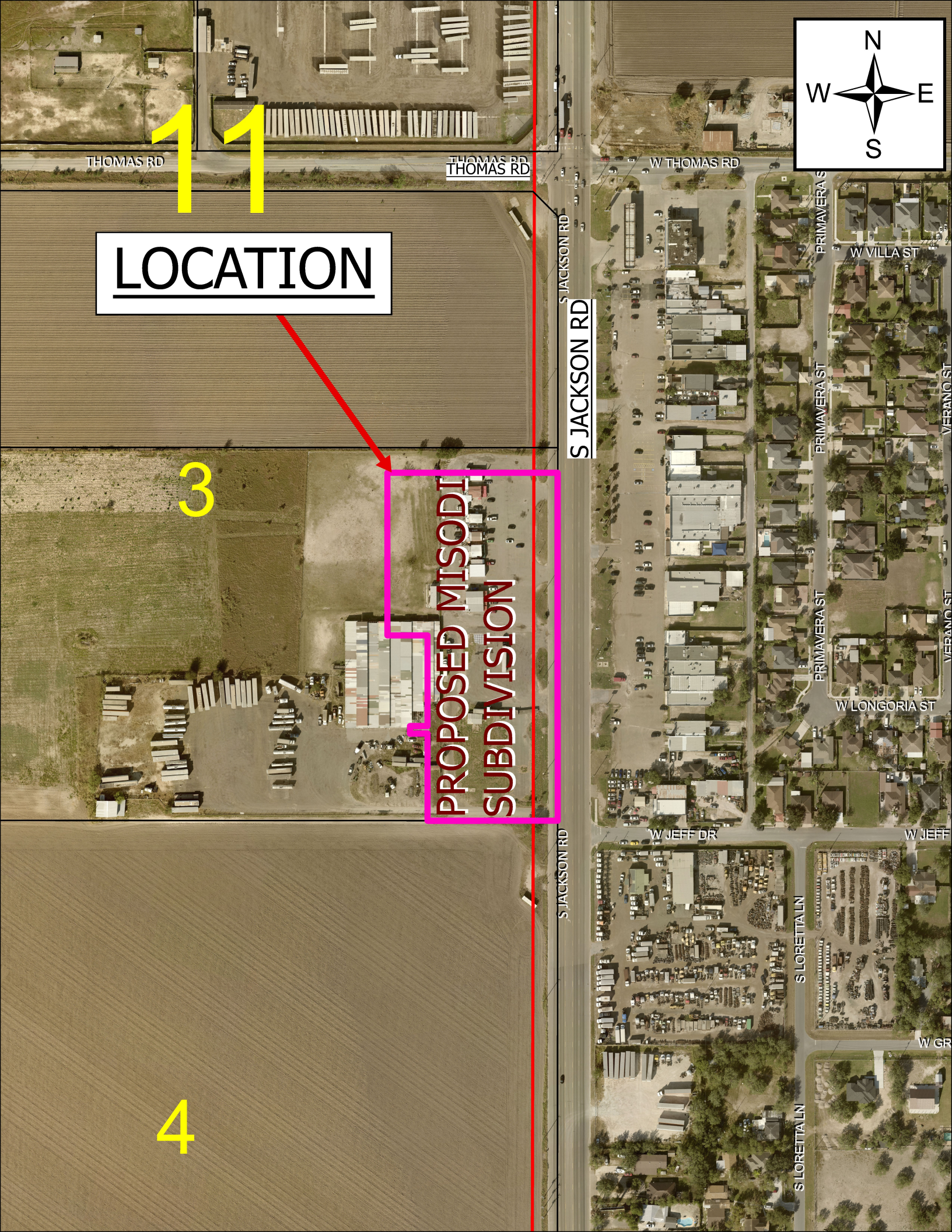
ALLEYS	
ROW 20 ft. Paving both sides *Alley/service drive easement required for commercial properties. - Alleys or service drive cannot dead-end. Provide for alley or service drive, prior to final. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: In accordance with the zoning ordinance or in line with existing structures, or greater for easements, whichever greater applies. (Proposing): 63.00 ft. or greater for easements, or approved site plan. -Clarify 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 greater applies. (Proposing): In accordance with the zoning ordinance or greater for easements, or approved site plan. **Zoning Ordinance: Section 138-356	Applied
Interior Sides: 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
Corner: In accordance to the zoning ordinance, or greater for easements, or approved site plan, whichever greater applies. - Add plat note as stated above, prior to final. - E/W 1/4 mile street setback established when plat is revised. **Zoning Ordinance: Section 138-356	TBD
* 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 Jackson Road (F.M. 2061) and E/W 1/4 Mile Street. -Finalize wording and provide note, prior to final. - May increase to 5 ft. as per the 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 a 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

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 - Will be finalized once plat is revised. **Must comply with City Access Management Policy	TBD
* 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. - Add plat note as stated above, prior to final	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. - provide a 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 -Revise plat to not have a reserve strip on the south side **Subdivision Ordinance: Section 134-1	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing C-4 Proposed C-4 ***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	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: -Add sidewalk plat note. - Please provide documents of R.O.W. for staff revie, prior to final. - Please provide legal descriptions on the location map, prior to final. - Please add buffer notes as a separate plat note. - Remove plat note #13, no site plans will be required. -Revise plat accordingly to so as not to have possible reserve strip *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO CONDITIONS NOTED, DRAINAGE AND UTILITY APPROVAL.	Applied


11
LOCATION
3
4
PROPOSED MISODI SUBDIVISION
THOMAS RD
THOMAS RD
THOMAS RD
W THOMAS RD
S JACKSON RD
S JACKSON RD
S JACKSON RD
PRIMAVERA ST
PRIMAVERA ST
PRIMAVERA ST
W VILLA ST
W LONGORIA ST
W JEFF DR
W JEFF
S LORETTA LN
S LORETTA LN
W GR
N
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E
S

SUB2024-0077

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

Project Information

Subdivision Name Villas at Tres Lagos Phase I

Legal Description 12.235 acres out of Section 227 and 232, Texas Mexican Railway Company Survey according to the patent issued by the State of Texas recorded in Volume 4, Pages 142-143, HCDR

Location Northeast corner of Shary Road and Tres Lagos Boulevard

City Address or Block Number 5300 Tres Lagos Blvd

Total No. of Lots ~~63~~ 76 FF 9/16/25 Total Dwelling Units ~~63~~ 76 9/16/25 Gross Acres 12.235 Net Acres _____

☑Public Subdivision/☐Private and Gated /☐Private but Not Gated 9/16/25 within ETJ: ☐Yes/☑No

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑ **Residential (** 63 76 FF 9/16/25 **Lots)** Replat: ☐Yes/☑No

Existing Zoning R-3T, R-1, & C-4 Proposed Zoning R-3T Applied for Rezoning ☑No/☐Yes: Date _____

Existing Land Use Vacant Proposed Land Use Townhomes

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

Agricultural Exemption: ☑Yes/☐No Parcel # 1075073

Estimated Rollback Tax Due 1,866.43 Tax Dept. Review UPG

Owner

Name Rhodes Enterprises Inc Phone (956) 287-2800

Address 200 S 10th Street, Suite 1700 E-mail bfrisby@rhodes.com

City McAllen State TX Zip 78501

Developer

Name Rhodes Development, Inc Phone (956) 287-2800

Address 200 S 10th Street, Suite 1700 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 drobles@meldenandhunt.com

City Edinburg State TX Zip 78541

Contact Person Mario A. Reyna, 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
SEP 16 2025
By OC

RECEIVED
JUL 22 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)

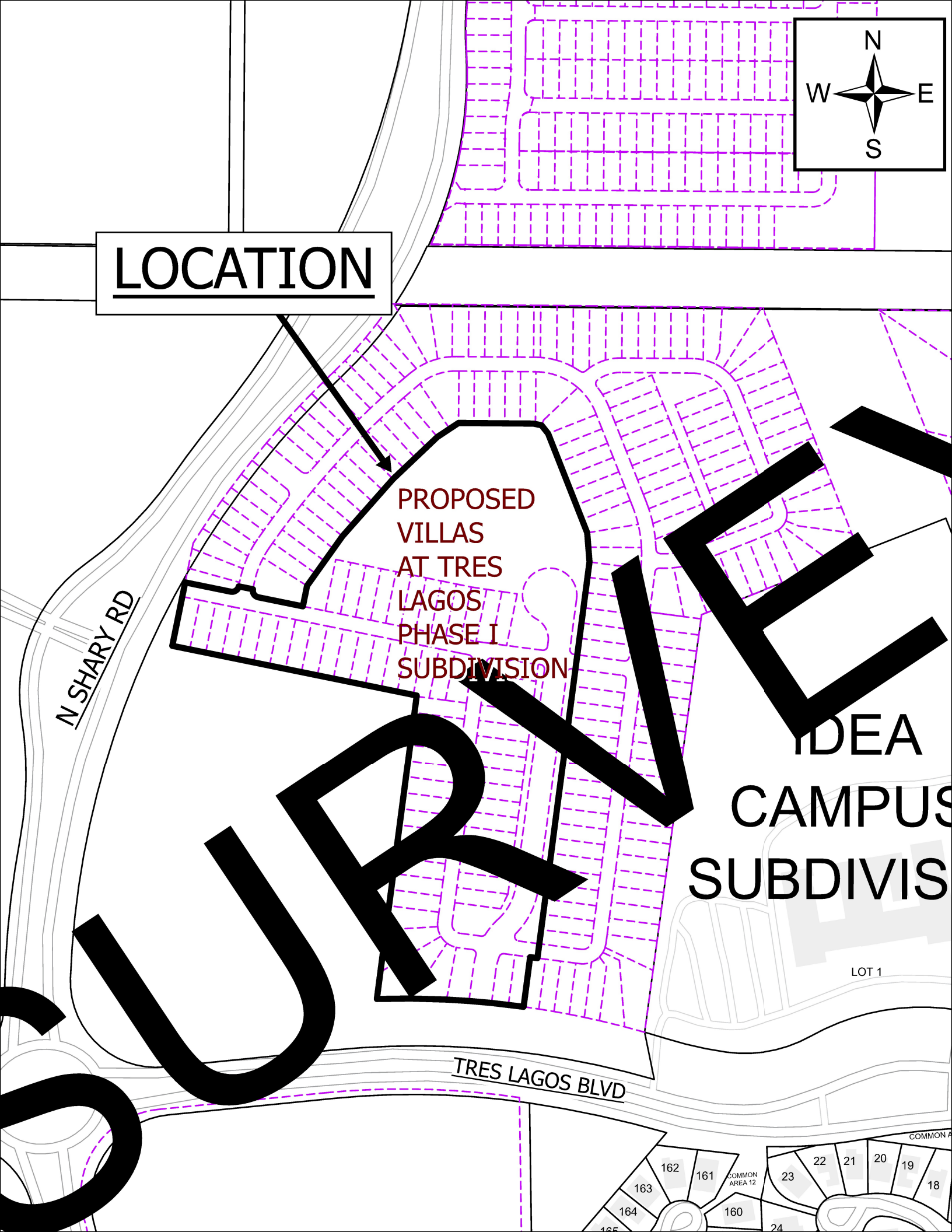
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 07.11.2024

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
LOCATION
PROPOSED
VILLAS
AT TRES
LAGOS
PHASE I
SUBDIVISION
N SHARY RD
TRES LAGOS BLVD
LOT 1
COMMON AREA 12
162
161
163
164
160
23
22
21
20
19
18
24

SUBDIVISION MAP OF

VILLAS AT TRES LAGOS PHASE I

(PRIVATE SUBDIVISION)

SUBDIVISION OF 13.101 ACRES
OUT OF SECTION 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.R.,
CITY OF McALLEN, HIDALGO COUNTY, TEXAS

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, TEXAS SOUTH ELEVATION DATUM AS PER NAVD 88 (GEOID 2012B)

SCALE:1"=60'

CITY OF MCALLEN (PID)
DOC. # _____

N. SHARY ROAD
R.O.W. VARIES

TRES LAGOS BLVD.
100.00' R.O.W.
VARIES

CITY OF MCALLEN
RIGHT-OF-WAY DEDICATION
DOCUMENT NUMBER
2715439, H.C.O.R.

EXISTING R.O.W
100.00'

50.00'

50.0'

CITY OF MCALLEN
S.W.D. DOC. No. 2793574, H.C.O.R.

RHODES ENTERPRISES, INC.
S.W.D. DOCUMENT NUMBER 2775108, H.C.O.R.

RHODES ENTERPRISES, INC.
S. W.D. DOCUMENT NUMBER 2775108, H.C.O.R.

COMMON AREA "A"
LOT 67

COMMON AREA "B"
LOT 68

COMMON AREA "C"
LOT 69

RIO STREET
(PRIVATE)

LOBOS STREET
(PRIVATE)

COLLEGE AVE.
(PRIVATE)

WISDOM AVE.
(PRIVATE)

5.00' S.W.S.C. EXCLUSIVE EASEMENT

10.00' U.E. E.E. & S.W.E.

1.00' T.E.

10.00' U.E.

50.00' R.O.W.

"C1"

"C2"

"C3"
5.00' S.W.S.C EXCLUSIVE EASEMENT

"C4"

N 20° 00' 00" E
143.00'

S 70° 00' 00" E
102.74'

S 70° 00' 00" E
32.00'

S 70° 00' 00" E
100.70'

N 70° 00' 00" W
551.29'

N 44° 00' 00" E
134.76'

S 20° 00' 00" W
46.27'

N 50° 00' 00" E
188.58'

N 55° 00' 00" E
135.61'

N 65° 00' 00" E
56.01'

S 61° 00' 00" E
165.55'

S 69° 42' 51" E
18.30'

S 30° 00' 00" E
23.33'

S 13° 00' 00" E
235.78'

S 04° 00' 00" W
64.55'

S 15° 19' 23" W
32.00'

S 16° 00' 00" W
207.00'

N 16° 00' 00" E
677.69'

S 16° 00' 00" W
645.59'

S 16° 00' 00" W
110.56'

N 74° 00' 00" W
16.26'

P.O.B.

P.O.C.
S.W. COR.
SECTION 232
BLOCK 10
TEXAS-MEXICAN
RAILWAY COMPANY
SURVEY

S 80° 30' 28" E
895.93'

N 09° 29' 34" E
2,011.82'

50.00' ALL WEATHER TURNAROUND EASEMENT
RECORDED DOC. No. _____ H.C.O.R.

COMMUNITY AREA "A"
LOT 67
1.00' T.E.
10.00' U.E.
E.E. & S.W.E.
5.00' S.W.S.C. EXCLUSIVE EASEMENT
N16° 00' 00"E 514.00'
N16° 00' 00"E 507.14'
481.14'
N20° 00' 00"E 115.98'
S20° 00' 00"W 116.35'
S10° 00' 00"W 112.81'
N74° 00' 00"W 79.79'
N16° 00' 00"E 96.32'
N16° 00' 00"E 609.61'
N19° 00' 00"E 117.32'
N74° 00' 00"W 74.64'
N16° 00' 00"E 110.60'
N74° 00' 00"W 74.64'
N74° 00' 00"W 110.56'
N74° 00' 00"W 102.29'
N74° 00' 00"W 74.64'
N74° 00' 00"W 74.64'
N74° 00' 00"W 74.64

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 12.235 ACRES SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, BEING OUT OF SECTION 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, ACCORDING TO THE PATENT RECORDED IN VOLUME 4, PAGES 142-143, HIDALGO COUNTY DEED RECORDS, SAID 12.235 ACRES ACRE OUT OF A CERTAIN TRACT CONVEYED TO RHODES ENTERPRISES, INC. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2775108, HIDALGO COUNTY OFFICIAL RECORDS, SAID 12.235 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 232 AND THE SOUTHEAST CORNER OF SAID SECTION 227, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF 9 MILE LINE ROAD;

THENCE, S 80° 30' 26" E ALONG THE SOUTH LINE OF SAID SECTION 232, AND WITHIN THE RIGHT-OF- WAY OF 9 MILE LINE ROAD, A DISTANCE OF 895.93 FEET TO A POINT BEING ON THE SOUTH LINE OF SAID SECTION 232;

THENCE, N 09° 29' 34" E A DISTANCE OF 2,011.82 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO IDEA PUBLIC SCHOOLS BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2696072, HIDALGO COUNTY OFFICIAL RECORDS;

THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 08° 02' 23", A RADIUS OF 1,950.00 FEET, AN ARC LENGTH OF 273.62 FEET, A TANGENT OF 137.04 FEET, AND A CHORD THAT BEARS N 69° 37' 46" W A DISTANCE OF 273.40 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, IN A NORTHWESTERLY DIRECTION, ALONG A CURVE TO LEFT, WITH A CENTRAL ANGLE OF 09° 33' 47", A RADIUS OF 1,950.00 FEET, AN ARC LENGTH OF 325.47 FEET, A TANGENT OF 163.11 FEET, AND A CHORD THAT BEARS N 78° 25' 51" W A DISTANCE OF 325.09 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 16° 00' 00" E A DISTANCE OF 677.69 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 70° 00' 00" W DISTANCE OF 296.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, N 20° 00' 00" E A DISTANCE OF 111.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, S 70° 00' 00" E A DISTANCE OF 10.12 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 20° 00' 00" E A DISTANCE OF 78.27 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, N 44° 00' 00" E A DISTANCE OF 134.76 FEET TO A NO. REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, N 50° 00' 00" E A DISTANCE OF 168.58 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
9. THENCE, N 55° 00' 00" E A DISTANCE OF 135.21 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, N 65° 00' 00" E A DISTANCE OF 56.01 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
11. THENCE, S 81° 00' 00" E A DISTANCE OF 165.55 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
12. THENCE, S 69° 42' 51" E A DISTANCE OF 18.30 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
13. THENCE, S 30° 00' 00" E A DISTANCE OF 23.33 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 13° 00' 00" E A DISTANCE OF 235.78 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, S 04° 00' 00" W A DISTANCE OF 64.55 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 16° 00' 00" W A DISTANCE OF 207.00 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
17. THENCE, S 15° 19' 23" W A DISTANCE OF 32.00 FEET TO A NO. 4 REBAR SET, FOR AN ANGLE POINT OF THIS TRACT;
18. THENCE, S 16° 00' 00" W A DISTANCE OF 645.59 FEET TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
19. THENCE, N 74° 00' 00" W A DISTANCE OF 16.26 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
20. THENCE, S 16° 00' 00" W A DISTANCE OF 110.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.235 ACRES OF LAND, MORE OR LESS.

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

GENERAL NOTES :

1. THIS SUBDIVISION IS LOCATED MOSTLY IN ZONE "X" (UNSHADED) ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 480334 0295 D, MAP REVISED: JUNE 6, 2000.

   ZONE "X" UNSHADED ON FEMA'S FLOOD INSURANCE RATE MAP. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN .

2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT.
3. MINIMUM SETBACKS SHALL BE:

   FRONT: 10 FEET MINIMUM OR (GREATER FOR EASEMENT)

   REAR: 11 FEET, OR GREATER FOR EASEMENTS.

   INTERIOR SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GREATER FOR EASEMENTS.

   SIDE 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 DRAINAGE REPORT SHALL BE 94,599C.F. (2.172 Ac-Ft.). 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 MC21, TOP OF 30" ALUMINUM PIPE WITH A 3-14" WEST BRASS MONUMENT CAP TOP LOCATED SOUTHBOUND OF FM1925, AT AN ORCHARD WALLACE 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=16654181.474 E: 1058559.89987 ELEV.=150.58
7. NO BUILDING ALLOWED OVER ANY EASEMENT.
8. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG TRES LAGOS BOULEVARD.
9. 8' MASONRY WALL WILL BE 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 CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED BY THE CITY OF MCALLEN FOR ANY STRUCTURE BUILT ON A LOT IDENTIFIED ON THIS PLAT UNTIL ALL INFRASTRUCTURE REQUIRED TO SERVE THE LOT HAS BEEN INSTALLED, INSPECTED, AND APPROVED BY THE APPROPRIATE AUTHORITY.
14. A 25 FOOT x 25 FOOT SIGHT OBSTRUCTION CLIP REQUIRED AT ALL STREET INTERSECTIONS.
15. 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.
16. MINIMUM 4 FOOT WIDE SIDEWALKS REQUIRED ALONG ALL INTERIOR STREETS AND ALONG TRES LAGOS BOULEVARD 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.
17. UNITED IRRIGATION DISTRICT NOTES:
    - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
    - 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.
    - 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.
    - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
    - A BLANKET EASEMENT IN FAVOR OF UNITED IRRIGATION DISTRICT SURROUNDS THIS PLAT, INCLUDING THE ADJOINING DRAINAGE AND STREET RIGHT OF WAYS, WHERE IT HAS NOT BEEN PREVIOUSLY RELEASED
19. 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 VILLAS AT TRES LAGOS PHASE I 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.

20. ALL INTERIOR LOT CORNERS WILL HAVE A NO.4 REBAR SET WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
21. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS STATED OTHERWISE.
22. ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF THE EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
23. DEVELOPER/TRES LAGOS (PID) PUBLIC IMPROVEMENT DISTRICT/OWNER/HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF BOTH PAVED TEMPORARY TURN AROUNDS SHOWN ON PLAN.
24. COMMON AREAS A, B & C WILL MAINTAINED BY THE PROPERTY OWNER/HOA AND NOT THE CITY OF MCALLEN.
25. NO CURB CUT, ACCESS, OR LOT FRONTATGE PERMITTED ALONG TRES LAGOS BOLUEVARD.

SUBDIVISION MAP OF

VILLAS AT TRES LAGOS PHASE I SUBDIVISION

SUBDIVISION OF 13.101 ACRES
OUT OF SECTION 227 AND 232, TEXAS-MEXICAN RAILWAY COMPANY SURVEY
ACCORDING TO THE PATENT ISSUED BY THE STATE OF TEXAS,
RECORDED IN VOLUME 4, PAGES 142-143, H.C.D.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

THIS PLAT IS HEREBY APPROVED BY 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 RIGHTS 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

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE VILLAS AT TRES LAGOS 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

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 & ZONING COMMISSION — DATE

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KENT BURNS	4216 N. U.S. 281	EDINBURG TX 78542	C/O956-381-0981	C/O956-381-1839
ENGINEER:	MARIO A REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

I/WE, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HERE IN AS VILLAS AT TRES LAGOS PHASE I SUBDIVISION, TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, 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 THE STREET(S), ALLEYS(S), AND EASEMENT(S) THEREON SHOWN ARE RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF McALLEN, TO THE EMPLOYEES OR THE 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 A PORTION OF TRES LAGOS BOULEVARD FOR THE USE STREET RIGHT AWAY DEDICATED TO THE CITY OF McALLEN BY THIS PLAT.

RHODES DEVELOPMENT, INC. — DATE:
NICK RHODES, PRESIDENT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

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 — DATE
CHAIRMAN OF PUBLIC IMPROVEMENT DISTRICT
200 S. 10TH ST., STE. 1700
McALLEN, TEXAS 78501
HIDALGO COUNTY, TEXAS

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:

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
DATED THIS THE _________DAY____________,20________.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

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

DATE PREPARED: 07/15/2024
DATE REVISED:
ENGINEERING JOB No. 24108.00

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 VILLAS AT TRES LAGOS PHASE I SUBDIVISION , WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 03/25/24, 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 No.6238

STATE OF TEXAS
DATE SURVEYED: 3-25-24
T- , PAGE
SURVEY JOB No. 23869.08

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\McAllen\24108 - Rhodes - Villas at Tres Lagos A-1\Autocad files\NEW BOUNDARY\24108 Plat With a Boundary.dwg, 8/4/2025 4:28:47 PM, DWG To PDF.pc3

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/15/2025

SUBDIVISION NAME: VILLAS AT TRES LAGOS PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Tres Lagos Blvd. 100 ft. R.O.W. Paving: 65 ft. B-B Curb & gutter: both sides -There is an existing 'special warranty deed' noted on the plat. Please provide a copy of this document regarding this special warranty deed for staff review, prior to final. -Subdivision does not appear to have any access to the Tres Lagos Blvd. and would be considered 'landlocked.' -Provide Centerline of existing streets across Tres Lagos Blvd., to ensure compliance with minimum requirements for street jogs. Street jogs with centerline offsets of less than 125 feet shall be avoided. as per Section 134-105(d) **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Non-compliance
Interior Streets: Dedications as needed for 60 ft. minimum R.O.W. Paving: 40 ft. Curb & gutter: both sides -Street names will be established prior to final. Finalize street name requirement prior to recording. -Need to submit Master Plan / Layout Plan for overall development to establish finalized street requirements. -Provide Paved temporary street turnaround, must be done through a separate instrument. Diameter of pavement to be of adequate size for City Turnarounds and City Services. -At the City Commission meeting of April 14, 2025, the Board unanimously approved option to Approve the variance request, subject to no on-street parking be allowed, as recommended by Planning and Zoning Commission **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
* 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	Compliance

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

* 600 ft. Maximum Cul-de-Sac. Revisions needed: -Provide Cul-de-sac on the north/south street along lots 37 & 38. - 96 ft. diameter with a 10 ft. R.O.W back of curb. -Provide a master plan/layout plan of this subdivision for staff review. **Additional Comments to be noted once master plan/layout plan have been submitted. **Subdivision Ordinance: Section 134-36 **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
ROW: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Non-compliance
SETBACKS	
* Front: Finalize setbacks prior to final. Revisions Needed: -Include note as shown above prior to final. Proposing: "20 feet minimum or as shown in "Front setback table" sheet 2 of 2 (Greater Applies)" **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. Proposing: "11 feet, or greater for easements" **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: In accordance with the Zoning ordinance or greater for easements, whichever is greater applies. Revisions Needed: Proposing: "5 feet, or greater for easements." - The engineer submitted a variance application to the side setbacks to go from 6 ft to 5 ft., this will be scheduled to be heard at the oct 21, 2025 meeting in preliminary form. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Include note as shown above prior to final. Proposing: "10 feet or greater for easements" **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	Applied

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

SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Tres Lagos Blvd., and both sides of all interior streets. Revisions Needed: -If proposing to be in accordance with agreement for interior streets, need to submit sidewalk plan prior to final to establish requirements. -Include note as shown above prior to final, once final wording is established. Note may be subject to change once street designation is finalized, finalize wording prior to final. **Sidewalk requirement may increase to 5 ft. for interior streets per Engineering Department prior to final. Finalize wording 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. -Prior to final, along Tres Lagos Blvd. and other streets based on Master Plan must be established. -Include note as shown above prior to final once wording is established. Note subject to change once lot frontage requirements have been finalized. **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	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along Tres Lagos Blvd. -Others as applicable based on Master Plan prior to final. **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. Revisions Needed: -Noted #26 Proposing: "Common Areas 1,2, & 3 will maintained by the property owner/HOA and no City of McAllen.	Non-compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA
*Public Improvement District (PID) or 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: -Revise Plat note #12 to reflect above. **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	Non-compliance

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	Required
LOT REQUIREMENTS	
* Lots fronting public/private streets. **Subdivision Ordinance: Section 134-1	Compliance
* Minimum lot width and lot area. **Zoning Ordinance: Section 138-356	Compliance
ZONING/CUP	
* Existing: R-3T, R-3A Proposed: R-3T -Please update application to reflect current zoning and relevant information. -the increase of lots shows in a different zone. Please submit a zone change for that portion. -The engineer submitted an application for the zone change for the number of lots increased, It is scheduled to be heard at the planning and zoning on Oct 21, 2025 and city commission on 11/10/2025. **Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Non-compliance
* Rezoning Needed Before Final Approval. -Please update application to reflect current zoning and relevant information. ***Engineer must verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and/or rezoning process, review and finalize prior to final. ***Zoning Ordinance: Article V	Non-compliance
PARKS	
* Land dedication in lieu of fee. Park Fee required at $ 700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. -Clarify the total number of dwelling units to finalize the park fee prior to final.	TBD
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not required. Please provide number of dwelling units prior to final. Once the number of lots/dwelling units have been finalized, park fees to be paid prior to recording will be established. -Clarify the use of the C.A (Common Areas) Lots 176,177 & 178.	TBD
* Pending review by City Managers Office. Once clarified if land dedication is applicable to this development, a written request must be submitted if requesting fees in lieu of land to be reviewed by the City Manager's office.	TBD
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: *Must comply with City's Access Management Policy. *Please provide Cul-de-sac on the north/south street along lot 37 & 38. 96 ft. diameter with a 10 ft. R.O.W back of curb. * Lots increased, must pay the difference of the amount paid per lot. *Please provide the signed and sealed survey for the 12.235 acres as mentioned in the Plat submittal. *Proposed Private subdivision, but wording is for Public. *Provide the Master Plan / Layout plan for this development. *Provide the original Letter of Authorization. *It this development will be private, will this development be gated? if so, please provide gate details. - Please fix spelling on plat note #25 *Please revise the numbering sequence of the Lots. *Submit Doc. No's for the R.O.W. and Recorded Easements for staff review. -At the City Commission meeting of April 14, 2025, the Board unanimously approved option to Approve the variance request, subject to no on-street parking be allowed, as recommended by Planning and Zoning Commission - The engineer submitted a variance application to the side setbacks to go from 6 ft to 5 ft., this will be scheduled to be heard at the oct 21, 2025 meeting in preliminary form. *Clarify the application for the Number of Dwelling units & Existing Zoning. *Subdivision increased the number of lots and acreage.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED AND DRAINAGE APPROVAL AND CLARIFICATION TO THE VARIANCE REQUEST.	Applied

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LOCATION
PROPOSED
VILLAS
AT TRES
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PHASE I
SUBDIVISION
N SHARY RD
N SHARY RD
N SHARY RD
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SURVEY
IDEA
CAMPUS
SUBDIVIS

SUB2025-0052

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

Project Information

Subdivision Name De Rios Subdivision
Legal Description 0.19 Gross Acre Tract o/o Lot 6, Block 16, Steele and Pershing Subd.

Location 3021 S. "J" St., McAllen TX 78503
City Address or Block Number 3021 S "J" St
Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 0.19 Net Acres 0.17
☑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 Open Proposed Land Use Single Family Residential
Irrigation District # 2 Water CCN: ☑MPU/☐Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☑No Parcel # 273940
Estimated Rollback Tax Due N/A Tax Dept. Review gh

Owner

Name Tomas Rios Jr. Phone 956-529-2003
Address 7804 N. Bentsen Palm Dr. E-mail
City Mission State TX Zip 78574

Developer

Name Same as Owner Phone
Address E-mail
City State Zip
Contact Person

Engineer

Name Salinas Engineering & Associates Phone 956-682-9081
Address 2221 Daffodil Ave. E-mail dsalinas@salinasengineering.com
msalinas@salinasengineering.com
City McAllen State TX Zip 78501
Contact Person David/Mick Salinas

Surveyor

Name Same as Engineer Phone
Address E-mail
City State Zip

RECEIVED
MAR 28 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

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)

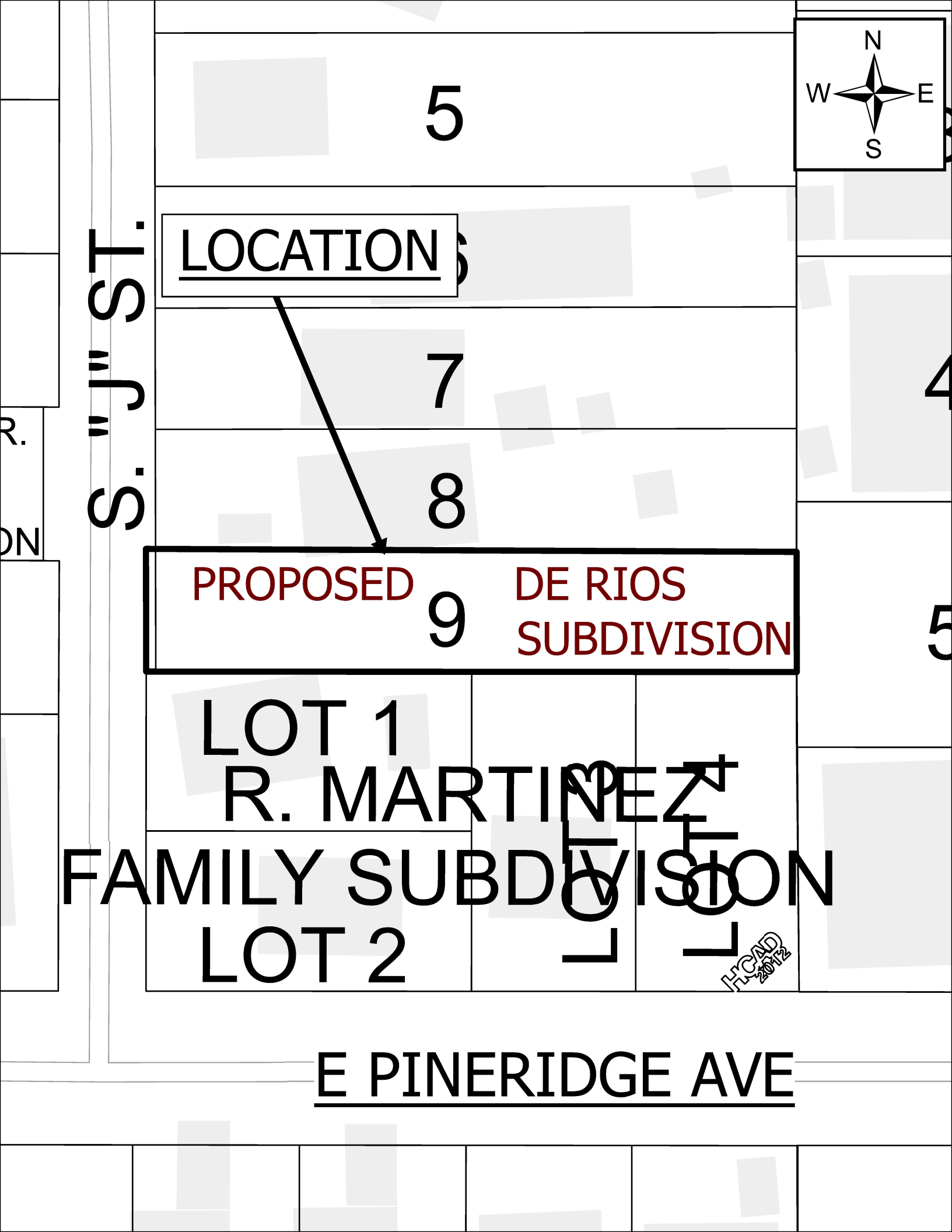
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 3-28-25

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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SUBDIVISION
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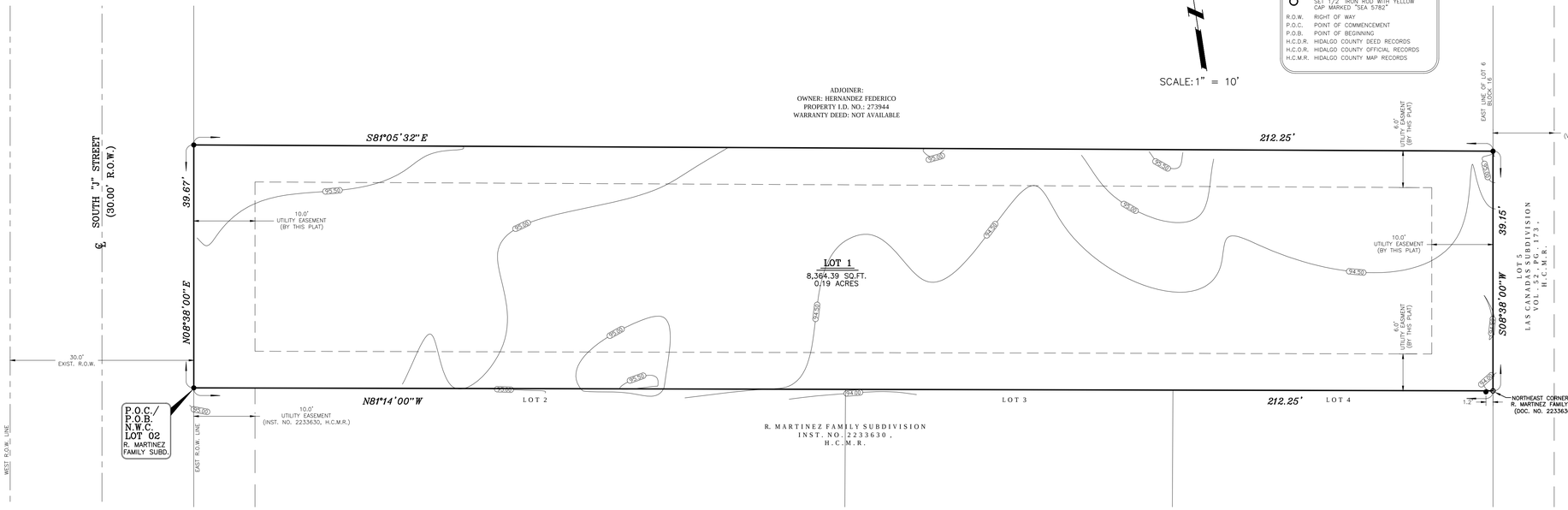
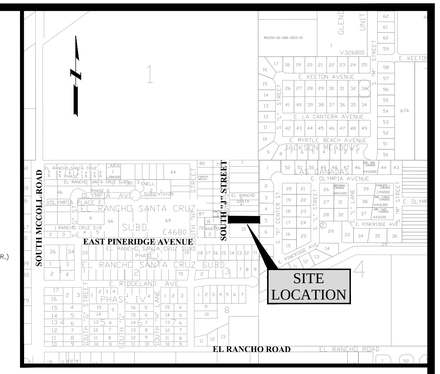
R. MARTINEZ
FAMILY SUBDIVISION
LOT 2
HCAD 2012
E PINERIDGE AVE



SCALE: 1" = 10'

LEGEND

●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
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



LOCATION MAP SCALE : 1" = 500'

DE RIOS SUBDIVISION

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

A 0.19 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 16, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS, LOCATED NORTH OF AND CONGRUENT WITH THE NORTH LINE OF R. MARTINEZ FAMILY SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER INSTRUMENT NO. 2233630, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

BEING A 0.19 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 6, BLOCK 16, STEELE AND PERSHING SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 08, PAGE 115, DEED RECORDS OF HIDALGO COUNTY, TEXAS, LOCATED NORTH OF AND CONGRUENT WITH THE NORTH LINE OF R. MARTINEZ FAMILY SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER INSTRUMENT NO. 2233630, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.19 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2 OF SAID R. MARTINEZ FAMILY SUBDIVISION FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, NORTH 08 DEGREES 38 MINUTES EAST, A DISTANCE OF 39.67 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 81 DEGREES 05 MINUTES 32 SECONDS EAST, A DISTANCE OF 212.25 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 08 DEGREES 38 MINUTES WEST, A DISTANCE OF 39.15 FEET TO A POINT ON THE NORTHEAST CORNER OF LOT 4 OF SAID R. MARTINEZ FAMILY SUBDIVISION FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT; SAID POINT IS MONUMENTED BY A ½ INCH DIAMETER IRON ROD FOUND NORTH 81 DEGREES 14 MINUTES WEST, A DISTANCE OF 1.20 FEET FROM SAID POINT;

(4) THENCE, NORTH 81 DEGREES 14 MINUTES WEST, COINCIDENT WITH THE NORTH LINE OF SAID R. MARTINEZ FAMILY SUBDIVISION, A DISTANCE OF 212.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.19 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARING: SURVEY BY ART SALINAS, RPLS, ON SAID 0.19 ACRE TRACT
N:\SUBDIVISIONPLATS\DE RIOS SUBD\0.19.032725

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: 25.0 FT. OR GREATER FOR EASEMENTS OR OR IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
   SIDE: 6 FT. 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 "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED NOV. 2, 1982, COMMUNITY PANEL NO. 480343 0010 C. 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.
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 SOUTH 1ST. ST.
4. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 730.78 CUBIC FEET, OR, 0.017 ACRE-FEET OF DRAINAGE RUNOFF VOLUME.
5. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
6. 6' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
7. 8' MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES. PERIMETER BUFFERS MUST BE BUILT AT TIME OF SUBDIVISION IMPROVEMENTS.
8. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, MAY BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 79, LOCATED AT THE MC 79 IS AT THE NORTHEAST CORNER OF THE INTERSECTION OF MC COLL RD AND BUS 83. THE MONUMENT IS 8 FT. EAST FROM THE EOP OF MC COLL RD AND 40 FT. NORTH FROM THE R.R TRACK RUNNING ON THE EAST WEST DIRECTION.
   ELEV. = 116.20 FT.
   HORIZONTAL DATUM: NAD 83
   VERTICAL DATUM: NAVD 88
   N: 16598335.61518, E: 1078415.43699.
10. 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.
11. A 4' WIDE MINIMUM SIDEWALK REQUIRED ON SOUTH "J" STREET.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TOMAS RIOS JR.	7804 N. BETSEN PALM DR.	MISSION, TEXAS 78574	(956) 454-7070	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 SEPT. 05, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS DE RIOS 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: TOMAS RIOS JR.
7804 N. BETSEN PALM DR.
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOMAS RIOS JR., 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. _____

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.
GENERAL MANAGER

STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE _____ DAY OF _____, 2025.

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

PRESIDENT _____ ATTEST: _____ SECRETARY

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, CITY OF MCALLEN 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

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

DE RIOS SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: SEPT. 11, 2025.
JOB NUMBER: SP-25-26290

OWNER: TOMAS RIOS JR.
7804 N. BENTSEN PALM DR.,
MISSION, TEXAS 78574

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: 10/15/2025

SUBDIVISION NAME: DE RIOS SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
South ""J"" Street: 10 ft. from centerline for 50 ft. total ROW Paving: Existing 30 ft. Curb & gutter: both sides - No ROW dedication is shown, existing subdivisions dedicated 10 ft. ROW - At the City Commission on 10/13/2025, The board voted to approve the variance request to not dedicate any additional R.O.W. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Complete
_____ 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	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or greater for easements or in line with existing structures, whichever is greater applies **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
* Corner **Zoning Ordinance: Section 138-356	NA

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

* Garage: 18 ft. except where greater setback is required; greater setback applies - Include a setback 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	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on South ""J"" Street - Sidewalk may increase to 5 ft. per 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. **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.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. - Remove plat note as it wouldn't be needed for a 1 lot single family subdivision.	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 public subdivision is proposed. **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 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	NA
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied

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

* Minimum lot width and lot area - Lot doesn't meet minimum lot width for single family residential zone. An variance application was submitted on April 3, 2025 (ZBA2025-0011) to allow a 39.67 lot width instead of the required 50 ft. *At the meeting of May 7, 2025 variance application was approved by the Zoning Board of Adjustments. **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.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Fees are payable prior to recording and may be subject to change; they are dependent on the amount of units. Must comply with Parkland dedication ordinance requirements prior to recording.	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. - As per Traffic Department Trip Generation is waived for 1 lot single family home.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: - Any abandonments must be done by separate process not by plat, prior to final. - At the City Commission meeting of 10.13.25, the board voted to approve the variance request to not dedicate any R.O.W. ON "J" Street. - Location map must reflect with surrounding recorded subdivisions. *Must comply with City's Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

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

LOCATION
PROPOSED
DE RIOS
SUBDIVISION
LOT 1
R. MARTINEZ
FAMILY SUBDIVISION
LOT 2
E PINERIDGE AVE
S "J" ST.
S. "K" CENTER ST.
S K CENTER ST
MAXIMO JR.
SUBDIVISION
N
W
E
S
HCAD 2013
HCAD 2021

SUB2023-0071

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

Project Information

Subdivision Name El Dorado at Thousand Oaks I, II, III, IV PH2
Location SE corner of Mile 8 1/2 Road and 38th Street
City Address or Block Number 13100 N. 38th ST
Number of Lots 173 Gross Acres 65.56 Net Acres 65.11 ETJ ☐Yes ☑No
Existing Zoning R-1 Proposed Zoning R-1 and R-3A Rezoning Applied for ☑Yes ☐No Date ____
Existing Land Use Open Land Proposed Land Use Residential Irrigation District # N/A
Replat ☐Yes ☑No Commercial ____ Residential ____
Agricultural Exemption ☐Yes ☑No Estimated Rollback Tax Due 22,153.68
Parcel # 552128 Tax Dept. Review MJ
T2100-00-234-0007-00
Water CCN ☐MPU ☑Sharyland Water SC Other ____
Legal Description A 65.56 acre tract of land out of Lots 7, 8, 13, 14, 15, 16, and 17, Section 234, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas.

Owner

Name Red Rock Real Estate Development Group, LTD. Phone (956) 800-1333
Address 2912 S. Jackson Road E-mail riocantu@yahoo.com
City McAllen State TX Zip 78503

Developer

Name Red Rock Real Estate Development Group, LTD. Phone (956) 800-1333
Address 2912 S. Jackson Road E-mail riocantu@yahoo.com
City McAllen State TX Zip 78503
Contact Person Manuel Cantu

Engineer

Name Quintanilla, Headley & Associates, Inc. Phone (956) 381-6480
Address 124 E. Stubbs Street E-mail alfonsoq@qha-eng.com
City Edinburg State TX Zip 78539
Contact Person Alfonso Quintanilla

Surveyor

Name Quintanilla, Headley & Associates, Inc. Phone (956) 381-6480
Address 124 E. Stubbs Street E-mail alfonsoq@qha-eng.com
City Edinburg State TX Zip 78539

ENTERED
JUL 10 2023
Name: NM

Proposed Plat Submittal

Minimum Developer's Requirements Submitted with Application

In Person Submittal Requirements

- $225 Preliminary Review Fee and $75 Final Approval Fee (Both fees can be combined in one payment)
- 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

- $225 Preliminary Review Fee and $75 Final Approval Fee (Both fees can be combined in one payment)
- Title Report
- Survey
- Location Map
- Plat & Reduced P
- 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 PDF format. No scanned documents

*Please submit documents to subdivisions@mcallen.net

ORIGINAL APPLICATION & FEE MUST BE SUBMITTED IN PERSON

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

Owners Signature

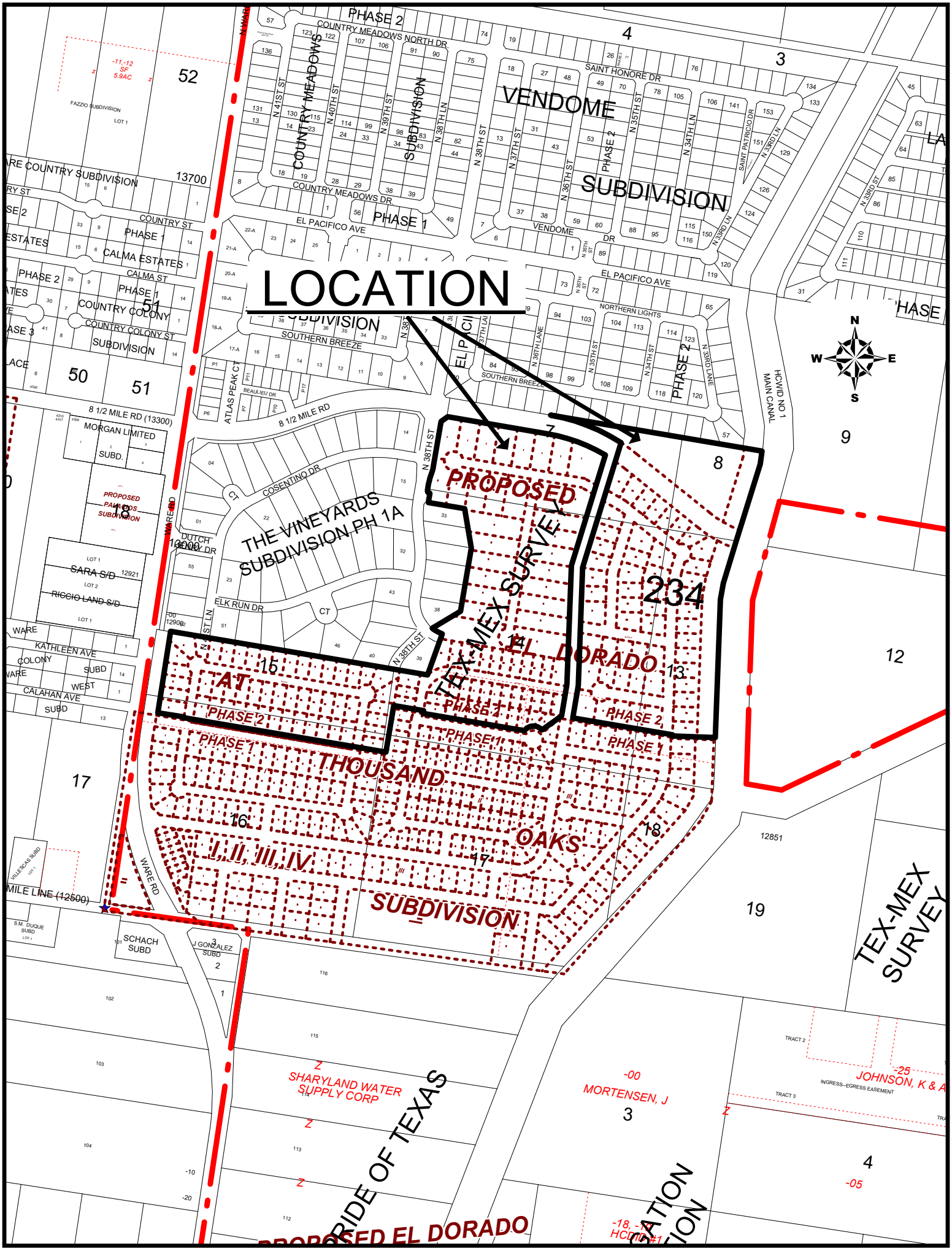
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date May 15, 2023

Print Name Manuel Cantu Jr

Owner □ Authorized Agent □

The Planning Department is now accepting DocuSign signatures on application


LOCATION
PROPOSED
EL DORADO
234
AT
THOUSAND
OAKS
I, II, III, IV
SUBDIVISION
TEX-MEX SURVEY
THE VINEYARDS SUBDIVISION PH 1A
VENDOME
SUBDIVISION
COUNTRY MEADOWS
SUBDIVISION
PHASE 1
PHASE 2
COUNTRY MEADOWS NORTH DR.
COUNTRY MEADOWS DR.
SAINT HONORE DR
EL PACIFICO AVE
NORTHERN LIGHTS
SOUTHERN BREEZE
COSENTINO DR
ELK RUN DR
8 1/2 MILE RD
8 1/2 MILE RD (13300)
WARE RD
MILE LINE (12500)
HCWID NO 1 MAIN CANAL
SHARYLAND WATER SUPPLY CORP
MORTENSEN, J
JOHNSON, K & A
PROPOSED EL DORADO
TEX-MEX SURVEY
N
S
E
W

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "X" (UN–SHADED)
AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN.
COMMUNITY–PANEL NUMBER 480334 0325 D MAP REVISED: 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 ● – DENOTES 1/2"x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

4.– MINIMUM BUILDING SETBACK LINES: FOR BLOCKS I, II, III AND IV
FRONT: ....25.00 FT. OR GREATER FOR EASEMENTS.
REAR: ....10.00 FT. OR GREATER FOR EASEMENTS.
INTERIOR SIDES: ....6.00' OR GREATER FOR EASEMENTS.
CORNER SIDE: ....10.00 FT. OR GREATER FOR EASEMENT
GARAGE: ....18.00 FT. OR GREATER FOR EASEMENTS EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

5.– NO BUILDINGS OR DRAINAGE DETENTION AREAS SHALL BE CONSTRUCTED OVER ANY EASEMENT.

6.– REQUIRED ENGINEERED DRAINAGE DETENTION IS: 1,530,645.46 C.F. (35.14 AC./FT.) TOTAL FOR MASTER PLAN (147.17 AC.)
REQUIRED ENGINEERED DRAINAGE DETENTION FOR 65.56 ACRES IS: 647,467.07 C.F. (14.86 AC./FT.)

7.– BENCHMARK NOTE: CITY OF MCALLEN No. MC 33, EAST SIDE OF NORTH WARE ROAD (FM 2220) BY THE WATER TREATMENT PLANT DRIVEWAY ABOUT 196.30 FEET NORTH AND 53.90 FEET EAST OF EAST RIGHT OF WAY LINE–ELEVATION 118.60. DATUM NAD83

8.– AN ENGINEERED DRAINAGE DETENTION PLAN APPROVED BY THE ENGINEERING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

9.– A 4.00 FOOT MINIMUM SIDEWALK IS REQUIRED ON BOTH SIDES OF 8 1/2 MILE RD. AND N. 34TH Ln. AND ON BOTH SIDES OF ALL INTERIOR STREETS. A MINIMUM 5.00 FOOT SIDEWALK IS REQUIRED ON N. WARE RD. (FM 2220).

10.– FOR BLOCKS I, II, III AND IV. : NO CURB CUT, ACCESS OR FRONTAGE PERMITTED ALONG 8 1/2 MILE RD. AND NORTH WARE RD (FM 2220), ALONG N. 34TH Ln. INCLUDING LOTS 87–88 AND 97–104 & 116 BLOCK III, LOT 8 AND LOTS 10–18 BLOCK IV AND LOTS 105 & 106 BLOCK II.

11.– E.E. DENOTES ELECTRICAL EASEMENT

12.– 25.00' X 25.00' SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS.

13.– AS PER MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III & IV PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER ,AND AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III & IV PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER (SINGLE FAMILY BLOCK I LOTS 53–78) DOCUMENT NUMBER (SINGLE FAMILY BLOCK III LOTS 83–135) AND DOCUMENT NUMBER (SINGLE FAMILY BLOCK IV LOTS 1–30) HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR 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 PRIVATE STREETS. ANY AMENDMENT TO DECLARATIONS THAT CONFLICT WITH THE REQUIREMENTS OF SECTION 134–168 SHALL BE NULL AND VOID.

14.– AS PER MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III & IV PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER ,AND AS PER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ELDORADO AT THOUSAND OAKS I, II, III & IV PHASE II SUBDIVISION, RECORDED AS DOCUMENT NUMBER (SINGLE FAMILY BLOCK II LOTS 79–117), HIDALGO COUNTY, OFFICIAL RECORDS, DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNERS, THEIR SUCCESSORS AND/OR ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND OTHER REQUIREMENTS AS PER SECTION 110–72 OF THE CODE OF ORDINANCE 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 110–72 SHALL BE NULL AND VOID.

15.– 8.00 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONES/USES.

16.– BUFFER REQUIREMENTS FOR BLOCK I, II, III AND IV–6.00' OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN COMMERCIAL AND INDUSTRIAL ZONES/USES AND ALONG EAST SIDE OF N. WARE RD. (FM 2220), AND ON LOTS 105 AND 106 IN BLOCK II, LOTS 87, 88, 97, 98–104, AND 116 IN BLOCK III, LOTS 11–18, AND LOTS 8 AND 10, BLOCK IV, ALONG N. 34TH LN.

17.– 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.

18.–A VARIANCE OF FEES IN LIEU OF PARKLAND DEDICATION – $700 – PER DWELLING UNIT WITH THE FOLLOWING CONDITIONS AND APPROVED BY THE CITY ON APRIL 19, 2024: FIFTY (50%) PERCENT OF PARK FEES ($350) TO BE PAID UPFRONT PRIOR TO PLAT RECORDING. THE REMAINING FIFTY (50%) PERCENT ($350) IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION PROCESS. ELDORADO AT THOUSAND OAKS I, II. III AND IV PHASE II IS COMPOSED OF 174 UNITS. FIFTY PERCENT (50%) UPFRONT IS $60,900. THE OTHER FIFTY PERCENT (50%) IS $ 350 PER EACH OF THE 174 UNITS UNTIL PROJECT IS COMPLETED. THE REMAINING FIFTY PERCENT (50%) ($60,900.) IS TO BE PAID THROUGH THE BUILDING PERMIT APPLICATION.

19.–THE AREA IDENTIFIED AS LOT "B" DETENTION AREA SHALL BE MAINTAINED BY DEVELOPER, ELDORADO AT THOUSAND OAKS I, II, III AND IV PHASE II HOMEOWNERS ASSOCIATION, INC. (E.A.T.O.H.O.A.) SUCCESSORS AND ASSIGNS, AND NOT BY THE CITY OF MCALLEN. NO BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED IN THE COMMON AREA/REGIONAL DETENTION POND/DRAINAGE EASEMENT, WHICH SHALL BE USED EXCLUSIVELY AS A STORM WATER DETENTION AREA. THE LOT OWNERS' PRO RATA SHARES (INCLUDING DRAINAGE EASEMENT MAINTENANCE) SHALL BE DETERMINED BY THE E.A.T.O.H.O.A.. FAILING SUCH MAINTENANCE OBLIGATIONS, THE CITY OF MCALLEN MAY, BUT SHALL NOT BE REQUIRED TO MAINTAIN THE SAME AT THE LOT OWNERS' 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 ORD. SEC. 134–168, AS THE SAME MAY BE AMENDED. THE SPECIFIC AND EXCLUSIVE USE OF THE STORM WATER DETENTION AREA, THE OWNERS' MAINTENANCE OBLIGATION, AND THE CONSEQUENCES OF FAILURE TO MAINTAIN SHALL BE INCORPORATED INTO ANY DEED OR INSTRUMENT OF CONVEYANCE AS A DEED RESTRICTION.

20.– COMMON AREAS MUST BE MAINTAINED BY THE LOT OWNERS. HOA AND NOT THE CITY OF MCALLEN, INCLUDING LOT "B"

21.– 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.

LOCATION MAP SCALE: 1" = 2000'

SUBDIVISION PLAT OF :

ELDORADO AT THOUSAND OAKS I, II, III, & IV PHASE II

(PRIVATE SUBDIVISION BLOCK I, III AND IV)

TRACT No. I

A 38.68 ACRE TRACT OF LAND OUT OF LOTS 7, 14, 15, 16 AND 17, SECTION 234, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 38.68 ACRE TRACT OF LAND OUT OF LOTS 7, 14, 15, 16 AND 17, SECTION 234, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, 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 COTTON PICKER SPINDLE FOUND WITHIN THE RIGHT OF WAY OF MILE 8 NORTH ROAD AND A 45.00 FOOT COUNTY ROAD FOR NORTHWEST CORNER OF ELDORADO AT THOUSAND OAKS I, II, III, (RECORDED IN INSTRUMENT NUMBER , MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 08°54'52" E, 1,067.58 FEET FROM THE SOUTHWEST CORNER OF LOT 16.

THENCE; N 08°54'52" E (MAP RECORD: N 08°59' E), ALONG THE WEST LINE OF LOTS 15 AND 16, AND WITHIN THE RIGHT OF WAY OF SAID 45.00 FOOT COUNTY ROAD AND WITHIN THE RIGHT OF WAY OF NORTH WARE ROAD (F.M. 2220), A DISTANCE OF 435.03 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF AMENDED VINEYARD ESTATES PHASE IA AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, ALONG THE SOUTH LINE OF AMENDED VINEYARD ESTATES PHASE IA, PASSING AN ALUMINUM DISK FOUND AT 115.89 FEET FOR THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (F.M. 2220), A TOTAL DISTANCE OF 1,496.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR THE SOUTHEAST CORNER OF AMENDED VINEYARD ESTATES PHASE IA AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 19°40'18" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 231.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 20°12'14", RADIUS = 175.00 FEET), A DISTANCE OF 61.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 59°25'42" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 174.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°36'09" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 339.83 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°33'02" W, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 211.66 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°22'19" W, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 195.02 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°06'00" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 49.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA =90°26'07", RADIUS = 15.00 FEET), A DISTANCE OF 23.68 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°38'09" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 34.08 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 08°30'29", RADIUS = 200.00 FEET), A DISTANCE OF 29.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 18°06'05" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 37.66 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 08°31'07", RADIUS = 200.00 FEET), A DISTANCE OF 29.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'23" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 239.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 54°49'57" E, ALONG THE EAST LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 42.55 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°24'08" E, A DISTANCE OF 536.24 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND ON THE EAST LINE OF AMENDED VINEYARD ESTATES (RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 21°11'19", RADIUS = 930.00 FEET), A DISTANCE OF 329.13 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 17°04'52" W, A DISTANCE OF 612.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 02°03'52" W, A DISTANCE OF 629.52 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°35'52" W, A DISTANCE OF 169.65 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 54°28'13" W, A DISTANCE OF 128.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 105°04'35", RADIUS = 58.00 FEET), A DISTANCE OF 106.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 545.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'52" E, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°35'52" W, A DISTANCE OF 250.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 1,036.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°35'52" E, A DISTANCE OF 5.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80'24'08" W, A DISTANCE OF 189.42 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 08°50'36" E, ALONG THE EAST RIGHT OF WAY LINE OF NORTH WARE ROAD (F.M. 2220), A DISTANCE OF 435.04 FEET TO AN ALUMINUM DISK FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, ALONG THE SOUTH LINE OF AMENDED VINEYARD ESTATES PHASE IA, A DISTANCE OF 70.79 FEET TO FOR A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF AMENDED VINEYARD ESTATES PHASE IA AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 08°50'16" W, WITHIN THE RIGHT OF WAY OF NORTH WARE ROAD (F.M. 2220), A DISTANCE 435.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 45.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.68 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED VINEYARD ESTATES SUBDIVISION PHASE IA, RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS.

CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	CHORD
"G"	100.59'	990.00'	05°49'17"	100.54'
"H"	85.52'	600.00'	08°10'01"	85.45'
"I"	98.54'	600.00'	09°24'35"	98.43'
"J"	97.94'	700.00'	08°00'58"	97.86'
"K"	48.01'	700.00'	03°55'47"	48.00'
"L"	75.75'	700.00'	06°11'59"	75.71'
"M"	61.85'	890.00'	03°58'53"	61.83'
"N"	57.58'	50.00'	65°58'54"	54.45'
"O"	38.49'	50.00'	44°06'38"	37.55'
"P"	82.95'	58.50'	81°14'19"	76.21'
"Q"	74.34'	58.50'	72°48'46"	69.44
"R"	76.84'	58.50'	75°15'16"	71.43'
"S"	70.44'	58.50'	68°59'26"	66.26'
"T"	61.05'	58.50'	59°47'51"	58.32'
"U"	96.90'	58.50'	94°54'11"	86.24'
"V"	91.89'	58.50'	90°00'00"	82.73'
"W"	66.06'	58.50'	64°42'02"	62.67'
"X"	157.95'	58.50'	154°42'02"	114.16'
"Y"	18.06'	123.00'	08°24'54"	18.05'

CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	CHORD
"Z"	167.14'	123.00'	77°51'21"	154.57'
"AA"	8.01'	123.00'	03°43'45"	8.00'
"BB"	37.64'	173.00'	12°27'59"	37.57'
"CC"	116.77'	173.00'	38°40'20"	114.56'
"DD"	6.37'	58.00'	06°17'44"	6.37'
"EE"	50.00'	58.00'	49°23'25"	48.46'
"FF"	20.74'	50.00'	23°45'40"	20.59'
"GG"	50.00'	50.00'	57°17'36"	47.94'
"HH"	62.54'	50.00'	71°39'42"	58.54'
"II"	60.00'	50.00'	68°45'32"	56.47'
"JJ"	50.00'	50.00'	57°17'54"	47.94'
"KK"	50.00'	50.00'	57°17'54"	47.94'
"LL"	23.25'	50.00'	26°38'42"	23.04'
"MM"	38.61'	890.00'	02°29'09"	38.61'
"NN"	100.55'	890.00'	06°28'24"	100.50'
"OO"	189.97'	890.00'	12°13'46"	189.61'

TRACT No. II

A 26.88 ACRE TRACT OF LAND OUT OF LOTS 7, 8, 13 AND 14, SECTION 234, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 26.88 ACRE TRACT OF LAND BEING A PART OR PORTION OF LOTS 7, 8, 13 AND 14, SECTION 234, TEXAS–MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 14, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081767, 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 WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF EL PACIFICO SUBDIVISION PHASE II (RECORDED IN VOLUME 53, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT, S 80°24'08" E, 569.56 FEET FROM THE SOUTHWEST CORNER OF EL PACIFICO SUBDIVISION PHASE II.

THENCE; S 80°24'08" E, ALONG THE SOUTH LINE OF EL PACIFICO SUBDIVISION PHASE II, A DISTANCE OF 1,136.92 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 8 FOR THE SOUTHEAST CORNER OF EL PACIFICO SUBDIVISION PHASE II AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 07°42'52" W (MAP RECORD: S 07°47' W), ALONG THE EAST LINE OF LOT 8, A DISTANCE OF 69.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 17°18'52" W (MAP RECORD: S 17°23' W), ALONG THE EAST LINE OF LOT 8, A DISTANCE OF 429.39 FEET (MAP RECORD: 428.20 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF LOT 8, THE NORTHEAST CORNER OF LOT 13 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 17°04'52" W (MAP RECORD: S 17°09' W), ALONG THE EAST LINE OF LOT 13, A DISTANCE OF 231.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 10°00'52" W (MAP RECORD: S 10°05' W), ALONG THE EAST LINE OF LOT 13, A DISTANCE OF 88.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 02°03'52" W (MAP RECORD: S 02°08' W), ALONG THE EAST LINE OF LOTS 13 AND 18, A DISTANCE OF 731.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 87°56'08" E, A DISTANCE OF 227.00 FEET A 1/2" IRON ROD WITH CAP STAMPED RPLS SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 02°03'52" E, A DISTANCE OF 6.23 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°24'08" W, A DISTANCE OF 536.29 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09 35'52" E, A DISTANCE OF 173.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 02°03'52" E, A DISTANCE OF 625.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 17°04'52" E, A DISTANCE OF 692.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 23°21'43", RADIUS = 990.00 FEET), A DISTANCE OF 403.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.88 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED VINEYARD ESTATES SUBDIVISION PHASE IA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2347052, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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 CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS REGISTERED ALFONSO QUINTANILLA 4856 PROFESSIONAL LAND SURVEYOR

ALFONSO QUINTANILLA JUNE 26, 2023
R.P.L.S. No. 4856 DATE

BLOCK IV SINGLE FAMILY LOTS AREA TABLE	
LOT	AREA (S.F)
1	20195.10
2	18895.99
3–5	20000.00
6	19989.23
7	19510.35
8	30004.73
9	21855.00
10	21251.23
11	23018.29
12	23337.88
13	23487.68
14	22397.88
15	23469.06
16	24540.24
17	25611.43
18	36953.42
19	41484.81
20	22726.46
21–23	22187.97
24	24674.33
25	32465.32
26	25608.11
27	22000.00
28	21894.48
29	20334.81
30	21977.46

BLOCK I SINGLE FAMILY LOTS AREA TABLE	
LOT	AREA (S.F)
53	10493.83
54–55	9210.21
56	8659.99
57	9061.36
58	13196.80
59	6321.50
60	8242.31
61–71	8840.00
72	7634.43
73	10840.35
74	9524.12
75	8450.00
76–78	8450.00
79	9178.00
80–90	8450.00
91–92	9213.10
93–103	8450.00
104	9178.00

BLOCK II SINGLE FAMILY LOTS AREA TABLE	
LOT	AREA (S.F)
79	5771.54
80	5267.13
81	5659.91
82–88	6050.00
89	6317.07
90	6900.00
91–92	6050.00
93	8180.81
94	8836.91
95	6049.31
96–104	6050.00
105	6710.00
106	11107.67
107–115	7425.00
116	7478.59
117	12167.39

BLOCK III SINGLE FAMILY LOTS AREA TABLE	
LOT	AREA (S.F)
LOT B	167,816.38
83	13168.78
84–85	10400.00
86	11054.75
87	15321.47
88	16117.25
89	9050.90
90–91	10400.00
92	13152.33
93	12673.40
94–96	10400.00
97	14991.86
98	11513.71
99	10400.00
100	15298.20
101	11253.71
102–103	10140.00
104	13298.91
105	14533.89

BLOCK III SINGLE FAMILY LOTS AREA TABLE	
LOT	AREA (S.F)
106	10391.83
107	12513.46
108–109	10140.00
110	10054.98
111	13602.09
112	10956.62
113	11121.02
114	11783.43
115	14277.68
116	13989.80
117	11566.99
118–121	10140.00
122	10256.48
123	12819.42
124	10178.30
125	10237.38
126	11025.97
127–135	10140.00

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. DATE
GENERAL MANAGER

SHARYLAND WATER SUPPLY CORPORATION

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE ELDORADO AT THOUSAND OAKS I, II, III AND IV SUBDIVISION PHASE II LOCATED AT THE NORTHEAST CORNER OF MILE 8 NORTH ROAD AND NORTH WARE ROAD IN THE CITY OF MCALLEN, HIDLAGO 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 RESPONSIBITLITY 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

LIENHOLDERS'S ACKNOWLEDGMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, HOLDER (OR DULY AUTHORIZED OFFICERS OF THE HOLDER) OF A SECURITY INTEREST IN THE ABOVE DESCRIBED PROPERTY, BEING THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ELDORADO AT THOUSAND OAKS I, II, III AND IV PHASE II ON 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 ANY FORECLOSURE RELATING TO THE SECURITY INTEREST ON THE ABOVE DESCRIBED PROPERTY SHALL BE SUBJECT TO THE PLATTING OF THE PROPERTY AS PROVIDED FOR HEREIN.

SECURITY INTEREST HOLDER
S. DAVID DEANDA JR., TRUSTEE
LONESTAR NATIONAL BANK

SIGNATURE

Given under my hand and seal of office this ________ day of ________________ , 20___.

Notary Public

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

STATE OF TEXAS
COUNTY OF HIDALGO

THE OWNERS OF THE LAND ON THIS PLAT AND DESIGNATED HEREIN AS THE PLAT OF ELDORADO AT THOUSAND OAKS I, III, & IV PHASE II, AN ADDITION TO THE CITY OF MCALLEN, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY GRANT AN EASEMENT TO THE SAID CITY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY. THE USE OF THE PERIMETER AND INTERIOR STREETS IS RESTRICTED TO THE EMPLOYEES AND AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITY COMPANIES UNDER FRANCHISE TO SAID CITY, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. THE OWNER DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC THE PORTION FOR USE AS PERIMETER AND INTERIOR STREETS RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP DATE
BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER
BY: MANUEL N. CANTU, JR., MANAGING MEMBER
2912 S. JACKSON ROAD
MCALLEN, TEXAS 78503
PH. (956) 821–8180

STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS OF ELDORADO AT THOUSAND OAKS II, PHASE II TO THE CITY OF MCALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL PERIMETER AND INTERIOR 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.

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP DATE
BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER
BY: MANUEL N. CANTU, JR., MANAGING MEMBER
2912 S. JACKSON ROAD
MCALLEN, TEXAS 78503
PH. (956) 821–8180

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
MANUEL N. CANTU, JR., MANAGING MEMBER RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILY COMPANY
proved to me through her Texas Department of Public Safety Driver License to be the person 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____.

CLARISSA QUINTANILLA
Notary ID #129615255
My Commission Expires
November 04, 2025

CLARISSA QUINTANILLA–NOTARY PUBLIC

PLANNING & ZONING COMMISSION
ACKNOWLEDGEMENT

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

CITY OF MCALLEN
CERTIFICATION OF APPROVAL

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

COUNTY OF HIDALGO
STATE OF TEXAS

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.

STATE OF TEXAS EULALIO RAMIREZ 77062 REGISTERED PROFESSIONAL ENGINEER

EULALIO RAMIREZ 7-29-25
P.E. No. 77062 DATE

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

DATE PREPARED: JUNE 26, 2023 SHEET 1 OF 2

FILENAME : F:\DATA\PRE\SUBD\MCALLEN\ELDORADO AT THOUSAND OAKS I, II, III, & IV			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JUNE 26, 2023	JG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
DECMBER 03, 2023	JG		
JULY 11, 2025	JLUIS CAVAZOS	LG/JG	E.R./A.Q

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS · LAND SURVEYORS
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ALFONSOQ@QHA-ENG.COM

SCALE 1" =100'

EL PACIFICO SUBDIVISION PHASE I RECORDED IN VOLUME 47, PAGE 1, MAP RECORDS, HIDALGO COUNTY, TEXAS.

EL PACIFICO SUBDIVISION PHASE II RECORDED IN VOLUME 53, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS.

P.O.C. TRACT No. II
S.W. COR.
EL PACIFICO SUBD
PHASE II

FND. 1/2" IRON ROD WITH CAP MELDEN & HUNT INC.
N.E. COR., AMENDED VINEYARD ESTATES
SUBDIVISION PHASE IA

P.O.B., TRACT No. II
FND. 1/2" IRON ROD WITH
PLASTIC CAP STAMPED RPLS
4856

FND. 1/2" IRON ROD
S.E. COR.
EL PACIFICO
SUBDIVISION
PHASE II

S 80°24'08" E 33.13'
S 09°29'34" W 100.00'
N 54°49'57" E 42.55'
S 80°24'08" E 569.56'
S 80°24'08" E 536.43'
S 80°24'08" E 536.24'
S 80°24'08" E 1136.92'

8 1/2 MILE ROAD (PUBLIC STREET) "F"
RECORDED IN INSTRUMENT NUMBER 3466554, MAP RECORDS, HIDALGO COUNTY, TEXAS.

8 1/2 MILE ROAD

FND. 1/2" IRON ROD WITH CAP MELDEN & HUNT INC.

FND. 1/2" IRON ROD WITH CAP MELDEN & HUNT INC.

N 09°35'23" E 239.50'

N 18°06'05" E 37.66'

N 09°38'09" E 34.08'

N 09°06'00" E 49.86'

N 80°22'19" W 195.02'

N 09°35'52" W 211.96'

N 09°36'09" E 539.83'

N 59°25'42" E 174.38'

N 19°40'18" E 231.26'

N 09°35'52" W 692.14'

N 09°35'52" W 612.48'

S 17°18'52" W 429.39' (M.R.: S 17°23' W)

S 17°04'52" W 69.53' (M.R.: S 07°47' W)

S 17°04'52" W 231.70' (M.R.: S 17°09' W)

S 10°00'52" W 88.00' (M.R.: S 10°05' W)

S 17°04'52" W 731.16'

S 02°03'52" W 629.52'

S 02°03'52" W 629.56'

S 09°35'52" W 626.95'

S 09°35'52" W 173.38'

N 87°56'08" W 227.00'

S 54°28'13" W 128.36'

N 02°03'52" E 6.23'

N 80°24'08" W 160.00'

S 09°35'52" E 290.05'

N 80°24'08" W 545.35'

N 80°24'08" W 1036.47'

N 80°24'08" W 189.42'

N 80°24'08" W 45.69'

N 08°54'52" E 1067.58'

N 08°54'52" E 435.03'

N 08°50'16" W 435.04'

N 08°50'36" E 435.04'

S 80°24'08" E 1496.45'

S 80°24'08" E 352.08'

S 80°24'08" E 332.87'

N 80°24'08" W 109.89'

N 80°24'08" W 536.29'

N 80°24'08" W 5.00'

N 09°35'52" E 5.00'

N 80°24'08" W 60.01'

N 80°24'08" W 60.00'

S 80°24'08" E 60.00'

S 80°24'08" E 60.00'

S 80°24'08" E

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/16/2025

SUBDIVISION NAME: EL DORADO AT THOUSAND OAKS I, II, III AND IV PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
North Ware Road: Dedication as needed for 150 ft. Total ROW. Paving: by the state Curb & gutter: by the state Revisions Needed: -Provide a copy of existing dedication for staff review, prior to recording. -Label Centerline, existing ROW dedications, from centerline, total, etc. on both sides, as to ensure compliance with dedication requirements as noted above, prior to recording. -Clarify any acquisitions by the state and existing dedications prior to recording. - Proper ROW and dedications are required to be shown on plat, prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Required
North 34th Lane: 60 Total ROW. Paving : 40 ft. Curb & gutter Both Sides Revisions Needed: -Provide Existing ROW details along with document number for existing dedications, prior to recording. * North 34th Lane along Blocks II,III and IV, dedicated by Eldorado at Thousand Oaks I,II, and III recorded plat. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Required
8 1/2 Mile Road: Dedication as needed for 100 ft. Total ROW Paving: 65 ft. Curb & gutter: Both sides Revisions Needed: -Provide Existing ROW details along with document number for existing dedications, prior to recording. -Clarify ROW dedication along 8 1/2 Mile Road on the northeast portion of the subdivision, prior to recording. *Portion of 8 1/2 Mile Road along Block IV, dedicated by Eldorado at Thousand Oaks I,II, and III recorded plat. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording.	Required

1. Block I and Block II: 50 ft. ROW (Zoned R-1) (Block I Private Streets and Block II Public Streets) Paving: 32 ft. Curb & gutter: Both sides Revisions Needed: -Subdivision layout must be revised as to provide for street looping or extension and not dead-end any existing streets as shown on the northside of Block I and II and SW Corner of Block IV dedicated by Vineyards Estates Subdivision Phase 1A, should the streets not be looped or extended, a Cul-de-Sac with paving diameter 96 ft. paving diameter face-to-face with appropriate ROW of 10 ft. back of curb within the boundaries of this development will be required. (Rear of Lots 73 and 59 Block I and Lot 117 Block II). Maneuverability requirements of Fire and Public Works Department and details to be finalized, prior to recording. City Commission approved the proposed turnaround for North 41st Lane and North 38th Street from the Vineyards Estates Subdivision Phase 1A on January 8, 2024. -For Block I, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. -For Block II, provide paving details for area along lots 93 and 117 to ensure adequate maneuverability through street curvature, finalize prior to recording. -Street names will be established prior to recording. Finalize street name requirement prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording. 2. Block III: 60 ft. ROW (Zoned R3-A) (Private Streets) Paving 40 ft. Curb & gutter: Both sides Revisions Needed: - ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to recording. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. -For Block III, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. -Street names will be established prior to recording. Finalize street name requirement prior to recording. ***Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan ***Monies must be escrowed if improvements are not constructed prior to recording. 3. Block IV: 50 ft. ROW (Zoned R-1) (Private Streets) Paving: 36 ft. Curb & gutter: Both sides - ROW at "Cul-De Sac" areas may have to be increased to comply with Fire Department requirements, finalize prior to recording. As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. At the Planning City Commission, the variance was approved for the 36ft of pavement. --For Block IV, provide gate details prior to recording. Gate details will have to be approved by staff prior to recording. Increase in ROW widths required as needed to accommodate gate detail requirements, sidewalks, and pedestrian gates, finalize prior to recording. -Street names will be established prior to recording. Finalize street name requirement prior to recording. - The developer requested a variance 50 ft. of ROW with 32 ft. of paving and should the variance be approved it should be subject to 50 ft. of ROW with 40 ft. of paving. City Commission approved of the variance with 50 ft. of ROW and 36 ft. of paving on January 8, 2024. *Must escrow monies if improvements are not built at this time, prior to recording. **Barricade and/or temporary turnaround at the north end of streets as needed.	Required

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

_____ 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 layout for Block I(Lots 58-73) does not comply with block length requirement. Engineer submitted a Variance request on October 18th, 2023 to the 1200 ft. block length requirements for Block I. City Commission approved the block length variance on January 8, 2024.	Applied
* 900 ft. Block Length for R-3 Zone Districts. -Subdivision layout for Block III(Lots 123-135) does not comply with block length requirement. Engineer submitted a Variance request on October 18th,2023 to the 900 ft. block length requirements for Block III. Under the authority and review of the Planning Director the Variance request to the block length was approved administratively. **Subdivision Ordinance: Section 134-118	Applied
* 600 ft. Maximum Cul-de-Sac. Pending Items: - For Block IV subdivision layout does not comply with block length requirement. Should a variance be approved ROW requirements subject to increase to 60 ft. of ROW with 40 ft. of paving. Engineer submitted a Variance request on October 18th,2023 to the 600ft. Cul-de-Sac length requirements for Block IV and updated letter submitted on November 14th,2023 the developer is requesting 50 ft. of ROW with 32 ft. of paving. Development staff have reviewed the request and should the variance be approved it should be subject to 50 ft. of ROW with 40 ft. of paving. City Commission approved of the Cul-de-Sac variance with 50 ft. of ROW and the condition of 40 ft. of paving on January 8, 2024. -As per Fire Department requirements, 96 ft. of paving face-to face required, and 10 ft. of ROW back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105	Applied
ALLEYS	
ROW: 20 ft. Paving: 16 ft. Revisions needed: - Must comply with Public Works Department requirements within multifamily residential zoning districts. Must submit dumpster locations/details on construction plans and be approved by Public Works prior to NTP. *Alley/service drive easement required for commercial and multi-family properties. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: 25.00 ft. for Blocks I, II, III & IV or greater for easements. Revisions needed: -Please revise as shown above on plat note. -Zoning was approved for R-1 District requirements. -Engineer submitted a variance application on October 18th,2023 requesting a front setback of 20 feet except 10 feet for unenclosed carports only for block III. Planning and Zoning Commission approved the variance to the front setback of 10 for unenclosed carports only for block III. **Zoning Ordinance: Section 138-356	Applied
* Rear: 10 ft. or greater for easements. **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with 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

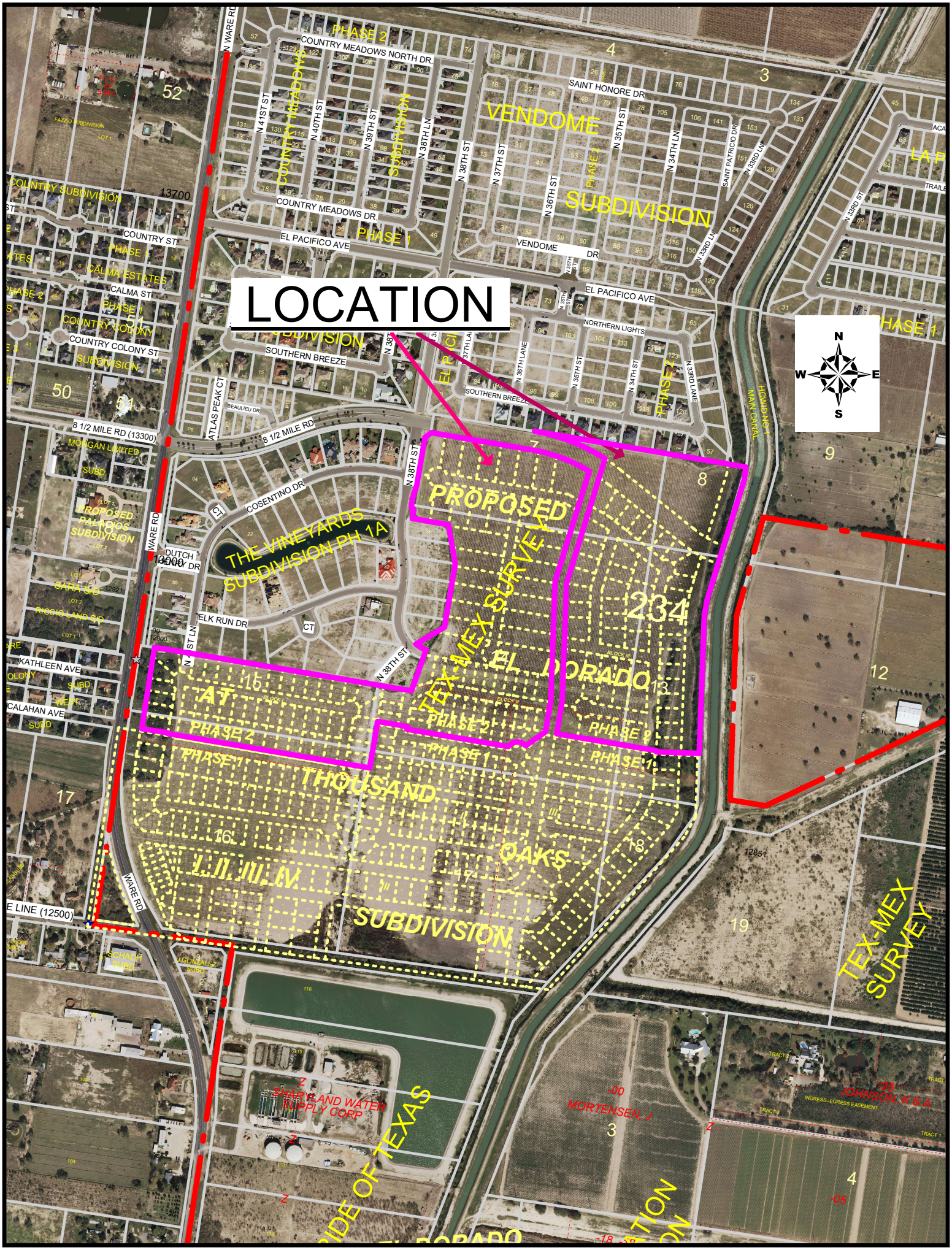
* Corner: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Garage: 18 ft. or greater for easements except where greater setback is required, greater setback applies. **Zoning Ordinance: Section 138-356	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* A 4 ft. wide minimum sidewalk required on both sides of 8 1/2 Mile Road, North 34th Lane, all interior streets, and the north side of Wolf Creek Avenue. A 5 ft. wide minimum sidewalk required along North Ware Road (F.M.2220). - Revise plat note #9 as shown above, finalize wording prior to recording. **Sidewalk requirements may increase to 5 ft. per Engineering Department requirements. **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 the east side of North Ware Road, lots 105, 106 in Block II, lots 87, 88, 97-104, 116 in Block III, lots 8, 10-18 in Block IV along North 34th Lane, lots 116 -123 in Block III, lots 1-8 in Block IV along 8 1/2 Mile Road for Block IV and Lots 116-123 Block III. Revisions Needed: - Revise note #16 as shown above, finalize wording for note prior to recording. **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 North Ware Road (F.M.2220), 8 1/2 Mile Road for Block IV and Lots 116-123 Block III, North 34th Lane, North 38th Street for Block IV. Revisions Needed: -Revise note #10 as shown above, finalize wording for note prior to recording. **Must comply with City Access Management Policy	Required
For Block III, as applicable: * Site plan must be approved by the Planning and Development Departments prior to building permit issuance for 5 or more dwelling units on each lot if applicable. **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 for staff review prior to final. ***Zoning Ordinance: Section 138-210.	Applied
* Common Areas, any private streets/drives, gate areas, etc. must be maintained by the lot owners and not the City of McAllen. **Proposing: Common areas must be maintained by the Lot Owners, HOA, and not the City of McAllen. *** Note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to recording.	Required

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.	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. ***Section 110-72 applies if public subdivision is proposed. Revisions Needed: Developer/Homeowner's Association/Owner notes must be revised to include all blocks, finalize note wording prior to recording. ****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 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/private 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 (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III) District Proposed : R-1 (Single-Family Residential) District (Blocks I,II, & IV) and R-3A (Multi-family Residential) District (Block III) *Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their meeting of August 14, 2023. ***Engineer must continue to verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to recording. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval **Planning and Zoning Commission recommended approval of the request from R-1 to R-3A for Block III portion of this development at their meeting of July 12, 2023. and was approved by the City Commission at their meeting of August 14, 2023. ***Engineer must continue to verify if proposed subdivision is within appropriate zoning as it may prompt changes to plat and or rezoning process, review and finalize prior to recording. ***Zoning Ordinance: Article V	Applied

PARKS	
* Land dedication in lieu of fee. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ($700 x 330 = $233,100). The request is for in lieu of park land dedication that $700 dwelling unit fee be paid instead in which half ($116,550) be paid prior to recording and the remainder ($116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.	Required
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee required at $700 per lot/dwelling unit to be paid prior to recording, if land dedication is not applicable. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ($700 x 330 = $233,100). The request is for in lieu of park land dedication that $700 dwelling unit fee be paid instead in which half ($116,550) be paid prior to recording and the remainder ($116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.	Required
* Pending review by City Managers Office. Engineer submitted a variance on land dedication on October 17, 2023 clarifying total amount of units to be 333 ($700 x 330 = $233,100). The request is for in lieu of park land dedication that $700 dwelling unit fee be paid instead in which half ($116,550) be paid prior to recording and the remainder ($116,550) be paid at building permit stage. Additionally, a note will be placed on the plat indicating that the remaining 50 percent will be paid during permit application. Variance request of fees in lieu of land with conditions was approved by City Manager's Office on April 19,2024. If the number of lot/dwelling unit changes park fees will be adjusted accordingly.	Required
TRAFFIC	
* As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions.	Applied
* As per Traffic Department, Master Trip Generation for both Phase I and II has been approved. Master TIA has been approved with conditions.	Applied
COMMENTS	
Comments: *Any abandonments must be done by separate process, not by plat, any abandonments by separate instrument must be finalized prior to recording. **As per discussion with engineer Lot B shall be utilized as detention area, must be labeled on plat, prior to recording. ***Revise plat note #18 as per parkland variance approved on April 19, 2024, prior to recording. *Must comply with City’s Access Management Policy.	Applied
RECOMMENDATION	
Recommendation: STAFF RECOMMENDS APPROVVAL OF THE SUBDIVISION IN REVISED FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

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


LOCATION
N
S
E
W
PROPOSED
TEX-MEX SURVEY
EL DORADO
AT
THOUSAND
OAKS
I, II, III, IV
SUBDIVISION
THE VINEYARDS SUBDIVISION PH 1A
VENDOME
SUBDIVISION
COUNTRY MEADOWS NORTH DR.
COUNTRY MEADOWS DR.
EL PACIFICO AVE
SAINT HONORE DR
VENDOME DR
NORTHERN LIGHTS
SOUTHERN BREEZE
COUNTRY ST
CALMA ST
COUNTRY COLONY ST
8 1/2 MILE RD (13300)
8 1/2 MILE RD
COSENTINO DR
DUTCH
ELK RUN DR
KATHLEEN AVE
CALAHAN AVE
WARE RD
N 38TH ST
N 41ST ST
N 40TH ST
N 39TH ST
N 38TH LN
N 37TH ST
N 36TH ST
N 35TH ST
N 34TH LN
N 33RD LN
N 33RD ST
N 36TH LANE
N 35TH ST
N 34TH ST
N 33RD LANE
SAINT PATRICIO DR
ATLAS PEAK CT
BEAULIEU DR
MORGAN LIMITED
PROPOSED PALACIOS SUBDIVISION
SARA S/D
RICCIO LAND S/D
SCHACH SUBD
GONZALEZ SUBD
SHARYLAND WATER SUPPLY CORP
MORTENSEN, J
JOHNSON, K & A
INGRESS-EGRESS EASEMENT
TEX-MEX SURVEY
HOWID NO 1 MAIN CANAL
PHASE 1
PHASE 2
PHASE 3
234
13700
13000
12851
12900
12921
12500
52
50
51
4
3
7
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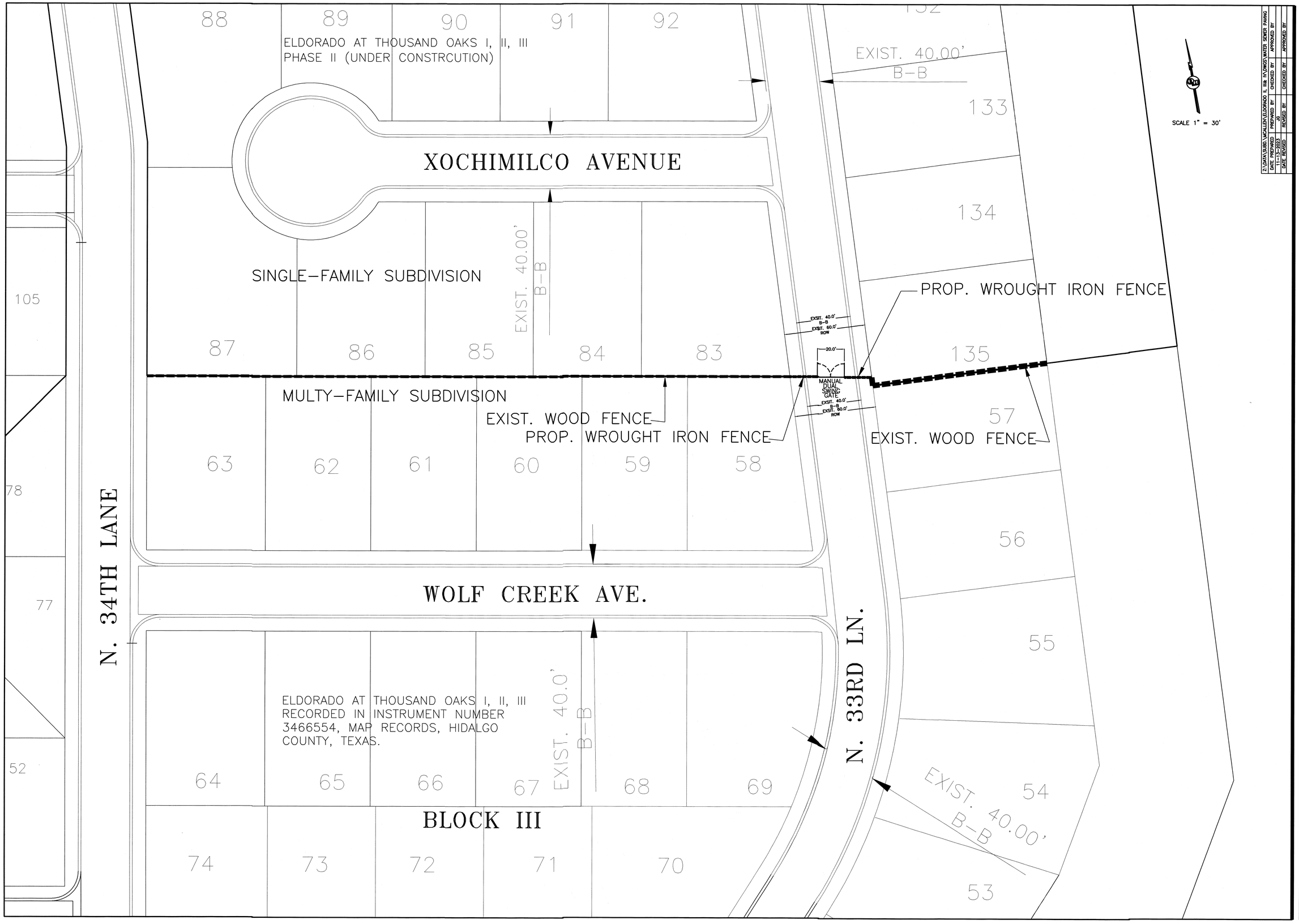

Z:\DATA\SUBD.\MCALLEN\ELDORADO II, III& IV\DWGS\WATER SEWER PAVING

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-13-2023	JO		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO.
DATE 09-24-2025
REVISION 09-25-2025
SCALE 1"=30'
DRAWN BY G.CANTU
SHEET

ELDORADO AT THOUSAND OAKS PHASE I &II

GATE DETAIL

STATE OF TEXAS
EULALIO RAMIREZ
77062
REGISTERED PROFESSIONAL ENGINEER

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

SUB2025-0055

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

Project Information

Subdivision Name HOBB'S FARM SUBDIVISION
Legal Description A 0.90 ACRE TRACT OF LAND OUT OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1
Location INTERSECTION OF HOBBS DR & 2ND ST. SOUTHWEST
City Address or Block Number 309 Hobbs Dr
Total No. of Lots 1 Total Dwelling Units 1 Gross Acres 0.90 Net Acres 0.80
☐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 R1 Proposed Zoning R1 Applied for Rezoning ☐No/☐Yes: Date ____
Existing Land Use Vacant Proposed Land Use Guest House
Irrigation District # NO. 2 Water CCN: ☑MPU/☐Sharyland Water SC Other ____
Agricultural Exemption: ☐Yes/☑No Property ID: ____
Estimated Rollback Tax Due ____ Tax Dept. Review ____

Owner

Name ALVARO GONZALEZ Phone ____
Address 201 W. HOBBS DR. E-mail ____
City MC EDINBURG State TX Zip 78539

Developer

Name SAME AS ABOVE Phone ____
Address ____ E-mail ____
City ____ State ____ Zip ____
Contact Person ____

Engineer

Name PABLO SOTO, JR Phone (956) 460-1605
Address 1208 S. IRONWOOD ST. E-mail PABLOSOTOJR54@YAHOO.COM
City PHARR State TX. Zip 78577
Contact Person ____

Surveyor

Name PABLO SOTO, JR. Phone ____
Address ____ E-mail PABLOSOTOJR54@YAHOO.COM
City ____ State ____ Zip ____

RECEIVED
APR 03 2025
By NG

04/22/25

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**
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- 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 Pablo Soto Jr Date 4/3/2025

Print Name PABLO SOTO, JR

Owner ☐ Authorized Agent ☑

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

Proposed Plat Submittal

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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 Irma Gonzalez Date 4-08-2025

Print Name IRMA GONZALEZ

Owner ☆ Authorized Agent ☐

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

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**
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Owner(s) Signature(s)

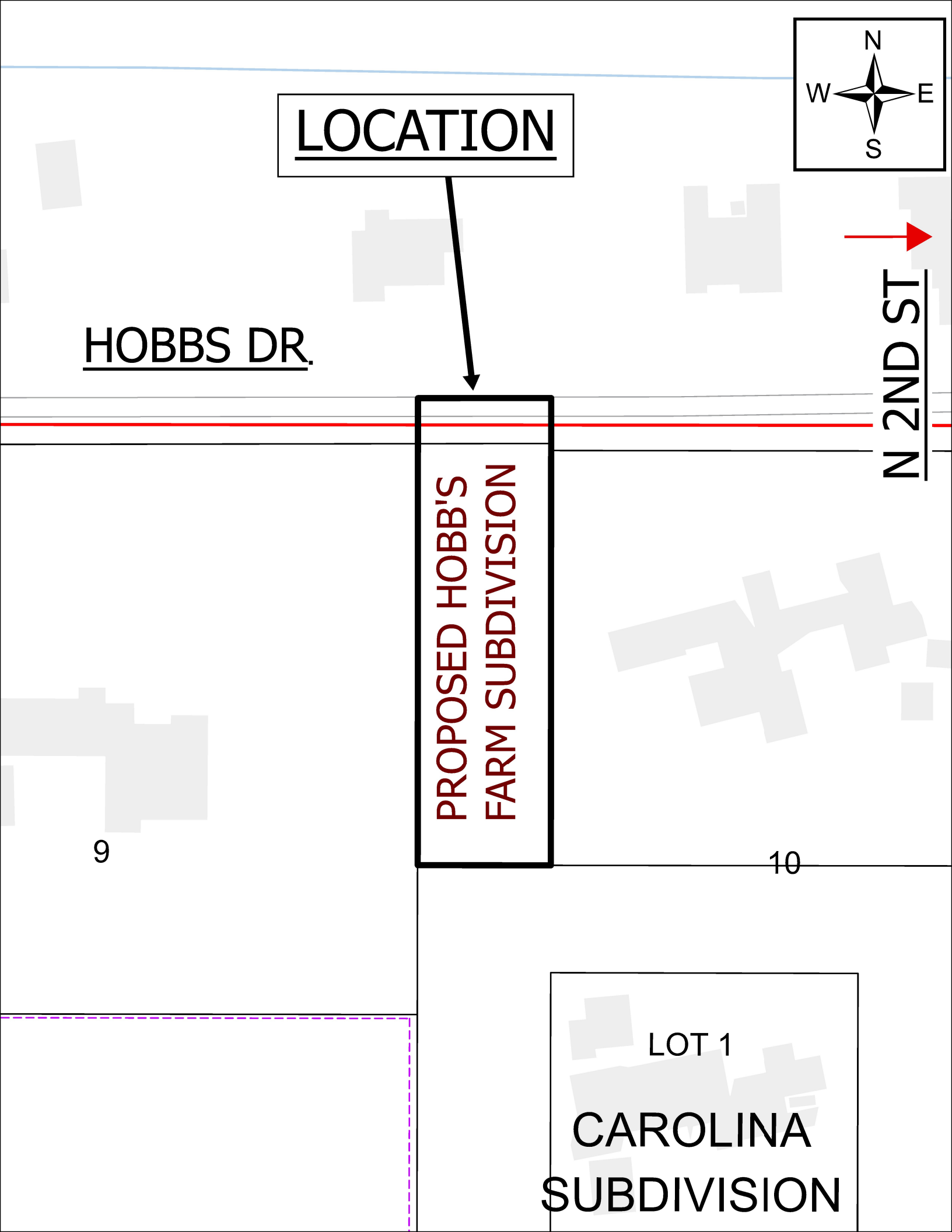
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 4-03-2025

Print Name ALBARO GONZALEZ

Owner ☒ Authorized Agent ☐

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


LOCATION
N
W
E
S
HOBBS DR.
N 2ND ST
PROPOSED HOBB'S FARM SUBDIVISION
9
10
LOT 1
CAROLINA SUBDIVISION

PLAT OF

HOBB'S FARM SUBDIVISION

(PRIVATE SUBDIVISION)

A 0.90 ACRE TRACT OF LAND OUT OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. ONE, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: PABLO SOTO JR. P.E.

DATE: MARCH 10, 2025

METES AND BOUNDS

A 0.90 ACRE TRACT OF LAND OUT OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 5, PAGE 39, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.90 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

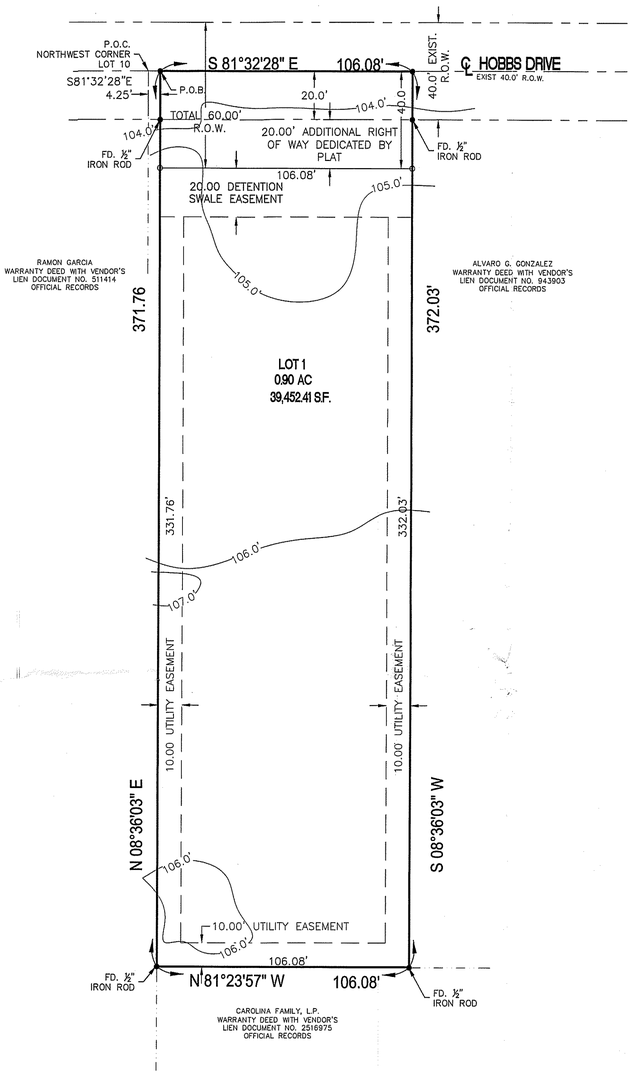
COMMENCING AT THE NORTHWEST CORNER OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, THENCE SOUTH 81 DEGREES 32 MINUTES 28 SECONDS EAST, WITH THE NORTH LINE OF LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, A DISTANCE OF 4.25 FEET TO THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 81 DEGREES 32 MINUTES 28 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 10, EBONY HEIGHTS CITRUS GROVES UNIT NO. 1, A DISTANCE OF 106.08 FEET TO THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 36 MINUTES 03 WEST, AT 20.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF HOBBS DRIVE, AT A TOTAL DISTANCE OF 372.03 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 23 MINUTES 57 SECONDS WEST, A DISTANCE OF 106.08 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08 DEGREES 36 MINUTES 03 SECONDS EAST, AT A DISTANCE OF 351.76 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTH RIGHT OF WAY LINE OF SAID HOBBS DRIVE, AT A TOTAL DISTANCE OF 371.76 FEET TO THE POINT OF BEGINNING, CONTAINING 0.90 OF AN ACRE, MORE OR LESS.

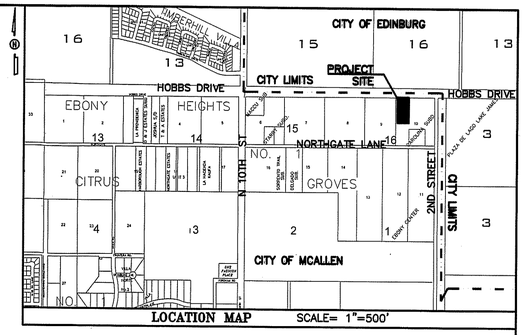


BEARING SHOWN BASED ON RECORD PLAT

SCALE: 1"= 30'

LEGEND

- ○ – SET 1/2" IRON ROD CAP STAMPED RPLS 4541
- ● – FD. 1/2" IRON ROD



LOCATION MAP SCALE= 1"=500'

GENERAL SUBDIVISION PLAT NOTES:

1.– FLOOD ZONE DESIGNATION:
ZONE "B" AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD; CERTAIN AREAS SUBJECT TO AN 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 480344 0001 B, MAP REVISED: JULY 16, 1979.

2.–SETBACK LINES AS FOLLOWS:
FRONT: 25.0 FEET OR EASEMENT, WHICHEVER IS GREATER APPLIES
SIDE: 6.0 FEET OR EASEMENT, WHICHEVER IS GREATER APPLIES
REAR: 10.0 FEET OR EASEMENT, WHICHEVER IS GREATER APPLIES
GARAGE: 18.0 FEET OR EASEMENT, WHICHEVER IS GREATER APPLIES
CORNER: 10.0 FEET OR EASEMENT, WHICHEVER IS GREATER APPLIES

3.–MINIMUM FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE CURB LOCATED IN THE CENTER FRONT OF THE LOT, MINIMUM FINISH FLOOR ELEVATION IS: 18 INCHES ABOVE HIGHEST NATURAL GROUND, WHICHEVER IS HIGHER. (MINIMUM FINISH FLOOR ELEVATION: 90.60

4.–NO BUILDING IMPROVEMENTS SHALL BE PERMITTED ON OR WITHIN ANY EASEMENT IN THIS SUBDIVISION.

5.–DETENTION AREAS THAT ARE 3 FEET OR DEEPER WILL REQUIRE PERIMETER FENCE.

6.–STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA OF APPROXIMATELY _____ CUBIC FEET OR _____ ACRE–FEET OF DRAINAGE RUNOFF WILL BE REQUIRED.

7.–BENCHMARK ELEVATION:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1–ELEV–

8.–THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED IN THIS PLAT, DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

9.–H.C.D.D. NO 1 DISCHARGE PERMIT WILL BE REQUIRED.

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

11.–4.0 FT WIDE MINIMUM SIDEWALK REQUIRED ON HOBBS DRIVE.

12.–6.0 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

13.–8.0 FT MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

14.–COMMON AREAS, ANY PRIVATE STREET/DRIVES, GATE AREAS, ETC. MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

15.–DEVELOPER/HOMEOWNER'S ASSOCIATION/OWNER, THEIR SUCCESSORS AND ASSIGNEES, AND NOT THE CITY OF MCALLEN SHALL BE RESPONSIBLE FOR COMPLIANCE OF INSTALLATION. AND MAINTANAINCE AND OTHER REQUIREMENTS PER SECTION 134–168 OF THE SUBDIVISION ORDINANCE, INCLUDING BUT NOT LIMITED TO COMMON AREAS AND ITS PRIVATE STREETS.

16. THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN **ALVARO GONZALEZ AND IRMA GONZALEZ** AND THE CITY OF McALLEN EXECUTED ON _____ AND RECORDED IN THE FOLLOWING INSTRUMENT _____ OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, **ALVARO GONZALEZ & IRMA GONZALEZ** OWNER OF THE LAND SHOWN, AND DESIGNATED HERE AS **HOBB'S FARM SUBDIVISION** AND WHOSE NAME(S) IS(ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREET, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

_____ _____ _____ _____
ALVARO GONZALEZ DATE IRMA GONZALEZ DATE
201 W. HOBBS DR. 201 W. HOBBS DR,
EDINBURG TEXAS 78539 EDINBURG TEXAS 78539

THE STATE OF TEXAS-COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, the undersigned notary public, on this day personally appeared **ALVARO GONZALEZ** proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, de–clared 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 _____, 2025.

_____
NOTARY PUBLIC– STATE OF TEXAS

THE STATE OF TEXAS-COUNTY OF HIDALGO
PUBLIC NOTARY CERTIFICATE

BEFORE ME, the undersigned notary public, on this day personally appeared **IRMA GONZALEZ** proved to me through her Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, de–clared 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 _____, 2025.

_____
NOTARY PUBLIC– STATE OF TEXAS

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: ALVARO GONZALEZ	201 W. HOBBS DR	EDINBURG TX 78539	(956) 605–3951
ENGINEER: PABLO SOTO JR	1208 S. IRONWOOD ST.	PHARR, TX 78577	(956) 460–1605
SURVEYOR: PABLO SOTO JR	1208 S. IRONWOOD ST.	PHARR, TX 78577	(956) 460–1605

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

STATE OF TEXAS
CITY OF MCALLEN

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 & ZONING COMMISSION DATE

CITY OF MCALLEN
CERTIFICATE OF APPROVAL

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, PABLO SOTO, JR, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT AS HERIN SHOWN.

DATED THIS _____ DAY OF _____ 2025

PRELIMINARY PURPOSE ONLY

REGISTERED PROFESSIONAL ENGINEER No. 66278

STATE OF TEXAS · PABLO SOTO JR. · 66278 · REGISTERED PROFESSIONAL ENGINEER

I, PABLO SOTO JR., 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.

PRELIMINARY PURPOSE ONLY

PABLO SOTO JR. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4541

STATE OF TEXAS · PABLO SOTO JR. · 4541 · REGISTERED 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

PABLO SOTO, JR. P.E.

CIVIL ENGINEER & LAND SURVEYOR

1208 S. IRONWOOD ST. PHARR, TEXAS–78577 T.B.P.E.
(TEL) 956–460–1605 (FAX) 956–782–8277 FIRM No. F–20208

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/15/2025

SUBDIVISION NAME: HOBB'S FARM SUBDIVISION	
REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Hobbs Drive: 20 ft. of R.O.W. dedication for 40 ft. from Centerline for 80 ft. of R.O.W. Paving: 52 ft. - 65 ft. Curb & gutter: Both Sides Revisions needed: - Needs to provide R.O.W. documents on the plat, and provide copies for staff review prior to final. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed for improvements not built prior to recording. **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	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 . **As per Fire Department requirements, 96 ft. of paving face-to face required. 10 ft. of R.O.W. back of curb around Cul-de-Sac required. **Subdivision Ordinance: Section 134-105	Non-compliance
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties and multi-family development. *Disclaimer: Application calls for a residential single family development, if proposed use changes, requirement for alley will apply as applicable. **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
* Front: 25 ft. or in line with existing structures or easements, whichever is greater applies. Revisions Needed: -Need to revise the plat note as shown above prior to final. *Proposing: 25 ft. or easement, whichever is greater **Zoning Ordinance: Section 138-356	Non-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, whichever is greater applies. Revisions Needed: - Needs to add setback note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Needs to add setbacks as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* Corner: 10 ft. or greater for easements, whichever is greater applies. Revisions Needed: -Needs to add setback note as shown above prior to final, plat note is missing. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage: 18 ft. except where greater setback is required, greater setback applies. Revisions Needed: -Add the plat note as shown above prior to final, plat note is missing. **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 Hobbs Drive. *Disclaimer: Sidewalk requirements may increase to 5 ft. prior to recording, as per Engineering Department requirements. ****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. Revisions Needed: **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	TBD
* 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.	Compliance
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc.	NA

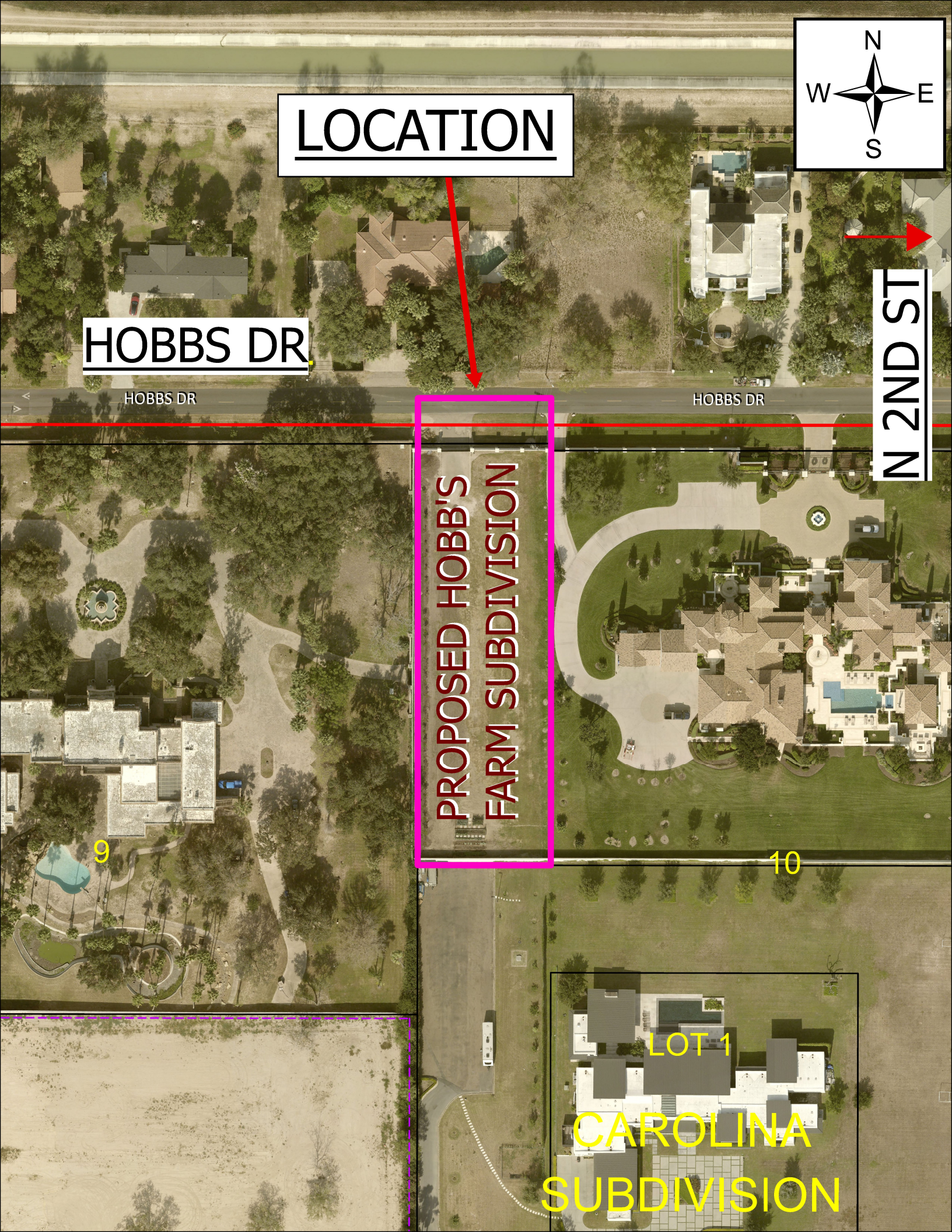
These comments are for subdivision requirements only – additional requirements may apply at time of site plan review

* 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 134-168 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 **Subdivision Ordinance: Section 134-168	Compliance
* 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	Non-compliance
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Required
* Minimum lot width and lot area. **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
PARKS	
* Land dedication in lieu of fee. - Park Fee of $700 per lot/dwelling unit to be paid prior to recording. Park Fee applies to Residential properties, for a 1 Lot residential property, fee would be $700.00	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.	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: - Needs to provide document numbers for staff review prior to final. * -Verify the Bearing distances and M+B as some of the dimensions show differ from the survey. (i.e. there are some dimensions that differ in bearings & distances) *-Needs to add parcel information of properties surrounding the subdivision. (i.e. Carolina Subdivision on the South side, also for properties located directly on the North side of Hobbs Drive. *-Clarify any overlap of easements in to the existing R.O.W. Needs to come in to revise application for the PROPOSED USE of the subdivision, prior to final. *Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the physical mylar, you must provide for their signature & required recording documents (i.e. H.C.I.D. #2 Tax Certificates) *Disclaimer: 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: Any abandonment of easements must be done by a separate instrument/document, cannot be abandoned by plat. *Must comply with City's Access Management Policy.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO CONDITIONS NOTED.	Applied

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


LOCATION
HOBBS DR
HOBBS DR
HOBBS DR
N 2ND ST
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W
E
S
PROPOSED HOBB'S FARM SUBDIVISION
9
10
LOT 1
CAROLINA SUBDIVISION

Sub2025-0106

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

Project Information

Subdivision Name: Augusta Village Subdivision

Legal Description: Being a 0.502 acre [21,846.30] tract of land being out of the North 2 1/2 acres of the North 10 acres of the South 20 acres of Lot 1, Block 17, Steele and Pershing Subdivision, of Prociones 66 and 67, Hidalgo County, Texas, recorded in Volume 8, Page 114, Map Records of Hidalgo County, Texas.

Location: North R.O.W. of East Augusta Avenue approximately 1,1660 feet east of South McColl Road.

City Address or Block Number: 1009 E Agusta Ave

Total No. of Lots: 3 Total Dwelling Units: 3 Gross Acres: 0.502 Net Acres: 0.334

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

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☑**Residential (** 3 **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 #: 290286 & 209287

Estimated Rollback Tax Due: 0 Tax Dept. Review: MC 7/18/25

Owner

Name: Marlene Hernandez and Erick Hernandez Phone: c/o (956) 330-2433 and/or (956) 867-3287

Address: 2406 Longoria Lane E-mail: c/o khv@rioplexengineering.com dr@rioplexengineering.com

City: Edinburg State: TX Zip: 78541

Developer

Name: Marlene Hernandez and Erick Hernandez Phone: c/o (956) 330-2433 and/or (956) 867-3287

Address: 2406 Longoria Lane E-mail: ____

City: Edinburg State: TX Zip: 78541

Contact Person: ____

Engineer

Name: Rioplex Engineering LLC Phone: (956) 330-2433 and/or (956) 867-3287

Address: 1200 Auburn Avenue, Suite 280 E-mail: c/o khv@rioplexengineering.com dr@rioplexengineering.com

City: McAllen State: TX Zip: 78504

Contact Person: Kelley Heller-Vela and Della Robles

Surveyor

Name: Carrizales Land Surveying LLC Phone: (956) 567-2167

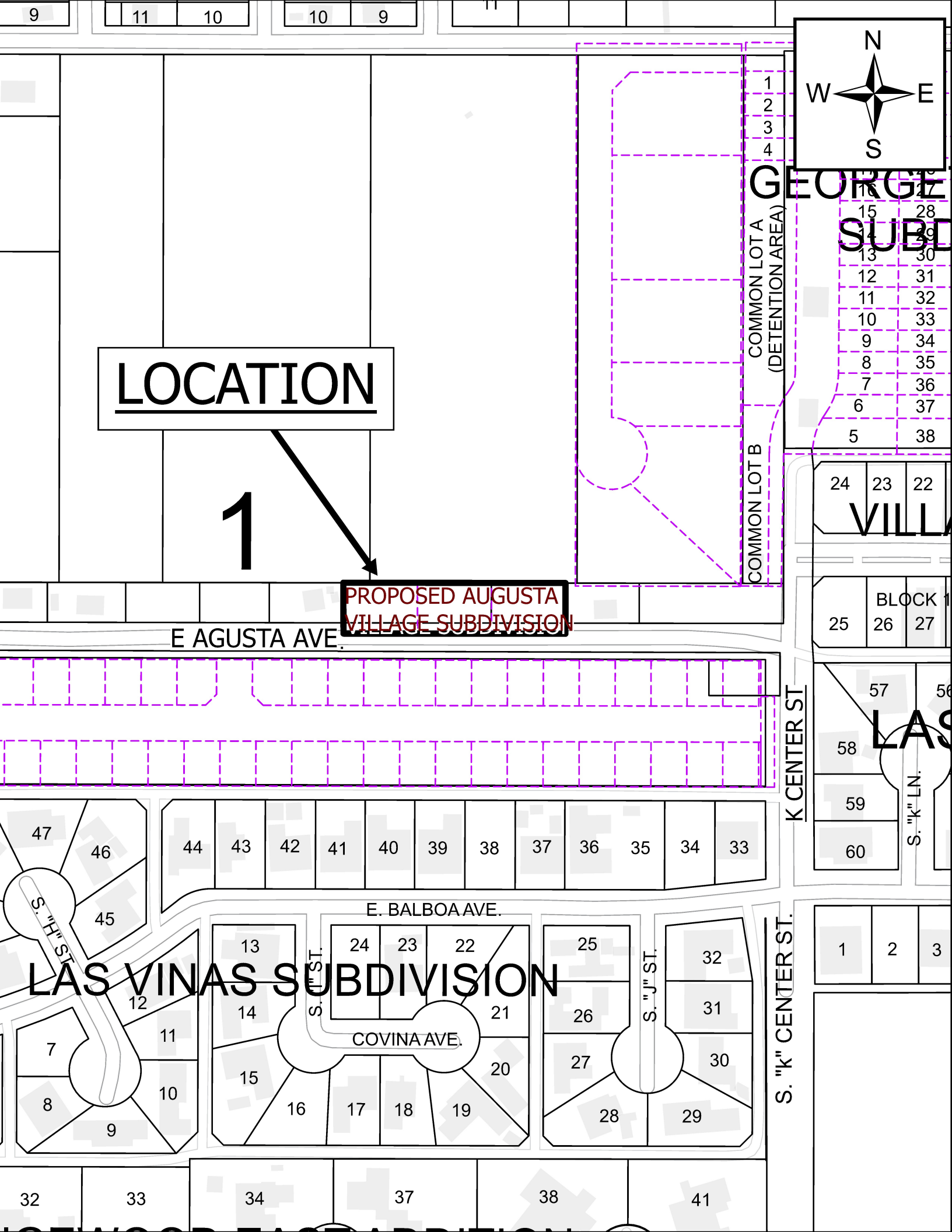
Address: 4807 Gondola Ave. E-mail: mannyrpls@cls.land

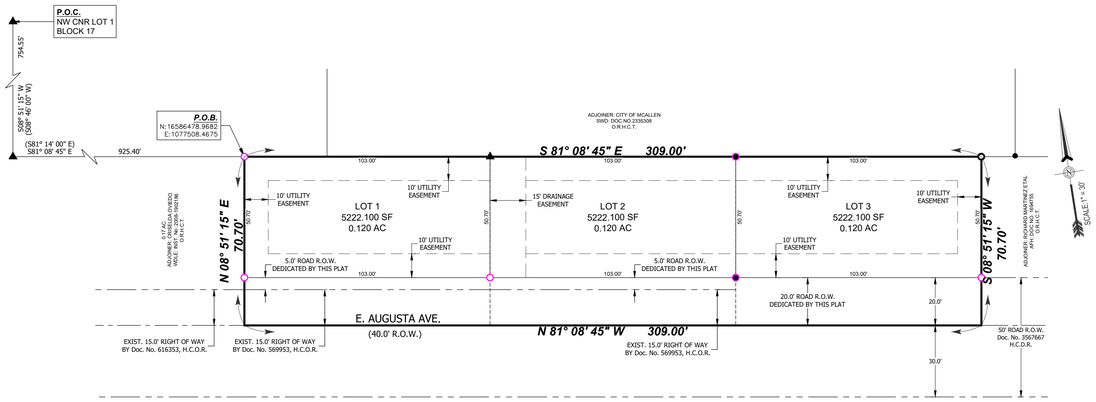
City: Edinburg State: TX Zip: 78542

KF

JUL 18 2025

BY: CW


N
W
E
S
LOCATION
1
PROPOSED AUGUSTA VILLAGE SUBDIVISION
E AGUSTA AVE.
COMMON LOT A (DETENTION AREA)
COMMON LOT B
K CENTER ST
S. "K" CENTER ST.
S. "K" LN.
E. BALBOA AVE.
COVINA AVE.
S. "H" ST.
S. "I" ST.
S. "J" ST.
LAS VINAS SUBDIVISION
BLOCK 1



LEGEND

- O - FOUND 1" IRON PIPE OR AS NOTED
- ● - FOUND 1/2" IRON ROD OR AS NOTED
- ○ - SET 1/2" IRON ROD W/PINK CAP STAMPED "CLS RPLS #6388"
- ▲ - CALCULATED POINT

POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
NW	- NORTHWEST
CNR.	- CORNER
WD:	- WARRANTY DEED
SWD:	- SPECIAL WARRANTY DEED
WDL:	- WARRANTY DEED W/VENDOR'S LIEN
AFH:	- AFFIDAVIT OF HEIRSHIP
R.O.W.	- RIGHT OF WAY
VOL.	- VOLUME
PG.	- PAGE
DOC.	- DOCUMENT
O.R.H.C.T.	- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
M.R.H.C.T.	- MAP RECORDS HIDALGO COUNTY TEXAS
( )	- RECORD CALL

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

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

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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

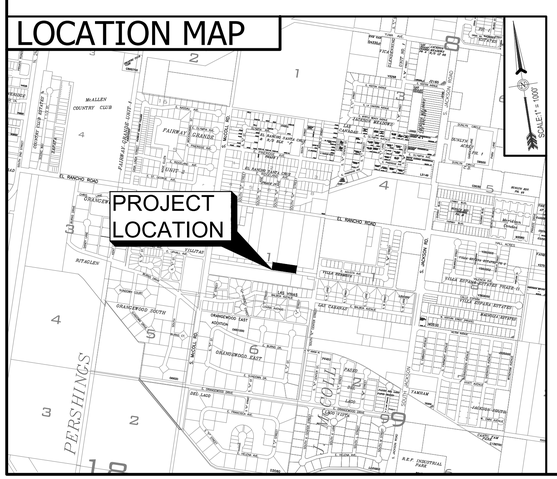
RAUL E. SESIN, P.E., C.F.M. — DATE
GENERAL MANAGER

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

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

PRESIDENT — ATTEST: SECRETARY

LOCATION MAP



RIOPLEX ENGINEERING

FIRM No. 26964
1200 Auburn Ave., Suite 280 — Office # (956) 631-8327
McAllen, Tx. 78504 — rioplexengineering.com

PRINCIPAL CONTACTS		ADDRESS	CITY & ZIP	PHONE
OWNER:	MARLENE & ERICK HERNANDEZ	2406 LONGORIA LANE	EDIBURG TX 78541	C/A (956) 330-2433
ENGINEER:	KELLEY HELLER-VELA, P.E.	1200 AUBURN AVE, SUITE 280	McALLEN, TX 78504	(956) 330-2433
SURVEYOR:	SURVEYOURS INFO, R.P.L.S.	ADDRESS	CITY, TX ZIP CODE	(956) 000-0000

SUBDIVISION MAP OF
AUGUSTA VILLAGE SUBDIVISION

BEING A SUBDIVISION OF 0.502 ACRE [21,846.30] TRACT OF LAND BEING OUT OF THE NORTH 2 1/2 ACRES OF THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, OF PORCIONES 66 AND 67, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 114, MAP RECORDS OF HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A 0.502 ACRE [21,846.30] TRACT OF LAND BEING OUT OF THE NORTH 2 1/2 ACRES OF THE NORTH 10 ACRES OF THE SOUTH 20 ACRES OF LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, OF PORCIONES 66 AND 67, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 114, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.334 ACRE TRACT BEING COMPRISED OF TWO CALLED 0.17 ACRE TRACTS AS CONVEYED TO MARIA CANDELARIA QUIJADA BY VIRTURE OF WARRANTY DEED RECORDED IN DOCUMENTS 678824 AND 678825, RESPECIVELY, DEED RECORDS OF HIDALGO COUNTY, TEXAS (DRHCT), SAID 0.334 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A CALCULATED POINT ON MCCOLL ROAD, FOR THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 17, STEELE AND PERSHING SUBDIVISION, THENCE, SOUTH 08 DEGREES 51 MINUTES 15 SECONDS WEST, (RECORD ~ SOUTH 08 DEGREES 46 MINUTES 00 SECONDS WEST), ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 754.55 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID 2 1/2 ACRE TRACT, THENCE, SOUTH 81 DEGREES 08 MINUTES 45 SECONDS EAST, (RECORD ~ SOUTH 81 DEGREES 14 MINUTES 00 SECONDS EAST), ALONG THE NORTH LINE OF SAID 2 1/2 ACRE TRACT, A DISTANCE OF 925.40 FEET TO A CALCULATED POINT [N:16586478.9682, E:1077508.4675] FOR THE NORTHWEST CORNER OF SAID 0.17 ACRE TRACT OF LAND AND POINT OF BEGINNING

THENCE, SOUTH 81 DEGREES 08 MINUTES 45 SECONDS EAST ALONG THE NORTH LINE OF SAID 2-1/2 ACRE TRACT OF LAND AND OF SAID 0.17 ACRE TRACT, A DISTANCE OF 206.00 FEET TO A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" FOUND FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 08 DEGREES 51 MINUTES 15 SECONDS WEST, (RECORD ~ SOUTH 08 DEGREES 46 MINUTES 00 SECONDS WEST), WITHIN AND ACROSS SAID 2-1/2 ACRE TRACT OF LAND AND ALONG THE EAST LINE OF SAID 0.17 ACRE TRACT OF LAND, AT A DISTANCE OF 50.70 FEET PASS A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" FOUND ON THE NORTH RIGHT OF WAY LINE OF E. AGUSTA AVE. CONTINUING A TOTAL DISTANCE OF 70.70 FEET TO A CALCULATED POINT ON THE SOUTH LINE OF SAID 2-1/2 ACRE TRACT FOR THE SOUTHEAST CORNER OF SAID 0.17 ACRE TRACT AND OF THIS TRACT OF LAND;

THENCE, NORTH 81 DEGREES 08 MINUTES 45 SECONDS WEST, (RECORD ~ NORTH 81 DEGREES 14 MINUTES 00 SECONDS WEST), ALONG THE SOUTH LINE OF SAID 2 1/2 ACRE TRACT OF LAND AND OF SAID 0.17 ACRE TRACT OF LAND, A DISTANCE OF 206.00 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF SAID 0.17 TRACT, AND OF THIS TRACT OF LAND;

THENCE, NORTH 08 DEGREES 51 MINUTES 15 SECONDS EAST, (RECORD ~ 08 DEGREES 46 MINUTES 00 SECONDS EAST), WITHIN AND ACROSS SAID 2-1/2 ACRE TRACT OF LAND AND ALONG THE WEST LINE OF SAID 0.17 ACRE TRACT OF LAND, AT A DISTANCE OF 20.0 FEET PASS A HALF (1/2)-INCH IRON ROD WITH PINK CAP STAMPED "CLS RPLS 6388" SET ON THE NORTH RIGHT OF WAY LINE OF SAID E. AGUSTA AVE. CONTINUING A TOTAL DISTANCE OF 70.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.334 ACRES [14,564.20] OF LAND, MORE OR LESS.

GENERAL NOTES :

1. THIS SUBDIVISION IS IN FLOOD ZONE "B": DESCRIBED AS "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 0010 C MAP REVISED: NOVEMBER 02, 1982.
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 CODE:
   FRONT : 10 FT. OR GREATER FOR APPROVED SITE PLAN OR EASEMENTS
   REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE OR GRATER FOR EASEMENTS, WHICHEVER IS GREATER APPLIES.
   SIDE : IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS WHICHEVER IS GREATER APPLIES.
   GARAGE : 10 FT. EXCEPT WHERE GREATER SETBACK IS REQUIRED. GREATER SETBACK APPLIES.
4. CITY OF McALLEN BENCHMARK: NUMBER MC 50, TOP OF 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT THE SOUTH BOUND OF EL RANCHITO STREET CLOSE TO S. CASA LINDA STREET (85' WEST OF INTERSECTION). GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM, NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N=16587523.9914, E=1075425.1851, ELEV.=112.96
5. REQUIRED STORM SEWER RUNOFF DETENTION FOR THIS SUBDIVISION AS PER THE APPROVED DRAINAGE REPORT: 1,689 C.F. - 0.039 AC.-FT. TO BE PROVIDED AT BUILDING PERMIT STATGE. LOTS 1-3 WILL REQUIRE TO ACCOMMODATE 563.00 C.F. TO A TOTAL OF 1,689 C.F.
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 E AUGUSTA AVE., 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 NORTH MAIN STREET.
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 EASEMENT REQUIRED AT ALL STREET INTERSECTIONS AND 10 X 10 CLIP REQUIRED AT ALL STREET AND ALLEY INTERSECTIONS.
13. NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG S McCOLL ROAD.
14. AUGUST VILLAGE SUBDIVISION DETENTION WILL BE PRIVATE AND MAINTAINED BY THE H.O.A./PROPERTY OWNERS AND NOT THE CITY OF MCALLEN.
15. ALL EASEMENTS DEDICATED BY PLAT UNLESS STATED OTHERWISE

THE STATE OF TEXAS
COUNTY OF HIDALGO

I, (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS AUGUSTA VILLAGE SUBDIVISION TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, 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 EMPLYEES 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 AUBURN AVENUE AND N. MAIN STREET FOR THE USE AS STREET RIGHT OF WAY DEDICATED TO THE CITY OF MCALLEN BY THIS PLAT.

MARLENE HERNANDEZ — DATE
2406 LONGORIA LANE
EDINBURG, TEXAS 78541

ERICK HERNANDEZ — DATE
2406 LONGORIA LANE
EDINBURG, TEXAS 78541

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARLENE HERNANDEZ 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:

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERICK HERNANDEZ 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, KELLEY A. HELLER-VELA, 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_____.

RIO PLEX ENGINEERING, LLC.
TEXAS REGISTRATION F-26964

KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421
STATE OF TEXAS

DATE PREPARED: 06/03/2025
ENGINEERING JOB # R25-010

STATE OF TEXAS
COUNTY OF HIDALGO

I, MANNY CARRIZALES, 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 _____.

MANNY CARRIZALES PROFESSIONAL LAND SURVEYOR No. 6388
STATE OF TEXAS

DATE SURVEYED: 01/27/2025
SURVEY JOB # 25008

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

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/16/2025

SUBDIVISION NAME: AUGUSTA VILLAGE

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
E. Agusta Ave.: 50 ft. ROW Plat currently shows 20 ft. ROW dedication; also references a 50 ft. Road ROW by separate document. Provide copy of documents for review to finalize ROW requirements, prior to final. Paving: 32 ft. Curb & gutter: both sides - Need to Label the street Centerline (C.L.) **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	Applied
* 600 ft. Maximum Cul-de-Sac _____ **Subdivision Ordinance: Section 134-105	NA
ALLEYS	
ROW _____ Paving _____ *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106	NA
SETBACKS	
Front: 25 ft. or greater for easement. revisions required: -10 ft. or greater for easements or in line with existing, whichever greater applies. - At the Planning and Zoning Commission Board meeting of August 19, 2025, the board members approved the variance request to 10-feet front yard setback instead of the required 25 ft. - Add plat note as stated 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. **Zoning Ordinance: Section 138-356	Applied
* Corner _____ **Zoning Ordinance: Section 138-356	NA

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

* Garage: 18 ft. except where greater is required, greater setback applies. **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 E. Agusta Ave. * Note #8 shown on plat submitted for preliminary review references North E. Augusta Ave. and both sides of interior streets. Clarify prior to final. **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. * Revise Note # 9 as shown above; N. Main Street included at the end of the note is not in this area. **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. **Landscaping Ordinance: Section 110-46	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Applied
NOTES	
* No curb cut, access, or lot frontage permitted along: * Clarify Note # 13 shown on initial plat submittal as it references S. McColl Road, 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.	Applied
* Common Areas for commercial developments provide for common parking, access, setbacks, landscaping, etc. * Property is zoned R-1.	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	Applied
* 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
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1	Applied

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

* Minimum lot width and lot area **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. **Park Fee of $2,100 must be paid prior to recording. (Based on three dwelling units/lots x $700) If number of units/lots changes, fee will be adjusted accordingly.	Applied
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording **Park Fee of $2,100 must be paid prior to recording. (Based on three dwelling units/lots x $700) If number of units/lots changes, fee will be adjusted accordingly.	Applied
* Pending review by the City Manager as may be applicable. **Park Fee of $2,100 must be paid prior to recording. (Based on three dwelling units/lots x $700) If number of units/lots changes, fee will be adjusted accordingly.	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation for three single-family lot subdivision is waived.	Applied
* Traffic Impact Analysis (TIA) required prior to final plat.	NA
COMMENTS	
Comments: Clarify Note #12 shown on the plat submitted for preliminary review regarding sight obstructions, prior to final. - On the City Mayor's Signature line there is a second signature being provided, please clarify on the plat, if not remove, prior to final. - Owner's Signature block refers to the wording for 'Private' subdivisions, while on the application it refers to this development for 'Public' subdivision, please revise accordingly. - Any abandonment of easements cannot be done by plat, must be done by a separate instrument/document. *Disclaimer: The City of McAllen does not require the Irrigation district's signature block, but if its presented on the plat, you must provide for their signature & required documents (i.e. H.C.I.D. #2 Tax Certificates) *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
1
PROPOSED AUGUSTA VILLAGE SUBDIVISION
E AGUSTA AVE
COMMON LOT A (DETENTION AREA)
COMMON LOT B
K CENTER ST
E. BALBOA AVE.
COVINA AVE.
LAS VINAS SUBDIVISION
S. "H" ST.
S. "I" ST.
S. "J" ST.
S. "k" CENTER ST.
S. "k" LN.
N
W
E
S

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

VAR2025-0027

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: 5.492 ACRES OUT OF LOTS 11 AND 12, EBONY HEIGHTS CITRUS GROVES UNIT 1, VOLUME 5, PAGE 39, H.C.M.R. CITY OF MCALLEN HIDALGO COUNTY

Proposed Subdivision (if applicable): Hidden Grove Estates Subdivision

Street Address: 8601 N. 2nd Street

Number of lots: 8 Gross acres: 5.492

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. c/o Mario A Reyna, P.E. Phone: (956) 381-0981

Address: 115 West McIntyre Street E-mail:

City: Edinburg State: Texas Zip: 78541

Owner

Name: Millennial Bear Farms, LLC Phone: 956-381-0981

Address: 7310 N Highway 281 E-mail: beto@meldenandhunt.com

City: McAllen State: Tx Zip: 78540

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: 7/11/25

Print Name: Mario A. Reyna, P.E. ☐ Owner ☒ Authorized Agent

Office

FOR OFFICE USE ONLY

APPLICATION FILING FEE: ☒ $250.00

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

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.

See attached letter

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

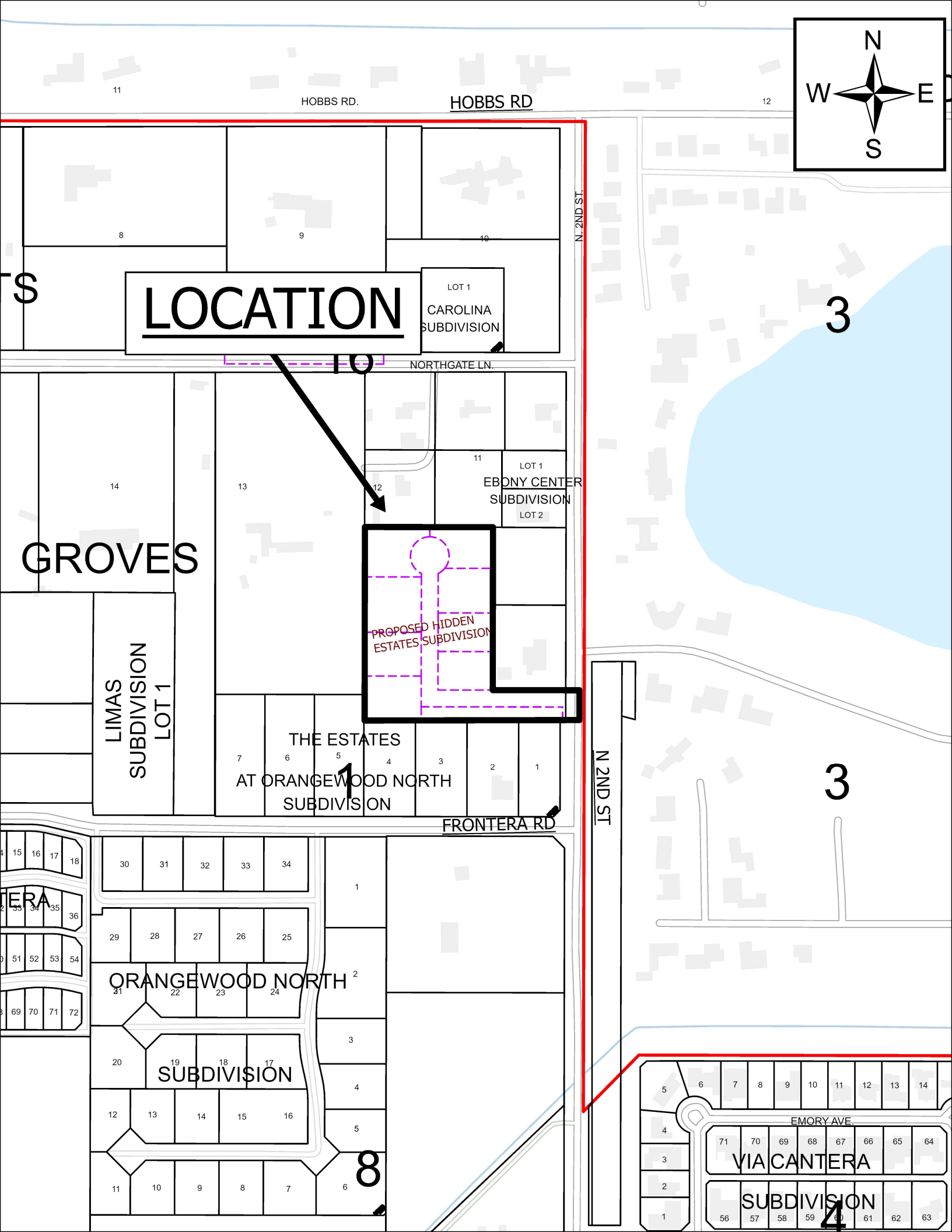
See attached letter

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 of the surrounding properties

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 surrounding areas because this will be a private subdivision and the only variance being requested is for the private ROW.


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
3
3
1
8
4

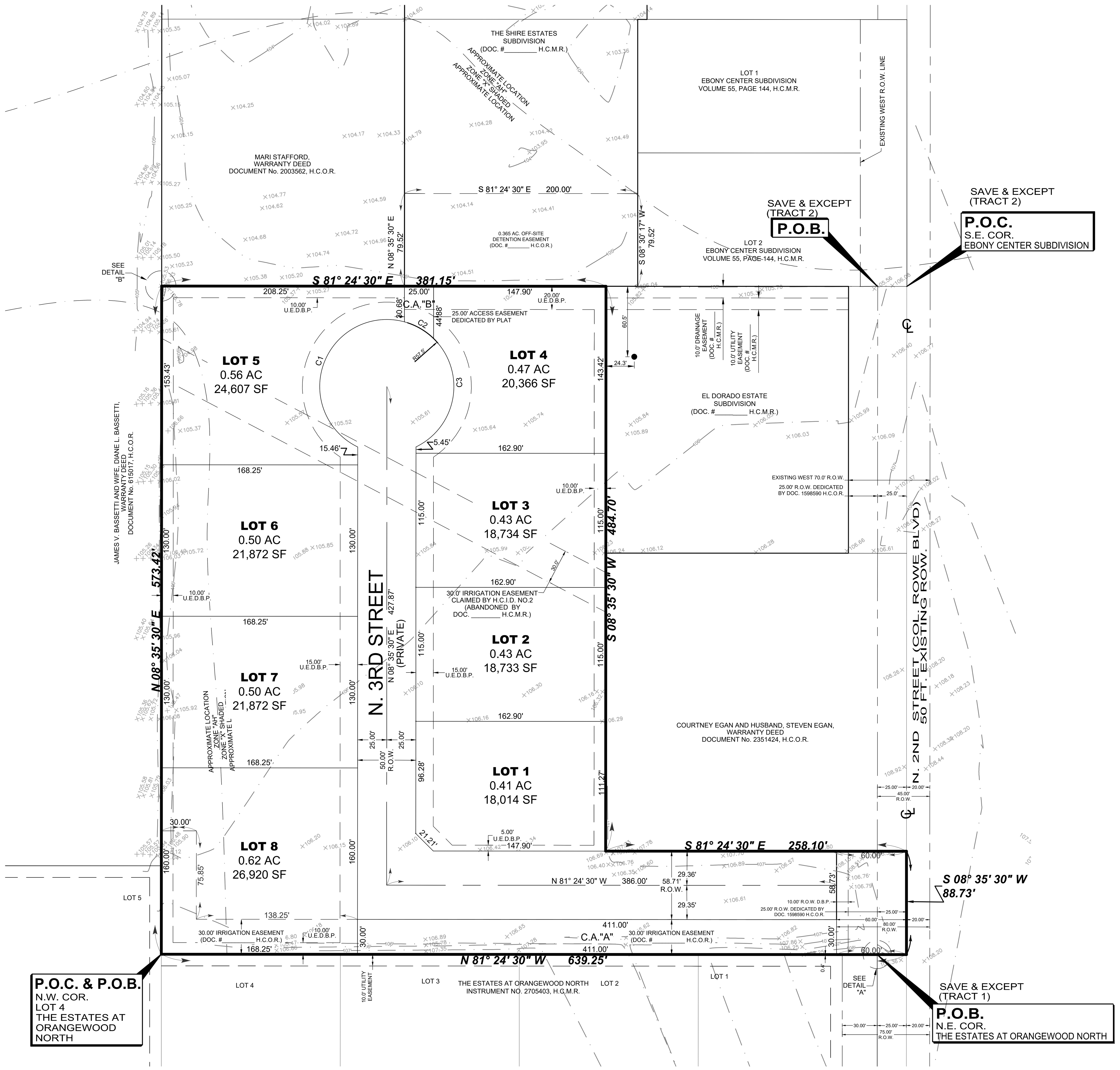
PLAT OF

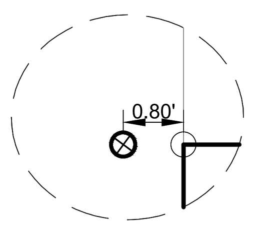
HIDDEN GROVE ESTATES SUBDIVISION

(PRIVATE)

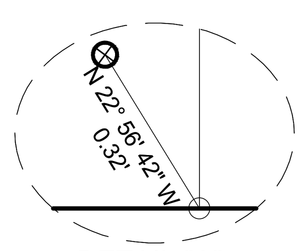
PLAT SHOWING

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



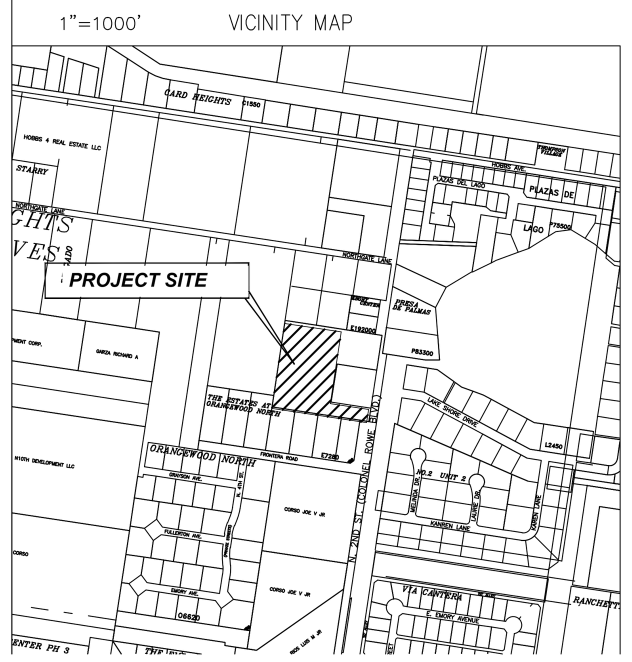


DETAIL "B":
N.T.S.



DETAIL "A":
N.T.S.

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'

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

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: IN ACCORDANCE WITH ZONING ORDINANCES, 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 $\frac{1}{4}$" 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 ON BOTH SIDES OF ALL INTERIOR STREETS AND ALONG N. 2ND STREET.

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.

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	10/15/2025
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

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

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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

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DRAWN BY	A.A.	DATE	12/02/2024
REVISED BY	A.G.P.	DATE	10/15/2025
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

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City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/16/2025

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: - 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.	Compliance
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. - Show the R.O.W. diameter at the Cul-De-Sacs and provide a paving layout for staff review prior to final. - 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. Abandonment cannot be done by plat, must be done by a separate document. **Subdivision Ordinance: Section 134-105 and/or COM Thoroughfare Plan **Monies must be escrowed if improvements are not built 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 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. - Provide Cul-De-Sac details prior to final. - Provide Cul-De-Sac Radius width and length on the plat. - 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. **Subdivision Ordinance: Section 134-105	Non-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, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. *Zoning Ordinance: Section 138-356"	Non-compliance
* Rear: 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	Non-compliance
* Interior Sides: 6 ft. or greater for easements, whichever is greater applies. Revisions needed: - Include note as shown above prior to final. **Zoning Ordinance: Section 138-356	Non-compliance
* 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	Non-compliance
* 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 final. ***Sidewalk requirement may increase to 5 ft. as per Engineering Department 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

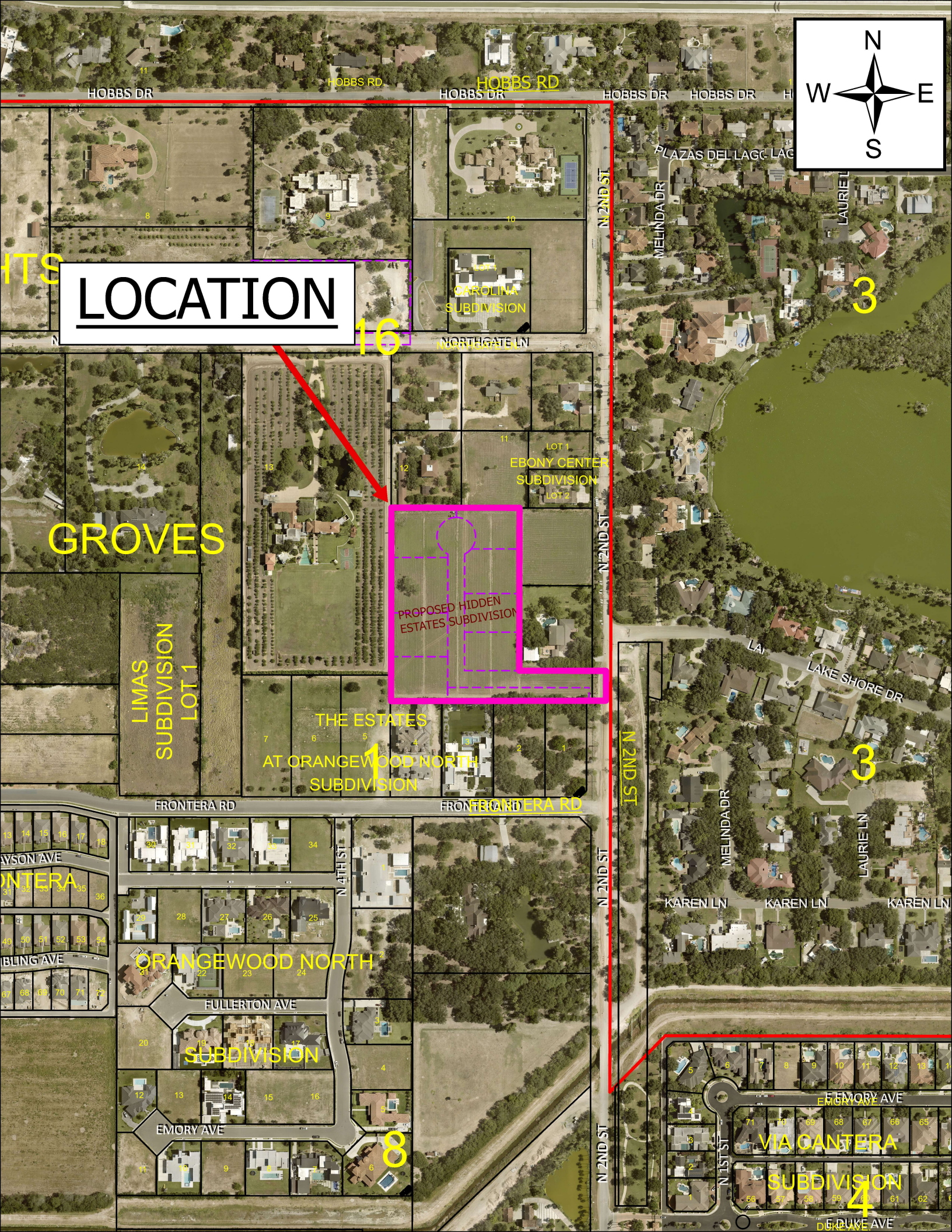
BUFFERS	
* 6 ft. opaque buffer required from adjacent/between multi-family residential and commercial, and industrial zones/uses and along N. 2nd Street. Revisions Needed: - Revise plat note # 7, include note as shown above with wording to be finalized prior to final. *Landscaping Ordinance: Section 110-46.	Non-compliance
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses **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 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. Revisions needed: - Revise plat note #9 as shown above, note subject to change once subdivision requirements have been finalized. Finalize wording for note prior to final. - For Lot 9/Common Area A, please clearly label the lot as lots may only one have one letter/number, revise the lot name 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. 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	Non-compliance
* 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

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

* 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
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. Revisions Needed: - Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording.	TBD
* 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. Revisions Needed: - Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording.	TBD
* 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. Revisions Needed: - Need to provide a plat note to reflect the approved park fee variance needed, prior to final/recording.	TBD
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. - Trip Generation has been approved, no TIA required.	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 the ROW for gate entrance. This variance will be heard at the planning and zoning commission board on 10.21.25 and city commission on November 10, 2025. - Verify that the Metes & Bounds provided on the application match the bearings and distances labeled on the plat and plat boundary. - There are three distinct P.O.B. being shown on the plat, please clarify this so that it matches what was provided on the survey. - 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. *Disclaimer: Subdivision is labeled on the application as a private & gated subdivision. - Need to provide gate details for staff review prior to final. - Plat shows 58.71 ft of R.O.W and variance letter shows 58.9 ft. of ROW, please verify prior to final. *Disclaimer: Additional R.O.W. may be required at the gate area to ensure gate standard requirements. - 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. - Disclaimer: Please verify, on the surveyor's signature line, there is a small misspelling on the surveyor's seal, it currently says "Registerd" - Please clarify with staff on the pertaining 30.0 ' Irrigation Easement claimed by the H.C.I.D. No. 2 - 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.	Non-compliance
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN REVISED PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL AND CLARIFICATION TO THE VARIANCE REQUEST.	Applied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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 SUBDIVISION
FULLERTON AVE
EMORY AVE
VIA CANTERA SUBDIVISION
N 1ST ST
E DUKE AVE
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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

July 11, 2025

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

Re: Hidden Groves Estates Subdivision-- Variance Request to City of McAllen

Dear Mr. Sotelo:

On behalf of the developer, J&D Produce, Inc., and in reference to Hidden Groves Subdivision, we respectfully request a variance for the following item:

1. **ROW for Gated Entrances:**
   Requirement: 60 ft. of ROW with 20 ft. of paving face to face on each side of the island. 5 ft. sidewalks on both sides.
   Proposal: 58.9 ft. ROW with 20 ft. of paving face to face on each side of the island. 4 ft. sidewalk along north side only.

   Hidden Groves Subdivision is an 8-lot single-family private subdivision located on the west side of N. 2nd Street between Frontera Road and Northgate Lane.

   HCID #2 is requesting a 30 ft. Irrigation Easement along the south boundary of the property for the future alignment of an irrigation line. This is easement is a **hardship** that is not allowing our client to comply with City's requirements.

   We are proposing to only install a sidewalk and pedestrian gate along the north side of the gate area only since the pedestrian traffic in this subdivision will be very minimum (8 homes). The developer is also proposing to add landscaping features in the entrance islands. ROW will be privately owned and maintained by the HOA.

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

Respectfully,

Mario A. Reyna, P.E.
President

SUB2025-0133

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

Project Information

Subdivision Name: RE PLAT OF LOTS 1 THRU 15, BLOCK 2, SUNRISE TERRACE SUBDIVISION

Legal Description: BEING A REPLAT OF ALL OF LOTS 1 THROUGH 15, BLOCK 2 OF SUNRISE TERRACE SUBDIVISION, AS PER DOC#1833753, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

Location: THE PROPERTY IS LOCATED APPROX. 675 FEET SOUTH FROM THE INTERSECTION OF FERN AVEN AND JACKSON ROAD

City Address or Block Number: 3001 N Jackson Rd

Total No. of Lots: 2 Total Dwelling Units: _____ Gross Acres: 2.49 Net Acres: _____

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

For Fee Purposes: ☒**Commercial (**2.49 SW **Acres)/☐ Residential (** ____ **Lots)** Replat: ☑Yes/☐No

Existing Zoning: C-2 Proposed Zoning: C-2 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 #: 721034

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

Owner

Name: L360 GROUP LLC Phone: 832-755-7676

Address: 6034 BELLAIRE BLVD E-mail:

City: HOUSTON State: TX Zip: 77081

Developer

Name: L360 GROUP LLC Phone:

Address: 6034 BELLAIRE BLVD E-mail:

City: HOUSTON State: TX Zip: 77081

Contact Person: _____

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: RIO DELTA ENGINEERING Phone: 956-380-5152

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

City: EDINBURG State: TX Zip: 78539

RECEIVED
SEP 23 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)

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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 9/22/25

Print Name Ivan Garza

Owner ☐ Authorized Agent ☒

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

SUB2025-0133

City of McAllen

Planning Department

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

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Signature _____ Date 1/22/25

Print Name Ivan Garza

Owner ☐ Authorized Agent ☒

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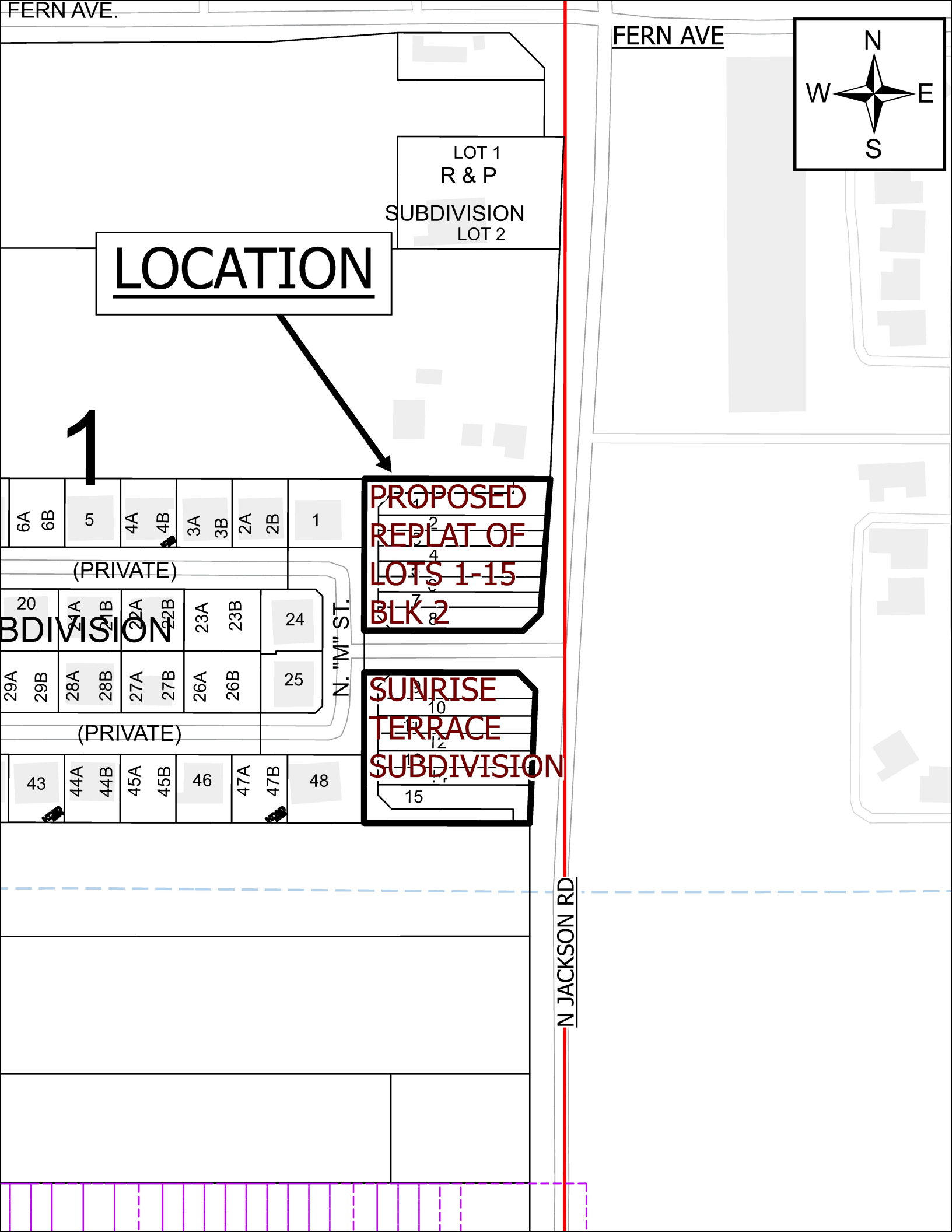
FERN AVE.
FERN AVE
N
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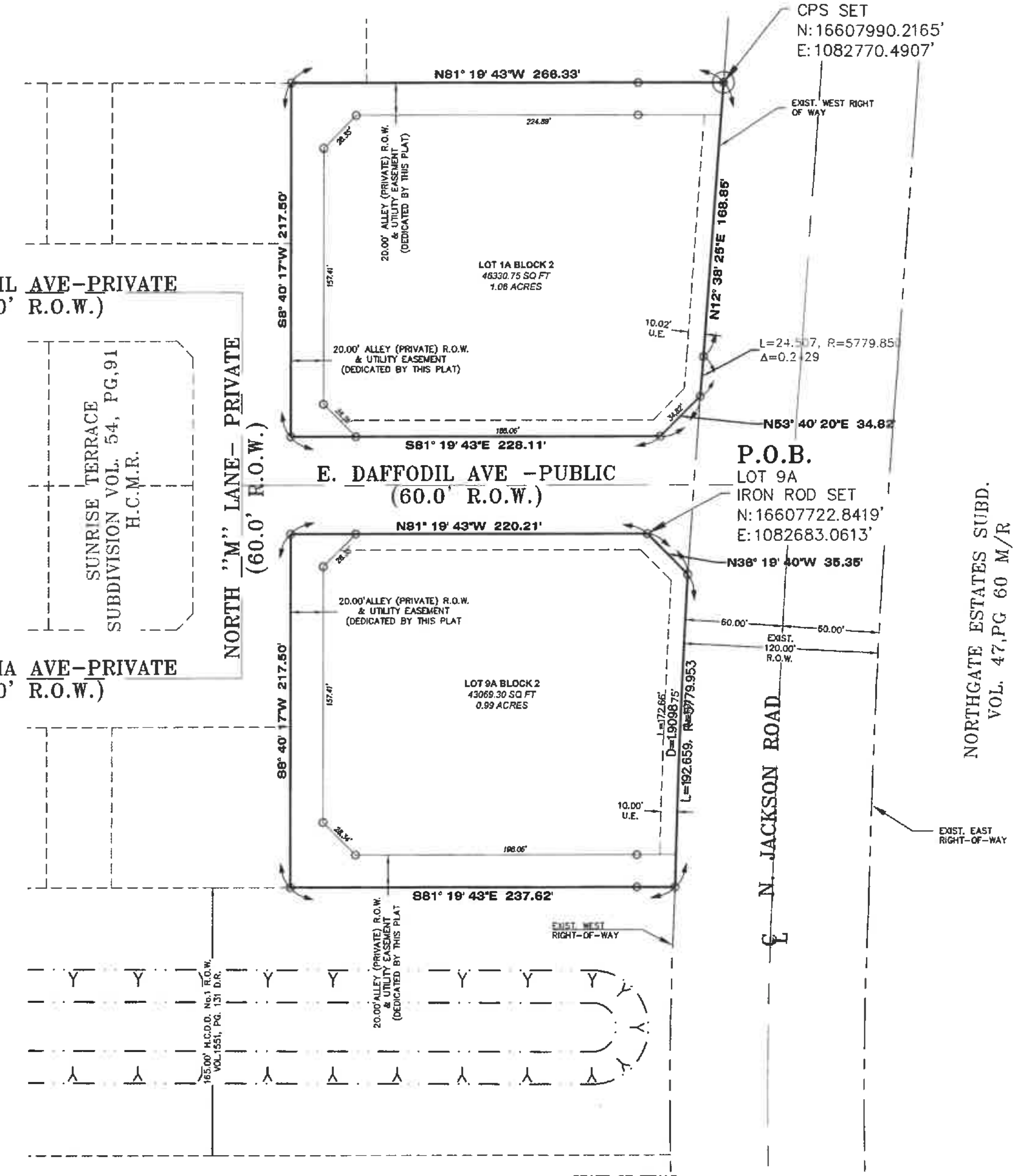
E
S
LOT 1
R & P
SUBDIVISION
LOT 2
LOCATION
1
PROPOSED
REPLAT OF
LOTS 1-15
BLK 2
SUNRISE
TERRACE
SUBDIVISION
(PRIVATE)
(PRIVATE)
N. "M" ST.
N JACKSON RD
BDIVISION

DATE OF PREPARATION: AUGUST 12, 2025

RE PLAT OF LOTS 1 THRU 15, BLOCK 2, SUNRISE TERRACE SUBDIVISION

BEING A REPLAT OF ALL OF LOTS 1 THRU 15, BLOCK 2 OF SUNRISE TERRACE SUBDIVISION, AS PER DOC#1833753, MAP RECORDS OF HIDALGO COUNTY, TEXAS



SCALE 1" = 50'

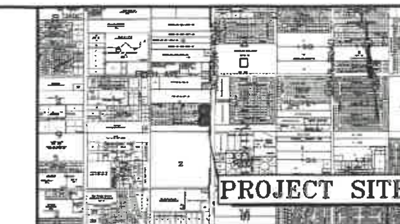
BASIS OF BEARING TEXAS STATE PLANE COORDINATES NAD 83 TEXAS SOUTH ZONE (4205) ALLTERRA NAVD 88 SYSTEMS NETWORK

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



LOCATION MAP SCALE: 1" = 2000'

METES AND BOUNDS DESCRIPTION

BEING A 1.29 ACRES TRACT OF LAND, ALL OF LOTS 1 THRU 8, BLOCK 2, SUNRISE TERRACE SUBDIVISION, AND ALL OF A 20-FOOT-WIDE ALLEY (PRIVATE) R.O.W. AND UTILITY EASEMENT ADJOINING LOTS 1 THRU 8, BLOCK 2, RECORDED IN VOLUME 54, PAGE 91, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 1.29 ACRES TRACT OF LAND BEING MORE PARTICULARLY BY THE METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2-INCH CAPPED IRON ROD SET AT THE NORTHEAST CORNER OF THE SAID LOT 1, BLOCK 2, SAME BEING A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF BEGINNING;

THENCE, S 12° 38' 25"W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, A DISTANCE OF 168.85 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A POINT OF CURVATURE OF HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, SAME BEING ALONG A CURVE TO THE LEFT WITH RADIUS OF 5779.85 FEET, A CHORD BEARING AND A DISTANCE S 13° 09'21"W 24.51 FEET, DELTA ANGLE 0.24°, AND ARC LENGTH OF 24.51 FEET TO A 1/2-INCH CAPPED IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF DAFFODIL AVE (60.00 FEET RIGHT-OF-WAY), FOR THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 53° 40 20"W ACROSS THE SAID BLOCK 2, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF DAFFODIL AVE, A DISTANCE 34.82 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 19'43"E ACROSS THE SAID BLOCK 2, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF DAFFODIL AVE, TO A POINT ON THE WEST BOUNDARY LINE OF THE SAID BLOCK 2, A DISTANCE OF 228.11 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 40'17"E ALONG THE WEST BOUNDARY LINE OF THE SAID BLOCK 2, TO THE NORTHWEST CORNER OF THE SAID BLOCK 2, A DISTANCE OF 217.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 19'43"E, ALONG THE NORTH THE LINE OF THE SAID BLOCK 2, A DISTANCE OF 266.33 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 1.29 ACRES OF LAND MORE OR LESS.

METES AND BOUNDS DESCRIPTION

BEING A 1.20 ACRES TRACT OF LAND, ALL OF LOTS 9 THRU 15, BLOCK 2, AND ALL OF A 20-FOOT-WIDE ALLEY (PRIVATE) R.O.W. AND UTILITY EASEMENT ADJOINING LOTS 9 THRU 15, BLOCK 2, SUNRISE TERRACE SUBDIVISION, VOLUME 54, PAGE 91, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 1.20 ACRES TRACT OF LAND BEING MORE PARTICULARLY BY THE METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2-INCH CAPPED IRON ROD SET AT THE NORTHEAST CORNER OF THE SAID LOT 1, BLOCK 2, SAME BEING A POINT OF THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD;

THENCE, S 12° 38 25'W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, A DISTANCE OF 168.85 FEET TO A 1/2-INCH CAPPED IRON ROD SET;

THENCE, ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, SAME BEING ALONG A CURVE TO THE LEFT WITH RADIUS OF 5779.85 FEET, A CHORD BEARING AND A DISTANCE S 13° 09'21"W 24.51 FEET, DELTA ANGLE 0.24°, AND ARC LENGTH OF 24.51 FEET TO A 1/2-INCH CAPPED IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF DAFFODIL AVE (60.00 FEET RIGHT-OF-WAY);

THENCE, S 29° 41'27"W ACROSS THE SAID BLOCK 2,TO THE MOST NORTHERLY NORTHEAST CORNER OF THE SAID LOT 9, BLOCK 2,SAME BEING A POINT ON SOUTH RIGHT-OF-WAY LINE OF DAFFODIL AVE (60.00 FEET RIGHT-OF-WAY), A DISTANCE OF 90.65 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, AND THE POINT OF BEGINNING;

THENCE, S 36° 19'35"E ACROSS THE SAID BLOCK 2, SAME BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF DAFFODIL AVE, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, A DISTANCE OF 35.35 FEET TO A 1/2-INCH CAPPED IRON ROD SET,FOR THE MOST EASTRELY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. JACKSON ROAD, SAME BEING ALONG A CURVE TO THE LEFT RADIUS OF 5779.82 FEET, A CHORD BEARING AND A DISTANCE S 10° 56'50"W 192.65 FEET, DELTA ANGLE 1.91°, WITH AND ARC LENGTH OF 192.66 FEET TO A POINT ON THE NORTH LINE OF A 165.00 FOOT WIDE HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAIN DITCH RIGHT-OF-WAY,RECORDED IN VOL.155, PG 131, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 19'43"W ALONG THE NORTH LINE OF THE SAID 165.00-FOOT-WIDE HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAIN DITCH RIGHT-OF-WAY, TO THE SOUTHWEST CORNER OF THE SAID BLOCK 2, A DISTANCE OF 237.82 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 40'17"E ALONG THE WEST LINE OF THE SAID BLOCK 2, TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE DAFFODIL AVE, A DISTANCE OF 217.50 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 19'43"E ACROSS THE SAID BLOCK 2, SAME BEING ALONG THE NORTH RIGHT-OF-WAY LINE OF DAFFODIL AVE,A DISTANCE OF 220.21 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 1.20 ACRES OF LAND MORE OR LESS.

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: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS, OR IN LINE WITH EXISTING STRUCTURES, OR APPROVED SITE PLAN, WHICH EVER IS GREATER.

REAR: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

SIDES: IN ACCORDANCE WITH THE ZONING ORDINANCE, OR GREATER FOR EASEMENTS OR APPROVED SITE PLAN.

3. THE SUBDIVISION IS IN ZONE "B", AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WWTH 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, MAP COMMUNITY PANELS NO.: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
4. A DRAINAGE DETENTION OF 19,578 CF OR 0.449 ACRE FEET IS REQUIRED FOR LOT 1. DETENTION SHALL COMPLY WITH MASTER DRAINAGE PLAN. THE CITY OF McALLEN WILL NOT MAINTAIN DETENTION AREA.
5. ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMIT. GRADING MUST COMPLY WITH MASTER PLAN.
6. 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.
7. A 25 FT. X 25 FT. SIGHT OBSTRUCTION EASEMENT IS REQUIRED AT ALL STREET INTERSECTIONS..
8. 4 FT. WIDE MINIMUM SIDEWALK REQUIRED ALONG TRENTON ROAD.
9. CITY OF McALLEN BENCHMARK (MC68) SET BY ARANDA & ASSOCIATES A 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP. LOCATED INSIDE ROBIN PARK (BEHIND FINA GAS STATION) NORTHING=16621766.28201 EASTING= 1075676.16311 ELEV= 108.89
10. ALL EASEMENTS ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
11. 6' BUFFER REQUIRED BETWEEN RESIDENTIAL AND COMMERCIAL ZONE/USES.
12. LOT OWNERS/HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE STREETS, ALLEYS, SIDEWALKS AND ALL COMMON AREAS. NOT THE CITY OF McALLEN.
13. SITE PLAN MUST BE APPROVED BY PLANNING & ZONING COMMISSION FOR BLK. 2 PRIOR TO ISSUANCE OF BUILDING PERMIT. THE SITE PLAN WILL PROVIDE FOR COMMON ACCESS, PARKING, LANDSCAPING, SETBACKS AND ETC..

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 REPLAT OF LOTS 1 THRU 15, BLOCK 2, SUNRISE TERRACE 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.

MADHAV ROBIVA (MANAGING MEMBER) DATE
L360 GROUP LLC
6034 BELLAIRE BLVD
HOUSTON TEXAS 77081

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MADHAV ROBIVA, 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 IRRIGATION DISTRICT NO. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE ____ DAY OF __________ 2025.

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

PRESIDENT ATTEST ____________ 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
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
PLANNING AND ZONING COMMISSION CHAIR CERTIFICATE

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, 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

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): L360 GROUP LLC		6034 BELLAIRE BLVD	HOUSTON TEXAS 77081		
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

Y:\RDE SUBDIVISIONS 2025\SUB 25.054 – REPLAT OF SURISE TERRAZE\DWG\SUB 25 054_SHT 2 PLAT SHEET.dwg RIODELTA 9/5/2025 8:53 AM

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

DELTA RIO ENGINEERING

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON AUGUST 14, 2025** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

PROJECT:
PLAT SHEET
REPLAT OF LOT 1 THRU 15, BLOCK 2, SURISE TERRACE SUBDIVISION
CITY OF MCALLEN
HIDALGO COUNTY, 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: H.G./Y.V
SCALE: 1"=50'
DATE: AUGUST 14, 2025
PROJECT: SUB 25.054
REVISIONS:
PAGE NO. 1-OF-1

RECEIVED SEP 23 2025 By OC

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/17/2025

SUBDIVISION NAME: RE-PLAT OF SUNRISE TERRACE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
N. Jackson Road: Dedication needed for 60 ft. from centerline for 120 ft. total R.O.W. Paving: By State Curb & gutter: by State Revisions needed: - Provide a copy of referenced documents for staff review prior to Final. **Ensure that R.O.W. complies with State plans for N. Jackson Road, any acquisitions should be included with document number, dimensions, and labeling, finalize prior to final/recording. **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
E. Daffodil Ave.: 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
North "M" Lane: 60 ft. R.O.W. Paving: 40 ft. Curb & gutter: Both Sides **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
* 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	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial properties. - Need to clarify with staff as 20.00 ft. Alley & Utility Easements were dedicated in the original Sunrise Terrace Subdivision. **Subdivision Ordinance: Section 134-106	Required

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

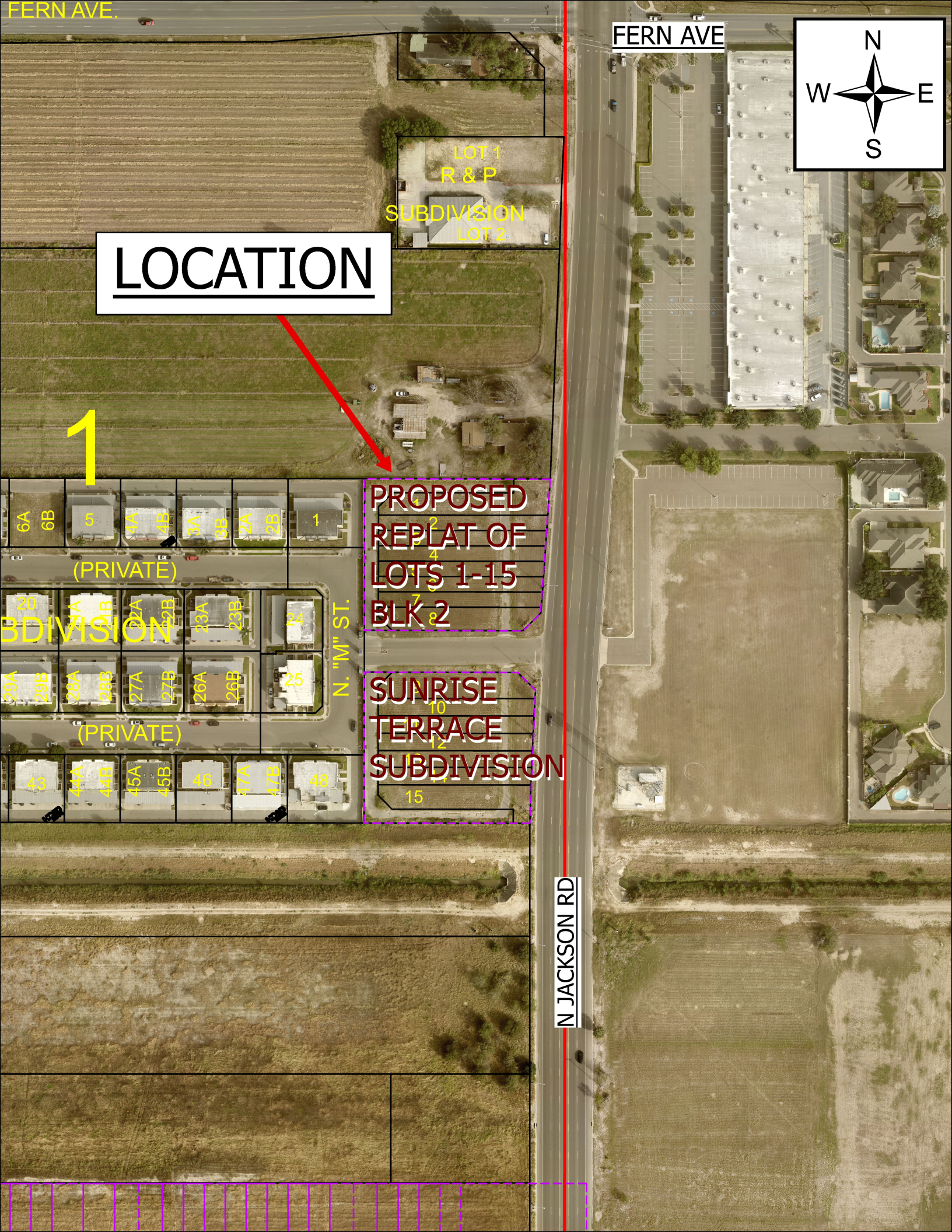
SETBACKS	
* Front: (N. Jackson Rd.): 92 ft. from the West line of Front 20 ft. private alleys as shown on the plat or greater for approved site plan or easements. - Setbacks to remain the same as the Recorded Plat of Sunrise Terrace. If any restrictions are removed, this would trigger a Vacate & Replat process. **Zoning Ordinance: Section 138-356	Non-compliance
* Rear: In accordance with Zoning Ordinance, or greater for approved for approved site plan or easements. **Zoning Ordinance: Section 138-356	Applied
* Sides: In accordance with the Zoning Ordinance or greater for approved Site plan or easements. **Zoning Ordinance: Section 138-356	Applied
* Corner: 10 ft. along E. Daffodil Ave. & Private alleys or greater for approved site plan or easements. - Setbacks to remain the same as the Recorded Plat of Sunrise Terrace. If any restrictions are removed, this would trigger a Vacate & Replat process. **Zoning Ordinance: Section 138-356	Non-compliance
* Garage _____ **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 N. Jackson Road and both sides of all interior streets. Revisions Needed: - Revise plat note as shown above. - Plat Notes remain the same as the Recorded Plat of Sunrise Terrace. If any restrictions are removed, this would trigger a Vacate & Replat process. **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. - Add plat note as shown above. **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 N. Jackson Road. - Add plat note as shown above. - Access for Lot 1A/Lot 9A shall be from Camelia Ave. & Daffodil Ave. not Jackson Road. **Must comply with City Access Management Policy	Non-compliance

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

* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - Disclaimer that Plat note #13 is from the Original Sunrise Terrace. As such, site plan must be approved by Planning & Zoning Commission for Blk. 2 prior to issuance of Building Permit...etc.	Required
* 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.	Required
* 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
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 (Neighborhood Commercial District) Proposed: C-2 (Neighborhood Commercial District) ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ***Zoning Ordinance: Article V	NA
PARKS	
* Land dedication in lieu of fee. * Commercial Development, does not apply to Parks.	NA
* Park Fee of $700 per lot/dwelling unit to be paid prior to recording * Commercial Development, does not apply to Parks.	NA
* Pending review by the Parkland Dedication Advisory Board and CC. * Commercial Development, does not 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: - If any restrictions are removed, this will trigger a Vacate & Replat process. - Disclaimer: Any abandonments cannot be done by plat, must be done by a separate instrument/documents 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. *Must comply with City's Access Management Policy.	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN PRELIMINARY FORM, SUBJECT TO THE CONDITIONS NOTED, DRAINAGE & UTILITIES APPROVAL.	Applied


FERN AVE.
FERN AVE
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W
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LOT 1
R & P
SUBDIVISION
LOT 2
LOCATION
1
PROPOSED
REPLAT OF
LOTS 1-15
BLK 2
SUNRISE
TERRACE
SUBDIVISION
(PRIVATE)
(PRIVATE)
N. "M" ST.
N JACKSON RD

SUB2025-0068

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

Project Information

Subdivision Name APEX ESTATES PHASE 1

Legal Description JOHN H SHARY W535'-N162.84'-S488.53' LOT 207 2.00 AC GR 1.9252 AC NET

Location

City Address or Block Number 321 S Taylor Rd

Total No. of Lots ~~20~~ 21 Total Dwelling Units 20 Gross Acres 2.0 Net Acres 1.93

■Public Subdivision/□Private and Gated /□Private but Not Gated D.R 4/24/25 within ETJ: □Yes/■No

For Fee Purposes: □**Commercial (** ____ **Acres)/**■ **Residential (** ~~20~~ 21 **Lots)** Replat: □Yes/■No

Existing Zoning R-1 Proposed Zoning R-2 Applied for Rezoning □No/■Yes: Date 2-3-25

Existing Land Use Single Family Home Proposed Land Use 20-lot Townhome Subd.

Irrigation District # HCID #1 Water CCN: ■MPU/□Sharyland Water SC Other

Agricultural Exemption: □Yes/□No Property ID: 281131

Estimated Rollback Tax Due 0 Tax Dept. Review MR 4/29/25

Owner

Name Abel Hernandez (Shaddai Construction) Phone 956-929-6167

Address 2802 Country Club Dr. E-mail abel@shaddaiconstruction.co

City Mission State TX Zip 78572

Developer

Name Abel Hernandez (Shaddai Construction) Phone 956-929-6167

Address 2802 Country Club Dr. E-mail abel@shaddaiconstruction.co

City Mission State TX Zip 78572

Contact Person Abel Hernandez

Engineer

Name Donaldo Rodriguez, P.E. (RJC Development Group) Phone 956-400-9279

Address 3805 Plantation Grove Blvd. Suite 33 E-mail donaldo.rodriguez@rjcdevelopers.com

City Mission State TX Zip 78572

Contact Person Donaldo Rodriguez, P.E.

Surveyor

Name Ivan Garcia, P.E., R.P.L.S. (Rio Delta Engineering) Phone 956-380-5152

Address 921 S Tenth Ave. E-mail ivan@riodeltaengineering.com

City Edinburg State TX Zip 78542

RECEIVED
APR 29 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 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)

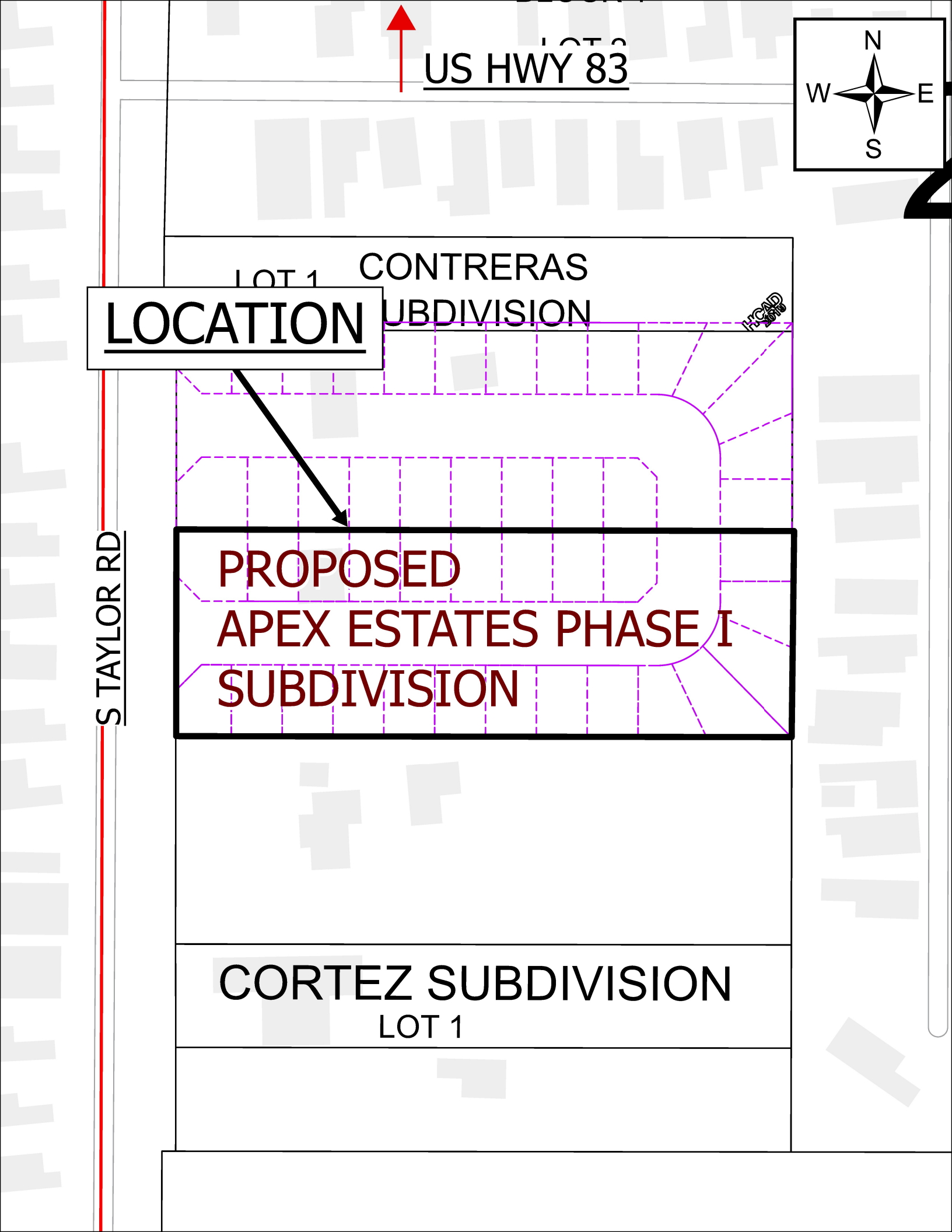
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature A. Hernandez Date 4/23/2025

Print Name Abel Hernandez

Owner ☑ Authorized Agent ☐

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


US HWY 83
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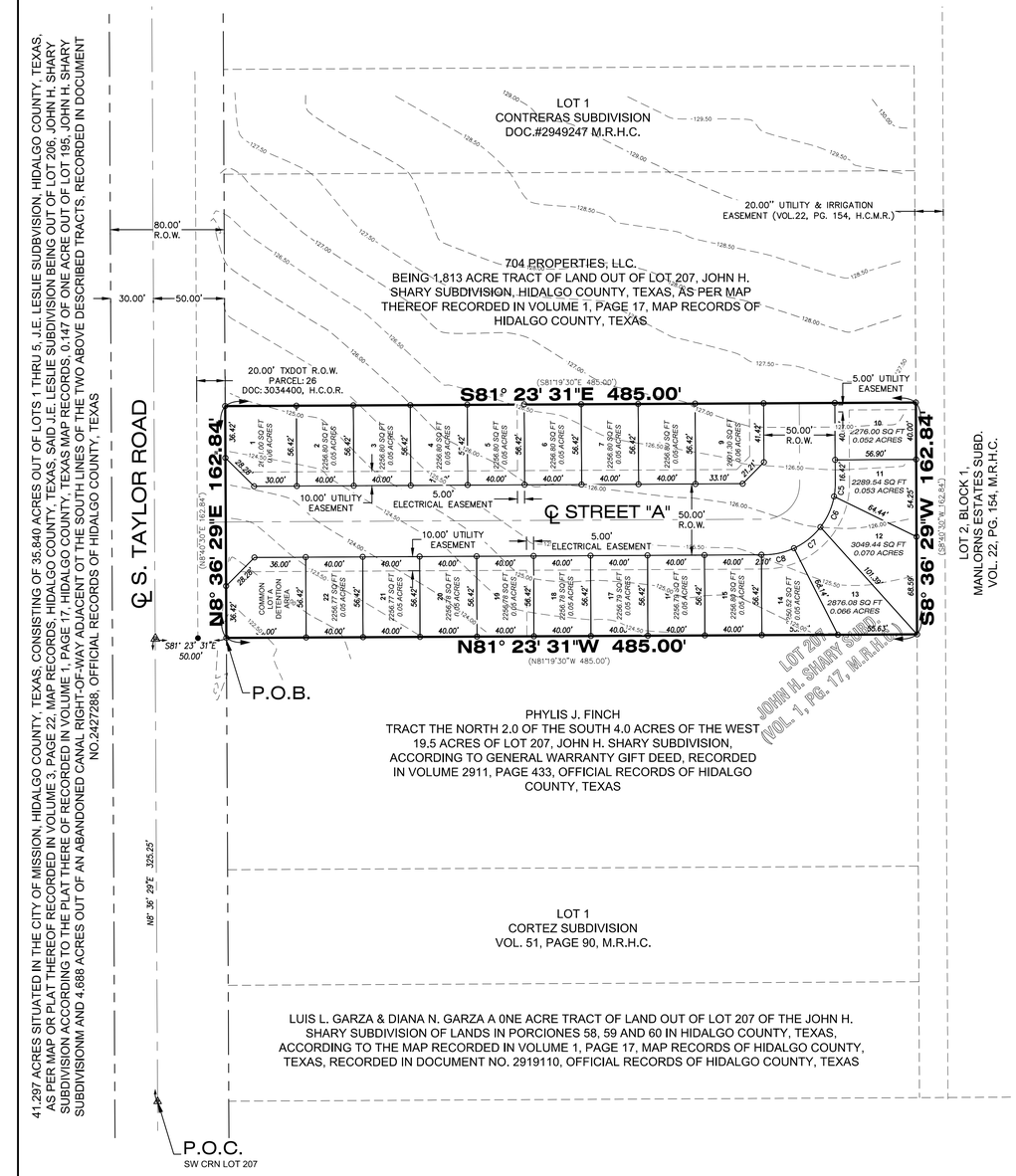
CONTRERAS
UBDIVISION
LOCATION
PROPOSED
APEX ESTATES PHASE I
SUBDIVISION
S TAYLOR RD
CORTEZ SUBDIVISION
LOT 1

APEX ESTATES PHASE I

BEING 1.813 ACRE TRACT OF LAND OUT OF LOT 207, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS



OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS APEX ESTATES PHASE I, 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 STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS SANITARY SEWER LINES, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I 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, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHTH-OF-WAY FOR TAYLOR ROAD IS BEING DEDICATED BY THIS PLAT

_____ _____
SHADDAI CONSTRUCTION, LLC. DATE
ABEL HERNANDEZ (OWNER)
2802 COUNTRY CLUB DR.
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHADDAI CONSTRUCTION, LLC. 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, STATE OF TEXAS
MY COMMISSION EXPIRES:

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

I, THE UNDERSIGNED, OF THE PLANNING AND ZONING DIRECTOR OF THE CITY OF McALLEN, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS APEX ESTATES PHASE I CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON

THE _____ DAY OF _____, 2025 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

_____
PLANNING AND ZONING DIRECTOR

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT HAS BEEN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE _____ DAY OF _____ 2025.

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 EASEMENT. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

_____ _____
PRESIDENT SECRETARY

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, IVAN GARCIA, 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 EDINBURG, TEXAS.

DATED THIS THE _____ DAY OF _____ 2025.

_____
IVAN GARCIA,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM#10194027
956-380-5152

STATE OF TEXAS · REGISTERED · IVAN GARCIA · 6496 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, DONALDO RODRIGUEZ, 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_____, 2025.

_____ _____
DONALDO RODRIGUEZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 148231
FIRM REGISTRATION No. F-24367

STATE OF TEXAS · DONALDO RODRIGUEZ · 148231 · LICENSED · PROFESSIONAL ENGINEER

DATE PREPARED: JULY 17, 2025
DATE SUBMITTED: JULY 17, 2025

GENERAL PLAT NOTES & RESTRICTIONS

1. THE PROPERTY SHOWN IS IN ZONE 'C', ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 4803340400 C, REVISED NOVEMBER 16, 1982 AND BEING ALSO A PORTION OUT OF 4803430005 C, REVISED NOVEMBER 2, 1982.
2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB, OR 24" MEASURED AT THE CENTER OF THE LOT. WHICHEVER IS GREATER
3. BUILDING SETBACKS NOTE:
MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS OR EASEMENT LINE. WHICHEVER IS GREATER.
FRONT: LOTS 1-22 SHALL BE 10 FEET FOR DWELLING LIVING AREA
GARAGE: 18 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
REAR: LOTS 1-22 SHALL BE 10 FEET
CORNER SIDE: LOT 1 SHALL BE 10 FEET ON WEST SIDE
LOT 9 SHALL BE 10 FEET ON EAST SIDE
INTERIOR SIDES: LOTS 2-9 SHALL BE 0 FEET ON WEST SIDE
LOTS 1-8 SHALL BE 5 FEET ON EAST SIDE
LOTS 10-12 SHALL BE 5 FEET ON NORTH SIDE
LOTS 10-12 SHALL BE 0 FEET ON SOUTH SIDE
LOTS 13-22 SHALL BE 5 FEET ON EAST SIDE
LOTS 13-22 SHALL BE 0 FEET ON WEST SIDE
1. BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
NORTHING: 16641881.8700'
EASTING: 1085067.1980'
ELEV. =94.241'
SQUARE CUT IN CONCRETE SIDEWALK ALONG TAYLOR ROAD.
2. DRAINAGE NOTE:
IN ACCORDANCE WITH THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT No.1 REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 9,454.30 CF. (0.217 AC.-FT.) OF STORM WATER RUNOFF. PROPOSED RUNOFF WILL BE DETAINED ON-SITE WITHIN PROPOSED DETENTION PONDS LOCATED ON COMMON LOT A OF THE PROPOSED SUBDIVISION AND WILL CONNECT INTO EXISTING CITY OF McALLEN DRAINAGE SYSTEM ALONG THE EAST ROW OF TAYLOR ROAD.
3. EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. 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 OPERATION AND MAINTENANCE OF THE EASEMENT.
4. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
5. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOA.
7. DETENTION AREA, COMMON LOT A SHALL BE MAINTAINED BY HOA.
8. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP.
9. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNERS(S) OF PROPERTIES SHALL NOT BE HELD LIABLE FOR DAMAGES AND OR REPAIRS. THE ENTITY PERFORMING THE WORK WILL INDEMNIFY THE OWNER(S) FOR THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.
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.
14. 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 PERMITS FROM THE UNITED DISTRICT IRRIGATION DISTRICT.
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. A 5.00 FOOT CONCRETE SIDEWALK IS REQUIRED ALONG S. TAYLOR ROAD.
18. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERICAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
19. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG S. TAYLOR ROAD.
20. A 5.00 FOOT CONCRETE SIDEWALK IS REQUIRED IN FRONT OF EACH LOT, BEHIND CURB AT BUILDING PERMIT STAGE.

METES AND BOUNDS

BEING A 1.813 ACRES TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF LOT 207, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 1.813 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID LOT 207,

THENCE N 8° 36' 29" E ALONG THE WEST LINE OF THE SAID LOT 207, SAME BEING ALONG THE CENTERLINE OF TAYLOR ROAD, A DISTANCE OF 325.25 FEET TO A CALCULATED POINT;

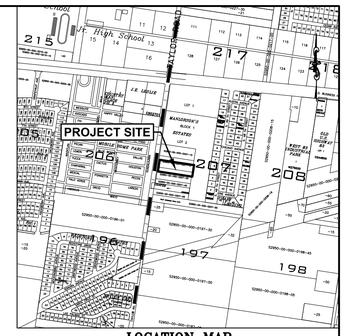
THENCE S 81° 23' 31" E ALONG THE NORTH BOUNDARY LINE OF A CALLED PHYLIS. J. FINCHS TRACT AS DESCRIBED IN VOLUME 2911, PAGE 433, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT 30.00 FEET A 1/2 INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 50.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING,

THENCE, N 08° 36' 29" E, ALONG THE EXISTING EAST RIGHT OF WAY LINE OF TAYLOR ROAD (AS PER DOCUMENT NO. 3034400, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS), A DISTANCE OF 162.84 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 23' 31" E, ALONG THE SOUTH BOUNDARY LINE OF A CALLED SANDRA TREVINOS TRACT AS DESCRIBED IN DOCUMENT NO. 2075657, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 485.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 36' 29" W, ALONG THE WEST BOUNDARY LINE OF A CALLED GRANITE SOL LUNA, LLC., TRACT AS DESCRIBED IN DOCUMENT NO. 2427288, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 162.84 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 23' 31" W, ALONG THE NORTH BOUNDARY LINE OF SAID PHYLIS T. FINCHS TRACT, A DISTANCE OF 485.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 1.813 ACRES OF LAND MORE OR LESS.



LOCATION MAP
SCALE: 1" = 1000'

SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
(4205) (NAD 83)

LEGEND
- ● 1/2" IRON ROD FOUND "IRF" "CIRF"
- ○ 1/2" IRON ROD SET W/PINK CAP "IRS"
- △ COTTON PICKER SPINDLE FOUND "CPS"
- ℘ MAG NAIL SET "MNS"
- (S0°00'00"W 0.0') – RECORD BEARING & DISTANCE
- O.P.R.H.C. – OFFICIAL PUBLIC RECORDS HIDALGO COUNTY
- M.R.H.C. – MAP RECORDS HIDALGO COUNTY
- R.O.W. – RIGHT-OF-WAY
- P.O.B. – POINT-OF-BEGINNING
- P.O.C. – POINT-OF-COMMENCING

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

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	9.33	50.00	10.69	S13° 57' 13"W	9.32
C6	23.77	50.00	27.23	S32° 54' 57"W	23.54
C7	24.02	50.00	27.52	S60° 17' 38"W	23.79
C8	21.43	50.00	24.55	S86° 19' 53"W	21.26

RJC DEVELOPMENT GROUP
TBPE FIRM REGISTRATION F-24367
3805 PLANTATION GROVE BLVD. SUITE 33
MISSION TX 78572
(956) 400-9279

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: SHADDAI CONSTRUCTION, LLC.	2802 COUNTRY CLUB	MISSION, TEXAS 78572	(956) 929-6167
ENGINEER: DONALDO RODRIGUEZ, P.E.	3805 PLANTATION GROVE BLVD. SUITE 33	MISSION, TEXAS 78572	(956) 400-9279
SURVEYOR: IVAN GARCIA, R.P.L.S.	921 S 10TH AVE	EDINBURG, TEXAS 78542	(956) 380-5152

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/17/2025

SUBDIVISION NAME: APEX ESTATES PHASE I

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Taylor Road: Dedication as needed for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: -There is a 20 ft. R.O.W by TX dot, please provide document for the existing 30ft of R.O.W prior to recording. - Provide document number on the plat for ROW on both sides and provide a copy for staff review prior to final/recording. **Subdivision Ordinance: Section 134-105 and/or UDC **Monies must be escrowed if improvements are required prior to final **COM Thoroughfare Plan	Required
Interior Street: proposing 50 ft. R.O.W. Paving: 40 ft. Curb & gutter: both sides Revisions needed: - Provide 10 ft. Sidewalk & Utility Easement along both sides of interior streets. - Name of the streets will be finalized prior to final/recording. - The plat submitted on May 7, 2025, does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase II Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. **Subdivision Ordinance: Section 134-105 and/or UDC **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

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

* 200-800 ft. Block Length or twelve lots, whichever is less. * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. **Subdivision Ordinance: Section 134-118 and/or UDC	Applied
* 900 ft. Block Length for R-3 Zone Districts **Subdivision Ordinance: Section 134-118	NA
* 600 ft. Maximum Cul-de-Sac - The plat submitted does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase II Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. **Subdivision Ordinance: Section 134-105	Required
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. - Must comply with Public Works Department requirements prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 and/or UDC	Applied
SETBACKS	
Front: 20ft or greater for easements - Front setback of 10ft. was approved on July 8, 2025, by the Planning and Zoning commission board. *Revisions* - Revise front setback note to "" Lots 1-22 shall be 10 ft or greater for easements"" prior to final/recording. -Remove ""dwelling living area"" prior to final/recording. - Variance request submitted on June 12, 2025, requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained. **Zoning Ordinance: Section 138-356 and/or UDC * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025.	Required
* Rear (proposing): Lots 1-22 shall be 10ft. Revisions: - Please revise plat note to "or greater for easements" prior to final/recording. **Zoning Ordinance: Section 138-356 and/or UDC	Required
Sides: In accordance with the UDC or greater for easements *Proposing interior sides: Lots 2-9 shall be 0 feet on west side Lots 1-8 shall be 5 feet on east side Lots 10-12 shall be 5 feet on north side Lots 10-12 shall be 0 feet on south side Lots 13-22 shall be 5 feet on the east side Lots 13-22 shall be 0 feet on the west side. Revisions - Please indicate on all lots ""or greater for easements* prior to final/recording. - Setbacks arranged in a specific way must be approved prior to final/recording. **Zoning Ordinance: Section 138-356 and/or UDC	Required

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

* Corner: 10 ft. or greater for easements - Revise "or greater for easements" on plat prior to final/recording. - Proposing: Lot 1 shall be 10 feet on west side, Lot 9 shall be on the east side **Zoning Ordinance: Section 138-356 and/or UDC"	Required
* Garage: 18 ft. except where greater setback is required, greater setback applies - Proposing: 18 ft. **Zoning Ordinance: Section 138-356 and/or UDC	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* Proposing: 5 ft. concrete sidewalk is required along S. Taylor Road. -4 ft min sidewalk is required as per ordinance; engineering will determine sidewalk requirements. - Sidewalk will be required along S. Taylor Road as well as both sides of the interior streets and must comply with City of McAllen Standard Design Guide. please revise on plat. - A plat note for sidewalk is required and will be finalized prior to final. -material or when is being proposed is not needed on plat note, please revise - Proposing: A 5 ft. concrete sidewalk is required in front of each lot, behind curb at building permit stage. --material or when is being proposed is not needed on plat note, please revise - Submit a sidewalk plan complying with Section 5.3.8 of the UDC prior to final. **Subdivision Ordinance: Section 134-120 and/or UDC	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 S. Taylor Road. - A plat note for buffer requirement needed and will be finalized prior to final. **Landscaping Ordinance: Section 110-46 and/or UDC	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Add a plat note as shown above prior to final. **Landscaping Ordinance: Section 110-46 and/or UDC	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along S. Taylor Rd. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - According to Section 6.2.5 of the UDC Site plan approval is required for all development except single-family detached or two-family (duplex) dwellings; however, that is not a required plat note, please revise - Submit a draft site plan to clarify if the development is proposed to be detached or not prior to final to finalize the requirement.	Required
* Common Areas, detention lots, any private drives, etc. must be maintained by the HOA or the lot owners and not the City of McAllen. -Please revise on plat not #6 as shown above.	Required
* 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. - A plat note to reference the HOA will be needed and must be finalized prior to final, please revise **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 and/or UDC **Subdivision Ordinance: Section 134-168 and/or UDC	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Submit the draft HOA document prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 and/or UDC **Subdivision Ordinance: Section 134-168 and/or UDC	Required
LOT REQUIREMENTS	
* Lots fronting public streets **Subdivision Ordinance: Section 134-1 and/or UDC	Applied
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC) * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. ***Zoning Ordinance: Article V and/or UDC	Applied
* Rezoning Needed Before Final Approval * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. ***Zoning Ordinance: Article V and/or UDC	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per dwelling unit to be paid prior to recording. A park fee of $15,400 (22 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly. 22 lots 1 common area	Required
* Pending review by the City Manager's Office. - The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of $15,400 (22 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	Applied
TRAFFIC	
* As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. -- as per the traffic department, no TIA will be required	Applied

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

* Traffic Impact Analysis (TIA) required prior to final plat. - as per the traffic department, no TIA will be required	Applied
COMMENTS	
Comments: - Need to add Existing, Total, R.O.W. dimensions, etc. - Make sure to estate that the easements are for "Sidewalk & Utility Easements" prior to recording. - Please re-number plat notes. Missing Plat notes 10, 11 and 12. - Remove plat note #5, as this plat note is not required. * Must comply with City's Access Management Policy. * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. * Variance request submitted on June 12, 2025 requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained. and was approved on July 8, 2025.	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

US HWY 83
REGINA AVE
REGINA AVE
N
W
E
S
CONTRERAS
UBDIVISION
LOCATION
S TAYLOR RD
S TAYLOR RD
ANDREW AVE
ANDREW AVE
PROPOSED
APEX ESTATES PHASE I
SUBDIVISION
CORTEZ SUBDIVISION
LOT 1
S TAYLOR RD

SUB2025-0073

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

Project Information

Subdivision Name APEX ESTATES PHASE 2

Legal Description JOHN H SHARY N162.84'-S651.37'-W535' LOT 207 2AC GR 1.82AC NET

Location

City Address or Block Number 313 S Taylor Rd

Total No. of Lots 21 Total Dwelling Units 20 Gross Acres 2.0 Net Acres 1.82

■Public Subdivision/□Private and Gated /□Private but Not Gated within ETJ: □Yes/■No

For Fee Purposes: □**Commercial (** ____ **Acres)/**■ **Residential (** 21 **Lots)** D.R 5-5-25 Replat: □Yes/■No

Existing Zoning R-1 Proposed Zoning R-2 Applied for Rezoning □No/■Yes: Date 3-2-25 ~~5-2-25~~

Existing Land Use Single Family Home Proposed Land Use 20-lot Townhome Subd.

Irrigation District # HCID #1 Water CCN: ■MPU/□Sharyland Water SC Other

Agricultural Exemption: □Yes/□No Property ID: 281128

Estimated Rollback Tax Due MA Tax Dept. Review

Owner

Name Claudia L Bertuzzi (704 Properties LLC) Phone 214-329-3960

Address 2804 Meadow Way Ln. E-mail claudia@704propertiestx.com

City Dallas State TX Zip 75228

Developer

Name Abel Hernandez (Shaddai Construction LLC) Phone 956-929-6167

Address 2802 Country Club Dr. E-mail abel@shaddaiconstruction.co

City Mission State TX Zip 78572

Contact Person Abel Hernandez

Engineer

Name Donaldo Rodriguez, P.E. (RJC Development Group) Phone 956-400-9279

Address 3805 Plantation Grove Blvd. Suite 33 E-mail donaldo.rodriguez@rjcdevelopers.com

City Mission State TX Zip 78572

Contact Person Donaldo Rodriguez, P.E.

Surveyor

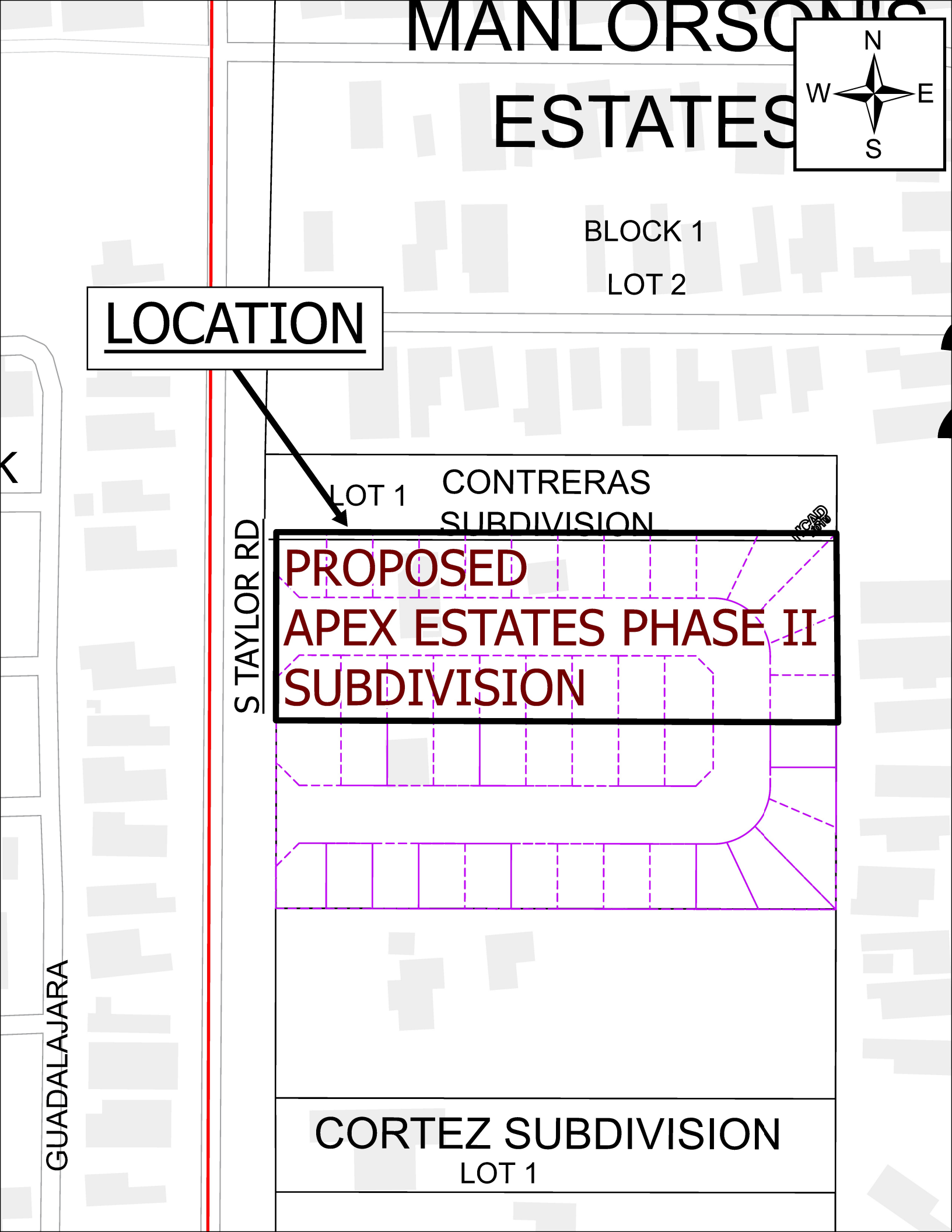
Name Ivan Garcia, P.E., R.P.L.S. (Rio Delta Engineering) Phone 956-380-5152

Address 921 S Tenth Ave. E-mail ivan@riodeltaengineering.com

City Edinburg State TX Zip 78542

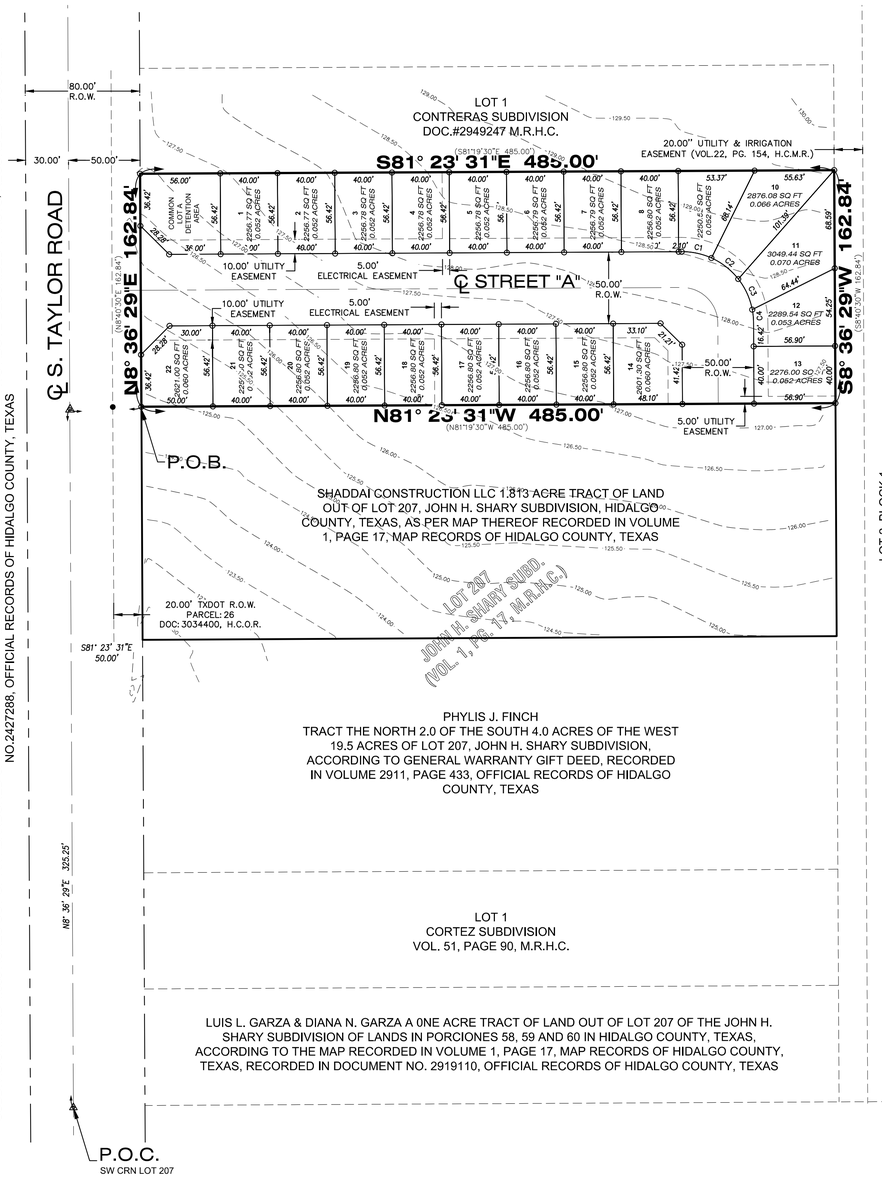
RECEIVED MAY 7 2025 By OC

KF


MANLORSONIS
ESTATES
N
W
E
S
BLOCK 1
LOT 2
LOCATION
LOT 1
CONTRERAS
SUBDIVISION
S TAYLOR RD
PROPOSED
APEX ESTATES PHASE II
SUBDIVISION
GUADALAJARA
CORTEZ SUBDIVISION
LOT 1

APEX ESTATES PHASE II

BEING 1.813 ACRE TRACT OF LAND OUT OF LOT 207, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP THEREOF RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS



OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I (WE), 704 PROPERTIES, LLC., A TEXAS LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS APEX ESTATES PHASE II, 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 STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS SANITARY SEWER LINES, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I 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, AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. ADDITIONAL PUBLIC RIGHTH-OF-WAY FOR TAYLOR ROAD IS BEING DEDICATED BY THIS PLAT

_____ _____
704 PROPERTIES, LLC DATE
CLAUDIA L. BERTUZZI (MEMBER)
2824 MEADOW WAY LN
DALLAS, TEXAS 75228

_____ _____
704 PROPERTIES, LLC DATE
THELMA D. MORALES LOPEZ (MEMBER)
2824 MEADOW WAY LN
DALLAS, TEXAS 75228

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 704 PROPERTIES, LLC., A TEXAS LIMITED LIABILITY COMPANY, 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, STATE OF TEXAS
MY COMMISSION EXPIRES:

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

I, THE UNDERSIGNED, OF THE PLANNING AND ZONING DIRECTOR OF THE CITY OF McALLEN, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS APEX ESTATES PHASE II CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON

THE _____ DAY OF _____, 2025 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

_____
PLANNING AND ZONING DIRECTOR

CERTIFICATE OF APPROVAL
HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT HAS BEEN APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS

THE _____ DAY OF _____ 2025.

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 EASEMENT. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

_____ _____
PRESIDENT SECRETARY

CERTIFICATE OF APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

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

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF SURVEYOR

I, IVAN GARCIA, 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 EDINBURG, TEXAS.

DATED THIS THE _____ DAY OF _____ 2025.

_____
IVAN GARCIA,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM#10194027
956-380-5152

STATE OF TEXAS · REGISTERED · IVAN GARCIA · 6496 · PROFESSIONAL · LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO
CERTIFICATION OF ENGINEER

I, THE UNDERSIGNED, DONALDO RODRIGUEZ, 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_____, 2025.

_____ _____
DONALDO RODRIGUEZ, P.E. DATE
LICENSED PROFESSIONAL ENGINEER No. 148231
FIRM REGISTRATION No. F-24367

STATE OF TEXAS · DONALDO RODRIGUEZ · 148231 · LICENSED · PROFESSIONAL ENGINEER

DATE PREPARED: JULY 17, 2025
DATE SUBMITTED: JULY 17, 2025

GENERAL PLAT NOTES & RESTRICTIONS

1. THE PROPERTY SHOWN IS IN ZONE 'C', ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 4803404000 C, REVISED NOVEMBER 16, 1982 AND BEING ALSO A PORTION OUT OF 4803430005 C, REVISED NOVEMBER 2, 1982.
2. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CURB, OR 24" MEASURED AT THE CENTER OF THE LOT. WHICHEVER IS GREATER
3. BUILDING SETBACKS NOTE:
MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS OR EASEMENT LINE. WHICHEVER IS GREATER.
FRONT: LOTS 1-22 SHALL BE 10 FEET FOR DWELLING LIVING AREA
GARAGE: 18 FEET, EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES
REAR: LOTS 1-22 SHALL BE 10 FEET
CORNER SIDE: LOT 14 SHALL BE 10 FEET ON EAST SIDE
LOT 22 SHALL BE 10 FEET ON WEST SIDE
INTERIOR SIDES: LOTS 1-10 SHALL BE 0 FEET ON WEST SIDE
LOTS 1-10 SHALL BE 5 FEET ON EAST SIDE
LOTS 11-13 SHALL BE 5 FEET ON SOUTH SIDE
LOTS 11-13 SHALL BE 0 FEET ON NORTH SIDE
LOTS 15-22 SHALL BE 5 FEET ON EAST SIDE
LOTS 14-21 SHALL BE 0 FEET ON WEST SIDE
4. BENCH MARK NOTE:
HORIZONTAL COORDINATES AND VERTICAL ELEVATION:
TEXAS STATE PLANE SOUTH ZONE (4205), NAD 83, NAVD 88 US SURVEY FEET
NORTHING: 16641881.8700'
EASTING: 1085067.1980'
ELEV. =94.241'
SQUARE CUT IN CONCRETE SIDEWALK ALONG TAYLOR ROAD.
5. DRAINAGE NOTE:
IN ACCORDANCE WITH THE CITY OF McALLEN AND HIDALGO COUNTY DRAINAGE DISTRICT No.1 REQUIREMENTS, THIS DEVELOPMENT IS REQUIRED TO DETAIN A TOTAL OF 9,454.30 CF. (0.217 AC.-FT.) OF STORM WATER RUNOFF. PROPOSED RUNOFF WILL BE DETAINED ON-SITE WITHIN PROPOSED DETENTION PONDS LOCATED ON COMMON LOT A OF THE PROPOSED SUBDIVISION AND WILL CONNECT INTO EXISTING CITY OF McALLEN DRAINAGE SYSTEM ALONG THE EAST ROW OF TAYLOR ROAD.
6. EASEMENTS NOTE:
NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. 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 OPERATION AND MAINTENANCE OF THE EASEMENT.
7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
8. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF McALLEN PRIOR TO ISSUANCE OF BUILDING PERMIT.
9. ALL COMMON ACCESS, PARKING AND LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOA.
10. DETENTION AREA, COMMON LOT A SHALL BE MAINTAINED BY HOA.
11. ALL LOT CORNERS MARKED WITH 1/2" DIAMETER IRON ROD WITH A YELLOW PLASTIC CAP.
12. SHOULD ANY ENTITY HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL OR ANY WAY REQUIRED EXCAVATION ACCESS TO THE LINES HEREIN, THAT ENTITY SHALL HAVE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING, AND PRIVATE IRRIGATION SYSTEMS. OWNERS(S) OF PROPERTIES SHALL NOT BE HELD LIABLE FOR DAMAGES AND OR REPAIRS. THE ENTITY PERFORMING THE WORK WILL INDEMNIFY THE OWNER(S) FOR THE DAMAGES AND/OR REPLACEMENT COST CAUSED BY NEEDED WORK.
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.
14. 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 PERMITS FROM THE UNITED DISTRICT IRRIGATION DISTRICT.
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. A 5.00 FOOT CONCRETE SIDEWALK IS REQUIRED ALONG S. TAYLOR ROAD.
18. 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERICAL, INDUSTRIAL, OR MULTI-FAMILY RESIDENTIAL ZONES/USES.
19. 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG S. TAYLOR ROAD.
20. A 5.00 FOOT CONCRETE SIDEWALK IS REQUIRED IN FRONT OF EACH LOT, BEHIND CURB AT BUILDING PERMIT STAGE.

METES AND BOUNDS

BEING A 1.813 ACRES TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF LOT 207, JOHN H. SHARY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 17, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 1.813 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID LOT 207,

THENCE N 8° 36' 29" E ALONG THE WEST LINE OF THE SAID LOT 207, SAME BEING ALONG THE CENTERLINE OF TAYLOR ROAD, A DISTANCE OF 488.09 FEET TO A CALCULATED POINT;

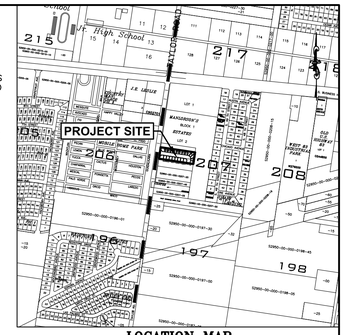
THENCE S 81° 23' 31" E ALONG THE NORTH BOUNDARY LINE OF A CALLED PHYLIS. J. FINCHS TRACT AS DESCRIBED IN VOLUME 2911, PAGE 433, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING AT 30.00 FEET A 1/2 INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 50.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND POINT OF BEGINNING,

THENCE, N 08° 36' 29" E, ALONG THE EXISTING EAST RIGHT OF WAY LINE OF TAYLOR ROAD (AS PER DOCUMENT NO. 3034400, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS), A DISTANCE OF 162.84 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 81° 23' 31" E, ALONG THE SOUTH BOUNDARY LINE OF A CALLED SANDRA TREVINOS TRACT AS DESCRIBED IN DOCUMENT NO. 2075657, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 485.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 08° 36' 29" W, ALONG THE WEST BOUNDARY LINE OF A CALLED GRANITE SOL LUNA, LLC., TRACT AS DESCRIBED IN DOCUMENT NO. 2427288, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 162.84 FEET TO A 1/2 INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 81° 23' 31" W, ALONG THE NORTH BOUNDARY LINE OF SAID PHYLIS T. FINCHS TRACT, A DISTANCE OF 485.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 1.813 ACRES OF LAND MORE OR LESS.



LOCATION MAP
SCALE: 1" = 1000'

SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE PLANE
COORDINATES TEXAS SOUTH
(4205) (NAD 83)

LEGEND
- ● 1/2" IRON ROD FOUND "IRF" "CIRF"
- ○ 1/2" IRON ROD SET W/PINK CAP "IRS"
- ▲ COTTON PICKER SPINDLE FOUND "CPS"
- ⌀ MAG NAIL SET "MNS"
- (S0°00'00"W 0.0') – RECORD BEARING & DISTANCE
- O.P.R.H.C. – OFFICIAL PUBLIC RECORDS HIDALGO COUNTY
- M.R.H.C. – MAP RECORDS HIDALGO COUNTY
- R.O.W. – RIGHT-OF-WAY
- P.O.B. – POINT-OF-BEGINNING
- P.O.C. – POINT-OF-COMMENCING

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.43	50.00	24.55	S69° 06' 56"E	21.26
C2	24.02	50.00	27.52	S43° 04' 40"E	23.79
C3	23.77	50.00	27.23	S15° 42' 00"E	23.54
C4	9.33	50.00	10.69	S3° 15' 44"W	9.32

HIDALGO COUNTY, 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

RJC DEVELOPMENT GROUP

TBPE FIRM REGISTRATION F-24367

3805 PLANTATION GROVE BLVD. SUITE 33
MISSION TX 78572
(956) 400-9279

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	CLAUDIA L. BERTUZZI	2824 MEADOW WAY LN	DALLAS, TEXAS 75228	(214) 329-3960
ENGINEER:	DONALDO RODRIGUEZ, P.E.	3805 PLANTATION GROVE BLVD. SUITE 33	MISSION, TEXAS 78572	(956) 400-9279
SURVEYOR:	IVAN GARCIA, R.P.L.S.	921 S 10TH AVE	EDINBURG, TEXAS 78542	(956) 380-5152

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/17/2025

SUBDIVISION NAME: APEX ESTATES PHASE II

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
S. Taylor Road: Dedication as needed for total 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides Revisions needed: - If 80 ft. is the existing R.O.W., label it as ""Existing R.O.W."", provide document number on the plat for R.O.W. on both sides, and provide a copy for staff review prior to final/recording. **Subdivision Ordinance: Section 134-105 and/or UDC **Monies must be escrowed if improvements are required prior to final/recording. **COM Thoroughfare Plan	Required
Interior Street: proposing 50 ft. R.O.W. Paving: 40 ft. Curb & gutter: both sides Revisions needed: - Need to provide 10 ft. Sidewalk & Utility Easement along both sides of interior streets. Label these callouts as such. - Name of the streets will be finalized prior to final/recording. - The plat submitted on May 7, 2025, does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase I Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required. * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. **Subdivision Ordinance: Section 134-105 and/or UDC **Monies must be escrowed if improvements are required prior to final/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

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

* 200-800 ft. Block Length or twelve lots, whichever is less. * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. **Subdivision Ordinance: Section 134-118 and/or UDC	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 and/or UDC - The plat submitted does not show a cul-de-sac and shows a dead-end street proposed to be connected to Apex Estates Phase I Subdivision. The project engineer informed staff that the developer proposed to develop both subdivisions at the same time. If the development of Apex Estates Phase I and II does not happen at the same time and the subdivisions are not recorded together, a cul-de-sac will be needed at the end of the interior street and the board's approval will be required.	Required
ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. - Must comply with Public Works Department requirements prior to final. *Alley/service drive easement required for commercial properties **Subdivision Ordinance: Section 134-106 and/or UDC	Applied
SETBACKS	
Front: 20ft or greater for easements - Front setback of 10ft. was approved on July 8, 2025, by the Planning and Zoning commission board revised prelim review. *Revisions* - Revise front setback note to "" Lots 1-22 shall be 10 ft. or greater for easements"" prior to final/recording. - Remove ""dwelling living area"" prior to final - Variance request submitted on June 12, 2025, requesting a 10 ft. Front setback instead of the required 20 ft. The 18 ft. Setback for Garage will be maintained. **Zoning Ordinance: Section 138-356 and/or UDC *A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025.	Required
* Rear (proposing): Lots 1-22 shall be 10ft. Revisions: - Please revise plat note to ""or greater for easements"" prior to final/recording. **Zoning Ordinance: Section 138-356 and/or UDC	Required
Sides: In accordance with the UDC or greater for easements *Proposing interior sides: Lots 1-10 shall be 0 feet on west side Lots 1-10 shall be 5 feet on east side Lots 11-13 shall be 5 feet on north side Lots 11-13 shall be 0 feet on south side Lots 15-22 shall be 5 feet on the east side Lots 14-21 shall be 0 feet on the west side. Revisions - Please indicate on all lots ""or greater for easements* prior to final/recording. -setbacks arranged in a specific way must be approved prior to final/recording. **Zoning Ordinance: Section 138-356 and/or UDC	Required

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

* Corner: 10 ft. or greater for easements - Revise the setback note as shown above prior to final ""or greater for easements"". - Proposing: lot 14 shall be 10 feet on east side, lot 22 shall be 10 feet on the west side **Zoning Ordinance: Section 138-356 and/or UDC	Required
* Garage: 18 ft. except where greater setback is required, greater setback applies - Revise the setback note as shown above prior to final. **Zoning Ordinance: Section 138-356 and/or UDC	Applied
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* Proposing: 5 ft. concrete sidewalk is required along S. Taylor Road. - 4 ft. min sidewalk is required as per ordinance; engineering will determine sidewalk requirements. - Sidewalk will be required along S. Taylor Road as well as both sides of the interior streets and must comply with City of McAllen Standard Design Guide. please revise on plat. - A plat note for sidewalk is required and will be finalized prior to final/recording. - Material or when is being proposed is not needed on plat note, please revise. - Proposing: A 5 ft. concrete sidewalk is required in front of each lot, behind curb at building permit stage. - Material or when is being proposed is not needed on plat note, please revise. - Submit a sidewalk plan complying with Section 5.3.8 of the UDC prior to final/recording. **Subdivision Ordinance: Section 134-120 and/or UDC	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 S. Taylor Road. - A plat note for buffer requirement needed and will be finalized prior to final. **Landscaping Ordinance: Section 110-46 and/or UDC	Applied
* 8 ft. masonry wall required between single family residential and commercial, industrial, or multi-family residential zones/uses. - Add a plat note as shown above prior to final.	Applied
*Perimeter buffers must be built at time of Subdivision Improvements.	Required
NOTES	
* No curb cut, access, or lot frontage permitted along S. Taylor Rd. **Must comply with City Access Management Policy	Required
* Site plan must be approved by the Planning and Development Departments prior to building permit issuance. - According to Section 6.2.5 of the UDC Site plan approval is required for all development except single-family detached or two-family (duplex) dwellings; however, that is not a required plat note. - Submit a draft site plan to clarify if the development is proposed to be detached or not prior to final to finalize the requirement.	Required
* Common Areas, detention lots, any private drives, etc. must be maintained by the HOA or the lot owners and not the City of McAllen. - Revise plat notes 9 as shown above prior to final/recording.	Required
* 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. - A plat note to reference the HOA will be needed and must be finalized prior to final. **Section 110-72 applies if public subdivision is proposed. **Landscaping Ordinance: Section 110-72 and/or UDC **Subdivision Ordinance: Section 134-168 and/or UDC	Required
* Homeowner's Association Covenants must be recorded and submitted with document number on the plat, prior to recording. - Submit the draft HOA document prior to recording. **Section 110-72 applies if private subdivision is proposed. **Landscaping Ordinance: Section 110-72 and/or UDC **Subdivision Ordinance: Section 134-168 and/or UDC	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-2 (Medium Density Residential - UDC) Proposed: R-2 (Medium Density Residential - UDC) * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. ***Zoning Ordinance: Article V and/or UDC	Applied
* Rezoning Needed Before Final Approval * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025. ***Zoning Ordinance: Article V and/or UDC	Applied
PARKS	
* Land dedication in lieu of fee.	NA
* Park Fee of $700 per dwelling unit to be paid prior to recording. - The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of $15,400 (22 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	Required
* Pending review by the City Manager's Office. - The latest submitted plat shows 23 lots with Lot 1 labeled as Detention Area. Clarify if 22 dwelling units are proposed prior to final. A park fee of $15,400 (22 x $700) will be required prior to recording. If the number if dwelling units changes, the park fee will be adjusted accordingly.	Applied
TRAFFIC	
* As per Traffic Department, Master Trip Generation required to determine if TIA is required, prior to final plat. - Please submit a MASTER Trip Generation for all Phases to determine if a TIA will be required. - TG approved, No TIA required. - as per traffic department	Applied

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

* Traffic Impact Analysis (TIA) required prior to final plat. TG approved, No TIA required as per traffic department	Applied
COMMENTS	
Comments: - Need to add Existing, Total R.O.W. dimensions, etc. prior to final/recording. - Remove plat note #8 as this is not required on the plat. - Metes & Bounds Description vs. dimensions and call-outs being shown on the plat conflict, please revise prior to final/recording. - Need to provide a Revised Survey for staff review prior to final/recording. - Additional plat note and requirements as applicable per UDC will be finalized prior to final/recording. - Make sure to estate that the easements are for "Sidewalk & Utility Easements" prior to recording. * Must comply with City's Access Management Policy. * A rezoning request for the subject property was approved from R-1 (single-family residential - OC) to R-2 (Medium Density Residential - UDC) by the Planning and Zoning Commission on March 4, 2025 and City Commission on March 24, 2025.	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

MANLORSONIS
ESTATES
N
W
E
S
BLOCK 1
LOT 2
LOCATION
S TAYLOR RD
LOT 1
CONTRERAS
SUBDIVISION
PROPOSED
APEX ESTATES PHASE II
SUBDIVISION
GUADALAJARA
CORTEZ SUBDIVISION
LOT 1

SUB2024-0101

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

Project Information

Subdivision Name: Surprise Subdivision

Legal Description: 0.49 Acre Tract o/o all of the North Half of Lot 18, and all of Lots 19 & 20, Amended Map of Waldron's Subdivision

Location: Southwest corner of Dallas Ave. and S. 9th St.

City Address or Block Numbe: 408 South 9th Street

Total No. of Lots: 1 Total Dwelling Units: _____ Gross Acres: 0.49 Net Acres: 0.49

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

Existing Land Use: Open Proposed Land Use: Multifamily Residential

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

Agricultural Exemption: ☐Yes/☑No Parcel #: 320292

Estimated Rollback Tax Due: $0 MK Tax Dept. Review: W0300-00-000-0018-00

Owner

Name: Ron & Estela Surprise Phone: 956-624-1065

Address: 211 S. Broadway E-mail: _____

City: McAllen State: TX Zip: 78501

Developer

Name: Same as Owner Phone: _____

Address: _____ E-mail: _____

City: _____ State: _____ Zip: _____

Contact Person: _____

Engineer

Name: Salinas Eng. & Assoc. Phone: 956-682-9081

Address: 2221 Daffodil Ave. E-mail: _____

City: McAllen State: TX Zip: 78501

Contact Person: _____

Surveyor

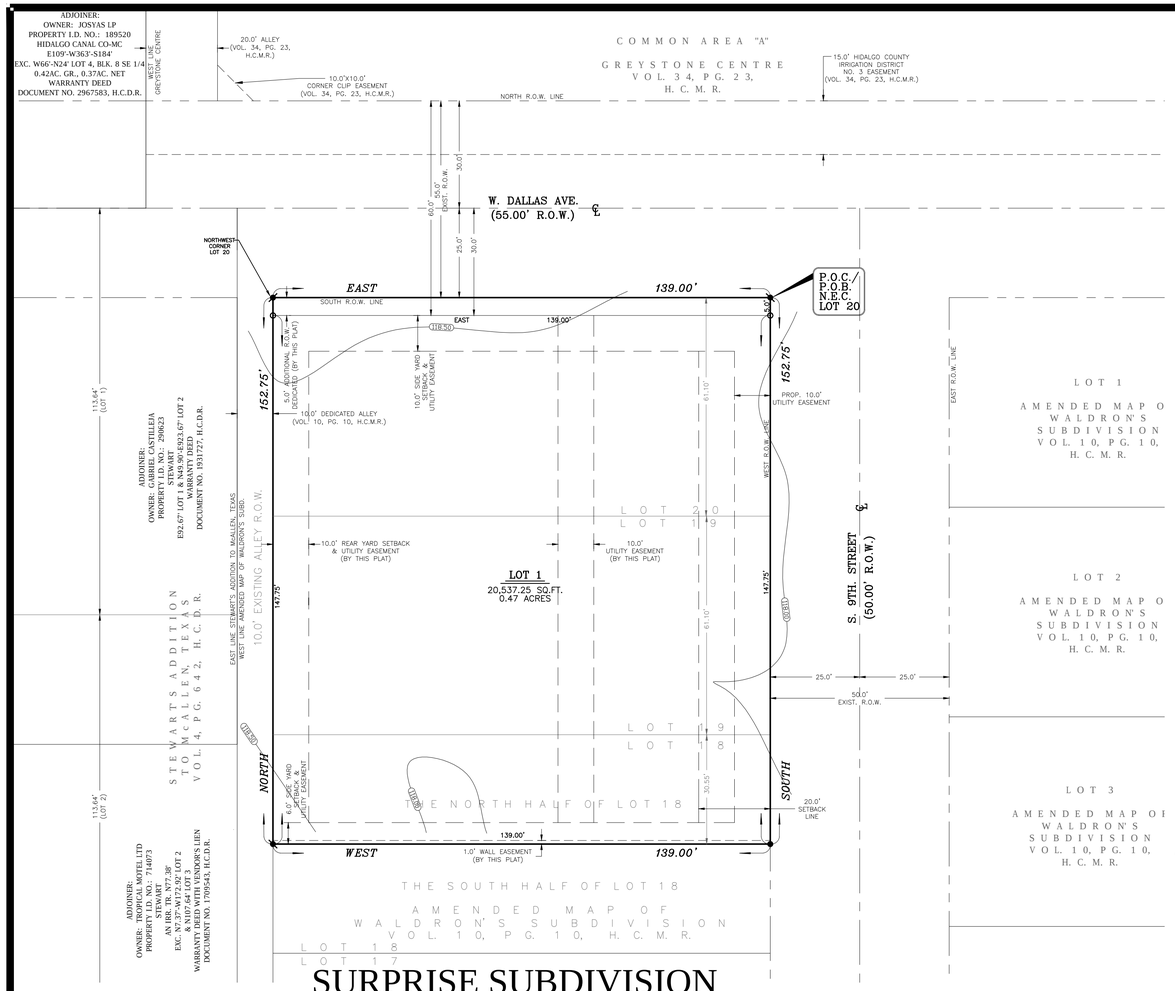
Name: Salinas Eng. & Assoc. Phone: 956-682-9081

Address: 2221 Daffodil Ave. E-mail: _____

City: McAllen State: TX Zip: 78501

RECEIVED SEP 19 2024 By NG

N
W
E
S
LOCATION
DALLAS POINT
COMMON AREA
8TH ST
DALLAS AVE
PROPOSED SUPRISE SUBDIVISION
LOT 1
ADD.
9TH ST
8TH ST



SURPRISE SUBDIVISION

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

BEING A 0.49 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE NORTH ½ OF LOT 18, AND, ALL OF LOTS 19 AND 20, AMENDED MAP OF WALDRON'S SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SCALE: 1" = 20'

LEGEND

●	FOUND 1/2" IRON ROD
●	FOUND 5/8" IRON PIPE
●	FOUND 1/2" IRON PIPE
○	SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
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.M.R.	HIDALGO COUNTY MAP RECORDS

L O T 1
A M E N D E D M A P O
W A L D R O N ' S
S U B D I V I S I O N
V O L. 1 0, P G. 1 0,
H. C. M. R.

L O T 2
A M E N D E D M A P O
W A L D R O N ' S
S U B D I V I S I O N
V O L. 1 0, P G. 1 0,
H. C. M. R.

L O T 3
A M E N D E D M A P O F
W A L D R O N ' S
S U B D I V I S I O N
V O L. 1 0, P G. 1 0,
H. C. M. R.

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

GENERAL PLAT NOTES:

1. MINIMUM SETBACK LINES = FRONT: (9TH ST.) 20.0 FT., OR, GREATER FOR EASEMENTS OR APPROVED SITE PLAN, OR, IN LINE WITH EXISTING STRUCTURES, WHICHEVER IS GREATER APPLIES.
   (DALLAS AVE.) 10.0 FT., OR, GREATER FOR EASEMENTS.
   SIDE YARD: 6 FT. SETBACK IS REQUIRED BY ORDINANCE.
   REAR: 10.0 FT., OR, GREATER FOR EASEMENTS.
2. LANDS CONTAINED WITHIN THIS SUBDIVISION LIE IN ZONE "B" ACCORDING TO THE FIRM (FLOOD INSURANCE RATE MAP) DATED 11/02/82, COMMUNITY PANEL NO. 480343 0005 C. ZONE "B" DEFINED AS 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, (MEDIUM 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 S. 9TH. STREET.
4. MINIMUM 5 FT. WIDE SIDEWALK IS REQUIRED ALONG DALLAS AVE. AND S. 9TH. STREET.
5. THIS SUBDIVISION PLAT SHALL BE REQUIRED TO DETAIN A TOTAL OF 4,366.25 CUBIC FEET, OR, 0.10 ACRE-FEET OF DRAINAGE RUNOFF VOLUME. EACH LOT SHALL DETAIN A MINIMUM OF 2,183.13 CUBIC-FEET.
6. THE CONSTRUCTION OF ANY STRUCTURES ON OR WITHIN ANY UTILITY EASEMENTS SHALL BE PROHIBITED.
7. A 6' OPAQUE BUFFER IS REQUIRED FROM ANY ADJACENT/BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL OR INDUSTRIAL ZONE/USE.
8. AN 8' MASONARY WALL IS REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONE/USE.
9. AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE ENGINEERING DEPARTMENT, IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
10. BENCHMARK: MCALLEN SURVEY CONTROL POINT NO. 78, MS 78 IS LOCATED AT WEST LANE OF 10TH. ST. IN BETWEEN ASH ST. AND U.S. BUSINESS 83. THE MONUMENT IS 8 FEET WEST FROM THE BACK OF CURB OF 10TH. ST. AND 19 FEET SOUTH FROM THE BACK OF CURB OF ASH ST. WEST OF THE MONUMENT IS THE OLD "THE MONITOR" NEWSPAPER BUILDING. ELEV. = 121.67. NORTHING: 16599549.82980, EASTING: 1072753.74452
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. NO CURB CUT, ACCESS, OR, LOT FRONTAGE PERMITTED ALONG DALLAS AVE.
13. COMMON AREAS, ETC. NOT BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF MCALLEN.

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RON SURPRISE	211 S. BROADWAY	McALLEN, TEXAS 78539	(956) 682-4488	NONE
OWNER:	ESTELA SURPRISE	211 S. BROADWAY	McALLEN, TEXAS 78539	(956) 682-4488	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 SURPRISE 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: RON SURPRISE
211 S. BROADWAY
McALLEN, TEXAS 78539

OWNER: ESTELA SURPRISE
211 S. BROADWAY
McALLEN, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RON SURPRISE AND ESTELA SURPRISE, 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.
REG. PROFESSIONAL ENGINEER #71973

DATE

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.
REG. PROFESSIONAL LAND SURVEYOR #5782

DATE

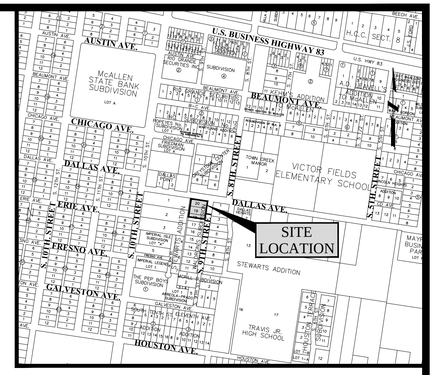
APPROVED BY DRAINAGE DISTRICT:

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 OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE



LOCATION MAP SCALE : 1" = 600'

METES AND BOUNDS DESCRIPTION

BEING A 0.49 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF THE NORTH ½ OF LOT 18, AND, ALL OF LOTS 19 AND 20, AMENDED MAP OF WALDRON'S SUBDIVISION, MCALLEN, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 10, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 0.49 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH DIAMETER IRON PIPE FOUND ON THE NORTHEAST CORNER OF SAID LOT 20 LOCATED AT THE INTERSECTION OF W. DALLAS AVE. AND S. 9TH. STREET FOR THE NORTHEAST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT;

(1) THENCE, SOUTH, COINCIDENT WITH THE EAST LINES OF SAID LOTS 18, 19 AND 20 SAME BEING THE WEST RIGHT-OF-WAY LINE OF SAID S. 9TH. STREET, A DISTANCE OF 152.75 FEET TO A ½ INCH DIAMETER IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, WEST, ALONG A LINE PARALLEL TO AND 30.55 FEET SOUTHERLY FROM THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 139.0 FEET TO A 5/8 INCH DIAMETER IRON PIPE FOUND ON INTERSECTION WITH THE WEST LINE OF SAID LOT 18 SAME BEING THE EAST LINE OF A 10.0 FOOT PUBLIC DEDICATED ALLEY FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, NORTH, COINCIDENT WITH THE WEST LINES OF SAID LOTS 18, 19 AND 20 AND THE EAST LINE OF SAID ALLEY, A DISTANCE OF 152.75 FEET TO A ½ INCH DIAMETER IRON PIPE FOUND ON THE NORTHWEST CORNER OF SAID LOT 20 LOCATED ON THE SOUTH RIGHT-OF-WAY LINE OF SAID W. DALLAS AVE. FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 20 SAME BEING THE SOUTH RIGHT-OF-WAY LINE OF W. DALLAS AVE., A DISTANCE OF 139.0 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.49 ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: PLAT OF RECORD
N:\SUBDIVSIONPLATS\SURPRISE.SUB\0.49.051420

SURPRISE
SUBDIVISION

PREPARED BY: SALINAS ENGINEERING & ASSOC.
DATE OF PREPARATION: OCTOBER 02, 2025.
JOB NUMBER: SP-20-25042
CITY REVIEW: 06/20/25

OWNER: RON SURPRISE
211 S. BROADWAY
McALLEN, TEXAS 78539

OWNER: ESTELA SURPRISE
211 S. BROADWAY
McALLEN, TEXAS 78539

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 PARR 35 CIRCLE BLDG. A, SUITE 156, MC-230, AUSTIN, TEXAS 78573 (512) 239-5263

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/17/2025

SUBDIVISION NAME: SURPRISE SUBDIVISION

REQUIREMENTS

STREETS AND RIGHT-OF-WAYS	
Dallas Avenue: Dedication required for 30 ft. from centerline for 60 ft. Total R.O.W. - Provide document number on plat for existing ROW and provide a copy of the document for staff review, prior to final/recording. - Need to label Total R.O.W. after taking into account proposed R.O.W. Paving: 40 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording. **COM Thoroughfare Plan	Required
South 9th Street: Dedication as required for 50 ft. total ROW Paving: 32 ft. Curb & gutter: both sides - Provide document number on plat for existing ROW and provide a copy of the document for staff review, prior to final. **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
* 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

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

ALLEYS	
R.O.W.: 20 ft. Paving: 16 ft. *Alley/service drive easement required for commercial/multi-family properties ** Plat shows existing 10 ft. alley by Vol. 10 Pg. 10 of H.C.M.R. which is the Amended Map of Waldron's Subdivision. **Monies must be escrowed if improvements are required prior to recording. **Subdivision Ordinance: Section 134-106	Required
SETBACKS	
* Front: Dallas Avenue/South 9th Street: 20 ft. or greater for easements or approved site plan; or in line with existing structures, which is greater applies **Zoning Ordinance: Section 138-356 ** The project engineer submitted a variance application (VAR2025-0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The variance request was revised to only request that Dallas Avenue be considered the corner setback instead of the front and South 9th Street be considered the front of the lot. The variance request was approved as requested at the Planning and Zoning Commission Meeting of April 1, 2025. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies.	Required
* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356	Applied
* Interior Sides: In accordance with the zoning ordinance or greater for easements or approved site plan, whichever is greater applies. Revise setback note as shown above, prior to final. Submit a variance request if any other setback is requested - Proposing: Side yard along south side: 6 ft. - If the variance is submitted and approved, the setback notes need to include ""or greater for easements"" **Zoning Ordinance: Section 138-356	Required

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

* Corner: See setbacks for Dallas Avenue and South 9th Street - Submit a variance request if any other setback is requested. - If the variance is submitted and approved, the setback notes need to show ""or greater for easements"" **Zoning Ordinance: Section 138-356 ** The project engineer submitted a variance application (VAR2025-0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The variance request was revised to only request that Dallas Avenue be considered the corner setback instead of the front and South 9th Street be considered the front of the lot. The variance request was approved as requested at the Planning and Zoning Commission Meeting of April 1, 2025. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies.	Required
* Garage: 18 ft. except where greater setback is required, greater setback applies. - Add a setback note as shown above prior to final/recording. **Zoning Ordinance: Section 138-356	Required
*ALL SETBACKS ARE SUBJECT TO INCREASE FOR EASEMENTS OR APPROVED SITE PLAN	Applied
SIDEWALKS	
* 4 ft. wide minimum sidewalk required on Dallas Avenue and South 9th Street **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 Dallas Avenue **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. **Zoning Ordinance: Section 138-210	Applied
* Common Areas, any private drives, 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.	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 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. **Section 110-72 applies if private subdivision is proposed. **Section 110-72 applies if public subdivision is proposed. **Section 134-168 applies if private subdivision is proposed. **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-3A Proposed: R-3A ***Zoning Ordinance: Article V	Applied
* 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. - As per the Engineer total amount of dwelling units to be 12. The submitted application must be revised to reflect this information. Based on 12 dwelling units, $8,400 must be paid for park fees prior to recording. If the number of dwelling units changes, fees to be adjusted accordingly.	Required
* Pending review by the Parkland Dedication Advisory Board and CC.	NA
TRAFFIC	
* As per Traffic Department, Trip Generation was waived for 12 dwelling units for apartments	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: - Application must be revised to show total amount of dwelling units. - Site plan will be reviewed internally by staff prior to building permit issuance. - On the Vicinity Map, add a frame to the North Arrow so that is shown clearly against the map's background. - Need to correct the Mayor's Signature Block with correct wording as per Section 134-61 (e) (8) & 134-61 (e) (9). **Signature line should be as follows: _____ Mayor, City of McAllen DATE - Need to correct the Planning & Zoning Commission chairman's Signature Block with correct wording, as it should read; _____ Chairman, Planning & Zoning Commission DATE *Must comply with City's Access Management Policy. ** The project engineer submitted a variance application (VAR2025-0007) to request South 9th street to be considered the front and Dallas Street to be considered corner setback. They have also requesting 8 ft. corner setback along Dallas Ave. in lieu of 10 ft. required side yard setback. The variance request was revised to only request that Dallas Avenue be considered the corner setback instead of the front and South 9th Street be considered the front of the lot. The variance request was approved as requested at the Planning and Zoning Commission Meeting of April 1, 2025. The setback notes will be as follows: South 9th Street: 20 ft. or greater for easements or approved site plan or in line with existing structures; which is greater applies. Dallas Avenue: 10 ft. or greater for easement or approved site plan; whichever is greater applies. *Disclaimer: Any abandonments must be done by separate process, not by plat, prior to recording.	Required
RECOMMENDATION	
RECOMMENDATION: STAFF RECOMMENDS APPROVAL OF THE SUBDIVISION IN FINAL FORM, SUBJECT TO THE CONDITIONS NOTED.	Applied

LOCATION
DALLAS AVE
8TH ST
9TH ST
8TH ST
COMMON AREA
DALLAS POINT
916
910
CORNERS LOT A
ART'S
ADD.
WALDROL'S
UBDIVISION
PROPOSED SUPRISE SUBDIVISION
LOT 1
20
15
6
4
5
1
2
3
8
7
-02
513
CLOSED
80-27
-00
601
N
S
E
W

SUB2024-0025

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 Heights on Wisconsin Subdivision Phase 1

Legal Description: A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS

Location: SOUTH SIDE OF WISCONSIN RD APPROXIMATELY 0.25 MILES EAST OF 10TH STREET

City Address or Block Number: 7901 N. 7th ST

09/19/25 LM

Total No. of Lots: 21 ~~22~~ Total Dwelling Units: 22 Gross Acres: 1.917 Net Acres: 1.917

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

LM 09/19/25

For Fee Purposes: ☐**Commercial (** ____ **Acres)/**☒ **Residential (** 22 **Lots)** Replat: ☐Yes/☒No

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

Existing Land Use: OPEN LAND Proposed Land Use: TOWNHOUSES

Irrigation District #: NO. 3 Water CCN: ☒MPU/☐Sharyland Water SC Other: _____

Agricultural Exemption: ☐Yes/☐No Parcel #: 189866

Estimated Rollback Tax Due: ϕ Tax Dept. Review: MR

Owner

Name: DK3 INVESTMENT GROUP LLC Phone: 956-497-3962

Address: 702 W. EXPRESSWAY 83 E-mail: sonia@reynacompanies.com

City: Weslaco State: Texas Zip: 78596

Developer

Name: DK3 INVESTMENT GROUP LLC Phone: 956-497-3962

Address: 702 W. EXPRESSWAY 83 E-mail: sonia@reynacompanies.com

City: Weslaco State: Texas Zip: 78596

Contact Person: Sonia Flores

Engineer

Name: S2 ENGINEERING PLLC Phone: 956-627-9671

Address: 2020 E. GRIFFIN PKWY E-mail: S2ENGINEERING.NS@GMAIL.COM

City: MISSION State: TEXAS Zip: 78574

Contact Person: JOSE N. SALDIVAR P.E.

Surveyor

Name: S2 ENGINEERING PLLC Phone: 956-627-9671

Address: 2020 E. GRIFFIN PKWY E-mail: S2ENGINEERING.SA@GMAIL.COM

City: MISSION State: TEXAS Zip: 78574

RECEIVED
JUL 10 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)

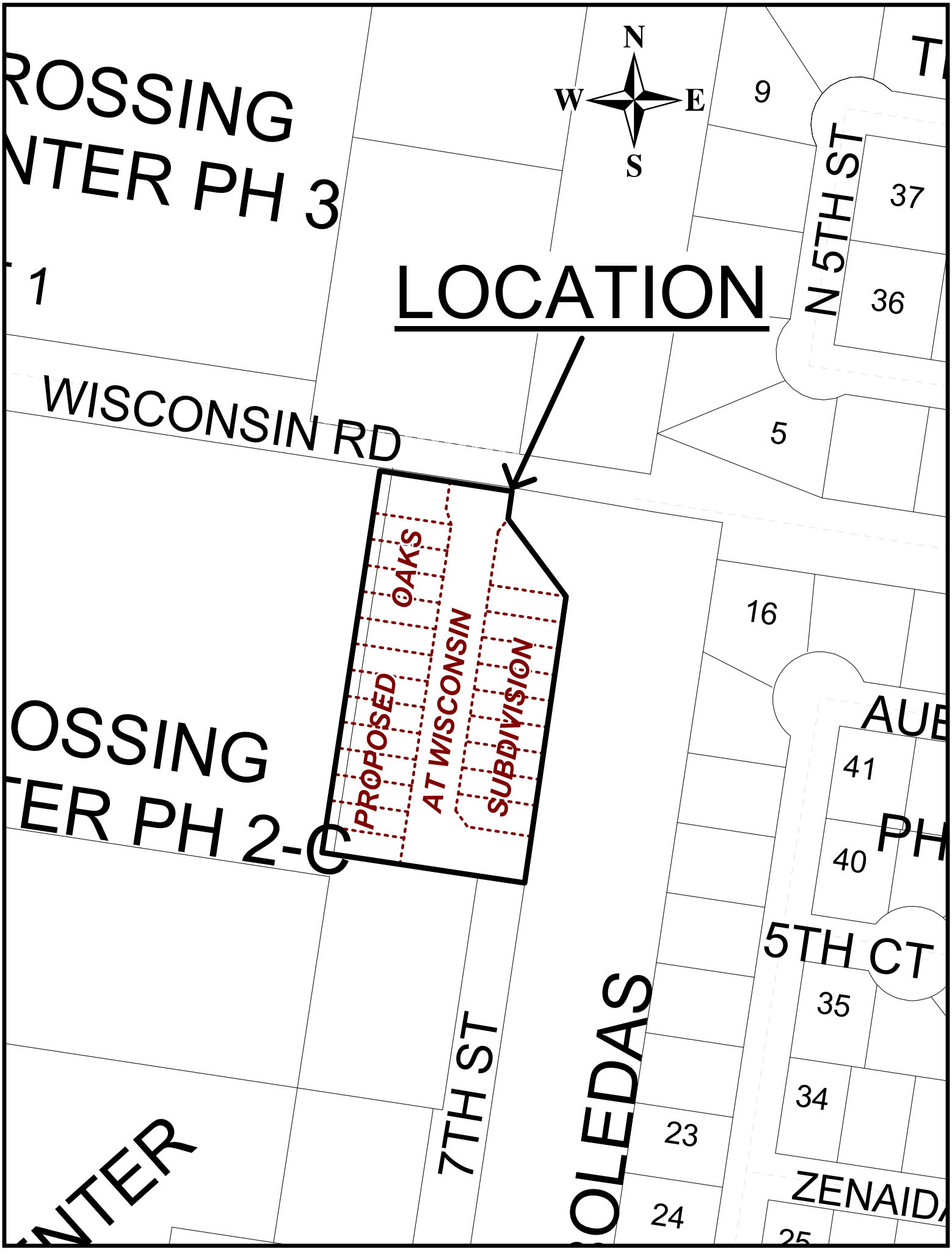
I certify that I am the actual owner of the property described above and (include corporate name if applicable); or I am authorized by the actual owner to submit this application and have attached written evidence of such authorization.

Signature _____ Date 7-2-24

Print Name Jose N. Saldivar P.E.

Owner ☐ Authorized Agent ☒

The Planning Department now accepts DocuSign signatures on application with a Certificate of Completion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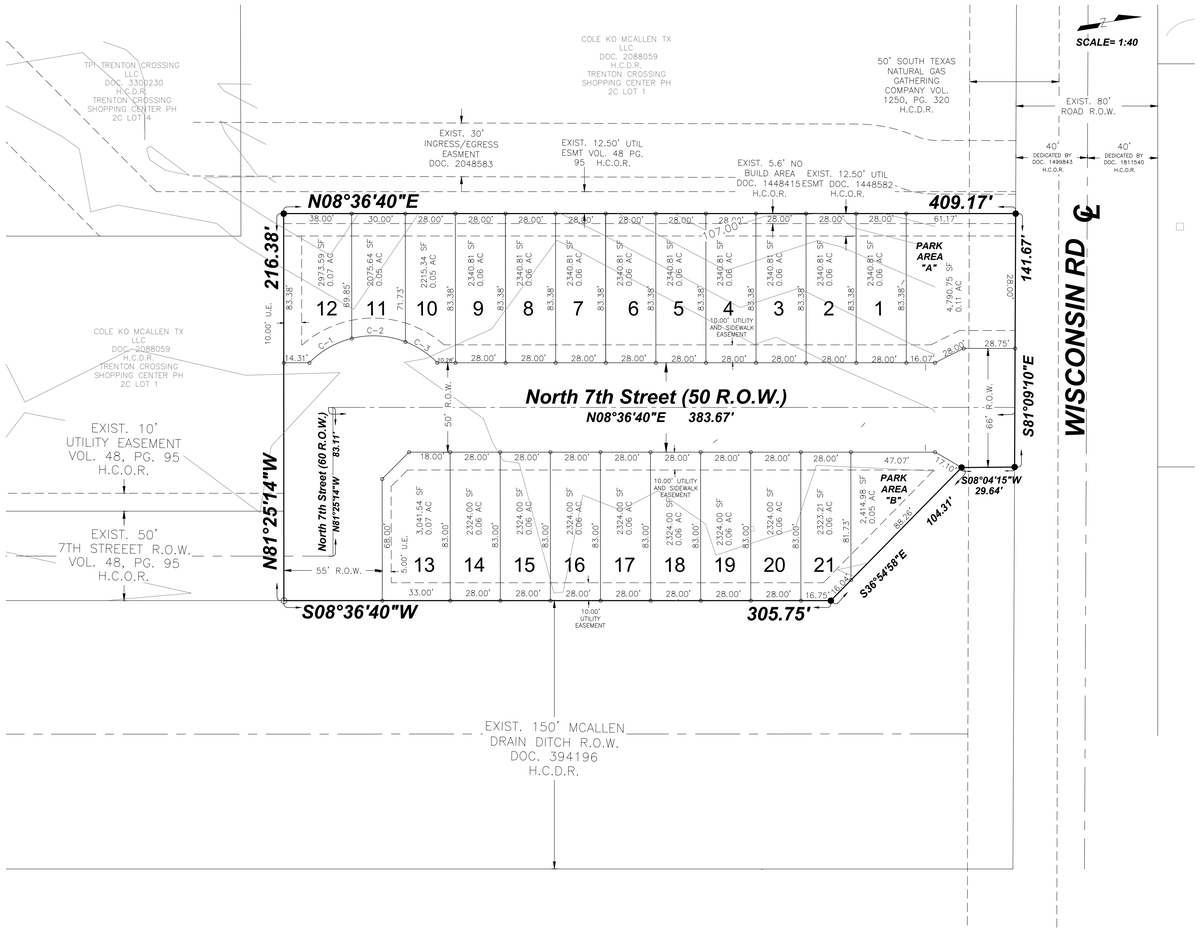
SUBDIVISION PLAT OF:

THE HEIGHTS ON WISCONSIN

PHASE 1

TRACT 1: BEING A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS



METES AND BOUNDS:

TRACT 1: BEING A 1.917 ACRE TRACT OF LAND BEING OUT OF LOT 10, SECTION 13, HIDALGO COUNTY CANAL COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME Q, PAGE 177, DEED RECORDS, HIDALGO COUNTY, TEXAS, SAID 1.917 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND WITH CAP, FOR THE NORTHERN NORTHEAST CORNER OF LOT 4, TRENTON CROSSING SHOPPING CENTER PHASE – 2C SUBDIVISION, RECORDED IN DOCUMENT No. 2048583, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF LOT 1, OF SAID TRENTON CROSSING SHOPPING CENTER PHASE – 2C SUBDIVISION, THENCE, SOUTH 81°09'10" EAST, ALONG THE SOUTH RIGHT–OF–WAY LINE OF WISCONSIN ROAD (80.00 FOOT RIGHT–OF–WAY), AT A DISTANCE OF 772.68 FEET TO A IRON ROD SET WITH CAP, FOR A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF SAID WISCONSIN ROAD, SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER PHASE – 2C SUBDIVISION, FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°09'10" EAST, CONTINUING ALONG THE SOUTH RIGHT–OF–WAY LINE OF SAID WISCONSIN ROAD, A DISTANCE OF 141.67 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF SAID WISCONSIN ROAD, SAME BEING ON THE WEST RIGHT–OF–WAY LINE OF A 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT–OF–WAY RECORDED IN DOCUMENT No. 394196 DEED RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHERN NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°04'15" WEST, ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT–OF–WAY, A DISTANCE OF 29.64 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP, FOR AN OUTSIDE CORNER OF SAID 150 FOOT CITY OF McALLEN DRAIN DITCH RIGHT–OF–WAY, SAME BEING AN INSIDE CORNER OF HEREIN DESCRIBED TRACT.

THENCE, SOUTH 36°54'58" EAST, CONTINUING ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT–OF–WAY, A DISTANCE OF 104.31 FEET TO A 1/2 INCH IRON ROD SET WITH CAP ON THE INTERIOR CORNER OF THE SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT–OF–WAY, SAME BEING AN OUTSIDE CORNER OF HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND THAT BEARS SOUTH 31°23'00"EAST, AT A DISTANCE OF 1.99' FROM THE AFOREMENTION OUTSIDE CORNER;

THENCE, SOUTH 08°36'40" WEST, CONTINUING ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT–OF–WAY, A DISTANCE OF 305.75 FEET TO A 1/2 INCH IRON ROD SET WITH CAP, ALONG THE WEST LINE OF SAID 150.00 FOOT CITY OF McALLEN DRAIN DITCH RIGHT–OF–WAY, SAME BEING THE NORTHEAST CORNER OF A 0.288 ACRE TRACT (50 FOOT ROAD RIGHT–OF–WAY) DEDICATED TO THE CITY OF McALLEN RECORDED IN VOLUME 48, PAGE 95 (TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION) MAP RECORDS HIDALGO COUNTY TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°25'14" WEST, A DISTANCE OF 49.08 FEET PASSING A 1/2 INCH IRON ROD FOUND ALONG THE NORTH LINE OF SAID 0.288 ACRE TRACT OF LAND, SAME BEING THE SOUTHERN NORTH LINE OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2–C SUBDIVISION, A TOTAL DISTANCE OF 216.38 FEET TO A 1/2 IN IRON ROD FOUND WITH CAP, FOR AN INSIDE CORNER OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2–C SUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°36'40" EAST, A DISTANCE OF 408.54 FEET PASSING A 1/2 INCH IRON ROD ALONG THE EAST LINE OF SAID LOT 1, TRENTON CROSSING SHOPPING CENTER, PHASE 2–C SUBDIVISION, A TOTAL DISTANCE OF 409.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.917 ACRES OF LAND, MORE OR LESS.

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100–YEAR FLOOD AND 500–YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO A 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. (MEDIUM SHADING). COMMUNITY–PANEL NUMBER: 480334–0425 C. REVISED DATE: NOVEMBER 16, 1982.

2.– GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 60 – 153.

3.– REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT SHALL BE 6,108 CUBIC FEET. STORM WATER RUNOFF GENERATED FROM DEVELOPMENT SHALL BE DETAINED ON EXISTING DETENTION POND LOCATED ON THE EAST SIDE OF THE PROPERTY AS PER TRENTON CROSSING SHOPPING CENTER PHASE 2 SUBDIVISION, DOC. 1499843, H.C.O.R. WATER WILL THEN DISCHARGE THROUGH AN EXISTING 15 INCH PIPE INTO AND EXISTING CITY OF MCALLEN DRAINAGE DITCH LOCATED ON THE SOUTH SIDE OF THIS PROPOSED DEVELOPMENT.

4.– MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5.– THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

6.– MINIMUM BUILDING SETBACK LINES:
FRONT.....10.00' OR GREATER FOR EASEMENTS
REAR.....10.00' OR GREATER FOR EASEMENTS
SIDE.....IN ACCORDANCE WITH ZONING ORDINANCE OR GREATER FOR EASEMENTS
CORNER.....10.00' OR GREATER FOR EASEMENTS, WHICHEVER IS GREATER
GARAGE.....18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

7.– 4 FT WIDE MINIMUM SIDEWALK REQUIRED ON WISCONSIN ROAD AND BOTH SIDES OF NORTH 7TH STREET.

8.– NO MORE THAN ONE SINGLE–FAMILY DWELLING PER LOT.

9.– ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.

10.– BENCHMARK NOTE: CITY OF MCALLEN No. MC 33, EAST SIDE OF WARE ROAD BY THE WATER TREATMENT PLANT. ELEVATION

11.– NO STRUCTURE 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

12.– ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO WATER IMPROVEMENT DISTRICT NO. 3, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

13.– EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED BY THIS PLAT.

15.– 6 FT OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES AND ALONG WISCONSIN ROAD.

16.– AN 8 FT MASONRY WALL IS REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL INDUSTRIAL OR MULTIFAMILY RESIDENTIAL ZONES/USES.

17.– AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEER DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

18.– NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG WISCONSIN ROAD.

19.– THIS DEVELOPMENT IS CONSIDERED PRIVATE SUBDIVISION.

CURVE DATA TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
"C1"	31.66	50.00'	27.63'	27.28'	S21°07'58"E
"C2"	35.02	50.00'	30.53'	30.06'	S12°11'10"W
"C3"	24.50	50.00'	21.38'	21.21'	S41°56'08"W

LEGEND	
⊗	1/2" IRON PIN W/CAP FOUND
●	1/2" IRON PIN FOUND
○	1/2" IRON PIN SET "S2 5005"
⊠	CONCRETE MONUMENTS SET

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N36°24'17"W	21.21'

LOCATION MAP SCALE= 1":1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:
OAKS AT WISCONSIN PHASE 1 IS LOCATED NORTH HIDALGO COUNTY TEXAS, ON THE SOUTH SIDE OF WISCONSIN RD. THE NEAREST MUNICIPALITY IS THE CITY OF MCALLEN (POPULATION 41,024 – 2021 CENSUS). THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 1.

STATE OF TEXAS
CITY OF MCALLEN
PLANNING AND ZONING COMMISSION

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

DATED THIS____DAY OF_____, 20___

_____
CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF MCALLEN
MAYOR APPROVAL

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

_____ _____
CITY SECRETARY DATE

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

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___.

THE IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUTH LIMITATION TREES, FENCES AND BUILDINGS) SHALL EB 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 BYU THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APP[ROVAL OF THE ACCURACY OF ANY STATEMENT, DIMSION, OR DESCRIPTION SHON ON THE PLAT.

_____ ATTEST: _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, RESTITUTO A. ASCANO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE 1 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON

_____ _____
RESTITUTO A. ASCANO III, R.P.L.S. DATE
R.P.L.S. No. 6225
S2 ENGINEERING, PLLC.
2020 E GRIFFIN PKWY
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

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.

1–16–25

_____
JOSE N. SALDIVAR, P.E. , C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC.
2020 E GRIFFIN PKWY
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE 1, DO HEREBY GRANT AND EASEMENT TO THE CITY OF MCALLEN AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF STREETS, ALLEYS, AND EASEMENTS THEREIN SHOWN, SURFACE USE OF THE STREETS AND ALLEYS IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE CITY OF MCALLEN, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF MCALLEN, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

_____ _____
DOMINIC A. REYNA, MEMBER DATE:
DK3 INVESTMENT GROUP LLC
702 WEST EXPRESSWAY 83
WESLACO, TX 78596

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED_____ PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DE–CLARED 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____.

_____
NOTARY PUBLIC– STATE OF TEXAS

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	City & Zip	Phone
OWNER: DK3 INVESTMENT GROUP LLC	702 WEST EXPRESSWAY 83	WESLACO, TEXAS 78596	(956)975–6383
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403–9787
SURVEYOR: RESTITUTO A. ASCANO III	2020 E GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403–9787

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

City of McAllen

SUBDIVISION PLAT REVIEW

Reviewed On: 10/16/2025

SUBDIVISION NAME: THE HEIGHTS ON WISCONSIN SUBDIVISION PHASE I

REQUIREMENTS	
STREETS AND RIGHT-OF-WAYS	
Wisconsin Road: 40 ft. Dedication from centerline for 80 ft. ROW Paving: 52 ft. Curb & gutter: both sides **Subdivision Ordinance: Section 134-105 **Monies must be escrowed if improvements are required prior to recording **COM Thoroughfare Plan	Applied
North 7th Street: Dedication as needed for 60 ft. ROW. Paving: 40 ft. Curb & gutter: both sides - Plans show a temporary turnaround further south of the subdivision, and will be a temporary turnaround easement by separate document. Additional paving connecting North 7th Street must be paved to access temporary turnaround. - Proposing 20 ft. paving face to face on both sides of island in the gate area. - Engineer submitted a variance request on May 29, 2024 requesting 50 ft. ROW with 40 ft. paving back to back and a 10 ft. utility and sidewalk easement. Planning and Zoning Commission approved the variance request subject to 40 ft. paving back to back and a 10 ft. utility and sidewalk easement at the special meeting of July 29, 2024. **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	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	Applied
* 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/multifamily properties **Subdivision Ordinance: Section 134-106 - As per Public Works, residential trash collection with a centralized recycling dumpster collection will take place.	Applied
SETBACKS	
* Front: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210	Applied

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

* Rear: 10 ft. or greater for easements **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210	Applied
* Sides: In accordance with Zoning Ordinance or greater for easements **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210	Applied
* Corner: 10 ft. or greater for easements, whichever is greater. **Zoning Ordinance: Section 138-356 **Zoning Ordinance: Section 138-210	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 Wisconsin Road and both sides of North 7th Street. **Sidewalk requirements may increase to 5 ft. prior to final per Engineering Department requirements. **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 Wisconsin 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 Wisconsin 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. ** Zoning Ordinance: Section 138-210	Applied
* Common Areas, Park Areas, etc. must be maintained by the lot owners/HOA and not the City of McAllen. - Include a plat note as shown above, prior to recording.	Required
* 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 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. **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 - Engineer must clarify if subdivision is public or private as plat shows contradicting information. **Subdivision Ordinance: Section 134-1	Required
* Minimum lot width and lot area **Zoning Ordinance: Section 138-356	Applied
ZONING/CUP	
* Existing: R-3T (Townhouse Residential District) Proposed: R-3T (Townhouse Residential District) ** The rezoning requests to R-3T was approved by City Commission on January 8, 2024. ***Zoning Ordinance: Article V	Applied
* Rezoning Needed Before Final Approval ** The rezoning requests to R-3T was approved by City Commission on January 8, 2024. ***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. Per Parks Department, park fees of $14,700 (based on 21 lots/dwelling units x $700) to be paid prior to recording. If the number of lots/dwelling units changes, park fees will be adjusted accordingly prior to recording.	Required
* Pending review by the City Manager's Office	Applied
TRAFFIC	
* As per Traffic Department, Trip Generation required to determine if TIA is required, prior to final plat. - As per Traffic Department, Master Trip Generation 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: - Revise the subdivision title name on all pending notes and signature blocks so that it refers to the current name being: “The Heights on Wisconsin Phase I Subdivision” - Make sure to add that this is a Private Subdivision, add this Subdivision name as "(Private)" *Disclaimer: Some plat notes and signature blocks still refer to the old name or a previous version of it. - There are some dimensions and scale that are missing the dimensional unit, it does not label 'ft.' (e.g. Arrow scale, Street R.O.W.'s, etc.) - Add additional plat note as follows: "25' X 25' sight obstruction easement required at all street intersections." - Need to label the dimension of section on the South where the turnaround was located. Add the wording "(Variable R.O.W.)" - Needs to label the P.O.B. - On the Location Map, please wording for "Phase I." Show all roads clearly/visibly shown. Show all HCAD parcel information for Subdivision. Remove the boundary lines for Phase II as this subdivision is not recorded yet. - On the County wording description that is directly below the Location Map, it still refers to the old Subdivision name "Oaks at Wisconsin." Need to revise to "The Heights on Wisconsin Phase I" - Remove Plat note #19 as this is a private subdivision, but a plat note specifically is not required. - Missing the Plat notes for the HOA for Private Subdivision - Section 134-168 - Need to correct the Planning & Zoning Commission chairman’s Signature Block with correct wording, it should read; _____ Chairman, Planning & Zoning Commission DATE - Remove the signature section for the City Secretary as this is not required for recording. - Need to add date of preparation and revision dates as changes are being made on the plat. *Disclaimer: Any abandonments must be done by separate instrument/document, cannot be abandoned by plat. *Disclaimer: The City of McAllen does not require the Irrigation district’s signature block, but if its presented on the physical Mylar, you must provide for their signature & required recording documents (i.e. Consolidated Water Improvement District Tax Certificates). * At the Planning & Zoning Commission meeting of October 8, 2024, the subdivision was approved in Final Form subject to the conditions noted. *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.	Applied

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

LOCATION
WISCONSIN RD
N 5TH ST
7TH ST
5TH CT
PROPOSED
OAKS
AT WISCONSIN
SUBDIVISION
N
S
E
W
9
37
36
5
1
16
41
40
35
34
23
24
25